

Attachment 2

REPLACEMENT PAGE TO THE VISUAL
IMPACT ASSESSMENT

6.5 MITIGATION MEASURES

Mitigation measures are proposed to reduce and eliminate the visual impacts of the proposed development. The specific actions and design strategies are described below and are visually detailed in Figures 6.1, 6.2, and 6.3.

6.5.1 Landscape and Green Buffer Strategy

Extensive landscape treatments will be implemented at both at-grade and podium levels to significantly enhance green coverage and effectively reduce the visual impact of the Proposed JPOMQ. Specifically:

No.	Description
M1	Large shrubs and green hedges will be provided along the boundary fence wall to soften the building's solid mass and act as green buffer plantings for the surrounding developments.
M2	A row of new trees will be provided at the ground floor along the north side, serving as a greenery backdrop and creating a further green buffer to adjacent lots.

6.5.2 Architectural Integration and Façade Treatment

No.	Description
M3	The Proposed JPOMQ will be designed to conform to the overall visual context and the intended stepped building height concept of the TCE , thereby ensuring cohesive integration with the surrounding urban fabric. Specifically, the proposed development's height strategically falls between the surrounding higher buildings (Areas 133A, 133B, 133C to the northwest and Areas 129 and 130 to the south and southwest) and the lower buildings to the north (Areas 135 and 141) and east (Areas 136, 137, and 138). This graduated approach directly aligns with the TCE concept of creating a stepped height profile that the building height reduced from the mountain backdrop in the south to the waterfront area in the north as stated in the ES of the OZP paragraph 7.1.6.
M4	Light-toned façade materials/finishes will be explored during the detailed design stage to minimize the building's visual presence and overall impact. These specific mitigation measures regarding façade treatment will be finalized in the detailed design phase.
M5	The building towers provided a 7.5m setback from the northern boundary. This feature ensures that the structures of the proposed development will not encroach into the planned breezeway designated within Area 133, effectively preserving this vital corridor and mitigating visual obstruction.