

Mitigation Measure	Funding	Implementation	Management	Maintenance
Hoardings	TDD	TDD	TDD	TDD
Temporary Seeding of Reclamation (if required)	TDD	TDD	TDD	TDD
Stockpiling and reuse of topsoil	TDD	TDD	TDD	TDD
<b>Operation Stage</b>				
<i>Planting Proposals</i>				
Roadside verge and planting area below viaducts	TDD	TDD	LCSD	LCSD
Public Open Space (i.e. LO, DO, RO)	TDD	TDD	LCSD	LCSD
Amenity Areas	TDD	TDD	LCSD	LCSD
Open Space in Development Lots	Developer	Developer	Developer	Developer
Over Drainage Reserves in Open Space	TDD	TDD	LCSD	LCSD
<i>Design of Road Structures</i>				
Design of all Road Structures, Tunnel Portals, retaining walls, etc.	TDD	TDD	na (design issue only)	na (design issue only)
Noise Barriers	TDD	TDD	HyD	HyD

### 13.9.5 Standards, Legislation And Guidelines

13.9.5.1 A series of Hong Kong standards relate to the design of the landscape and visual mitigation measures. They shall be undertaken in accordance with the following guidelines:

- (a) *Hong Kong Planning Standards and Guidelines*, particularly Chapter 4 for Recreation and Open Space and Chapter 9 for with regard to the buffer distance between pollution sources and the planning of recreational facilities in open space;
- (b) *Tree Preservation (Works Branch)*, WBTC 24/94;
- (c) *Management & Maintenance of both Natural Vegetation & Landscape Works (Works Branch)*, WBTC 18/94;
- (d) *Management & Maintenance of Landscape Works along Public Roads. Aug 1996 (HyD. Guidance Notes)*, LU/GN/001;
- (e) *Control of Visual Impact of Slopes (Works Branch)*, WBTC 25/93;
- (f) *Allocation of Space for Urban Street Trees (Works Branch)*, WBTC;
- (g) *Appearance of Structures. Lands and Works Branch Technical Circular No. 11/89*; and
- (h) *Improvement to the Appearance of Slopes*, WBTC 17/2000.

### 13.9.6 Schedule 2 Designated Projects

13.9.6.1 A series of specific mitigation measures for each of the Schedule 2 Designated Projects has been formulated. These are outlined in Section 13.11 and **Tables 13.18 to 13.36**.

## 13.10 Residual Impacts

### 13.10.1 Introduction

13.10.1.1 The mitigation measures described in the previous section have been formulated to alleviate the identified landscape impacts. However, as the SEKD is a permanent proposal, it is likely that impacts will persist in the long term operational stage. This section will describe those impacts likely to remain in the long term. In consideration of these residual impacts, the following should be noted:

- (a) The SEKD is a permanent development on an extensive scale, hence it is likely that impacts will remain in the long term;

- (b) The SEKD has been formulated incorporating a series of design measures aimed at reducing impacts through the layout design, as described in the previous section, and must be considered in context of the developmental brief;
- (c) The SEKD will cause a major change in landscape and visual character to the site. This is not necessarily considered to be a negative change, as it will represent the development of a barren site (the historical importance of the site notwithstanding) to a high quality urban waterfront; and
- (d) Upon completion of the works, the landscape and visual mitigation measures can only provide limited alleviation of impacts in several situations. The introduction of high-rise development in close proximity to VSRs blocking their views can only be partially resolved through the layout design, with mitigation measures to relieve the impact in the long term being limited.

### 13.10.2 Residual Landscape Impacts

13.10.2.1 The projected residual landscape impacts upon implementation of the mitigation measures have been investigated and are given in **Tables 13.15 to 13.17**.

#### *Residual Landscape Impacts to Landscape Character*

13.10.2.2 The SEKD will create a major change to the landscape character of this part of Kowloon. In particular, the existing site will become a high-rise waterfront urban development. In respect of the former airport site itself, this is considered to be a neutral change in the long term rather than negative, particularly as the site is currently undeveloped and only has temporary uses. However, the neighbouring areas, particularly the open space and residential areas are considered to experience *moderate to significant adverse* impacts in the long term as they will experience a change in character from being open to the site and / or the harbour to being enclosed by the high-rise development.

13.10.2.3 Design measures have been incorporated in the layout, however, in context of the introduction of such a dense high-rise development in close proximity to the surrounding areas, the effectiveness of these measures is limited. As the impacts are caused by the permanence of the high-rise buildings, retroactive mitigation measures are also restricted. However, it should be noted that linkages have been provided to integrate the SEKD with the surrounding areas.

13.10.2.4 Beyond these areas neighbouring the site, the impacts reduce due to the buffering effects of the intermediate urban development, however, several minor impacts are likely to occur, again due to the additional enclosure that the taller buildings of SEKD will create.

#### *Residual Landscape Impacts to Landscape Elements*

13.10.2.5 The baseline survey for the landscape elements described that the study area, in general, was lacking in landscape elements, although several do exist. The main impacts can be summarised as follows:

- (a) Disturbance to existing vegetation, including approx. 1000 trees, on the boundary of site;
- (b) Loss of approx. 116Ha of Victoria Harbour;
- (c) Disturbance to the future open space to the south of Hoi Sham Park;
- (d) Relocation of Sung Wong Toi Rock and Kowloon Rocks to their original location within the SEKD; and
- (e) Modification to the coastline.

13.10.2.6 The impacts on each of these during construction are considered to be *moderate to significant adverse*. However, in general, the impacts are not permanent and each will be re-provisioned

on completion of works. They are considered to be neutral in the long term as the impact will cause a material change to the elements, but which is not negative, i.e.:

- (a) Extensive planting is proposed as part of the SEKD. This will compensate for the planting disturbed during works;
- (b) The provision of open space is included within the SEKD. Thus any disturbance due to road D2 will be reprovisioned by new open space within the vicinity, also being directly connected to it;
- (c) The Sung Wong Toi Rock will become the focus of a new park within the SEKD, while Kowloon Rock will be relocated within the Metropolitan Park; and
- (d) A new waterfront will be created including a unified promenade walk and open space on the reclamation on the reconfigured frontage to Victoria Harbour.

13.10.2.7 Thus, in the long term no significant adverse impacts to the landscape elements are expected.

Table 13.15 Residual Landscape Impacts to Landscape Character

Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact	
			Construction	Operation		Construction	Operation
<i>High-rise Residential (HR)</i>							
HR 1	<i>Construction</i> Partial loss of waterfront location along its north-western edge to be replaced by open space. <i>Operation</i> This impact is permanent and will persist in the long term.	8	Moderate to Significant adverse	Moderate to Significant adverse	<i>Open space and access to waterfront provided</i>	Moderate to Significant adverse	Moderate to Significant adverse
HR 2	<i>Construction</i> Loss of waterfront location and replacement by mixed development. <i>Operation</i> This impact is permanent and will persist in the long term.	8	Moderate to Significant adverse	Moderate to Significant adverse	<i>Open space and access to waterfront provided</i>	Moderate to Significant adverse	Moderate to Significant adverse
HR 3	<i>Construction</i> LCU is not be greatly affected by the works. <i>Operation</i> Negligible impacts in the long term	Schedule 3 DP	Negligible	Negligible	None	Negligible	Negligible
HR 4	<i>Construction</i> LCU impacts will arise from the two elevated roads causing enclosure. <i>Operation</i> This impact is permanent and will persist in the long term.	1	Moderate to Significant adverse	Moderate to Significant adverse	<i>Linkages provided to allow access to new open space areas</i>	Moderate to Significant adverse	Moderate to Significant adverse
HR 5	<i>Construction</i> Enclosure of LCU due to high-rise development <i>Operation</i> This impact is permanent and will persist in the long term.	1	Moderate to Significant adverse	Moderate to Significant adverse	<i>Linkages provided to allow access to new open space areas</i>	Moderate to Significant adverse	Moderate to Significant adverse

Schedule 2 Designated Projects (Note: if no Schedule 2 DP is recorded, impacts will arise from the SEKD as a whole, i.e. the Schedule 3 DP)

1: Trunk Road T1  
2: Trunk Road T2  
3: Distributor Road D1  
4: Distributor Road D2

5: Distributor Road D3  
6: Distributor Road D4  
7: Distributor Road D5  
8: SEKD Reclamation

9: Reprovisioned Typhoon Shelter  
10: Sewage Pumping Station PS1  
11: Sewage Pumping Station PS2  
12: Sewage Pumping Station PS3

13: Sewage Pumping Station PS4  
14: Sewage Pumping Station PS5  
15: Sewage Pumping Station PS6  
16: Sewage Pumping Station PS7

17: Sewage Pumping Station PS8  
18: Sewage Pumping Station PS9  
19: Marina  
20: Widening of Hoi Bun Road

Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact		
			Construction	Operation		Construction	Operation	
HR 6	<i>Construction</i> Construction works adjacent to LCU <i>Operation</i> Beneficial impact due to construction of adjacent open space	Schedule 3 DP	Slight to Moderate adverse	Slight to Moderate beneficial	None required	Slight to Moderate adverse	Slight to Moderate beneficial	
<i>Medium-rise Residential (MR)</i>								
MR 1	<i>Construction</i> The neighbouring setting will become high-rise residential and enclose the LCU along its eastern side. <i>Operation</i> This impact is permanent and will persist in the long term, although adjacent open space is being provided.	5, 10	Moderate to Significant adverse	Moderate to Significant adverse	<i>Provision of open space in SEKD adjacent to LCU to reduce enclosure, providing recreational facilities.</i>	Moderate to Significant adverse	Moderate to Significant adverse	
MR 2	<i>Construction</i> The neighbouring setting will become high-rise residential and enclose the LCU. <i>Operation</i> Impacts are considered to be neutral due to SEKD creating complementary land use and providing adjacent open space, however, the high-rise development will enclose the LCU.	5, 11	Moderate to Significant adverse	Neutral	<i>Provision of open space in SEKD adjacent to LCU to reduce enclosure, providing recreational facilities.</i>	Moderate to Significant adverse	Neutral	
MR 3	<i>Construction</i> The neighbouring setting will become high-rise residential and further enclose the LCU. <i>Operation</i> This impact will be permanent and persist in the long term.	1	Moderate to Significant adverse	Neutral	None	Moderate to Significant adverse	Neutral	
MR 4	<i>Construction</i> LCU will not be directly affected. <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible	
MR 5	<i>Construction</i> LCU will not be directly affected. <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible	
<i>Village Housing (VH)</i>								

Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact	
			Construction	Operation		Construction	Operation
VH 1	<i>Construction</i> LCU will not be directly affected <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
VH 2	<i>Construction</i> Remote from works and currently separated from the site by medium-rise development so character will not directly be affected. <i>Operation</i> Little impact in the long term	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
VH 3	<i>Construction</i> Construction works adjacent to LCU <i>Operation</i> The construction of the adjacent open space will improve the existing character of the neighbouring LCU.	2	Slight adverse	Slight beneficial	None required	Slight adverse	Slight beneficial
<i>Mixed Industrial Residential (MIR)</i>							
MIR 1	<i>Construction</i> Change in character to north-east corner on LCU. Loss of all waterfront context and direct access. <i>Operation</i> Impacts will be permanent and persist in long term.	3, 5, 8, 10, 12	Moderate adverse	Moderate adverse	Consideration of design of SEKD to create high-quality urban environment. <i>Provision of linkages to waterfront open space</i>	Moderate adverse	Moderate adverse
MIR 2	<i>Construction</i> Change of neighbouring character to high-rise residential, enclosing the LCU. <i>Operation</i> Impacts are considered to be neutral due to as SEKD creates complementary land use and providing adjacent open space, however, the high-rise development will enclose the LCU.	5	Moderate adverse	Moderate beneficial	<i>Provision of amenity areas along edge of SEKD and setback of buildings</i>	Moderate adverse	Moderate beneficial

Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact	
			Construction	Operation		Construction	Operation
MIR 3	<i>Construction</i> Change of neighbouring character to high-rise residential, enclosing the LCU to the south. <i>Operation</i> Impacts are neutral due to creating open space, however, the high-rise development will enclose it. will persist in the long term with the LCU being enclosed by the high-rise development.	5, 11	Moderate adverse	Moderate beneficial	Provision of open space	Moderate adverse	Moderate beneficial
MIR 4	<i>Construction</i> LCU will not be directly affected by the proposals. <i>Operation</i> Little impact in long term.	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
<i>Open Space (OS)</i>							
OS 1	<i>Construction</i> LCU will not be directly affected by the proposals. <i>Operation</i> In the long term, the open space may have slight beneficial impact as it will become part of the overall waterfront and promenade open space system.	Schedule 3 DP	Negligible	Slight beneficial	None required	Negligible	Slight beneficial
OS 2	<i>Construction</i> LCU will not be directly affected by the proposals. <i>Operation</i> Little impact in long term	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
OS 3	<i>Construction</i> Hoi Sham Park will lose its waterfront context and become enclosed by high-rise residential development. <i>Operation</i> The impacts are permanent, although an open space link will be provided to the new waterfront.	3, 8, 14	Significant adverse	Significant adverse	<i>Provision of direct pedestrian access to new waterfront promenade via open space link</i>	Significant adverse	Significant adverse
OS 4	<i>Construction</i> Additional minor enclosure by high buildings. <i>Operation</i> The impacts will persist in the long term. However, the LCU will be connected to the SEKD open space, becoming part of the overall open space system.	5	Slight adverse	Slight beneficial	None required <i>Open Space linkages are provided within the layout plan</i>	Slight adverse	Slight beneficial

Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact	
			Construction	Operation		Construction	Operation
OS 5	<i>Construction</i> LCU will be unaffected by the SEKD. <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
OS 6	<i>Construction</i> LCU remote from works and unlikely to be affected. <i>Operation</i> Little impact in the long term	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
OS 7	<i>Construction</i> Enclosure by high-rise development and loss of waterfront context of open space and potential disturbance to park edge. <i>Operation</i> Impact will persist in the long term, however, there is opportunity for Park to becomes part of open space framework.	8, 20	Moderate to Significant adverse	Moderate to Significant adverse	<i>Provision of link to promenade and waterfront open space adjacent to typhoon shelter</i>	Moderate to Significant adverse	Moderate to Significant adverse
OS 8	<i>Construction</i> LCU remote from the SEKD. No impact on landscape character. <i>Operation</i> Little impact in long term	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
<i>Industrial (IN)</i>							
IN 1	<i>Construction</i> Enclosure of LCU on western side. <i>Operation</i> Impacts will persist in the long term	1, 2, 4, 6, 7, 8, 13, 16, 17, 18	Moderate adverse	Moderate adverse	<i>Setback of buildings for edge of site, reducing proximity of development and enclosure</i>	Moderate adverse	Moderate adverse
IN 2	<i>Construction</i> This area will be constructed as open space and G/IC facilities with only low impact during construction. <i>Operation</i> Impacts will be beneficial in the long term as open space will be created.	2	Slight adverse	Slight to Moderate beneficial	None required	Slight adverse	Slight to Moderate beneficial
<i>Undeveloped / Disturbed Land (UDL)</i>							



Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact	
			Construction	Operation		Construction	Operation
UDL 1	<i>Construction</i> Loss of waterfront context, particularly notable in context of its future use as open space. Road D2 will bisect the site. <i>Operation</i> Impact persists in long term.	3, 8, 15	Moderate adverse (Significant adverse)	Moderate adverse (Significant adverse)	<i>Provision of direct pedestrian access to new waterfront promenade via open space link</i> Future open space to be designed in consideration of future Road D2. Road D2 to have high quality streetscape.	Moderate adverse (Significant adverse)	Moderate adverse (Significant adverse)
UDL 2	<i>Construction</i> LCU is remote from the proposed SEKD development with little impact. <i>Operation</i> Little impact in long term	Schedule 3 DP	Negligible	Negligible	None required	Negligible	Negligible
UDL 3	<i>Construction</i> High-rise development adjacent to LCU will fully enclose the site. <i>Operation</i> Impacts will persist in the long term	1	Moderate adverse	Moderate adverse	Links to open space	Moderate adverse	Moderate adverse
UDL 4	<i>Construction</i> Slight increase in sense of enclosure. <i>Operation</i> Impacts will persist in the long term.	1, 4	Slight adverse (Future: Moderate adverse)	Slight adverse (Future: Moderate adverse)	<i>Open space is provided adjacent to LCU, together with direct link to other SEKD open space to integrate development.</i>	Slight adverse (Future: Moderate adverse)	Slight adverse (Future: Moderate adverse)
UDL 5	<i>Construction</i> LCU is remote from the proposed SEKD development with little impact. <i>Operation</i> Little impact in the long term	Schedule 3 DP	Negligible (Future: Negligible)	Negligible (Future: Negligible)	None required	Negligible (Future: Negligible)	Negligible (Future: Negligible)
<i>Former Kai Tak Airport Site (KAT)</i>							
KA	<i>Construction</i> The SEKD will cause a complete change in the use and character of the site. And have major construction works <i>Operation</i> The SEKD will cause a complete change in the use and character of the site in the long term. This is considered to be a neutral change.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	Neutral	Neutral	<i>Elements such as the runway, view corridor, etc. have been retained, while proposals for the future open space and landscape formulated to create a new high-quality urban environment.</i>	Neutral	Neutral
<i>Water Area (WA)</i>							

Landscape Character Unit (LCU)	Landscape Impact	DPs contributing to impact	Significance Threshold (before implementation of mitigation measures)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Landscape Impact	
			Construction	Operation		Construction	Operation
WA	<p><i>Construction</i> Modification of waterfront edge of harbour to the high-rise development.</p> <p><i>Operation</i> The impacts will persist in the long term.</p>	8, 9, 19	Significant adverse	Neutral	<p>None required.</p> <p><i>Notwithstanding the SEKD has been formulated to retain the existing harbour character by proposing reduced reclamation, retaining the runway edge and end, and creating a new public waterfront promenade and Metropolitan Park. Thus impacts in the long term are considered neutral.</i></p>	Significant adverse	Neutral

**Table 13.16 Residual Landscape Impacts to Landscape Resources**

Landscape Impact	DP contributing to impact	Significance Threshold (prior to mitigation)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Impact	
		Construction	Operation		Construction	Operation
<i>Open Space</i>						
<p><i>Construction</i> One area of future open space, south of Hoi Sham Park, will be bisected by Road D2, together with potential disturbance to the edge of Hoi Bun Road Park.</p> <p><i>Operation</i> Impacts will persist in long term</p>	Schedule 3 DP	Moderate adverse	Moderate adverse	<p><i>The development will increase the level of open space within the Kowloon area, however, it should be noted that this will be matched by an increase in the level of local population</i></p> <p><i>The future open space is to be designed in consideration of the Road D2.</i></p>	Moderate adverse	Moderate adverse
<i>Vegetation</i>						
<p><i>Construction</i> The SEKD is likely to require the removal of all boundary vegetation, approximately 1000 trees.</p> <p><i>Operation</i> A large amount of new tree planting is proposed as part of the SEKD. Thus, in the long term, impacts will reduce.</p>	Schedule 3 DP	Moderate to significant adverse	Negligible	<p>Tree Felling Application in accordance with WBTC 24/94 including compensatory planting plan.</p> <p>Compensatory planting for the entire site, particularly in those areas where vegetation is disturbed.</p> <p><i>A large amount of new tree planting is proposed as part of the SEKD.</i></p>	Moderate to significant adverse	Negligible
No trees in the surrounding areas will be affected.	Schedule 3 DP	N/A	N/A	None required	N/A	N/A
<i>Features of Cultural / Heritage Importance</i>						
<p><b>Rocks</b></p> <p><i>Construction</i> Sung Wong Toi Rock and Kowloon Rocks will both be disturbed.</p> <p><i>Operation</i> Sung Wong Toi Rock will be relocated. Kowloon Rocks will be replaced within their original location within Metropolitan Park.</p>	Schedule 3 DP	Significant adverse	Negligible	<p><i>The Rock will be relocated to its original position within the SEKD.</i></p> <p>Disturbance to Sung Wong Toi Rock to be minimised, i.e. it should only be moved once, when its new location has been constructed and prepared.</p> <p>Kowloon Rocks to be carefully lifted prior to reclamation. They are to be stored and repositioned after works.</p>	Significant adverse	Negligible

Schedule 2 Designated Projects (Note: if no Schedule 2 DP is recorded, impacts will arise from the SEKD as a whole, i.e. the Schedule 3 DP

- |                        |                        |                                  |                                |                                |
|------------------------|------------------------|----------------------------------|--------------------------------|--------------------------------|
| 1: Trunk Road T1       | 5: Distributor Road D3 | 9: Reprovisioned Typhoon Shelter | 13: Sewage Pumping Station PS4 | 17: Sewage Pumping Station PS8 |
| 2: Trunk Road T2       | 6: Distributor Road D4 | 10: Sewage Pumping Station PS1   | 14: Sewage Pumping Station PS5 | 18: Sewage Pumping Station PS9 |
| 3: Distributor Road D1 | 7: Distributor Road D5 | 11: Sewage Pumping Station PS2   | 15: Sewage Pumping Station PS6 | 19: Marina                     |
| 4: Distributor Road D2 | 8: SEKD Reclamation    | 12: Sewage Pumping Station PS3   | 16: Sewage Pumping Station PS7 | 20: Widening of Hoi Bun Road   |

Landscape Impact	DP contributing to impact	Significance Threshold (prior to mitigation)		Mitigation Measures <i>Measures incorporated into layout plan in italics</i>	Residual Impact	
		Construction	Operation		Construction	Operation
<p>Temples</p> <p><i>Construction</i> The temples are remote from the works and will not be affected.</p> <p><i>Operation</i> No impact in long term</p>	Schedule 3 DP	N/A	N/A	None required	N/A	N/A
<i>Coastline</i>						
<p><i>Construction</i> A new coastline will be created for the SEKD. Existing coastline, access to it and waterfront walk will be lost.</p> <p><i>Operation</i> The new coastline will be permanent and so impacts will persist in the long term. However, the SEKD will create a new waterfront promenade and open space. Thus overall impacts are neutral.</p>	Schedule 3 DP	Significant adverse	Neutral	<i>A new urban waterfront is proposed within SEKD. This will replace the existing providing additional access, open space and facilities.</i>	Significant adverse	Significant neutral
<i>Victoria Harbour</i>						
<p><i>Construction</i> The harbour will be reduced in size by approx. 116ha due to the reclamation.</p> <p><i>Operation</i> The reduced harbour will be permanent, so impacts will persist in the long term. However, the SEKD will create a new public park over the reclamation, maximising the amenity of the harbour. Thus overall impacts are considered neutral.</p>	8	Significant adverse	Slight adverse	<i>A new public Metropolitan Park and promenade is proposed over much of the reclamation area creating a new urban waterfront to the harbour. Much of the runway has been retained maintaining the distinctive form of the harbour.</i>	Significant adverse	Slight adverse

### 13.10.3 Residual Visual Impacts

13.10.3.1 As outlined earlier, many of the negative impacts arise from the introduction of the extensive permanent high-rise development on the waterfront. This will block many of the views over the harbour to Hong Kong Island from the VSRs in close proximity in Kowloon. From Hong Kong, in the long term, the visual impacts will, in general, result in a change in visual character. This is considered to be a neutral change, rather than a negative one, as these VSRs do not, for instance, lose harbour views.

13.10.3.2 As the works are permanent and many of the impacts relate to blocking or foreshortening of key views the potential for mitigation measures is limited, i.e. it is not possible to mitigate the blocking of a view over the harbour by a high-rise building. Notwithstanding, measures have been incorporated into the layout plans (as outlined in Section 13.9), however, the effects of such measures to alleviating impacts to the neighbouring VSRs varies due to the extent of the development. As such many of the identified impacts will persist in the long term. The residual visual impacts are given in **Table 13.17**.

#### *Views from Hong Kong Island*

##### *ZONE 1: Harbour front from Sheung Wan to Central*

13.10.3.3 Minor impacts in long term due to permanent introduction of some of the taller buildings and minor foreshortening of views east. Impacts are only likely to be *slight adverse* overall.

##### *ZONE 2: Harbour front from Wan Chai to Causeway Bay*

13.10.3.4 Waterfront views will experience a foreshortening of views across the harbour to the prominent development. Impacts are likely to be *slight to moderate adverse* overall.

##### *ZONE 3: Harbour front from North Point to Taikoo*

13.10.3.5 The SEKD will create a major change in character in views across the harbour including the foreshortening of views. However, in the long term the impacts are considered to be *slight to moderate adverse* as there is a reduction in depth of views by prominent development.

##### *ZONE 4: Eastern coastal area (Shau Kei Wan, Chai Wan)*

13.10.3.6 Some reduction in depth of views and a change in visual character will result in a range from slight to *neutral to moderate adverse* overall in the long term.

##### *ZONE 5: Western high ground (Lung Fu Shan to Mount Cameron)*

13.10.3.7 Where visible, the SEKD will cause a major change in visual character to a high-rise urban waterfront development. In the long term these impacts are considered to vary from *neutral to moderate adverse* overall.

##### *ZONE 6: Eastern high ground (Mount Nicholson to Mount Parker)*

13.10.3.8 Impacts will only be minor at *slight adverse* arising due to the extension of high rise development.

*ZONE 7: Sheung Wan to Happy Valley (not waterfront)*

- 13.10.3.9 Views are generally screened by the dense urban development of Hong Kong Island, and Kowloon. Impacts vary from being *negligible to slight to moderate adverse*.

*ZONE 8: Caroline Hill to North Point (not waterfront)*

- 13.10.3.10 Views from these areas are generally screened by the intermediate high-rise development. The upper floors of taller buildings may be visible in several views between buildings. Impacts will thus be minor at *slight adverse*.

***View from Immediate Site Periphery***

*ZONE 9: North*

- 13.10.3.11 Residual impacts are likely to be major due to the blocking of views to the harbour and Hong Kong Island. The SEKD will also create visual enclosure of those areas beyond the first row of buildings, as they are only medium-rise, and the NAKTA will be upto 40 storeys. Additional mitigation measures are limited. Impacts will, thus, be *moderate to significant adverse* in the long term.

*ZONE 10: East*

- 13.10.3.12 Residual impacts are likely to be major due to the blocking and foreshortening of views to the harbour, Hong Kong Island and Kowloon. The SEKD will also create visual enclosure of those areas beyond the first row of buildings due its greater height. Additional mitigation measures are limited. Impacts will, thus, be *moderate to significant adverse* in the long term.

*ZONE 11: South-east*

- 13.10.3.13 The blocking and foreshortening of views to the harbour, Hong Kong Island and Kowloon will result in major impacts in the long term. The SEKD will also create visual enclosure of those areas beyond the first row of buildings due its greater height. Additional mitigation measures are limited. Impacts will, thus, be *moderate to significant adverse* in the long term.

*ZONE 12: West (Hung Hom frontage to Whampoa Gardens)*

- 13.10.3.14 Views across the harbour to the east and to Hong Kong Island will be blocked and greatly reduced in depth. Additional mitigation measures are limited. These impacts are major and result in *moderate to significant adverse* impacts.

*ZONE 13: South-west*

- 13.10.3.15 Minor impacts due to visibility of taller buildings resulting in *slight to moderate adverse* impacts in the long term.

***View from Surrounding Urban Area***

*ZONE 14: High ground to north (Lion Rock/Kowloon Peak)*

- 13.10.3.16 SEKD will cause a major change in the visual character of these views which is not considered to be negative, except during construction. These impacts are thus likely to be *slight to moderate adverse* in the long term.

*ZONE 15: View from ridge to east*

- 13.10.3.17 Views from this zone vary, with many having partially screened views to the site. These are likely to only experience minor intrusion into views with *negligible to slight adverse* impacts during the construction and long term. Jordan Valley is a knoll within the areas and has open views over the site. SEKD will be clear within these views causing *significant adverse* impacts during construction, however, these are considered to be *slight to moderate adverse* in the long term.

*ZONE 16: View from urban 'Kowloon' to west*

- 13.10.3.18 Many views are screened, so reducing impacts. However, parts of SEKD may be visible between the intermediate buildings, although these are likely to minor impacts only. The Ho Man Tin areas will be worst affected as they are elevated. Notwithstanding, impacts will vary from *slight adverse to moderate to significant adverse* for both construction and in the long term.

*ZONE 17: View from urban area to east*

- 13.10.3.19 Most VSRs will only experience a reduction in depth of some views resulting in primarily *slight to moderate adverse* impacts. However, Telford Gardens is likely to experience *significant adverse* impact as its key views will be blocked.

*ZONE 18: Sai Tso Wan - Lei Yue Mun*

- 13.10.3.20 Many of the urban areas have only partial views and will thus only experience *negligible to moderate adverse* impacts in the long term. However, the open hilly areas have views over the entire site and will experience a major change in visual character and vary from *negligible to neutral* impacts in the long term.

*ZONE 19: Urban Area to north*

- 13.10.3.21 In general, only partial views are possible from this area and will experience primarily *slight to moderate adverse* impacts in the long term. However, the higher area of Diamond Hill is likely to experience a blocking of views to Hong Kong Island resulting in *moderate to significant adverse* impacts.

***Views from the Harbour***

*ZONE 20: Eastern harbour*

- 13.10.3.22 The SEKD will cause a major change in visual character of views, together with a foreshortening of the waterfront resulting in a *slight to moderate adverse* impact in the long term.

*ZONE 21: Central harbour*

- 13.10.3.23 The SEKD will cause a major change in visual character of views, together with a foreshortening of the waterfront resulting in a *slight to moderate adverse* impact in the long term.

*ZONE 22: Western harbour*

- 13.10.3.24 Much of the SEKD is screened by the development on Kowloon. However, there will be a foreshortening of some views. These impacts are considered to be *slight to moderate adverse* in the long term as they will experience a change in visual character.

*ZONE 23: Kowloon Bay*

- 13.10.3.25 Impacts will arise in the long term only as the ferry will not operate during construction. Impacts are considered *neutral* as they will experience a major change of visual character along the waterfront.

*ZONE 24: NAKTA*

- 13.10.3.26 For many VSRs, the impacts will be major arise from the blocking and reduction in depth of most views over the site to the harbour, Hong Kong Island and Lei Yue Mun. However, the internal location of many VSRs result in screening and only minor impacts, although, several VSRs will be in close proximity and experience major impacts, *negligible to significant adverse* impacts in construction and the long term.

*Summary of Impacts*

- 13.10.3.27 As highlighted earlier the measures, additional to the layout plans, available to mitigate e.g. blocking of existing views over the harbour to Hong Kong Island, are limited. This results in many of the impacts persisting in the long term.
- 13.10.3.28 In general, the VSRs on Hong Kong Island and in the more distant locations will experience only smaller impacts and / or a major change in visual character, primarily through a reduction in depth of view across the harbour and a reduction in views of the green backdrop to views. Those VSRs in close proximity, i.e. adjacent to the site, however, will experience a blocking and foreshortening of key views and thus will have major long term impacts.

#### **13.10.4 Photomontage Visualisations**

- 13.10.4.1 A series of photomontage visualisations are currently being prepared to demonstrate the visual effects of the development. These have been prepared for the following (refer to **Drawing No. 22936/LV/522**):

1. The Peak Tower;
2. Hong Kong Convention and Exhibition Centre Extension;
3. Quarry Bay Park;
4. Lei Yue Mun Park;
5. Tsim Sha Tsui East Promenade;
6. Site 1J / 2A;
7. Lion Rock
8. Hoi Sham Park area;
9. Richland Gardens;
10. Lei Yue Mun Point;
11. Pau Toi Shan (Devil's Peak);
12. Fei Ngo Shan (Kowloon Peak);
13. North Point (e.g. NPGO);
14. Laguna City;
15. Yau Tong Bay;
16. Metropolitan Park to Lion Rock; and
17. Harbour Plaza (or Harbourfront Tower).



**Table 13.17 Residual Visual Impacts to Visually Sensitive Receivers**

Note: Names for VSR Groups are indicative only for ease of location and are not necessarily intended to be specific.

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
<b>Views from Hong Kong Island</b>							
<i>ZONE 1: Harbour Front from Sheung Wan to Central</i>							
1. Sheung Wan North	Minor reduction in depth of views by tourist node development at end of runway and slight reduction of view to green backdrop.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
2. Central North	Minor reduction in depth of views by high-rise and tourist node development at end of runway.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
2a. Central Reclamation Phase III Promenade (future)	Minor reduction in depth of views by high-rise and tourist node development at end of runway and slight reduction of view to green backdrop.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
3. Admiralty North	Several taller buildings may be visible over existing development. Minor reduction in depth of views by high-rise and tourist node development at end of runway and slight reduction of green backdrop.	8	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
<i>ZONE 2: Harbour Front from Wan Chai to Causeway Bay</i>							

Schedule 2 Designated Projects (Note: if no Schedule 2 DP is recorded, impacts will arise from the SEKD as a whole, i.e. the Schedule 3 DP)

1: Trunk Road T1  
2: Trunk Road T2  
3: Distributor Road D1  
4: Distributor Road D2

5: Distributor Road D3  
6: Distributor Road D4  
7: Distributor Road D5  
8: SEKD Reclamation

9: Requisitioned Typhoon Shelter  
10: Sewage Pumping Station PS1  
11: Sewage Pumping Station PS2  
12: Sewage Pumping Station PS3

13: Sewage Pumping Station PS4  
14: Sewage Pumping Station PS5  
15: Sewage Pumping Station PS6  
16: Sewage Pumping Station PS7

17: Sewage Pumping Station PS8  
18: Sewage Pumping Station PS9  
19: Marina  
20: Widening of Hoi Bun Road

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
4. Wanchai North	Several taller buildings may be visible over existing development. Minor reduction in depth of views by high-rise and tourist node development at end of runway.	8	Slight to moderate adverse	Slight to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight to moderate adverse	Slight to moderate adverse
4a. Wanchai Reclamation Phase II Promenade (future)	Several taller buildings may be visible over existing development. Minor reduction in depth of views by high-rise and tourist node development at end of runway and slight reduction of green backdrop.	8	Slight to moderate adverse	Slight to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight to moderate adverse	Slight to moderate adverse
5. Causeway Bay	Minor reduction in depth of views by parts of SEKD and slight reduction in green backdrop.	8	Slight to moderate adverse	Slight to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight to moderate adverse	Slight to moderate adverse
6. Victoria Park	Minor reduction in depth of views by western parts of SEKD and slight reduction of green backdrop.	8	Slight to moderate adverse	Slight to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight to moderate adverse	Slight to moderate adverse
<i>ZONE 3: Harbour Front from North Point to Taikoo</i>							
7. North Point North	Reduction in depth of views across harbour by centre and western parts of SEKD and slight reduction of green backdrop. Change in visual character of waterfront.	8, 19	Moderate to significant adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Slight to moderate adverse
8. North Point Estate	Reduction in depth of views across harbour by all parts of SEKD and slight reduction of green backdrop. Change in visual character of waterfront.	8, 9, 19	Moderate to significant adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Slight to moderate adverse
9. North Point East	Reduction in depth of views across harbour by all parts of SEKD and slight reduction of green backdrop. Change in visual character of waterfront.	8, 9, 19	Moderate adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Slight to moderate adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
10. Quarry Bay Park	Reduction in depth of views across harbour by all parts of SEKD and slight reduction of green backdrop. Change in visual character of waterfront.	8, 9, 19	Moderate to significant adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Slight to moderate adverse
<i>ZONE 4: Eastern Coastal Area (Shau Kei Wan, Chai Wan)</i>							
11. Quarry Bay	Reduction in depth of views across harbour by all parts of SEKD and slight reduction of green backdrop. Change in visual character of waterfront.	8, 19	Moderate to significant adverse	Moderate to significant adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Slight to moderate adverse
12. Kornhill	Minor reduction in depth of views across harbour by parts of SEKD only. Slight change in visual character.	Schedule 3 DP	Slight adverse	Neutral to slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight adverse	Neutral to slight adverse
13. Sai Wan Ho South	Minor reduction in depth of views across harbour by parts of SEKD only. Slight change in visual character.	Schedule 3 DP	Slight adverse	Neutral to slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight adverse	Neutral to slight adverse
14. Sai Wan Ho North	Minor reduction in depth of views across harbour by parts of SEKD only. Slight change in visual character.	8, 9	Moderate adverse	Neutral to Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Neutral to moderate adverse
15. Aldrich Bay	Minor reduction in depth of views across harbour by eastern parts of SEKD only. Slight change in visual character.	8, 9	Moderate adverse	Neutral to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Neutral to moderate adverse
16. Shau Kei Wan	Minor reduction in depth of views across harbour by eastern parts of SEKD only. Slight change in visual character.	8, 9	Moderate to Slight adverse	Neutral to Moderate / Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to Slight adverse	Neutral to Moderate / Slight adverse
17. Lei Yue Mun Park	reduction in depth of view over harbour. Change in visual character to high-rise urban.	8, 9	Moderate to significant adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Slight to Moderate adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
18. Heng Fa Chuen	Change in character of views and extension of high-rise urban development into harbour.	8, 9	Moderate to significant adverse	Neutral to Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Neutral to Moderate adverse
<i>ZONE 5: Western High Ground (Lung Fu Shan to Mount Cameron)</i>							
19. The Peak	Change in visual character of views and reduction in depth of views across of waterfront.	8, 19	Moderate to Significant adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to Significant adverse	Slight to Moderate adverse
20. Victoria Peak	Change in visual character of views and reduction in depth of views across of waterfront.	8, 19	Moderate adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Slight to Moderate adverse
21. Mount Gough	Change in visual character of views and reduction in depth of views across of waterfront. Partial views only	8, 19	Moderate adverse	Neutral to Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Neutral to Moderate adverse
22. Jardine's Corner	Change in visual character of views and reduction in depth of views across of waterfront. Partial views only	8	Slight to moderate adverse	Neutral to Slight / moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight to moderate adverse	Neutral to Slight / moderate adverse
23. Stubbs Road and hillside	Change in visual character of views and reduction in depth of waterfront. Partial views only	8	Moderate adverse	Moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Slight adverse
<i>ZONE 6: Eastern High Ground (Mount Nicolson to Mount Parker)</i>							
24. Jardine's Lookout West	Minor impacts only with partial views of upper levels of buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
25. Jardine's Lookout East	Minor impacts only with partial views of upper levels of buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
26. Siu Ma Shan West	Minor impacts only with partial views of upper levels of buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
27. Mount Butler / Mount Parker	reduction in depth of partial views over harbour.	8, 19	Moderate adverse	Neutral	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Neutral
<i>ZONE 7: Sheung Wan to Happy Valley (not waterfront)</i>							

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
28. Sheung Wan	Minor reduction in depth of views across harbour due to development at eastern end of runway and slight reduction of green backdrop.	8	Negligible	Negligible	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Negligible	Negligible
29. Central	Minor reduction in depth of views across harbour due to development at eastern end of runway and slight reduction of green backdrop.	8	Negligible	Negligible	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Negligible	Negligible
30. Mid-levels	Minor reduction in depth of views due to development at eastern end of runway. Views from upper level may see central parts of SEKD.	8	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Slight adverse	Slight adverse
31. Hong Kong Park	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
32. Admiralty	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
33. Wanchai	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight to moderate adverse	Slight to moderate adverse
34. Cemetery	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
<i>ZONE 8: Caroline Hill to North Point (not waterfront)</i>							
35. Happy Valley	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
36. Tai Hang	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
37. Braemar Hill	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
38. North Point	Upper storeys of taller buildings may be partially visible.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
<b>View from Immediate Site Periphery</b>							
<i>ZONE 9: North</i>							

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
39. Ma Tau Wai	Impact due to reclamation works. Views will be greatly reduced in depth and views blocked to hills. Adjacent open space will improve character of local views but rail depot structure will be major impact. Noise barriers	5, 8, 10, 12	Moderate to significant adverse	Moderate to significant adverse	Hoarding around works to screen works at lower levels Hydroseeding of reclamation if not developed within 12 months Consideration of high quality architectural finish as feature to buildings Noise barriers to be designed as visually recessive <i>Open space (Sung Wong Toi Rock Park) adjacent to VSR with view corridor to Lei Yue Mun</i>	Moderate to significant adverse	Moderate to significant adverse
40. Kowloon City	Impact due to reclamation works. Views will be greatly reduced in depth and block views blocked to hills. Rail depot structure and new roads will be major impact. Noise barriers	3, 5, 8, 10, 12	Moderate to significant adverse	Moderate to significant adverse	Hoarding around works to screen works at lower levels Hydroseeding of reclamation if not developed within 12 months Consideration of high quality architectural finish as feature to buildings Noise barriers to be designed as visually recessive <i>Open space (Kai Tak Square) adjacent to VSR with view corridor (Kai Tak Boulevard) to Hong Kong Island</i>	Moderate to significant adverse	Moderate to significant adverse
41. Kowloon Wall City Park	Taller buildings in SEKD likely to cause additional visual enclosure and screen views to hills. Rail depot structure and new roads will be major impact. Noise barriers	3, 5	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Hydroseeding of reclamation if not developed within 12 months Consideration of high quality architectural finish as feature to buildings Noise barriers to be designed as visually recessive <i>Open space (Kai Tak Square) adjacent to VSR with view corridor (Kai Tak Boulevard) to Hong Kong Island</i>	Significant adverse	Significant adverse
42. Tung Tau	Taller buildings in SEKD likely to cause additional visual enclosure and screen views to hills. New roads will also be a major impact. Noise barriers	3, 4, 5, 11	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Hydroseeding of reclamation if not developed within 12 months Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides Noise barriers to be designed as visually recessive <i>Open space (Kai Tak Square) adjacent to VSR</i>	Significant adverse	Significant adverse
43. San Po Kong	Impact from reclamation works. Taller buildings in SEKD likely to cause additional visual enclosure. New roads will also be a major impact. Noise barriers	3, 5, 7, 8, 12	Moderate to significant adverse	Moderate to significant adverse	Hoarding around works to screen works at lower levels Hydroseeding of reclamation if not developed within 12 months Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides Noise barriers to be designed as visually recessive <i>Lower rise buildings adjacent to VSR to reduce proximity of visual blocking Visual linkages along open space</i>	Moderate to significant adverse	Moderate to significant adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
44. Choi Hung	Impact from reclamation works. Taller buildings in SEKD likely to cause blocking of views and additional visual enclosure. New roads will also be a major impact.	1, 3, 8	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Hydroseeding of reclamation if not developed within 12 months Consideration of high quality architectural finish as feature to buildings Consideration of viaduct design to reduce impact Screen planting along roadsides <i>Lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking</i> <i>Visual linkages along open space</i>	Significant adverse	Significant adverse
45. Ping Shek Estate	Taller buildings in SEKD likely to cause blocking of views to Kowloon City and visual enclosure	1, 8	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings	Significant adverse	Significant adverse
46. Richland Gardens	Taller buildings in SEKD likely to cause blocking of views to Kowloon City and visual enclosure. New roads will also be a major impact.	1, 4, 8	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Consideration of viaduct design to reduce impact Screen planting along roadsides <i>Lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking</i> <i>Visual linkages along open space</i>	Significant adverse	Significant adverse
<i>ZONE 10: East</i>							
47. Kowloon Bay North	Taller buildings in SEKD likely to cause visual blocking and enclosure.	1, 4, 13	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Lower rise buildings and open space on edge of SEKD to reduce proximity of visual blocking</i> <i>Visual linkages along open space</i>	Significant adverse	Significant adverse
48. Kowloon Bay	Impacts due to reclamation works. Views to Hong Kong Island will be blocked. Views to west will be reduced in depth. Additional impacts locally due to roads.	1, 2, 7, 8, 13, 16	Moderate adverse	Moderate adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Consideration of viaduct design to reduce impact Screen planting along roadsides <i>Mix of lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking and create more variation in built edge of SEKD</i> <i>Visual linkages along open space</i>	Moderate adverse	Moderate adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
49. Kowloon Bay South	Impacts due to reclamation works. Views to Hong Kong Island will be blocked. Additional impacts locally due to roads and road widening of Hoi Bun Road.	1, 2, 6, 7, 8, 9, 16, 17, 18	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Mix of lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking and create more variation in built edge of SEKD</i> <i>Visual linkages along open space</i>	Significant adverse	Significant adverse
<i>ZONE 11: South-east</i>							
50. Kwun Tong West	Impacts due to reclamation works. Views to Hong Kong Island will be blocked. Additional impacts locally due to roads.	2, 6, 8, 9, 17, 18	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Typhoon shelter adjacent to VSR to reduce proximity of visual blocking</i> <i>Visual linkages along open space</i>	Significant adverse	Significant adverse
51. Laguna City	Impacts due to reclamation works. Views to HK Island blocked at lower levels. reduction in depth of views to Kowloon.	6, 8, 9	Moderate to significant adverse	Moderate to significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Typhoon shelter adjacent to VSR to reduce proximity of visual blocking</i> <i>Low rise buildings and open space to south maintaining views to HK Island</i>	Moderate to significant adverse	Moderate to significant adverse
52. Cha Kwo Ling	Impacts due to reclamation works. Reduction in depth of views west to Kowloon.	6, 8, 9	Moderate to Significant adverse	Moderate to Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Typhoon shelter adjacent to VSR to reduce proximity of visual blocking</i> <i>Low rise buildings and open space to west maintaining open views</i>	Moderate adverse	Moderate adverse
<i>ZONE 12: West (Hung Hom frontage to Whampoa Gardens)</i>							
53. Whampoa Garden	Impacts due to reclamation works. Slight reduction in depth of views east. Taller buildings may be prominent in views.	8	Moderate to significant adverse	Moderate to significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Moderate to significant adverse
54. Laguna Verde	Impacts due to reclamation works. Views north will be blocked by SEKD. Views east will be slightly reduced in depth.	8	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings <i>Open space adjacent to VSR to reduce proximity of visual blocking and maintain some views to harbour</i> <i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Significant adverse	Significant adverse



VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
55. To Kwo Wan Industrial Area	Impacts due to reclamation works. Views east will be blocked by SEKD. Views east will be reduced in depth. Additional impact by introduction of Road D2 locally.	3, 8, 15	Moderate to Significant adverse	Moderate to Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Consideration of viaduct design to reduce impact Screen planting along roadsides <i>Some open space adjacent to VSR to reduce proximity of visual blocking and maintain some views to harbour</i>	Moderate to Significant adverse	Moderate to Significant adverse
56. Hoi Sham	Impacts due to reclamation works. Views east will be blocked by SEKD. Views east will be blocked and greatly reduced in depth. Introduction of road across east of park	3, 6, 8, 14, 15	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Mix of lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking Major visual linkage along open space to waterfront and harbour</i>	Significant adverse	Significant adverse
57. To Kwa Wan	Impacts due to reclamation works. Views east will be blocked by SEKD. Views east will be blocked and greatly reduced in depth.	3, 6, 8, 14, 15	Moderate to Significant adverse	Moderate to Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings Screen planting along roadsides <i>Mix of lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking and create variety to SEKD edge Visual linkage along open space to waterfront and harbour</i>	Moderate to Significant adverse	Moderate to Significant adverse
58. Ma Tau Kok East	Impacts due to reclamation works. Views east will be blocked by SEKD. Views east will be blocked and greatly reduced in depth. New rail station and extended road system will cause local impacts.	3, 6, 8, 14	Significant adverse	Significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings, particularly the station Screen planting along roadsides <i>Mix of lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking and create variety to SEKD edge Visual linkage along open space to waterfront and harbour</i>	Significant adverse	Significant adverse
59. Ma Tau Kok North	Impacts due to reclamation works. Views east will be blocked by SEKD. Views east will be blocked and greatly reduced in depth. New rail station and extended road system will cause local impacts. Noise barriers	3, 5, 8, 10, 12	Moderate to significant adverse	Moderate to significant adverse	Hoarding around works to screen works at lower levels Consideration of high quality architectural finish as feature to buildings, particularly the station Screen planting along roadsides Noise barriers to be designed as visually recessive <i>Mix of lower rise buildings and open space adjacent to VSR to reduce proximity of visual blocking and create variety to SEKD edge Visual linkage along open space to waterfront and harbour</i>	Moderate to significant adverse	Moderate to significant adverse
<i>ZONE 13: South-west</i>							

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
60. TST East Promenade	Slight reduction in depth of views by SEKD at eastern end of runway.	Schedule 3 DP	Moderate adverse	Neutral	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Neutral
61. TST East	Slight reduction in depth of views by SEKD at eastern end of runway.	Schedule 3 DP	Moderate adverse	Neutral	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate adverse	Neutral
62. HK Coliseum Area	Slight reduction in depth of views by SEKD at eastern end of runway. Taller buildings may also be visible.	Schedule 3 DP	Moderate to Slight adverse	Neutral	<i>Restriction of building heights to retain ridgeline of Kowloon Hills Incorporation of view corridors and visual permeability through SEKD Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to Slight adverse	Neutral
<b>View from Surrounding Urban Area</b>							
<i>ZONE 14: High Ground to North (Lion Rock / Kowloon Peak)</i>							
63. Beacon Hill	Impacts due to reclamation works. Major change in character of views with SEKD as prominent development.	8	Significant adverse	Moderate adverse	<i>Incorporation of view corridors creating visual permeability through SEKD, with Metropolitan Park as major urban feature Variation of building form and massing Creation of new high-quality urban waterfront</i>	Significant adverse	Slight to moderate adverse
64. Lion Rock	Impacts due to reclamation works. Major change in character of views with SEKD as prominent development.	8	Significant adverse	Moderate adverse	<i>Incorporation of view corridors creating visual permeability through SEKD, with Metropolitan Park as major urban feature Variation of building form and massing Creation of new high-quality urban waterfront</i>	Significant adverse	Slight to moderate adverse
65. Kowloon Peak	Impacts due to reclamation works. Major change in character of views with SEKD as prominent development.	8	Significant adverse	Moderate adverse	<i>Incorporation of view corridors creating visual permeability through SEKD, with Metropolitan Park as major urban feature Variation of building form and massing Creation of new high-quality urban waterfront</i>	Significant adverse	Slight to moderate adverse
<i>ZONE 15: View from Ridge to east</i>							
66. Jordan Valley East	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
67. Jordan Valley	Impacts due to reclamation works. Major change in character of views with SEKD as prominent development. reduction in depth of many views east and south.	8	Significant adverse	Moderate adverse	<i>Restriction of building heights Incorporation of visual permeability through SEKD Creation of new high-quality urban development</i>	Significant adverse	Slight to moderate adverse
68. Sau Mau Ping	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
69. Shun Tin Estate	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
70. Tai Sheung Kok	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
71. Ma Yau Tong	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
72. Tsui Lam Estate	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
<i>ZONE 16: View from urban Kowloon to west</i>							
73. Hung Hom South	Minor impacts due to views of taller buildings.	Schedule 3 DP	Moderate to Slight adverse	Moderate to Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Moderate to Slight adverse	Moderate to Slight adverse
74. Hung Hom	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight adverse	Slight adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
74a. Hung Hom North	Minor impacts due to views of taller buildings.	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights Incorporation of visual permeability through SEKD</i>	Slight to moderate adverse	Slight to moderate adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
75. Ho Man Tin	Impacts due to reclamation works Major change in character of views. reduction in depth of views to the east.	8	Moderate to significant adverse	Moderate to significant adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Moderate to significant adverse	Moderate to significant adverse
76. Ho Man Tin East	Minor impacts due to views of taller buildings and slight reduction in depth of views.	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Slight adverse	Slight adverse
76a. Ma Tau Kok	Minor impacts due to views of taller buildings causing slight enclosure.	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Slight adverse	Slight adverse
<i>ZONE 17: View from urban area to east</i>							
77. Telford Gardens	Impacts due to reclamation works Change in visual character and blocking / reduction in depth of views to Kowloon and Hong Kong Island.	8	Significant adverse	Significant adverse	<i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Significant adverse	Significant adverse
77a. Kai Yip Estate	Impacts due to reclamation works Change in visual character and blocking / reduction in depth of views to Kowloon and Hong Kong Island. Minor impacts only	8	Slight adverse	Slight adverse	<i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Slight adverse	Slight adverse
78. Ngau Tau Kok West	Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
79. Ngau Tau Kok	Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
80. Jordan Valley South	Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
81. Ngau Tau Kok South	Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
82. Crocodile Hill	Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
83. Kwun Tong North	Eastern parts of SEKD visible. Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
84. Sau Mau Ping South	Eastern parts of SEKD visible. Minor impacts due to views of taller buildings causing additional screening of views to HK Island	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
85. Kwun Tong	Eastern parts of SEKD visible. Minor impacts due to views of taller buildings causing additional screening of views to HK Island and visual enclosure	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Moderate adverse	Moderate adverse
<i>ZONE 18: Sai Tso Wan – Lei Yue Mun</i>							
86. Tsui Lam	Minor impacts due to taller building being visible.	Schedule 3 DP	Negligible	Negligible	Consideration of high quality architectural finish as feature to buildings	Negligible	Negligible
87. Ng Kwai Shan	Impacts due to reclamation works Change in visual character with SEKD as prominent element. reduction in depth of some views.	8	Moderate to significant adverse	Neutral	<i>Variation of building form and massing</i> <i>Creation of new high-quality urban waterfront development</i>	Moderate to significant adverse	Neutral
88. Lam Tin Park	Minor impacts due to views of taller buildings causing additional screening of views to HK Island and visual enclosure	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
89. Lam Tin	Minor impacts due to views of taller buildings causing additional screening / reduction in depth of views to Kowloon.	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Moderate adverse	Moderate adverse
90. Sai Tso Wan	Minor impacts due to views of taller buildings causing additional screening / reduction in depth of views to Kowloon.	Schedule 3 DP	Moderate to Slight adverse	Moderate to Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Moderate to Slight adverse	Moderate to Slight adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
91. Kwun Tong Tsai Wan	Minor impacts due to reduction in depth of acute views.	8	Slight adverse (Future: Moderate to Slight adverse)	Slight adverse (Future: Moderate to Slight adverse)	Consideration of high quality architectural finish as feature to buildings <i>Creation of new high-quality urban waterfront</i>	Slight adverse (Future: Moderate to Slight adverse)	Slight adverse (Future: Moderate to Slight adverse)
92. Yau Tong Estate	Buildings at end of runway may cause slight enclosure.	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
93. Yau Tong	Minimal impacts to acute views only	8	Negligible	Negligible	Consideration of high quality architectural finish as feature to buildings <i>Creation of new high-quality urban waterfront</i>	Negligible	Negligible
94. Lei Yue Mun	Impacts due to reclamation works in distance. SEKD will be prominent element changing visual character. reduction in depth of views to Kowloon.	8	Moderate to significant adverse	Neutral	<i>Incorporation of view corridors creating visual permeability through SEKD, with Metropolitan Park as major urban feature</i> <i>Variation of building form and massing</i> <i>Creation of new high-quality urban waterfront</i>	Moderate to significant adverse	Neutral
95. Pau Toi Shan	Impacts due to reclamation works in distance. SEKD will be prominent element changing visual character. reduction in depth of views to Kowloon.	8	Moderate to significant adverse	Neutral	<i>Incorporation of view corridors creating visual permeability through SEKD, with Metropolitan Park as major urban feature</i> <i>Variation of building form and massing</i> <i>Creation of new high-quality urban waterfront</i>	Moderate to significant adverse	Neutral
<i>ZONE 19: Urban Area to north</i>							
96. Kowloon Tong	Taller buildings will be visible reduction in depth views to Lei Yue Mun changing visual character	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight to moderate adverse	Slight to moderate adverse
97. Lok Fu	Taller buildings may cause additional visual enclosure	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight to moderate adverse	Slight to moderate adverse
98. Beacon Hill District	Taller buildings may cause additional visual enclosure and reduction in depth of views	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight to moderate adverse	Slight to moderate adverse
99. Wang Tau Hom	Taller buildings may cause additional visual enclosure and reduction in depth of views	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight to moderate adverse	Slight to moderate adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
100. Wong Tai Sin North	Taller buildings may cause additional visual enclosure and reduction in depth of views	Schedule 3 DP	Slight to moderate adverse	Slight to moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight to moderate adverse	Slight to moderate adverse
101. Lok Fu East	Taller buildings may cause additional visual enclosure and reduction in depth of views	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
102. Wong Tai Sin	Taller buildings may cause additional visual enclosure and reduction in depth of views. Partial views to HK Island may be lost	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Moderate adverse	Moderate adverse
103. Tsz Wan Shan	Taller buildings may cause additional visual enclosure.	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
104. Diamond Hill	Impacts due to reclamation works. Increased screening in views to HK Island and Kowloon. SEKD will be prominent.	8	Moderate to Significant adverse	Moderate to Significant adverse	<i>Incorporation of view corridors creating visual permeability through SEKD, with Metropolitan Park as major urban feature</i> <i>Variation of building form and massing</i> <i>Creation of new high-quality urban waterfront development</i>	Moderate to Significant adverse	Moderate to Significant adverse
105. Fu Shan	Taller buildings may cause additional screening	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
106. Ngau Chi Wan	Increased screening / reduction in depth in views to HK Island and Kowloon.	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Moderate adverse	Moderate adverse
107. Choi Wan	Increased screening / reduction in depth in views to Kowloon.	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Moderate adverse	Moderate adverse
<b>Views from the Harbour</b>							
<i>ZONE 20: Eastern Harbour</i>							
108. Lei Yue Mun Gap	Reclamation works will be visible in distant views. Change in visual character and a reduction in depth of the developed waterfront.	8	Significant adverse	Moderate adverse	<i>Restriction of building heights</i> <i>Variation of building form and massing, stepped building heights</i> <i>Creation of new high-quality urban waterfront development</i>	Significant adverse	Slight to moderate adverse
<i>ZONE 21: Central Harbour</i>							
109. Hung Hom / North Point Ferry	Reclamation works will be visible. Change in visual character and a reduction in depth of the developed waterfront.	8	Significant adverse	Moderate adverse	<i>Restriction of building heights</i> <i>Variation of building form and massing, stepped building heights</i> <i>Creation of new high-quality urban waterfront development</i>	Significant adverse	Slight to moderate adverse
<i>ZONE 22: Western Harbour</i>							

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			Construction	Operation		Construction	Operation
110. Victoria Harbour West	Slight reduction in depth of views to the east.	Schedule 3 DP	Moderate adverse	Moderate adverse	<i>Restriction of building heights Variation of building form and massing, stepped building heights Creation of new high-quality urban waterfront development</i>	Moderate adverse	Slight to Moderate adverse
111. Hung Hom / Wanchai Ferry	Slight reduction in depth of views to the east.	Schedule 3 DP	Moderate adverse	Moderate adverse	<i>Restriction of building heights Variation of building form and massing, stepped building heights Creation of new high-quality urban waterfront development</i>	Moderate adverse	Slight to Moderate adverse
<i>ZONE 23: Kowloon Bay</i>							
112. Ma Tau Kok Ferry	Major change to the visual character of the site in long term only.	8	NA	Neutral	<i>Restriction of building heights Variation of building form and massing, stepped building heights Creation of new high-quality urban waterfront development</i>	NA	Neutral
<i>ZONE 24: Future VSRs on NAKTA</i>							
113. Site 1A	Views already screened to works, resulting in no impacts	Schedule 3 DP	Negligible	Negligible	(Noise barriers to be designed as visually recessive)	Negligible	Negligible
114. Site 1B	Views already screened to works, resulting in no impacts	16	Negligible	Negligible		Negligible	Negligible
115. Site 1C	Partial blocking of views to harbour, although a narrowed view will be possible. Views will also be reduced in depth due to the high-rise development.	13, 16	Significant adverse	Significant adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
116. Site 1D	Partial blocking of views to harbour, although a narrowed view will be possible. Views will also be reduced in depth due to the high-rise development.	13, 16	Significant adverse	Significant adverse	<i>Consideration of high quality architectural finish as feature to buildings Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
117. Site 1E	reduction in depth of visual character.	Schedule 3 DP	Significant adverse	Significant adverse	<i>Consideration of high quality architectural finish as feature to buildings (Noise barriers to be designed as visually recessive) Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
118. Site 1F	Views already screened to works, resulting in no impacts	Schedule 3 DP	Negligible	Negligible	(Noise barriers to be designed as visually recessive)	Negligible	Negligible
119. Site 1G	Views already screened to works, resulting in no impacts	Schedule 3 DP	Negligible	Negligible	(Noise barriers to be designed as visually recessive)	Negligible	Negligible
120. Site 1H DO	Views already screened to works, resulting in no impacts	Schedule 3 DP	Negligible	Negligible	NA	Negligible	Negligible



VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
121. Site 1J Kai Tak Square (including Kai Tak Boulevard)	Views will be enclosed to the west and south with view corridor retained to Metropolitan Park and HK Island.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings (Noise barriers to be designed as visually recessive) <i>Restriction of building heights to reduce visual enclosure</i> <i>Retention of view corridor to HK Island</i>	Significant adverse	Significant adverse
122. Site 1K	Views will be blocked and enclosed to the west. Views south will be reduced in depth.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings (Noise barriers to be designed as visually recessive) <i>Restriction of building heights to reduce visual enclosure</i> <i>Retention of view corridor to HK Island</i>	Significant adverse	Significant adverse
123. Site 1L	Views will be enclosed to the west.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings (Noise barriers to be designed as visually recessive) <i>Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
124. Site 1M Kai Tak Nullah LO	Views may experience some additional enclosure by the introduction of buildings to the west. Minor impacts only	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Moderate adverse	Moderate adverse
125. Site 1N	Views may experience some additional enclosure by the introduction of buildings to the west. Minor impacts only	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
126. Site 1P	Views to west will be blocked and reduced in depth by the high-rise residential development. Views to south will improve with construction of Metropolitan Park, resulting in neutral impacts in the long term.	Schedule 3 DP	Significant adverse	Neutral	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Neutral
127. Site 2A	Relatively minor impacts due to construction of stadium, which will persist in the long term. Views to the south, however, will be screened by the later development at Hoi Sham blocking views to the harbour.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings, particularly the stadium Use of planting adjacent to stadium as visual buffer (Noise barriers to be designed as visually recessive)	Significant adverse	Significant adverse

VSR Group	Summary of Impact of Proposals on Visual Amenity	DPs that contribute to impact	Potential Impact Significance Threshold prior to mitigation		Mitigation Measures <i>Measures incorporated into layout plan are in italics</i>	Residual Impact	
			Construction	Operation		Construction	Operation
128. Site 2B	Impacts will arise due to construction of the stadium as a major prominent element in views, screening many at the lower levels.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings, particularly the stadium Use of planting adjacent to stadium as visual buffer	Significant adverse	Significant adverse
129. Site 2C	Impacts will arise due to construction of the stadium as a major prominent element in views, screening many at the lower levels.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings, particularly the stadium Use of planting adjacent to stadium as visual buffer	Significant adverse	Significant adverse
130. Site 2D	Impacts will arise in particular due to the blocking and enclosure of view to the harbour and Hong Kong Island by development of the Hoi Sham areas. Views east will experience a narrowing of views to the hills, but will be retained to a degree.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
131. Site 2E	Impacts will arise in particular due to the blocking and enclosure of view to the harbour and Hong Kong Island by development of Hoi Sham areas.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
132. Site 2F	Impacts will arise in particular due to the blocking and enclosure of view to the harbour and Hong Kong Island by development of Hoi Sham areas.	Schedule 3 DP	Significant adverse	Significant adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Significant adverse	Significant adverse
133. Site 2G	Minor impacts may arise due to additional visual enclosure by the tall buildings of the Hoi Sham area.	Schedule 3 DP	Slight adverse	Slight adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Slight adverse	Slight adverse
134. Site 2H	Minor impacts may arise due to additional visual enclosure by the tall buildings of the Hoi Sham area.	Schedule 3 DP	Moderate adverse	Moderate adverse	Consideration of high quality architectural finish as feature to buildings (Noise barriers to be designed as visually recessive) <i>Restriction of building heights to reduce visual enclosure</i>	Moderate adverse	Moderate adverse