9. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

9.1. INTRODUCTION

9.1.1. This section identifies and assesses the potential landscape and visual impacts arising from the Project. Based on the impact identified, landscape and visual mitigation measures are proposed to alleviate potential adverse impact.

9.2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

9.2.1. The relevant legislations, standards and guidelines applicable to the present study for the assessment of landscape and visual impacts include:

a) Environmental Impact Assessment Ordinance (EIAO) (Cap. 499);

b) Technical Memorandum on EIA Process (EIAO-TM), Annex 10 and 18;

c) EIAO Guidance Note No. 8/2010 – Preparation of Landscape and Visual Impact Assessment under the EIAO;

d) Hong Kong Planning Standards and Guidelines;

e) Landscape Value Mapping of Hong Kong;

f) Town Planning Ordinance (Cap. 131) and Town Planning (Amendment) Ordinance 2004;

g) Forests and Countryside Ordinance (Cap. 96) and its subsidiary legislation the Forestry Regulations;

h) Development Bureau Technical Circular (Works) DEVB TC(W) No. 4/2020 – Tree Preservation;

i) Development Bureau Technical Circular (Works) DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;

j) Development Bureau Technical Circular (Works) DEVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;

k) Geotechnical Engineering Office (GEO) Publication No. 1/2011 – Technical Guidelines on Landscape Treatment for Slopes (2011);

l) Guidelines on Tree Transplanting (September 2014) – Greening, Landscape and Tree Management (GLTM) Section, Development Bureau;

m) Guidelines on Tree Preservation during Development (April 2015) – Greening, Landscape and Tree Management (GLTM) Section, Development Bureau;

n) Management Guidelines for Mature Trees (December 2014) – Greening, Landscape and Tree Management (GLTM) Section), Development Bureau;

o) Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);

p) SILTech Publication (1991) – Tree Planting and Maintenance in Hong Kong (Hong Kong Interdepartmental Landscape Technical Group) [11-23];

q) GEO publication (1/2009) – Prescriptive Measures for Man-made Slopes and Retaining Walls;

r) Works Branch Technical Circular (WBTC) No. 25/93 – Control of Visual Impact of Slopes;

s) WBTC No. 17/2000 – Improvement to the Appearance of slopes in connection with WBTC No. 25/93;

t) WBTC No. 7/2002 – Tree Planting in Public Works; and

u) Latest Proper Planting Practices and other relevant guidelines issued by the Greening, Landscape and Tree Management (GLTM) Section of DEVB.

9.3. ASSESSMENT METHODOLOGY

General Approach

9.3.1. Landscape and visual impacts shall be assessed separately for the construction and operation phases. The assessment of landscape impact shall involve the following procedures:

Landscape Impact Methodology

9.3.2. The landscape assessment has been conducted in accordance with Appendix G of the EIA Study Brief No. ESB-347/2021 and with reference to the criteria and guidelines as stipulated in Annex 10 and 18 of EIAO-TM and EIAO Guidance Note No.8/2010 to include all areas within 500m from the boundaries of the Project Site (i.e. 500m assessment area) as shown in ***Figure 9.1***.The methodology for the landscape impact assessment during the construction and operation phases shall include the following.

Identification of the Baseline Landscape Resources (LRs) and Landscape Character Areas (LCAs) Found within the Assessment Area.

9.3.3. This is achieved by site visits and desk-top studies of topographical maps, information databases and photographs. Reference is also made to the PlanD '*Landscape Value Mapping of Hong Kong*' study. The aerial photograph and landscape impact study area are shown in ***Figure 9.2***.

Assessment of the Degree of Sensitivity to Change of the LRs and LCAs.

9.3.4. This is influenced by a number of factors including whether the resource / character is common or rare, whether it is considered to be of local, regional, national or global importance, whether there are any statutory or regulatory limitations / requirements relating to the resource, the quality of the resource / character, the maturity of the resource, and the ability of the resource / character to accommodate change. The sensitivity of each landscape feature and character area is presented in ***Table 9-1***:

Table 9-1 Sensitivity of Each Landscape Feature and Character Area

High:	Important landscape or landscape resource of particularly distinctive character or high importance, sensitive to relatively small changes
Medium:	Landscape or landscape resource of moderately valued landscape characteristics reasonably tolerant to change
Low:	Landscape or landscape resource, the nature of which is largely tolerant to change

Identification of Potential Sources of Landscape Change

9.3.5. These are the various elements of the construction works and operational procedures that would generate landscape change.

Identification of the Magnitude of Landscape Change

9.3.6. The magnitude of the change depends on a number of factors including the physical extent of the change, the landscape and visual context of the change – i.e. a set of circumstances/facts surrounding the change, the compatibility of the Development with the surrounding landscape; and the time-scale of the change - i.e. whether it is temporary (short, medium or long term), permanent but potentially reversible, or permanent and irreversible. Landscape changes have been quantified wherever possible. The magnitude of landscape change is presented in ***Table 9-2***.

Table 9-2 Magnitude of Landscape Change

Large:	The landscape or landscape resource would suffer a major change
Intermediate:	The landscape or landscape resource would suffer a moderate change
Small:	The landscape or landscape resource would suffer slight or barely perceptible changes
Negligible:	The landscape or landscape resource would suffer no discernible change
None:	The landscape or landscape resource would suffer absolutely no impact

Identification of Potential Landscape Mitigation Measures

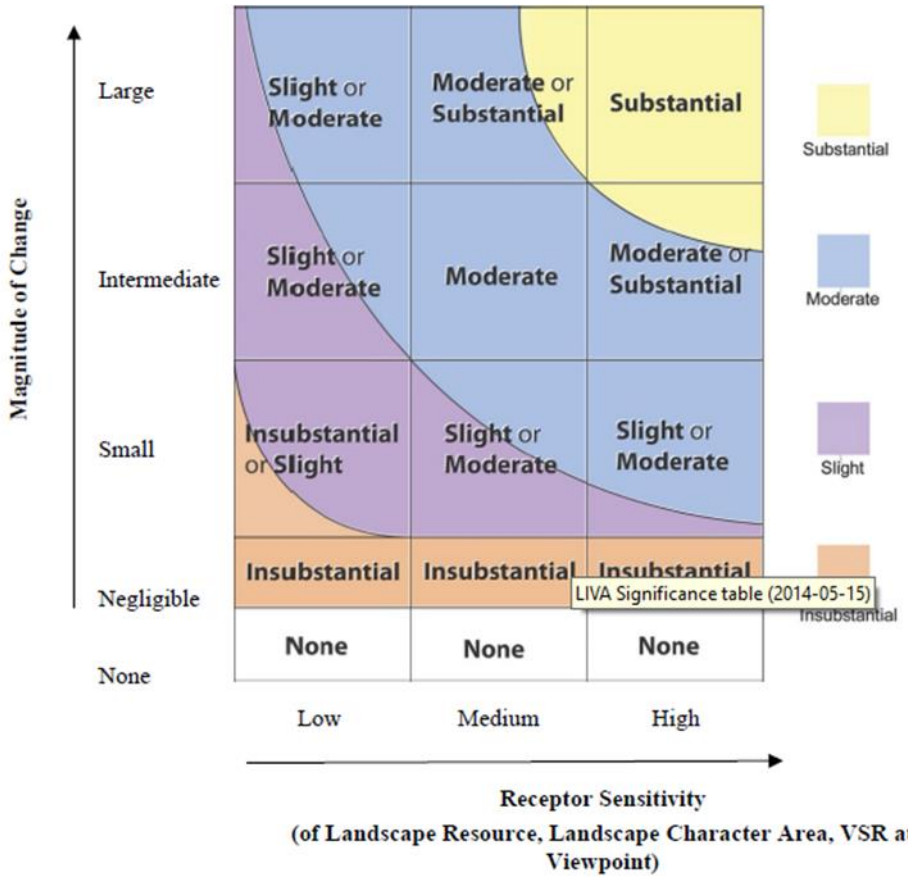
9.3.7. These may take the form of adopting alternative designs or revisions to the basic engineering and architectural design to prevent and / or synthesize adverse impacts; remedial measures such as colour and textural treatment of building features; and compensatory or amenity measures such as the implementation of landscape design measures (e.g. tree planting, creation of new outdoor space etc.) to compensate for unavoidable adverse impacts and to attempt to generate potentially beneficial long term impacts. A programme for the mitigation measures is provided. The agencies responsible for the funding, implementation, management and maintenance of the mitigation measures are identified and their approvals-in-principle are being sought.

Prediction of the Significance of Landscape Impacts Before and after the Implementation of The Mitigation Measures

9.3.8. By synthesizing the magnitude of the various changes and the sensitivity of the various landscape resources it is possible to categorise impacts in a logical, well-reasoned and consistent fashion.

9.3.9. ***Table 9-3*** shows the rationale for dividing the degree of significance into four thresholds, namely insubstantial, slight, moderate, and substantial, depending on the combination of a negligible-small-intermediate-large magnitude of change and a low-medium-high degree of sensitivity the LRs/ LCAs. The significance thresholds are defined in ***Table 9-4***.

Table 9-3 Relationship between Receptor Sensitivity and Magnitude of Change in Defining Impact Significance



Note:

The colours in the above table categorise the total spectrum of impacts rising from the lowest value at the bottom left corner to the highest value at the top right corner. It may be seen that for some combination of classification levels of Magnitude of Change and Receptor Sensitivity, there are 2 possible impact significance thresholds. When the Magnitude of Change and Receptor Sensitivity are assessed to be towards the higher ends of each classification level, the resultant impact significance would be deemed to be the higher of the two impact significance thresholds.

Source: Urbis Limited

- The significant thresholds of landscape impacts are categorised in ***Table 9-4***.

Table 9-4 Significant Thresholds of Landscape Impacts

Substantial:	Adverse / beneficial impact where the proposal would cause significant deterioration or improvement in existing landscape quality
Moderate:	Adverse / beneficial impact where the proposal would cause a noticeable deterioration or improvement in existing landscape quality
Slight:	Adverse / beneficial impact where the proposal would cause a barely perceptible deterioration or improvement in existing landscape quality
Insubstantial:	No discernible change in the existing landscape quality
None:	Absolutely no change in the existing landscape quality

Prediction of the Overall Impacts

9.3.10. An overall assessment of the landscape impacts is evaluated according to the five levels of significance set out in Annex 10 of the EIAO-TM.

Visual Impact Assessment Methodology

9.3.11. The visual impact assessment is conducted in accordance with Appendix G of the EIA Study Brief No. ESB-347/2021 and with reference to the criteria and guidelines as stipulated in Annex 10 and 18 of EIAO TM and EIAO Guidance Note No.8/2010.

9.3.12. The methodology for the visual impact assessment during the construction and operation phases shall include the following.

Identification of Baseline Visual Conditions

9.3.13. In order to identify clearly the visual impacts of a development, it is necessary to establish the existing baseline visual conditions of the surrounding environment. For these purposes, the assessment area is defined with reference to the Project's Visual Envelope (VE)/Zone of Visual Influence (ZVI).

9.3.14. The identification of these conditions is the product of both desk-top research and field survey. The following elements are defined:

Assessment Area and ZVI

9.3.15. For Visual Impact Assessment, the assessment area is the VE or ZVI within which the Project is pronouncedly visible from key sensitive viewers. The assessment area/ZVI is determined with regard to the size of the Development, its potential visibility from the selected viewing points and the distance of those viewing points from the Development. Significant landscape elements such as landforms, building groups and other man-made structures influence the delineation of the ZVI. The visual assessment area of the Project is identified through a combination of detailed field surveys, desktop study and review of aerial photographs.

Visual Elements and Resources

9.3.16. Visual Elements and Resources are the component features of a landscape or townscape which shape its appearance and visual character to those who see it. Key visual elements and resources may include major physical structures, visual attractors (e.g. water bodies, natural coastline, ridgeline, mountain backdrop, woodland, streams, etc.) and/or visual eyesores or detractors (e.g. pylons, sewage treatment plants, refuse collection points, ventilation shaft buildings, quarries, etc.) that currently exist or are known to be planned within the assessment area.

9.3.17. Different visual elements and resources may enhance, degrade or neutralize the overall visual impact of the Development being assessed. Victoria Harbour and its ridgelines for example are recognized as particularly important Visual Elements in the Hong Kong context.

9.3.18. Different aspects of visual elements and resources give the landscape its visual character, including their scale (e.g. buildings, topographic features, etc.), variety of visual texture, pattern, form, and colour. These features affect the visual character of a landscape and the type of development that can be accommodated within it without significantly changing this visual character.

9.3.19. Where committed future major development falls within the assessment area, its visual elements and resources are also considered, as far as they are known.

Identification of Visually Sensitive Receivers (VSRs) and their Sensitivity within the Visual Envelopment at Construction and Operation Phases

9.3.20. The type of VSRs, are classified according to whether the person is at home, at work, at play, or travelling. Those who view the impact from their homes are considered highly sensitive as the attractiveness or otherwise of the outlook from their home will have a substantial effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the impact from their workplace are considered only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies depends on whether the workplace is industrial, retail or commercial. Those who view the impact while taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity. Those who view the impact while travelling on a public thoroughfare will also display varying sensitivity depending on the speed of travel.

9.3.21. Other factors which are considered (as required by EIAO GN 8/2010) include the value and quality of existing views and views from planned developments, the availability and amenity of alternative views, the duration or frequency of view, and the degree of visibility.

9.3.22. The visual sensitivity of the VSRs are qualitatively graded as high, medium or low, taking into account the activity of the viewers, the duration and distance over which the proposed development would remain visible. The VSRs and their sensitivity can be broadly categorised in ***Table 9-5***:

Table 9-5 The Sensitivity of VSRs

High:	The VSRs are highly sensitive to any changes in the viewing experience - e.g. residential properties where the principle view is of the development site, formalized public viewpoints or designed landscape vistas.
Medium:	The VSRs are moderately sensitive to any changes in the viewing experience – e.g. outdoor workers, office workers, recreational users, residential properties where the secondary view is of the development.
Low:	The VSRs are slightly sensitive to any changes in the viewing experience – e.g. people travelling through the landscape (by private/ public motorized transport), people engaging in active recreational activities (e.g. sporting activities).

Identification of Source of Visual Impacts

9.3.23. The key sources of visual impact of the Project are identified. These will generally include the completed buildings, associated structures and infrastructure works, used to service the Project. It should be noted that sources of impact may be positive or negative.

Assessment of the Potential Magnitude of Visual Change

9.3.24. The magnitude of the change depends on a number of factors including the physical extent of the change, the landscape and visual context of the change – i.e. a set of circumstances/facts surrounding the change, the compatibility of the Project with the surrounding landscape; and the time-scale of the change - i.e. whether it is temporary (short, medium or long term), permanent but potentially reversible, or permanent and irreversible. Factors considered are tabulated in ***Table 9-6***.

Table 9-6 Factors for Assessing Magnitude of Visual Change

Duration and Frequency of the impact:	Temporary / Permanent: This refers to the long term presence of the visual change – whether it is experienced by the viewers/VSRs for the whole duration of the construction phase or operation phase, or only part thereof. Intermittent / Continuous: This refers to short term frequency of the visual change - is it always visible (continuous) or only at certain times (intermittent). For example, travelling VSRs may only see the source intermittently as they travel along their journey, whereas residential VSRs may have continuous views from their living room.
Reversibility of the impact:	Reversible / Irreversible
Compatibility of the Project with the Visual Backdrop:	High / Medium / Low
Distance of the source of impact from the viewer:	Shortest distance measured in metres (m) between the VSRs and the source.

Degree of visibility of Source(s) of Visual Impact:	Full: virtually full uninterrupted view of the source of impact Partial: partial view of the source of impact which is slightly hidden by intervening elements such as buildings, vegetation etc. Obscured: partial view of the source of impact which is largely hidden by intervening elements such as buildings, vegetation etc.
Scale of the development	Small / Medium /Large
Potential Blockage of Existing Views	Full / Partial / Slight / Negligible: The degree to which the source of the impact blocks existing open views currently experienced by the VSR.

9.3.25. The magnitude of visual change is classified in ***Table 9-7***:

Table 9-7 Magnitude of Visual Change

Large:	The VSRs would suffer a major change in their viewing experience;
Intermediate:	The VSRs would suffer a moderate change in their viewing experience;
Small:	The VSRs would suffer a small change in their viewing experience;
Negligible:	The VSRs would suffer no discernible change in their viewing experience;
None:	The VSRs would suffer absolutely no change in their viewing experience.

Identification of Potential Visual Mitigation Measures

9.3.26. Mitigation proposals to reduce the significance of visual impacts from the various sources are proposed. Mitigation measures can be parts of the project design (e.g. the location of building; colour treatment of building facades) or can be added to the basic project design (e.g. tree planting to screen a development). The mitigation proposals identified are broad in their nature and subject to the detailed design of the Project.

Prediction of the Significance of Visual Impacts Before and after the Implementation of the Mitigation Measures

9.3.27. By synthesising the magnitude of the various visual changes and the sensitivity of the VSR, it is possible to categorise the degree of significance of the impacts in a logical, well-reasoned and consistent fashion. ***Table 9-8*** shows the rationale in assessing the potential significances of adverse visual impacts. The significance of the visual impacts is categorised in ***Table 9-9***.

Table 9-8 Rationale for Assessing Significance of Visual Impacts

	Large	Moderate	Moderate/ Substantial	Substantial
	Intermediate	Slight/ Moderate	Moderate	Moderate/ Substantial
Magnitude of Change	**Small**	Insubstantial/ Slight	Slight/ Intermediate	Moderate
	Negligible	Insubstantial	Insubstantial	Insubstantial
	None	None	None	None
		Low	**Medium**	**High**
		Sensitivity of VSRs		

Table 9-9 Significance of Visual Impacts

Substantial:	Adverse / beneficial impact where the proposal would cause significant deterioration or improvement in existing visual quality perceived by the general population;
Moderate:	Adverse / beneficial impact where the proposal would cause a noticeable deterioration or improvement in existing visual quality perceived by the general population;
Slight:	Adverse / beneficial impact where the proposal would cause a barely perceptible deterioration or improvement in existing visual quality perceived by the general population;
Insubstantial:	No discernible change in the existing visual quality perceived by the general population;
None	Absolutely no change in the existing visual quality perceived by the general population.

Prediction of Acceptability of Impacts

9.3.28. An overall assessment of the acceptability or otherwise of the residual impacts 10 years after implementation of visual mitigation measures, according to the five criteria set out in Annex 10 of the EIAO-TM is stated in the conclusion in *Section 9.12*.

Assumptions and Limitations

9.3.29. In accordance with EIAO Guidance Note No. 8/2010 (paragraph 3.7(a)) approved projects should form part of the baseline conditions. Therefore, the landscape and visual outcomes (including proposed landscape and visual mitigation measures) of approved projects currently under construction, should be included as part of the baseline. Details of relevant concurrent projects are provided in *Section 2.7*.

9.3.30. Funding, implementation, management and maintenance of the landscape and visual mitigation proposals must be satisfactorily resolved according to the principles in *DEVB TC (W) No. 6/2015*. All mitigation proposals shall be practical and achievable within the known parameters of funding, implementation, management and maintenance. The suggested agents for the funding and implementation (and subsequent management and maintenance, if applicable) are provided in ***Table 9-19*** and ***Table 9-20***.

9.4. REVIEW OF THE PLANNING AND DEVELOPMENT CONTROL FRAMEWORK

9.4.1. Relevant plan(s) and/or studies which may identify areas of high landscape value, country parks, coastal protection area, Green Belt (GB) and conservation area designations are reviewed. Any guidelines on landscape and urban design strategies and frameworks that may affect the appreciation of the Project are also reviewed. The aim is to gain an insight of the future outlook of the affected area so as to assess whether the Project can fit into the surrounding setting.

9.4.2. A review has been undertaken of the current land-use zonings within the boundaries of the study area. The relevant OZPs within the landscape study area are the *Yau Ma Tei OZP no. S/K2/25* and the *Tsim Sha Tsui OZP no. S/K1/28*. **Figure 9.3** illustrates the current land use zoning of these OZPs.

9.4.3. The HKO Headquarters site is zoned as G/IC and this zone extends to the west up to Nathan Road. To the north, east and south the Project Site is surrounded by land zoned as Commercial ("C"). The proposed new Annex Block is considered compatible with the Planning intention for the site zoning and that of the surrounding area.

Committed and Approved Project under Construction

9.4.4. In accordance with EIAO Guidance Note 8/2010 (paragraph 3.7 (a)) approved projects to be completed before commencement of the Development, should form part of the baseline conditions.

9.4.5. There are no approved projects under construction in both the landscape impact and visual impact assessment areas.

9.5. LANDSCAPE BASELINE STUDY

Assessment Area for Landscape Impacts

9.5.1. The assessment area for landscape impact (hereinafter named as the assessment area) is 500m from the Development Site boundary. It is illustrated on ***Figure 9.1*** and ***Figure 9.2***.

9.5.2. The proposed Development Site of the Project is situated in the HKO Headquarters, which is located within the urban environment of northern Tsim Sha Tsui. HKO Headquarters was declared a monument in 1984 under *Section 3* of the *Antiquities and Monuments Ordinance (Cap.53)*. The headquarters contains a variety of existing buildings constructed between 1883 and 1951, (including office buildings, residential staff quarters and workshops), private roads & a car park. Many of the buildings have considerable historic and cultural value. Most of the site unoccupied by buildings is heavily wooded, one of the

last remaining natural woodland areas in Urban Kowloon. This provides a valuable refuge for local wildlife, particularly birds including local and migratory species.

9.5.3. The eastern portion of the 500m assessment area includes academic buildings of The Hong Kong Polytechnic University, Hong Kong Museum of History, Hong Kong Science Museum, a cluster of mid/high-rise commercial developments in East Tsim Sha Tsui and Urban Council Centenary Garden.

9.5.4. The western portion of the assessment area includes Kowloon Park (which is the largest urban park in Tsim Sha Tsui), blocks including Tsim Sha Tsui Police Station and the residential buildings of Victoria Towers.

9.5.5. The northern portion of the assessment area includes low to medium-rise high-density commercial and residential complex developments, the recreational ground of Kowloon Cricket Club Ground and Gun Club Hill Barracks.

9.5.6. The southern portion of the assessment area includes medium to high-rise buildings of mixed developments.

9.5.7. The central portion of the assessment area includes HKO Headquarters, Miramar Towers, and clusters of dense residential, commercial and public development along Knutsford Terrace, Kimberley Road and Austin Road.

Tree Survey Findings

9.5.8. An individual tree survey was conducted for the trees within and adjacent to the development boundary in April & October 2022. A tree survey plan is provided in ***Appendix 9.1***.

9.5.9. The trees are overlaid on the Landscape Resources in ***Figure 9.17*** to illustrate the tree numbers in each of the Landscape Resources within the Site.

9.5.10. The HKO Headquarters comprises a semi-natural woodland in urban Kowloon. A total of 188 nos. of existing trees were identified during the tree survey. These existing trees are located on vegetated slope which has been modified in some areas for the footpaths, access road and carpark. These trees are mainly common woodland or cultivated tree species.

9.5.11. No trees surveyed are included in the Register of Old and Valuable Trees (OVTs) promulgated under *DEVB TC (W) 5/2020*, and no rare or endangered species are found. 1 no. *Ficus macrocarpa tree*, has a trunk diameter of about 1600mm, which fulfils one of the criteria for "Tree of Particular Interest" (TPI) according to '"*Guidelines for Tree Risk Assessment and Management Arrangement" (9th ed.)*'. A total of 39 tree species are recorded within the Site. The most dominant tree species is the palm *Livistona chinensis* with 39 nos. The next dominant species is *Macaranga tanarius* var. *tomentosa* with 20 nos. of trees.

9.5.12. Tree survey findings within the Project Site are presented in detail in ***Appendix 9.1***.

Landscape Resources (LRs)

9.5.13. The are 8 existing Landscape Resources (LRs) identified within the 500m assessment area are described as detailed in ***Table 9-10*** and illustrated in ***Figure 9.4***. Photographic views of the LRs are illustrated in ***Figure 9.5.1*** and ***Figure 9.5.2***.

Table 9-10 Baseline LRs and their Sensitivity

ID	LR	Area (ha)	Description	Estimated No. of Trees	Sensitivity
LR1	Semi-natural Woodland outside Site	0.93	This resource refers to the woodland covering the majority of the HKO Headquarters which consists of a range of young to mature broadleaf trees. This resource is identified in the HKO Environmental Report 2011 as "one of the few remaining semi-natural woodlands in Kowloon". Predominant tree species found within this resource are *Aleurites molucanna, Archontophoenix alexandrae, Cinnamomum burmannii, Livistona chinensis* and *Macaranga tanarius* var. *tomentosa*. 1 no. *Delonix regia* and 1 no. *Eucalyptus* spp. are considered as "Tree of Particular Interest" (TPI) due to their overall tree sizes or tree form, which can fulfil one of the criteria for TPI according to the guidelines. Shrub species include *Alocasia macrorrhizos, Cordyline spp., Dieffenbachia seguine, Excoecaria cochinchinensis, Ixora chinensis, Ligustrum sinense, Malvaviscus arboreus* var. *penduliflorus, Malvaviscus arboreus* var. *penduliflorus, Psychotria asiatica, Rhododendron pulchrum,* and *Schefflera arboricola*. Coverage is dense and comprises a mix of exotic and native tree species. Given its maturity, low ability to accommodate change, rarity in terms of the locality and conservation value as a wildlife habitat, the sensitivity of this LR is assessed as High.	370 (incl. 2 nos. TPIs)	High
LR1 (S)	Semi-natural Woodland within Site	0.27	This resource comprises woodland located on the natural or modified slopes surrounding the existing car parking and access roads within the Site. This LR has similar characteristics to LR1 but experiences regular human disturbance such as vehicle and pedestrian movement, maintenance works for the adjacent roads	188 (incl. 1 TPI)	High

ID	LR	Area (ha)	Description	Estimated No. of Trees	Sensitivity
			and modified slopes. According to the tree survey findings, 188 nos. of existing trees lie within this LR (refer to ***Figure 9.17***). Most dominant species is the palm *Livistona chinensis* and *Macaranga tanarius* var. *tomentosa*. 1 no. *Ficus macrocarpa* has a trunk diameter larger than 1m, which fulfils one of the criteria for TPI. No rare or protected species and no registered OVTs as defined in the Register of Old and Valuable Trees promulgated under DEVB TC (W) 5/2020 or listed in the Leisure and Cultural Services Department (LCSD) OVT Register were identified. Considering its maturity, semi-natural characteristics and low ability to accommodate change, the sensitivity to change for LR1(S1) is rated as High.		
LR2	Urban Park	16.28	This resource refers to the urban parks, public open spaces and recreational playgrounds within the assessment area, which include Kowloon Park, Cox's Road Children's Playground, Urban Council Centenary Garden and Kowloon Cricket Club Ground. These places consist of ornamental planting, lawns, pathways, sitting areas, water features, pavilions and associated buildings. Vegetation generally comprises common species, and most of the trees are young to semi-mature and planted for amenity purposes. Dominant tree species include *Aleurites moluccana*, *Bauhinia* spp., *Eucalyptus* spp., *Ficus* spp., *Melaleuca cajuputi* subsp. *cumingiana*, *Peltophorum pterocarpum* and *Senna siamea*. A total of 42 nos. of OVTs are identified within the Kowloon Park and along Haiphong Road as listed in the LCSD OVT Register. This resource is mature, has a high amenity value and is relatively scarce within the dense surrounding urban environment. The sensitivity of the LR is assessed as High.	2,000 (incl. 42 nos. OVTs)	High
LR3	Planting surrounding Institutional	5.97	This resource refers to amenity planting within institutional land uses and features including existing facilities and buildings of HKO Headquarters, schools, university,	800	Medium

ID	LR	Area (ha)	Description	Estimated No. of Trees	Sensitivity
	Development Outside Site		police station, barracks and temple to the northeast, centre and west of the assessment area. The trees, shrubs and amenity turf/lawn are scattered throughout these institutional sites and provide positive amenity value. Dominant tree species are *Aleurites moluccana* , *Araucaria* spp., *Bauhinia* spp., *Bombax ceiba, Delonix regia, Ficus* spp., *Livistona chinensis, Melaleuca cajuputi* subsp. *cumingiana and Michelia × alba*. No rare or protected species, TPI and registered OVTs as defined. Whilst this resource comprises common species that can be relatively easily reinstated, the planting provides amenity within the dense urban environment and the sensitivity of the LR is assessed as Medium.		
LR4	Planting surrounding Residential Developments	0.56	Planned amenity planting has been undertaken to enhance the visual amenity of the built forms of medium-rise residential developments throughout the assessment area, including Victoria Towers, Carmen's Garden, Emperor Heights and Eastview. All these residential developments are private housing developments. Planting is mainly located in the internal landscape areas and along the estate boundary. The dominant tree species are *Aleurites moluccana* and *Ficus spp.* Most of the planting consists of common amenity species and is generally of good quality and is regularly maintained. This LR has a reasonable ability to accommodate change. The vegetation generally comprises common species and is relatively easily replaced. The sensitivity of this LR is therefore assessed as Medium.	50	Medium
LR5	Planting surrounding Commercial Development	0.73	This resource refers to the planting around the modern commercial urban developments located in the centre and southeast of the assessment area, including the Miramar Tower, K11 and medium to high commercial towers in Tsim Sha Tsui East. Dominant species include *Melaleuca cajuputi subsp. cumingiana* and *Senna surattensis*. 1 no. OVT, *Ficus macrocarpa*, is found at	80 (incl. 1 no OVT)	Medium

ID	LR	Area (ha)	Description	Estimated No. of Trees	Sensitivity
			Granville Square as listed in LCSD OVT Register. Given that it comprises common species, is relatively easy to reinstate and has a reasonable tolerance to change, the sensitivity of the LR is assessed as Medium.		
LR6	Planting surrounding Mixed Urban Development	0.12	This resource refers to planting around the dense building blocks in the older areas of Tsim Sha Tsui which accommodate a mix of land uses such as residential, retail and commercial. This resource consists of very limited street planting and planting along pathways and around medium to high-rise building blocks. Dominant tree species include *Ficus microcarpa* and *Roystonea regia*. Given that this resource comprises common species, is relatively easy to reinstate and has a reasonable tolerance to change, the sensitivity of the LR is assessed as Medium.	15	Medium
LR7	Planting surrounding Road and Urban Infrastructure outside Site	0.85	The major roads traversing the assessment area including Nathan Road, Austin Road, Kimberley Road and Chatham Road South are bordered by roadside trees and shrub planting. The planting comprises a mixture of common native and ornamental species. Dominant species is *Ficus macrocarpa* and *Wodyetia bifurcate*. The trees are semi-mature to mature and their condition is fair to good. A total of 33 nos. of the trees lining Nathan Road are registered OVTs. This LR provides positive visual amenity value to road and infrastructure users and enhances city biodiversity. The sensitivity of this LR is assessed as High.	90 (incl. 33 nos. OVTs)	High

Landscape Character Areas (LCAs)

9.5.14. There are 9 LCAs identified within the 500m assessment as detailed in ***Table 9-11*** and illustrated in ***Figure 9.6***. Photographic views of the LCAs within the assessment area are illustrated in ***Figure 9.7***.

Table 9-11 Baseline LCAs and their Sensitivity

ID	LCAs	Area (ha)	Description	Estimated No. of Trees	Sensitivity
LCA1	Institutional Landscape outside Site	19.94	This LCA lies to the north east of the Site and is characterised predominantly by institutional land uses and features and includes the Hong Kong Polytechnic University, United Services Recreation Club, Gun Club Hill Barracks and Kowloon Cricket Club and Bowling Green. The combination of landscape features and components and their distribution throughout the area tend to be very similar. The LCA comprises extensive complexes of buildings separated by open areas used for circulation or parking, with a high proportion of semi-formal landscape and vegetation. This results in a landscape which is relatively low density, reasonably open and semi-formal. The sensitivity for this landscape is considered to be Medium.	630	Medium
LCA1 (HKO)	Institutional Landscape within HKO Headquarters (Outside Site)	0.38	This LCA comprises the institutional landscape of the HKO Headquarters and includes the historic buildings and new extensions, the footpaths and parking areas on the original hill that overlooked Hong Kong harbour. This Site is unique within Hong Kong due to the assemblage of historic buildings and continuous history of occupation by HKO since its founding in 1883. Most of the buildings are also remarkable for their relatively small scale in relation to the more recent surrounding urban development. As this LCA is historically and culturally significant it is assessed as having a High sensitivity to change.	20	High
LCA1 (S)	Institutional Landscape within Site	0.29	This LCA comprises the institutional landscape within the Project Site and includes existing access roads, footpaths and parking area. These elements are relatively less sensitive than the historic buildings and structures in the areas of this LCA outside the Site and could easily be replaced. The sensitivity for this portion of the LCA is assessed as Low.	9	Low
LCA2	Medium / High-rise Commercial	13.07	This LCA is located on flat, low-lying and reclaimed land in the eastern portion of the assessment area. The landscape consists of	325	Medium

ID	LCAs	Area (ha)	Description	Estimated No. of Trees	Sensitivity
	Urban Landscape		narrow and medium-width streets organised on a largely orthogonal grid, medium and high-rise commercial and retail uses, malls with offices above connected by pedestrian bridges, modern, prestige architecture and limited open space and street tree planting. The landscape is characterised by a high sense of enclosure, a predominance of man-made features and artificial colours, a distinct sense of verticality and busy, vibrant street activity. The sensitivity for this landscape is considered to be Medium.		
LCA3	Urban Park Landscape	15.34	This LCA comprises the major urban park of Kowloon and a number of smaller urban parks within the landscape study area. The land use is mainly passive recreation, and includes ornamental planting, lawns, pathways, sitting areas, water features, pavilions and park offices. The LCA also includes sports facilities. In character, the landscape is semi-formal, tranquil and verdant. The sensitivity for this landscape is considered to be High.	1790	High
LCA4	Organic Mixed Urban Developmen t Landscape	38.48	This LCA is the dense urban landscape of the older areas of Tsim Sha Tsui. It is characterised by its 'organic' (non-orthogonal) street blocks, accommodating a mix of land uses (residential/ retail/ commercial), high building densities and building stock of varying ages. Vegetation consists of limited street tree planting and planting in small parks and open spaces with a relatively high numbers of mature trees. The result is a diverse, tightly enclosed and vibrant landscape characterized by its varied, building stock and land use with associated cultural history. As its variety enables it to accommodate a reasonable amount of change, the sensitivity of this landscape is considered to be Medium.	200	Medium
LCA5	Commercial Residential Landscape	12.96	This LCA constructed within the late 20th to early 21st Centuries consists of extensive comprehensive developments, with large podiums containing retail uses, parking or a PTI with commercial or residential towers above. The landscape is also characterised by	50	Medium

ID	LCAs	Area (ha)	Description	Estimated No. of Trees	Sensitivity
			new building stock using modern materials. Streets in this landscape are wide with significant roadside landscape provision and tree planting, with footbridges connecting developments at first floor or podium level. The result is an intensely urban landscape which is angular and colourful and which is defined to a significant extent by its built form and the spaces they create. As it is a dynamic area able to accommodate a reasonable amount of change, the sensitivity of this landscape is considered to be Medium.		
LCA6	Urban Forest Landscape outside Site	1.0	The LCA consists of a mature stands of semi-natural woodland within the HKO Headquarters compound and its edges are clearly defined by roads and the vertical built edges of residential and commercial developments. The landscape is traversed by roads and pathways associated with the HKO. As this is a remnant landscape which has endured since the construction of the HKO Headquarters in 1883, the sensitivity of this LCA is considered to be High due to the uniqueness of its character in the local context.	390	High
LCA6 (S)	Urban Forest Landscape within Site	0.31	This LCA displays the same characteristics as LCA6 and occupies the part of the Site affected by the Project (0.34ha). The sensitivity is also assessed as High.	170	High

9.6. VISUAL BASELINE

Assessment Area of Visual Impacts/ VE

9.6.1. The VE is that area from which any part of the Project can be seen. Based on the location and height of the Development, the VE has been mapped with reference to its visibility of the surrounding environment and is shown on **Figure 9.8**.

9.6.2. The VE is largely defined by the built structures of the urban environment in which the Project is located. To the north, the VE is defined by the residential and commercial properties along Hillwood Road. Due to the similar heights of the developments to the north which effectively block views from buildings beyond, the VE extends no further. To the east, the VE is largely defined by Universal Mansion and other developments along Observatory Court and Kimberley Road. To the south, the VE is defined by residential and commercial developments along Knutsford Terrace, with the exception of the of 'The

Master Piece' approximately 400m to the south, which has potential views due to its height and vista down Carnarvon Road. The western extent of the VE is again defined by the existing developments and properties along the project boundary including the TST District Kaifong Welfare Association and the St. Andrews Church complex. The VE does however extend further westwards to the elevated platform of Kowloon Park and the high-rise developments of Hong Kong Scout Centre and Victoria Towers due to their elevated vantage points.

Visual Elements

9.6.3. The existing visual outlook is shaped by the combined composition of all the visual elements which come into sight of viewers. Key visual elements, including those with positive visual qualities i.e. "visual attractors" and those with negative visual qualities i.e. "visual detractors" are listed below:

9.6.4. Key positive visual elements or visual attractors within the visual assessment area include:

a) Kowloon Park: this large urban park provides an attractive green swathe to the far west of the Site and a strong buffer to urban development in the Tsim Sha Tsui area.

b) Nathan Road Street Trees: the roadsides are lined with large mature trees, many of which are registered OVTs. These provide a strong and positive visual identity to the road and its immediate surroundings.

c) Woodland within the HKO Headquarters: the semi-natural woodland on slopes within and surrounding the Site provides a green pocket contrasting with the existing urban development in Tsim Sha Tsui. As such it is a positive visual element within the local visual context.

d) Kowloon Cricket Club Ground and Gun Club Hill Barracks: the low density and low-rise nature of the buildings within this area and the predominance of greenery comprising sports fields and mature tree planting provide a positive visual contrast to the surrounding dense urban development.

e) Chatham Road South: the central reserve and eastern edge of Chatham Road South are lined with mature trees and provide a pleasant green edge to the public institutional developments lying to the east.

9.6.5. The area surrounding the Project Site with dense urban development, narrow streets, high-rise development and general lack of planting or green spaces generally lacks positive visual elements. This heightens the contrast with the positive visual elements listed above.

Visually Sensitive Receivers (VSRs)

9.6.6. Within the VE, a total of 19 representative visually sensitive receivers (VSRs) have been identified. They are mapped in ***Figure 9.8*** and are listed in ***Table 9-12***.

9.6.7. There are four types of key VSR Types identified in VE of the Project, which are Residential VSRs, Institutional VSR, Institutional VSR, Recreational VSR and Travelling VSR.

Table 9-12 Baseline VSRs and their Sensitivity

ID	Key VSRs	Type of VSRs	Number of Individuals (Very Few/ Few/ Many/ Very Many)	Sensitivity (High/ Medium/ Low)
VSR-1	Resident staff of the Hong Kong Observatory, including Staff Quarters 2 and 3.	Residential	Very Few	Medium
VSR-2	Workers in Hong Kong Observatory Laboratory Building (The Red House)	Institutional	Very Few	Low
VSR-3	Resident staff of the Hong Kong Observatory Staff Quarter 1 and staff using the 1883 Building	Institutional	Few	Medium
VSR-4	Workers in Hong Kong Observatory Centenary Building	Institutional	Many	Low
VSR-5	Residents, hotel guests and workers located along Hillwood Road, including Tat Wing Court, Hillview Court, Hillwood Court, Diamond Court, Leader Commercial Building, Charmhill Centre, Winning Commercial Building, Kwok Kwong House, Kam Hing Building, Park Hovan Commercial Building, Glory Centre, Hermes Commercial Centre, Good Results Building, Pacific Mansion, Bible Auditorium Church and Nathan Hill.	Residential, Institutional	Many	High
VSR-6	Residents and workers of King's Mansion, The Bauhinia Hotel and Universal Mansion located along the Observatory Court.	Residential, Institutional	Many	High
VSR-7	Residents and workers along Knutsford Terrace, including Lok Fun Mansion, Yiu Pont House, New Knutsford House, 1 Knutsford Terrace, Carlton Building, Knutsford Commercial Building, The Perkin Hotel, Koon Fook Centre, 10 Knutsford Terrace and Stanford Hillview Hotel.	Residential, Institutional	Many	High
VSR-8	Workers in Miramar Tower	Institutional	Many	Low
VSR-9	Workers and recreational users of Tsim Sha Tsui District Kaifong Welfare Association.	Institutional, Recreational	Few	Low

ID	Key VSRs	Type of VSRs	Number of Individuals (Very Few/ Few/ Many/ Very Many)	Sensitivity (High/ Medium/ Low)
VSR-10	Workers and recreational users of Hong Kong Sheng Kung Hui Saint Andrew's Church and St. Andrew's Christian Centre.	Institutional, Recreational	Few	Low
VSR-11	Residents and workers located between Nathan Road and Pine Tree Hill Road, including Pine Tree Building, Sovereign Mansion, 102 Austin Road, Hon Kwok Jordan Centre, Cheuk Nang Centre, Hillwood Centre and Ritz Plaza.	Residential, Institutional	Many	High
VSR-12	Residents and workers located between Pine Tree Hill Road and Austin Avenue, including Quality Tower, Flordia Mansion, Tshun Ngen Building and Lawison Building, Hillwood Mansion and the Best Western Grand Hotel.	Residential, Institutional	Many	High
VSR-13	Users of Hong Kong Scout Centre and BP International Hotel.	Recreational	Many	Medium
VSR-14	Residents of Victoria Towers.	Residential	Very Many	High
VSR-15	Residents of The Masterpiece.	Residential	Very Many	High
VSR-16	Workers in Austin Plaza.	Institutional	Many	Low
VSR-17	Residents of 26 Kimberley.	Residential	Many	High
VSR-18	Recreational Users of Kowloon Park	Recreational	Many	Medium
VSR-19	Passengers and Drivers along Observatory Road	Travelling	Few	Low

Photomontage Viewpoints

9.6.8. Photomontage viewpoints (VPs) within the VE were selected as representative examples of the visual impacts generated by the Project. These VPs have been selected from major viewing points to provide close, medium and long-range views of the proposed development. The locations of these VPs are indicated in **Figure 9.8** and their sensitivity is summarized in ***Table 9-13***.

*VP1: Viewpoint from HKO 1883 Building (refer **Figure 9.9.1** **and** **Figure 9.9.2**)*

9.6.9. This viewpoint is located at the ground level of the HKO 1883 building. This building is a historic building within a declared monument of Hong Kong and serves as the centre of administration of the HKO, which is situated to the northeast of the Site. Existing views towards the Site comprise lawn areas with weather monitoring equipment and existing amenity planting in the foreground, mixed residential and commercial buildings such as Knutsford 10 and The Perkin Hotel in the middle ground, and the commercial building of Miramar Tower with open skyline in the background. The staff of HKO and registered visitors will have a very limited view towards the Development area at a distance of approximately 30 m, because the view will be largely screened by existing dense vegetation. In addition, during construction, some portion of the utilities works area along the access road can be visible in a close distance of about 2m.

9.6.10. HKO 1883 building is used by staff and registered visitors only who are considered to have a *Medium* sensitivity to visual change as they will be aware of their surroundings but will generally be focused on their work within the 1883 Building itself.

*VP2: View from Bauhinia Hotel (refer **Figure 9.10.1** **and** **Figure 9.10.2**)*

9.6.11. This view point is from the high storeys of Bauhinia Hotel at Observatory Court, which lies to the east of the Site. The existing view is composed of HKO Headquarters including the urban woodland, HKO Quarters No.1 and 1883 Building in the foreground, Kowloon Park with associated facilities in the middle ground, and the commercial buildings along the harbour with open sea in the background. The sensitive receivers currently experience high level full views towards the Site at a distance of approximately 80m and also some portion of utilities works area along the access road at a distance of about 50m.

9.6.12. The Bauhinia Hotel and nearby mixed residential and commercial buildings are used by residents and visitors on a daily basis. The view of this VP representing those sensitive receivers of King's Mansion, Bauhinia Hotel and Universal Mansion will have a visual focus on the landscape within the headquarters. As such, and given the high visual amenity of the visual context, the receivers are considered to have a *High* sensitivity to visual change.

*VP3: View from Miramar Tower (refer **Figure 9.11.1** and **Figure 9.11.2**)*

9.6.13. This view point is located at the office storeys of Miramar Tower, facing towards the Development at a high level from the southwest. The view is selected as representative of the view of staff working at Miramar Tower. Existing views comprise urban woodland of the HKO headquarters and nearby mixed-use buildings in the foreground, HKO Centenary

Building and adjacent commercial buildings such as Winning Commercial Building and Nathan Hill in the middle ground, and the general urban development of Kowloon forms the backdrop. Viewers currently experience partial views towards the Site from high level at distances of approximately 30 m. In addition, Small portion of utilities works area in front of the 1883 building can be visible at a far distance of about 180m.

9.6.14. The office storeys of the Miramar Tower are used by many staff. These VSRs will tend to be focused on their immediate internal working environment rather than the landscape outside the windows. Any external views would be transient and brief. As such, these receivers are considered to have a *Low* sensitivity to visual change.

*VP4: View from St. Andrew's Christian Centre (refer **Figure 9.12.1** and **Figure 9.12.2**)*

9.6.15. This viewpoint is from the high storeys of St. Andrew's Christian Centre next to the HKO headquarters, which is situated to the north west of the Site. St. Andrew's Church inside the centre was built in 1906, and is an international church and famous tourist spot in Kowloon. Existing views towards the Site comprise the urban woodland and HKO Quarters No.2 & No.3 buildings in the foreground, commercial and residential buildings surrounding the HKO Headquarters such as Knutsford 10, The Perkin Hotel, Nathan Hill and Bauhinia Hotel in the middle ground, and the urbanised development of Kowloon area with open sky in the background. This viewpoint is selected as representative of views of users and visitors to St. Andrew's Christian Church and nearby Tsim Sha Tsui District Kaifong Welfare Association. Due to the obstruction of existing vegetation, these sensitive receivers will experience partial views of the upper storeys of the proposed development at distances of about 60m.

9.6.16. Although St. Andrew's Christian Centre is a key church in the district, the number of daily visitors and users is considered to be relatively few. The VSRs will have a visual focus on the religious activities inside the buildings rather than the surrounding setting. As such, these receivers are considered to have a *Low* sensitivity to visual change.

*VP5: View from the Victoria Towers (refer **Figure 9.13.1** and **Figure 9.13.2**)*

9.6.17. This VP is located on the upper storeys of the residential buildings of Victoria Towers which lies to the north west of the Site. The existing view towards the Site is a panorama of the urban area of Tsim Sha Tsui. The open sea of the Victoria Harbour, urban development on Hong Kong Island and natural ridgeline beyond forms the backdrop. The VSRs to the Site will experience partial views of the upper storeys of the proposed buildings at a distance of approximately 440 m.

9.6.18. This VP represents the views of residential VSRs in Victoria Towers. As residents seek high quality views and actively observe their surroundings on a daily basis, these viewers are considered to have a *High* sensitivity to visual change.

*VP6: View from Kowloon Park (refer **Figure 9.14.1** and **Figure 9.14.2**)*

9.6.19. This view point is located to the west of the Site at the pedestrian footbridge above the swimming pool inside Kowloon Park. Kowloon Park is a popular scenic spot and recreational space in Kowloon District. Existing views comprise the footbridge and amenity planting of the amphitheatre behind the entrance gate in the foreground, buildings

of Miramar Tower and Tsim Sha Tsui District Kaifong Welfare Association in the middle ground, and the tower of Bauhina Hotel and open skyline in the background. The VSRs will have a small partial view of the Development at a distance of approximately 220m.

9.6.20. Kowloon Park and its recreational swimming pool facilities are frequently used on a daily basis. As the views of these sensitive receivers tend to focus on the landscape setting inside Kowloon Park rather than the surroundings, these receivers are considered to have a *Medium* sensitivity to visual change.

*VP7: View from Observatory Road (refer **Figure 9.15.1** and **Figure 9.15.2**)*

9.6.21. This viewpoint is located at Observatory Road near the east entrance gate of HKO Headquarters which lies to the east of the Site. The existing view is composed of the entrance gate and boundary fence wall of the headquarters, the building of Stanford Hillview Hotel in the foreground, trees and vegetation inside the headquarters in the middle ground, and open skyline in the background. The viewpoint is representative of that of passengers and drivers along Observatory Road. VSRs currently experience views towards the Site from eye level at a distance of approximately 60m.

9.6.22. As it is a dead end, Observatory Road is not busy or frequently used by drivers and only a small number of pedestrians use it on a daily basis. Views of the proposed development will be brief and transient and focused on the roadway rather than the surroundings. These public VSRs are considered to have a *Low* sensitivity to visual change.

*VP8: View from rooftop of Lok Fun Mansion (refer **Figure 9.16.1** and **Figure 9.16.2**)*

9.6.23. The view point is located at the rooftop of Lok Fun Mansion, facing towards the Project at a high level from the south. The existing view is composed of the inner road linking to the HKO 1883 Building, car park, and assorted planting and natural trees and vegetation in the foreground, trees and vegetation inside the HKO Headquarters in the middle ground, commercial buildings in Jordan, partial view of the Lion Rock Country Park and open skyline in the background. The viewpoint is representative of that of residents in Lok Fun Mansion. VSRs currently experience views towards the new Annex Block from eye level at a distance of approximately 16m. To minimize the impacts to nearby residences in Knutsford Terrace, the new Annex Block will be designed with stepping terraces and maximizing its setback from the Project boundary with nearby residential buildings as far as practicable. There will be an outdoor space between the new Annex Block and the Red House (see ***Figure 8.20*** and **Figure 9.16.2**) to minimize the visual impact on nearby residents including those in Lok Fun Mansion. With the outdoor space, residences nearby could receive more natural daylight and more greenery could be allowed for minimizing the landscape impact as well.

9.6.24. This VP represents the views of residential VSRs from rooftop of Lok Fun Mansion. As residents seek high quality views and actively observe their surroundings on a daily basis, these viewers are considered to have a *High* sensitivity to visual change.

Table 9-13 Summary of Sensitivity for Viewpoints

Reference ID	Description	Sensitivity to Change (Low/ Medium/ High)
VP1	Users of HKO 1883 Building Distance: approximately 30m	Medium
VP2	Guests at Bauhinia Hotel Distance: approximately 80m	High
VP3	Users and visitors of Miramar Tower Distance: approximately 30m	Low
VP4	Users and Visitors of St. Andrew's Christian Centre Distance: approximately 60m	Low
VP5	Residents of Victoria Towers Distance: approximately 440m	High
VP6	Users of Kowloon Park Distance: approximately 220m	Medium
VP7	Pedestrians and Drivers at Observatory Road Distance: approximately 60m	Low
VP8	Residents of Lok Fun Mansion Distance: approximately 16m	High

9.7. IDENTIFICATION AND ASSESSMENT OF LANDSCAPE IMPACTS

Potential Sources of Landscape Impact

9.7.1. The sources of landscape impacts in the construction phase would include:

- Site formation works including slope cutting and earth filling works, as well as geotechnical works and earth retaining structures;
- Removal of existing trees;
- Demolition of existing paved surfaces including access road, car park and footpaths;
- Haulage off-site of excavated materials;
- Stockpiling of materials for construction of new access road and building;
- Road works including construction of new access road, EVA and footpaths;
- Drainage infrastructure works;
- Dust and construction debris;
- Construction of on-site offices and working areas;

- Minor public utility works (e.g. UU diversion works on hard paved areas) and maintenance work to roads, slopes and utilities connecting to the existing HKO compounds;
- Refurbishment works to convert the existing Red House into a History Room;
- Construction night lighting; and
- Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic.

9.7.2. The sources of landscape impacts in the operation phase would include:

- Presence of new annex building;
- Surrounding infrastructure including access road, retaining walls and footpaths.

Magnitude of Landscape Impacts in Construction and Operation Phases

9.7.3. The magnitude and significance of landscape impacts associated with the construction and operation phases of the Project are summarized in ***Table 9-14*** and ***Table 9-15***.

Table 9-14 Magnitude of Landscape Impacts during Construction and Operation Phases Before Mitigation

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
Landscape Resources (LRs)							
LR1	Semi-Natural Woodland outside Site	None	None	None	None	None	None
LR1(S)	Semi-Natural Woodland within Site	• Site formation works including slope cutting and earth filling works; • Stockpiling of materials for construction of new buildings and new road; • Dust and construction debris; • Construction of on-site offices and working areas; and	• Footprint of new building and EVA/vehicular road	• Permanent loss of a portion of semi-natural woodland (approximately 0.24 ha) due to presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic (Baseline area: 0.27ha) • 136 nos. of existing trees affected.	• Permanent loss of a portion of secondary woodland (approximately 0.24 ha) (Baseline area: 0.27 ha) • 136 nos. of existing trees affected.	Large	Large

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
		• Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic.					
LR1 and LR1(S) combined	Semi-Natural Woodland within HKO Headquarters	• Site formation works including slope cutting and earth filling works; • Stockpiling of materials for construction of new building and new road; • Dust and construction debris;	• Footprint of new building and EVA/vehicular road.	• Permanent loss of a portion of partial semi-natural woodland (approximately 0.24 ha) due to presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic	• Permanent loss of semi-natural woodland (approximately 0.24ha) (Baseline area: 1.20 ha) i.e. approx. 20.0% affected. • 136 nos. of existing trees affected	Intermediate	Intermediate

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
		• Construction of on-site offices and working areas; and • Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic.		(Baseline area: 1.20ha) i.e. approx. 20.0% affected • 136 nos. of existing trees affected			
LR2	Urban Park/Recreational	None	None	None	None	None	None
LR3	Planting Surrounding Institutional Development outside Site	None	None	None	None	None	None
LR4	Planting Surrounding	None	None	None	None	None	None

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
	Residential Development						
LR5	Planting surrounding Commercial Development	None	None	None	None	None	None
LR6	Planting surrounding Mixed Urban Development	None	None	None	None	None	None
LR7	Planting surrounding Roads and Urban Infrastructure	None	None	None	None	None	None
Landscape Character Areas (LCAs)							
LCA1 (HKO)	Institutional Landscape within HKO Headquarters (Outside Site)	None	None	None	None	None	None
LCA1(S)	Institutional Landscape within Site	• Stockpiling of materials for construction of new building and new road;	• Footprint of new buildings and • EVA/vehicular road.	• Loss of approximately 0.29ha (i.e. 100%) of access road, footpaths, and parking due to the presence of temporary construction	• Loss of approximately 0.29ha i.e. 100 % affected) of access road, footpaths and parking due	Large	Large

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
		• Dust and construction debris; • Construction of on-site offices and working areas; • UU diversion works on the hard paved area; and • Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic. • Site formation works		hoardings, plant, platforms, structures, UU diversion works, construction machinery and construction vehicle traffic.	footprint of new buildings and access road.		

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
LCA1 (HKO) and LCA1(S) Combined	Institutional Landscape within HKO Headquarters	• Stockpiling of materials for construction of new building and new road; • Dust and construction debris; • Construction of on-site offices and working areas; • UU diversion works on the hard paved area; and • Presence of temporary construction hoardings, plant, platforms, structures, construction machinery	• Footprint of new buildings and • EVA/vehicular road.	• Loss of approximately 0.29ha (i.e. 43%) of access road, footpaths, and parking due to the presence of temporary construction hoardings, plant, platforms, structures, UU division works, construction machinery and construction vehicle traffic.	• Loss of approximately 0.16ha (i.e. 24 % affected) of access road, footpaths and parking due footprint of new buildings and access road. • Approximately 0.13ha of access road and footpath will resume the same character after the UU diversion works.	Intermediate	Intermediate

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
		and construction vehicle traffic. • Site formation works					
LCA2	Medium/High-rise Commercial Urban Landscape	None	None	None	None	None	None
LCA3	Urban Park Landscape	None	None	None	None	None	None
LCA4	Organic Mixed Urban Development Landscape						
LCA5	Commercial Residential Landscape	None	None	None	None	None	None
LCA6	Urban Forest Landscape Outside Site	None	None	None	None	None	None
LCA6 (S)	Urban Forest Landscape within Site	• Stockpiling of materials for construction of new	• Footprint of new buildings and • EVA/vehicular road	• Permanent loss of approximately 0.31ha (i.e. 100%) urban forest landscape area and the change of	• Permanent loss of urban forest landscape area	Large	Large

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
		building and new road; • Dust and construction debris; • Construction of on-site offices and working areas; and • Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic. • Site formation works		topography due to the presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic.	(approximately 0.31 ha i.e. 100 % affected) and the change of topography within the Site due to the site formation works, presence of footprint of new buildings.		

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
LCA6 and LCA6 (S) Combined	Urban Forest Landscape within within HKO Headquarters	• Stockpiling of materials for construction of new building; • Dust and construction debris; • Construction of on-site offices and working areas; and • Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic.	• Footprint of new buildings such as high-rise residential towers and new road.	• Permanent loss of urban forest landscape area (approximately 0.31 ha i.e. 23% affected) and the change of topography within the Site due to the presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic (Baseline area: 1.31 ha)	• Permanent loss of all urban forest landscape area (approximately 0.31 ha i.e. 23% affected) and the change of topography within the Site due to the presence of footprint of new buildings (Baseline area: 1.31 ha).	Intermediate	Intermediate

ID	Landscape Resources/ Landscape Character Areas	Potential Source of Impact		Description of Impacts		**Magnitude of Change (None/ Negligible/ Small/ Intermediate/ Large)**	
		Construction	Operation	Construction	Operation	Construction	Operation
		• Site formation works					

Table 9-15 Significance of Landscape Impacts during Construction and Operation Phases (Before and After Mitigation) (Adverse Impact unless otherwise stated)

ID	Landscape Resource/ Landscape Character	Sensitivity to Change during Construction and Operation Phases (Low/ Medium/ High)	Magnitude of Change before Mitigation (None/ Negligible/ Small/ Intermediate/ Large)		Impact Significance Threshold BEFORE Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
Landscape Resources										
LR1	Semi-Natural Woodland outside Site	High	None	None	None	None	N/A	None	None	None
LR1 (S)	Semi-Natural Woodland within Site	High	Large	Large	Substantial	Substantial	CM1, CM7, CM8, OM3, OM4, OM6, OM7	Substantial	Substantial	Substantial
LR1 and LR1(S) combined	Semi-Natural Woodland within HKO Headquarters	High	Intermediate	Intermediate	Moderate	Moderate	CM1, CM7, CM8, OM3, OM4, OM6, OM7	Moderate	Moderate	Moderate
LR2	Urban Park/ Recreational	High	None	None	None	None	N/A	None	None	None
LR3	Planting surrounding Institutional Development	Medium	None	None	None	None	N/A	None	None	None

ID	Landscape Resource/ Landscape Character	Sensitivity to Change during Construction and Operation Phases (Low/ Medium/ High)	Magnitude of Change before Mitigation (None/ Negligible/ Small/ Intermediate/ Large)		Impact Significance Threshold BEFORE Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
LR4	Planting surrounding Residential Development	Medium	None	None	None	None	N/A	None	None	None
LR5	Planting surrounding Commercial Development	Medium	None	None	None	None	N/A	None	None	None
LR6	Planting surrounding Mixed Urban Development	Medium	None	None	None	None	N/A	None	None	None
LR7	Planting surrounding Roads and Urban Infrastructure	High	None	None	None	None	N/A	None	None	None
Landscape Character Areas										
LCA1	Institutional Landscape outside Site	Medium	None	None	None	None	N/A	None	None	None

ID	Landscape Resource/ Landscape Character	Sensitivity to Change during Construction and Operation Phases (Low/ Medium/ High)	Magnitude of Change before Mitigation (None/ Negligible/ Small/ Intermediate/ Large)		Impact Significance Threshold BEFORE Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
LCA1 (HKO)	Institutional Landscape within HKO Headquarters (outside Site)	High	None	None	None	None	N/A	None	None	None
LCA1(S)	Institutional Landscape within Site	Low	Large	Large	Moderate	Insubstantial	CM1, OM1, OM2, OM3, OM6	Moderate	Insubstantial	Insubstantial
LCA1 (HKO) and LCA1(S) Combined	Institutional Landscape within HKO Headquarters	High	Intermediate	Intermediate	Moderate	Insubstantial	CM1, OM1, OM2, OM3, OM6	Moderate	Insubstantial	Insubstantial
LCA2	Medium/ High-rise Commercial Urban Landscape	Medium	None	None	None	None	N/A	None	None	None
LCA3	Park Urban Landscape	High	None	None	None	None	N/A	None	None	None
LCA4	Organic Mixed Urban Development Landscape	Medium	None	None	None	None	N/A	None	None	None

ID	Landscape Resource/ Landscape Character	Sensitivity to Change during Construction and Operation Phases (Low/ Medium/ High)	Magnitude of Change before Mitigation (None/ Negligible/ Small/ Intermediate/ Large)		Impact Significance Threshold BEFORE Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
			Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
LCA5	Late 20C/Early 21C Commercial Residential Complex Landscape	Medium	None	None	None	None	N/A	None	None	None
LCA6	Urban Forest Landscape outside Site	High	None	None	None	None	N/A	None	None	None
LCA6(S)	Urban Forest Landscape within Site	High	Large	Large	Substantial	Substantial	CM1, CM7, CM8, OM3, OM4, OM6, OM7	Substantial	Substantial	Moderate
LCA6 and LCA6 (S) Combined	Urban Forest Landscape within HKO Headquarters	High	Intermediate	Intermediate	Moderate	Moderate	CM1, CM7, CM8, OM3, OM4, OM6, OM7	Moderate	Moderate	Slight

9.8. IDENTIFICATION AND ASSESSMENT OF VISUAL IMPACTS

Potential Sources of Impacts

9.8.1. The sources of visual impacts in the construction phase would include:

- Site formation works including slope cutting and earth filling works, as well as geotechnical works and earth retaining structures;
- Removal of existing trees;
- Demolition of existing paved surfaces including access road, car park and footpaths;
- Haulage off-site of excavated materials;
- Stockpiling of materials for construction of new structures and buildings;
- Dust and construction debris;
- Construction of on-site offices and working areas;
- Minor public utility works (e.g. UU diversion works on hard paved areas) and maintenance work to roads, slopes and utilities connecting to the existing HKO compounds;
- Refurbishment works to convert the existing Red House into a History Room;
- Construction night lighting; and
- Presence of temporary construction hoardings, plant, platforms, structures, construction machinery and construction vehicle traffic.

9.8.2. The sources of visual impacts in the operation phase would include:

- Presence of new institutional buildings;
- Presence of new supporting structures such as retaining walls and infrastructure including road access and footpaths; and
- Additional night lighting of roads.

Recommended Photomontage Viewpoints

9.8.3. Representative viewpoints for photomontages were selected based on the representative VSRs to further analyse the visual impact of the Project. Photomontage is prepared to demonstrate potential visual impact from the Project. The photomontage illustrates the Project under the following scenarios:

- Existing baseline condition;
- Day 1 of the completed Project without mitigation measures;

- Day 1 of the completed Project with mitigation measures; and
- The completed Project with mitigation after 10 years.

9.8.4. A total of 8 viewpoints are identified and summarised in ***Table 9-16***. The locations of the selected viewpoints are shown in ***Figure 9.8***. The views for photomontages are illustrated on ***Figure 9.9.1*** to ***Figure 9.16.2***.

Table 9-16 Location of Selected Viewpoints for Photomontage

ID	Location	Description
VP1	HKO 1883 Building	HKO 1883 building is used by staff and registered visitors only who are considered to have a *Medium* sensitivity to visual change as they will be aware of their surroundings but will generally be focused on their work within the 1883 Building itself.
VP2	Bauhinia Hotel	The Bauhinia Hotel and nearby mixed residential and commercial buildings are used by residents and visitors on a daily basis. The view of this VP representing those sensitive receivers of King's Mansion, Bauhinia Hotel and Universal Mansion will have a visual focus on the landscape within the headquarters. As such, and given the high visual amenity of the visual context, the receivers are considered to have a *High* sensitivity to visual change.
VP3	Miramar Tower	The office storeys of the Miramar Tower are used by many staff. These VSRs will tend to be focused on their immediate internal working environment rather than the landscape outside the windows. Any external views would be transient and brief. As such, these receivers are considered to have a *Low* sensitivity to visual change.
VP4	St. Andrew's Christina Centre	Although St. Andrew's Christian Centre is a key church in the district, the number of daily visitors and users is considered to be relatively few. The VSRs will have a visual focus on the religious activities inside the buildings rather than the surrounding setting. As such, these receivers are considered to have a *Low* sensitivity to visual change.
VP5	The Victoria Towers	This VP represents the views of residential VSRs in Victoria Towers. As residents seek high quality views and actively observe their surroundings on a daily basis, these viewers are considered to have a *High* sensitivity to visual change.
VP6	Kowloon Park	Kowloon Park and its recreational swimming pool facilities are frequently used on a daily basis. As the views of these sensitive receivers tend to focus on the landscape setting inside Kowloon Park rather than the surroundings, these receivers are considered to have a *Medium* sensitivity to visual change.
VP7	Observatory Road	As it is a dead end, Observatory Road is not busy or frequently used by drivers and only a small number of

ID	Location	Description
		pedestrians use it on a daily basis. Views of the Project will be brief and transient and focused on the roadway rather than the surroundings. These public VSRs are considered to have a *Low* sensitivity to visual change.
VP8	Lok Fun Mansion	This VP represents the views of residential VSRs in Lok Fun Mansion. As residents seek high quality views and actively observe their surroundings on a daily basis, these viewers are considered to have a *High* sensitivity to visual change.

Magnitude of Visual Impacts in Construction and Operation Phases

9.8.5. The magnitude of changes during construction and operation phases is assessed based on the viewing distance, compatibility of the Project with the surrounding landscape, duration of changes, scale of development, reversibility of change, potential blockage of view as shown in ***Table 9-17***.

9.8.6. The significance of visual impacts on VSRs before mitigation measures are summarized in ***Table 9-18***.

9.8.7. Due to the highly vegetated nature of the Site with mature trees that effectively screen views of the proposed buildings，the impact significance threshold for the majority of the VSRs is assessed as 'Moderate' to 'Insubstantial' before the implementation of mitigation measures. Many of the VSRs enjoy alternative, good quality views of the surrounding environment and the proposed development would only form a relatively small part of their perceived outlook. Substantial visual impacts are experienced only by VSRs which are located directly opposite the proposed development with direct views. The impact upon each VSR is described in greater detail below. The magnitude of impacts experienced by VSRs is generally greater in the construction phase than in the operation phase due to the presence of temporary construction plant and activities.

Table 9-17 Magnitude of Visual Changes during Construction and Operation Phases Before Mitigation

ID	Viewing Distance (m)	Compatibility of the Project with the Visual context (High/ Medium/ Low)	Duration and Frequency of Impacts (Temporary/ Permanent & Intermittent/ Continuous)		Scale of Development (Large/ Medium/ Small)	Degree of visibility of Source(s) of Visual Impact (Full/ Partial/ Obscured)		Reversibility of Change (Yes/ No)		Potential Blockage of Existing View (Full/Partial/Slight/ Negligible)		Magnitude of Change (Large/ Intermediate/ Small/ Negligible/None)	
			Construction	Operation		Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
VSR-1	10	Low	Temporary, Intermittent	Permanent, Continuous	Large	Partial	Partial	No	No	Partial	Partial	Large	Large
VSR-2	5	Low	Temporary, Intermittent	Permanent, Continuous	Large	Partial	Partial	No	No	Partial	Partial	Large	Large
VSR-3	40	Medium	Temporary, Intermittent	Permanent, Continuous	Large	Partial	Partial	No	No	Slight	Negligible	Small	Negligible
VSR-4	55	Medium	Temporary, Intermittent	Permanent, Continuous	Large	Partial	Partial	No	No	Slight	Slight	Small	Small
VSR-5	75	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Partial	Partial	No	No	Slight	Slight	Small	Small
VSR-6	80	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Partial	Partial	No	No	Slight	Slight	Large	Intermediate
VSR-7	5	Low	Temporary, Intermittent	Permanent, Continuous	Large	Full	Full	No	No	Partial	Partial	Large	Large
VSR-8	20	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Full	Full	No	No	Partial	Partial	Large	Large
VSR-9	20	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Partial	Partial	No	No	Slight	Slight	Intermediate	Small
VSR-10	60	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Partial	Partial	No	No	Negligible	Negligible	Small	Small
VSR-11	110	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Obscured	Obscured	No	No	Negligible	Negligible	Small	Small
VSR-12	110	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Obscured	Obscured	No	No	Negligible	Negligible	Small	Small
VSR-13	350	High	Temporary, Intermittent	Permanent, Continuous	Small	Full	Full	No	No	Negligible	Negligible	Small	Small
VSR-14	440	High	Temporary, Intermittent	Permanent, Continuous	Small	Full	Full	No	No	Negligible	Negligible	Small	Small
VSR-15	380	High	Temporary, Intermittent	Permanent, Continuous	Small	Obscured	Obscured	No	No	Negligible	Negligible	Small	Small
VSR-16	270	High	Temporary, Intermittent	Permanent, Continuous	Small	Obscured	Obscured	No	No	Negligible	Negligible	Small	Small
VSR-17	80	High	Temporary, Intermittent	Permanent, Continuous	Medium	Obscured	Obscured	No	No	Negligible	Negligible	Small	Small
VSR-18	220	High	Temporary, Intermittent	Permanent, Continuous	Small	Obscured	Obscured	No	No	Negligible	Negligible	Small	Small
VSR-19	60	Medium	Temporary, Intermittent	Permanent, Continuous	Medium	Obscured	Obscured	No	No	Slight	Negligible	Small	Negligible

Table 9-18 Significance of Visual Impacts during Construction and Operation Phases (Before and After Mitigation) (Adverse Impact unless otherwise stated)

ID	Magnitude of Visual Change before Mitigation (None/ Small/ Intermediate/ Large)		Receptor Sensitivity (Low/ Medium/ High) & Number (Very Few/ Few/ Many/ Very Many)		Impact Significance Threshold BEFORE Mitigation (None/ Negligible/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
	Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
VSR-1	Large	Large	Medium, Very Few	Medium, Very Few	Substantial	Substantial	CM1- CM8; OM1- OM4, OM6, OM7	Substantial	Moderate	Moderate
VSR-2	Large	Large	Low, Very Few	Low, Very Few	Moderate	Moderate	CM1- CM8; OM1- OM4, OM6, OM7	Moderate	Moderate	Slight
VSR-3	Small	Negligible	Medium, Few	Medium, Few	Slight	Insubstantial	CM1- CM8; OM1, OM2, OM7	Slight	Insubstantial	Insubstantial
VSR-4	Small	Small	Low, Many	Low, Many	Slight	Slight	CM1- CM8; OM1- OM7	Slight	Slight	Slight
VSR-5	Small	Small	High, Many	High, Many	Moderate	Moderate	CM1- CM8, OM1- OM7	Moderate	Slight	Slight
VSR-6	Large	Intermediate	High, Many	High, Many	Substantial	Moderate	CM1- CM8, OM1- OM7	Substantial	Moderate	Moderate
VSR-7	Large	Large	High, Many	High, Many	Substantial	Substantial	CM1- CM8, OM1- OM7	Substantial	Moderate	Moderate
VSR-8	Large	Large	Low, Many	Low, Many	Moderate	Moderate	CM1- CM8, OM1- OM7	Moderate	Moderate	Moderate
VSR-9	Intermediate	Small	Low, Few	Low, Few	Moderate	Slight	CM1- CM8, OM1- OM7	Moderate	Slight	Slight

ID	Magnitude of Visual Change before Mitigation (None/ Small/ Intermediate/ Large)		Receptor Sensitivity (Low/ Medium/ High) & Number (Very Few/ Few/ Many/ Very Many)		Impact Significance Threshold BEFORE Mitigation (None/ Negligible/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
	Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
VSR-10	Small	Small	Low, Few	Low, Few	Slight	Slight	CM1- CM8, OM1- OM7	Slight	Slight	Slight
VSR-11	Small	Small	High, Many	High, Many	Moderate	Slight	CM1- CM8; OM1, OM2, OM7	Moderate	Slight	Slight
VSR-12	Small	Small	High, Many	High, Many	Moderate	Slight	CM1- CM8; OM1, OM2, OM7	Moderate	Slight	Slight
VSR-13	Small	Small	Medium, Many	Medium, Many	Moderate	Slight	CM1- CM8, OM1- OM7	Moderate	Slight	Slight
VSR-14	Small	Small	High, Very Many	High, Very Many	Moderate	Slight	CM1- CM8, OM1- OM7	Moderate	Slight	Slight
VSR-15	Small	Small	High, Very Many	High, Very Many	Moderate	Slight	CM1- CM8; OM1, OM2, OM7	Moderate	Slight	Slight
VSR-16	Small	Small	Low, Many	Low, Many	Slight	Insubstantial	CM1- CM8, OM1- OM7	Slight	Insubstantial	Insubstantial
VSR-17	Small	Small	High, Many	High, Many	Moderate	Slight	CM1- CM8; OM1, OM2, OM7	Moderate	Slight	Slight
VSR-18	Small	Small	Medium, Many	Medium, Many	Slight	Slight	CM1- CM8, OM1- OM7	Slight	Insubstantial	Insubstantial

ID	Magnitude of Visual Change before Mitigation (None/ Small/ Intermediate/ Large)		Receptor Sensitivity (Low/ Medium/ High) & Number (Very Few/ Few/ Many/ Very Many)		Impact Significance Threshold BEFORE Mitigation (None/ Negligible/ Slight/ Moderate/ Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (None/ Insubstantial/ Slight/ Moderate/ Substantial)		
	Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
									DAY 1	YEAR 10
VSR-19	Small	Negligible	Low, Few	Low, Few	Insubstantial	None	CM1- CM8; OM1, OM2, OM7	Insubstantial	None	None

9.9. MITIGATION MEASURES

Review of Planning Principles and Architectural Design Considerations

9.9.1. At the Project planning stage, broad design strategies as follows have been considered to avoid, reduce and / or help compensate for the potential landscape and visual impacts:

a) Optimisation and reduction of building footprint and site formation works to minimise changes to existing topography and loss of natural resources.

b) Articulation of proposed building masses to be compatible with existing built form surroundings, to minimise visual intrusion and preserve sight lines;

c) Provision of vertical greening on the building facade to maximize greenery provision; and

d) Adoption of a stepped building form with edge planting to reduce building mass and soften the building edge in order to minimise the visual impact.

9.9.2. The application of the following principles in the detailed design and construction of the Development will contribute to a reduction in the landscape and visual impacts.

a) Sensitive design of the new building in terms of scale, height and bulk and the spacing of buildings to preserve sight lines between them.

b) Physical and visual integration of the new development with the adjacent areas through selection of materials and planting.

c) Protection of existing trees (including Trees of Particular Interest) within Site as far as possible and prevention of impacts on trees adjacent to the boundary of the Site.

d) Careful selection of colors for the building to promote variety within the building form.

e) Lighting units to be directional (downward focused) to minimize light spill and glare.

f) Minimisation of the Contractor's temporary works area;

g) Reduction of height and bulk of construction buildings and structures;

h) The erection of decorative screens and hoardings; and

i) Minimisation of construction traffic and the construction period.

9.9.3. Tree preservation and compensatory tree planting will be carried out in accordance with *DEVB TC (W) No. 4/2020 Tree Preservation* to mitigate the loss of trees. This requires a compensatory planting ratio of a minimum 1:1 by number as far as practicable within the project boundary and/or off-site.

9.9.4. Approximately 52 nos. of existing trees including 1 no. TPI within the Site, which are not in direct conflict with the new building works, are proposed to be retained in-situ. 136 nos. of existing trees (188 nos. in total) within the Site will be potentially affected by the temporary and permanent construction works of the new building and site formation works. UU diversion works will be on the hard paved area and possibly has no clashing with existing trees. During the later detailed design stage of the Development, a tree felling application will be submitted and the exact number of trees to be retained/transplanted/felled

will be reviewed based on the latest design. The final tree transplantation locations shall be identified and the compensatory planting proposal will be prepared together with the application. Based on the preliminary building layout at this stage, compensatory planting is proposed to be provided on the G/F and 1/F podium of the new building.

9.9.5. The potentially affected 5 nos. of *Livistona chinensis* and 1 no *Caryota mitis* are possible to be transplanted due to their anticipated high survival rate after transplanting and their ability to form a proper rootball. The remaining 130 nos. of affected trees, except for a few of medium amenity value, are of a low amenity value and have a low transplanting survival rate as well as being either of poor form, health or structural condition. Approximately 130 nos. of new trees will be proposed to provide as mitigation for the potential loss of trees and vegetation. These trees include approximately 44 nos. of new tree planting within the Project Site and 86 nos. of light standard trees on the woodland within HKO Headquarters but outside the Site (subject to detailed design and actual condition).

9.9.6. The outline landscape master plan and indicative sections have been developed to illustrate the conceptual application of the mitigation measures and preliminary tree preservation and recommendation proposal in **Figure 9.19.1** to **9.19.2** and **Figure 9.20.1** to **9.20.2**.

9.9.7. The potential landscape and visual impacts arising from the Project have been identified in the previous sections. A series of mitigation measures have been proposed to alleviate the effects of these impacts. The proposed mitigation measures during construction and operation phases are summarized in ***Table 9-19*** and ***Table 9-20***, and are illustrated generically on **Figure 9.9.1** to **Figure 9.17.5**.

Table 9-19 Proposed Mitigation Measures for Construction Phase

ID	Landscape and Visual Mitigation Measure	Landscape Measure	Visual Measure	Funding Agency	Implementation Agency
CM1	Minimisation of Temporary Works The construction area and Contractor's temporary works areas shall be minimised to avoid impacts on adjacent landscape.	✓	✓	HKO	Main Contractor
CM2	Optimisation of Construction Period Reduction of construction period to practical minimum.		✓	HKO	Main Contractor
CM3	Construction Traffic Control Construction traffic including construction plant shall be kept to a practical minimum.		✓	HKO	Main Contractor
CM4	Screen Hoarding Erection of decorative mesh screens or construction hoardings around works areas in visually unobtrusive colours.		✓	HKO	Main Contractor
CM5	Reduction of Visual Intrusion of Temporary Built Forms		✓	HKO	Main Contractor

ID	Landscape and Visual Mitigation Measure	Landscape Measure	Visual Measure	Funding Agency	Implementation Agency
	Avoidance of excessive height and bulk of site buildings and structures.				
CM6	Light Control Control of night-time lighting by hooding all lights and through minimisation of night working periods.		✓	HKO	Main Contractor
CM7	Tree Protection & Preservation All existing trees to be retained shall be carefully protected before, during and after construction. A Detailed Tree Protection Specification shall be provided in the Contract Specification, under which the Contractor shall be required to submit for approval a detailed method statement for the protection of trees prior to undertaking any works adjacent to all retained trees or trees to be transplanted, including trees in Contractor's works areas. Early preparation of trees to be transplanted shall be undertaken to increase their likely survival rate following transplanting.	✓	✓	HKO	Main Contractor
CM8	Tree Transplantation Trees unavoidably affected by the construction works shall be transplanted where practical. Detailed transplanting proposals shall be submitted to relevant government departments for approval.	✓	✓	HKO	Main Contractor

Table 9-20 Proposed Mitigation Measures for Operation Phase

ID	Landscape and Visual Mitigation Measure	Landscape Measure	Visual Measure	Funding Agency	Implementation Agency	Maintenance/ Management Agency
OM1	Sensitive Design of Building Massing Sensitive design of buildings in terms of scale,		✓	HKO	Main Contractor	HKO

ID	Landscape and Visual Mitigation Measure	Landscape Measure	Visual Measure	Funding Agency	Implementation Agency	Maintenance/ Management Agency
	height and bulk (visual weight).					
OM2	Treatment of Built Structures Use of appropriate building materials and colours to complement surroundings.		✓	HKO	Main Contractor	HKO
OM3	Careful Design and Positioning of Building Footprint Design of building footprint to minimise impact on existing slopes and vegetation.	✓	✓	HKO	Main Contractor	HKO
OM4	Compensatory Planting Compensatory tree planting shall be provided at 1:1 ratio as far as possible based on felled tree numbers and to the satisfaction of relevant Government departments. Required numbers and locations of compensatory trees shall be determined and agreed separately with Government during the Tree Felling Application process under *Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation.*	✓	✓	HKO	Main Contractor	HKO
OM5	Vertical Greening/ Green Roofs Provision of planting on podium, terraces and roofs and vertical greening of facades to increase greening and provide visual mitigation.	✓	✓	HKO	Main Contractor	HKO
OM6	Provision of Amenity Landscape Area Provision of 30% amenity planting/ greenery area in accordance with	✓	✓	HKO	Main Contractor	HKO

ID	Landscape and Visual Mitigation Measure	Landscape Measure	Visual Measure	Funding Agency	Implementation Agency	Maintenance/ Management Agency
	Development Bureau Technical Circular (Works) No. 3/2012 – Site Coverage of Greenery for Government Building Projects. The exact layout of the greenery area will be subject to detailed design of the Project.					
OM7	Night Lighting Control Road lighting units to be directional and minimise unnecessary light spill and glare.		✓	HKO	Main Contractor	HKO

9.9.8. The mitigation measures listed above during the construction phase shall be adopted from the commencement of construction and shall be in place throughout the entire construction phase. The mitigation measures listed above during the operation phase shall be adopted during the detailed design, and be built as part of the construction works so that they are in place at the date of commissioning of the Project. However, it should be noted that the full effect of the soft landscape mitigation measures would not be appreciated for several years until the planting has fully established and matured.

9.10. PRELIMINARY EVALUATION OF RESIDUAL IMPACTS AFTER MITIGATION AND CUMULATIVE IMPACT

Landscape Impact

Landscape Resources

9.10.1. The potential significance of the impacts on landscape resources and character areas during the construction and operation phases, before and after mitigation, is provided in ***Table 9-15***. The assessment follows the proposed methodology and assumes that the appropriate mitigation measures identified in ***Table 9-19*** and ***Table 9-20*** would be implemented, and the full effect of the soft landscape mitigation measures would be realized after ten years.

9.10.2. **LR1, LR2, LR3, LR4, LR5, LR6 and LR7** all lie outside the Site and will be unaffected by the Development and therefore the impact significance both before and after mitigation in the construction and operation phases of the Project will be *None*.

9.10.3. **LR1(S) (Semi-Natural Woodland within Site).** The sensitivity of this LR is *High* and the magnitude of change is *Large* resulting in a *Substantial* impact significance before mitigation. The loss of woodland cannot be mitigated in the construction phase and the residual impact significance will remain as *Substantial*. However, during the operation phase, compensatory tree planting within the remaining woodland areas together with new amenity planting on the building can provide a degree of mitigation for the loss of woodland. The

mitigation effect of this is however limited because the space available for such planting is constrained by the construction footprint of the new building and relatively few infill opportunities within the remaining LR1 woodland area. As a result, following mitigation, the residual impact significance will remain as ***Substantial*** at Day 1 and at Year 10 of the operation phase even once the planting has matured because the mitigation effect is not enough to lower the impact threshold. This assessment is a reflection of the net loss of woodland area within the Site.

9.10.4. **LR1 and LR1(S) Combined (Semi-Natural Woodland within HKO Headquarters).** The sensitivity of this LR is *High* and the magnitude of change within the context of the whole HKO Headquarters compound is *Intermediate* resulting in a ***Moderate*** impact significance before mitigation. The loss of woodland area and existing trees within the Site cannot be mitigated in the construction phase and the residual impact significance will remain as ***Moderate***. However, during the operation phase, compensatory tree planting and new amenity planting within the Site in the proposed development can provide a degree of mitigation for the loss of woodland. The mitigation effect of this is however limited because the space available for such planting is constrained by the construction footprint of the new building and relatively few infill opportunities within the remaining LR1 woodland area. As a result, following mitigation, the residual impact significance will remain as ***Moderate*** at Day 1 and Year 10 of the operation phase even the planting has matured because the mitigation effect is not enough to lower the impact threshold. This assessment is a reflection of the net loss of woodland area within the HKO Headquarters compound.

Landscape Character Areas

9.10.5. **LCA1, LCA1(HKO), LCA2, LCA3, LCA4, LCA5 and LCA6** all lie outside the Site and will be unaffected by the Development and therefore the impact significance both before and after mitigation in the construction and operation phases of the Project will be ***None***.

9.10.6. **LCA1(S) (Institutional Landscape within Site)**. The sensitivity of this LCA is *Low* and the magnitude of change is *Large* resulting in a ***Moderate*** impact significance before mitigation during the construction phase. The residual impact will be ***Insubstantial*** during the operation phase because the main elements removed (access road, carpark, footpath) will be replaced by similar elements. The residual impact will continue to be ***Moderate*** during the construction phase after mitigation. During the operation phase following mitigation, the residual impact significance will be ***Insubstantial*** at Day 1 and at Year 10. The institutional character will be reinstated under the new development and mitigation measures will help integrate it into the surroundings.

9.10.7. **LCA1(HKO) and LCA1(S) Combined (Institutional Landscape within HKO Headquarters).** The overall sensitivity of this LCA is *High* due to its unique historic nature and the magnitude of change will be *Intermediate* in the context of the size of the LCA within the HKO Headquarters compound resulting in a ***Moderate*** impact significance before mitigation during the construction phase. During the operation phase the impact will be ***Insubstantial*** because the main elements removed (access road, carpark, footpath) will be replaced by similar elements. Following mitigation, the residual impact significance will remain as ***Moderate*** during the construction phase. During the operation phase following mitigation, the residual impact significance will be ***Insubstantial*** at Day 1 and at Year 10.

The institutional character will be reinstated under the new development and mitigation measures will help integrate it into the surroundings.

9.10.8. **LCA6(S) (Urban Forest Landscape within Site).** The sensitivity of this LCA is *High* and the magnitude of change is *Large* resulting in a *Substantial* impact significance before mitigation during both construction and operation phases. The residual impact will continue to be *Substantial* during the construction phase after mitigation. The loss of the trees and vegetation of the LCA can be mitigated to a limited extent through compensatory planting within the Site and within gaps within the woodland of the HKO Headquarters compound in the operation phase. The residual impact significance will be *Substantial* at Day 1 and reduced to *Moderate* at Year 10. Over the 10-year period, further growth of retained trees and maturing of compensatory planting will help integrate the development into the existing woodland character.

9.10.9. LCAs are mainly impacted by the modification of existing topography and changes in landscape character from semi-natural slopes to developed site. In summary, out of the LCAs identified within the assessment area, impacts are limited to those LCAs within Site. When assessed within the context of the Site only, the highest residual impact following mitigation at Year 10 is *Moderate* **(LCA6(S))**. When assessed within the context of the whole HKO Headquarters compound, the impacts will be relatively less because the impacts will comprise a smaller percentage of a greater baseline resource. **LCA6 and LCA6(S) Combined** will experience *Slight* residual impacts at Year 10 following mitigation.

9.10.10. Tree Preservation and Removal Proposal (TPRP) will be prepared and submitted to the Tree Works Vetting Panel (TWVP) according to *DEVB TC(W) No. 4/2020*, which include details of compensation tree planting, with the aim to enhance ecological value as well as landscape compatibility with the surrounding environment.

Visual Impact

9.10.11. The potential significance of the visual impacts during the construction and operation phases, before and after mitigation, is provided in ***Table 9-18***. The assessment followed the proposed methodology and assumed that the appropriate mitigation measures identified in ***Table 9-19*** and ***Table 9-20*** above would be implemented, and the full effect of the visual mitigation measures should be realized after 10 years.

9.10.12. The Project would have relatively few residual visual impacts due to the densely urbanised area surrounding the Site which constrains potential views of the proposed development. Most VSRs within or around the Site have no views or limited views of the development and associated utilities works (e.g. UU division works) due to the screening effect of the existing woodland trees and existing buildings surrounding the HKO Headquarters. Views of the development from more distant vantage points are limited to high-rise buildings which have elevated views over the building line enclosing the HKO Headquarters.

9.10.13. The primary residual visual impacts following mitigation during construction would be to VSR1, VSR6 and VSR7 which would experience *Substantial* visual impacts due to their close proximity and an inability to screen out temporary construction impacts such as cranes. VSR2, VSR5, VSR8, VSR9, VSR11, VSR12, VSR13, VSR14, VSR15 and VSR17 will experience *Moderate* visual impacts following mitigation during the construction phase. The remaining VSRs will experience *Slight* or *Insubstantial* visual impacts during construction

after mitigation. Following Mitigation during the operation phase at Year 10, VSR1, VSR6, VSR7, and VSR8 will experience ***Moderate*** residual visual impacts due primarily to their close proximity, low level or high level views and lack of screening. All other VSRs will experience ***Slight*** residual visual impacts following mitigation except for VSR3, VSR16, VSR18 and VSR19 which will experience ***Insubstantial*** or ***None*** (for VSR19 due to full obstruction) residual visual impacts.

Cumulative Impacts

9.10.14. The landscape and visual impacts generated by the Project have been assessed on the basis of the baseline landscape and visual conditions. No concurrent projects were identified within the study area and VE which have a bearing on the current project and no cumulative impacts from other developments have therefore been considered.

9.11. ENVIRONMENTAL MONITORING AND AUDIT

Construction Phase

9.11.1. The proposed landscape and visual mitigation measures should be incorporated in the landscape design and adopted throughout the construction period. Site inspection and audits should be undertaken during the construction phase of the Project to ensure the proposed landscape and visual mitigation measures are properly implemented and maintained as per their intended objectives.

Operation Phase

9.11.2. Mitigation measures to be implemented during operation phase should be integrated into the detailed design and built as part of the construction works. Site inspection and audit are required during operation phase (during the Contractor's establishment period) to ensure that the landscape and visual mitigation measures achieve the intended mitigation effect.

9.12. CONCLUSION

9.12.1. The Project will generate some unavoidable landscape and visual impacts which are identified and addressed in this Landscape and Visual Impact Assessment. Mitigation measures have the aim of avoiding (where practicable) and at the very least, minimising such impacts to within acceptable levels. The impacts include the removal of existing trees, site formation works and the construction of a new building complex within the Site. There are opportunities, during the Project's design, construction and operation stages, for incorporating mitigation measures which will contribute to reducing landscape and visual impacts. These include minimising the development footprint, retention of existing vegetation, careful design, and positioning of the building footprint to avoid sensitive LRs, planting of new compensatory trees, greening on-site for the loss of trees and vegetation, and designing and implementing the new building and structure which are sensitively integrated into the existing environment.

9.12.2. Existing trees within the Project Site, which are not in direct conflict with the new building works, are proposed to be retained in-situ including 1 no. TPI. 136 nos. of existing trees (188 nos. in total) within the Project Site will be potentially affected by the temporary and

permanent construction works of the new building and site formation works. These trees are mainly common woodland or cultivated tree species, and not in *the Register of Old and Valuable Tree promulgated* under *DEVB TC (W) 5/2020*. Among them, 6 nos. of affected palm trees are considered to be transplanted due to their anticipated high survival rate and ability to form a proper rootball. No OVTs were recorded within the survey area.

9.12.3. Tree preservation and compensatory tree planting will be carried out in accordance with *DEVB TC (W) No. 4/2020 Tree Preservation* to mitigate the loss of trees. This requires a compensatory planting ratio of a minimum 1:1 by number as far as practicable within the HKO Headquarters. Approximately 130nos. of new trees will be proposed to planted. These include approximately 44 nos. of new tree planting within the Project Site on the G/F and 1/F Podium of the new building, and 86 nos. of light standard trees on the retained slopes outside the Site which do not have an existing coverage of trees (subject to detailed design and actual condition). During the later detailed design stage of the Development, a tree felling application will be submitted and the exact number of trees to be retained/transplanted/felled will be reviewed based on the latest design.

9.12.4. Of the 8 LRs identified within the assessment area, only LR1(S) (Semi-Natural Woodland within Site) will experience ***Substantial*** residual impact due to the limited ability to compensate for the loss of woodland within the Site. However, LR1 and LR1(S) combined (Semi-Natural Woodland within HKO Headquarters) will experience ***Moderate*** residual impact. All the other LRs will experience no residual impacts.

9.12.5. Of the 9 LCAs identified, LCA6(S) (Urban Forest Landscape within Site) will experience ***Moderate*** residual impact due to limited ability to compensate for the loss of woodland. LCA1(S) (Institutional Landscape within Site) will experience ***Insubstantial*** residual impacts and all the others will experience no residual impacts.

9.12.6. Of the 19 VSRs identified within the visual assessment area, the significance of the adverse residual visual impact significance following mitigation after the completed works is 4 nos. ***Moderate*** (VSR1, VSR6, VSR7 and VSR8), 11 nos. ***Slight*** (VSR2, VSR4, VSR5, VSR9, VSR10, VSR11, VSR12, VSR13, VSR14, VSR15 and VSR17), 3 nos. ***Insubstantial*** (VSR3, VSR16 and VSR18) and 1 no. ***None*** (VSR19).

9.12.7. It is considered that in accordance with the criteria and guidelines for evaluating and assessing impacts as stated in Annex 10 and 18 of the EIAO-TM, the overall residual landscape and visual impacts of the Project are ***Acceptable with Mitigation Measures*** during the construction and operation phases.