

## 13.12 Impacts Summary

### 13.12.1 Introduction

13.12.1.1 This section describes the impacts likely to arise to the landscape and visual context due to the construction and operation of the SEKD. It considers the project in accordance with the EIAO TM, i.e. discusses both Schedule 3 and Schedule 2 Designated Projects.

### 13.12.2 Landscape Impact Assessment

13.12.2.1 The review of the landscape resources and character describes the existing landscape baseline of the site and surrounding areas. It highlights the importance of the site as a local landmark in Hong Kong's history but that, in general, it is a barren site, devoid of landscape elements of quality except for the boundary trees. The surrounding areas comprise the urban landscape of Kowloon, generally developed with a mix of residential and industrial landscape, but also with several open spaces.

13.12.2.2 The SEKD is likely to cause a number of landscape impacts. In general, there will only be relatively minor impacts to the landscape resources as the development is restricted to the former airport site. Impacts will arise from the loss of the boundary tree vegetation (approx. 1000 trees), together with temporary impacts during construction to Kowloon Rocks and Sung Wong Toi Rock, until they are restored on site. With respect to open space, Hoi Bun Road Park and Hoi Sham Park will both be affected, the former due to a road construction and the latter due to a loss of waterfront context. Additionally approx. 116 Ha of Victoria Harbour will be reclaimed.

13.12.2.3 With respect to the landscape character, the impacts to the airport site itself constitute a major change in the existing character. However, in the long term it is considered to be an impact causing a change of landscape character as it will result in the barren site to become a high-quality waterfront urban landscape, still retaining historical references to the former airport.

13.12.2.4 The SEKD is likely, however, to cause major detrimental impacts to many of the surrounding areas due to the introduction of such an extensive development causing enclosure of areas. In particular, *significant adverse* impacts will result from the loss of waterfront context of areas to the east, e.g. Hoi Sham Park, and *moderate to significant adverse* impacts to the areas north-east of NAKTA.

13.12.2.5 A summary of the residual landscape impacts is given in **Tables 13.38** and **13.39** and shown on **Drawing Nos. 22936/LV/550** to **551**.

**Table 13.38: Summary of Landscape Impact Assessment - Character**

Landscape Character	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
High-rise residential areas	Loss of waterfront location for some high-rise areas Enclosure of other high-rise areas adjacent to site Areas remote from the works will not in general be affected.	Moderate to significant adverse	Moderate to significant adverse	Open space and linkages have been provided to allow free waterfront access within the layout plan	Impacts are permanent in the long term and, hence, will persist.	Moderate to significant adverse	Moderate to significant adverse
Medium-rise residential areas	Several of the medium-rise residential areas are adjacent to the site and will become enclosed by the high-rise development. Conversely, the development will provide open space / recreational facilities not currently available to these areas	Moderate to significant adverse	Moderate to significant neutral	Areas of open space have been provided as buffer between the developments and as a key recreation resource, to reduce enclosure	Impacts are permanent in the long term and, hence, will persist.	Moderate to significant adverse	Moderate to significant neutral
Village Housing areas	In general these areas are remote from the works and will not be greatly affected.	Negligible	Negligible	None	None	Negligible	Negligible
Mixed Industrial Residential areas	These areas will, in general, experience enclosure from the high-rise development. Conversely, these areas will also a complementary land use and provide open space / recreational facilities not currently available to these areas	Moderate adverse	Moderate beneficial	The layout plan incorporates open space and linkages for the neighbouring areas.	Impacts are permanent in the long term and, hence, will persist.	Moderate adverse	Moderate beneficial
Open Space	Within the study area two open space areas will be affected, Hoi Sham Park and Hoi Bun Road Park. These will lose their waterfront context and become enclosed	Significant adverse	Significant adverse	Direct linkages to new open spaces are provided in the layout plans	Impacts are permanent in the long term and, hence, will persist.	Significant adverse	Significant adverse
Industrial	These areas of low sensitivity will experience some enclosure due to the development One area will be developed as open space in the long term	Slight / moderate adverse	vary from moderate adverse to beneficial	Buildings in layout have been setback to reduce enclosure	Impacts are permanent in the long term and, hence, will persist.	Slight / moderate adverse	vary from moderate adverse to beneficial
Undeveloped / Disturbed Land	Impacts vary due to the mixed future use of this land, from loss of future open space to enclosure of land to minimal effects to remote areas	Vary from negligible to significant adverse	Vary from negligible to significant adverse	Open space linkages have been provided within the layout plans as appropriate	Impacts are permanent in the long term and, hence, will persist.	Vary from negligible to significant adverse	Vary from negligible to significant adverse

Landscape Character	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
Former Kai Tak Airport Site	The former airport will experience a complete change in the use and character of the site	Significant neutral	Significant neutral	Mitigation measures not required as the development relates to this LCU. <i>Notwithstanding 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>	Impacts are permanent in the long term and, hence, will persist.	Significant neutral	Significant neutral
Water Areas	Modification to the waterfront edge of harbour	Significant neutral	Significant neutral	None required. <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 waterfront.</i>	Impacts are permanent in the long term and, hence, will persist.	Significant neutral	Significant neutral

Table 13.39: Summary of Landscape Impact Assessment - Resources

Landscape Resource	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
Open Space	One area of future open space south of Hoi Sham Park will be bisected by a road	Moderate adverse	Moderate adverse	<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>  The future open space is to be designed in consideration of the Road D2.	Impacts will persist in the long term	Moderate adverse	Moderate adverse
Vegetation	Loss of approximately 1000 trees onsite. A large amount of new tree planting is proposed as part of the SEKD. Thus, in the long term, impacts will reduce.	Moderate to significant adverse	Negligible	Tree Felling Application in accordance with WBTC 24/94 including compensatory planting plan.  Detail engineering design to preserve as many trees as possible  A large amount of new tree planting is proposed as part of the SEKD.	Impacts will only persist in the short term due to works.	Moderate to significant adverse	Negligible
Features of Cultural / Heritage Importance	Both Sung Wong Toi Rock and Kowloon Rocks will be disturbed. However, as part of the development they will be re-instated in the site	Significant adverse	Negligible	Rocks will be relocated within the site.  Disturbance to rocks should be minimised	Impacts will only persist in the short term due to works.	Significant adverse	Negligible
Coastline	A new coastline will be created, with access lost during works. However, a new promenade is proposed for the waterfront as part of the SEKD.	Significant adverse	Significant neutral	A new urban waterfront is proposed within SEKD. This will replace the existing providing additional access, open space and facilities.	Impacts will only persist in the short term due to works.	Significant adverse	Significant Neutral

### 13.12.3 Visual Impact Assessment

- 13.12.3.1 The review of the existing visual context highlights that there are a high number of visually sensitive receivers, but that, broadly, they can be classified into large groups with similar views or view types. Broadly the views can be considered in the following groups:
- (a) Distant views open to the site, e.g. from Hong Kong Island directly opposite the site, or surrounding high areas of Kowloon Hills;
  - (b) Distant views partially screened to the site, e.g. the more inland areas of Hong Kong Island;
  - (c) Adjacent views directly over the site and onward to Victoria Harbour and Hong Kong Island or Lei Yue Mun areas; and
  - (d) Partially screened views from the more inland surrounding developed areas of Kowloon.
- 13.12.3.2 The first of these will be able to view the SEKD in its entirety and so gain realisation of the change in character of view rather than suffer an impact such as blocking of view, particularly as measures have been incorporated in to the layout plan, such as retention of ridgelines and view corridors. Thus they are considered to experience overall *slight adverse* impacts, although a foreshortening of the developed waterfront is accepted.
- 13.12.3.3 The partially screened views from more distant areas will in general, experience the introduction of the taller buildings within their views and not likely to result in major impacts.
- 13.12.3.4 Views from adjacent to the site will experience major visual impacts. These VSRs do not benefit from having views over the entire site, rather they experience more direct losses. The impacts will arise from the blocking of existing views either the harbour and Hong Kong and a severe foreshortening of views from open and distant to close proximity. As these impacts arise from the introduction of permanent buildings and structures, they will persist in the long term causing *significant adverse* residual impacts.
- 13.12.3.5 The views from the more inland areas of Kowloon which are already partially screened will, in general, experience only smaller impacts primarily arising due to the extension of the high-rise urban development and / or visual enclosure.
- 13.12.3.6 A summary of the residual visual impacts is given in **Table 13.40** and shown **Drawing Nos. 22936/LV/552 to 555**.

Table 13.40: Summary of Visual Impact Assessment

VSR Zone	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
ZONE 1: Harbour Front from Sheung Wan to Central	Minor impacts in long term due to permanent introduction of some of the taller buildings and minor reduction in depth of views east.	slight adverse	slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Impacts will persist in the long term	slight adverse	slight adverse
ZONE 2: Harbour Front from Wan Chai to Causeway Bay	Waterfront views will experience a reduction in depth of views across the harbour to the prominent development.	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>	Impacts will persist in the long term	slight to moderate adverse	slight to moderate adverse
ZONE 3: Harbour Front from North Point to Taikoo	The SEKD will create a major change in character in views across the harbour including the reduction in depth of views. However, in the long term the impacts are not considered to be a negative change.	moderate to significant 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>	Impacts will persist in the long term	moderate to significant adverse	Slight to moderate adverse
ZONE 4: Eastern Coastal Area (Shau Kei Wan, Chai Wan)	Some reduction in depth in views and a change in visual character	vary from slight to significant adverse	vary from 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>	Impacts will persist in the long term	vary from slight to significant adverse	vary from neutral to moderate adverse
ZONE 5: Western High Ground (Lung Fu Shan to Mount Cameron)	Where visible, the SEKD will cause a major change in visual character to a high-rise urban waterfront development.	vary from slight to significant adverse	vary from 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>	Impacts will persist in the long term	vary from slight to significant adverse	vary from neutral to moderate adverse

VSR Zone	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
ZONE 6: Eastern High Ground (Mount Nicolson to Mount Parker)	Impacts will only be minor due to the extension of high rise development.	vary from slight to significant adverse	vary from slight to significant neutral	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Incorporation of view corridors and visual permeability through SEKD</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Impacts will persist in the long term	slight to moderate adverse	slight adverse
ZONE 7: Sheung Wan to Happy Valley (not waterfront)	Views are generally screened by the dense urban development of Hong Kong Island, and Kowloon.	vary from negligible to moderate adverse	vary from negligible to moderate adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Incorporation of view corridors and visual permeability through SEKD</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Impacts will persist in the long term	vary from negligible to moderate adverse	vary from negligible to moderate adverse
ZONE 8: Caroline Hill to North Point (not waterfront)	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.	slight adverse	slight adverse	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i>	Impacts will persist in the long term	slight adverse	slight adverse
ZONE 9: North	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.	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>	Impacts will persist in the long term	moderate to significant adverse	moderate to significant adverse

VSR Zone	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
ZONE 10: East	Residual impacts are likely to be major due to the blocking and reduction in depth 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.	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 Noise barriers to be designed as visually recessive 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>	Impacts will persist in the long term	Moderate significant adverse	Moderate to significant adverse
ZONE 11: South-east	The blocking and reduction in depth 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.	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>	Impacts will persist in the long term	moderate to significant adverse	moderate to significant adverse
ZONE 12: West (Hung Hom frontage to Whampoa Gardens)	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.	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>	Impacts will persist in the long term	moderate to significant adverse	moderate to significant adverse
ZONE 13: South-west	Minor impacts due to visibility of taller buildings	slight to moderate adverse	slight to moderate neutral	<i>Restriction of building heights to retain ridgeline of Kowloon Hills</i> <i>Incorporation of view corridors and visual permeability through SEKD</i> <i>Variation of building frontage in height, depth from waterfront and massing</i>	Impacts will persist in the long term	slight to moderate adverse	slight to moderate neutral



VSR Zone	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
ZONE 14: High Ground to North (Lion Rock / Kowloon Peak)	SEKD will cause a major change in the visual character of these views which is not considered to be negative, except during construction.	significant adverse	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</i>	Impacts will persist in the long term	significant adverse	Slight to moderate adverse
ZONE 15: View from Ridge to east	Views from this zone vary, with many having partially screened views to the site likely to only experience minor intrusion into views.  Jordan Valley is a knoll within the areas and has open views over the site with SEKD will be clear within these views	vary from negligible to significant adverse	vary from slight to significant adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights</i> <i>Incorporation of visual permeability through SEKD</i>	Impacts will persist in the long term	vary from negligible to significant neutral	vary from slight to moderate adverse
ZONE 16: View from urban Kowloon to west	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.	vary from slight adverse to moderate / significant adverse	vary from slight adverse to moderate / significant adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights</i> <i>Incorporation of visual permeability through SEKD</i>	Impacts will persist in the long term	vary from slight adverse to moderate / significant adverse	vary from slight adverse to moderate / significant adverse
ZONE 17: View from urban area to east	Most VSRs will only experience a reduction in depth of some views. However, Telford Gardens is likely to experience major impact as its key views will be blocked.	vary from slight to significant adverse	vary from slight to significant adverse	<i>Restriction of building heights to reduce visual enclosure</i> <i>Incorporation of visual permeability through SEKD</i>	Impacts will persist in the long term	Primarily vary from slight to moderate significant adverse but significant adverse for Telford Garden	Primarily vary from slight to significant moderate adverse but significant adverse for Telford Garden
ZONE 18: Sai Tso Wan – Lei Yue Mun	Many of the urban areas have only partial views and will thus only experience minor 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.	vary from negligible to significant neutral	vary from negligible to significant neutral	Consideration of high quality architectural finish as feature to buildings <i>Variation of building form and massing</i> <i>Creation of new high-quality urban waterfront development</i>	Impacts will persist in the long term	vary from negligible to significant neutral	vary from negligible to significant neutral

VSR Zone	Summary of Impacts	Overall Significance threshold before mitigation		Mitigation measures	Residual Impacts		
		Construction	Operation		Summary of Impact	Construction	Operation
ZONE 19: Urban Area to north	In general, only partial views are possible from this area and will experience minor impacts, however, some of the higher areas are likely to experience a blocking of views to Hong Kong Island	vary from slight to significant adverse	vary from slight to significant adverse	Consideration of high quality architectural finish as feature to buildings <i>Restriction of building heights to reduce visual enclosure</i>	Impacts will persist in the long term	vary from primarily slight to moderate/ significant adverse	vary from primarily slight to moderate/ significant adverse
ZONE 20: Eastern Harbour	The SEKD will cause a major change in visual character of views, together with a reduction in depth of the waterfront but is not considered to be negative	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>	Impacts will persist in the long term	significant adverse	Slight to moderate adverse
ZONE 21: Central Harbour	The SEKD will cause a major change in visual character of views, together with a reduction in depth of the waterfront but is not considered to be negative	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>	Impacts will persist in the long term	significant adverse	Slight to moderate adverse
ZONE 22: Western Harbour	Much of the SEKD is screened by the development on Kowloon, however, there will be a reduction in depth of some views.	moderate 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>	Impacts will persist in the long term	moderate adverse	Slight to moderate adverse
ZONE 23: Kowloon Bay	Impacts will arise in the long term only as the ferry will not operate during construction. Impacts are considered major as they will experience a major change of visual character along the waterfront.	NA	significant neutral	<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>	Impacts will persist in the long term	NA	significant neutral
ZONE 24: Future VSRs on NAKTA	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.	vary from negligible to significant adverse	vary from negligible to 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>	Impacts will persist in the long term	vary from negligible to significant adverse	vary from negligible to significant adverse

#### **13.12.4 Conclusion**

- 13.12.4.1 The scale of SEKD, particularly in a waterfront location, will inevitably result in major landscape and visual impacts. These have been minimised through careful consideration of the layout plans for the development to incorporate features such as view corridors, visual permeability, restriction of building heights to retain views of ridgelines, stepped building heights, retention of the runway coastline and relocation of Sung Wong Toi Rock. It will also create a new urban waterfront, however, the scale of SEKD and the extent of high-rise development is likely to significantly, and detrimentally, alter the landscape and visual context of the surrounding Kowloon Bay areas, particularly due to loss of waterfront, enclosure and blocking / reduction in depth of currently open views.
- 13.12.4.2 Overall, in context of the development brief and site location the SEKD is considered to be acceptable with mitigation measures (including incorporation of all design measures in the layout plan). However, some adverse impacts to the landscape and visual context of the neighbouring areas must be accepted in context of creating the new urban waterfront.