

14.5 Landscape and Visual

Implications for Landscape Impact Assessment

- 14.5.1** This EIA study has identified that the proposed SEKD is likely to result in a complete change of landscape character to the existing airport site. The centrally located stadium and schools will be an integral part of this, contributing to the new character of the overall future development. The alternative layout of the land use option will maintain the stadium and schools within the same location away from the existing development, being surrounded by the proposed high-rise residential development of NAKTA. These proposed housing development also acts as a major physical barrier between the stadium / schools and the surrounding existing urban developments of Ma Tau Kok, Kowloon City and Kowloon Bay. Thus the alternative layout of the land use option for the stadium and schools in the same location as in the original layout is unlikely to have any implication on the findings in Section 13 of this report with respect to the landscape character of the existing surrounding areas.
- 14.5.2** In addition, the design measures incorporated into layout, which are intended to maintain a sense of the airport's and local area's history (e.g. the runway edge, Sung Wong Toi) together with design features such as the view corridor to Lion Rock will not be affected. Thus the future character and features of the development itself are also unlikely to be affected by the alternate layout of the land use option.
- 14.5.3** With respect to the existing landscape resources, this EIA study has identified that the site is, in general, devoid of any features of value, except for the tree planting around the boundary of the site, and the form and history of the site as the former airport itself. The alternate layout of the land use option for the schools / stadium would be in a similar location as in the original layout, i.e. central to the former airport apron, and would thus not have any implications on the findings of the landscape assessment.

Implications for the Visual Impact Assessment

- 14.5.4** This EIA study for the entire development has identified that, in general, the major impacts is likely to be experienced by VSRs adjacent to the site from Ma Tau Kok to Kowloon Bay from the enclosure of views, screening of views of the harbour and Hong Kong, and a reduction in their depth of view. These will be caused by the peripheral high-rise residential developments along the interface of site boundary and the existing neighbouring urban areas of Kowloon. The other major effect is likely to be the reduction in depth of views from VSRs across the harbour and the change in visual character of the site from the more distance elevated areas.
- 14.5.5** The stadium / schools will, in general, be screened from all existing VSRs by intermediate proposed developments on NAKTA. Thus, the alternate layout of the land use option at the same location is unlikely to result in any additional impacts to these VSRs as they will remain screened. When viewed from Hong Kong Island, the stadium may become more visible, however, this would not be detrimental in respect of the scale of the surrounding development and could be considered a feature.
- 14.5.6** With respect to the future VSRs of the planned SEKD itself, namely the NAKTA developments, there will be no impacts as both the housing (i.e. the VSRs) and the stadium / schools will be completed at a similar time. Thus there are no implications for the findings presented in Section 13 of this report.