

## 13.7 Landscape Impact Assessment

### 13.7.1 Overview of Landscape Baseline

- 13.7.1.1 This study area for the landscape impact assessment extends 500m outside the site boundary for the entire development, and in essence is the original Kai Tak airport site as enclosed by the fenceline and surrounding public roads.
- 13.7.1.2 The former airport is located on the northern and eastern sides of Kowloon Bay, to the east of the Kowloon peninsula. It is situated at approximately 5mPD on reclaimed land. The urban area to the north and east slopes gently uphill to the foot of the steep slopes, at approximately 90mPD. The pronounced ridge, rising to 495mPD at Lion Rock (north) and 602mPD at Kowloon Peak (north east) provides containment to the north. South of Kowloon Peak, the Tai Sheung Tok ridge line contains views to the east. The open ridgelines create a dramatic green backdrop to the urban districts of Kowloon which are situated on the lower slopes and reclaimed areas of the coast.
- 13.7.1.3 Within the low-lying urban areas, there are a number of steep sided outcrops, most of which are clothed in woodland and provide the location for reservoirs and incidental recreation areas; Lok Fu Park, Ho Man Tin, Hammer Hill, Jordan Valley etc. The Chinese Christian Cemetery, to the north of the site, is situated on a similarly steep outcrop. These high spots with their associated greenery provide relief to the urban fabric and are useful vantage points.
- 13.7.1.4 The underlying geology of the area surrounding the site, excluding the reclaimed land, is intrusive igneous rock; granite and porphyritic granite. Lion Rock and Kowloon Peak, in common with the upland areas of the eastern side of Hong Kong Island are Cheung Chau Granite, whilst the Tai Sheung Ridge is Hong Kong Granite.
- 13.7.1.5 The site is on reclaimed land so there are no natural soils or watercourses. The northern part of the site is crossed by the open Kai Tak Nullah. The edge of the reclamation is linear as it forms the edge of the former runway, the southern end of which sticks out into Victoria Harbour, acting as a breakwater for Kwun Tong typhoon shelter. The former airport comprises a concrete apron and runways (in part broken up for decontamination), areas of grass and former terminal and administration buildings. There are a number of temporary office buildings and a temporary golf driving range on the southern section of the runway. Major road alignments, on viaduct in part, follow the northern and eastern boundaries, segregating the site from the surrounding urban districts.
- 13.7.1.6 The urban districts immediately adjacent to the site boundary are areas of mixed-use development with emphasis on industrial activities. There are extensive areas of old industrial estate buildings, including factories, warehouses and workshops, some of which incorporate residential accommodation within the same development; e.g. To Kwa Wan, Kowloon City, Kowloon Bay and Kwun Tong. Generally, the long established industrial areas are high density developments, with a regular street pattern and scarce landscape resources in the form of amenity tree planting or public open space. Hoi Sham Park, on the To Kwa Wan waterfront is an example. Large areas of Kowloon, in the vicinity of the airport, were subject to height restrictions associated with the flight paths. With the recent relaxation of these restrictions, together with an emphasis on redevelopment for housing, new high-rise residential developments punctuate the suppressed rooflines that still predominate.
- 13.7.1.7 Residential estates, with associated schools, recreation grounds and commercial centres dominate the urban districts to the north of the site and east of Kwun Tong Road. The form and layout of these areas is dependant upon their age, whether they are public or private, and

to a limited extent their situation in relation to local topography. Generally, the districts to the north-west are low to medium rise (max. 15 floors), whilst further east the towers are between 15 and 40 storeys. The residential districts are typically of lower density than the industrial areas and tend to be 'greener'; street trees are common, together with tree groups and amenity planting associated with the buildings, and in public parks and recreation grounds. The most extensive parks are to the north-west of the site.

## 13.7.2 Landscape/Townscape Character

- 13.7.2.1 The study area is located on the coastal areas of Kowloon from Hung Hom to Ma Tau Kok, Kowloon City, San Po Kong, Ngau Tau Kok and Kwun Tong. This results in an overall landscape context dominated by manmade and urban characters, much of it on reclaimed coastline. A total of 9 categories of townscape character have been identified and the study area has been divided into 35 townscape character areas. The location of the character areas is shown on **Drawing No. 22936/LV/501** and each is described in **Table 13.11**. The table also indicates an assessment of their sensitivity. Contextual photographs are given in **Drawing Nos. 22936/LV/503 to 515**.
- 13.7.2.2 Within this context the study area is dominated by the former Kai Tak Airport site, which, despite its apparent lack of landscape elements is considered to be an important landscape feature as a whole due to its distinctive location, a history dating over sixty years and worldwide recognition. This results in it being considered of high sensitivity with respect to its landscape character. Likewise the water areas of the study area, which dominate the southern parts, are considered to be of high sensitivity, due to their distinctive form as part of the harbour.
- 13.7.2.3 The surrounding areas are a mix of distinct land uses and, therefore, create a patchwork of different landscape character types with differing sensitivities. In broad terms, the land areas surrounding the airport site are dominated by industrial or mixed industrial / residential areas. These include light industry, factories and warehousing in simple grid layouts. These areas are generally lacking in distinctive landscape character, being utilitarian in nature. Overall these tend, therefore, to be of low sensitivity.
- 13.7.2.4 Interspersed within these surrounding areas are areas of high- and medium-rise housing. Overall, these are considered to be of medium sensitivity, due to a mix of their high disturbance and manmade character, together with the presence of residential open space. It should be noted that Hung Hom is considered to be a medium to high sensitivity as it also benefits from its waterfront location.
- 13.7.2.5 Three village areas are also present. These are potentially of some historical interest and may be remnants of villages prior to the dense development of Kowloon. They also contain areas of mature tree planting, providing an important vegetative buffer within the Kowloon areas. They are therefore considered to be of a medium to high sensitivity overall.
- 13.7.2.6 The density of the development of the Kowloon areas has resulted in, overall, a lack of public open space at a local level. Within the study area there are a number of open spaces, including parks and sports facilities (and future open spaces), which are therefore considered to be of high sensitivity due to their local importance as a landscape resource.
- 13.7.2.7 Several areas of highly disturbed / undeveloped land is present in the study area. These are considered to be of low sensitivity currently, however, two are proposed for open space and are therefore considered to be of high sensitivity in the future.

### 13.7.3 Landscape Resources

- 13.7.3.1 The type and extent of landscape features present in an area are an important determinant of landscape character and sensitivity. The protection and enhancement of these features is important to the successful integration of the proposals into the landscape of the study area. The locations of Landscape Features within the study area, that are of particular local importance, are illustrated on **Drawing No. 22936/LV/502** and described in **Table 13.12**. The study area is densely urbanised and consequently heavily disturbed so very few natural landscape features remain. They are restricted to several very small areas of hillside with remnant / regenerated woodland found adjacent to the villages that have been subsumed within the urban area. The focus of the baseline survey in respect of landscape features, where the study area is wholly urban in character, is those landscape / townscape resources that make a positive contribution to the amenity of the urban environment. These include, for example, public open space, significant blocks of vegetation, street trees and notably Champion Trees, buildings or areas of architectural or historic interest, and local features of cultural significance, such as temples and Emperor's Rock.
- 13.7.3.2 Typically the study area is densely urbanised and the limited available public open space has significant amenity value. Approximately thirty public open spaces (sports only facilities are not included) have been identified, varying from small play spaces and sitting out areas to large parks such as Hoi Sham Park and Kowloon Walled City Park. In general they are all considered to be of high value and sensitivity due to their importance as landscape resources within the city. Several of the open spaces have additional features such as waterfront location (e.g. Hoi Sham Park and Tai Wai Shan Park), or historical interest (e.g. Kowloon Wall City Park) that further enhance their amenity value. An important part of the study area is Victoria Harbour, which is a recognised feature of Hong Kong. The airport runway creates a distinctive form to the northern side of the harbour. This is considered to be of high value and sensitivity.
- 13.7.3.3 The vegetation has been broadly surveyed within the study area. Within the site boundary itself approximately 1000 nos. planted trees have been surveyed and include a mix of young to old, native and non-native species of varying value. Several more significant trees have been identified such as mature *Delonix regia*, *Ficus microcarpa* and *Aleurites moluccana*. These are considered to be of a medium to high sensitivity due to their importance in the urban environment. Within the remainder of the study area the existing tree planting is scarce with highlights in the open space and amenity areas, although some trees are also along the several roadsides. The trees in the open space are generally of mixed species, comprising primarily typical amenity species in Hong Kong, and medium to good conditions. The trees along the roadsides vary from being young, poor quality specimens to good mature trees. Overall these must be considered to be of medium to high value due to their importance in the dense urban environment.
- 13.7.3.4 Two 'Champion Trees' (Kim;1994)) are located at the western boundary of the study area, as follows:
- (a) Lebeck Tree (*Albizia lebeck*) on Lomond Road in Kowloon Tong; and
  - (b) Chinese Banyan (*Ficus microcarpa*) on Lomond Road in Kowloon Tong.
- 13.7.3.5 Three temples have also been identified in the southern parts of the study area. These are considered to be of high sensitivity due to their cultural importance.

## 13.7.4 Landscape Impact Assessment

13.7.4.1 In consideration of the entire proposed development, it must be noted that the likely impacts will arise at two levels. Firstly they will arise due to the development as a whole, i.e. due to the entire development (i.e. the Schedule 3 Designated Project), and secondly, due to the individual elements of the project (i.e. the Schedule 2 Designated Projects). The impact assessment will consider the project as a whole, but will identify the sources of impact from the Schedule 2 DPs as appropriate.

### *Potential Impacts to Existing Landscape Character*

13.7.4.2 The impacts to the existing landscape character will, in general, arise from:

- (a) the major change in character to the former airport site;
- (b) a change to the waterfront of Victoria Harbour; and
- (c) some impact at the interface to the neighbouring areas to the airport.

13.7.4.3 As much of the proposed development is confined to the former airport site, or is on reclamation, and much of the surrounding area is segregated from the site by wide roads, the direct impacts to the character of the existing LCUs is limited, i.e. the surrounding areas do not experience physical loss. Notwithstanding, several impacts will arise due to the modification of their interface with the airport site and their waterfront character. The likely impacts are described in **Table 13.11**.

13.7.4.4 The former Kai Tak airport site itself will experience a major change in its existing character. The site is barren but considered being of high sensitivity due to its history, distinctiveness and world renown. However, it should also be considered in the context of its being an extensive unused site lacking, in some respects, in landscape resources, e.g. tree planting (except around the boundary). Overall the importance of the airport relates to its former existence and sense of place, rather than its existing tangible landscape elements. As such, the change of use of the site should not be considered solely as a direct landscape impact (although the loss of boundary trees should not be forgotten) but will depend on the loss of this sense of place and a historical site of Hong Kong. It is therefore considered that overall this is considered a neutral impact, i.e. the impact is neither adverse nor beneficial, however, it represents a major change of character. The development will result in the removal of the existing airport buildings and replacement by, primarily, high-rise public residential development, but also including the local road infrastructure, utilities and open space, including a new waterfront.

### *Potential Impacts to Existing Landscape Elements*

13.7.4.5 The proposed SEKD development is likely to cause only few impacts to the existing landscape elements as it is proposed on the disused airport, which has few tangible landscape elements. The main impact will be due to the disturbance of the existing tree planting along the boundary which will, in general, be lost. Due to the importance of trees within the urban environment this is considered to be a moderate to significant adverse impact. Victoria Harbour is also likely to experience change, as during construction it will be partly reclaimed resulting in significance adverse impact, however, in the long term this is likely to reduce to slight adverse. The likely landscape impacts are described in **Table 13.12**.

**Table 13.11 Landscape Character and Potential Landscape Impacts** (An indication of S2 DPs has been given in order to alleviate impacts during the early design stages and for future reference.)

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
<i>High-rise Residential (HR)</i>								
HR 1	Located to the south-west of the study area this unit comprises the high-rise residential area of Hung Hom, including Hung Hom Estate, Whampoa Garden and Laguna Verde. They are modern buildings set around residential local open space comprising sitting out areas and ball courts in a soft landscape setting. Although the development represents a high level of disturbance, the presence of large amount of integral open space and waterfront location results in a medium to high sensitivity overall.	Medium to high	<i>Construction</i> Partial loss of waterfront location along its north-western edge (Laguna Verde) to be replaced by open space. The LCU will maintain its waterfront along its eastern side, and will retain easy access to the other parts of the waterfront. <i>Operation</i> This impact is permanent and will persist in the long term.	8	Moderate	Moderate	Moderate to Significant adverse	Moderate to Significant adverse
HR 2	Located on the western side of the study area this is a housing estate, Wylar Gardens, with a regimented and dense layout. Although residential open space is present it is generally small, hard and utilitarian in character. The waterfront location increases its sensitivity resulting in a medium sensitivity overall.	Medium	<i>Construction</i> Loss of waterfront location and replacement by mixed development. Access to alternative waterfront promenade is provided. <i>Operation</i> This impact is permanent and will persist in the long term.	8	High	High	Moderate to Significant adverse	Moderate to Significant adverse
HR 3	An inland area of housing, Jubilant Place, comprises a regimented layout of towers around a large open space with outdoor recreational facilities in a soft landscape setting. The high level of disturbance combined with the presence of the landscaped open space results in a medium sensitivity overall.	Medium	<i>Construction</i> LCU is remote from the works and its character will not be greatly affected by the works. <i>Operation</i> Negligible impacts in the long term	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
HR 4	This area is located to the north of the study area and comprises a high-rise estate undergoing construction. The blocks are located with a residential open space landscaped setting including outdoor recreational facilities. The high disturbance with residential open space result in a medium sensitivity.	Medium	<p><i>Construction</i></p> <p>LCU separated from the SEKD by Prince Edward Road East and the minor roads that run alongside it. Notwithstanding, impacts will arise from the two elevated roads crossing Prince Edward Road East. The additional roads, together with the introduction of high rise development to the south will affect the setting of HR4, further enclosing it.</p> <p><i>Operation</i></p> <p>This impact is permanent and will persist in the long term. The SEKD will be a contrasting townscape form.</p>	1	High	High	Moderate to Significant adverse	Moderate to Significant adverse
HR 5	Located in the northern parts of the study area this comprises Richland Gardens. A regimented layout of towers including a landscape residential open space with recreational facilities in a landscape setting. The high disturbance with residential open space result in a medium sensitivity overall.	Medium	<p><i>Construction</i></p> <p>The introduction of high rise buildings and an additional elevated road to the west of Richland Gardens will noticeably enclose the estate with built development, thus altering its character.</p> <p><i>Operation</i></p> <p>This impact is permanent and will persist in the long term. The SEKD will be a contrasting townscape.</p>	1	High	High	Moderate to Significant adverse	Moderate to Significant adverse
HR 6	This comprises Laguna City and is located to the east of the study area. A large estate with a regimented layout around a landscaped podium including recreation facilities, trees and shrubs. The high disturbance is offset by the open space resulting in a medium sensitivity overall.	Medium	<p><i>Construction</i></p> <p>Area adjacent to LCU will be constructed as open space beyond which are G/IC facilities. This will improve the character of the LCU along its western boundary.</p> <p><i>Operation</i></p> <p>This impact is permanent and will persist in the long term.</p>	Schedule 3 DP	Low	Low	Slight to Moderate beneficial	Slight to Moderate beneficial

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
<i>Medium-rise Residential (MR)</i>								
MR 1	Located to the west of the study area this is an area, Chun Seen Mei Chuen, of medium-rise housing and includes a number of schools, colleges and consequently, sport pitches. The more open character of the area, together with the existing tree planting result in a medium sensitivity.	Medium	<p><i>Construction</i></p> <p>The majority of the character unit is not affected by the works. However, the neighbouring setting will become high-rise residential and enclose the LCU along its eastern side.</p> <p><i>Operation</i></p> <p>This impact is permanent and will persist in the long term, although adjacent open space is being provided.</p>	5, 10	High	High	Moderate to Significant adverse	Moderate to Significant adverse
MR 2	This area, Tung Tau Estate, is located to the north-west of the study area and comprises a series of medium-rise blocks with residential open space in a landscape setting including tree and shrub planting. This results in a medium sensitivity overall.	Medium	<p><i>Construction</i></p> <p>The majority of the character unit is not affected by the works. However, the neighbouring setting will become high-rise residential and enclose the LCU.</p> <p><i>Operation</i></p> <p>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. The SEKD will be a contrasting townscape with a less regimented and a higher-rise form.</p>	5, 11	High	High	Moderate to Significant adverse	Neutral
MR 3	An extensive area of older housing, Choi Hung and Ping Shek Estates, comprising tower blocks. There is a temple off Prince Edward Road East, to the south-east of Choi Hung Interchange. The residential space is hard in character but also contains large tree and shrub planting areas resulting in a medium sensitivity.	Medium	<p><i>Construction</i></p> <p>The majority of the character unit is not affected by the works. However, the neighbouring setting will become high-rise residential and further enclose the LCU.</p> <p><i>Operation</i></p> <p>This impact will be permanent and persist in the long term. The SEKD will be a contrasting townscape with a less regimented and a higher-rise form.</p>	1	High	High	Moderate to Significant adverse	Neutral

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
MR 4	A small area of housing, Kai Yip Estate, in the north-eastern parts of the study area comprising older slab blocks. The residential open space is hard in character but with several large areas of planting, resulting in a medium sensitivity.	Medium	<i>Construction</i> Remote from works and currently associated with high-rise development so character will not be directly affected. <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
MR 5	This area comprises parts of the Upper Ngau Tau Kok and Garden Estates. These are older housing areas with residential open space which is hard in character, comprises utilitarian materials and has limited planting resulting in a medium to low sensitivity.	Medium to Low	<i>Construction</i> Remote from works and currently associated with high-rise development so character will not be directly affected. <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
<i>Village Housing (VH)</i>								
VH 1	Located to the north of the study area, Tai Hom Village is an unregimented layout of buildings comprising both concrete block and metal sheet houses. Mature trees are present throughout the village, including fruit tree species. This is probably a remnant village from before the development of Kowloon resulting in a medium to high sensitivity.	Medium to high	<i>Construction</i> Remote from works and currently separated from the site by high-rise development so character will not be directly affected <i>Operation</i> Little impact in the long term.	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
VH 2	Ngau Chi Wan Village is located to the north of the study area and comprises a mix of concrete block and metal sheet buildings. Trees are present throughout the village. This is likely to be a remnant village from before the development of Kowloon resulting in a medium to high sensitivity.	Medium to high	<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	Negligible	Negligible



Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
VH 3	This village, Cha Kwo Ling, is located to the south-east of the study area adjacent to the former Kaolin Mine. The village is dominated by metal sheet housing, but also contains many mature fruit trees. The presence of Law's Mansion, the former Kaolin Pottery and a remnant wooded hillside result in a medium to high sensitivity	Medium to high	<i>Construction</i> Adjacent industrial site will be developed as open space, beyond which is G/IC facilities. Little impact during construction. <i>Operation</i> The construction of the adjacent open space will improve the existing character of the neighbouring LCU.	2	Low	Low	Slight adverse	Slight beneficial
<i>Mixed Industrial Residential (MIR)</i>								
MIR 1	A large mixed industrial / residential area is located in Mau Tau Kok to west of the site. This comprises a mix of uses varying from warehouses and a gas works together with medium-rise residential building with workshops, light industry and retail on the ground floor. In general, local streetscape is utilitarian although small sitting out areas are occasionally present. There is a temple at the corner of Pak Kung Street and Ma Tau Wai Road and two others at the junction of Lok Shan Road and Ha Heung Road. Overall this LCU is of low sensitivity.	Low	<i>Construction</i> Change in land use and thus character to north-eastern corner of LCU. Loss of all eastern waterfront context and direct access due to reclamation and development along eastern edge causing major change in character. <i>Operation</i> Impacts will be permanent and persist in long term. Alternative open space and access are provided. The SEKD will be a contrasting townscape with a less regimented and a higher-rise form.	3, 5, 8, 10, 12	High	High	Moderate adverse	Moderate adverse
MIR 2	This area is located to the north-west of the study area, in Kowloon City, and comprises a regimented layout of mix use buildings with light industrial and retail on the ground floor and residential above. In general the streetscape is utilitarian, resulting in a low sensitivity.	Low	<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 SEKD creating complementary land use and providing adjacent open space, however, the high-rise development will enclose the LCU. The SEKD will be a contrasting townscape with a less regimented and a higher-rise form.	5	High	High	Moderate adverse	Moderate beneficial

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
MIR 3	Located to the north of the study area, this comprises a mix of medium-rise residential and industrial buildings. The local streetscape is of utilitarian design with little open space facilities resulting in a low sensitivity.	Low	<i>Construction</i> Change of neighbouring character to high-rise residential, enclosing the LCU to the south. <i>Operation</i> Impacts will persist in the long term with the LCU being enclosed by the high-rise development. The SEKD will be a contrasting townscape with a less regimented and a higher-rise form.	5, 11	High	High	Moderate adverse	Moderate beneficial
MIR 4	A small area located in Ngau Tau Kok comprising residential and light industrial buildings. The streetscape is utilitarian with little open space facilities resulting in a low sensitivity.	Low	<i>Construction</i> LCU remote from works and separated from the site by medium-rise industrial development, so its character will not be directly affected by the proposals. <i>Operation</i> Little impact in long term.	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
<i>Open Space (OS)</i>								
OS 1	Tai Wan Shan and associated swimming pool is a major local open space resource in the south-west of the study area. The park provides active and passive recreation in a landscape setting, resulting in a high sensitivity, particularly in context of its waterfront location.	High	<i>Construction</i> The open space is remote from the SEKD and separated from it by high-rise areas with no direct impact. <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	Low	Negligible	Slight beneficial
OS 2	This is located to the south-west of the study area and comprises Hutchison Park. This is a formally design park with active and passive outdoor recreational facilities in a landscape setting, including tree and shrub planting. It is a major local open space resource resulting in a high sensitivity.	High	<i>Construction</i> Hutchison Park is contained by high-rise residential development, remote from SEKD, and as a result the landscape character will be unaffected by the proposals. <i>Operation</i> Little impact in long term	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
OS 3	Hoi Sham Park and King Wan Playground are important open spaces with active and passive recreation in a landscape setting including tree and shrub planting. The waterfront location, together with the pagodas, viewpoints and natural boulders result in a high sensitivity.	High	<p><i>Construction</i></p> <p>Hoi Sham Park will lose its waterfront context and become enclosed by high-rise residential development.</p> <p><i>Operation</i></p> <p>The impacts are permanent, although an open space link will be provided to the new waterfront.</p>	3, 8, 14	High	High	Significant adverse	Significant adverse
OS 4	Kowloon Wall City Park and Carpenter Park are to the west of the study area. These are formally designed parks comprising a mix of active, including cycle track, and passive recreation in a tree and shrub landscape setting. The Kowloon Wall City Park is located on the site of the former Wall City and is of historical interest. Historical features and interpretation are included in the park. This results in a high sensitivity.	High	<p><i>Construction</i></p> <p>Kowloon Walled City Park is remote from the site and its character would be unaffected. The recreation area adjacent to the site is currently surrounded by built development and will be further enclosed by high-rise development, although the interface is only relatively minor.</p> <p><i>Operation</i></p> <p>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.</p>	5	Low	Low	Slight adverse	Slight beneficial
OS 5	Located to the north of the site this area of open space includes a sports field, associated with a college, and a public water recreation centre. These are important open space resources locally and of high sensitivity.	High	<p><i>Construction</i></p> <p>Hammer Hill Road sports area is remote from the site and separated from it by medium-rise development. As a result its character will be unaffected by the SEKD.</p> <p><i>Operation</i></p> <p>Little impact in the long term.</p>	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible

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					Construction	Operation	Construction	Operation
OS 6	This is located to the north-east of the study area and comprises the part of the Kowloon Bay Sports Ground and is an important local recreational facility, with high sensitivity.	High	<p><i>Construction</i></p> <p>The land directly separating the open space from the site is currently undeveloped. However, the buildings to the south of Cargo Circuit is to be retained. This, together with the distance from the site boundary result in negligible effects to this LCU.</p> <p><i>Operation</i></p> <p>Little impact in the long term</p>	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
OS 7	Hoi Bun Road Park is a formal park with tree and shrub planting and sitting out areas / shade structures. This is an important space, particularly in the context of the surrounding industrial areas.	High	<p><i>Construction</i></p> <p>Enclosure by high-rise development and loss of waterfront context of open space, although it should be noted that a wide road and PCWA currently separate it from the water. Potential loss of edge due to widening of Hoi Bun Road.</p> <p><i>Operation</i></p> <p>Impact will persist in the long term, however, there is opportunity for Park to become part of open space framework.</p>	8, 20	Moderate	Moderate	Moderate to Significant adverse	Moderate to Significant adverse
OS 8	This is located to the east of the study area, along Tsun Yip Street, and comprises ball courts and sitting out areas with tree and shrub planting. This is an important space in the context of the surrounding industrial areas.	High	<p><i>Construction</i></p> <p>The open space is remote from the proposed development completely surrounded by Kwun Tong industrial buildings; there will be no impact on landscape character.</p> <p><i>Operation</i></p> <p>Little impact in long term</p>	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible

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<i>Industrial (IN)</i>								
IN 1	This is located to the east of the study area and primarily comprises large warehouses and factories, although several commercial buildings are present. The buildings and streetscape are generally of a utilitarian design with little tree planting being present. Overall these are of low sensitivity.	Low	<i>Construction</i> Only the western edge of this LCU will be affected by the introduction of high rise SEKD, particularly during the construction works. The road corridor at the periphery of the site acts as a partial buffer at ground level, however, the LCU will suffer due to enclosure. <i>Operation</i> Impacts will persist in the long term. The SEKD will be a contrasting townscape with a less regimented and a higher-rise form.	1, 2, 4, 6, 7, 8, 13, 16, 17, 18	High	High	Moderate adverse impact	Moderate adverse impact
IN 2	A second industrial area is to the south-east of the study area and comprises a cargo working area and open storage. These are of low sensitivity.	Low	<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	Low	Moderate	Slight adverse	Slight to Moderate beneficial
<i>Undeveloped / Disturbed Land (UDL)</i>								
UDL 1	This is an open area to the south of Hoi Sham Park and is likely to be a former built area. It is currently of poor landscape sensitivity, however, is zoned for future open space and is likely, therefore, to be of high sensitivity.	Low (Future High)	<i>Construction</i> Loss of waterfront context. This is 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	High (Future: High)	High (Future: High)	Moderate adverse (Significant adverse)	Moderate adverse (Significant adverse)
UDL 2	This is located to north of the study area and is a heavily disturbed open area of low sensitivity.	Low	<i>Construction</i> UDL2 is remote from the proposed SEKD development and separated from it by high-rise residential development; no effect on character. <i>Operation</i> Little impact in long term	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
UDL 3	This is an area to the north-east of the study area and includes several high road viaducts. At ground level the area is currently used as a depot and for open storage and is of low sensitivity.	Low	<i>Construction</i> High-rise development adjacent to UDL3 will fully enclose the site. <i>Operation</i> Impacts will persist in the long term	1	High	High	Moderate adverse	Moderate adverse
UDL 4	This is to the east of the study area and is currently used as the Kai Lok Temporary Housing Area. This is of low sensitivity, however, the area is zoned for future open space and is considered, therefore, to be of high sensitivity.	Low (Future: High)	<i>Construction</i> The existing building on-site will be retained, however, beyond this will be high-rise development. This will increase the sense of enclosure, although not greatly. <i>Operation</i> Impacts will persist in the long term.	1, 4	Low (Future: Low)	Low (Future: Low)	Slight adverse (Future: Moderate adverse)	Slight adverse (Future: Moderate adverse)
UDL 5	This is located to the south-east of the study area and comprises part of the former Cha Kwo Ling Kaolin Mine. This is an area which has been subject to be extensive quarrying and is of high disturbance. This is of low sensitivity, however, is the site of the future proposal for high-rise public housing which is considered to be of medium sensitivity.	Low (Future: medium)	<i>Construction</i> UDL2 is remote from the proposed development and separated from it by high-rise residential development; no effect on character. <i>Operation</i> Little impact in the long term	Schedule 3 DP	Negligible (Future: Negligible)	Negligible (Future: Negligible)	Negligible (Future: Negligible)	Negligible (Future: Negligible)
<i>Former Kai Tak Airport Site (KA)</i>								
KA	The former Kai Tak Airport site is central to, and dominates, the study area. Although the site is open and includes only several landscape features it is considered to be of high sensitivity, due to its local historical importance as a site recognised worldwide. The airport site, including its shape, forms a distinctive part of the harbour and Kowloon Bay.	High	<i>Construction</i> The SEKD will cause a complete change in the use and character of the site. The development has been designed to retain elements of the sense of place of the airport, e.g. the runway edge and end. The creation open space, together with the built development, will create an urban townscape in context of the surrounding areas. Thus, this is a major change in character, but a neutral one. <i>Operation</i> Impacts will persist in the long term	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19	High	High	Neutral	Neutral

Landscape Character Unit (LCU)	Description	Sensitivity	Landscape Impact	S2 DPs causing impact	Magnitude of Change		Significance Threshold (before implementation of mitigation measures)	
					Construction	Operation	Construction	Operation
	<i>Water Area (WA)</i>							
WA	The southern part of the site comprises part of Victoria Harbour. As part of the overall harbour this is an important feature within the study area.	High	<p><i>Construction</i></p> <p>The character of Kowloon Bay, and in particular this section of the waterfront, will be modified by the change to the airport site to the mixed development. The typhoon shelter will be relocated.</p> <p><i>Operation</i></p> <p>The impacts will persist in the long term.</p>	8, 9, 19	High	High	Significant adverse	Neutral

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

Table 13.12 Existing Landscape Elements and Potential Landscape Impacts

Landscape Resource / Element	Sensitivity	Landscape Impact	Total Amount of Resource / Amount Affected	S2 DP causing impact	Magnitude of Change		Significance Threshold (prior to mitigation)	
					Construction	Operation	Construction	Operation
<i>Open Space</i>								
<p>There are approximately thirty public open space areas in the study area. These vary from being small play areas to larger scale parks including:</p> <ul style="list-style-type: none"> <li>• Kowloon Wall City Park (which also contains historical relics);</li> <li>• Hutchison Park;</li> <li>• Hoi Bun Road Park;</li> <li>• Hoi Sham Park;</li> <li>• Choi Hung Road Playground;</li> <li>• Ko Shan Road Park; and,</li> <li>• Tai Wan Shan Park.</li> </ul> <p>As the study area is densely urbanised, these open spaces are an important landscape resources and of high sensitivity, particularly with respect to the historical or waterfront feature of several.</p>	High	<p><i>Construction</i></p> <p>No existing open space will be lost due to the NAKTA development. However, a narrow edge of Hoi Bun Park may be disturbed due to the road widening.</p> <p>One area of future open space, south of Hoi Sham Park, will be bisected by Road D2.</p> <p>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</p> <p><i>Operation</i></p> <p>Impacts will persist in long term</p>	Existing: Approx. 30 plus 2 future open spaces Affected: One existing and one future open space	Schedule 3 DP	Low	Low	Moderate adverse	Moderate adverse
<i>Vegetation</i>								
<p>Within the Airport</p> <p>Tree vegetation has only been recorded within the Kai Tak airport site and on its periphery. This tree vegetation includes boundary tree planting of various species including:</p> <ul style="list-style-type: none"> <li>• Casuarina equisetifolia;</li> <li>• Delonix regia;</li> <li>• Ficus microcarpa;</li> <li>• Aleurites moluccana;</li> <li>• Archontophoenix alexandrae;</li> <li>• Bauhinia sp.;</li> <li>• Grevillea robusta;</li> </ul>	Medium to High	<p><i>Construction</i></p> <p>The SEKD is likely to require the removal of all boundary vegetation along Prince Edward Road, Kwun Tong Road, together with that at Cheung Yip Street, together with several trees at the edge of Hoi Bun Road Park.</p> <p><i>Operation</i></p> <p>A large amount of new tree planting is proposed as part of the SEKD. Thus, in the long</p>	Existing Approx 1000nos Affected Approx. 1000 no.	1, 2, 3, 4, 5, 7, 10, 12, 20	High	Negligible	Moderate to significant adverse	Negligible



Landscape Resource / Element	Sensitivity	Landscape Impact	Total Amount of Resource / Amount Affected	S2 DP causing impact	Magnitude of Change		Significance Threshold (prior to mitigation)	
					Construction	Operation	Construction	Operation
<ul style="list-style-type: none"> <li>Acacia confusa;</li> <li>Melaleuca leucadendron;</li> <li>Macaranga tanarius;</li> <li>Cassia sp.</li> </ul> <p>These trees vary from young to mature and in quality from poor to good. Approximately 1000 trees have been recorded.</p>		term, impacts will reduce.						
<p>Remaining Study Area</p> <p>Overall, vegetation is sparse in the remainder of the study area and in general the better vegetation is confined to the open space and amenity areas. Roadside tree planting is present on some roads and varies from being poor to good, with much of it being poor.</p> <p>Two Champion Trees are included within the study area at Lomond Road to the west (Tree no. 250 <i>Ficus microcarpa</i> and Tree no. 251 <i>Ficus virens</i>) (Additional studies are ongoing for the remainder of the study area)</p>	Medium to High	No trees in the surrounding areas will be affected.	NA / None	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
<i>Features of Cultural / Heritage Importance</i>								
<p>Rocks</p> <p>There are several rock outcrops/feng shui rocks that are locally important landscape features (with cultural significance)</p> <ul style="list-style-type: none"> <li>Fish Tail Rock</li> <li>Sun Wong Toi (Emperor's) Rock</li> <li>Kowloon Rocks (in Kowloon Bay)</li> </ul>	High	<p><i>Construction</i></p> <p>As part of the development the Sun Wong Toi Rock will be relocated to its original location within the airport. Thus it will be affected during construction. Kowloon Rock will be within the reclamation area.</p> <p><i>Operation</i></p> <p>The Rock will be relocated within a park and its required view corridor to Lei Yue Mun maintained. Kowloon Rock will be relocated to its original location within the Metropolitan</p>	NA	8	High for Sun Wong Toi Rock and Kowloon Rock	Negligible	Significant adverse	Negligible

Landscape Resource / Element	Sensitivity	Landscape Impact	Total Amount of Resource / Amount Affected	S2 DP causing impact	Magnitude of Change		Significance Threshold (prior to mitigation)	
					Construction	Operation	Construction	Operation
		Park.						
Temples								
Three temples are located within the study area, one at Ma Tau Wai Road and two at Lok Shan Road. These are considered to be of high landscape value and, thus, high sensitivity.	High	<i>Construction</i> The temples are remote from the works and will not be affected. <i>Operation</i> No impact in long term	NA	Schedule 3 DP	Negligible	Negligible	Negligible	Negligible
<i>Coastline</i>								
As the study area comprises the heavily developed areas of Kowloon and much, if not all, of the coastal areas have been reclaimed there is no natural coastline present. The manmade coastline comprises a mix of vertical sea wall from Hung Hom to the airport and along the Kowloon Bay / Kwun Tong areas. The airport itself has a coastline comprising an armoured sea wall. Although, the coastline is generally utilitarian, it must be considered as a medium importance overall due to its partial waterfront accessibility. In particular, there is a narrow waterfront walk from Laguna Verde to Ma Tau Kok.	Medium	<i>Construction</i> A new coastline will be created due to the reclamation in the south-western part of the SEKD with loss of coastline, access to it and waterfront walk during construction. <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.	9.4 km	Schedule 3 DP	High	High	Significant adverse	Neutral
<i>Victoria Harbour</i>								
Although Victoria Harbour is a manmade element of the study area, it is a recognised and distinctive feature of Hong Kong worldwide, both as a tourist attraction and working port. The Harbour forms a centrepiece of the Hong Kong setting, with the airport runway forming a unique coastline to it. Approximately 470ha of the study area is part of Victoria Harbour.	High	<i>Construction</i> The Harbour within the study area will be reduced by approximately 116ha due to the reclamation between Ma Tau Kok and the runway (approx 58ha), together with reclamation of part of the Kwun Tong Typhoon Shelter (approx. 58ha).	116Ha	8	High	High	Significant adverse	Slight adverse

Landscape Resource / Element	Sensitivity	Landscape Impact	Total Amount of Resource / Amount Affected	S2 DP causing impact	Magnitude of Change		Significance Threshold (prior to mitigation)	
					Construction	Operation	Construction	Operation
		<p><i>Operation</i></p> <p>The reduced harbour will be permanent and so will persist in the long term. However, the reclamation has been minimised and distinctive runway edge will be retained. Additionally the Metropolitan Park will be constructed over the reclamation creating a public open space from which the amenity of Harbour can be maximised.</p>						

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: Re-provisioned 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   |