

13.2 Standards and Legislation

- 13.2.1** The methodology for undertaking the landscape and visual impact assessment is in general accordance with Annex 18 of the Technical Memorandum to the Environmental Impact Assessment Ordinance (EIAO).
- 13.2.2** The Landscape Impact Assessment will assess the source and magnitude of developmental effects on the existing landscape elements, character and sensitivity in the context of the site and its environs. The Visual Impact Assessment will assess the source and magnitude of effects caused by the proposed development on the existing views, visual amenity, character and quality of views from the visually sensitive receivers within the context of the site and its environs. Both the landscape and visual assessments will identify measures to mitigate landscape and visual effects.
- 13.2.3** The evaluation will be in accordance with the assessment criteria set out in Annex 10 of the Technical Memorandum to the EIAO. In accordance with the EIAO the assessment will take into account the potential impacts of all planned use. Planned use includes the land use in the draft or approved plans prepared under the Town Planning Ordinance (Cap. 131) or any other land use plans published by the Government.
- 13.2.4** As the impact assessment is undertaken in accordance with the requirements of the EIAO, the proposed project comprises a Schedule 3 Designated Project, i.e. a residential development for over 100,000 population. Within this, the overall project also comprises a series of Schedule 2 Designated Projects relating to individual developmental items, e.g. roads, pumping stations, etc. These will be assessed in accordance with the EIAO in separate studies in order to apply for individual Environmental Permits. However, they have been included to a certain level of detail in this report in order to both minimise impacts as early as possible and for future reference.

13.3 Landscape Impact Assessment Methodology

13.3.1 Introduction

13.3.1.1 The term 'landscape' in the context of this assessment refers to the 'townscape' that makes up the majority of the study area. This methodology is based on the EIAO TM Annexes 10 and 18, and the EIA Study Brief. The assessment is also in line with the Guidelines for Landscape and Visual Impact Assessment, published by the Landscape Institute and Institute of Environmental Assessment. The assessment of the potential impacts of a proposed scheme on the existing landscape comprises two distinct sections:

- (a) baseline survey: a description of the existing situation, identification of sensitive receivers (landscape elements or resources and character areas), assessment of the sensitivity of receivers; and
- (b) potential landscape impacts assessment: description of proposed development, identification and gradation of resultant impacts on sensitive receivers.

13.3.2 Landscape Baseline

13.3.2.1 A baseline survey of the existing landscape/townscape character and quality, of the site and its environs, has been undertaken through site inspections and desk-top study utilising: mapping at 1:20,000, 1:5000 and 1:1000; oblique and vertical aerial photographs; and Outline Zoning Plans (OZP) for the area.