

13.11 Review of Impacts relating to Schedule 2 Designated Projects

13.11.1 Introduction

13.11.1.1 This section describes the impacts relating to each of the Schedule 2 Designated Projects (DPs), which sensitive receivers are likely to be affected and mitigation measures specific for each DP. The Environmental Management Study Group has highlighted that the purpose of this report is to fulfil the requirements for a Schedule 3 Designated Project and that further individual reports will be undertaken for each of the Schedule 2 Designated Projects when additional details are available. Notwithstanding a summary review of these Schedule 2 Designated Projects within the overall project is given here for future reference and has been used during the design process of the layout plans in order to minimise their potential impacts as early as possible.

13.11.2 Summary of Residual Impacts of Schedule 2 Designated Projects

13.11.2.1 The impacts, sensitive receivers, mitigation measures and residual impacts for each of the Schedule 2 Designated Projects is given in **Tables 13.18** to **13.36** and summarised below.

DP1: Trunk Road T1

13.11.2.2 The major residual impact will be experienced by the local VSRs. The road, particularly the viaduct, will be a prominent permanent and detrimental element in their views causing *significant adverse* impacts. The landscape character of the neighbouring areas will experience *moderate adverse* impacts due to extension of the road system on their edge. This is however a long term provision.

DP2: Trunk Road T2

13.11.2.3 As with Trunk Road T1, the major residual impact will be experienced by the local VSRs due to the extension of the road system, including tunnel portals, ventilation buildings and retaining walls to the west. This is likely to cause *significant adverse* impacts. Landscape context is expected to experience minor impacts only.

DP3: District Distributor Road D1

13.11.2.4 Much of the road is internal to the site, however its western end is likely to cause *significant adverse* landscape and visual impacts to Hoi Sham Park due to running along its south-eastern boundary as a major detrimental landscape and visual element. The road will also run through a proposed future open space to the south of Hoi Sham Park.

DP4: District Distributor Road D2

13.11.2.5 Road D2 is an internal road, is remote from surrounding landscape character and screened by SEKD future development. Minor impacts only.

DP5: District Distributor Road D3

13.11.2.6 Road D3 is parallel to the existing Prince Edward Road and will cause only minor impacts due to extending the existing wide road corridor. Minor impacts only in the long term.

DP6: District Distributor Road D4

- 13.11.2.7 Much of Road D4 is internal and will be screened by the SEKD. However, a short section will be visible to VSRs in the south-east. However, this is only a short section of road and generally screened to the more sensitive VSRs. Minor impacts only.

DP7: District Distributor Road D5

- 13.11.2.8 Road D5 is generally an internal road and separated from the neighbouring areas by SEKD, hence only minor landscape impacts will occur. Some views are possible from existing VSRs, however, these will experience minor visual impacts only.

DP8: Reclamation for SEKD

- 13.11.2.9 The reclamation will be a major element of the works causing changes in both landscape and visual context, e.g. loss of waterfront to Hoi Sham Park. Loss of waterfront context will result in *significant adverse* landscape and visual impacts in the long term.

DP9: Re-provisioned Typhoon Shelter

- 13.11.2.10 The proposed works for the typhoon shelter will extend the existing shelter, thus, resulting in only minor landscape and visual impacts in the long term.

DP10: Sewage Pumping Station PS1

- 13.11.2.11 The SPS is located within the site and likely to cause minor landscape impacts only. However, visually the SPS will be a prominent element to VSRs to the north, causing *moderate to significant adverse* impacts.

DP11: Sewage Pumping Station PS2

- 13.11.2.12 The SPS is located within the site and likely to cause minor landscape impacts only. However, visually the SPS will be a prominent element to VSRs to the north, causing *moderate to significant adverse* impacts.

DP12: Sewage Pumping Station PS3

- 13.11.2.13 The SPS is located within the site and likely to cause minor landscape impacts only. However, visually the SPS will be a prominent element to VSRs to the west, causing *moderate to significant adverse* impacts.

DP13: Sewage Pumping Station PS4

- 13.11.2.14 The SPS is located within the site and likely to cause minor landscape impacts only. Visually the SPS will be much screened, however will still be visible to some VSRs, causing *moderate adverse* impacts.

DP14: Sewage Pumping Station PS5

- 13.11.2.15 Although the SPS is located within the site, it is adjacent to Hoi Sham Park so likely to cause *significant adverse* landscape impacts. Visually the SPS will be a prominent element to the VSRs in Hoi Sham Park and others to the north, causing *significant adverse* impacts.

DP15: Sewage Pumping Station PS6

- 13.11.2.16 Although the SPS is located within the site, it is adjacent to a future open space so likely to cause *significant adverse* landscape impacts. Visually the SPS will be a prominent element to the VSRs in the open space and others to the north, causing *significant adverse* impacts.

DP16: Sewage Pumping Station PS7

- 13.11.2.17 The SPS is located within the site and likely to cause minor landscape impacts only. However, visually the SPS will be a prominent element to a number of existing and future VSRs, causing *moderate adverse* impacts.

DP17: Sewage Pumping Station PS8

- 13.11.2.18 The SPS is located within the site and likely to cause minor landscape impacts only. However, visually the SPS will be a prominent element to VSRs to the east, causing *moderate adverse* impacts.

DP18: Sewage Pumping Station PS9

- 13.11.2.19 The SPS is located within the site and likely to cause minor landscape impacts only. However, visually the SPS will be a prominent element to VSRs to the east, causing *moderate adverse* impacts.

DP19: Marina

- 13.11.2.20 The marina is likely to cause detrimental *moderate adverse* landscape and visual impacts during construction, however in the long term, the marina is considered to be a *neutral* impact as it is both a landscape and visual feature on the landscape.

DP20: Widening of Hoi Bun Road

- 13.11.2.21 The road widening is likely to cause *moderate* to *significant adverse* landscape and visual impacts due to the potential for disturbance to the edge of the park, the increase in the local infrastructure.

13.11.3 Summary

- 13.11.3.1 The location of the DPs within the site reduces the level of impact, particularly to the existing landscape resources. However, a number of major impacts to landscape character and visual context remain due to the following DPs:

- (a) Trunk Road T1;
- (b) Trunk Road T2;
- (c) District Distributor Road D1;
- (d) Reclamation for SEKD; and
- (e) Sewage Pumping Stations PS1 to PS3, PS5, PS6.

Review of Impacts and Mitigation Measures for Schedule 2 Designated Projects

Table 13.18 Designated Project No.1: Trunk Road T1

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
No direct impacts as road is wholly within site. Indirect impacts due to extension of neighbouring road system for LCUs	Moderate adverse	Moderate adverse	LCUs HR4, HR5, MR3, UDL3, UDL4, IN1	Roadside amenity planting as landscape buffer	Moderate adverse	Moderate adverse
<i>Landscape Resources</i>						
Disturbance to existing amenity tree planting (approx. 100nos Acacia confusa in vicinity of cargo buildings)	Moderate adverse	Moderate adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Roadside amenity planting in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil Topsoils to be retained and reused if suitable.	Moderate adverse	Negligible
<i>Visually Sensitive Receivers</i>						
Extension of road system to views west. Introduction of prominent elevated viaduct structure. Loss of some roadside tree planting as visual screen	Significant adverse	Significant adverse	VSR nos. 44, 45, 46, 47, 48, 49	Hoarding along site boundary during works Roadside amenity tree and shrub planting, including below viaduct, for screening and visual buffer. Consideration of viaduct design, e.g. slender profile and columns, non-reflective materials, wide span between columns.	Significant adverse	Significant adverse

Table 13.19 Designated Project No. 2: Trunk Road T2 including tunnel

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
Neighbouring LCUs will be affected by extension to road system to the west. Approximately half of the road is in tunnel.	Moderate adverse	Moderate adverse	LCUs IN1, IN2, VH3	Roadside amenity planting as landscape buffer Consideration of architectural design of tunnel portal and ancillary buildings as features. Provision for amenity planting and open space over tunnel section	Moderate adverse	Slight adverse
<i>Landscape Resources</i>						
Disturbance to roadside amenity tree planting (approx. 300nos mixed amenity species along eastern boundary)	Moderate adverse	Moderate adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Roadside amenity planting in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil Topsoils to be retained and reused if suitable.	Moderate adverse	Negligible
<i>Visually Sensitive Receivers</i>						
Extension of road system in views west. Loss of some roadside tree planting as visual screen during works. Introduction of two ventilation buildings, tunnel portals and retaining walls. Views west of construction works for cut and cover tunnel	Significant adverse	Significant adverse	VSR nos. 48, 49, 50	Hoarding along site boundary during works Roadside amenity tree and shrub planting, including below viaduct, for screening and visual buffer. Consideration of engineering design for tunnel portals, retaining walls and ventilation buildings as features in the landscape. Use of non-reflective materials.	Significant adverse	Moderate adverse

Table 13.20 Designated Project No. 3: District Distributor Road D1

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
In general, the road is contained within the site and separated from the surrounding LCUs by high-rise development and will not affect them. However, it will be adjacent to MIR1 causing an extension to the road system.	Slight to moderate adverse	Slight to moderate adverse	LCUs MIR1	Roadside amenity tree and shrub planting to provide landscape buffer to road. Also boundary planting in Sung Wong Toi Park and clear pedestrian access to ensure integration. Consideration of streetscape to create quality pedestrian environment.	Slight to moderate adverse	Slight adverse
The road will also affect OS3 (Hoi Sham Park) as it will run across its southern edge, thus causing major intrusion to the landscape character along this side of the park.	Significant adverse	Significant adverse	OS3	Landscape deck to maintain direct pedestrian link to waterfront open space Dense roadside amenity tree and shrub planting as landscape buffer in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil	Significant adverse	Significant adverse
Road D1 is also proposed to connect with Hung Hom Road. This will require construction through an existing undeveloped site, but which is planned for public open space. This will conflict with the site directly and introduce a non-compatible use to the site, introducing a major infrastructure element.	Significant adverse	Significant adverse	UDL1	Design of future open space to incorporate road. Dense roadside amenity tree and shrub planting as landscape buffer.	Significant adverse	Significant adverse
<i>Landscape Resources</i>						
Construction of road is likely to disturb existing boundary tree planting along Sung Wong Toi Road.	Moderate adverse	Moderate adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Roadside amenity planting and boundary planting in future Sung Wong Toi Park, in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil Topsoils to be retained and reused if suitable.	Moderate adverse	Negligible
<i>Visually Sensitive Receivers</i>						
In general, visual impacts to existing VSRs are minor as road is an internal road and will be screened by the residential development. However, minor impacts will arise due to the introduction of the road in views as part of the overall development.	Slight adverse	Slight adverse	VSR nos. 40, 41, 42, 43, 44, 57, 58	Hoarding along site boundary during works Roadside amenity tree and shrub planting for screening and visual buffer.	Slight adverse	Negligible
For several VSRs the road will be clear in views. The road will be a visual intrusion, extending the road system. Construction works will require the removal of some boundary planting causing loss of visual screen and buffer.	Significant adverse	Significant adverse	VSR nos. 55, 56, 59	Hoarding along site boundary during works Roadside amenity tree and shrub planting for screening and visual buffer.	Significant adverse	Significant adverse

Table 13.21 Designated Project No.4 :District Distributor D2

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
In general, the road is contained within the site and separated from the surrounding LCUs by high-rise development and open space and will not affect them. IN1 and UDL4 is the nearest LCU and will experience only minor effects	Slight adverse	Slight adverse	LCUs IN1, UDL4	Roadside amenity tree and shrub planting to provide landscape buffer to road.	Slight adverse	Negligible
<i>Landscape Resources</i>						
The road is primarily aligned within the site and will not affect and resources. However, several trees (approx. 10nos Bauhinia sp. in cargo building areas) will be disturbed.	Slight adverse	Slight adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Roadside amenity planting in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil Topsoils to be retained and reused if suitable.	Slight adverse	Negligible
<i>Visually Sensitive Receivers</i>						
In general, visual impacts to existing VSRs are minor as Road D2 is an internal road and will be screened by the residential development. However, minor impacts will arise due to the introduction of the road in views as part of the overall development.	Slight adverse	Slight adverse	VSRs nos 42, 46, 47	Hoarding along site boundary during works Roadside amenity tree and shrub planting for screening and visual buffer.	Slight adverse	Negligible

Table 13.22 Designated Project No. 5: District Distributor Road D3

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
Road D3 will run parallel to Prince Edward Road along the north-western edge of the SEKD. This area is already dominated by roads and, thus the addition of D3 will cause only more minor impacts due to an extension of the road system, particularly as it will be constructed over existing roads.	Slight to Moderate adverse	Slight to Moderate adverse	LCUs MIR1, MIR2, MIR3, MR1, MR2, OS4	Roadside amenity tree and shrub planting to provide landscape buffer to road.	Slight to Moderate adverse	Slight adverse
<i>Landscape Resources</i>						
The works will require extension and widening of the existing road and disturb a number of trees (approx. 60nos ornamental trees including palms) adjacent to the former airport entrance	Moderate adverse	Moderate adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Roadside amenity planting in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil Topsoils to be retained and reused if suitable.	Moderate adverse	Negligible
<i>Visually Sensitive Receivers</i>						
Road D3 will primarily affect the VSRs to the north west of Prince Edward Road. As the works will be a widening of the existing Concorde Road, the impacts will mainly be during the construction stage. The existing roads and viaducts will screen the works reducing impacts.	Moderate adverse	Slight adverse	VSR nos. 39, 40, 41, 42, 43, 59	Hoarding along site boundary during works Roadside amenity tree and shrub planting for screening and visual buffer.	Moderate adverse	Negligible

Table 13.23 Designated Project No. 6: District Distributor Road D4 including tunnel

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
Road D4 is generally within the site and separated from neighbouring LCUs by SEKD residential development. Notwithstanding, minor impacts due to extension of road system may be experienced by IN1.	Slight adverse	Slight adverse	LCU IN1	Roadside amenity tree and shrub planting to provide landscape buffer to road. Consideration of architectural design of tunnel portal, ancillary buildings and ventilation building as features.	Slight adverse	Negligible
<i>Landscape Resources</i>						
Road D1 will be constructed within the site or on reclamation areas resulting in no impacts to landscape resources	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
In general, minor impacts will be experienced by the existing VSRs as the road will be screened by SEKD residential development, and is partially in tunnel. However, minor views will be possible between buildings and intrusion may be caused by tunnel portals, retaining walls and ventilation buildings.	Slight adverse	Slight adverse	VSR nos. 49, 56, 57, 58	Hoarding along site boundary during works Roadside amenity tree and shrub planting for screening and visual buffer. Consideration of engineering design for tunnel portals, retaining walls and ventilation buildings as features in the landscape. Use of non-reflective materials. Area above tunnel to be landscaped.	Slight adverse	Negligible
Several more open views will be possible for the at-grade section of Road D4 to the south-east. This will cause intrusion to existing views from the south.	Moderate adverse	Moderate adverse	VSR nos. 50, 51, 52	Hoarding along site boundary during works Roadside amenity tree and shrub planting for screening and visual buffer.	Moderate adverse	Slight adverse

Table 13.24 Designated Project No. 7: District Distributor Road D5 including tunnel

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
Road D5 is within the site and separated from neighbouring LCUs by SEKD residential development and other roads. Notwithstanding, minor impacts due to extension of road system may be experienced by IN1.	Slight adverse	Slight adverse	LCU IN1	Roadside amenity tree and shrub planting to provide landscape buffer to road. Consideration of architectural design of tunnel portal, ancillary buildings and ventilation building as features.	Slight adverse	Negligible
<i>Landscape Resources</i>						
Construction for Road D2 will require disturbance to tree planting adjacent to Cheung Yip Street (approx. 40nos trees of amenity species)	Slight adverse	Slight adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Roadside amenity planting in dedicated landscape strip (i.e. no utilities) with minimum 1200mm topsoil Topsoils to be retained and reused if suitable.	Slight adverse	Negligible
<i>Visually Sensitive Receivers</i>						
In general, visual impacts to existing VSRs are minor, as Road D3 is an internal road and will be screened by the residential development. However, minor impacts will arise due to the introduction of the road in views to VSRs to the east of the site. Intrusion will be caused by extension of road surface, tunnel portals, retaining walls and ventilation building.	Moderate adverse	Moderate adverse	VSR nos. 43, 48, 49	Hoarding along site boundary during works Roadside amenity tree and shrub planting, including below viaduct, for screening and visual buffer. Consideration of engineering design for tunnel portals, retaining walls and ventilation buildings as features in the landscape. Use of non-reflective materials.	Moderate adverse	Slight adverse

Table 13.25 Designated Project No. 8: Reclamation for SEKD

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
Impacts to the neighbouring LCUs will vary. Several LCUs will experience major impacts due to loss of their waterfront context. Impacts are permanent	Significant adverse	Significant adverse	LCUs HR1, HR2, MIR1, UDL1, OS3, OS7, IN1	Direct construction effects to LCUs to be minimised. <i>Open space linkages to new waterfront space are incorporated into layout plan.</i>	Significant adverse	Significant adverse
The reclamation will change the current distinctive coastline of the airport and, in particular the runway. As such the historical feature of the airport may be disturbed. Impacts are considered neutral in the long term as the works represent a modification to the airport site and retains the runway as a feature and as the existing site is undeveloped, i.e. on similar physical character.	Significant adverse	Neutral	KA	<i>The SEKD layout plan has been designed to retain the runway, including the runway end, as a major feature of the layout plan as a historical element to the site.</i>	Significant adverse	Significant neutral
The works will result in the change of harbour coastline and the loss of the To Kwa Wan Typhoon Shelter. Similar to above the impacts relate to the loss of the distinctive character of the runway, and thus the harbour, but will result in a permanent loss of water area. Impacts are permanent	Significant adverse	Significant adverse	LCU WA	<i>The typhoon shelter will be relocated to Kwun Tong</i>	Significant adverse	Significant adverse
<i>Landscape Resources</i>						
The existing Kowloon Rocks are located within the area of reclamation and will be covered by the works.	Significant adverse	Significant adverse	Kowloon Rocks	Kowloon Rocks to be removed and stored during works. Upon completion the rocks are to be relocated in their original position within the Metropolitan Park as a landscape feature.	Significant adverse	Moderate adverse
<i>Visually Sensitive Receivers</i>						
The reclamation works will be a major element in views from many VSRs, both locally and across the harbour. They will change the visual character of that part of Kowloon Bay. Impacts will be major during construction due to the extent of works. In particular the waterfront VSRs will lose their waterfront context. VSRs do not benefit from being able to view the whole SEKD and so do not benefit from a realisation of the entire development.	Significant adverse	Significant adverse	VSR nos. 39, 40, 43, 44, 45, 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 75, 77, 77a, 91, 93, 104	Hoardings to be erected on site boundary during works Any reclamation to be undeveloped for more than 12 months to be hydroseeded to provide vegetative cover. <i>SEKD layout plan has been designed to retain the runway maintaining part of the character of Kowloon Bay.</i>	Significant adverse	Significant adverse
For a number of VSRs the long term development of reclamation will result in more neutral impacts as it will represent a change in character, and is not necessarily considered negative. In the long term the entire SEKD will be visible in views resulting in VSRs being able to realise the change in character.	Moderate to significant adverse	Neutral	VSR nos. 3, 4, 4a, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29, 30, 63, 64, 65, 67, 87, 94, 95, 108, 109, 112	Any reclamation to be undeveloped for more than 12 months to be hydroseeded to provide vegetative cover. Future development over reclamation to be undertaken as early as possible.	Moderate to significant adverse	Moderate to significant neutral

Table 13.26 Designated Project No. 9:Typhoon Shelter

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
An existing typhoon shelter will be adapted to provide the shelter within SEKD. Works will include extending the shelter to the south-east by relocating the breakwaters which will project beyond the runway. In respect of the impacts, they are considered to be minor as there is no change in use, just an extension, particularly in the long term. Neighbouring LCUs will be unaffected.	Moderate adverse	Slight neutral	LCU WA	SEKD layout plans relocated the lost To Kwa Wan Typhoon Shelter to an extension of Kwun Tong Typhoon Shelter to minimise any impacts	Moderate adverse	Slight neutral
<i>Landscape Resources</i>						
The relocation / extension of the typhoon shelter is water based and will not affect any landscape resources	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The impacts will be relatively minor as the works are an extension of the existing typhoon rather than a total change in character of the area. Notwithstanding, there will be impacts during construction of the new breakwaters, however, these are likely not to be major.	Moderate adverse	Slight adverse	VSR nos. 8, 9, 10, 14, 15, 16, 17, 18, 49, 50, 51, 52	SEKD layout plans relocated the lost To Kwa Wan Typhoon Shelter to being an extension of Kwun Tong Typhoon Shelter to minimise any change of visual character	Moderate adverse	Slight adverse

Table 13.27 Designated Project No. 10: Sewage Pumping Station PS1

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. However, it is will be a negative element in the local landscape character. Its relative scale and the separation from the LCUs by the wide road corridor result in relatively minor impacts only.	Slight adverse	Slight adverse	LCUs MR1, MIR2	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Slight adverse
<i>Landscape Resources</i>						
The SPS is located at the original public entrance to the terminal building. It is likely to disturb approx. 40nos. palm trees.	Slight adverse	Slight adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Boundary amenity tree and shrub planting in dedicated landscape strip with minimum 1200mm topsoil. Topsoils to be retained and reused if suitable.	Slight adverse	Negligible
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure on the boundary of the SEKD to VSRs to the north, including the road users. It will be a major utility's building and site detrimental to visual character. It will also screen views at the lower levels.	Moderate to significant adverse	Moderate to significant adverse	VSR nos. 39, 40, 59	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate to significant adverse	Moderate to significant adverse

Table 13.28 Designated Project No. 11: Sewage Pumping Station PS2

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. However, it is will be a negative element in the local landscape character. Its relative scale and the separation from the LCUs by the wide road corridor result in relatively minor impacts only.	Slight adverse	Slight adverse	LCUs MR2, MIR3	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Slight adverse
<i>Landscape Resources</i>						
The SPS is located within the airport site and unlikely to disturb any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure on the boundary of the SEKD to VSRs to the north, including the road users. It will be a major utility's building and site detrimental to visual character. It will also screen views at the lower levels.	Moderate to significant adverse	Moderate to significant adverse	VSR nos. 42, 43	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate to significant adverse	Moderate to significant adverse

Table 13.29 Designated Project No. 12: Sewage Pumping Station PS3

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. However, it is will be a negative element in the local landscape character. Its relative scale and the separation from the LCUs by the wide road corridor result in relatively minor impacts only.	Slight adverse	Slight adverse	LCUs MIR1	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Slight adverse
<i>Landscape Resources</i>						
The SPS is located at the site boundary and is likely to result in disturbance to approx. 50nos. amenity trees (including <i>Casuarina equisetifolia</i>).	Slight adverse	Slight adverse	Vegetation on site	Tree Felling Application in accordance with WBTC 24/94, including compensatory planting plan. Boundary amenity tree and shrub planting in dedicated landscape strip with minimum 1200mm topsoil. Topsoils to be retained and reused if suitable.	Slight adverse	Negligible
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure on the boundary of the SEKD to VSRs to the west. It will be a major utility's building and site detrimental to visual character. It will also screen views at the lower levels.	Moderate to significant adverse	Moderate to significant adverse	VSR nos. 39, 40, 59	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate to significant adverse	Moderate to significant adverse

Table 13.30 Designated Project No. 13: Sewage Pumping Station PS4

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site remote from the surrounding LCUs. However, it is will be a negative element in the local landscape character. Its relative scale and the separation from the LCUs by the wide road corridor result in very minor impacts only.	Slight adverse	Slight adverse	LCUs IN1	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Negligible
<i>Landscape Resources</i>						
The SPS is located within the airport site and unlikely to disturb any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent within the SEKD, however will be screened from many of the existing and future VSRs. Notwithstanding the SPS will be visible to several future VSRs and be a negative element in views.	Moderate adverse	Moderate adverse	VSR nos. 47, 48, 115, 116	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate adverse	Moderate adverse

Table 13.31 Designated Project No. 14: Sewage Pumping Station PS5

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. However, it is will be a negative element in the local landscape character, particularly as it is adjacent to Hoi Sham Park. This will result in major permanent impacts on the Park.	Significant adverse	Significant adverse	LCUs OS3	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Significant adverse	Significant adverse
<i>Landscape Resources</i>						
The SPS is located on reclamation and will not cause impact to any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS is located to the south-east of Hoi Sham Park and will, thus be a prominent negative element also screening and foreshortening views. It will be a major utility's building and a permanent major impact.	Significant adverse	Significant adverse	VSR nos. 56, 57, 58	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Significant adverse	Significant adverse

Table 13.32 Designated Project No. 15: Sewage Pumping Station PS5

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. However, it is will be a negative element in the local landscape character, particularly as it is located adjacent to a future local open space. It will be a prominent element near to the open space boundary and cause major long term impacts	Significant adverse	Significant adverse	LCUs UDL1	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Significant adverse	Significant adverse
<i>Landscape Resources</i>						
The SPS is located on reclamation and will not cause impact to any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure on the boundary of the SEKD to VSRs to the west, particularly to users of the future open space. It will be a major utility's building and site detrimental to visual character. It will also screen views at the lower levels.	Significant adverse	Significant adverse	VSR nos. 55, 56, 57	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Significant adverse	Significant adverse

Table 13.33 Designated Project No. 16: Sewage Pumping Station PS7

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. It will cause minor impacts however, these will be very limited as the SPS is separated from the LCU by a wide road corridor.	Slight adverse	Slight adverse	LCUs IN1	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Negligible
<i>Landscape Resources</i>						
The SPS is located within the airport site and unlikely to disturb any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure within the SEKD but will be screened by the future development. Notwithstanding, the SPS will be visible to a number of existing and future VSRs. The SPS will be a negative element in views.	Moderate adverse	Moderate adverse	VSR nos. 48, 49, 114, 115, 116	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate adverse	Moderate adverse

Table 13.34 Designated Project No. 17: Sewage Pumping Station PS8

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. It will cause minor impacts however, these will be very limited as the SPS is separated from the LCU by the road corridor.	Slight adverse	Slight adverse	LCUs IN1	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Negligible
<i>Landscape Resources</i>						
The SPS is located within the airport site on reclamation and unlikely to disturb any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure within the SEKD but will be screened by the future development. Notwithstanding, the SPS will be visible to a number of existing VSRs to the east. The SPS will be a negative element in views.	Moderate adverse	Moderate adverse	VSR nos. 49, 50	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate adverse	Moderate adverse

Table 13.35 Designated Project No. 18: Sewage Pumping Station PS9

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The SPS is located within the site so will not cause direct impacts to surrounding LCUs. It is remote from the neighbouring areas resulting in very minor impacts only.	Slight adverse	Slight adverse	LCUs IN1	SPS to be designed as a feature in the local landscape. This can be achieved by consideration of the architectural finishes to the buildings. Use of dense boundary tree and shrub planting to create a landscape buffer to surrounding areas.	Slight adverse	Negligible
<i>Landscape Resources</i>						
The SPS is located within the airport site on reclamation and unlikely to disturb any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
The SPS will be a prominent structure within the SEKD but will be screened by the future development. Notwithstanding, the SPS will be visible to a number of existing VSRs to the east. The SPS will be a negative element in views.	Moderate adverse	Moderate adverse	VSR nos. 49, 50	Consideration of SPS to be designed with high-quality architectural finish. Dense boundary tree and shrub planting as screen and visual relief.	Moderate adverse	Moderate adverse

Table 13.36 Designated Project No. 19: Marina

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The marina will be located within the harbour projecting from the reclamation at Hoi Sham. It will be remote from the land based LCUs and will not cause impact. With respect to the bay the marina will be a new element, however, it will be in context of the bay are a harbour and is adjacent to the location of the typhoon shelter (to be removed). Thus the marina is a neutral impact in the long term, although during construction there will be some negative impacts.	Moderate adverse	Neutral	LCU WA	Marina to be designed as a feature on the waterfront with open space links to neighbouring areas.	Moderate adverse	Moderate neutral
<i>Landscape Resources</i>						
Marina will be water based projecting from reclamation and will not affect any existing resources.	No impact	No impact	NA	None required	No impact	No impact
<i>Visually Sensitive Receivers</i>						
As the marina projects into the harbour it will be prominent in views from the south and east. However, the views are relatively distant, the marina is low in views and is not considered to be a visual intrusion, particularly in consideration of its size. Impacts will not be major and are considered neutral in the long term as a marina is not visually intrusive in the views and is a feature. However, negative impacts are expected during construction due to the works, particularly the breakwater.	Moderate adverse	Neutral	7, 8, 9, 10, 11, 19, 20, 21, 27	Marina to be designed as a feature on the waterfront.	Moderate adverse	Moderate neutral

Table 13.37 Designated Project No. 20: Widening of Hoi Bun Road

Summary of Impact by DP	Significance Threshold		Sensitive Receiver Affected	Mitigation Measure	Overall Residual Impact	
	Construction	Operation			Construction	Operation
<i>Landscape Character</i>						
The widening of Hoi Bun Road may result in the loss of the edge of the Hoi Bun Road Park, causing a local increase in the hard infrastructure character.	Moderate to Significant adverse	Moderate to Significant adverse	LCU OS7	Provision of link to promenade and waterfront open space adjacent to typhoon shelter	Moderate to Significant adverse	Moderate to Significant adverse
<i>Landscape Resources</i>						
Potential disturbance to open space at Hoi Bun Road Park and loss of one edge. Potential loss of tree planting along the roadside	Moderate to Significant adverse	Negligible	Vegetation Open Space	Tree Felling Application in accordance with WBTC 24/94 including compensatory planting plan. Compensatory planting for the entire site, particularly in those areas where vegetation is disturbed. A large amount of new tree planting is proposed as part of the SEKD.	Moderate to Significant adverse	Negligible
<i>Visually Sensitive Receivers</i>						
The widening of Hoi Bun Road will affect the local VSRs only due to the restricted extent of works. This will include the park users and the immediate surrounding buildings	Significant adverse	Significant adverse	49	Hoarding around works to screen works at lower levels Screen planting along roadside and reprovision of areas of Hoi Bun Road Park disturbed Visual and physical linkages along open space to promenade	Significant adverse	Significant adverse