



(Est. 1995)

**ALBERT SO SURVEYORS LTD.**

Our Ref.: AS048/10/Ext/117

14 May 2024

**Secretary, Town Planning Board**  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By Email and Hand**

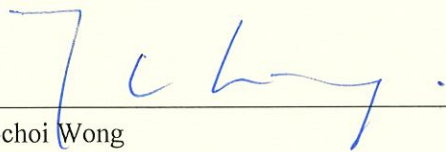
Dear Sir/Madam,

**Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)  
For Minor Relaxation of Building Height Restriction from 2 Storeys to 4 Storeys  
For a Proposed 4-Storey Columbarium  
At Part of Inland Lot No. 7755 RP and Government Land  
sandwiched between Inland Lot Nos. 7755 RP and 7713 (altogether “the Site”)  
Cape Collinson Road, Chai Wan, Hong Kong  
(Planning Application No. A/H20/200)**

In response to the comments of the Urban Design and Landscape Section of the Planning Department on the pre-submission of the Landscape and Visual Impact Assessment and Landscape Proposal, we hereby submit (a) 4 copies of the Response-to-Comments table and (b) the Landscape and Visual Impact Assessment and Landscape Proposal (superseding the previous version at Appendix G of the supporting planning statement on the captioned application dated 23 April 2024) for the Town Planning Board’s consideration.

Should you have any enquiries, please contact the undersigned or our Mr. Calvin Leung at 2882 3183. Thank you.

Yours faithfully,  
For and on behalf of  
ALBERT SO SURVEYORS LTD.

  
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Tsz-choi Wong  
Executive Director

Encls.  
c.c. Client (by email)

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AS048/10/Ext/117

P. 1 of 1

Application for Permission under Section 16 of the Town Planning Ordinance (Cap.131)  
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 Response to Departmental Comments

**RESPONSE-TO-COMMENTS TABLE**

Item	Departmental Comments	Responses
UD&L, PlanD	<b>Urban Design and Landscape Section of Planning Department</b> - <i>Via Email dated 29 April 2024</i>	
UD&L, PlanD 1	<b>Landscape Observations and Comments</b> Based on the aerial photo of 2022, the Application Site (the Site) is located in an area of Cemetery Landscape character surrounded by cemeteries and woodlands. The proposed development under this planning application is considered not incompatible with its surrounding environment.	Noted.
UD&L, PlanD 2	According to the aerial photo of 2022, most of the site is covered by existing trees and vegetation. According to para. 4.1.9, a total of 30 nos. of existing trees within the Site were surveyed. Among the trees surveyed within the Site, 2 nos. of <i>Artocarpus hypargyreus</i> (Tree ID No. AH1 and AH2) are listed as Near Threatened in "Rare and Precious Plants of Hong Kong" (AFCD 2003), while the remaining trees are common species and no registered Old and Valuable Trees (OVTs) were identified. According to para. 4.3.4, all surveyed trees within the Site are proposed to be <u>felled</u> as they would be unavoidably affected by the proposed site formation works, temporary and permanent construction works and are not suitable to be transplanted. Significant impact on existing landscape resources within the site arising from the proposed development is anticipated.	Noted.
UD&L, PlanD 3	With reference to Section 6.3, two planting areas with trees and shrub planting are proposed at Level +117.05mPD (G/F) and a communal roof garden with seating area are proposed at +131.05mPD (R/F). Landscape Areas at G/F and R/F will be accessible to the public and visitors. According to para. 4.3.9, 5 nos. compensatory trees, including 4 nos. of standard trees of native species and 1 no. heavy standard tree of exotic species, are proposed to be planted with the Site at G/F. The proposed new tree planting ratio can only achieve a ratio	Noted.

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	<p>of 1:0.17 in terms of number within the Site due to site constraints and the tree planting areas available within the site (para. 4.3.10). According to para. 4.3.10, there is currently no suitable receptor site for offsite compensatory planting in the vicinity. In addition, shrubs/groundcovers of both native and exotic species (with a high proportion of native species) are proposed at G/F and R/F.</p>	
UD&L, PlanD 4	<p>According to para. 4.3.5, “woodland mix planting of whips or shrubs is recommended on the <u>surrounding affected slopes where appropriate</u>” and “native planting species will be proposed for ecological enhancement”. The applicant should clarify the location of these surrounding affected slopes and whether they are within or outside the Site.</p>	<p>The location of these surrounding affected slopes has been indicated as “OM5” on Drawing No. HKBA1-LP01 in Appendix D. The affected slope located in northeastern portion of the Site is within the site, while the affected slope along eastern edge of the Site is outside the Site (within 5m extent of site boundary).</p>
UD&L, PlanD 5	<p><b><u>Detailed Comments on the Pre-submission</u></b>          Para. 1.1.2, 1.1.4 and 2.1.1, Section 3.1, 4 and 7.1, Appendices A and B - It is noted that a full <u>Landscape Impact Assessment (LIA) within 100m assessment area</u> prepared in accordance with EIAO, and the Technical Memorandum on EIA Process (TM-EIAO) and EIAO Guidance Note No. 8/2023 (Para. 2.1.1 and 3.1.15 refer). The applicant should clarify if the development will be a Designated Project under Schedule 2 of EIAO. The applicant is advised that a full LIA in accordance with the abovementioned requirements is <u>not</u> required for s.16 application and should make reference to para.28 of the guidance notes for application under s.16 and Annex B for further details regarding the requirement of the landscape submission to support the application for development that may have impact/implications on the landscape. Excessive and irrelevant information would not be reviewed.</p>	<p>The development will not be a Designated Project under Schedule 2 of EIAO. LIA in this report has been revised to follow the requirements of the guidance notes for application under s.16 and Annex B. Excessive and irrelevant information has been removed from the report.</p>
UD&L, PlanD 6	<p>Para. 2.1.1 and 6.2.1, Section 3.2, Appendices C and E - It is noted that a full <u>Tree Preservation</u></p>	<p>Tree information in the revised report has followed the</p>

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	<p><u>and Removal Proposal (TPRP)</u> prepared in accordance with LAO LDPN No. 6/2023 (Para. 2.1.1 and 3.2.2 refer) is provided. The applicant is advised that a full TPRP in accordance with the abovementioned requirements is <u>not</u> required for s.16 application. The applicant should make reference to para.28 of the guidance notes for application under s.16, Annex B for further details regarding the requirement of the landscape submission and PlanD’s PNPP No. 1/2019 for the required tree information. The report should be revised as appropriate.</p>	<p>requirement of the guidance notes for application under s.16 and Annex B and PlanD’s PNPP No. 1/2019.</p>
<p>UD&amp;L, PlanD 7</p>	<p>It is noted that the tree compensation ratio (i.e. 1:0.17 in terms of tree number) is far less than the ratio of 1:1. The applicant should review the development layout to maximise the tree planting opportunity. Moreover, 4 out of the 5 new tree plantings are not broad leaf trees. The applicant should provide more broad leaf trees of native species to mitigate the loss of native tree species.</p>	<p>The landscape layout has been revised to maximise the tree planting opportunity. The planting area on ground floor has been extended to the entrance at the northeastern tip of the Site which enables to add 1 no. standard tree. The revised tree compensation ratio is 1:0.20 with 6 nos. of compensatory tree plantings. <i>Sapium sebiferum</i>, a native broad leaf tree is proposed as an alternative for new tree plantings. Para. 4.3.9, 4.3.12 and Table 6.3.3 in the report and Drawing No. HKBA1-CP01 in Appendix C of the report have been revised.</p>
<p>UD&amp;L, PlanD 8</p>	<p>Para. 4.1.11 and 4.1.12, Tables 4.1.2 and 4.3.3, Appendix C – It is noted that 17 nos. existing trees outside the Site were surveyed and are proposed to be removed. For any existing trees and proposed tree treatments outside the application site boundary, the relevant paragraphs/ tree information is advised to be clearly indicated “for PlanD’s reference only”, and comments from relevant authorities should be sought accordingly.</p>	<p>Noted. The relevant paragraphs/ tree information has clearly indicated “for PlanD’s reference only”. Please refer to Para. 4.1.11 and 4.1.12, Tables 4.1.2 and 4.3.3 and Appendix C of the revised report. Comments from relevant authorities will be sought in the later stage.</p>
<p>UD&amp;L, PlanD 9</p>	<p>Para. 1.2.2, 2.2.1, 4.1.3, 6.1.2 and Appendix B (Dwg. No. HKBA-LVIA01) – Please note that the quoted “Draft Chai Wan Outline Zoning Plan</p>	<p>The plan number has been revised to “Approved Chai Wan Outline Zoning Plan No. S/H20/27” in the</p>

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<b>Item</b>	<b>Departmental Comments</b>	<b>Responses</b>
	No. S/H20/26” should be updated as “Approved Chai Wan Outline Zoning Plan No. S/H20/27”.	relevant paragraphs and Appendix B.
UD&L, PlanD 10	Appendix C –Tree Assessment Schedule – The Tree Assessment Schedule should be revised as Tree Treatment Schedule in the format as specified in Appendix A1 of Appendix A in PlanD’s PNPP No. 1/2019.	Noted. The Tree Treatment Schedule at Appendix C has been revised according to the specified format.
UD&L, PlanD 11	Appendix C –Tree Survey Plan – It is noted that some areas of the tree group annotated as “TG1( <u>within Site Boundary</u> )” (with sub-total of 30 nos. of trees as indicated in the Tree Assessment Schedule) fall outside within the application site boundary, and the tree trunk of AH1 appears to be located outside the application boundary. Please review and clarify.	The tree with either its tree trunk or tree canopy/rootball falls within the application site boundary is considered to be within the Site. Although the tree trunk of AH1 may not entirely fall within the application site boundary, half of its canopy and rootball appears within the Site so it is considered to be within the Site.
UD&L, PlanD 12	Appendix C – Individual Tree Survey Photographs – Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area – It is noted that these trees are outside the s.16 application site. For any existing trees and proposed tree treatments outside the application site boundary, the relevant paragraphs / supporting information is advised to be clearly indicated “for PlanD’s reference only”, and comments from relevant authorities should be sought accordingly.	For Appendix C – Individual Tree Survey Photographs – Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area, the existing trees outside the application site boundary have been indicated “for PlanD’s reference only”. Comments from relevant authorities will be sought in the later stage.
UD&L, PlanD 13	<b><u>Advisory Comments to the Applicant</u></b> The applicant is reminded to seek comments/agreement from the relevant departments(s) on the proposed soft/hard landscape works outside the application boundary.	Noted.
UD&L, PlanD 14	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling under lease, if any. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of works.	Noted.

## **APPENDIX G**

### **Landscape and Visual Impact Assessment and Landscape Proposal**

**APPLICATION FOR PERMISSION UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE (CAP.131) FOR MINOR  
RELAXATION OF BUILDING HEIGHT RESTRICTION FROM  
2 STOREYS TO 4 STOREYS FOR PROPOSED 4-STOREY  
COLUMBARIUM AT PART OF INLAND LOT NO. 7755 RP  
AND GOVERNMENT LAND SANDWICHED BETWEEN  
INLAND LOT NO. 7755 RP AND INLAND LOT NO. 7713  
CAPE COLLINSON ROAD, CHAI WAN**



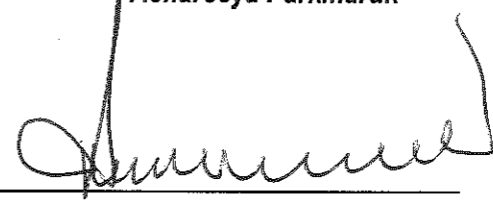
**Landscape and Visual Impact Assessment  
and  
Landscape Proposal**

**Rev. A**

Document No. HKBA1-DOC-001

Project Client:  
The Hong Kong Buddhist Association

Prepared by  
URBIS Limited

Prepared by:	 <hr/> Lilian Tsang	13 May 2024 <hr/> Date
Checked by:	 <hr/> Achareeya Parkmaruk	13 May 2024 <hr/> Date
Approved for issue by:	 <hr/> Alan Macdonald	13 May 2024 <hr/> Date

Revision	Issue Date	Description
0	2 April 2024	First Issue
A	13 May 2024	Second Issue

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## APPENDICES

### APPENDIX A – SITE APPRAISAL

<u>Drawing No.</u>	<u>Drawing Title</u>
HKBA1-SA01	SITE APPRAISAL

### APPENDIX B – LANDSCAPE AND VISUAL IMPACT ASSESSMENT DRAWINGS

HKBA1-LVIA01	APPROVED CHAI WAN OUTLINE ZONING PLAN NO. S/H20/27
HKBA1-LVIA02	LANDSCAPE RESOURCES PLAN
HKBA1-LVIA03	LANDSCAPE RESOURCES PHOTOGRAPHS (1 OF 2)
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HKBA1-LVIA06	ZONE OF VISUAL INFLUENCE AND KEY PUBLIC VIEWING POINTS
HKBA1-LVIA07	VP1: VIEW FROM ENTRANCE OF HOLY CROSS CATHOLIC CEMETERY
HKBA1-LVIA08	VP2: VIEW FROM MINIBUS STOP AT HONG KONG BUDDHIST CEMETERY
HKBA1-LVIA09	VP3: VIEW FROM HONG KONG BUDDHIST CEMETERY
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HKBA1-LVIA11	VP5: VIEW FROM TRAIL ALONG CATCHWATER
HKBA1-LVIA12	VP6: VIEW FROM CAPE COLLINSON CREMATORIUM

### APPENDIX C – TREE SURVEY AND TREATMENT PROPOSAL

	TREE TREATMENT SCHEDULE
HKBA1-TS01	TREE SURVEY PLAN
HKBA1-TR01	TREE TREATMENT PLAN
	TREE SURVEY PHOTOGRAPHS

### APPENDIX D – LANDSCAPE PROPOSAL

HKBA1-LP01	LANDSCAPE PLAN AND MITIGATION MEASURES – OVERALL
HKBA1-LP02	LANDSCAPE PLAN - GF
HKBA1-LP03	LANDSCAPE PLAN - RF
HKBA1-SE01	LANDSCAPE SECTION AND MITIGATION MEASURES
HKBA1-CP01	COMPENSATORY PLANTING PLAN



## 1 INTRODUCTION

### 1.1 Background

- 1.1.1 A 4-Storey Columbarium (the Proposed Development) is proposed in the Application Site at part of Inland Lot No. 7755 RP and a Government land sandwiched between Inland Lot No. 7755 RP and Inland Lot No. 7713 located on Cape Collinson Road, Chai Wan (the Site). This report is prepared to support the application for permission under Section 16 for minor relaxation of Building Height Restriction from 2 Storeys to 4 Storeys for the proposed development for columbarium use.
- 1.1.2 This report presents a broad assessment of landscape impact of the proposed development within the Site and on the surrounding area and proposes landscape treatments. It includes landscape and visual impact assessment and a broad brush tree survey for examining the impact caused by the proposed development within the Site and on the surrounding area. The conceptual landscape proposal aims to mitigate the impact caused by the proposed development which is an extension of the existing columbarium to meet the demand of an aging population.
- 1.1.3 URBIS Limited was appointed by Hong Kong Buddhist Association as the landscape consultant and tasked with preparing a Landscape and Visual Impact Assessment and Landscape Proposal in support of the submission for Section 16 application.

### 1.2 Site Context

- 1.2.1 The Site is located at part of Inland Lot No. 7755 RP and Government Land sandwiched between Inland Lot No. 7755 RP and Inland Lot No. 7713 Cape Collinson Road, Chai Wan, to the east of the existing columbarium block of Hong Kong Buddhist Cemetery. It is bounded by cemetery settlements to the north, the Tai Tam Gap Correctional Institution to the west and woodland in the mountainside of Mount Collinson to the east.
- 1.2.2 The Site has an area of approximately 456m<sup>2</sup> and is currently zoned "Other Specified Uses (Cemetery)" on the Approved Chai Wan Outline Zoning Plan No. S/H20/27. The eastern portion of the existing site is situated on a steep hillslope, the western portion is located on a vacant land with a scatter of vegetation and its middle part covers a drainage culvert. A natural stream runs through the culvert from north to south of the Site.

### 1.3 Report Objectives

- 1.3.1 This Submission presents the Landscape and Visual Impact Assessment and Landscape Proposal for the proposed site in support of the submission for Section 16 application. The Landscape and Visual Impact Assessment examines the impact caused by the proposed development. The Conceptual Landscape Plan identifies the landscape design objectives and landscape treatments for the proposed development. The broad brush tree survey presents the tree survey undertaken for the Site and on the surrounding area, assesses the impacts and outlines the proposed compensatory planting.

### 1.4 Structure of the Report

- 1.4.1 **Section 1: Introduction.** This provides background information relating to the Proposed Development and outlines report objectives and structure.
- 1.4.2 **Section 2: Relevant Legislation, Standards and Guidelines.** This describes the relevant guidelines for preparation of the Landscape and Visual Impact Assessment and Landscape Proposal submission.

- 1.4.3 **Section 3: Methodology.** This describes the relevant methodologies for preparation of the Landscape and Visual Impact Assessment and Broad Brush Tree Survey submission.
- 1.4.4 **Section 4: Landscape Impact Assessment.** This section presents the landscape impact assessment and the specific proposals for compensatory planting for the proposed site.
- 1.4.5 **Section 5: Visual Impact Assessment.** This section presents visual impact assessment for key public viewing points for the proposed site.
- 1.4.6 **Section 6: Landscape Proposal.** This section presents the conceptual landscape plan proposal for the proposed site.

## 2 RELEVANT LEGISLATION, STANDARDS AND GUIDELINES

2.1.1 In preparation of this Report, reference has been made to the following technical circulars, practice notes and publications:

- Hong Kong Planning Standards and Guidelines;
- Landscape Value Mapping of Hong Kong;
- Town Planning Ordinance (Cap 131) and Town Planning (Amendment) Ordinance 2004;
- Forests and Countryside Ordinance (Cap. 96) and its subsidiary legislation the Forestry Regulations;
- Country Parks Ordinance (Cap. 208);
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Standing Interdepartmental Landscape Technical Group (SILTECH) Publication – 'Tree Planting and Maintenance in Hong Kong' (1991);
- GEO Publication No. 1/2009 – Prescriptive Measures for Man-made Slopes and Retaining Walls;
- GEO Publication No. 1/2011 – Technical Guidelines on Landscape Treatment for Slopes;
- DEVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
- ETWB TCW No. 5/2005 – Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works;
- DEVB TC(W) No. 4/2020 – Tree Preservation;
- DEVB TC(W) No. 2/2012 – Allocation of Space for Quality Greening on Roads;
- WBTC No. 25/93 – Control of Visual Impact of Slopes;
- WBTC No. 17/2000 – Improvement to the Appearance of slopes in connection with WBTC 25/93;
- Administration Handbook for Civil Engineering Works, 2022 Edition (PAH), Section 1.3 and 4.7 of Chapter 4;
- Latest Proper Planting Practices and other relevant guidelines issued by Development Bureau (Greening Landscape and Tree Management Section);
- Agriculture, Fisheries and Conservation Department Publication - 'Rare and Precious Plants of Hong Kong' (2003);
- BS 3998:2010 – Tree Work – Recommendations;
- BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations; and
- Approved Chai Wan Outline Zoning Plan No. S/H20/27.

## 3 METHODOLOGY

### 3.1 Landscape Impact Assessment Methodology

3.1.1 This report presents an assessment on the potential landscape impacts associated with the proposed 4-Storey Columbarium for Hong Kong Buddhist Cemetery. Both construction and operation impacts are assessed. The Site boundary and the assessment area are illustrated in Drawing No. **HKBA1-SA01** in **Appendix A**.

3.1.2 The assessment includes:

- Identification of the relevant environmental legislation and guidelines, mentioned in Section 2 above;
- A description of the scope and contents of the study, including a description of the assessment methodology;
- A review of the relevant planning and development control framework;
- A baseline study providing a comprehensive and accurate description of the baseline landscape resources;
- Identification of the source of landscape impacts;
- Recommendation of appropriate mitigation measures;
- Assessment of the potential landscape impacts, by considering the sensitivity of receivers, prediction of the magnitude of change experienced by the receivers and resulting potential impact significance, before and after the mitigation measures; and
- Clear evaluation and explanation with supportive arguments of all relevant factors considered in arriving at the significance thresholds of the landscape impacts.

3.1.3 Based on the preliminary design information, landscape mitigation plans showing proposed mitigation measures in the Site are provided on Drawing Nos. **HKBA1-LP01** and **HKBA1-SE01** in **Appendix D**.

#### Limits of Study Area

3.1.4 The assessment area or the limit of this landscape assessment is 100m beyond the Site boundary, which is shown in Drawing No. **HKBA1-SA01** in **Appendix A**. Aerial photo of the study area is also shown in Drawing No. **HKBA1-LVIA05** in **Appendix B**.

3.1.5 This LIA aims to examine the temporary and permanent landscape impacts as a consequence of the proposed works.

#### Methodology of Landscape Assessment

3.1.6 Landscape impacts shall be assessed separately for both construction and operation phases. The assessment of landscape impacts shall involve the following procedures:-

3.1.7 Identification of the baseline Landscape Resources (LRs) found within the study area: This shall be achieved by site visits and desk-top studies of topographical maps, information databases and photographs. Reference is also made to the 'Landscape Value Mapping of Hong Kong' study.

3.1.8 Assessment of the degree of sensitivity to change of the LR: 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 to accommodate change. The sensitivity of each landscape feature is classified as follows:

- 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

3.1.9 Identification of potential sources of landscape change: These are various elements of the construction works and operational procedures that would generate landscape change.

3.1.10 Identification of the magnitude of landscape change: The magnitude of the change depends on a number of factors including the physical extent of the change, the landscape context of the change – i.e. a set of circumstance/facts surrounding the change, the compatibility of the Proposed 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 classified as follows:

- 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

3.1.11 Identification of potential landscape mitigation measures: These may take the form of adopting alternative designs or revisions to the basic engineering design to prevent and/or minimise adverse impacts; remedial measures such as colour and textural treatment of hard landscape features; and compensatory measures such as the implementation of landscape design measures (e.g. tree planting, creation of new open space etc.) to compensate for unavoidable adverse impacts and to attempt to generate potentially beneficial long term impacts. The agencies responsible for the funding, implementation, management, and maintenance of the mitigation measures are to be identified.

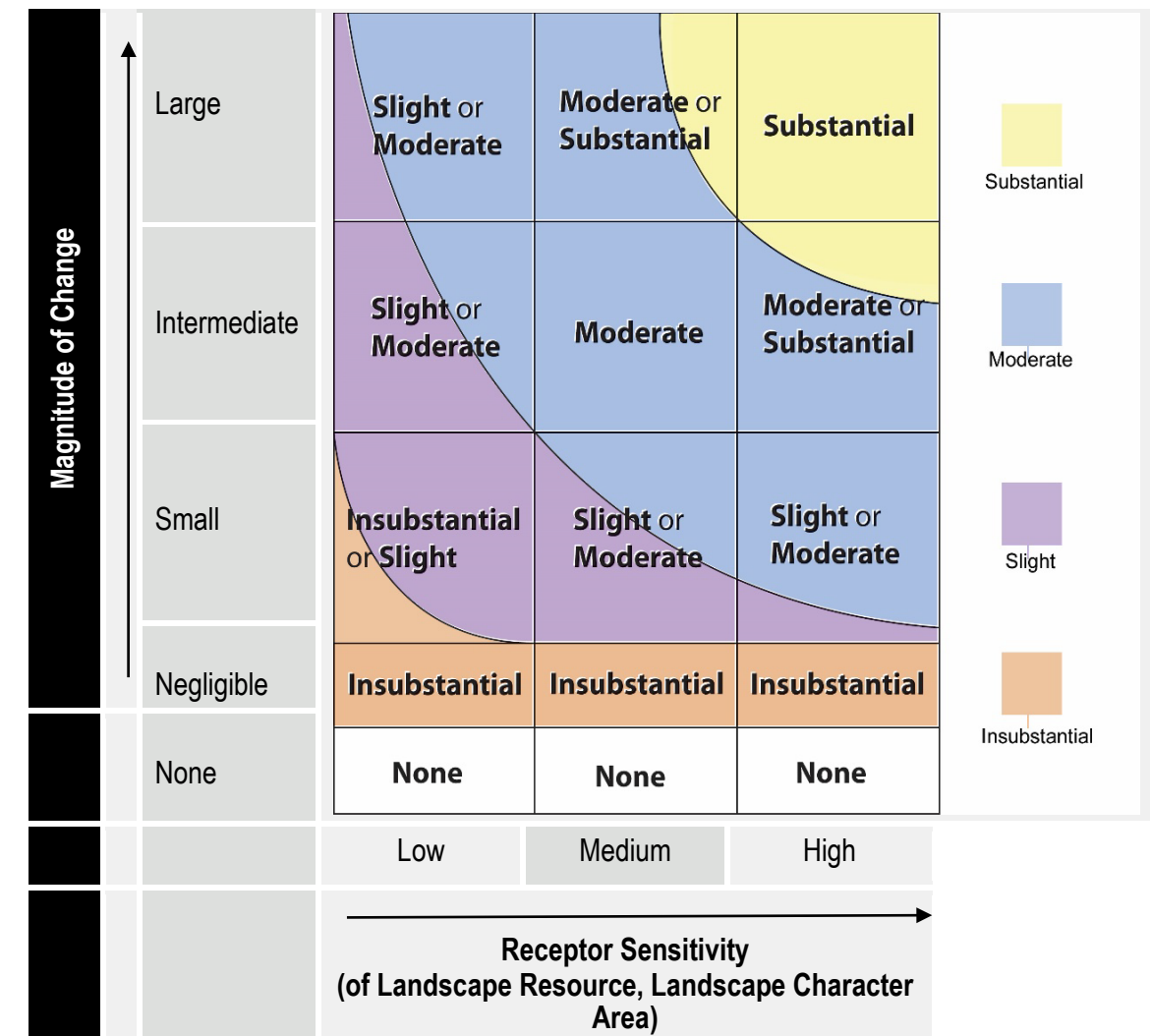
3.1.12 Prediction of the significance of landscape impacts before and after the implementation of the mitigation measures: By synthesising the magnitude of various changes and the sensitivity of various landscape resources, it is possible to categorise impacts in a logical, well-reasoned and consistent fashion.

3.1.13 **Table 3.1.1 - Relationship between Receptor Sensitivity and Magnitude of Change in Defining Impact Significance** 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 of the LRs. The significance thresholds are defined as follows:-

- 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

- Insubstantial:** perceptible deterioration or improvement in existing landscape quality
- None:** No discernible change in the existing landscape quality  
Absolutely no change in the existing landscape quality

**Table 3.1.1 - 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.

3.1.14 Prediction of Acceptability of Impacts: For this study, the terminology for overall assessment of the landscape impacts has been adopted from that provided in TPB PG-No.41. The six impact thresholds are as follows:

- **Enhanced** – if the proposed development in overall terms will improve the landscape quality and complement the landscape character of its setting;

- **Partly enhanced/partly adverse** – if the proposed development will exhibit enhanced landscape effects and at the same time, with or without mitigation measures, exhibit adverse landscape effects;
- **Negligible** – if the proposed development will, with or without mitigation measures, in overall terms have insignificant landscape effects;
- **Slightly adverse** – if the proposed development will, with or without mitigation measures, result in overall terms some negative landscape effects;
- **Moderately adverse** – if the proposed development will, with or without mitigation measures, result in overall terms negative landscape effects;
- **Significantly adverse** – if the proposed development will in overall terms cause serious and detrimental landscape effects, even with mitigation measures.

#### Assumptions

3.1.15 All mitigation proposals in the LA 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 indicated in **Table 4.3.1** and **Table 4.3.2**.

### **3.2 Tree Group Survey Methodology**

#### Background

3.2.1 A tree group survey for all the trees within the Site and on the surrounding area was conducted with the aim of estimating the approximate quantity of trees, identifying the major species of tree groups, and confirming the presence of any trees of conservation importance, Old and Valuable Trees or Important Trees. The results of the tree group survey are presented on Drawing No. **HKBA1-TS1** in **Appendix C**.

3.2.2 This tree survey and treatment proposal has made reference to the Guidance Notes for Application for Permission under Section 16, Annex B and PlanD's PNPP No. 1/2019.

#### Tree Group Survey Methodology

3.2.3 Tree Group Survey was undertaken within the Site and on the surrounding area to identify the existing tree resources in the area that are likely to be impacted by the proposed development.

3.2.4 A plant is considered a "tree" if its trunk diameter measures 95mm or more at a height of 1.3m above ground level (refer to AFCD NCPN No. 02 – Measurement of Diameter at Breast Height (DBH)).

3.2.5 Where practical, trees in close proximity are grouped together under one tree group. The locations of tree groups within the Site boundary and outside the Site boundary (5m extent from the Site boundary) are shown on the Tree Survey Plan (Drawing No. **HKBA1-TS1** under **Appendix C**) with the boundaries corresponding to the collective crown spread of the trees comprising the group.

3.2.6 Where trees are scattered and/or access to them is limited, trees are grouped together into zones defined by the visible physical boundaries on site, such as hoardings, fences, paths, roads, etc. The locations of these tree groups are reflected on the Tree Group Survey Plan with the tree group boundaries corresponding to the physical boundaries used to define each zone.

3.2.7 Each tree group is assigned a tree group reference number and was surveyed on a site walk-over basis. All trees in the tree groups were surveyed at reasonable distances from which the tree species were identifiable. All the observed tree species within each tree group were recorded in the Tree Treatment Schedule for the Site under **Appendix C**. The quantity of each tree species in each tree group was counted when feasible, or

estimated where trees were inaccessible. For each observed tree species in each tree group, the following information was recorded:

- botanical name of the tree species;
- Chinese common name of the tree species;
- conservation status;
- estimated number of trees of the tree species;
- range of trunk diameter (measured 1.3 meters from the ground) of the species within the tree group;
- range of height of the species within the tree group;
- range of crown spread of the species within the tree group;
- amenity value (high / medium / low);
- assessment of tree health (good / average / poor);
- assessment of tree form (good / average / poor);
- assessment of structural condition (good / average / poor); and
- anticipated survival rate after transplanting.

3.2.8 Where applicable, the following information is provided under remarks for each tree group, depending on whether:

- there are trees included in the Register of Old and Valuable Trees promulgated under DEVB Technical Circular (Works) No. 5/2020;
- there are trees potentially registrable in accordance with the criteria as set out in DEVB Technical Circular (Works) No. 5/2020;
- there are trees belonging to species which are protected under local legislation, including the Forests and Countryside Ordinance (Cap. 96) and the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- there are trees belonging to species which are included in the latest edition of the publication 'Rare and Precious Plants of Hong Kong' issued by AFCD;
- there are trees which have special importance due to special attributes such as protected status; rarity; age over 100 years, outstanding size, or form; and cultural or historical significance, etc.; and
- any other noteworthy information.

3.2.9 Photographic records of the tree groups were taken on site to show the general overall view of the tree groups. The Tree Survey Photographs for the Site are provided in **Appendix C**.

#### Assessment of Values

##### Tree Form

3.2.10 The form of all trees surveyed is evaluated as good, average, or poor taking account of the following criteria:

- whether the tree is a good example of the typical form and shape of that species;
- the degree to which the tree possesses a well-balanced, attractive shape;

- the presence / absence of dead, damaged or broken limbs, branches, stumps; and
- the presence / absence of crossing, tangled branches.

#### **Tree Health**

3.2.11 The health of all trees surveyed is evaluated as good, average, or poor, taking account of the following criteria:

- foliage – poor leaf colour or small leaf size may indicate damage to roots; deep green and dense foliage indicates good health of tree;
- twigs – poor shoot growth and die-back of twigs in the crown are often symptoms of root problems;
- branches – dead, broken or crossing branches will be noted, as well as splits and cavities;
- trunk – cavities or internal rot can be revealed by discoloured bark, moisture seeping through the bark and bracket fungi. Open cavities and bark damage will be noted; and
- roots – any lifting of the root plate will be noted, root severance by trenches and cuttings, or burial of the roots by adding fill and of soil compaction and paving up to the trunk will be noted.

#### **Structural Condition**

3.2.12 The structural condition of all trees surveyed is evaluated as good, average, or poor taking account of the following criteria:

- root condition and stability;
- trunk and branch soundness; and
- the presence / absence of critical decay, or cavities that potentially lead to tree failure and damage.

#### **Suitability for Transplanting**

3.2.13 The predicted survival rate of the trees following transplanting is evaluated as high, medium, or low taking account of the following criteria:

- the typical ability of that species to survive transplanting;
- the individual tree size, form, and health condition; and
- the presence of any physical impediments to the preparation of root balls and tree lifting operation, such as walls, utilities, manholes, rocks, foundations etc.

#### **Conservation Status**

3.2.14 The conservation status of each tree indicates rarity and protection status of a species under relevant ordinances in Hong Kong, with references including:

- Rare and Precious Plants of Hong Kong;
- the IUCN Red List of Threatened Species; and
- the Forests and Countryside Ordinance (Cap. 96).

3.2.15 If the species of a particular tree is not listed in any of the above references, this entry for the tree will be blank in the Tree Treatment Schedule.

#### **Tree Group Numbering and Cross-Referencing Style**

3.2.16 For ease of cross-referencing between drawings, schedules, and photographs, and for ease of checking on site, the following tree numbering and cross reference system has been adopted in the Report:

- Tree groups are numbered TG1, TG2, etc;
- Every tree group has been photographed and the tree group numbers have been marked on the photographs.

#### **3.3 Visual Impact Assessment Methodology**

3.3.1 This methodology follows the requirements set out in the submit to Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41).

3.3.2 Appraisal of visual impacts is not an objective science but is based upon a structured and reasoned evaluation of predicted impacts, informed by professional judgement and experience. The methodology adopted for this visual appraisal consists of:

- a) Identification of Baseline Conditions;
- b) Identification of Potential Sources of Impact;
- c) Mitigation Measures;
- d) Appraisal of Significance of Visual Impacts; and
- e) Evaluation of Overall Visual Impact.

#### **Identification of Baseline Visual Conditions**

3.3.3 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 Proposed Development's Zone of Visual Influence (ZVI).

3.3.4 During the identification of baseline visual conditions, the following elements were defined.

- f) Existing Site Conditions and ZVI of the Development;
- g) Planned and Committed Developments;
- h) Visual Elements and Resources; and
- i) Public Viewing points.

3.3.5 For the purposes of Visual Impact Assessment, the assessment area comprises the zone of visual influence (ZVI) within which the Development is pronouncedly visible from key sensitive public viewers. The assessment area / ZVI is determined with regard to the size of the Development, its potential visibility from the selected public 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 Proposed Development is identified through a combination of detailed field surveys, desktop study and review of aerial photographs.

### Visual Elements and Resources

- 3.3.6 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.
- 3.3.7 Different visual elements and resources may enhance, degrade, or neutralize the overall visual impact of the Development being assessed. 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.
- 3.3.8 Where committed future major development falls within the assessment area, its visual elements and resources are also considered, as far they are known.

### Public Viewing Points

- 3.3.9 In accordance with TPB PG-No.41, visual impact assessment should primarily assess the impact on sensitive public viewers from the most affected or representative public viewing points. The viewing points may be kinetic (i.e. viewed from the public on the move such as hiking trails, roads, or railways) or static (i.e. viewed from the public in stationary positions such as parks or sitting-out areas). They include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the Development.
- 3.3.10 Local viewing points should be determined with reference to the setting of the Proposed Development and views of local significance.
- 3.3.11 Future visual receivers from public viewing points must also be considered in the assessment, these being those who, whilst not able to see the Development from a given location at present, will be able to see it in the future because of the Development.

### Assessment of the Sensitivity of the Key Public Viewers

- 3.3.12 The visual sensitivity of the public viewers from the viewing points are qualitatively graded as high, medium, or low, considering the activity of the viewers, the duration and distance over which the proposed development would remain visible, and the public perception of value attached to the views being assessed. The public viewers and their sensitivity can be broadly categorised as follows:

**High** - The viewers are highly sensitive to any changes in the viewing experience - e.g. public area where the principal view is of the development site, formalized public viewing points or designed landscape vistas.

**Medium** - The viewers are moderately sensitive to any changes in the viewing experience – e.g. outdoor workers, office workers, recreational users, public area where the secondary view is of the development.

**Low** - The viewers are slightly sensitive to any changes in the viewing experience – e.g. people travelling through the landscape (by private/ public motorized transport), people engaged in focused active recreational activities (e.g. sporting activities).

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

### Mitigation Proposals

- 3.3.14 Mitigation proposals to reduce the significance of visual impacts from the various sources are proposed. Mitigation measures can be parts of the Proposed Development design (e.g. the location, massing, and height of buildings; 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 Proposed Development.

### Appraisal of Visual Change

- 3.3.15 Under the TPB PG-No. 41, the effects of the visual changes on the assessment area and sensitive public viewers shall be appraised. Visual changes may be positive or negative and they are not necessarily mutually exclusive. The visual appraisal shall consider the following aspects:
- Effect on Visual Composition;
  - Effect on Visual Obstruction;
  - Effect on Visual Resources; and
  - Effect on Public Viewers.

### Assessment of the Potential Magnitude of Visual Change

- 3.3.16 The magnitude of the change depends on several 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 Proposed 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. The magnitude of visual impact is assessed as:

**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

- 3.3.17 The visual impact of the VSRs is evaluated, considering their sensitivity, visual resources, and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area, and the planning intention and planned development in the area.
- 3.3.18 Impacts are assessed based upon the completed projects (assessment of temporary construction impacts are not required under TPB PG-No.41). Impacts are also assessed on the assumption that mitigation measures are in place and planting is fully mature.
- 3.3.19 **Table 3.3.1** below shows the matrix used to assess visual impacts. By synthesizing the receptor sensitivity and the magnitude of change, the matrix is a means of subdividing and categorizing the continuous spectrum of potential impacts from zero (None) impact at the bottom left of the matrix to the maximum possible impact (Substantial) at the top right. All impacts are negative unless expressly stated otherwise.

**Table 3.3.1 - Matrix for Appraisal of Significance of Visual Impact**

		SENSITIVITY OF VISUALLY SENSITIVE RECEIVER (VSR)		
		Low	Medium	High
MAGNITUDE OF CHANGE	Large	Moderate	Moderate/ Substantial*	Substantial
	Intermediate	Moderate/ Slightly (Adverse)*	Moderate	Moderate/ Substantial*
	Small	Insubstantial/ Slightly (Adverse)*	Moderate/ Slightly (Adverse)*	Moderate
	Negligible	Insubstantial	Insubstantial	Insubstantial
	None	None	None	None

Note:

All impacts are deemed to be negative unless expressly stated to be positive.

\*Only one category shall be selected based on the assessor's discretion

#### Evaluation of Overall Visual Impact

3.3.20 Finally, having identified the impact significance from each of the selected public viewing points, a single summary assessment of the impacts of the development is made based on the following thresholds stated in TPB PG-No.41:

- Enhanced** – if the Development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points.
- Partly enhanced / partly adverse** – if the Development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.
- Negligible** – if the Development will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
- Slightly adverse** – if the Development will, with or without mitigation measures, result in overall terms some negative visual effects to most of the identified key public viewing points.
- Moderately adverse** – if the Development will, with or without mitigation measures, result in overall terms negative visual effects to most of the key identified key public viewing points.
- Significantly adverse** – if the Development will in overall term cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

#### Photomontages

3.3.21 Representative key public views from various locations have been selected to illustrate the effectiveness of the proposed impact mitigation proposals and residual impacts of the proposed development. The locations of the selected viewing points have been agreed with Planning Department (PlanD) and are indicated on Drawing No. HKBA1-LVIA06 in **Appendix B** with the views and photomontages illustrated on Drawing Nos. HKBA1-LVIA07 to HKBA1-LVIA12 in **Appendix B**. The photomontages illustrate the proposed development under the following scenarios:

- Existing Baseline Conditions; and
- The completed works with mitigation after 10 years.

**Table 3.3 Location Summary of Selected Key Public Viewing Points**

Viewpoint No.	Location
VP1	Entrance of Holy Cross Catholic Cemetery
VP2	Minibus Stop at Hong Kong Buddhist Cemetery
VP3	Hong Kong Buddhist Cemetery
VP4	Office of Hong Kong Buddhist Cemetery
VP5	Trail along Catchwater
VP6	Cape Collinson Crematorium

## 4 LANDSCAPE IMPACT ASSESSMENT

### 4.1 Baseline Study

#### Landscape Study Area

4.1.1 The landscape impact study area / assessment area of the Site is a 100m zone from the Site boundary surrounding the Site as illustrated in Drawing No. **HKBA1-SA01** in **Appendix A**.

#### Review of Current Land Uses

4.1.2 A review of the current land uses within the study area is provided below. The existing LRs within the study area have been identified and provided in following sections. The sensitivities of the LRs have been summarised in **Table 4.1.3**.

4.1.3 The assessment area and the Site area lie within the boundaries of the Approved Chai Wan Outline Zoning Plan No. S/H20/27, an extract of which is shown in Drawing No. **HKBA1-LVIA01** in **Appendix B**. The land use planning control of cemeteries, the well-wooded hillslopes of Shek O Country Park and Tai Tam Gap Correctional Institution is governed by the above-mentioned Outline Zoning Plan.

4.1.4 The object of the OZP is to indicate the broad land use zonings and major road network so that development of land within the Planning Scheme Area can be put under statutory planning control.

4.1.5 The following land use zonings fall within the landscape impact assessment area, and the planning intention is described below:

- a) **Country Park (CP)**: This zone comprises northern portion of Shek O Country Park. The Country Park contributes to the conservation of the natural environment. Both passive and active recreational outlets are available within the Country Park. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.
- b) **Government, Institution or Community (G/IC)**: This zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region, or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. The major existing GIC facility is Tai Tam Gap Correctional Institution.
- c) **Other Specified Uses (OU)**: This zone is intended to reserve land for cemetery use. The major facilities are Hong Kong Buddhist Cemetery and its columbarium.

#### Broad Brush Tree Survey

4.1.6 A tree group survey was carried out for the trees within the Site boundary and on the surrounding area. The tree survey plan and result are provided in Drawings Nos. **HKBA1-TS01** and **HKBA1-TR01** in **Appendix C**.

4.1.7 Important trees such as trees of particular amenity or conservation importance with photo records were identified within 100m assessment area as shown in **Appendix C**. The locations of these important trees / plants are recorded in the Drawing No. **HKBA1-LVIA02** in **Appendix B**.

4.1.8 An estimated total of 47 nos. of existing trees (2 tree groups) were identified within the tree group assessment area. There are 9 nos. of existing trees with conservation importance identified within the 100m

assessment area. Among them, 2 nos. of existing trees with conservation importance are located within the Site boundary.

4.1.9 **Within the Site**, 30 nos. of existing trees with tree trunk or/and tree canopy within the Site are surveyed. These trees are mainly distributed on steep hillslopes along the eastern edge of the Site. Most of them are common native species and some are exotic fruit tree species. The dominant species are *Sterculia lanceolata*, *Mallotus paniculatus* and *Ficus variegata*. Among the species, 2 nos. of *Artocarpus hypargyreus* are listed as Near Threatened in "Rare and Precious Plants of Hong Kong" (AFCD 2003).

4.1.10 The species of trees and estimated number of trees in the tree group survey area within the Site are summarized in the table below:

**Table 4.1.1 – Summary of Tree Species and Numbers Within the Site**

Botanical Name	Chinese Common Name	Estimated No. of Trees	% of Estimated No. of Trees
<i>Sterculia lanceolata</i>	假蘋婆	11	36.7%
<i>Machilus chekiangensis</i>	浙江潤楠	2	6.7%
<i>Mallotus paniculatus</i>	白楸	5	16.7%
<i>Ficus variegata</i>	青果榕	3	10.0%
<i>Machilus velutina</i>	絨毛潤楠	1	3.3%
<i>Citrus maxima</i>	柚	1	3.3%
<i>Artocarpus hypargyreus</i>	白桂木	2	6.7%
<i>Ficus hispida</i>	對葉榕	2	6.7%
<i>Clausena lansium</i>	黃皮	1	3.3%
<i>Macaranga tanarius var. tomentosa</i>	血桐	2	6.7%
	<b>Total</b>	<b>30</b>	<b>100%</b>

4.1.11 **Outside the Site**, 17 nos. of existing trees with only tree trunk within the 5m extent from the Site boundary are surveyed. These trees are located on steep hillslopes. Most of them are common native species and some are exotic fruit tree species. The dominant species are *Sterculia lanceolata*, *Machilus chekiangensis* and *Clausena lansium*. (for PlanD's reference only)

4.1.12 The species of trees and estimated number of trees in the tree group survey area outside the Site are summarized in Table 4.1.2 below (for PlanD's reference only):

**Table 4.1.2 – Summary of Tree Species and Numbers Outside the Site** (for PlanD's reference only)

Botanical Name	Chinese Common Name	Estimated No. of Trees	% of Estimated No. of Trees
<i>Sterculia lanceolata</i>	假蘋婆	9	52.9%
<i>Machilus chekiangensis</i>	浙江潤楠	2	11.8%
<i>Clausena lansium</i>	黃皮	2	11.8%
<i>Psidium guajava</i>	番石榴	1	5.9%



Botanical Name	Chinese Common Name	Estimated No. of Trees	% of Estimated No. of Trees
<i>Mangifera indica</i>	芒果	1	5.9%
<i>Myrsine seguinii</i>	密花樹	1	5.9%
<i>Aporosa dioica</i>	銀柴	1	5.9%
	<b>Total</b>	<b>17</b>	<b>100%</b>

#### Landscape Resources (LRs)

- 4.1.13 The baseline LR that falls within the landscape impact study area during construction and operation phases, together with their sensitivity to change are described below and tabulated in **Table 4.1.3**. The locations of the LR are shown in Drawing No. **HKBA1-LVIA02**.
- 4.1.14 Photo-views illustrating the LR within the assessment area are illustrated in Drawings No. **HKBA1-LVIA03** to **HKBA1-LVIA04**. For ease of reference and co-ordination between text, tables, and drawings, each LR is given an identity number. LR within the assessment area are described with the prefix "LR" followed by a number to distinguish it from other landscape resources (e.g. LR1).

#### Within Assessment Area

##### LR1 – Woodland

- 4.1.15 This LR includes various forms of vegetation that cover the mountainside of Mount Collinson and northern portion of Shek O Country Park. This LR is within the Site boundary and the assessment area which is approximately 25,820 m<sup>2</sup>. The tree species in the woodland is principally composed of common native species of secondary woodland and some exotic fruit tree species. The tree species of the secondary woodland includes *Aporosa dioica*, *Artocarpus hypargyreus*, *Ficus hispida*, *Ficus variegata*, *Macaranga tanarius* var. *tomentosa*, *Machilus chekiangensis*, *Machilus velutina*, *Mallotus paniculatus*, *Myrsine seguinii* and *Sterculia lanceolata*. Meanwhile, fruit trees include *Citrus maxima*, *Clausena lansium*, *Mangifera indica* and *Psidium guajava*. Within the assessment area, 7 nos. of trees, *Artocarpus hypargyreus* are listed in "Rare and Precious Plant of Hong Kong" (AFCD 2003). Among them, 2 nos. of trees, *Artocarpus hypargyreus* are located within the Site boundary. The age of the woodland ranges from semi-mature to mature with DBH between 100mm and 500mm, height between 5m and 14m and spread between 3m and 9m. The woodland is generally in fair condition. It mainly falls within areas zoned as "OU" and "CP." Given the high quality and value of the natural resource as well as its regional importance, the sensitivity of this LR is considered as **High**.

##### LR2 – Stream / Watercourse

- 4.1.16 Upland streams drain off the vegetated mountainside from the hilltop of Mount Collinson, running through the assessment area and the Site from south to north. The streams fall within land zoned as "OU" and "CP." The approximate area is 906 m<sup>2</sup>. Given their maturity, scenic and ecological value, and low tolerance to change, their sensitivity is assessed as **High**.

##### LR3 – Modified Slope

- 4.1.17 This includes several man-made slopes on both sides of Cape Collinson Road and the catchwater in the south of Hong Kong Buddhist Cemetery. The locations are derived from the Slope Maintenance

Responsibility Information System (SMRIS) provided by Lands Department (LandsD). These slopes comprise of rock or soil with certain level of steepness. These modified slopes are primarily vegetated and a small portion is covered with impermeable surface such as chunam, shotcrete and stone pitching for preventing surface erosion and water infiltration. There are 1 no. of tree, *Artocarpus hypargyreus* listed in "Rare and Precious Plant of Hong Kong" (AFCD 2003) and 1 no. of tree, *Michelia figo* scheduled under Cap. 96 Forests and Countryside Ordinance. Given the man-made nature of this resource, its medium value of wildlife and identified trees of conservation importance, the sensitivity is assessed as **Medium**.

##### LR4 – Vegetation on Vacant Land

- 4.1.18 There are vacant lands identified within the Site boundary and the assessment area. They are mostly concrete footbridges and structures on top of a culvert sitting in the middle of the Site from south to north. The vegetation on vacant land is approximately 229 m<sup>2</sup>. The vegetation within the vacant land is composed of various self-seeded herbaceous, woody species, invasive weeds and climbers, including *Alocasia macrorrhizos*, *Begonia cucullata* var. *hookeri*, *Bidens alba*, *Christella parasitica*, *Ficus hispida*, *Mikania micrantha*, etc. Given the quality of the LR, low ecological diversity of species and the ability to accommodate changes, the sensitivity is considered as **Low**.

##### LR5 – Cemetery Settlement

- 4.1.19 This LR includes Hong Kong Buddhist Cemetery and its columbarium blocks within the assessment area and the Site boundary. It consists of approximately 8,330 m<sup>2</sup> situated in the western portion of the assessment area and the Site. There is only a scattering of vegetation within this LR. Given the unique resource, low ecological diversity of species and medium tolerance to change considering its nature, the sensitivity is assessed as **Medium**.

##### LR6 – Catchwater

- 4.1.20 A catchwater channel lies across the hillside of Mount Collinson from east to west for capturing excessive stormwater and preventing floods. It is beyond the Site boundary but within the assessment area. The approximate area is 1,023 m<sup>2</sup>. Given the man-made nature of this resource and its limited value of wildlife, the sensitivity of this LR is assessed as **Low**.

**Table 4.1.3 – Landscape Resources**

Ref. ID.	Description	Sensitivity to Change (Low, Medium, High)
LR1	Woodland Baseline: approx. 25,820 m <sup>2</sup>	High
LR2	Stream / Watercourse Baseline: approx. 906 m <sup>2</sup>	High
LR3	Modified Slope Baseline: approx. 3,696 m <sup>2</sup>	Medium
LR4	Vegetation on Vacant Land Baseline: approx. 229 m <sup>2</sup>	Low
LR5	Cemetery Settlement Baseline: approx. 8,330 m <sup>2</sup>	Medium
LR6	Catchwater Baseline: approx. 1,023 m <sup>2</sup>	Low

## 4.2 Landscape Impact Assessment

### Potential Sources of Impacts

- 4.2.1 The proposed development will be the source of impacts inducing adverse landscape impacts during construction and operation phases. It should be noted that some sources may induce a positive impact.
- 4.2.2 During the construction period, the proposed development will involve the following sources of temporary and reversible construction phase impacts:
- Presence of the construction sites and the commencement of construction activities (e.g. site clearance/ removal of existing vegetation/ vegetated surface and conversion to bare soil, gravel or hard paved surface, site formation works/ excavation works/ basement works, presence of construction equipment, machinery and plant, temporary storage of construction materials, setting up of construction site offices, parking and yards, and night-time security lighting etc.);
  - Erection of temporary site hoarding. Whilst the barriers will create temporary visual obstruction, they will effectively screen adverse views of the construction activity;
  - Presence of incomplete structures; and
  - Presence of construction traffic near the Site entrance.
- 4.2.3 Impacts during the operational phase will be permanent and irreversible, i.e. none of the landscape or visual resources affected by the proposed development are irreplaceable. Sources of operation phase impact will include:
- A general reduction in overall greenery due to tree felling and insufficient compensatory trees in terms of number; and
  - Presence of new building structure in the Site.

### Landscape Change before Mitigation in Construction and Operation Phases

### Landscape Resources

- 4.2.4 **LR1 – Woodland:** During the construction stage, all the woodland within the Site will be affected by construction works considering the preliminary design information. Approximately 121 m<sup>2</sup> (i.e. 0.5% of this LR within the assessment area) of woodland within the Site will be affected by construction works. All the trees within and outside the Site (5m extent of site boundary) will be felled. During the operation stage, all woodland within the Site will be affected by the footprint of the proposed development. The impact will be permanent, continuous, and irreversible. The proposed development is considered to have low compatibility with the existing landscape context. With consideration of the limited scale of the proposed development, the magnitude of change is assessed as **Intermediate**.
- 4.2.5 **LR2 – Stream / Watercourse:** During the construction stage, all the stream / watercourse within the Site will be affected. Approximate 68 m<sup>2</sup> (i.e. 7.5%) of the stream / watercourse will be affected by construction works. During the operation stage, all the stream / watercourse within the Site will be affected by the footprint of the proposed development. The impact will be permanent, continuous, and irreversible. The proposed development is considered to have low compatibility within the existing landscape context. With consideration of the limited scale of the proposed development, the magnitude of change is considered as **Intermediate**.
- 4.2.6 **LR3 – Modified Slope:** During the construction stage, the modified slope area will be affected by the construction works. Approximately 12 m<sup>2</sup> (i.e. 0.3%) of the modified slope will be affected by construction

works. All the trees on the modified slope within and outside the Site (5m extent of site boundary) will be felled. During the operation stage, the modified slope within the Site will be affected by the proposed development. The impact will be permanent, continuous, and irreversible. The proposed development is considered to have low compatibility with the existing landscape context. With consideration of the limited scale of the proposed development, the magnitude of change is assessed as **Small**.

- 4.2.7 **LR4 – Vegetation on Vacant Land:** During the construction stage, all the vegetation on vacant land will be affected by the construction works. Approximately 199 m<sup>2</sup> (i.e. 86.7%) of this LR will be affected by construction works. During the operation stage, the vegetation on vacant land will have been removed and occupied by the footprint of the proposed development. The impact will be permanent, continuous, and irreversible. The proposed development is considered to have medium compatibility with the existing landscape context. With consideration of the limited scale of the proposed development, the magnitude of change is assessed as **Small**.
- 4.2.8 **LR5 – Cemetery Settlement:** During the construction stage, the cemetery settlement area will be affected by the construction works. Approximately 51 m<sup>2</sup> (i.e. 0.6%) of the cemetery settlement will be affected by construction works. During the operation stage, the cemetery settlement within the Site will be renovated. The impact will be temporary, discontinuous, and reversible. The proposed development is considered to have high compatibility with the existing landscape context. The magnitude of change is assessed as **Negligible**.
- 4.2.9 **LR6 – Catchwater:** There is no catchwater within the Site and there will be no impact on the catchwaters outside the Site boundary. The magnitude of change is therefore considered as **None**.

## 4.3 Landscape Mitigation Measures

### Review of Planning Principles and Engineering Design

- 4.3.1 The application of the following principles in the detailed design of the Site formation works, excavation and filing works, construction works, paving works and tree removal works for the proposed columbarium, can contribute to a reduction in the landscape impacts:
- Minimisation of the contractor's temporary works area, reduction of the bulk of construction works, the erection of decorative screens and hoardings, the control of night-time lighting, the minimisation of construction traffic and the construction period.
  - Protection of existing trees and minimisation of felling or transplanting works.
  - The proposed building shall be sensitively designed in a manner that responds to the existing natural woodland context, fits with the local character, and minimises potentially adverse landscape impacts.
  - Street lighting shall follow government guidelines to minimise light spill and glare.
  - Tree preservation and compensatory tree planting should be carried out as far as practicable in accordance with DEVB TC (W) No. 4/2020 Tree Preservation.
  - The detailed compensatory planting proposal shall be determined and agreed separately with relevant departments and shall be prepared as a part of Tree Preservation and Removal Proposals at detailed design stage as suggested in the technical circular DEVB TC(W) No. 4/2020 – Tree Preservation. The loss of greenery will be re-created, re-provided, and re-established by new tree planting within the works site as required by relevant technical circular and guidelines.
- 4.3.2 The proposed landscape mitigation measures for potential impacts generated during the construction and operation phases together with the associated funding, implementation, management, and maintenance agencies are described in **Table 4.3.1** and **Table 4.3.2**.

4.3.3 Based on the preliminary design information, the proposed conceptual landscape plan in the Site is provided in Drawing Nos. HKBA1-LP01 to HKBA1-LP03.

**Table 4.3.1 Proposed Construction Phase Landscape Mitigation Measures**

ID No.	Landscape Mitigation Measure	Funding Agency	Implementation Agency
CM1	The construction area and contractor's temporary works area should be minimised in extent to avoid impacts on adjacent landscape.	Project Proponent	Project Proponent (via Contractor)
CM2	All existing trees approved to be retained or transplanted shall be carefully protected before, during construction and after construction. This may include the clear demarcation and fencing-off of tree protection zones, stringent site supervision and monitoring to prevent tree damage by construction activities, and periodic arboriculture inspection and maintenance to uphold tree health. Most trees are growing in raised ridges or on slopes, which result in difficulties for trees to be retained or transplanted. Tree works to be supervised by suitably qualified arboriculturist.	Project Proponent	Project Proponent (via Contractor)
CM3	Erection of decorative mesh screens and construction hoardings around the works area in visually unobtrusive colours to minimise temporary impacts to landscape character.	Project Proponent	Project Proponent (via Contractor)

**Table 4.3.2 Proposed Operation Phase Landscape and Visual Mitigation Measures**

ID No.	Landscape and Visual Mitigation Measure	Funding Agency	Implementation Agency	Management Agency	Maintenance Agency
OM1	Onsite compensatory tree planting within the Site.	Project Proponent	Project Proponent	Project Proponent	Project Proponent
OM2	Sensitive design (e.g. façade treatment, paving, signage, lighting, etc.) with natural materials that responds to the existing context, and minimises potential adverse landscape and visual impacts.	Project Proponent	Project Proponent	Project Proponent	Project Proponent
OM3	Tree and shrub buffer planting on site perimeter.	Project Proponent	Project Proponent	Project Proponent	Project Proponent
OM4	Amenity landscape treatment including roof planting to complement the columbarium to help integrate the proposed development with the surrounding landscape and visual context.	Project Proponent	Project Proponent	Project Proponent	Project Proponent

ID No.	Landscape and Visual Mitigation Measure	Funding Agency	Implementation Agency	Management Agency	Maintenance Agency
OM5	Existing slopes disturbed by the proposed development and any new slopes will be planted to enhance stability and amenity and promote landscape and visual integration with the surroundings. (for any proposed tree treatments outside the application site boundary, for PlanD's reference only)	Project Proponent	Project Proponent	Project Proponent / Lot Owner of IL 7713	Project Proponent / Lot Owner of IL 7713

Notes:

- **OM1:** Compensatory tree planting ratio shall be less than 1:1 in terms of number within the Site due to the unique nature of the Site. Required number and location of compensatory trees shall be determined and agreed separately with the Government during the Tree Preservation and Removal Proposal process under LAO PN No. 6/2023.
- **OM1 to OM5:** This shall subject to site condition and final architectural and landscape layout.

Preliminary Compensatory Planting Proposal

4.3.4

Based on the preliminary design information, it is estimated that 47 nos. of existing trees within and outside the Site (5m extent from the Site boundary) would be unavoidably affected by the proposed site formation works and the temporary and permanent construction works of the new columbarium and are recommended to be felled. Among them, 2 nos. of trees, *Artocarpus hypargyreus*, are listed as Near Threatened in "Rare and Precious Plants of Hong Kong" (AFCD 2003). Trees are proposed to be felled because they are either of low amenity value and / or unhealthy condition and / or have a low transplanting survival rate, and / or an insufficient rootball is attainable due to impediments on site or their location is on slope. It would not be feasible or cost-effective to accommodate these trees within the design in their current locations or transplant them to other locations.

4.3.5

Woodland mix planting of whips and shrubs is recommended on the surrounding affected slopes where appropriate. Also, native planting species will be proposed for ecological enhancement. All the tree works shall comply with the Technical Circular DEVB (W) No. 4/2020 and GEO Publication No. 1/2011 Technical Guidelines on Landscape Treatment for Slopes.

4.3.6

The exact number and locations of compensatory tree planting will be subject to review at the stage of detailed design.

**Table 4.3.3 – Summary of Preliminary Tree Treatment Proposal** (for PlanD's reference only)

Location	Retain	Transplant	Fell	Total No. of Trees
Within the Site	0	0	30	30
Outside the Site	0	0	17	17
<b>Total</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>47</b>

- 4.3.7 Recommendations for the treatment of the existing trees are shown in the Tree Treatment Schedule and on the Tree Treatment Plan (Drawing No. **HKBA1-TR1**) in **Appendix C**.
- 4.3.8 The tree planting requirement stipulated in LAO PN No. 6/2023 requires the compensation of felled trees in a ratio not less than 1:1 in terms of quantity within the Site where practical and feasible.
- 4.3.9 6 nos. of compensatory trees are proposed to be planted within the Site at Level +117.05mPD (G/F) at a minimum spacing of 1-2m centre to centre for standard trees. This is the feasible planting achievable allowing for the other operational space requirements of the Site. The proposed new tree planting ratio can achieve a ratio of 1:0.20 in terms of quantity within the Site. A Compensatory Tree Planting Plan is provided in **Appendix D** (Drawing No. **HKBA1-CP1**) showing the planting layout for all new tree planting which is proposed to be provided at Level +117.05mPD (G/F).
- 4.3.10 1:1 compensation in terms of quantity within the Site may not be achievable considering the following observations and factors:
- Due to the site constraints and tree planting areas available within the Site, the landscape area for onsite compensatory tree planting has been maximised to accommodate 6 nos. of compensatory trees.
  - Currently there is no suitable offsite receptor site for further compensatory planting in the vicinity of the Site.
  - The general gradient of the surrounding slopes along the eastern edge of the Site which is outside the Site ranges from 24 to 50 degrees. Whip planting is more suitable than tree planting considering better survival rates and more efficient establishment. It is to be determined and agreed with the Government during the Tree Preservation and Removal Proposal process under LAO PN No. 6/2023.
- 4.3.11 A minimum 1200mm soil depth is proposed for all new tree planting areas. 500mm radius around the trunk of the trees shall remain clear of shrubs or groundcovers in accordance with the Guidelines promulgated by Development Bureau, and a 50mm layer of mulch shall be applied.
- 4.3.12 1 no. of heavy standard tree and 5 nos. of standard trees in total are proposed on ground floor. The species of proposed new tree planting are shown in **Table 4.3.4** below:

**Table 4.3.4 – Proposed List of New Tree Planting**

Scientific Name	Chinese Name	Min. DBH (mm)	Height (m)	Spread (m)	Quantity (nos.)
<i>Juniperus chinensis</i>	圓柏	60	3	1	2
<i>Sapium sebiferum</i> #	烏柏	60	3	1.5	3
<i>Sterculia lanceolata</i> #	假蘋婆	70	4	3	1
<b>Total</b>					6
<b>Percentage of Native Species in terms of tree numbers</b>					67%

# Species native to Hong Kong

Programme of Implementation of Landscape Mitigation Measures

- 4.3.13 The proposed mitigation measures during construction phase listed above shall be adopted from the commencement of construction and shall be in place throughout the entire construction period.

- 4.3.14 The proposed mitigation measures during operation phase listed above shall be duly considered during the detailed design, and be built as part of the construction works so that they are in place as appropriate at the date of commissioning of the proposed works. 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 matured.

- 4.3.15 All planting proposals shall be subject to detailed design and shall comply with relevant government requirements for provision and maintenance of greenery.

Prediction of Significance of Landscape Impacts

- 4.3.16 The assessment of the potential significance of the landscape impacts during the construction and operation phases follows the methodology outlined in Section 3.1 and assumes that the appropriate mitigation measures identified in **Table 4.3.1** and **Table 4.3.2** above will be implemented subject to a detailed assessments in the ensuing detailed design stage for this proposed works, and that the full effect of the soft landscape mitigation measures will be realised after 10 years.

Landscape Resources

- 4.3.17 **LR1, (Woodland)** with a sensitivity to change of *High* and a magnitude of change of *Intermediate* (loss of 121 m<sup>2</sup> within the Site), this LR would experience an impact significance of **Substantial** before mitigation during the construction and operation phases. Whilst the application of construction phase mitigation measures will minimise impacts adjacent to the works site, they will not result in a reduced loss of woodland within the works site which must still be cleared to construct the works. However, with sensitively designed columbarium and greening measure, it can integrate with the existing context by adopting natural materials, perimeter and rooftop planting that responds to the existing context. Following the mitigation, the loss of the woodland will still be evident and the residual impact will remain as **Substantial** during the construction phase. This will be reduced to **Moderate** on Day 1 of the operation phase with the sensitive design and greening mitigation provided for the columbarium. The residual impact will be further reduced to **Slight** at Year 10 of Operation with the full effect of planting mitigation.

- 4.3.18 **LR2, (Stream / Watercourse)** A part of the stream / watercourse running through the Site will be impacted by the proposed development. With a sensitivity to change of *High* and a magnitude of change of *Intermediate* (approximately 68 m<sup>2</sup> within the Site), this LR would experience an impact significance of **Moderate** during the construction phase and operation phase before mitigation. Following operation phase mitigation measures, the impact on the stream / watercourse will still be evident and the residual impact will remain as **Moderate** at Day 1 and Year 10 of Operation.

- 4.3.19 **LR3, (Modified Slope)** with a sensitivity to change of *Medium* and a magnitude of change of *Small* (impact of 12 m<sup>2</sup> within the Site), would experience an impact significance of **Slight** before mitigation during the construction and operation phases due to the permanent loss of the vegetation on the modified slope due to temporary construction activities and permanent presence of the columbarium. Following mitigation this will remain as **Slight** during the construction phase and on Day 1 of the operation phase. This will be reduced to **Insubstantial** at Year 10 of Operation with the full effect of planting mitigation.

- 4.3.20 **LR4, (Vegetation on Vacant Land)** with a sensitivity to change of *Low* and a magnitude of change of *Small* (loss of 199 m<sup>2</sup> within the Site), would experience an impact significance of **Slight** before mitigation during the construction and operation phases due to the permanent loss of the vegetation on the vacant land due to temporary construction activities and permanent presence of the columbarium. Following mitigation this will remain as **Slight** during the construction phase and on Day 1 of the operation phase. This will be reduced to **Insubstantial** at Year 10 of Operation with the full effect of planting mitigation.

4.3.21 **LR5, (Cemetery Settlement)** with a sensitivity to change of *Medium* and a magnitude of change of *Negligible* (impact of 51 m<sup>2</sup> within the Site), would experience an impact significance of **Insubstantial** before mitigation during the construction and operation phases as the proposed columbarium will be an extension of the existing columbarium which can integrate with the existing context. Following mitigation this will remain as **Insubstantial** during the construction and operation phases.

4.3.22 **LR6, (Catchwater)** would experience an impact of significance of **None** before and after the implementation of mitigation measures during the construction and operation phases due to the absence of any impacts.

#### **Overall Landscape Impact Significance**

4.3.23 The evaluation of the overall residual landscape impact for the Proposed Development with reference to the assessment criteria adopted in TPB PG-No. 41 is therefore considered to be **Slightly Adverse**. The Proposed Development will, with or without mitigation measures, result in some negative landscape impacts.

## **5 VISUAL IMPACT ASSESSMENT**

### **5.1 Baseline Study**

#### **Visual Context and Character**

5.1.1 The Site lies to the east of the existing Columbarium Block 3 of Hong Kong Buddhist Cemetery. It is bounded by cemetery settlements and Cape Collinson Road to the north, the Tai Tam Gap Correctional Institution to the west and woodland on the hillside of Mount Collinson to the east.

5.1.2 The Site area is approximately 456m<sup>2</sup>, located on a relatively flat vacant land adjacent to the upland hillside of Mount Collinson. The southwestern side of the Site is cemeterial and institutional in character and are occupied by the southern portion of Hong Kong Buddhist Cemetery and the Tai Tam Gap Correctional Institution. The northwestern side of the Site is sharply defined by the northern portion of Hong Kong Buddhist Cemetery built on terraces. Eastern edge of the Site is steeply and densely wooded. A substantial number of trees are located on steep slopes along the eastern edge of the Site which are integral parts of the vegetated hillside in the east. In the northeastern tip of the Site, there is a private road joining Cape Collinson Road, which is leading to the Holy Cross Catholic Cemetery.

5.1.3 Overall, the proposed development lies within a relatively flat vacant land between the existing cemetery settlements and a mountainside backdrop. The land use is mixed with cemeterial, institutional and transportation corridor developments with an extensive vegetated hillside.

#### **Zone of Visual Influence**

5.1.4 The zone of visual influence (ZVI) is that area from which any part of the proposed development can be seen. Based on the location and height of the proposed development, the ZVI has been mapped with reference to their visibility from the surrounding environment and is shown on Drawing No. **HKBA1-LVIA06** in **Appendix B**.

5.1.5 To the north the ZVI extends to the lowest level of Hong Kong Buddhist Cemetery. To the northwest the ZVI extends to the Cape Collinson Crematorium. To the northeast the ZVI extends to the open area of Sai Wan War Cemetery. To the southwest ZVI is demarcated by the Tai Tam Gap Correction Institution. To the south and southeast the ZVI is defined by the vegetated hillside of Mount Collinson.

#### **Visual Elements**

5.1.6 Key visual elements, including those with positive visual qualities i.e. "visual attractors" have been identified on Drawing No. **HKBA1-LVIA05**. The key visual elements are described below.

#### **Visual Attractors**

5.1.7 **Hillside Woodland:** The Site is surrounded by dense woodland on steep hillside of Mount Collinson. It lies to the east, south and north of the proposed development site and form a dramatic visual backdrop of high scenic quality.

5.1.8 **Existing Stream:** A natural headstream from upland hillslope runs through the Site from the south to the north. The stream remains mostly intact as several boulders and pebbles on the streambed with little riparian vegetation are observed. It is considered a positive visual element.

5.1.9 **Existing Catchwater:** The catchwater lies between +150mPD and +160mPD of the natural mountainside of Mount Collinson for capturing excessive rainwater and preventing flood. However, it is channelised and formed by concrete, it is therefore not considered an important visual element in this assessment.

**Public Viewing Points**

5.1.10 Key public viewing points within the ZVI have been identified and are described as below. These viewing points were selected as representative examples of the visual impacts generated by the proposed development. The locations of the viewing points are indicated on Drawing No. **HKBA1-LVIA06**.

5.1.11 **VP1: View from Entrance of Holy Cross Catholic Cemetery (refer Drawing No. HKBA1-LVIA07).** This viewing point is representative of visitors of Holy Cross Catholic Cemetery on Cape Collinson Road and is approximately 8m northeast of the Site. The existing view is of roadside trees in the foreground, Columbarium Block 3, and Office of Hong Kong Buddhist Cemetery in the middle ground. The distant view is Tai Tam Gap Correctional Institution. Visitors of Holy Cross Catholic Cemetery will be focused on travelling to Holy Cross Catholic Cemetery. Views of the proposed development will be brief and transient and focused on the roadway and traffic. Thus, these public viewers are considered to have a **Low** sensitivity to visual change.

5.1.12 **VP2: View from Minibus Stop at Hong Kong Buddhist Cemetery (refer Drawing No. HKBA1-LVIA08).** This viewing point is representative of travellers along Cape Collinson Road and is approximately 20m northwest of the Site. The existing view is of Cape Collinson Road, roadside trees, and a portion of the Columbarium Block 3 of Hong Kong Buddhist Cemetery in the foreground, and an extensive hillside woodland and skyline beyond. The minibus stop is frequented used by visitors and staff of Hong Kong Buddhist Cemetery. The view of the proposed development will be brief and transient and focused on the roadway, traffic and approaching vehicles rather than the surroundings. Thus, these public viewers are considered to have a **Low** sensitivity to visual change.

5.1.13 **VP3: View from Hong Kong Buddhist Cemetery (refer Drawing No. HKBA1-LVIA09).** The viewing point is representative of visitors of Hong Kong Buddhist Cemetery and is approximately 84m northwest of the Site. The existing view is framed by the cemetery settlements in the foreground. The distant view is Columbarium Block 3 and Office of Hong Kong Buddhist Cemetery and hillside woodland. Visitors of Hong Kong Buddhist Cemetery are there primarily for ancestor worship purpose, potentially for extended periods, and will be aware of the visual context of their surroundings. Therefore, these public viewers are considered to have a **Medium** sensitivity to visual change.

5.1.14 **VP4: View from Office of Hong Kong Buddhist Cemetery (refer Drawing No. HKBA1-LVIA10).** The viewing point is representative of visitors and staff of Hong Kong Buddhist Cemetery and approximately 36m west of the Site. The existing view is of Hong Kong Buddhist Cemetery Columbarium Block 3 in the foreground and a backdrop of wooded hillside and skyline beyond. Visitors are there primarily for ancestor worship purpose whereas staff is there for working purpose, potentially for extended periods, and will be aware of the visual context of their surroundings. Therefore, these public viewers are considered to have a **Medium** sensitivity to visual change.

5.1.15 **VP5: View from Trail along Catchwater (refer Drawing No. HKBA1-LVIA11).** The viewing point is representative of visitors of Hong Kong Buddhist Cemetery and hikers and is approximately 72m southwest of the Site. The existing view is of a few trees on slopes, Office and Columbarium in the foreground, Hong Kong Buddhist Cemetery Columbarium Block 3 in the middle ground and a backdrop of wooded hillside and skyline beyond. Visitors of Hong Kong Buddhist Cemetery are there primarily for ancestor worship purposes whereas hikers are there for recreational purpose, potentially for extended periods, and will be aware of the

visual context of their surroundings. Therefore, these public viewers are considered to have **Medium** sensitivity to visual change.

5.1.16 **VP6: View from Cape Collinson Crematorium (refer Drawing No. HKBA1-LVIA12).** The viewing point is representative of visitors of Cape Collinson Crematorium and is approximately 285m northwest of the Site. The existing view is of trees and shrubs in the foreground and a portion of Hong Kong Buddhist Cemetery in the middle ground. The distant view is Hong Kong Buddhist Cemetery Columbarium Block 3 and Tai Tam Gap Correctional Institution, with a backdrop of wooded hillside and skyline beyond. Visitors of Cape Collinson Crematorium are there for funeral service, potentially for extended periods, and will be aware of the visual context of the surroundings. Therefore, these public viewers are considered to have **Medium** sensitivity to visual change.

**Table 5.1.1 – Summary of Sensitivity for Viewing Points**

Reference ID	Description	Sensitivity to Change (Low/ Medium/ High)
VP1	View from Entrance of Holy Cross Catholic Cemetery Distance: Approximately 8m to the Site	Low
VP2	View from Minibus Stop at Hong Kong Buddhist Cemetery Distance: Approximately 20m to the Site	Low
VP3	View from Hong Kong Buddhist Cemetery Distance: Approximately 84m to the Site	Medium
VP4	View from Office of Hong Kong Buddhist Cemetery Distance: Approximately 36m to the Site	Medium
VP5	View from Trail along Catchwater Distance: Approximately 72m to the Site	Medium
VP6	View from Cape Collinson Crematorium Distance: Approximately 285m to the Site	Medium

**5.2 Proposed Development**

5.2.1 A 4-Storey Columbarium with roof level of +131.03mPD is proposed, which is slightly higher than the existing Hong Kong Buddhist Cemetery Columbarium Block 3 (roof level of +127.88mPD). The ground level of the proposed development is +117.05mPD which is slight lower than the ground level of the existing columbarium block (+118.43mPD). Two entrances in northwest and northeast of the Site are designed to facilitate pedestrian access.

**5.3 Appraisal of Visual Impacts**

**General**

5.3.1 For the purposes of this report, assessment has made with reference to the visual impacts during the operational phase only.

**Mitigation Measures**

5.3.2 Mitigation measures for the proposed development are intended to reduce the visual impacts to acceptable levels. The visual assessment assumes that the mitigation measures have been applied and that planting is mature. The proposed landscape and visual mitigation measures for potential impacts generated during the operation phase together with the associated funding, implementation, management, and maintenance agencies are described in the **Table 4.3.2** mentioned above.

#### Impacts on Visually Sensitive Receivers at Selected Public Viewing Points

5.3.3 The potential visual impacts on each of the key VSR groups at the Key Public Viewing Points are assessed below and summarized in **Table 5.3.1**. Each viewpoint is assessed in terms of the effect of the proposed development on visual composition, visual obstruction, effect on public viewers and effect on visual resources. **Table 5.3.1** summarises each of the identified VSRs/Key Public Viewing Points in terms of degree of visibility, approximate distance between the VSR and the Reprovisioning Site, the magnitude of visual impact for the operational stage of the Proposed Development, receptor sensitivity and the predicted level of significance of the visual impacts during the operational phase. Photomontage views from the selected key public viewing points are presented in Drawing Nos. **HKBA1-LVIA07** to **HKBA1-LVIA12** in **Appendix B** and illustrate the potential visual impact of the proposed development on the key VSRs.

#### VP1 – Entrance of Holy Cross Catholic Cemetery

##### Effects on Visual Composition

5.3.4 The existing view will experience a large visual change with the felling of trees. As the development will occupy the existing vegetated vacant land, the view of spontaneous vegetation within the vacant land will be obstructed. Whilst the visual composition will change, it is considered that the development on site is unlikely to be directly compatible with the surrounding vegetation. It is likely to be perceived as an extension of Hong Kong Buddhist Cemetery Columbarium Block 3. The new building will also occupy the existing unsightly and degraded vacant land. New greening treatments that will include including areas of tree and shrub planting will be used to mitigate the new structures and serve to positively integrate them with adjacent landscape.

##### Visual Obstruction

5.3.5 The Site will occupy the vacant land and will obstruct the existing vegetation beyond. The distant view of the open skyline will remain in view.

##### Effect on Visual Resources

5.3.6 Existing trees within and outside the Site (5m extent from the Site boundary) will be removed and replaced with compensatory planting.

##### Effect on Public Viewers

5.3.7 The main change will be the addition of the extension of the columbarium block in the foreground and the partial obstruction of the backdrop of hillside woodland. The magnitude of change is assessed as *Large*. The proposed development will introduce a degree of obstruction of the existing woodland. The sensitivity of this VSR Group is *Low*. The resulting visual impact significance will be **Moderately Adverse** following the implementation of mitigation measures.

#### VP2 – Minibus Stop at Hong Kong Buddhist Cemetery

##### Effects on Visual Composition

5.3.8 The existing view will experience a large visual change with the clearance of vacant land and felling of trees. As the development will occupy the existing vacant land, the view of existing greenery on hillside woodland

and skyline will be largely blocked. Whilst the visual composition will change, it is considered that the Site will be barely compatible with the natural surroundings, representing an extension of Hong Kong Buddhist Cemetery Columbarium Block 3 and replacing the existing unsightly vacant land with new columbarium block and new greening including tree and shrub planting area on the ground floor of the Site entrance.

##### Visual Obstruction

5.3.9 The Site will occupy the vacant land and will obstruct the existing vegetation and the entire open skyline.

##### Effect on Visual Resources

5.3.10 Existing trees within and outside the Site (5m extent from the Site boundary) will be removed and replaced with compensatory planting.

##### Effect on Public Viewers

5.3.11 The main change will be the addition of the extension of the columbarium block in the foreground and the obstruction of the wooded hillside backdrop. The magnitude of change is assessed as *Large*. The proposed development will introduce a degree of obstruction of the existing woodland. The sensitivity of this VSR Group is *Low*. The resulting visual impact significance will be **Moderately Adverse** following the implementation of mitigation measures.

#### VP3 – Hong Kong Buddhist Cemetery

##### Effects on Visual Composition

5.3.12 The existing view will experience a small visual change with felling of trees. As the development will occupy the existing vacant land, the view of existing greenery on hillside woodland and skyline will be obstructed. Whilst the visual composition will slightly change, it is considered that the Site will be highly compatible with the surroundings, representing an extension of Hong Kong Buddhist Cemetery Columbarium Block 3. Only an upper part of the new columbarium will be in view.

##### Visual Obstruction

5.3.13 The Site will obstruct views to the existing vegetation beyond. The distant view of the open skyline will remain largely perceptible.

##### Effect on Visual Resources

5.3.14 Existing trees within and outside the Site (5m extent from the Site boundary) will be removed and replaced with compensatory planting.

##### Effect on Public Viewers

5.3.15 The main change will be the addition of the extension of the columbarium block and the obstruction of a small portion of the wooded hillside backdrop. The magnitude of change is assessed as *Small*. The proposed development will introduce a low degree of obstruction of the existing woodland. The sensitivity of this VSR Group is *Medium*. The resulting visual impact significance will be **Slightly Adverse** following the implementation of mitigation measures.

#### VP4 – Office of Hong Kong Buddhist Cemetery

##### Effects on Visual Composition

5.3.16 The existing view will experience an intermediate visual change with felling of trees. As the development will occupy the existing vacant land, the view of existing greenery on hillside woodland will be partly obstructed. Whilst the visual composition will change, it is considered that the Site will be highly compatible with the surroundings, as it represents an extension of Hong Kong Buddhist Cemetery Columbarium Block 3, which,

when developed, will replace the existing unsightly vacant land with the new columbarium block mitigated with new areas of greening that will include tree and shrub planting.

Visual Obstruction

5.3.17 The Site will occupy the vacant land and will obstruct the existing vegetation beyond. The entire open skyline above the new development will remain in view.

Effect on Visual Resources

5.3.18 Existing trees within and outside the Site (5m extent from the Site boundary) will be removed and replaced with compensatory planting.

Effect on Public Viewers

5.3.19 The main change will be the addition of the extension of the columbarium block and the obstruction of the wooded hillside backdrop. The magnitude of change is assessed as *Intermediate*. The proposed development will introduce a degree of obstruction of the existing woodland. The sensitivity of this VSR Group is *Medium*. The resulting visual impact significance will be **Moderately Adverse** following the implementation of mitigation measures.

**VP5 – Trail along Catchwater**

Effects on Visual Composition

5.3.20 The existing view will experience a small visual change with felling of trees. As the development will occupy the existing vacant land, the view of existing greenery on hillside woodland will be partly obstructed. Whilst the visual composition will change, it is considered that development on site will be highly compatible with the surroundings given that it will comprise a physical extension of the Hong Kong Buddhist Cemetery Columbarium Block 3 which will be developed on unsightly vacant land which will be mitigated rooftop planting.

Visual Obstruction

5.3.21 The development site will occupy the vacant land and will obstruct views to the existing vegetation immediately beyond its boundaries. The entire open skyline above the new development will, however, remain in view.

Effect on Visual Resources

5.3.22 Existing trees within and outside the Site (5m extent from the Site boundary) will be removed and replaced with compensatory planting.

Effect on Public Viewers

5.3.23 The main change will be the addition of the extension of the columbarium block and the obstruction of the wooded hillside backdrop. The magnitude of change is assessed as *Small*. The proposed development will introduce a degree of obstruction of the existing woodland. The sensitivity of this VSR Group is *Medium*. The resulting visual impact significance will be **Moderately Adverse** following the implementation of mitigation measures.

**VP6 – Cape Collinson Crematorium**

Effects on Visual Composition

5.3.24 The existing view will experience a small visual change with felling of trees. As the development will occupy the existing vacant land, the distant view of existing greenery on hillside woodland will be slightly obstructed. Whilst the visual composition will change, it is considered that the Site will be highly compatible with the

surroundings, representing an extension of Hong Kong Buddhist Cemetery Columbarium Block 3 and replacing the existing unsightly vacant land with new columbarium block and new greening including tree and shrub planting area on the Site perimeter.

Visual Obstruction

5.3.25 The development on the site will occupy currently vacant land and will obstruct the existing vegetation beyond. The entire open skyline above the new development will remain in view.

Effect on Visual Resources

5.3.26 Existing trees within and outside the Site (5m extent from the Site boundary) will be removed to enable development to take place. It will be replaced with compensatory planting upon completion of the new buildings.

Effect on Public Viewers

5.3.27 The main change will be the addition of the extension of the columbarium block and the slight obstruction of the wooded hillside backdrop. The magnitude of change is assessed as *Small*. The proposed development will introduce a degree of obstruction of the existing woodland. The sensitivity of this VSR Group is *Medium*. The resulting visual impact significance will be **Slightly Adverse** following the implementation of mitigation measures.

**Table 5.3.1 – Summary of Visual Impact Assessment**

Key Public Viewing Points (VPs)	Key VSRs	Degree of Visibility (Full, Partial, Glimpse, Nil)	Approx. Distance Between VPs and the Site	Magnitude of Visual Change (Large, Intermediate, Small, Negligible, None)	Visual Sensitivity of VSRs (Low, Medium, High)	Overall Visual Impact (None, Insubstantial, Slight, Moderate, Substantial) *
VP1	Visitors and staff	Partial	8	Large	Low	Moderate
VP2	Travelers and visitors	Nil	20	Large	Low	Moderate
VP3	Visitors	Full	84	Small	Medium	Slight
VP4	Visitors and staff	Full	36	Intermediate	Medium	Moderate
VP5	Visitors and hikers	Full	72	Small	Medium	Moderate
VP6	Visitors and staff	Full	285	Small	Medium	Slight

**Evaluation of Overall Visual Impact**

**Appraisal of Visual Composition**

5.3.28 The quality of the visual composition of the Site context is high as the Site sits on the hillside of Mount Collinson and with a green backdrop of hillside woodland of Shek O Country Park. Surrounding slopes are heavily vegetated and mountain ridgelines set against open sky provide dramatic green backdrops to most views. The main built elements in locality are Hong Kong Buddhist Cemetery, low-rise type development with an extensive open area for cemetery. The proposed columbarium will clear the unsightly vacant land and



replace them with a coherent cemetery land use perceived as a natural extension to the existing columbarium. The columbarium facility will have a low profile and be integrated with the surroundings with a degree of greening (trees and shrub planting and rooftop greening). It is considered that the proposed development will be compatible with the visual context given the proximity of the existing Columbarium Block 3 of Hong Kong Buddhist Cemetery.

#### Appraisal of Visual Obstruction

- 5.3.29 The degree of visual obstruction created by the proposed development is minimal due to the Site location adjacent to the existing columbarium. The columbarium facility is low in profile, with roof level at a height of +131.03mPD which is slightly higher than the roof level of the existing Columbarium Block 3 at +127.88mPD. Three of the key public viewing points (VP3, VP5 and VP6) are distant level from the Site and the proposed development will not, therefore, block existing views. Overall, the degree of visual obstruction caused by the new development will be minimal.

#### Effect of Visual Resources

- 5.3.30 The key visual resource affected by the proposed development will be the loss of existing vegetation on the Site and the surrounding affected by the Site formation works. However, tree planting and additional greening in the form of trees, shrubs and roof garden will compensate to some extent for the loss of existing green outlook of the Site. Due to the relatively low elevation of the Site, most of the ridgelines will not be affected by the proposed development. The unsightly vacant land will be cleared from the Site and replaced with the columbarium. Overall, it is considered that the visual resources of the locality are likely to be slightly adverse.

#### Effect on Public Viewers

- 5.3.31 Only two of the six viewing points (VP1 and VP2) identified will experience direct views of the Site due to its proximity of the Site. The replacement of existing vacant land by a logical extension of the existing columbarium with a new columbarium mitigated with greenery is likely to be slightly adverse.
- 5.3.32 In conclusion, the evaluation of the overall residual visual impact for the Proposed Development with reference to the assessment criteria adopted in TPB-PG No. 41 is therefore considered to be **Slightly Adverse**. The Proposed Development will, with or without mitigation measures, result in some negative visual effects to most of the identified key public viewing points.

## 6 LANDSCAPE PROPOSAL

### 6.1 Site Context

- 6.1.1 The Site is described in Section 1.2 above.
- 6.1.2 The Site is zoned as "Other Specified Uses" (OU) in the Approved Chai Wan Outline Zoning Plan No. S/H20/27.
- 6.1.3 The location of the Site is shown on Drawing No. **HKBA1-SA01** in **Appendix A**.

### 6.2 Landscape Design Objectives

- 6.2.1 This Submission follows the requirements of Joint Practice No.3 (JPN3) April 2019 and PNPP 1/2019.
- 6.2.2 The main design objectives are to:
- To create landscape spaces commensurate with the specific site conditions of the proposed development;
  - To ensure the landscape character is consistent with the overall design language and aesthetic of the architectural elements;
  - To ensure the proposed development is sensitively integrated into the surrounding areas via naturalistic interface treatments;
  - To minimize the visual impact of the proposed development through sensitive landscape treatment;
  - To create suitable outdoor spaces for passive recreational activities and which are commensurate with the specific program of the proposed development; and
  - To propose the use of native plant species through the landscape and to introduce exotic ornamental species to feature areas (subject to the detailed design).

### 6.3 Landscape Plan

#### Landscape Design Proposal

- 6.3.1 The Conceptual Landscape Plan for the proposed 4-storey columbarium is envisioned to create an attractive landscape character which is well integrated with the existing columbarium and cemetery context in the surrounding. The conceptual landscape proposal for the proposed 4-storey columbarium is illustrated on Plan (Drawing Nos. **HKBA1-LP01** to **HKBA1-LP03**) and Section (Drawing No. **HKBA1-SE1**) in **Appendix D** of the report.
- 6.3.2 As the entire site will be impacted by site formation works, temporary and permanent construction works, existing vegetated natural terrain will not be preserved. The proposed landscape areas for the new columbarium are sitting on Level +117.05mPD (G/F) and +131.05mPD (R/F). The conceptual landscape proposal for these areas is described below.

#### Landscape Area at Level +117.05mPD (G/F)

- 6.3.3 The landscape area at Level +117.05mPD mainly comprises two planting areas abutting the entrance along northwestern and northeastern edges of the new columbarium. Tree and shrub planting are proposed to comply with compensatory planting and soften the hard appearance of the proposed development.

Landscape Area at Level +131.03mPD (R/F)

6.3.4 The landscape area at Level +131.03mPD is proposed to create a communal roof garden suitable for passive activities. Seating area is proposed abutting the planting area with native and exotic shrubs to cultivate a pleasant yet relaxing resting area for the visitors. It also aims to soften the visual bulkiness of the proposed development with rooftop greening.

**Compliance with Government Standards and Safety Standards**

6.3.5 All outdoor facilities will be designed and installed in full compliance with all relevant safety standards and guidelines.

6.3.6 All landscape areas will be designed in full compliance with Design Manual – Barrier Free Access 2021 published by Buildings Department and Universal Accessibility promulgated by Architectural Services Department.

**Hard Landscape**

**Brief Schedule of Hard Landscape Works**

6.3.7 A brief schedule on the intended choice of all hard landscape works elements in the landscape areas is provided in the table below:

**Table 6.3.1 – Brief Schedule of Hard Landscape Works**

Location	Proposed Materials*
<b>Landscape Area at Level +117.05mPD</b>	
Hard Paved Area	Homogeneous tiles / artificial granite tiles / washed granolithic
Planter Kerb / Wall	Natural stone coping / sprayed granite / homogeneous tiles / artificial granite tiles / washed granolithic
<b>Landscape Area at Level +131.03mPD</b>	
Hard Paved Area	Homogeneous tiles / artificial granite tiles / washed granolithic
Planter Wall	Natural stone coping / sprayed granite / homogeneous tiles / artificial granite tiles / washed granolithic
Seating Area	Natural stone coping / sprayed granite / homogeneous tiles / artificial granite tiles / washed granolithic

\*Final material selection will be subject to detail design development & market availability.

6.3.8 All finishes applied to paved landscape areas shall be non-slip, non-reflective (reducing glare) and easy to maintain.

**Landscape Furniture**

6.3.9 Landscape furniture e.g. litter bins and benches will be arranged in the landscape areas as required.

**Landscape Lighting**

6.3.10 Lighting for the landscape areas will be designed to contribute to the ambience and character of the proposed development. All access points and open space areas will be provided with sufficient illumination to meet the required minimum safety standards. Lighting for all spaces will be carefully designed to avoid glare. The lighting strategy includes four types of lighting as follows:

- Amenity in-ground uplighting for feature trees and planting in main landscape areas;
- Uplighting of hard landscape features such as walls;
- Area lighting for major landscape spaces and pitches (floodlights will be fitted with hoods and shields to focus light down onto playing surfaces and avoid glare to the surrounding residential population); and
- Safety lighting with the minimum lux level in accordance with acceptable standards and requirements for the pedestrian areas and in any areas used as means of escape.

**Soft Landscape**

**Public Landscape Areas**

6.3.11 Landscape Areas at +117.05mPD and +131.03mPD are considered as public open space as they are accessible by the public and the visitors.

**Soil Depth, Drainage, and Irrigation**

6.3.12 In general, the soil depth provision for planters on structure shall be a minimum 300mm for turf and groundcover planting, 600mm for shrub planting and a minimum of 1200mm for tree planting, excluding all drainage layers, waterproofing and protective screeding.

6.3.13 All planting areas shall be provided with adequate drainage and an adequate source of water supply.

**Greenery Area**

6.3.14 The area of the proposed development site is 456m<sup>2</sup>. According to PNAP APP-152, there is no minimum site coverage of greenery requirement for sites of an area less than 1,000 m<sup>2</sup>.

**Planting Design**

6.3.15 A wide selection of native and exotic plant materials will be used to maximise the greening effect, provide variety, enhance the character of the different landscape areas / functions of spaces and local ecology.

6.3.16 All plants chosen shall be hardy with a high proportion of native species and require low future maintenance.

6.3.17 All planting areas are shown on Drawing Nos. **HKBA1-LP01** to **HKBA1-LP03** attached in **Appendix D** of this report.

6.3.18 Brief schedules describing the preliminary palette of plant materials, sizes, and spacing in the landscape areas are provided in **Tables 6.3.2** and **6.3.3** below.

**Table 6.3.2 – Planting Sizes and Spacing**

Planting	Planting Size	Spacing
Tree Planting	Trees – Standard to Heavy Standard	Minimum 3m spacing, except for trees with small ultimate size or columnar habit which may be at 1-2m minimum spacing
Accent Shrub Planting at feature landscape areas and focal points	Shrubs – 1000mm – 2500mm (H)*	Varies
Screen Shrub Planting to control views and provide buffer	Shrubs – 700mm-2000mm (H)*	Shrubs between 400mm – 1000mm
General Shrub and Groundcover Planting	Shrubs – Min. 500mm (H)* Groundcovers – Min. 150mm(H)*	Shrubs between 300mm – 600mm Groundcovers between 150mm – 300mm

\*(H) – Height

**Table 6.3.3 – Proposed Planting Schedule**

Scientific Name	Chinese Name	Min. Spacing (m)	Min. DBH (mm)	Overall Height (m)	Spread (m)
<b>TREES</b>					
<i>Juniperus chinensis</i>	圓柏	1	60	3	1
<i>Sapium sebiferum</i> #	烏柏	2	60	3	1.5
<i>Sterculia lanceolata</i> #	假蘋婆	3	70	4	3

Scientific Name	Chinese Name	Spread (mm)	Height (mm)	Spacing (min in mm)
<b>SHRUBS</b>				
<i>Clerodendrum 'Papillon Rose'</i>	粉蝴蝶	400	600	400
<i>Crinum asiaticum</i> var. <i>sinicum</i> #	文殊蘭	500	500	400
<i>Eranthemum pulchellum</i>	可愛花	300	400	250
<i>Gardenia jasminoides</i> var. <i>fortuniana</i>	白蟾	300	300	250
<i>Lespedeza Formosa</i> #	美麗胡枝子	300	400	300
<i>Melastoma sanguineum</i> #	毛荳	200	200	300
<i>Osmoxylon lineare</i>	五爪木	500	600	400
<i>Raphiolepis indica</i>	車輪梅	300	300	300

Scientific Name	Chinese Name	Spread (mm)	Height (mm)	Spacing (min in mm)
<i>Rhodomyrtus tomentosa</i> #	桃金娘	300	300	400
<i>Scaevola taccada</i> #	草海桐	150	250	300

# Species native to Hong Kong;

Final species selection will be subject to detail design development and market availability.

**Maintenance**

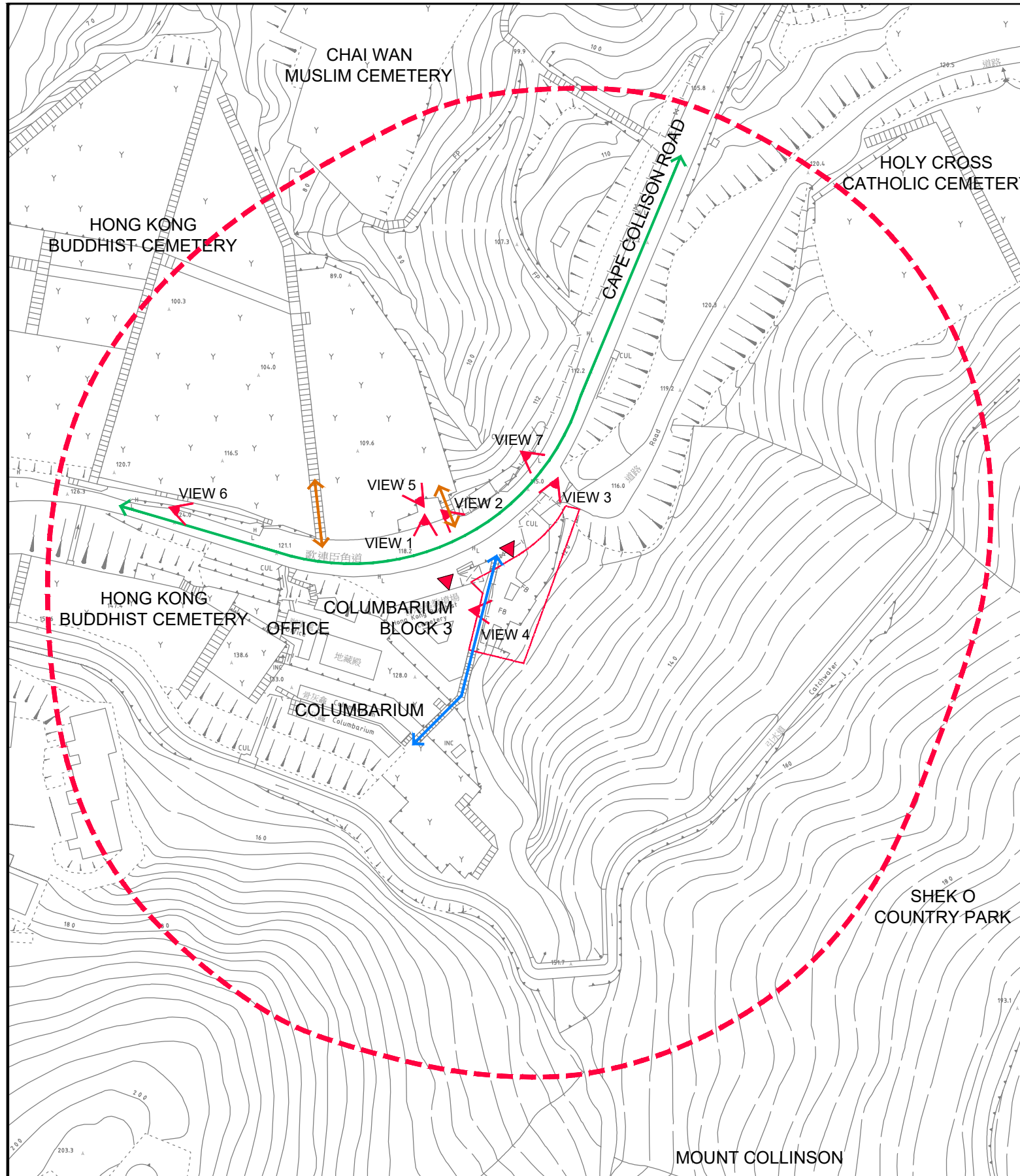
6.3.19 All hard and soft landscape maintenance shall be carried out by the Project Proponent. To ensure proper establishment of planting, maintenance works for soft landscape areas will be undertaken by a soft landscape contractor for a minimum period of 12 months after Practical Completion. The Project Proponent undertakes to manage and maintain the landscape area in a sustainable manner. Maintenance will be carried out regularly. Tree risk assessment will be carried out as necessary and before the wet season with associated mitigation works as required.

## 7 CONCLUSION

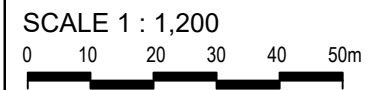
- 7.1.1 The clearance of the existing vegetation, particularly trees, and the replacement of the existing vacant land with an extension of the columbarium could be regarded as diluting the rural character of the natural hillside. The proposed development will result in an intensification of the built environment which will inevitably adversely affect existing natural landscapes and reduce the visual openness experienced by viewers at key public viewing points. However, the degree of visibility of the proposed development is reduced due to distance from each viewpoint to the Site in terms of the visual compatibility of the proposed development with its existing context it is likely that the proposed development will be largely seem as a seamless extension of the existing cemetery development. The impact will be further mitigated by proposed high and low level planting.
- 7.1.2 Appropriate landscape and visual mitigation measures which will be development at the detailed design stage of the Proposed Development will further reduce the residual landscape and visual impact and promote the integration of the Proposed Development with its surrounding landscape and visual context. Due to the scale and height of the Proposed Development, the key proposed landscape and visual mitigation measures that are recommended to be included at the detailed design stage are compensatory planting, rooftop greening and façade colour treatments.
- 7.1.3 In view of the limited scale of the proposed development and mitigation measures, the evaluation of the overall residual impact for the Proposed Development with reference to the assessment criteria adopted in TPB PG-No. 41 is therefore considered to be **Slightly Adverse**. The Proposed Development will, with or without mitigation measures, result in overall term some negative landscape and visual impacts. With the aforementioned mitigation measures which will be implemented in the construction and operation stages, the overall landscape and visual impact of the Proposed Development would be minimised and the Proposed Development would harmonise and form an integrated part of its environs.

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**APPENDIX A**  
**SITE APPRAISAL**



- LEGEND :**
- - - 100m LANDSCAPE IMPACT ASSESSMENT AREA
  - SITE BOUNDARY
  - <--> MAIN ACCESS
  - <--> EXISTING MAINTENANCE STAIRCASE
  - <--> EXISTING STAIRCASE TO BUDDHIST CEMETERY
  - ▲ MAIN ENTRANCE



Amendment No.	Date	Description	Drawn by	Checked by	Approved by

Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STORY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN
Drawing Title	SITE APPRAISAL
Drawn by	AL
Checked by	LT
Approved by	AM
Date	MAY 2024

Drawing No.	HKBA1-SA01
Scale	1 : 1200 @ A3
Job No.	HKBA1

  
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## **APPENDIX B**

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# **LANDSCAPE AND VISUAL IMPACT ASSESSMENT DRAWINGS**

*OUTLINE ZONING PLAN*

*LANDSCAPE RESOURCES PLAN & PHOTOGRAPHS*

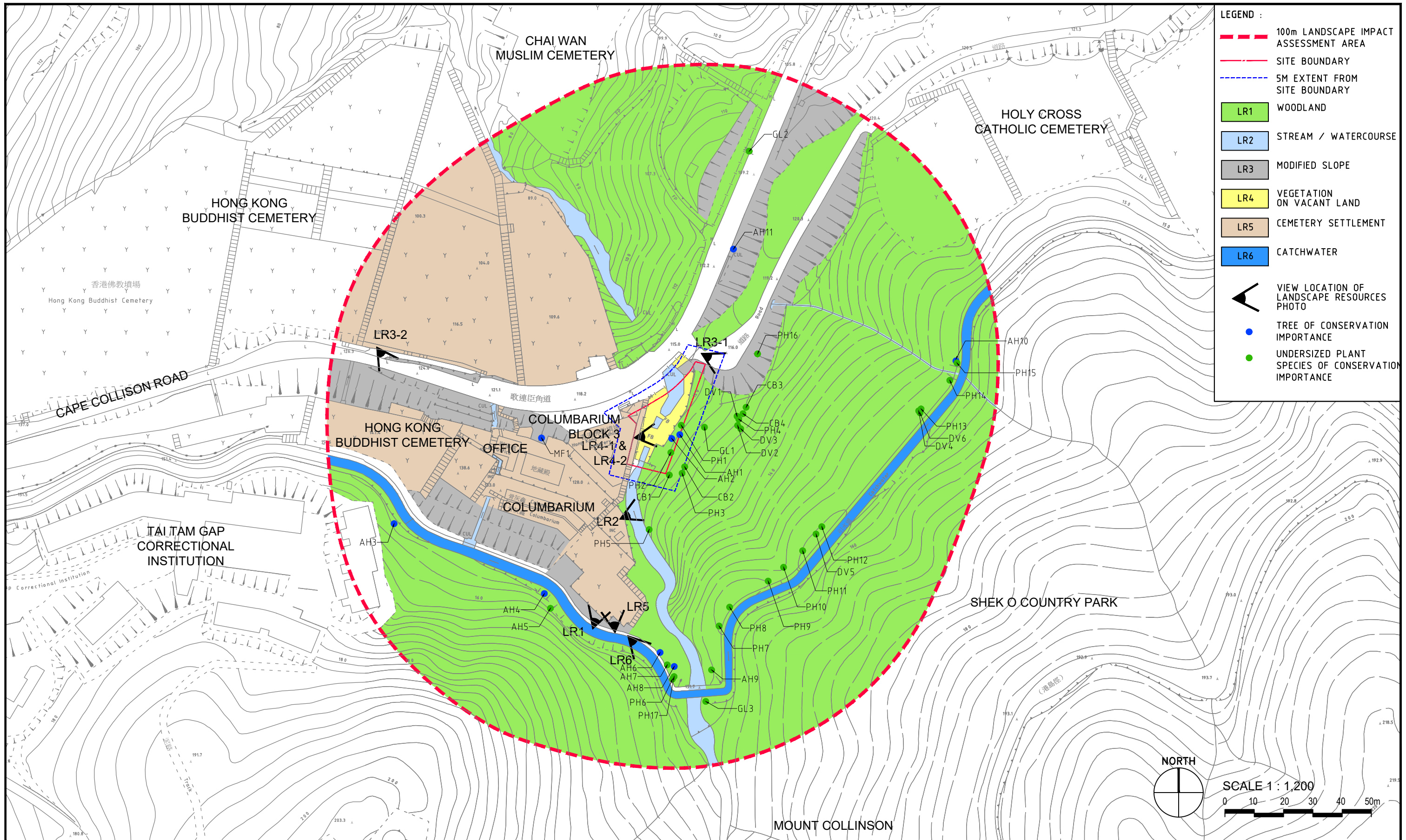
*AERIAL PHOTO & KEY VISUAL ELEMENTS*

*ZONE OF VISUAL INFLUENCE AND KEY PUBLIC VIEW POINTS*

*VP1 TO VP6*







Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN
Drawing Title	LANDSCAPE RESOURCES PLAN
Drawn by	AL
Checked by	LT
Approved by	AM
Date	MAY 2024

Drawing No.	HKBA1-LVIA02
Scale	1 : 1200 @ A3
Job No.	HKBA1

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LR1 : WOODLAND



LR2 : STREAM / WATERCOURSE



LR3-1 : MODIFIED SLOPE



LR3-2 : MODIFIED SLOPE



LR4-1 : VEGETATION ON VACANT LAND



LR4-2 : VEGETATION ON VACANT LAND

						Job Title						Drawing No.			
						S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN						HKBA1-LVIA03			
						Drawing Title						Scale			
						LANDSCAPE RESOURCES PHOTOGRAPHS (1 OF 2)						AS SHOWN			
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	JAN 2024	Job. No.	HKBA1



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LR5 : CEMETERY SETTLEMENT



LR6 : CATCHWATER

						Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN					Drawing No.	HKBA1-LVIA04		
						Drawing Title	LANDSCAPE RESOURCES PHOTOGRAPHS (2 OF 2)					Scale	AS SHOWN		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	JAN 2024	Job. No.	HKBA1



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**LEGEND :**

- SITE BOUNDARY
- VP1 VIEW FROM ENTRANCE OF HOLY CROSS CATHOLIC CEMETERY
- VP2 VIEW FROM MINIBUS STOP AT HONG KONG BUDDHIST CEMETERY
- VP3 VIEW FROM HONG KONG BUDDHIST CEMETERY
- VP4 VIEW FROM OFFICE OF HONG KONG BUDDHIST CEMETERY
- VP5 VIEW FROM TRAIL ALONG CATCHWATER
- VP6 VIEW FROM CAPE COLLINSON CREMATORIUM
- +159.4 EXISTING LEVEL
- ▲ KEY PUBLIC VIEWING POINTS

**VISUAL RESOURCES/ELEMENTS**

- HILLSIDE WOODLAND
- EXISTING STREAM
- EXISTING CATCHWATER

**NORTH**

SCALE 1 : 2,000

							<b>Job Title</b> S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN	<b>Drawing No.</b> HKBA1-LVIA05							
							<b>Drawing Title</b> AERIAL PHOTO OF BASELINE CONDITION & KEY VISUAL ELEMENTS	<b>Scale</b> 1 : 2000 @ A3							
<b>Amendment No.</b>	<b>Date</b>	<b>Description</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>	<b>Drawn by</b>	AL	<b>Checked by</b>	LT	<b>Approved by</b>	AM	<b>Date</b>	MAY 2024	<b>Job. No.</b>	HKBA1

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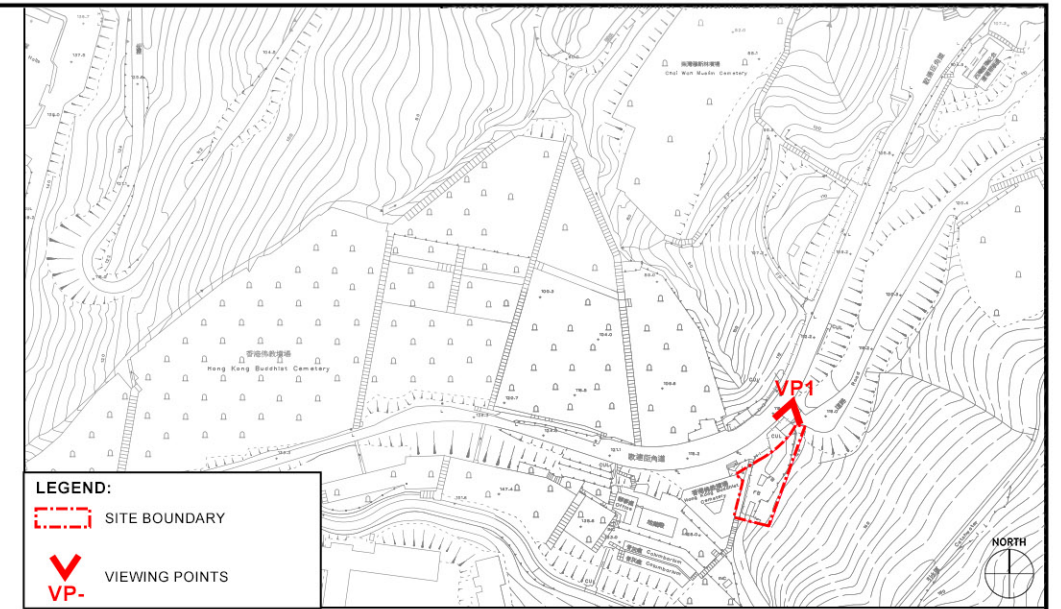


VIEW FOR EXISTING CONDITION

Tai Tam Gap  
Correctional Institution  
about +177mPD

Hong Kong Buddhist Cemetery  
Columbarium Block 3  
+127.8mPD

Office  
about +137mPD



LEGEND:  
 [Red dashed line] SITE BOUNDARY  
 [Red arrow] VIEWING POINTS  
 VP-

KEY PLAN

VIEWPOINT ELEVATION: +115.0 mPD  
 VIEWING DISTANCE: ABOUT 8m



PHOTOMONTAGE WITH PROPOSED DEVELOPMENT

Hong Kong Buddhist Cemetery  
Columbarium Block 3  
+127.8mPD

Tai Tam Gap  
Correctional Institution  
about +177mPD

Office  
about +137mPD

						Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN					Drawing No.	HKBA1-LVIA07		
						Drawing Title	VP1 : VIEW FROM ENTRANCE OF HOLY CROSS CATHOLIC CEMETERY					Scale	AS SHOWN		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	MAY 2024	Job. No.	HKBA1



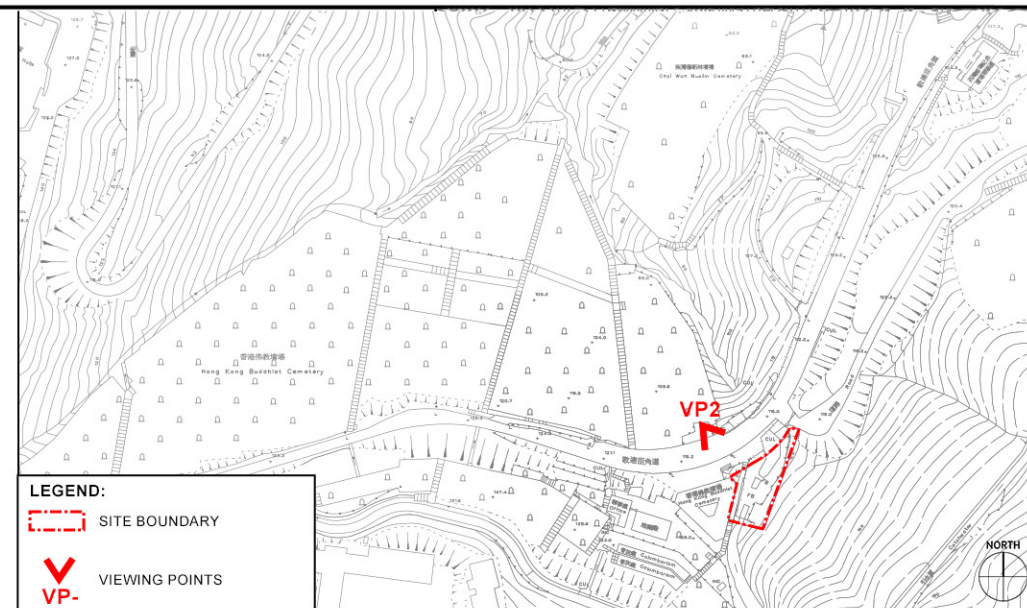
Hong Kong Buddhist Cemetery  
Columbarium Block 3  
+127.8mPD



VIEW FOR EXISTING CONDITION



Hong Kong Buddhist Cemetery  
Columbarium Block 3  
+127.8mPD

PHOTOMONTAGE WITH PROPOSED DEVELOPMENT



LEGEND:  
 SITE BOUNDARY  
 VIEWING POINTS

KEY PLAN

VIEWPOINT ELEVATION: +116.6 mPD  
 VIEWING DISTANCE: ABOUT 20m

LEGEND:

 PROPOSED DEVELOPMENT

						Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOUREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN					Drawing No.	HKBA1-LVIA08		
						Drawing Title	VP2 : VIEW FROM MINIBUS STOP AT HONG KONG BUDDHIST CEMETERY					Scale	AS SHOWN		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	MAY 2024	Job. No.	HKBA1

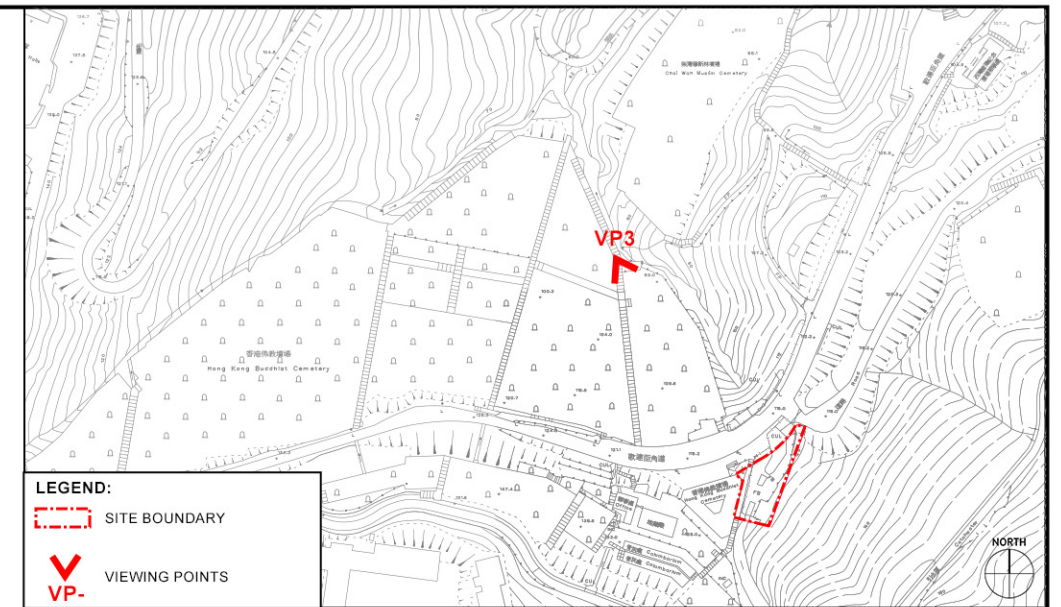




VIEW FOR EXISTING CONDITION



PHOTOMONTAGE WITH PROPOSED DEVELOPMENT



KEY PLAN

VIEWPOINT ELEVATION: +89.0 mPD  
VIEWING DISTANCE: ABOUT 84m

LEGEND:

 PROPOSED DEVELOPMENT

						Job Title					Drawing No.				
						S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN					HKBA1-LVIA09				
						Drawing Title					Scale				
						VP3 : VIEW FROM HONG KONG BUDDHIST CEMETERY					AS SHOWN				
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	MAY 2024	Job. No.	HKBA1

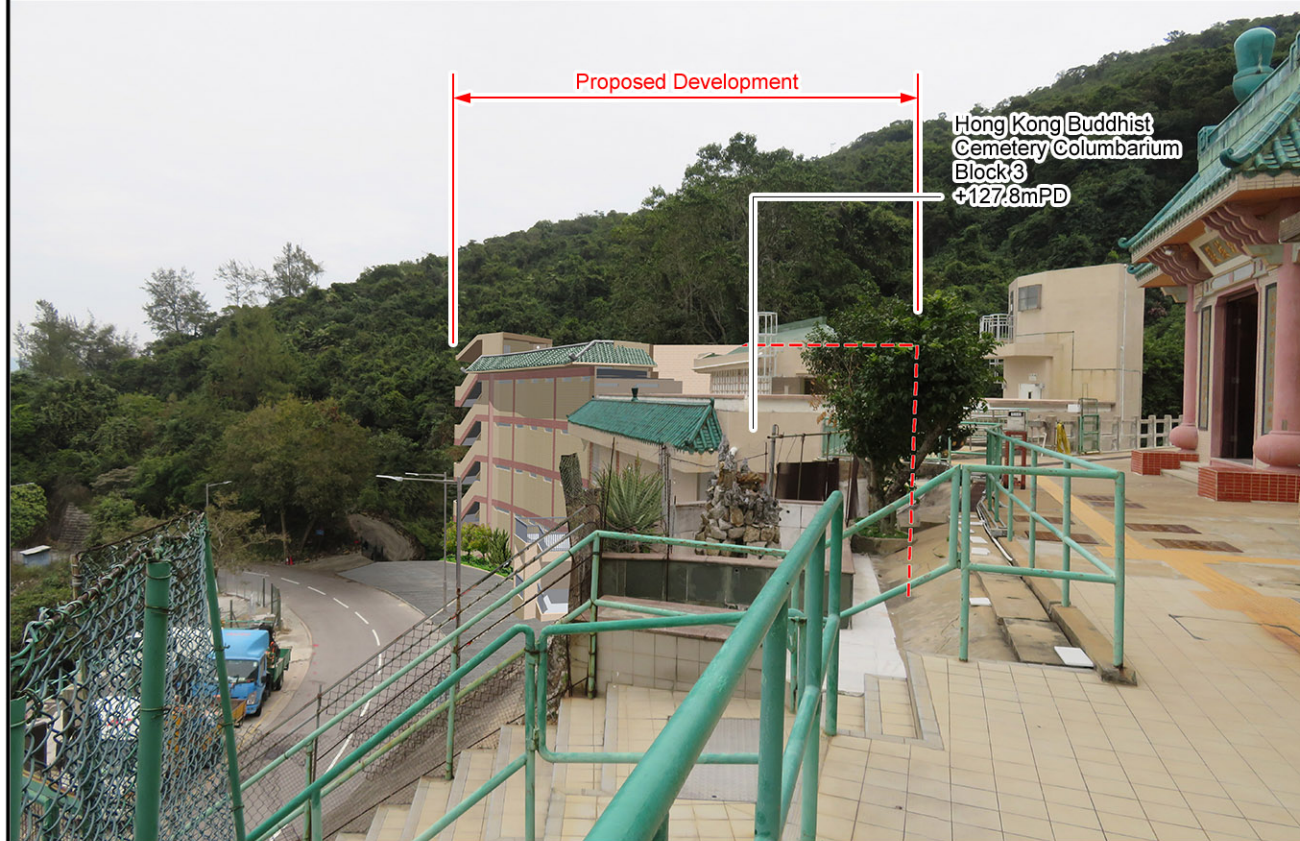


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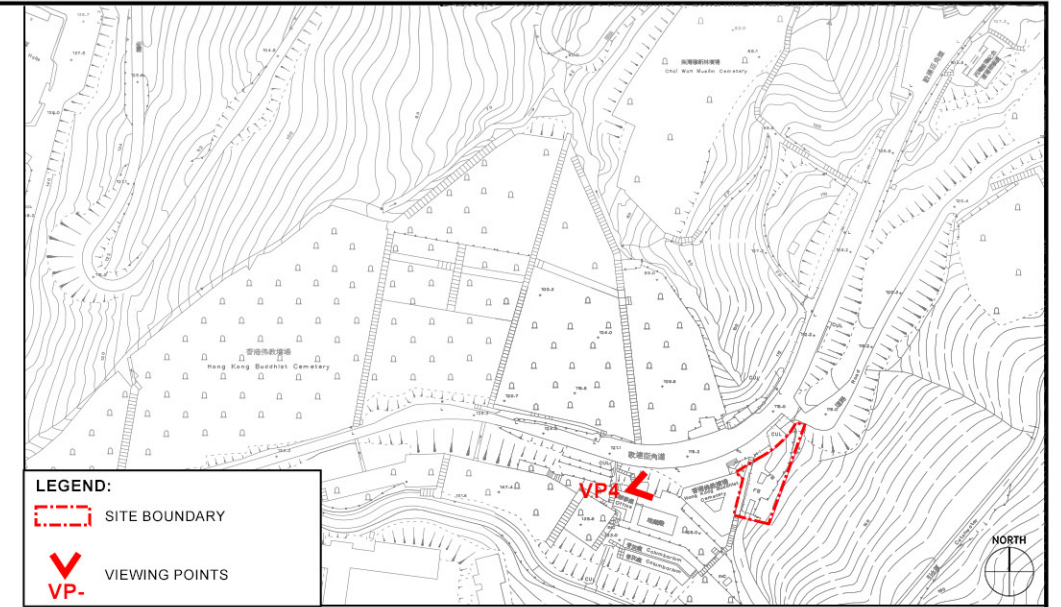




VIEW FOR EXISTING CONDITION



PHOTOMONTAGE WITH PROPOSED DEVELOPMENT



LEGEND:  
 [Red dashed line] SITE BOUNDARY  
 [Red arrow] VP- VIEWING POINTS

KEY PLAN

VIEWPOINT ELEVATION: +128.0 mPD  
 VIEWING DISTANCE: ABOUT 36m

LEGEND:

[Red dashed box] PROPOSED DEVELOPMENT

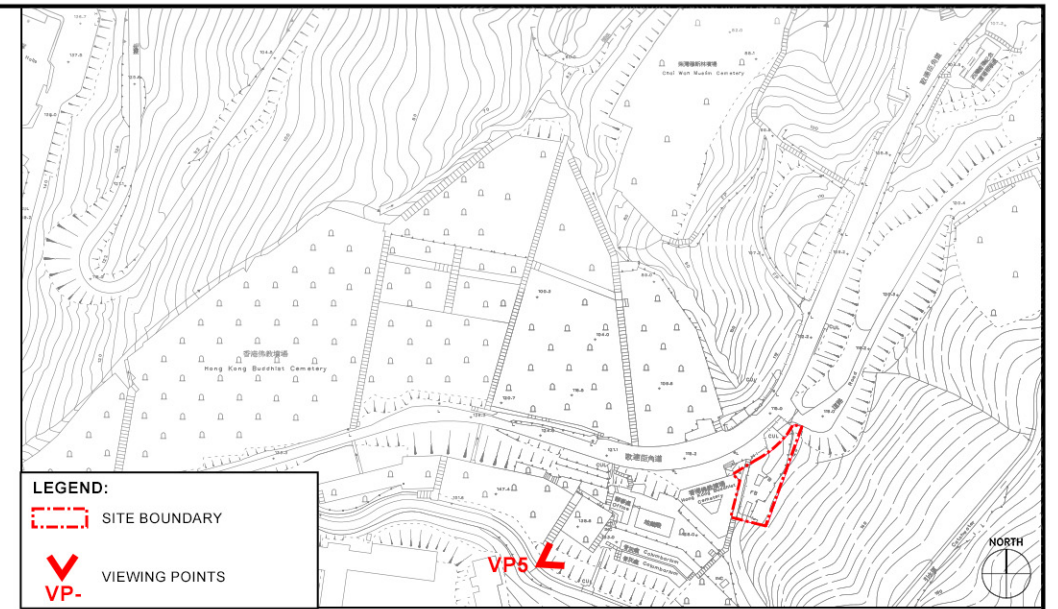
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						Drawing Title	VP4 : VIEW FROM OFFICE OF HONG KONG BUDDHIST CEMETERY					Scale	AS SHOWN		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	MAY 2024	Job. No.	HKBA1



VIEW FOR EXISTING CONDITION



PHOTOMONTAGE WITH PROPOSED DEVELOPMENT



KEY PLAN

VIEWPOINT ELEVATION: +151.6 mPD  
VIEWING DISTANCE: ABOUT 72m

						Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOUREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN					Drawing No.	HKBA1-LVIA11		
						Drawing Title	VP5 : VIEW FROM TRAIL ALONG CATCHWATER					Scale	AS SHOWN		
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	MAY 2024	Job. No.	HKBA1

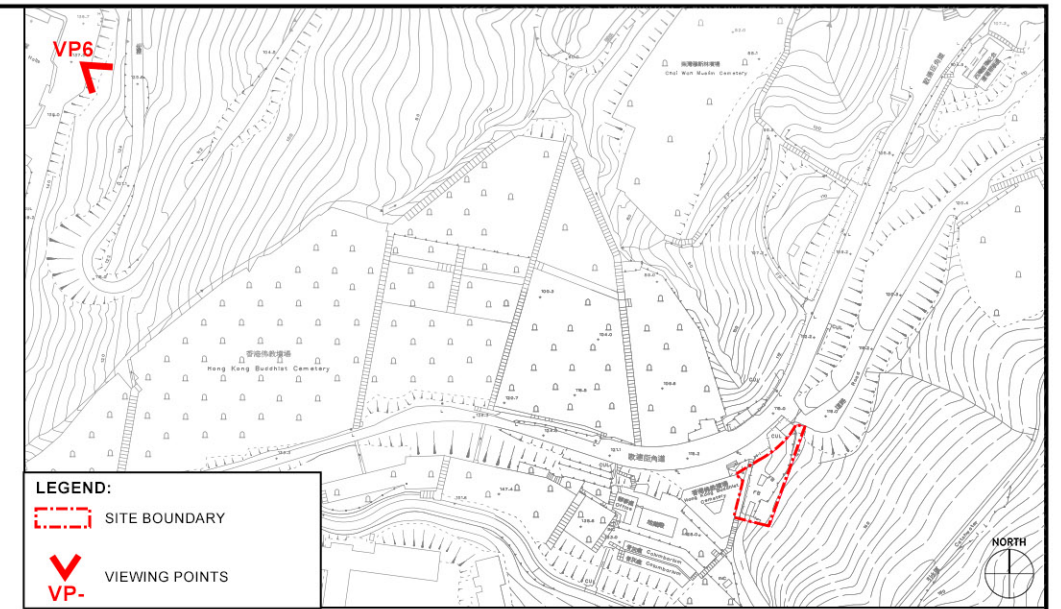
Planning, Urban Design, Landscape, Golf & Environmental Consultants  
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662



VIEW FOR EXISTING CONDITION



PHOTOMONTAGE WITH PROPOSED DEVELOPMENT



KEY PLAN

VIEWPOINT ELEVATION: +137.5 mPD  
 VIEWING DISTANCE: ABOUT 285m

**LEGEND:**

[Red dashed line] PROPOSED DEVELOPMENT

						Job Title					S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOUREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN		Drawing No.		HKBA1-LVIA12				
						Drawing Title					VP6 : VIEW FROM CAPE COLLINSON CREMATORIUM					Scale		AS SHOWN	
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	MAY 2024	Job. No.	HKBA1				

## **APPENDIX C**

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### **TREE SURVEY AND TREATMENT PROPOSAL**

*TREE TREATMENT SCHEDULE*

*TREE SURVEY PLAN*

*TREE TREATMENT PLAN*

*TREE SURVEY PHOTOGRAPHS*

## Tree Treatment Schedule

Tree Group no.	Photo no.	Species		Number of trees	Tree Size			Proposed Treatment (Retain/ Transplant/ Remove)	Remarks <sup>1</sup> (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific name	Chinese name		Estimate	Height (m)	DBH <sup>2</sup> (mm)		
TG1	V1-V7	<i>Sterculia lanceolata</i>	假蒴婆	11	5 - 12	100 - 400	3 - 8	Remove	-TG1 locates within a government land in the east of Hong Kong Buddhist Cemetery (IL 7755 RP). - Existing trees with tree canopy or/and tree trunk within the site are included in TG1. - The tree group consists of common native species of secondary woodland. - There are two individuals of <i>Artocarpus hypargyreus</i> which are listed as Near Threatened in Rare and Precious Plants of Hong Kong. - Most of the trees are on steep slopes which are not suitable for transplanting. - All trees are in conflict with the proposed development and are not suitable to be transplanted.
		<i>Machilus chekiangensis</i>	浙江潤楠	2	11 - 14	230 - 400	6 - 9	Remove	
		<i>Mallotus paniculatus</i>	白楸	5	5 - 10	180 - 300	6 - 8	Remove	
		<i>Ficus variegata</i>	青果榕	3	6 - 10	150 - 500	5 - 9	Remove	
		<i>Machilus velutina</i>	絨毛潤楠	1	6	120	4	Remove	
		<i>Citrus maxima</i>	柚	1	8	320	6	Remove	
		<i>Artocarpus hypargyreus</i>	白桂木	2	6 - 7	165 - 230	3 - 4	Remove	
		<i>Ficus hispida</i>	對葉榕	2	5 - 6	140 - 200	3 - 4	Remove	
		<i>Clausena lansium</i>	黃皮	1	7	240	6	Remove	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	2	5 - 6	150 - 220	4 - 5	Remove	
TG1			<b>Sub-total</b>	<b>30</b>					
TG2	V22-V28	<i>Sterculia lanceolata</i>	假蒴婆	9	5 - 9	100 - 300	3 - 6	Remove	- TG2 locates within 5m extent from the site boundary. - Existing trees with only tree trunk within the 5m extent from the site boundary are included in TG2. - The tree group consists of common native species of secondary woodland, and few fruit trees which are commonly planted in Hong Kong. - Most of the trees are on steep slopes which are not suitable for transplanting.
		<i>Machilus chekiangensis</i>	浙江潤楠	2	11 - 14	230 - 400	6 - 9	Remove	
		<i>Clausena lansium</i>	黃皮	2	6 - 7	200 - 300	5 - 6	Remove	
		<i>Psidium guajava</i>	番石榴	1	5	180	4	Remove	
		<i>Mangifera indica</i>	芒果	1	6	220	3	Remove	
		<i>Myrsine seguinii</i>	密花樹	1	6	200	4	Remove	
		<i>Aporosa dioica</i>	銀柴	1	7	200	4	Remove	
TG2			<b>Sub-total</b>	<b>17</b>					

<b>Grand Total</b>	<b>47</b>
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### Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	47
<b>Total Number of Existing Tree(s)</b>	<b>47</b>

<sup>1</sup> Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

<sup>2</sup> DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

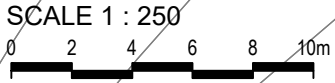
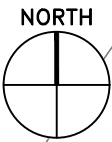
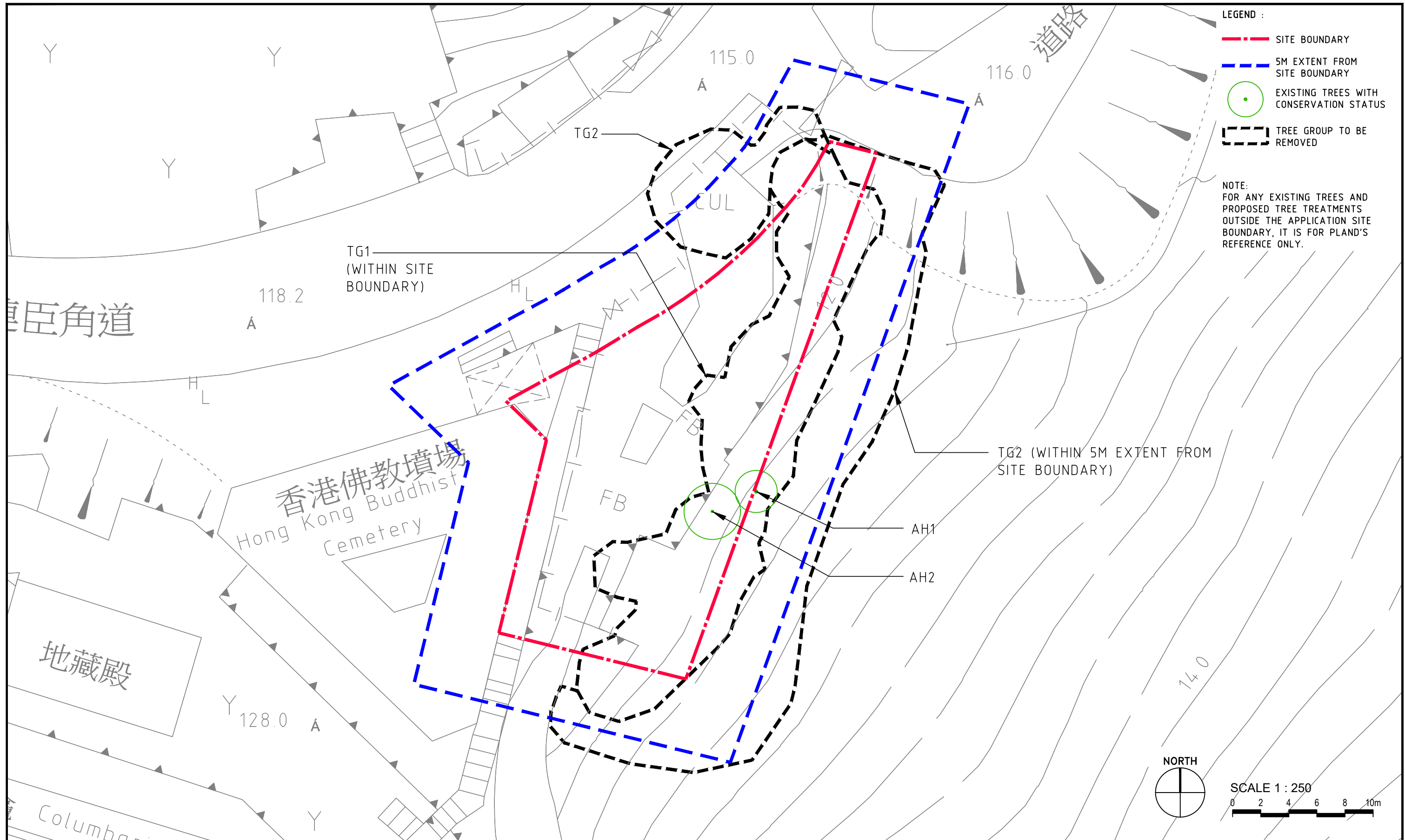
## Treatment Schedule for Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area

[For Plan's D reference - Except Tree AH1 & AH2]

Tree No.	Species		Estimated size			Proposed Treatment (Retain/ Transplant/ Remove)	Conservation status	Additional Remarks
	Scientific name	Chinese name	height (m)	DBH (mm)	crown spread (m)			
<b>Tree</b>								
AH1	<i>Artocarpus hypargyreus</i>	白桂木	6.0	230	3.0	Remove	Rare and Precious Plant of Hong Kong (AFCD 2003)	On slope *Within S.16 application site
AH2	<i>Artocarpus hypargyreus</i>	白桂木	6.0	165	4.0	Remove	Rare and Precious Plant of Hong Kong (AFCD 2003)	On slope, trunk wound *Within S.16 application site
AH3	<i>Artocarpus hypargyreus</i>	白桂木	6.5	270	7.0	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	On man-made slope, root restricted by concrete tree ring
AH4	<i>Artocarpus hypargyreus</i>	白桂木	4.0	180	4.0	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	On man-made slope, root restricted by concrete tree ring
AH6	<i>Artocarpus hypargyreus</i>	白桂木	7.0	150	4.5	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	On slope
AH8	<i>Artocarpus hypargyreus</i>	白桂木	6.0	246	5.0	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	On the top of slope
AH10	<i>Artocarpus hypargyreus</i>	白桂木	5.0	170	3.0	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	On slope
AH11	<i>Artocarpus hypargyreus</i>	白桂木	7.0	120	4.0	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	On man-made slope
MF1	<i>Michelia figo</i>	含笑	2.0	120	1.5	Retain	Scheduled under Cap 96	On man-made slope, root restricted by concrete tree ring
<b>Undersized</b>								
AH5	<i>Artocarpus hypargyreus</i>	白桂木	0.9	20	0.4	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	Undersized, on man-made slope
AH7	<i>Artocarpus hypargyreus</i>	白桂木	3.0	40	1.0	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	Undersized, on slope, bending
AH9	<i>Artocarpus hypargyreus</i>	白桂木	0.5	-	0.5	Retain	Rare and Precious Plant of Hong Kong (AFCD 2003)	Undersized, growing next to pipe
CB1	<i>Cibotium barometz</i>	金毛狗	0.5-1	-	2.5	Retain	Scheduled under Cap 586; Rare and Precious Plants of Hong Kong: Vulnerable (VU)	Large fern in group, on slope
CB2	<i>Cibotium barometz</i>	金毛狗	1-1.5	-	2.0	Retain	Scheduled under Cap 586; Rare and Precious Plants of Hong Kong: Vulnerable (VU)	Large fern in group, on slope
CB3	<i>Cibotium barometz</i>	金毛狗	1-2	-	2.0	Retain	Scheduled under Cap 586; Rare and Precious Plants of Hong Kong: Vulnerable (VU)	Large fern in group, on slope
CB4	<i>Cibotium barometz</i>	金毛狗	2.2	-	2.0	Retain	Scheduled under Cap 586; Rare and Precious Plants of Hong Kong: Vulnerable (VU)	Large fern in group, on slope
DV1	<i>Diospyros vaccinioides</i>	小果柿	0.5	-	0.3	Retain	Classified as Critically Endangered in the IUCN Red Data List	Undersized, on slope
DV2	<i>Diospyros vaccinioides</i>	小果柿	0.4	-	0.6	Retain	Classified as Critically Endangered in the IUCN Red Data List	Undersized, on slope
DV3	<i>Diospyros vaccinioides</i>	小果柿	0.7	-	0.5	Retain	Classified as Critically Endangered in the IUCN Red Data List	Undersized, on slope
DV4	<i>Diospyros vaccinioides</i>	小果柿	0.6	-	0.5	Retain	Classified as Critically Endangered in the IUCN Red Data List	Undersized, on slope
DV5	<i>Diospyros vaccinioides</i>	小果柿	0.9	-	0.2	Retain	Classified as Critically Endangered in the IUCN Red Data List	Undersized, on slope
DV6	<i>Diospyros vaccinioides</i>	小果柿	0.7	-	0.4	Retain	Classified as Critically Endangered in the IUCN Red Data List	Undersized, on slope
GL1	<i>Gnetum luofuense</i>	羅浮買麻藤	2.0	-	2.0	Retain	Listed as Near Threatened in the IUCN Red Data List	Undersized, climbing on trees
GL2	<i>Gnetum luofuense</i>	羅浮買麻藤	4.0	-	1.0	Retain	Listed as Near Threatened in the IUCN Red Data List	Undersized, climbing on trees
GL3	<i>Gnetum luofuense</i>	羅浮買麻藤	8.0	-	0.8	Retain	Listed as Near Threatened in the IUCN Red Data List	Undersized, climbing on trees
PH1	<i>Pavetta hongkongensis</i>	香港大沙葉	1.5	-	0.2	Retain	Scheduled under Cap 96	Undersized, on slope
PH2	<i>Pavetta hongkongensis</i>	香港大沙葉	0.4	-	0.1	Retain	Scheduled under Cap 96	Undersized, on slope

Tree No.	Species		Estimated size			Proposed Treatment (Retain/ Transplant/ Remove)	Conservation status	Additional Remarks
	Scientific name	Chinese name	height (m)	DBH (mm)	crown spread (m)			
PH3	<i>Pavetta hongkongensis</i>	香港大沙葉	2.0	70	1.5	Retain	Scheduled under Cap 96	Undersized, on slope
PH4	<i>Pavetta hongkongensis</i>	香港大沙葉	2.0	-	1.2	Retain	Scheduled under Cap 96	Undersized, on slope
PH5	<i>Pavetta hongkongensis</i>	香港大沙葉	1.5	40	1.3	Retain	Scheduled under Cap 96	Undersized, growing within rocks
PH6	<i>Pavetta hongkongensis</i>	香港大沙葉	1.5	20	1.0	Retain	Scheduled under Cap 96	Undersized, on slope
PH7	<i>Pavetta hongkongensis</i>	香港大沙葉	0.8	-	0.3	Retain	Scheduled under Cap 96	Undersized, on slope
PH8	<i>Pavetta hongkongensis</i>	香港大沙葉	2.0	-	1.0	Retain	Scheduled under Cap 96	Undersized, on slope
PH9	<i>Pavetta hongkongensis</i>	香港大沙葉	0.6	-	0.3	Retain	Scheduled under Cap 96	Undersized, on slope
PH10	<i>Pavetta hongkongensis</i>	香港大沙葉	0.8	-	0.5	Retain	Scheduled under Cap 96	Undersized, on slope
PH11	<i>Pavetta hongkongensis</i>	香港大沙葉	0.7	-	0.9	Retain	Scheduled under Cap 96	Undersized, on slope
PH12	<i>Pavetta hongkongensis</i>	香港大沙葉	0.3	-	0.1	Retain	Scheduled under Cap 96	Undersized, on slope
PH13	<i>Pavetta hongkongensis</i>	香港大沙葉	0.4	-	0.5	Retain	Scheduled under Cap 96	Undersized, on slope
PH14	<i>Pavetta hongkongensis</i>	香港大沙葉	0.9	-	0.8	Retain	Scheduled under Cap 96	Undersized, on slope
PH15	<i>Pavetta hongkongensis</i>	香港大沙葉	0.2	-	0.2	Retain	Scheduled under Cap 96	Undersized, on slope
PH16	<i>Pavetta hongkongensis</i>	香港大沙葉	1.2	30	1.5	Retain	Scheduled under Cap 96	Undersized, on slope, broken stem with epicormics
PH17	<i>Pavetta hongkongensis</i>	香港大沙葉	1.4	20	1.3	Retain	Scheduled under Cap 96	Undersized, on slope

\*Except Tree AH1 & AH2, the remaining inventory are for Plan's D reference only.



Amendment No.	Date	Description	Drawn by	Checked by	Approved by

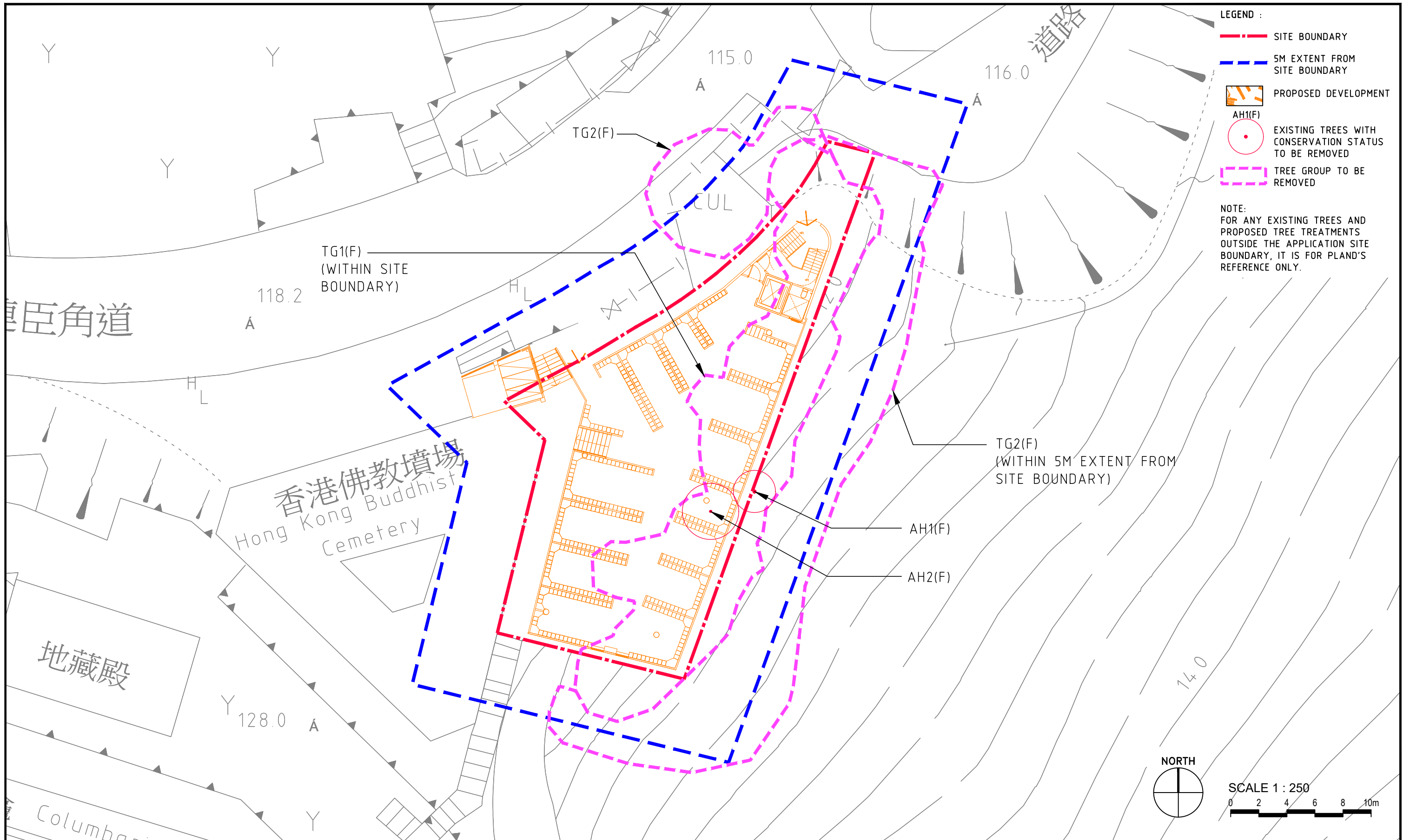
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Drawing Title	TREE SURVEY PLAN
Drawn by	AL
Checked by	LT
Approved by	AM
Date	MAY 2024

Drawing No.	HKBA1-TS01
Scale	1 : 250 @ A3
Job. No.	HKBA1

  
**Urbis Limited**  
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Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN
Drawing Title	TREE TREATMENT PLAN
Drawn by	AL
Checked by	LT
Approved by	AM
Date	MAY 2024

Drawing No.	HKBA1-TR01
Scale	1 : 250 @ A3
Job. No.	HKBA1

Amendment No.	Date	Description	Drawn by	Checked by	Approved by

  
**Urbis Limited**  
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V1 : General view of TG1



V2 : General view of TG1



V3 : General view of TG1



V4 : General view of TG1

**[V8-V21: For PlanD's reference only]**

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**



V5 : General view of TG1



V6 : General view of TG1



V7 : General view of TG1



V8 : General view of the area

**[V8-V21: For PlanD's reference only]**

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**



V9 : General view of the area



V10 : General view of the area



V11 : General view of the area



V12 : General view of the area

**[V8-V21: For PlanD's reference only]**

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**



V13 : General view of the area



V14 : General view of the area



V15 : General view of the area



V16 : General view of the area

**[V8-V21: For PlanD's reference only]**

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**



V17 : General view of the area



V18 : General view of the area



V19 : General view of the area



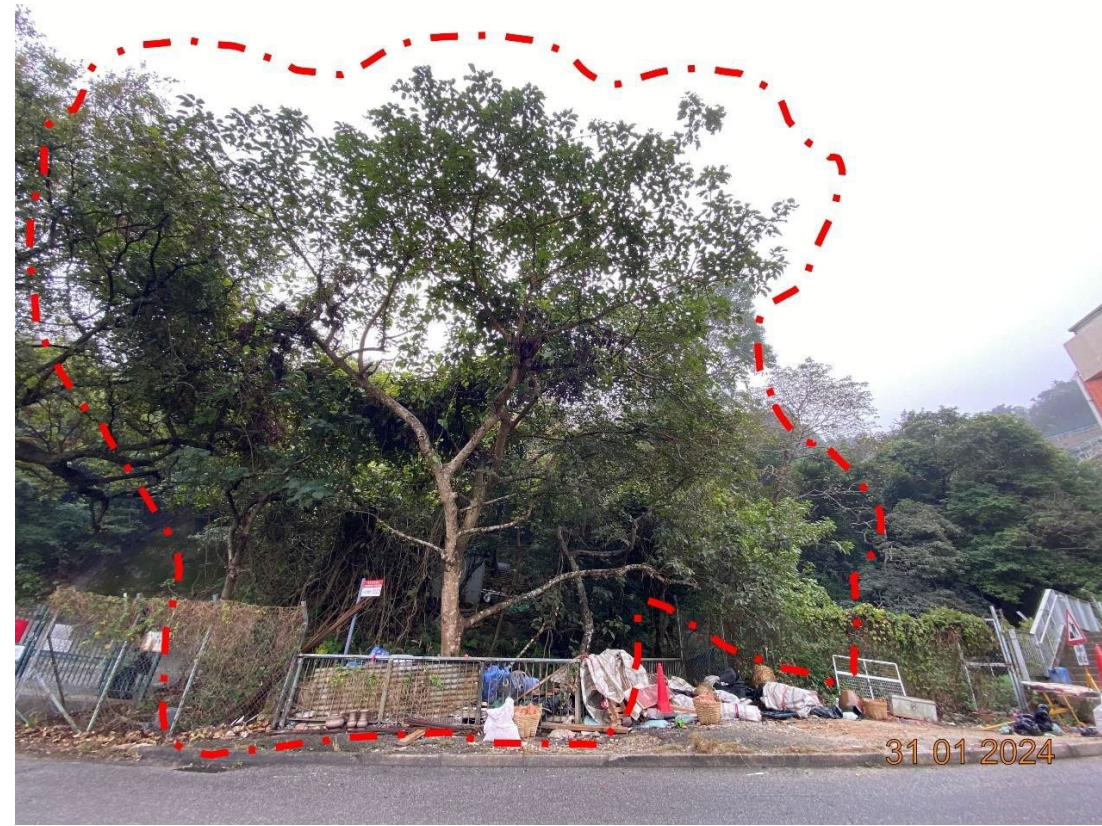
V20 : General view of the area

**[V8-V21: For PlanD's reference only]**

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**



V21 : General view of the area



V22 : General view of TG2



V23 : General view of TG2



V24 : General view of TG2

[V8-V21: For PlanD's reference only]

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**



V25 : General view of TG2



V26 : General view of TG2



V27 : General view of TG2



V28 : General view of TG2

**[V8-V21: For PlanD's reference only]**

**S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area**





AH1 - *Artocarpus hypargyreus* (Tree)  
\*Within S.16 application site



AH1 - *Artocarpus hypargyreus* (Tree)  
\*Within S.16 application site



AH2 - *Artocarpus hypargyreus* (Tree)  
\*Within S.16 application site



AH2 - *Artocarpus hypargyreus* (Tree)  
\*Within S.16 application site



AH3 - *Artocarpus hypargyreus* (Tree)



AH3 - *Artocarpus hypargyreus* (Tree)



AH4 - *Artocarpus hypargyreus* (Tree)



AH4 - *Artocarpus hypargyreus* (Tree)

[For PlanD's reference only]

S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area



AH5 - *Artocarpus hypargyreus* (Seedling)



AH6 - *Artocarpus hypargyreus* (Tree)



AH6 - *Artocarpus hypargyreus* (Tree)



AH7 - *Artocarpus hypargyreus* (Seedling)



AH8 - *Artocarpus hypargyreus* (Tree)



AH8 - *Artocarpus hypargyreus* (Tree)



AH9 - *Artocarpus hypargyreus* (Seedling)



AH10 - *Artocarpus hypargyreus* (Tree)

[For PlanD's reference only]



AH10 - *Artocarpus hypargyreus* (Tree)



AH11 - *Artocarpus hypargyreus* (Tree)



AH11 - *Artocarpus hypargyreus* (Tree)



CB1 - *Cibotium barometz* (Large fern)



CB2 - *Cibotium barometz* (Large fern)



CB3 - *Cibotium barometz* (Large fern)



CB4 - *Cibotium barometz* (Large fern)



DV1 - *Diospyros vaccinioides* (Seedling)

[For PlanD's reference only]



DV2 - *Diospyros vaccinioides* (Seedling)



DV3 - *Diospyros vaccinioides* (Seedling)



DV4 - *Diospyros vaccinioides* (Seedling)



DV5 - *Diospyros vaccinioides* (Seedling)



DV6 - *Diospyros vaccinioides* (Seedling)



GL1 - *Gnetum luofuense* (Climber)



GL1 - *Gnetum luofuense* (Climber)



GL2 - *Gnetum luofuense* (Climber)

[For PlanD's reference only]



GL3 - *Gnetum luofuense* (Climber)



MF1 - *Michelia figo* (Tree)



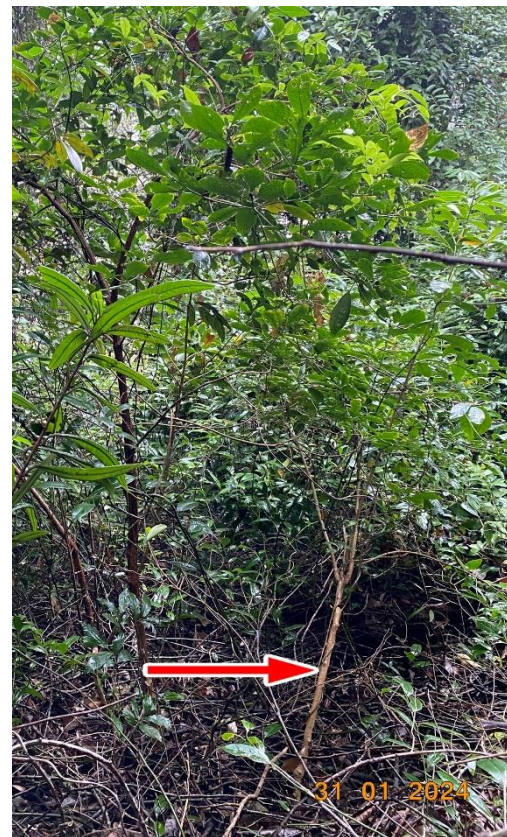
MF1 - *Michelia figo* (Tree)



PH1 - *Pavetta hongkongensis* (Seedling)



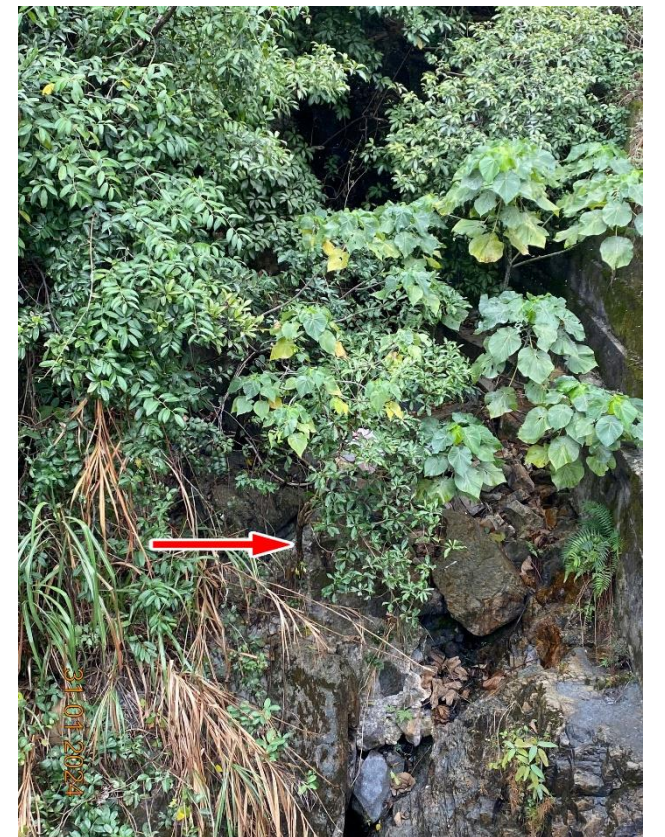
PH2 - *Pavetta hongkongensis* (Seedling)



PH3 - *Pavetta hongkongensis* (Seedling)



PH4 - *Pavetta hongkongensis* (Seedling)



PH5 - *Pavetta hongkongensis* (Seedling)

[For PlanD's reference only]



PH6 - *Pavetta hongkongensis* (Seedling)



PH7 - *Pavetta hongkongensis* (Seedling)



PH8 - *Pavetta hongkongensis* (Seedling)



PH9 - *Pavetta hongkongensis* (Seedling)



PH10 - *Pavetta hongkongensis* (Seedling)



PH11 - *Pavetta hongkongensis* (Seedling)



PH12 - *Pavetta hongkongensis* (Seedling)

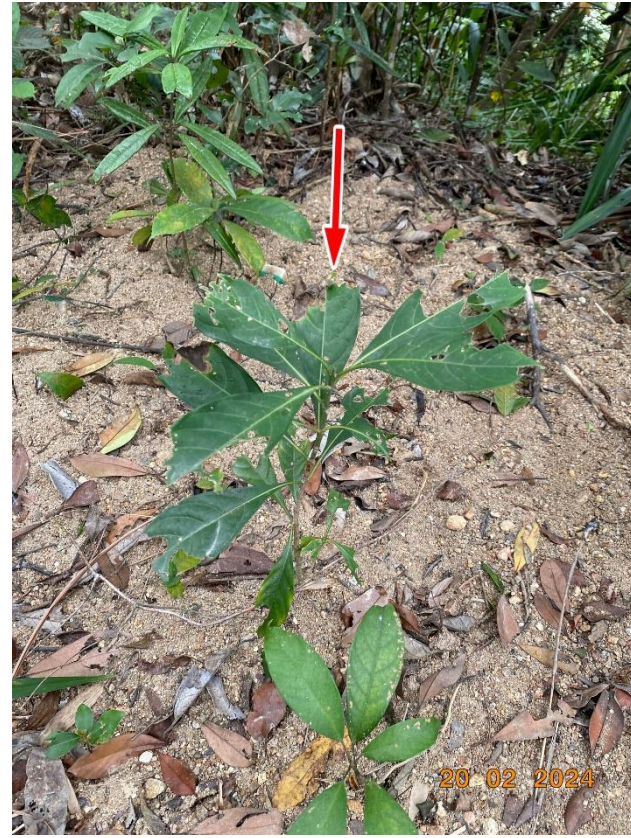


PH13 - *Pavetta hongkongensis* (Seedling)

[For PlanD's reference only]



PH14 - *Pavetta hongkongensis* (Seedling)



PH15 - *Pavetta hongkongensis* (Seedling)



PH16 - *Pavetta hongkongensis* (Seedling)



PH17 - *Pavetta hongkongensis* (Seedling)

[For PlanD's reference only]

S.16 Application for Minor Relaxation of Building Height Restriction for Proposed 4-Storey Columbarium at the Application Site, Cape Collinson Road, Chai Wan  
Individual Tree Survey Photographs - Tree/Plant Species of Conservation Importance within Work Area and 100m Study Area

## **APPENDIX D**

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### **LANDSCAPE PROPOSAL**

*LANDSCAPE PLAN AND MITIGATION MEASURES*

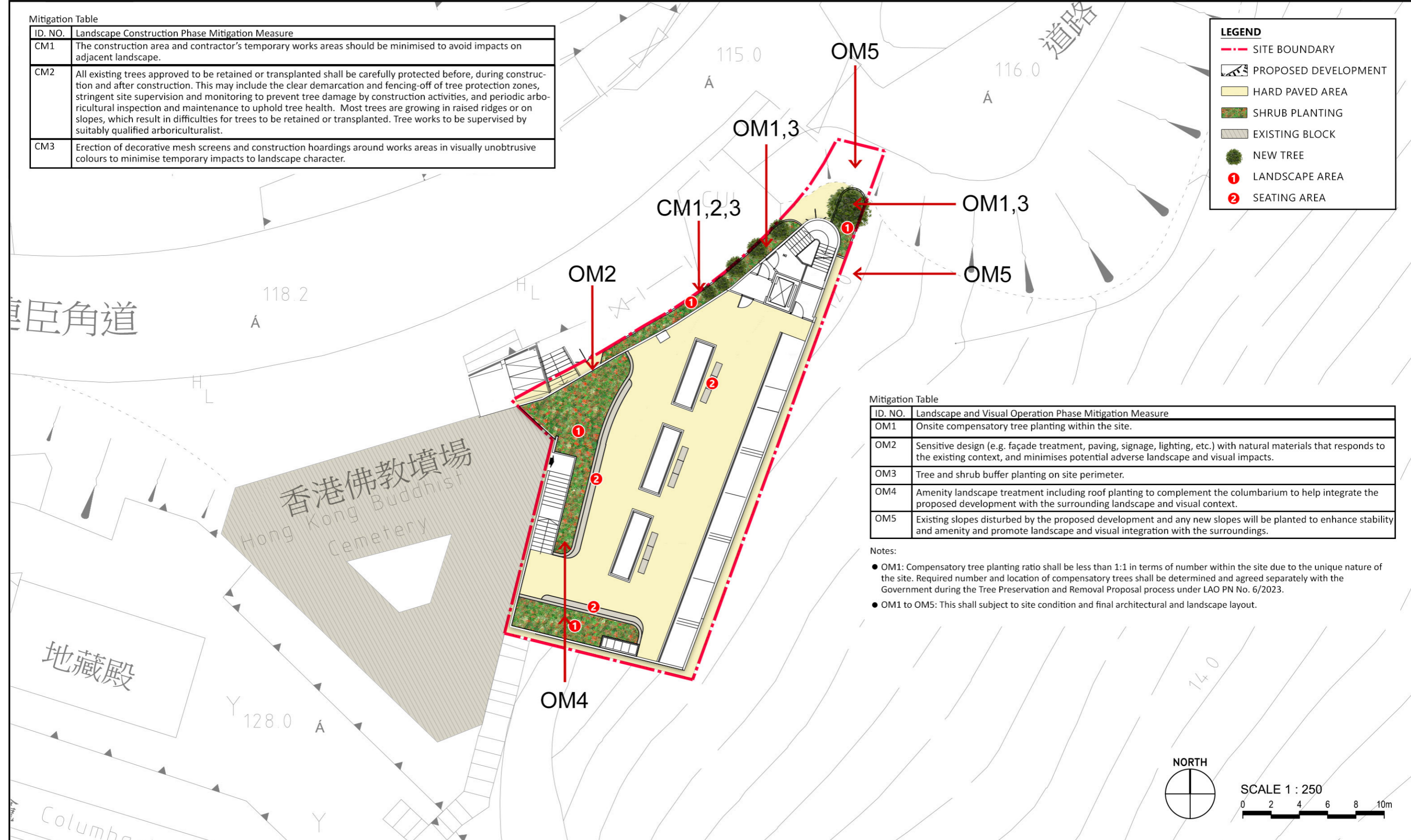
*LANDSCAPE SECTION AND MITIGATION MEASURES*

*COMPENSATORY PLANTING PLAN*



Mitigation Table	
ID. NO.	Landscape Construction Phase Mitigation Measure
CM1	The construction area and contractor's temporary works areas should be minimised to avoid impacts on adjacent landscape.
CM2	All existing trees approved to be retained or transplanted shall be carefully protected before, during construction and after construction. This may include the clear demarcation and fencing-off of tree protection zones, stringent site supervision and monitoring to prevent tree damage by construction activities, and periodic arboricultural inspection and maintenance to uphold tree health. Most trees are growing in raised ridges or on slopes, which result in difficulties for trees to be retained or transplanted. Tree works to be supervised by suitably qualified arboriculturalist.
CM3	Erection of decorative mesh screens and construction hoardings around works areas in visually unobtrusive colours to minimise temporary impacts to landscape character.

LEGEND	
	SITE BOUNDARY
	PROPOSED DEVELOPMENT
	HARD PAVED AREA
	SHRUB PLANTING
	EXISTING BLOCK
	NEW TREE
	LANDSCAPE AREA
	SEATING AREA



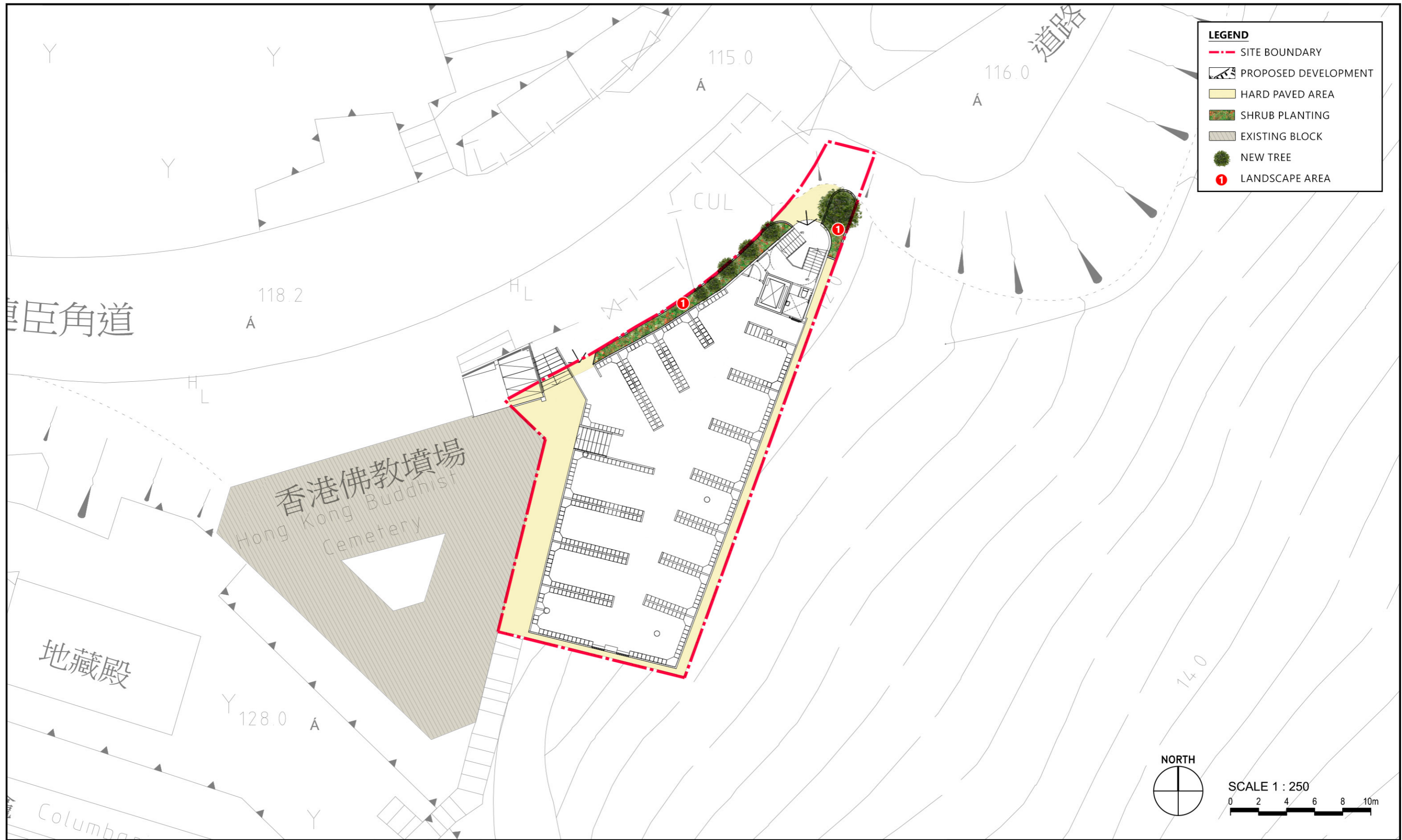
Mitigation Table	
ID. NO.	Landscape and Visual Operation Phase Mitigation Measure
OM1	Onsite compensatory tree planting within the site.
OM2	Sensitive design (e.g. façade treatment, paving, signage, lighting, etc.) with natural materials that responds to the existing context, and minimises potential adverse landscape and visual impacts.
OM3	Tree and shrub buffer planting on site perimeter.
OM4	Amenity landscape treatment including roof planting to complement the columbarium to help integrate the proposed development with the surrounding landscape and visual context.
OM5	Existing slopes disturbed by the proposed development and any new slopes will be planted to enhance stability and amenity and promote landscape and visual integration with the surroundings.

- Notes:
- OM1: Compensatory tree planting ratio shall be less than 1:1 in terms of number within the site due to the unique nature of the site. Required number and location of compensatory trees shall be determined and agreed separately with the Government during the Tree Preservation and Removal Proposal process under LAO PN No. 6/2023.
  - OM1 to OM5: This shall subject to site condition and final architectural and landscape layout.

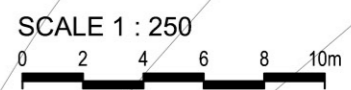
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						Drawing Title		LANDSCAPE PLAN AND MITIGATION MEASURES - OVERALL				Scale		1 : 250 @ A3	
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	JAN 2024	Job. No.	HKBA1



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LEGEND	
	SITE BOUNDARY
	PROPOSED DEVELOPMENT
	HARD PAVED AREA
	SHRUB PLANTING
	EXISTING BLOCK
	NEW TREE
	LANDSCAPE AREA



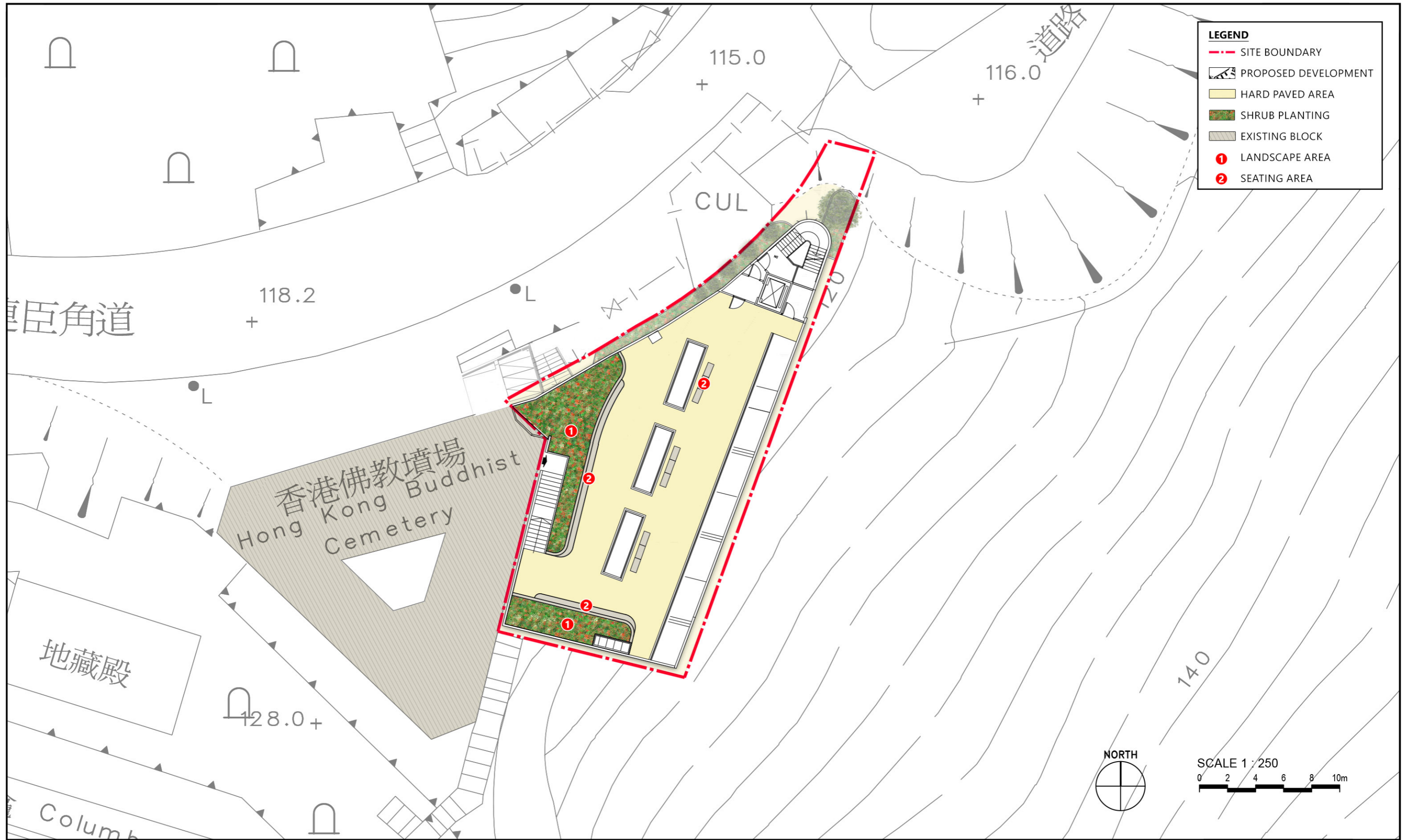
Amendment No.	Date	Description	Drawn by	Checked by	Approved by

Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN
Drawing Title	LANDSCAPE PLAN - GF
Drawn by	AL
Checked by	LT
Approved by	AM
Date	MAY 2024

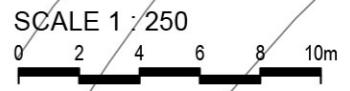
Drawing No.	HKBA1-LP02
Scale	1 : 250 @ A3
Job. No.	HKBA1

  
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LEGEND	
	SITE BOUNDARY
	PROPOSED DEVELOPMENT
	HARD PAVED AREA
	SHRUB PLANTING
	EXISTING BLOCK
	LANDSCAPE AREA
	SEATING AREA

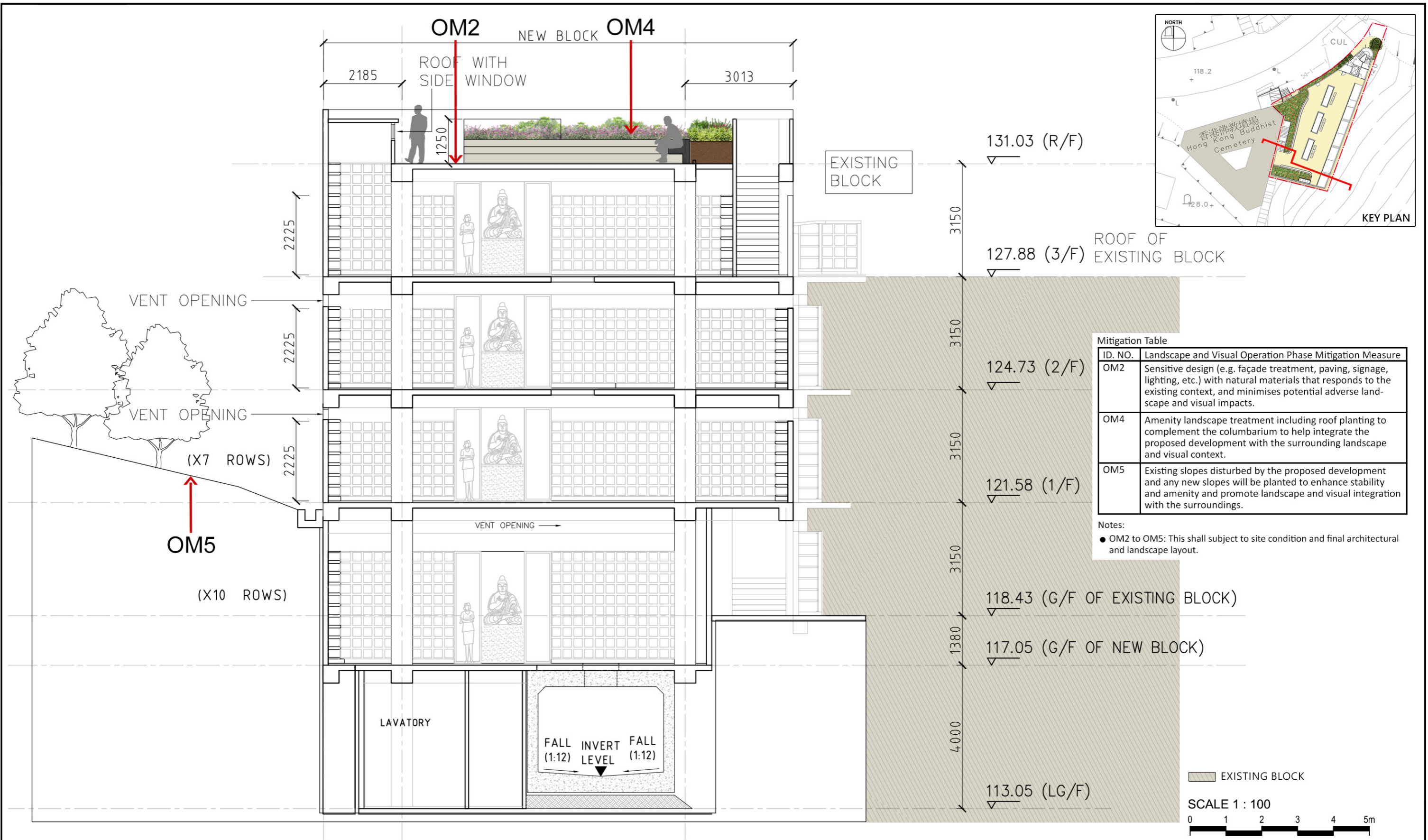


Amendment No.	Date	Description	Drawn by	Checked by	Approved by

Job Title	S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN
Drawing Title	LANDSCAPE PLAN - RF
Drawn by	AL
Checked by	LT
Approved by	AM
Date	JAN 2024

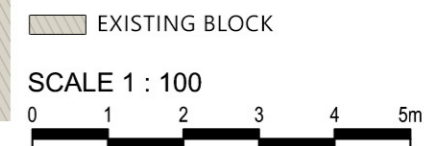
Drawing No.	HKBA1-LP03
Scale	1 : 250 @ A3
Job. No.	HKBA1

  
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Mitigation Table	
ID. NO.	Landscape and Visual Operation Phase Mitigation Measure
OM2	Sensitive design (e.g. façade treatment, paving, signage, lighting, etc.) with natural materials that responds to the existing context, and minimises potential adverse landscape and visual impacts.
OM4	Amenity landscape treatment including roof planting to complement the columbarium to help integrate the proposed development with the surrounding landscape and visual context.
OM5	Existing slopes disturbed by the proposed development and any new slopes will be planted to enhance stability and amenity and promote landscape and visual integration with the surroundings.

Notes:  
 ● OM2 to OM5: This shall subject to site condition and final architectural and landscape layout.



			Job Title			S.16 APPLICATION FOR MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PROPOSED 4-STOREY COLUMBARIUM AT THE APPLICATION SITE, CAPE COLLINSON ROAD, CHAI WAN			Drawing No.			HKBA1-SE01			
			Drawing Title			LANDSCAPE SECTION AND MITIGATION MEASURES			Scale			1 : 100 @ A3			
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	AL	Checked by	LT	Approved by	AM	Date	JAN 2024	Job. No.	HKBA1



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