

SECTION 13



1. Typical View of High-Rise Residential 1 (HR 1) Showing typical open space, hard in character, and buildings at Whampoa Gardens



2. Typical View of High-Rise Residential 2 (HR 2) showing the dense and regimented layout at Wyler Gardens



4. Typical View of High-Rise Residential 2 (HR 4) Showing the new residential developments with dense regimented layout



3. Typical View of High-Rise Residential 3 (HR 3) showing the older development of Jubilant Place



5. Typical View of High-Rise Residential 5 (HR 5) showing Richland Gardens, a dense regimented layout around a large primarily hard open space. The neighbouring road is a major element

Rev.	Description	By	Date
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AGREEMENT NO. CE 32/99 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing Title: Existing Landscape Context - Landscape Character Photographs			
Drawing No.: 22936/LV/504		Rev.:	
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10. Typical View of Medium-rise Residential 2 (MR 2) showing open space at Tung Tau Estate which is generally hard but with mature planting



11. Typical View of Medium-rise Residential 3 (MR 3) showing the older housing of Choi Hung Estate. The open space is generally hard in character but with semi-mature planting.



Typical View of the Temple in Medium-rise Residential 3 (MR 3) off Prince Edward Road East to the south-east of Choi Hung Interchange

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13. Typical View of Medium-rise Residential 5 (MR 5) showing Upper Ngau Tau Kok Estate. As with other older estate, the open space is primarily hard in character but has mature planting




14. Typical View of Village Housing 1 (VH 1) showing Tai Hom village. This comprises a mix of concrete block houses and metal sheet houses. Note some mature fruit trees are present to the right.



15. Typical View of Village Housing 2 (VH 2) showing Ngau Chi Wan village. This village also comprises a mix of concrete block and sheet metal housing. Note the mature trees to the left, which are generally fruit species.



16. Typical View of Village Housing 2 (VH 2) showing the Ngau Chi Wan village and its dominance by the neighbouring high rise residential estates. In the background is a remnant hillside, still wooded although much is also shotcreted

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Contributors ARUP One Arup & Partners Hong Kong Limited Manley Warner Limited ACA Limited As Pooled Consultants Limited Environmental Assessment Limited Montgomery Watson Hong Kong Limited Peco Design Limited W&P Limited			
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25. Typical View of Mixed Industrial / Residential 4 (MIR 4). This is a small area in Ngau Tau Kok, but is similar to the other MIR areas with respect to the streetscape being utilitarian and hard with little tree planting



26. Typical View of Open Space 1 (OS 1) showing space adjacent at Tai Wai Shan. This is an area of both passive and active recreation in a mature landscape setting which also benefits from being on the waterfront.



27. Typical View of Open Space 2 (OS 2) showing Hutchison Park. This is set within a residential area and comprises a series of mounding, walks and pagodas. Much of the planting is reasonably mature.



28. Typical View of Open Space 3 (OS 3) showing Hoi Sham Park. This is mixed active and passive open space in a mature landscape setting. The park benefits greatly from being on the waterfront. Note the view to Kowloon Peak in the background

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33. Typical View of Open Space 7 (OS 7) showing the Hoi Bum Road Park. This is located within the industrial areas of Kowloon Bay and provides a major landscape resource in an otherwise hard and utilitarian character.




34. Typical View of Open Space 8 (OS 8) showing the open space adjacent to Tsun Yip Street. This is an important landscape area as it is within the hard industrial area.



35. Typical View of Industrial 1 (IN 1) showing the typical areas of Kowloon Bay. This industrial area is generally dense and hard in character, although some recently redeveloped areas have a better streetscape.



36. Typical View of Industrial 1 (IN 1) showing the mix of industrial buildings, together with some areas awaiting redevelopment.

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Project Title: AGREEMENT NO. CE 32/99 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
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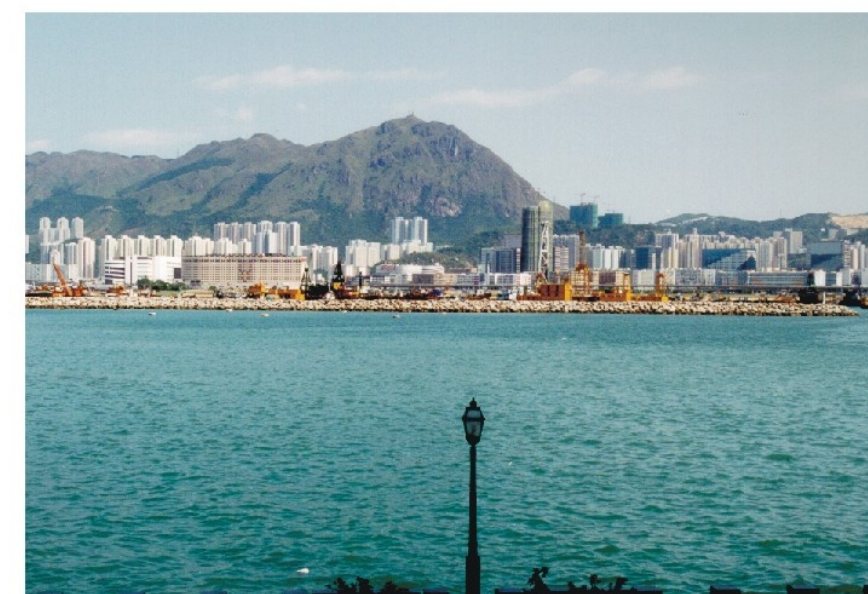
41. Typical View of Undeveloped Land 4 (UDL 4). This is partially used as a Temporary Housing Area, however the entire site is planned for future open space and is thus a significant landscape area as it is has dense urban development on three sides




Typical View of Undeveloped Land 5 (UDL 5). This is the Kaolin Mine at Cha Kwo Ling and has thus been subject to high disturbance. It is currently planned for high-rise residential subject to detail study



43. Typical View of Former Kai Tak Airport Site (KA). This is a significant and distinctive feature of Hong Kong due to its history and form into the harbour. Note the views to the Kowloon Hills ridgeline in the background, and in particular Kowloon Peak. In front of the hillside is Richland Gardens which bounds the site



44. Typical View of Water Areas (WA). Victoria Harbour is a key feature of Hong Kong recognised through the world. Views to the surrounding Kowloon Hills ridgeline are possible (showing Kowloon Peak here) with the frontage providing a dramatic backdrop.

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Consultants ARUP Ove Arup & Partners Hong Kong Limited Honey Hanson Limited ACLA Limited Au Pooled Contractors Limited Earthworks Measurement Limited Hongkong Planning Hong Kong Limited Rock Design Limited HKS Limited			
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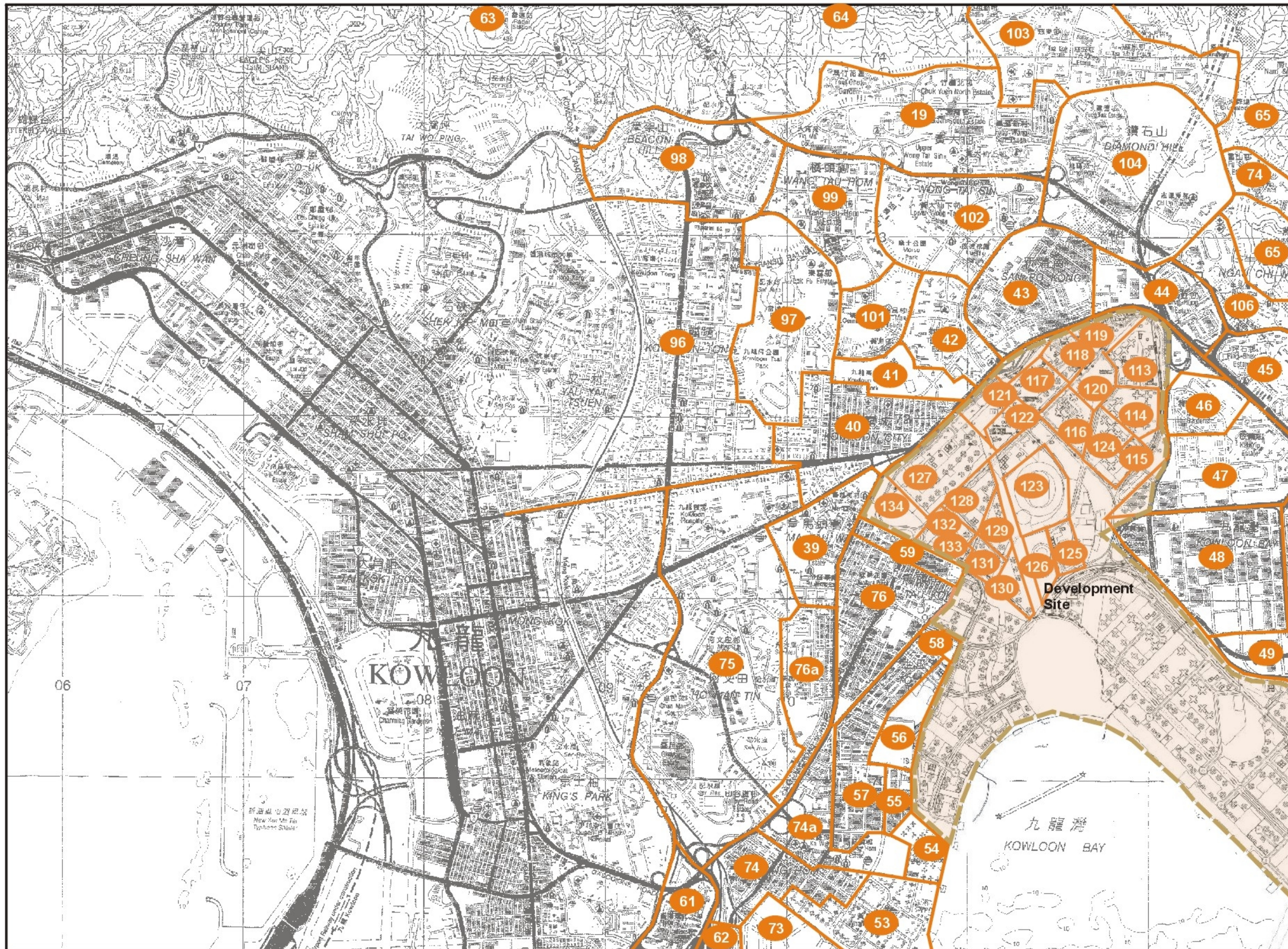




45. Lebbek Tree - Champion Tree



46. *Ficus microcarpa* - Champion Tree

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ARUP Ove Arup & Partners Hong Kong Limited <small>Murray Newman Limited ACSA Limited Ho Pui Kee Consultants Limited Chalmers Hill Management Limited Hongkong Research Hong Kong Limited Peco Design Limited Wai Sui Limited</small>			
Project Title AGREEMENT NO. CE 32/98 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
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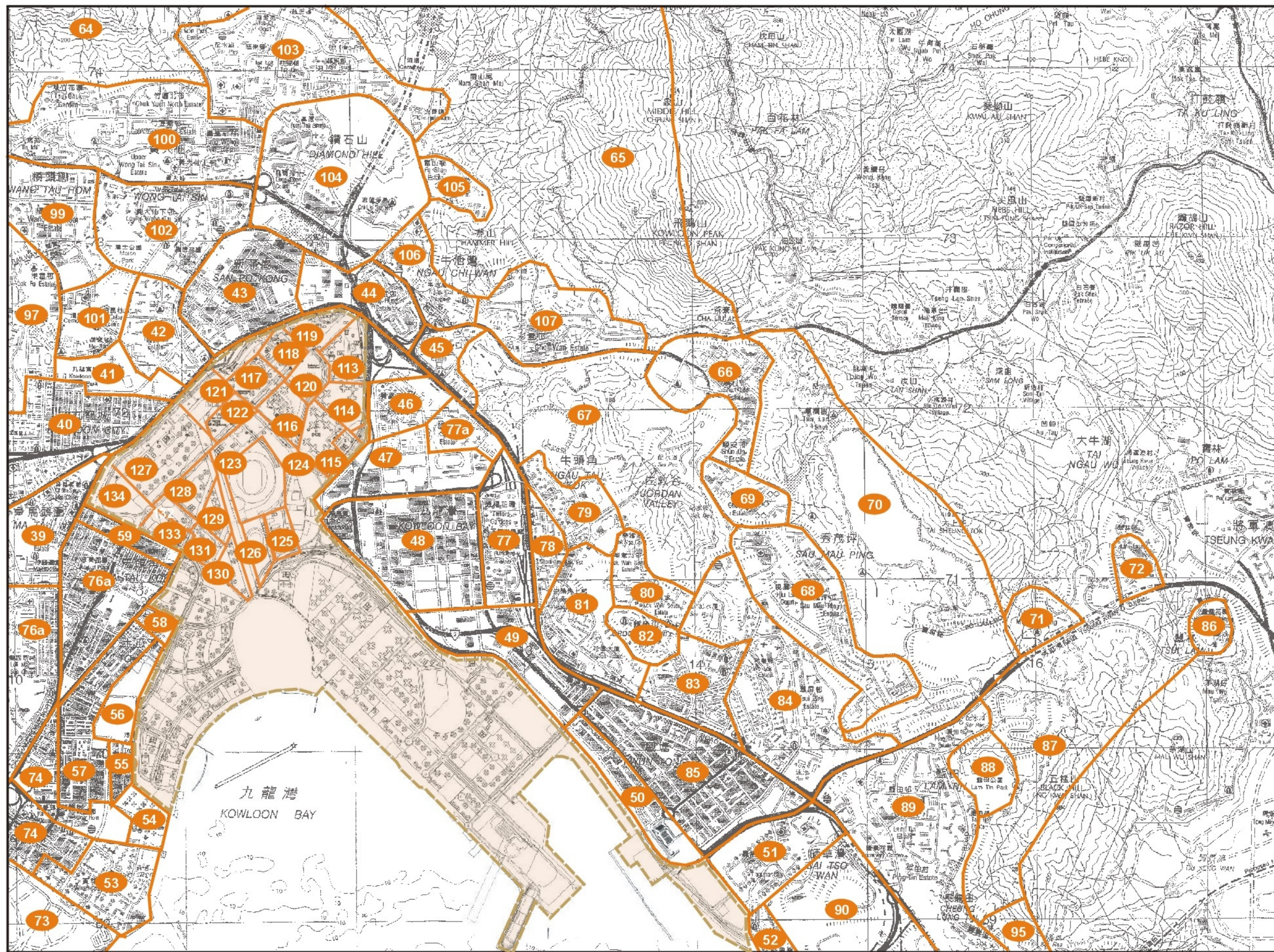
Consultants
ARUP One Asia & Parkway Hong Kong Limited
 Mott MacDonald Limited ACA Limited
 AECOM Limited
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 Hochtief Power Hong Kong Limited
 Hochtief Power Hong Kong Limited
 Hochtief Power Hong Kong Limited



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Drawing title
 Visually Sensitive Receiver Groups (North-west)

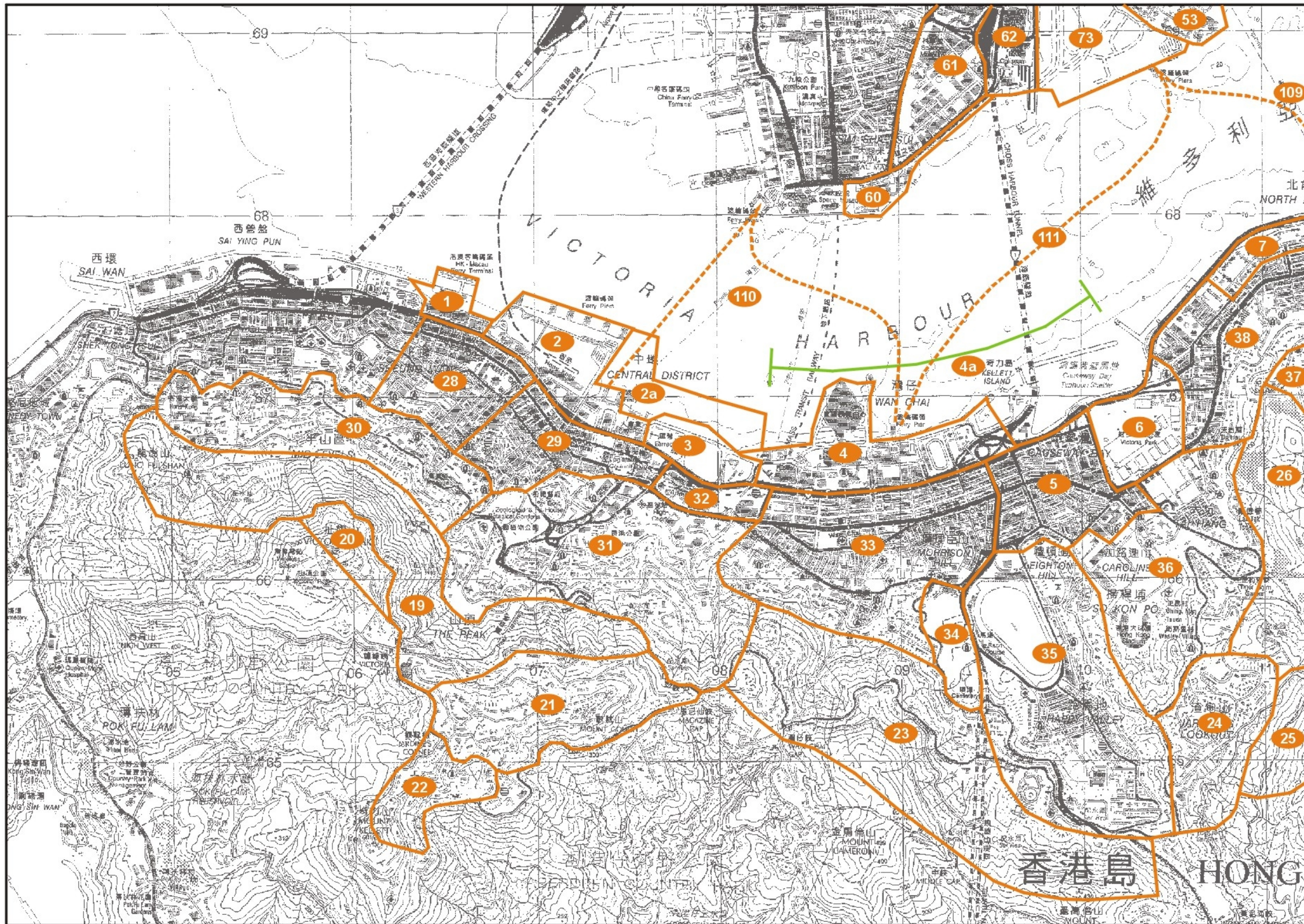
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ARUP One Arup & Partners Hong Kong Limited Wong Herman United ACIA Limited A+ Pooled Consultants Limited Choksin Wai Investment Limited Montgomery Watson Hong Kong Limited Hoco Design Limited Waiwai Limited			
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Drawing Title Visually Sensitive Receiver Groups (North-east)			
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NOTE:

-  4a Detailed extent of Wanchai Reclamation Phase 2 to be determined under separate study and review

Rev.	Description	By	Date

ARUP One Arup & Partners Hong Kong Limited Name: Herman Lim Au Pui-Kit Wong-ming-yee Wai-kei		ACA Limited Environmental Measurement Limited Heco Design Limited
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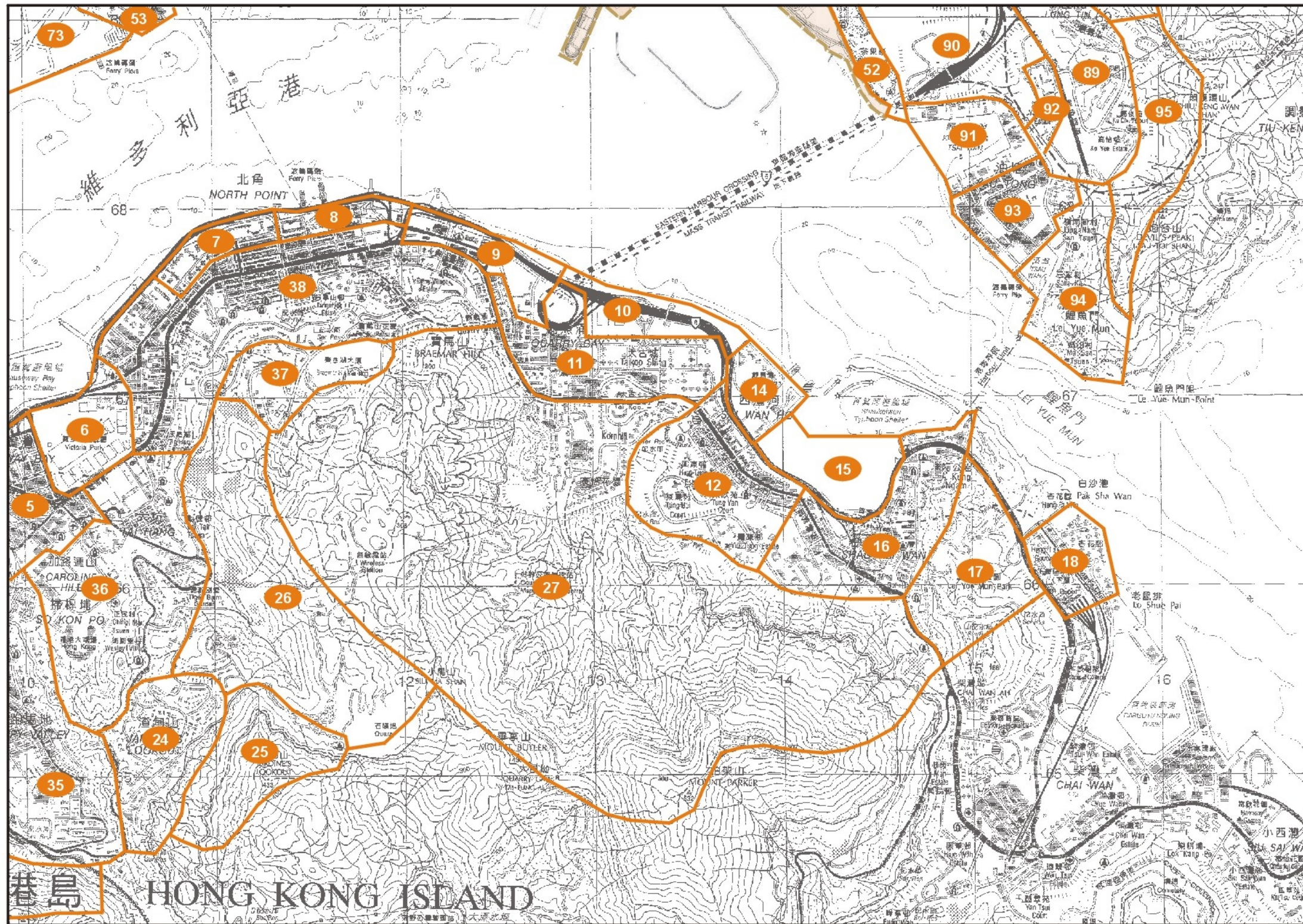
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Consultants:
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 Hoangmyung Heung Hong Kong Limited Rocco Design Limited
 WSP | Parsons | Brinckerhoff

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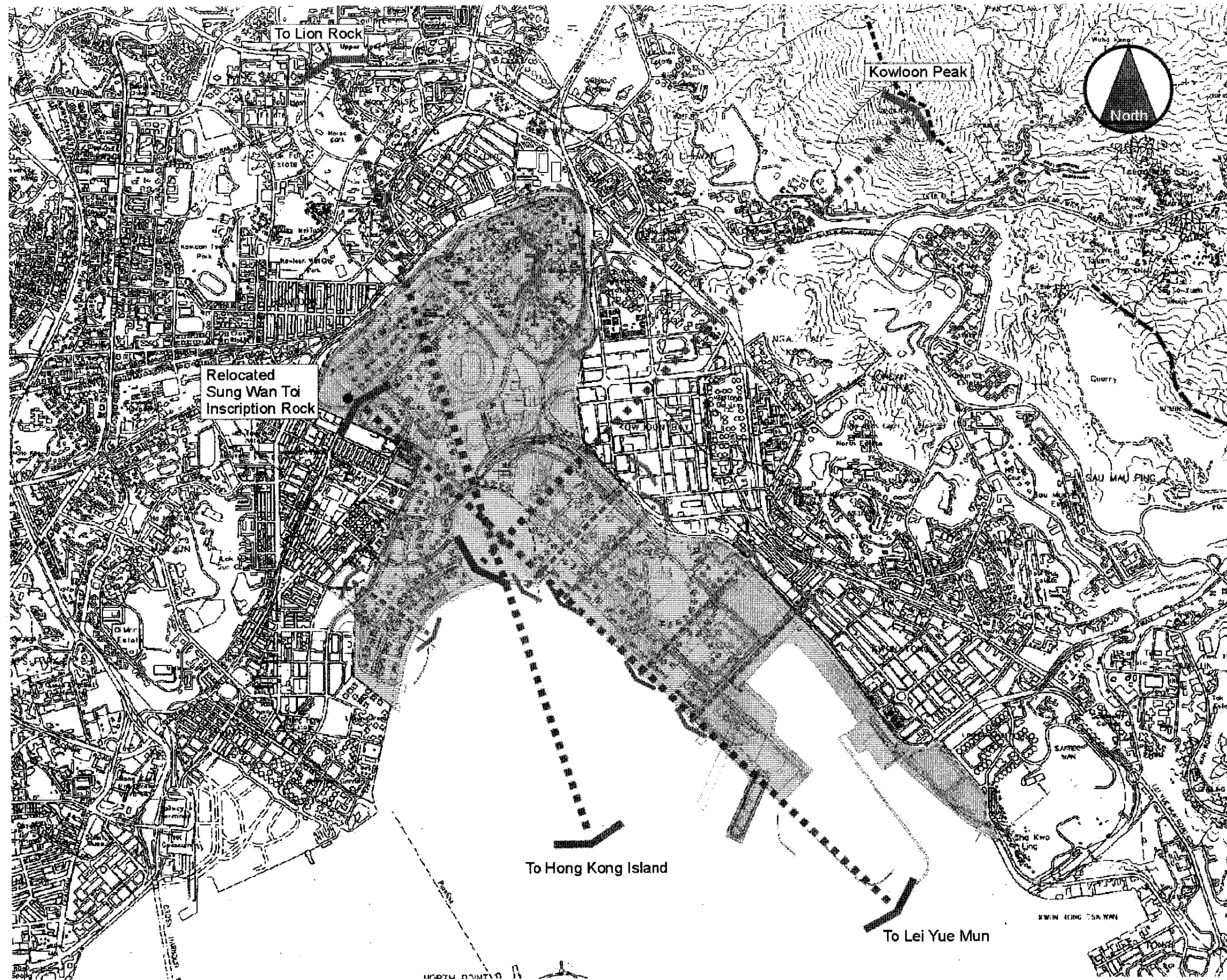
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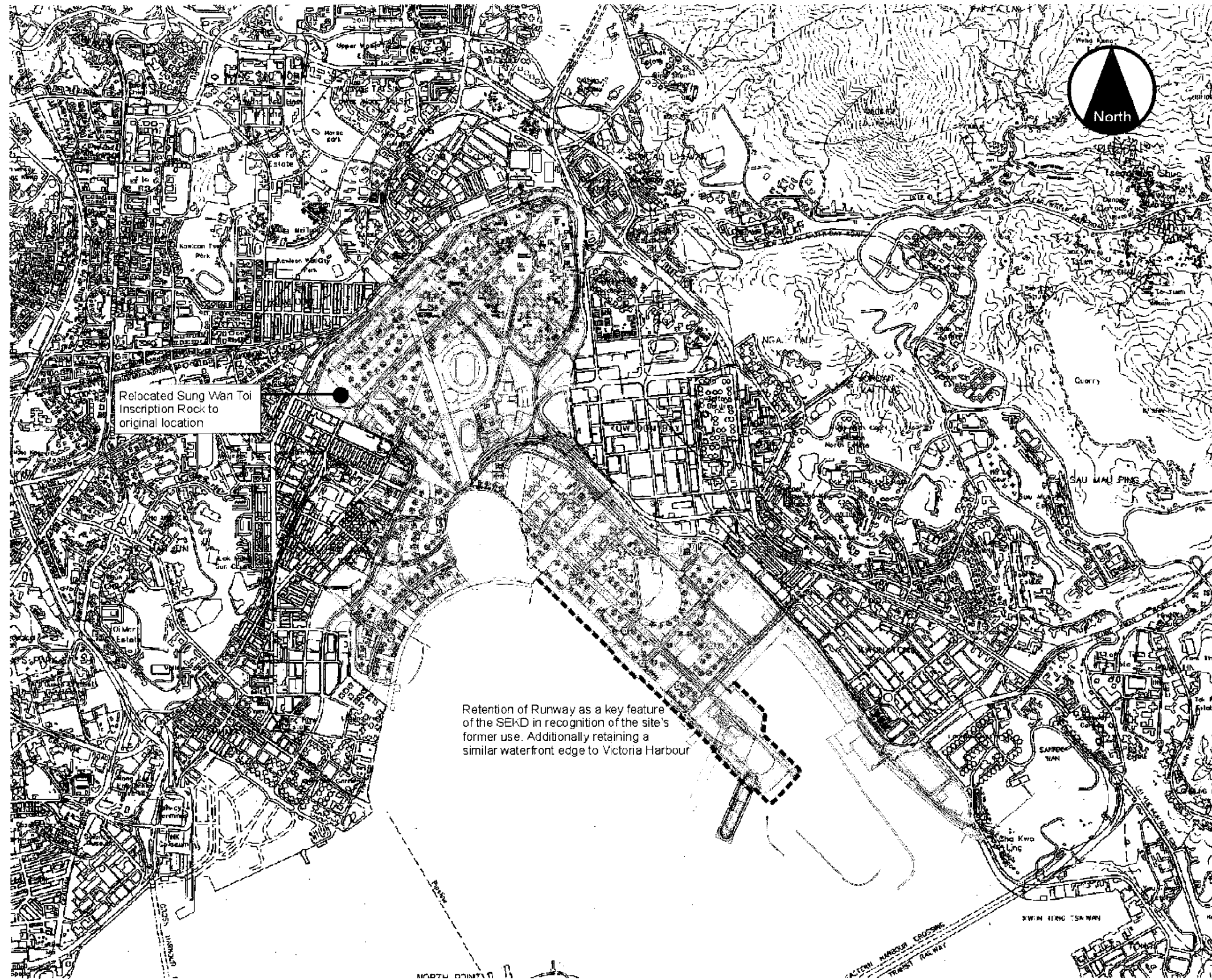
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- Key View Corridor
- Key Visual Links between proposed development and surrounding areas
- Local Ridgelines retained

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ARUP One Asia & Partners Hong Kong Limited Hong Kong Office: 11/F, 110 Des Voeux Road West, Hong Kong A. P. Wong & Associates Limited, 2/F, 110 Des Voeux Road West, Hong Kong Engineering & Planning Group Limited, 11/F, 110 Des Voeux Road West, Hong Kong			
Project Title: AGREEMENT NO. CE 12/99 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing No.: Visual Linkages and View Corridors			
Drawing No.: 22936/LV/523			
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JDW	MAR 01		
Scale:	1:500		
Prepared by: ARUP			
Prepared for: Territory Development Department, Hong Kong 地政總署 地政總署發展處			





Relocated Sung Wan Toi
Inscription Rock to
original location

Retention of Runway as a key feature
of the SEKD in recognition of the site's
former use. Additionally retaining a
similar waterfront edge to Victoria Harbour



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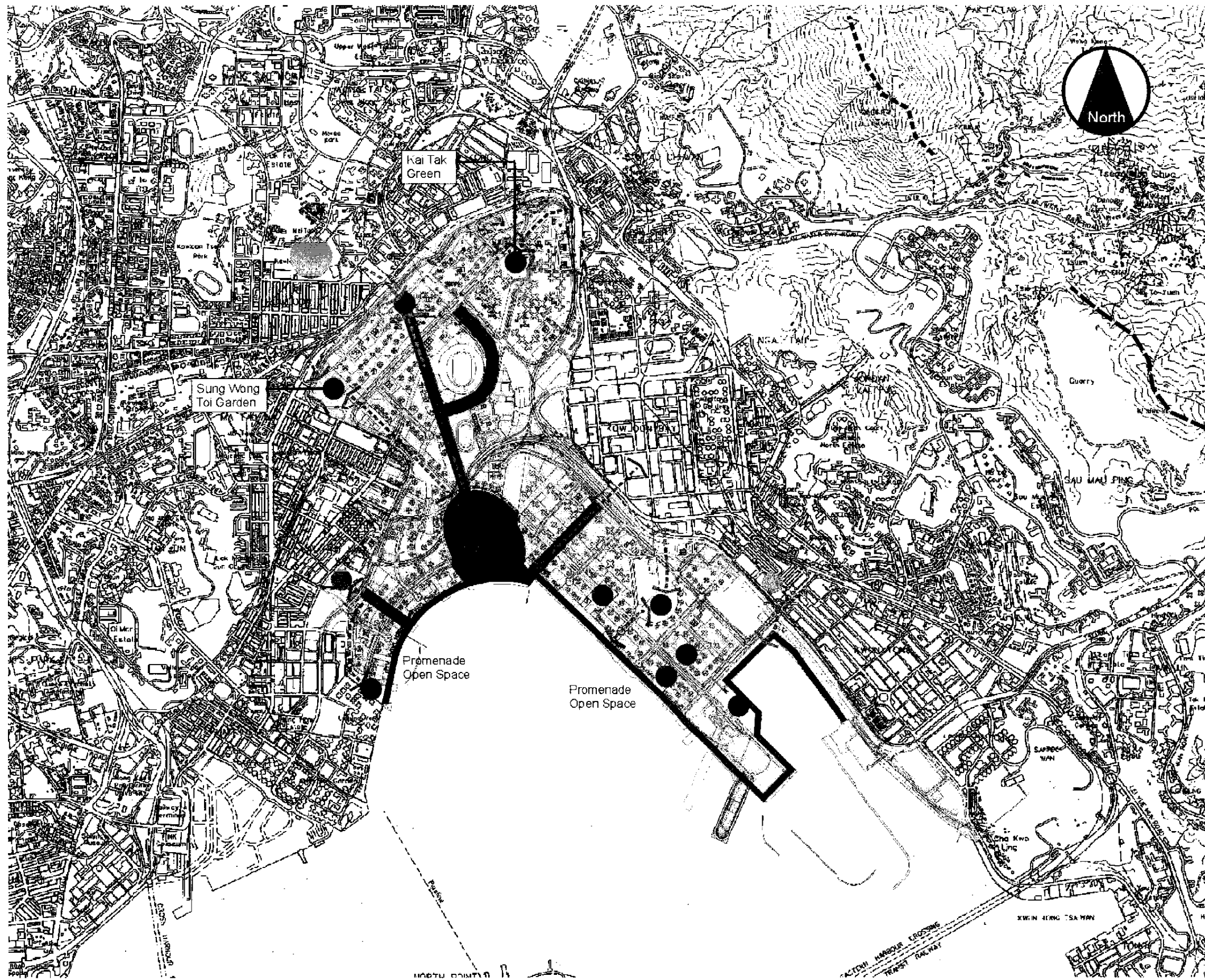
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Drawing No.
Heritage Features

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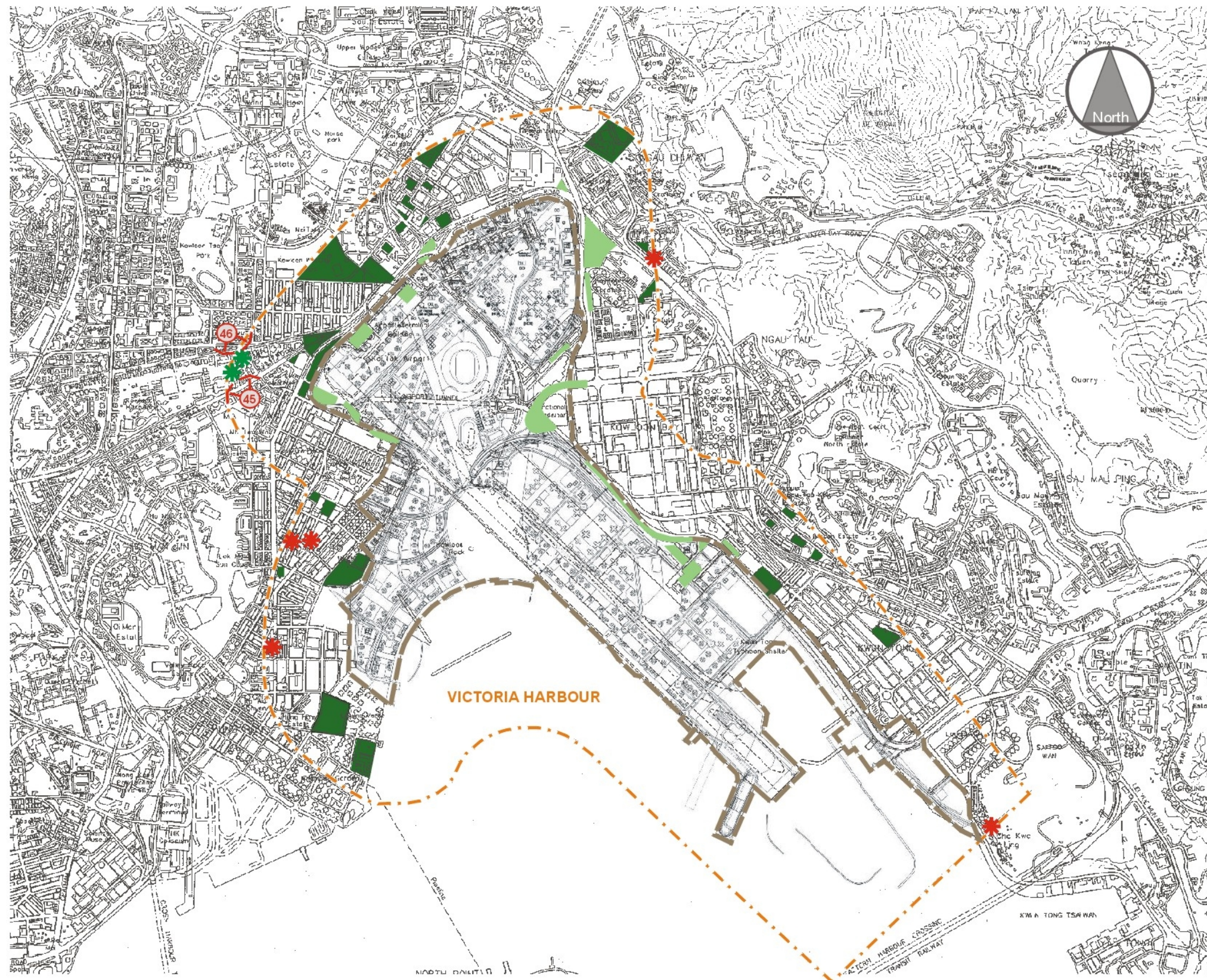
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-  Key Open Space proposed in SEKD
-  Key Open Space in existing surround area
-  Key Open Space Linkage to surround area

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<p>Project No. AGREEMENT NO. CE 3278 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT</p>			
<p>Drawing No. Open Space Linkages</p>			
<p>Scale: 1:5000</p>			
<p>Drawn by: J.D.W. Checked by: [] Approved by: [] Date: MAR 01</p>			
<p>CONTRACTOR'S PARTICULARS</p>			
<p> Territory Development Department, Hong Kong 土庫發展部 TERRITORY DEVELOPMENT OFFICE</p>			





LEGEND

- Study Area Boundary (500m from proposed development)
- Open Space
- Tree Groups (not including those in open space)
Only airport site and periphery surveyed to date
- Champion Tree
- Temple
- Boundary of Development (scheme shown)
- Photographic viewpoint. Refer to Figure 515

Rev	Description	By	Date

ARUP One Arup & Partners Hong Kong Limited
 Honey Hanson Limited ACLA Limited
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 Montgomery Watson Hong Kong Limited Rocco Design Limited
 WSP Limited

Project Title
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Drawing Title
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 Landscape Element

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Projection		

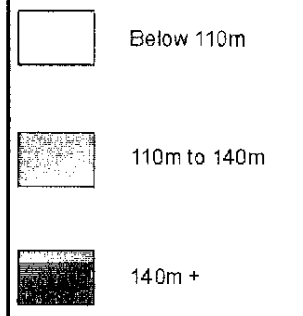
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Existing Landscape Conte
 Aerial Photograph

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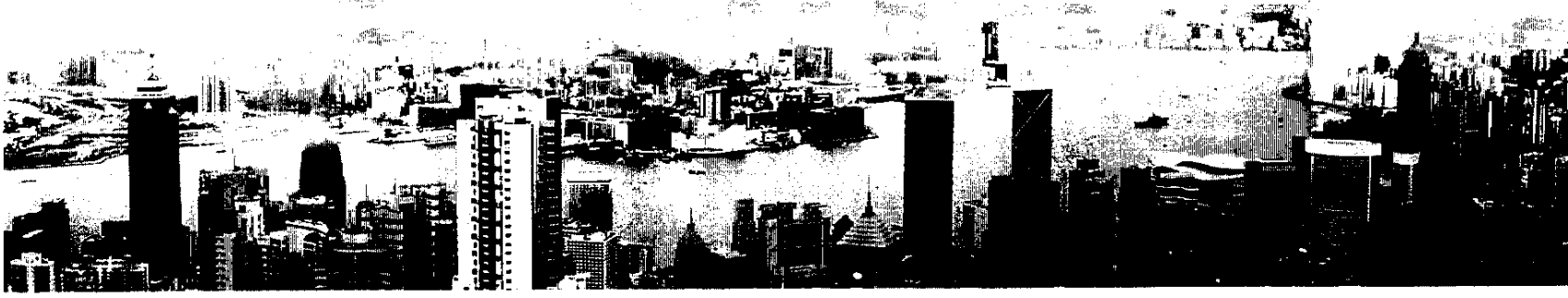
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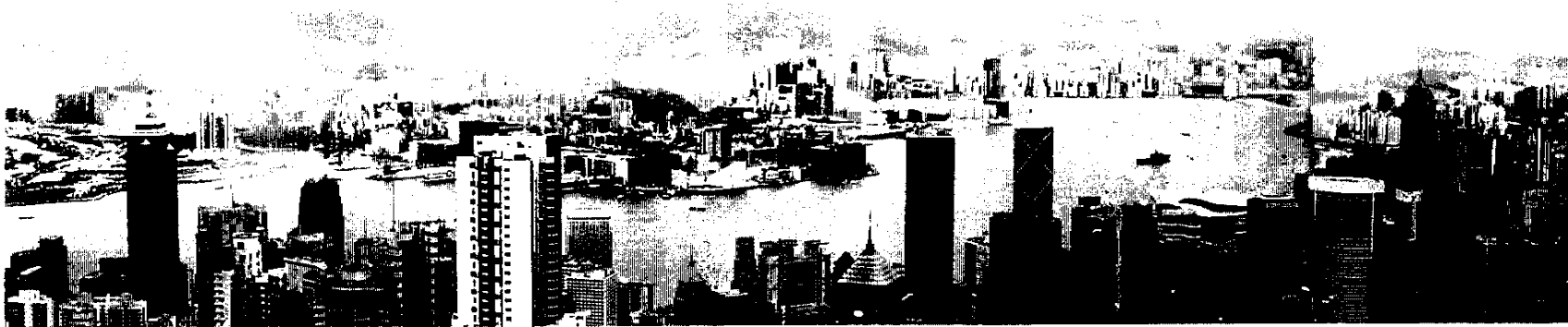
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<p>ARUP One Hill & Parkside Hong Kong Limited Name Director: Leung Kit As Project Coordinator: Leung Kit As Project Engineer: Leung Kit As Project Engineer: Leung Kit</p>			
<p>Product Title AGREEMENT NO. CE 3298 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT</p>			
<p>Drawing Title Building Height Controls</p>			
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Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.



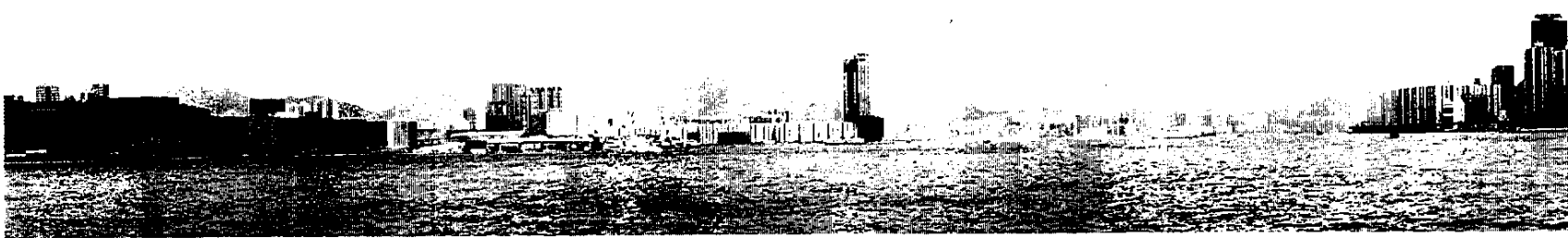
VIEWPOINT 1A. PHOTO SHOWING VIEW FROM THE PEAK TOWER TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



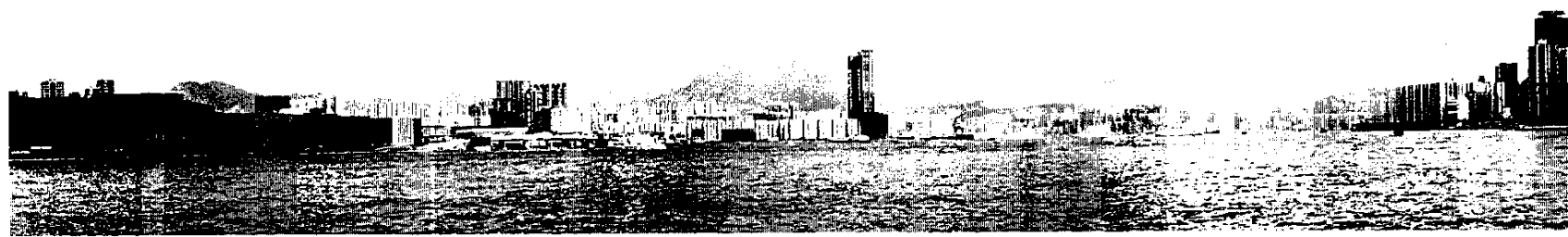
VIEWPOINT 1B. PHOTOMONTAGE SHOWING VIEW FROM THE PEAK TOWER TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

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ARUP One Asia & Pacific Hong Kong Limited 22/F, One Asia Building, 118, Queen's Road East, Hong Kong Tel: (852) 2500 8600 Fax: (852) 2500 8601 www.arup.com		
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Drawing title Photomontage		
Project No.	Scale	Date
22936LV/527	1:1000	MAR 21
Client	Author	Checker
CDM	ARUP	ARUP
CONTRACT REFERENCE ARUP Feasibility Development Department, Hong Kong 22/F, One Asia Building 118, Queen's Road East, Hong Kong		

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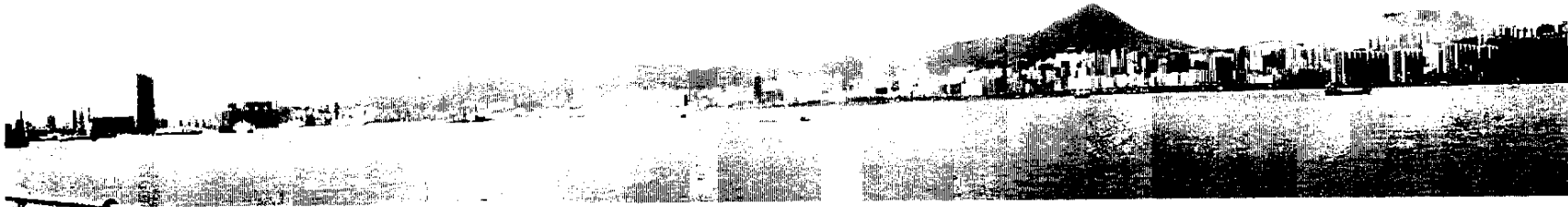
VIEWPOINT 2A. PHOTO SHOWING VIEW FROM HONG KONG CONVENTION AND EXHIBITION CENTRE EXTENSION TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 2B. PHOTOMONTAGE SHOWING VIEW FROM HONG KONG CONVENTION AND EXHIBITION CENTRE EXTENSION TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

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ARUP One Asia & Pacific Hong Kong Limited 22/F, One Asia Building, 118, Queen's Road East, Hong Kong Tel: (852) 2500 8600 Fax: (852) 2500 8601 www.arup.com		
AGREEMENT NO. DE 3299 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT		
Drawing title Photomontage		
Project No.	Scale	Date
22936LV/528	1:1000	MAR 20
Client	Author	Checker
CDM	ARUP	ARUP
CONTRACT REFERENCE ARUP Feasibility Development Department, Hong Kong 22/F, One Asia Building 118, Queen's Road East, Hong Kong		

Notes:
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 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality



VIEWPOINT 3A. PHOTO SHOWING VIEW FROM QUARRY BAY PARK TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 3B. PHOTOMONTAGE SHOWING VIEW FROM QUARRY BAY PARK TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Project	22936/LV/529	Date	MAR 20
ARUP CONSULTANTS (HONG KONG) LIMITED 22/F, ARUP CENTRE, 15 DES VOEUX ROAD, HONG KONG TEL: (852) 2911 2222 FAX: (852) 2911 2220 WWW.ARUP.COM			
AGREEMENT NO. CE 2279 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
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Scale	1:1000	Sheet No.	1/1
Project No.	22936/LV/529	Revision	01
Client	CDP	Author	ARUP
Check	ARUP	Appr.	ARUP
S.H.B. Territory Development Department, Hong Kong A.R.U.P. CONSULTANTS (HONG KONG) LIMITED			

Notes:
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 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.



VIEWPOINT 4A. PHOTO SHOWING VIEW FROM LEI YUE MUN PARK TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 4B. PHOTOMONTAGE SHOWING VIEW FROM LEI YUE MUN PARK TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Project	22936/LV/530	Date	MAR 20
ARUP CONSULTANTS (HONG KONG) LIMITED 22/F, ARUP CENTRE, 15 DES VOEUX ROAD, HONG KONG TEL: (852) 2911 2222 FAX: (852) 2911 2220 WWW.ARUP.COM			
AGREEMENT NO. CE 2399 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing No. Photomontage			
Scale	1:1000	Sheet No.	1/1
Project No.	22936/LV/530	Revision	01
Client	CDP	Author	ARUP
Check	ARUP	Appr.	ARUP
S.H.B. Territory Development Department, Hong Kong A.R.U.P. CONSULTANTS (HONG KONG) LIMITED			


Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.



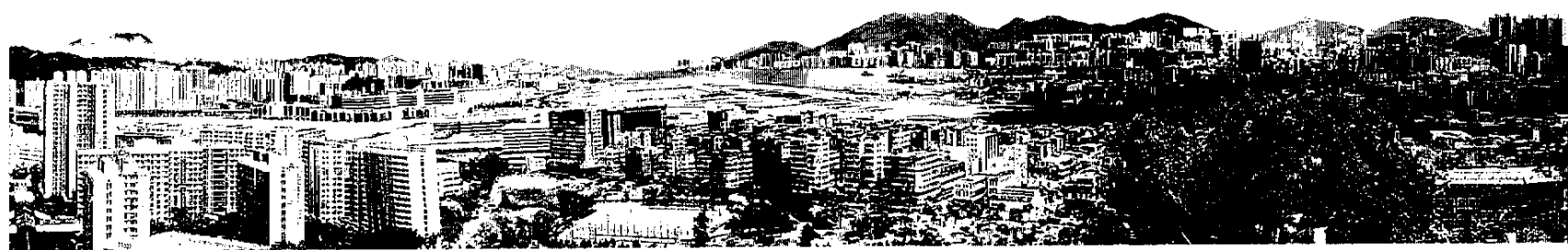
VIEWPOINT 5A. PHOTO SHOWING VIEW FROM TSIM SHA TSUI EAST PROMENADE TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 5B. PHOTOMONTAGE SHOWING VIEW FROM TSIM SHA TSUI EAST PROMENADE TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Rev	Description	By	Date
ARUP The Hong Kong & Shanghai Joint Venture 22/F, 229, Des Voeux Road Central, Hong Kong 22/F, 229, 德輔道中, 香港			
AGREEMENT NO. CE 3299 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing No. Photomontage			
Drawing No. 22936LV/531			
Drawn by	Checked by	Approved by	Date
JCW	JCW	JCW	MAR 20
COMPANY'S REPRESENTATIVE  ARUP 22/F, 229, Des Voeux Road Central, Hong Kong 22/F, 229, 德輔道中, 香港			


Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.

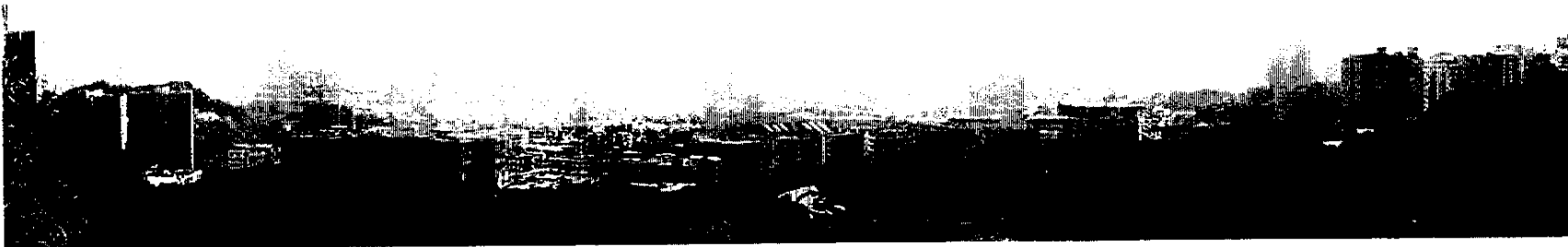


VIEWPOINT 6A. PHOTO SHOWING VIEW FROM SITE 1J/2A TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 6B. PHOTOMONTAGE SHOWING VIEW FROM SITE 1J/2A TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Rev	Description	By	Date
ARUP The Hong Kong & Shanghai Joint Venture 22/F, 229, Des Voeux Road Central, Hong Kong 22/F, 229, 德輔道中, 香港			
AGREEMENT NO. CE 3299 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing No. Photomontage			
Drawing No. 22936LV/532			
Drawn by	Checked by	Approved by	Date
JCW	JCW	JCW	MAR 20
COMPANY'S REPRESENTATIVE  ARUP 22/F, 229, Des Voeux Road Central, Hong Kong 22/F, 229, 德輔道中, 香港			



VIEWPOINT 7A. PHOTO SHOWING VIEW FROM LION ROCK TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 7B. PHOTOMONTAGE SHOWING VIEW FROM LION ROCK TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.

Rev	Description	By	Date
ARUP <small>Overseas Chinese Engineering Consultants Limited</small> <small>22/F, 228 Jaffe Road, Hong Kong</small> <small>Telephone: (852) 2219 7799</small> <small>Fax: (852) 2219 7700</small> <small>Website: www.arup.com</small>			
AGREEMENT NO. CE 3229 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing title Photomontage			
Drawing No. 22936/LV/533			
Date 1 MAR 20			
Scale 1:1000			
Drawing status FOR COMMENT / REVISION			
Prepared by J. H. H.			
Checked by J. H. H.			
Approved by J. H. H.			
Tertiary Development Department, Hong Kong Planning and Lands Administration			



VIEWPOINT 8A. PHOTO SHOWING VIEW FROM HOI SHAM PARK TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 8B. PHOTOMONTAGE SHOWING VIEW FROM HOI SHAM PARK TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.

Rev	Description	By	Date
ARUP <small>Overseas Chinese Engineering Consultants Limited</small> <small>22/F, 228 Jaffe Road, Hong Kong</small> <small>Telephone: (852) 2219 7799</small> <small>Fax: (852) 2219 7700</small> <small>Website: www.arup.com</small>			
AGREEMENT NO. CE 3229 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing title Photomontage			
Drawing No. 22936/LV/534			
Date 1 MAR 20			
Scale 1:1000			
Drawing status FOR COMMENT / REVISION			
Prepared by J. H. H.			
Checked by J. H. H.			
Approved by J. H. H.			
Tertiary Development Department, Hong Kong Planning and Lands Administration			



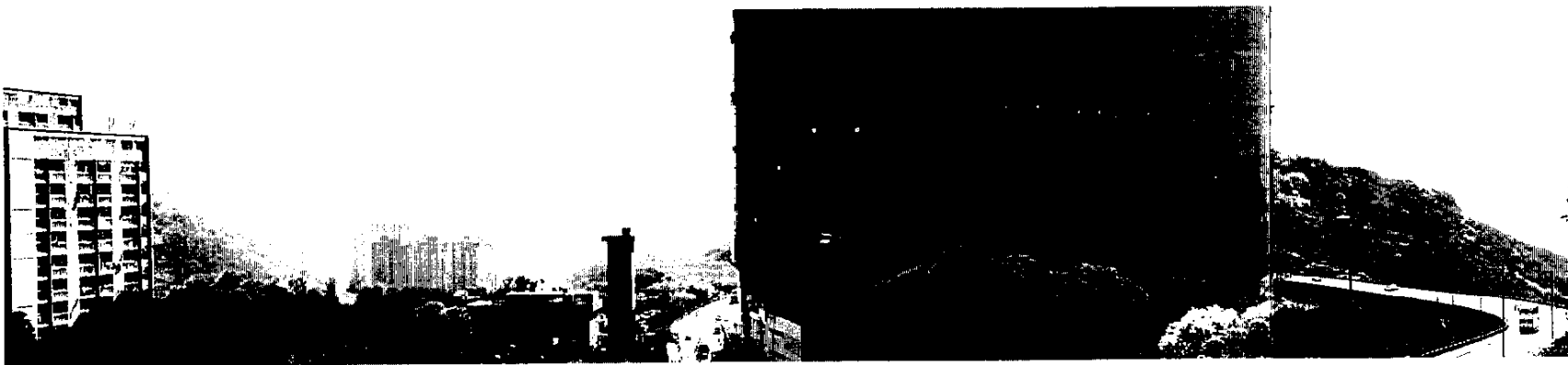
VIEWPOINT 11A. PHOTO SHOWING VIEW FROM PAU TOI SHAN (DEVIL'S PEAK) TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 11B. PHOTOMONTAGE SHOWING VIEW FROM PAU TOI SHAN (DEVIL'S PEAK) TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.

ARUP	City and Planning Hong Kong Limited
229364/V/537	
JGW	MAR 20
AGREEMENT NO. CE 3399 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT	
Photomontage	
E. M. R. Territory Development Department, Hong Kong	



VIEWPOINT 12A. PHOTO SHOWING VIEW FROM FEI NGO SHAN (KOWLOON PEAK) TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 12B. PHOTOMONTAGE SHOWING VIEW FROM FEI NGO SHAN (KOWLOON PEAK) TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

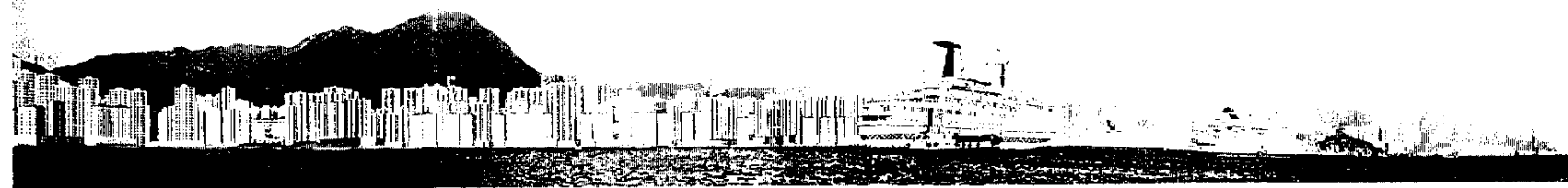
Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality.

ARUP	City and Planning Hong Kong Limited
229368/V/538	
JGW	MAR 20
AGREEMENT NO. CE 3399 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT	
Photomontage	
E. M. R. Territory Development Department, Hong Kong	

Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality



VIEWPOINT 14A. PHOTO SHOWING VIEW FROM LAGUNA VERDE TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 14B. PHOTOMONTAGE SHOWING VIEW FROM LAGUNA VERDE TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

AGREEMENT NO. CE 3099 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT	
Photomontage	
22936A/V540 JYW MAR 20	

Notes:
 1. Due to the nature and scale of development and that the landscape is an integral part of it, visually it will remain the same upon completion, 1 year and 15 year.
 2. Every effort has been taken to ensure quality of photographs, however prevailing atmospheric condition may reduce quality



VIEWPOINT 15A. PHOTO SHOWING VIEW FROM YAU TONG BAY TOWARDS THE SITE (PRIOR TO DEVELOPMENT)



VIEWPOINT 15B. PHOTOMONTAGE SHOWING VIEW FROM YAU TONG BAY TOWARDS THE PROPOSED DEVELOPMENT (AFTER DEVELOPMENT)

AGREEMENT NO. CE 3099 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT	
Photomontage	
22936A/V541 JYW MAR 20	



HR4 Moderate to significant adverse
 Enclosure of unit by two elevated roads persisting in long term
 Linkages to new open space

MR2 Neutral
 Enclosure by high-rise development but is complementary in form
 Open space provision adjacent to reduce proximity and enclosure

MR1 Moderate to significant adverse
 Enclosure of setting by high-rise development
 Open space provision adjacent to reduce proximity and enclosure

HR3 Negligible
 Remote from works. Little impact.
 No mitigation required

HR2 Moderate to significant adverse
 Partial loss of waterfront with mixed development persisting in long term.
 Open space and linkage to new public waterfront promenade

HR1 Moderate to significant adverse
 Partial loss of waterfront persisting in long term.
 Replaced by open space and linkage to new public waterfront promenade

MR3 Neutral
 Enclosure by high-rise development but only partly affected
 No mitigation required

HR5 Moderate to significant adverse
 Enclosure due to high-rise development persisting in long term
 Linkages to new open space

MR4 Negligible
 Remote from works and not directly affected
 No mitigation required

MR5 Negligible
 Remote from works and not directly affected
 No mitigation required

HR6 Moderate to significant beneficial
 Creation of public open space adjacent to unit
 No mitigation required

- LEGEND**
- Study Area Boundary (500m from proposed development)
 - High-rise Residential
 - Medium-rise Residential
 - Village Housing
 - Mixed Industrial/ Residential
 - Open Space
 - Industrial
 - Undeveloped/ Disturbed Land
 - Former Kai Tak Airport Site
 - Water Areas
 - Boundary of Development (scheme shown)
 - Significance threshold of impact
 - Impact
 - Mitigation Measures



Rev	Description	By	Date

Consultant: **ARUP** One Ring & Partners Hong Kong Limited
 Mung Hing Limited ACLA Limited
 Au Pui Kee Consultants Limited Environmental Management Limited
 Hongkong Planning Hong Kong Limited Reco Design Limited
 Head Office:

AGREEMENT NO. CE 32/99
COMPREHENSIVE FEASIBILITY STUDY
FOR THE REVISED SCHEME OF
SOUTH EAST KOWLOON DEVELOPMENT

Drawing title:
 Summary of Residual Landscape Impacts:
 High-rise Residential and
 Medium-rise Residential

Drawing No.	22936/LV/550	Rev.	
Drawn	JDW	Checked	
Date	MAY01	Approved	
Scale	1:5000	Status	PRELIMINARY

TERRITORY DEVELOPMENT DEPARTMENT, HONG KONG
 地政總署
 九龍發展處
 KOWLOON DEVELOPMENT OFFICE

MIR3 Moderate beneficial
 Enclosure by high-rise development, but creation of much open space
 Linkages to new open space

OS4 Significant beneficial
 Will form part of SEKD open space framework
 No mitigation required

MIR4 Negligible
 Remote from works
 No mitigation required

OS3 Significant adverse
 Loss of waterfront context and enclosure by development
 Linkage to new open space and waterfront promenade

MIR1 Moderate adverse
 Slight change in character. Low of waterfront context and direct access
 Linkages to new open space and new waterfront promenade

OS2 Negligible
 Remote from works.
 No mitigation required

OS1 Slight beneficial
 Remote from works. Will benefit from being part of open space framework
 No mitigation required

VH1 Negligible
 Remote from works and not directly affected
 No mitigation required

OS5 Negligible
 Remote from works
 No mitigation required

VH2 Negligible
 Remote from works and not directly affected
 No mitigation required

OS8 Negligible
 Remote from works
 No mitigation required

MIR2 Moderate beneficial
 Enclosure by high-rise development, but creation of much open space
 Provision of amenity space adjacent and setback of buildings

OS6 Negligible
 Remote from works
 No mitigation required

OS7 Moderate to significant adverse
 Loss of waterfront context and enclosure by development
 Provision of linkages to new open space and waterfront promenade

VH3 Slight beneficial
 Creation of open space adjacent to unit
 No mitigation required

- LEGEND**
- Study Area Boundary (500m from proposed development)
 - High-rise Residential
 - Medium-rise Residential
 - Village Housing
 - Mixed Industrial/ Residential
 - Open Space
 - Industrial
 - Undeveloped/ Disturbed Land
 - Former Kai Tak Airport Site
 - Water Areas
 - Boundary of Development (scheme shown)
 - Significance threshold of impact
 - Impact
 - Mitigation Measures

Rev	Description	By	Date

ARUP One Asia & Partners Hong Kong Limited
 Mung Hing Limited ACLA Limited
 Au Pui Kee Consultants Limited Environmental Management Limited
 Mong Hing Hong Kong Limited Feroz Design Limited
 Wai Lok Limited

AGREEMENT NO. CE 32/96
COMPREHENSIVE FEASIBILITY STUDY
FOR THE REVISED SCHEME OF
SOUTH EAST KOWLOON DEVELOPMENT

Drawing title:
 Summary of Residual Landscape Impacts: Village Housing, Open Space and Mixed Industrial / Residential

Drawing no.: 22936/LV/551
 Drawn: JDW Date: MAY01 Checked: Approved: Scale: 1:5000 Status: PRELIMINARY

香港特別行政區
 新界發展處
 Territory Development Department, Hong Kong
 新界發展處
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UDL2 Negligible
Remote from works
No mitigation required

KA Neutral
Major change in landscape character to developed urban
Retention of airport elements, e.g. runway and creation of open space

UDL1 Moderate (Significant) adverse
Loss of waterfront context (notable as unit is planned open space)
Future open space to consider overall SEKD. Links to new open space

WA Neutral
Change in character of harbourfront
Retention of runway form. New open space and waterfront promenade

UDL3 Moderate adverse
Enclosure of site
Links to new open space

UDL4 Slight (moderate) adverse
Slight enclosure of unit (planned open space increasing sensitivity)
Adjacent open space and linkages to open space framework

IN1 Moderate adverse
Enclosure of unit and loss of waterfront context by development
Setback of buildings

UDL5 Negligible
Remote from works
No mitigation required

IN2 Slight to moderate beneficial
This unit will be developed as public open space
No mitigation required

- LEGEND**
- Study Area Boundary (500m from proposed development)
 - High-rise Residential
 - Medium-rise Residential
 - Village Housing
 - Mixed Industrial/ Residential
 - Open Space
 - Industrial
 - Undeveloped/ Disturbed Land
 - Former Kai Tak Airport Site
 - Water Areas
 - Boundary of Development (scheme shown)
 - Significance threshold of impact
 - Impact
 - Mitigation Measures

Rev.	Description	By	Date

ARUP One Arup & Partners Hong Kong Limited
 Mott MacDonald Limited AECOM Limited
 Arup Infrastructure Limited Environmental Management Limited
 Mott MacDonald Hong Kong Limited Parsons Brinckerhoff Limited
 WSP | Parsons Brinckerhoff

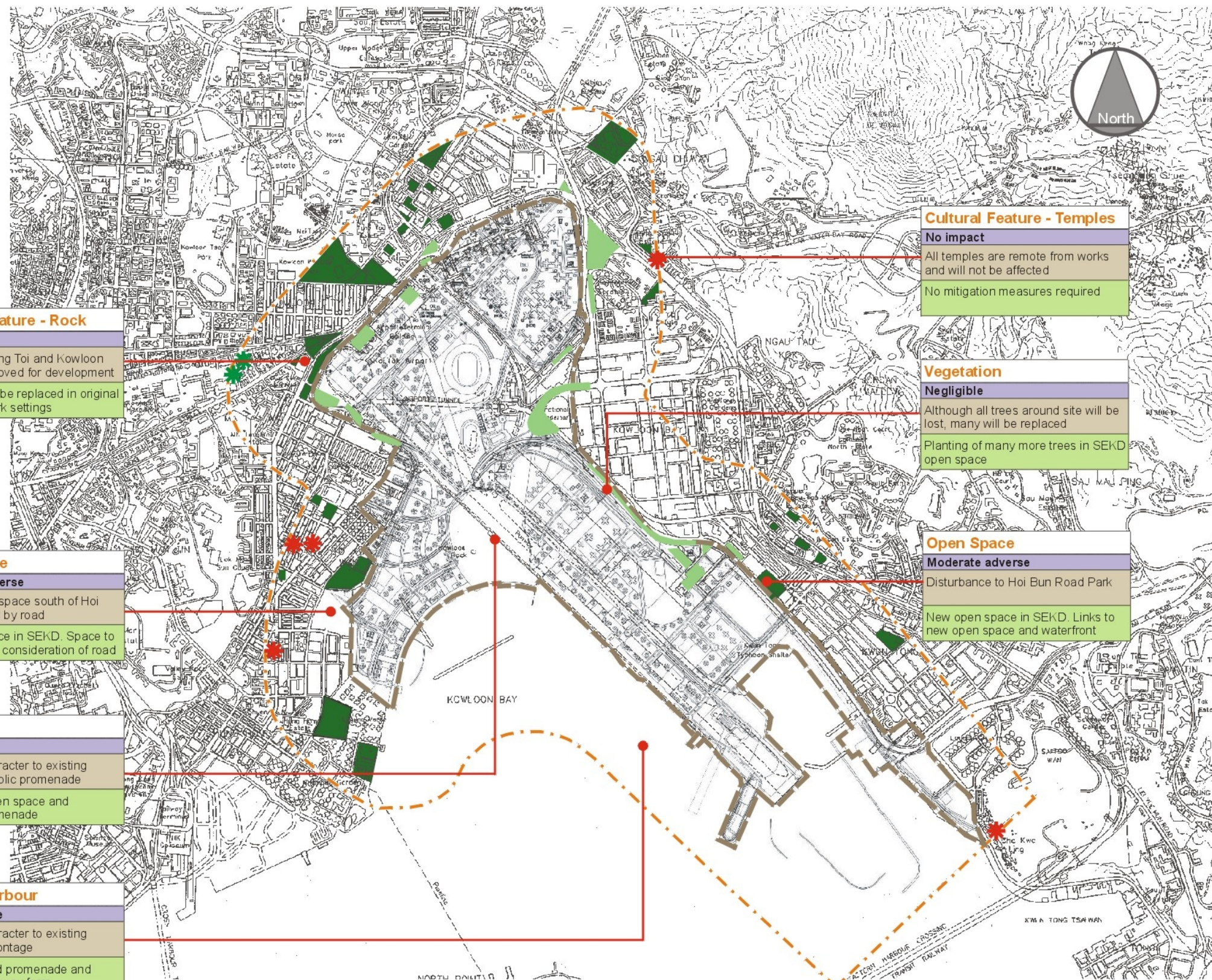
Project Title
AGREEMENT NO. CE 32/99
COMPREHENSIVE FEASIBILITY STUDY
FOR THE REVISED SCHEME OF
SOUTH EAST KOWLOON DEVELOPMENT

Drawing Title
 Summary of Residual Landscape Impacts: Water Areas, Kai Tak, Industrial and Undeveloped Land

Drawing No.	22936/LV/552	Rev.	
Drawn by	JDW	Scale	1:500
Checked by		Date	MAY01
Approved by			

TERRITORY DEVELOPMENT DEPARTMENT
 地政總署
 KOWLOON DEVELOPMENT OFFICE





Cultural Feature - Rock
Neutral
 Both Sung Wong Toi and Kowloon Rock will be moved for development
 Both rocks will be replaced in original locations in park settings

Open Space
Moderate adverse
 Planned open space south of Hoi Sham bisected by road
 New open space in SEKD. Space to be designed in consideration of road

Coastline
Neutral
 Change in character to existing coastline to public promenade
 Creation of open space and waterfront promenade

Victoria Harbour
Slight adverse
 Change in character to existing harbour and frontage
 Creation of and promenade and retention of runway form

Cultural Feature - Temples
No impact
 All temples are remote from works and will not be affected
 No mitigation measures required

Vegetation
Negligible
 Although all trees around site will be lost, many will be replaced
 Planting of many more trees in SEKD open space

Open Space
Moderate adverse
 Disturbance to Hoi Bun Road Park
 New open space in SEKD. Links to new open space and waterfront

LEGEND

- Study Area Boundary (500m from proposed development)
- Open Space
- Tree Groups (not including those in open space)
Only airport site and periphery surveyed to date
- Champion Tree
- Temple
- Boundary of Development (scheme shown)
- Significance Threshold of Impact
- Impact
- Mitigation Measures

Rev.	Description	By	Date

ARUP Ove Arup & Partners Hong Kong Limited
 Wai Yee Lam Limited ACA Limited
 Au Pui Kee Consultants Limited Chiu Yee Wai Consultants Limited
 Man Yee Yee Architects Limited Peco Design Limited
 Project Site:

AGREEMENT NO. CE 32/99
COMPREHENSIVE FEASIBILITY STUDY
FOR THE REVISED SCHEME OF
SOUTH EAST KOWLOON DEVELOPMENT

Drawing title:
 Residual Landscape Impacts to Landscape Elements

Drawing no. 22936/LV/553	Rev.
Scale 1:500	Checked MAY01
Scale	Checked PRELIMINARY

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Zone 14: High Ground to North (Lion Rock / Kowloon Peak)

Slight to moderate adverse
 Major change to character of views over harbour.
 Incorporation of view corridors. Restriction of building heights. Visual permeability

Zone 12: West (Hung Hom frontage to Whampoa Gardens)

Moderate to significant adverse
 Reduced depth of view and screening of Hong Kong and harbour to east
 View corridor to Hong Kong over open space. Careful design of buildings, screen planting, hoardings

Zone 13: South-west

Neutral
 Minor impacts due to introduction of some taller buildings
 Incorporation of view corridors. Restriction of building heights to retain ridgeline. Varied building frontage

Zone 1: Harbourfront from Sheung Wan to Central

Slight adverse
 Introduction of some taller buildings
 Slight reduction in depth of some views
 Restriction of building heights to retain ridgeline of hills

Zone 2: Harbourfront from Wan Chai to Causeway Bay

Slight to moderate adverse
 Slight reduction in depth of some views by prominent development
 Restriction of building heights, view corridors, stepped building frontage

Zone 5: Western High Ground (Lung Fu Shan to Mount Cameron)

Neutral to moderate adverse
 Change in visual character at former airport and harbour
 Restriction of building heights, view corridors, stepped building frontage

Zone 7: Sheung Wan to Happy Valley (not waterfront)

Negligible to moderate adverse
 Extension of high-rise character in views. Some reduced depth of view
 Restriction of building heights, view corridors, stepped building frontage

Zone 9: North

Moderate to significant adverse
 Major visual enclosure and screening of Hong Kong and harbour
 View corridors over open space. Careful design of buildings and noise barriers, screen planting, hoardings

Zone 10: East

Moderate to significant adverse
 Major visual enclosure and screening of Hong Kong and harbour
 View corridors over open space. Careful design of buildings and noise barriers, screen planting, hoardings

Zone 11: South-east

Moderate to significant adverse
 Major visual enclosure and screening of Hong Kong and harbour
 View corridors over open space. Careful design of buildings and noise barriers, screen planting, hoardings

Zone 3: Harbourfront from North Point to Taikoo

Slight to moderate adverse
 Reduced depth of views. Change in visual character over harbour.
 Restriction of building heights, view corridors, stepped building frontage

Zone 4: Eastern Coastal Area (Shau Kei Wan, Chai Wan)

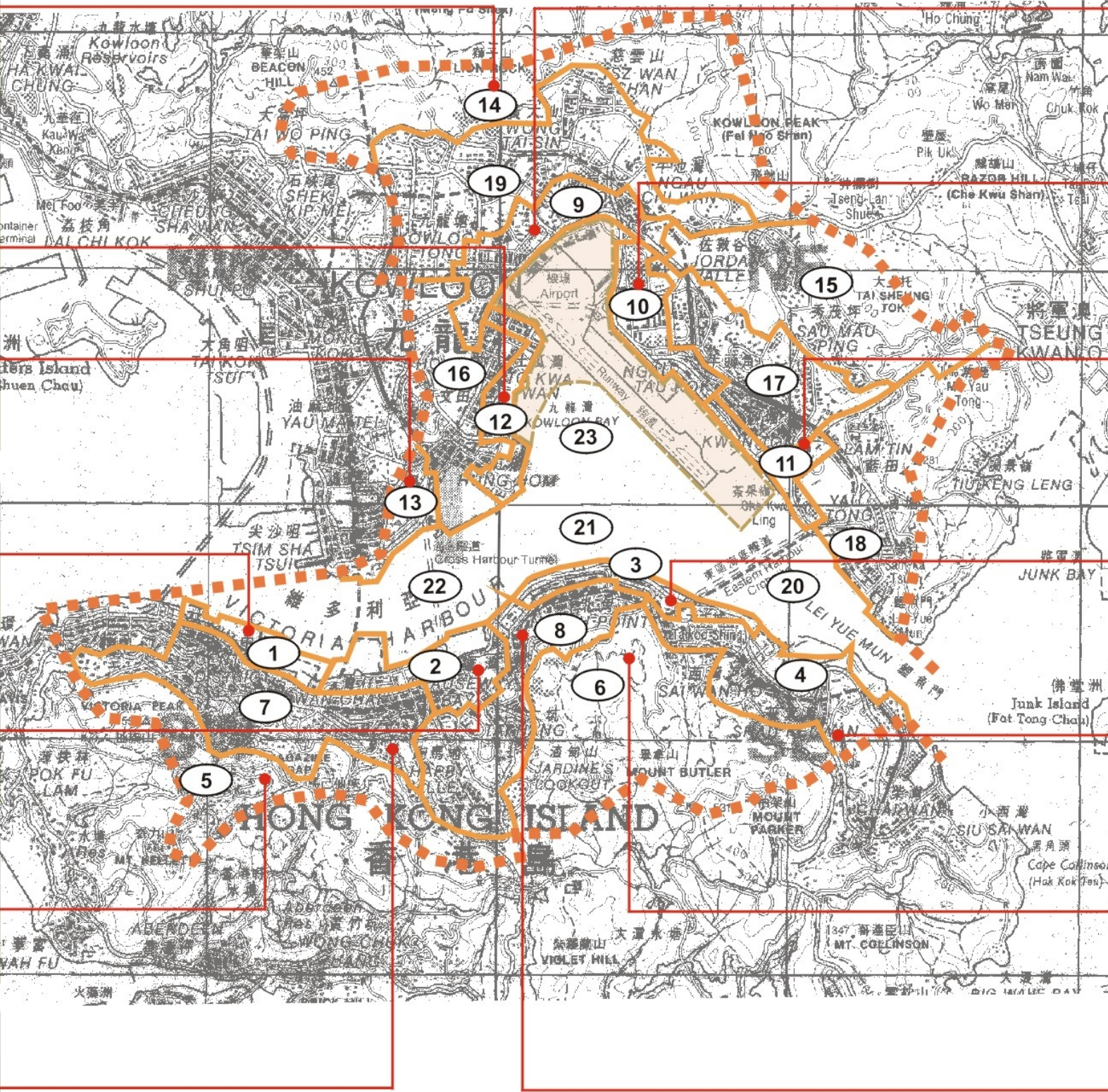
Neutral to moderate adverse
 Some reduced depth of views. Change in visual character over harbour.
 Restriction of building heights, view corridors, stepped building frontage

Zone 6: Eastern High Ground (Mount Nicolson to Mount Parker)

Slight adverse
 Extension of existing high-rise character
 Restriction of building heights, view corridors, stepped building frontage

Zone 8: Caroline hill to North Point (not waterfront)

Slight adverse
 Extension of high-rise character in views. Some reduced depth of view
 Restriction of building heights to retain ridgeline



LEGEND

- Extent of Visual envelope
- Visual envelope zone boundary
- Visual Envelope Zones
- Site proposed for development
- Significance threshold of impact
- Impact
- Mitigation measure



Rev	Description	By	Date
ARUP Honey Bee Group Limited As/Paid/Consultant/Client Honey Bee Group Limited Honey Bee Group Limited Honey Bee Group Limited			
Project title: AGREEMENT NO. CE 32/99 COMPREHENSIVE FEASIBILITY STUDY FOR THE REVISED SCHEME OF SOUTH EAST KOWLOON DEVELOPMENT			
Drawing title: Summary of Residual Visual Impacts: VSR Zones 1 to 14			
Drawing no.: 22936/LV/554			
Drawn by: JDW	Title: MAY 01	Checked: NLS	Approved: PRELIMINARY
Scale: 1:2000			
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