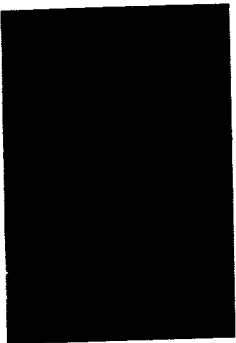

Landscape and Visual Impact Assessment



9. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

9.1 INTRODUCTION

9.1.1 The following section describes the methodology used for the landscape and visual impact assessment; the baseline conditions i.e. the nature and quality of the existing landscape; and the predicted impacts resulting from the development and their significance.

9.2 METHODOLOGY

The methodology adopted for this study is based on the requirements of Annex 18 of the TM on the Environmental Impact Assessment Process (EIAO Cap. 499, S.16).

The Study Process is defined in the TM as follows:

1. Definition of scope and contents of the study;
2. Baseline Study to provide a comprehensive and accurate description of the baseline landscape and visual character;
3. Review of planning and development control framework;
4. Impact studies to identify the potential landscape and visual impacts and predict their magnitude and potential significance; and
5. Recommendations on mitigation measures and implementation programme.

9.3 BASELINE STUDY

Physical Aspects of the Existing Landscape

9.3.1 Hebe Haven lies on the Eastern coast of the New Territories of Hong Kong which is important for recreational sports, relaxation, fisheries and ecology due to the relatively undeveloped nature of the area. The Club lies immediately adjacent to the Haven. The surrounding land is relatively low lying, previously cultivated in some areas and now partly developed with low rise residential buildings, roads and garden centres.

9.3.2 The works which involve dredging and reclamation of a small area of seabed will be undertaken in an area overlooked by the mountainous area of Ma On Shan Country Park and the Ma Nam Wat Peninsula which is an extension of Ma On Shan Country Park.

Cultural Features

9.3.3 Due to its sheltered nature and ideal setting Hebe Haven is a busy yachting area, with many hundreds of boats moored. As previously mentioned, the Club caters

for a significant number of people who enjoy the scenery and available boating facilities.

- 9.3.4 The proposed work area is currently used by the Club for the mooring of yachts. Yacht and boat size in the moorings has, up until now, been limited by shallow water depths. The proposed dredging work is required to remove sediment which has accumulated in the area and allow boats of a larger draught to moor in the area.

Aesthetic Aspects

- 9.3.5 The Club and Hebe Haven in general has a large visual envelope particularly encompassing views from recreational areas within designated country parks. Views to the Club are generally aesthetically pleasing as they include country park, attractive coastline and areas of open water. Adjacent boatyards and repair works are less attractive. Views from the club house are attractive as they look out over gardens, boat moorings and the Haven itself towards Ma On Shan country park extension.

Review of Planning and Development Control Framework

- 9.3.6 The future plans for the area include the widening of Hiram's Highway which encroaches upon the land within the Club. The adjacent land has been zoned in the OZP as green belt, recreational and Country Park and a small area is also zoned for Government/ Institute/Community uses. The proposed development is in keeping with the high demand for recreational facilities in this area of Hong Kong.

9.4 LANDSCAPE IMPACT ASSESSMENT

- 9.4.1 During the construction phase of the development, it has been indicated that there will be few plant items utilised and no stockpiling of materials, therefore temporary landscape impacts are likely to be negligible.
- 9.4.2 The extension of the Club which primarily involves increasing the number of pontoon moorings and the construction of hard standings for boat storage and repair will not have any direct or long term effects on the existing landscape, but will result in the loss of a small area of seabed (0.2ha). This loss of seabed is not considered to be significant from a landscape perspective as the overall character of the area and nature of the site will remain unchanged after the works are complete.

9.5 VISUAL IMPACT ASSESSMENT

- 9.5.1 The assessment of visual impacts is structured by individual receptor groups. Receptors are identified through the definition of a visual envelope, or zone of visual influence, from which views of the development are possible and the categorisation of individuals into 'user groups' within that visual envelope.
- 9.5.2 The sensitivity of receptors is categorised as being moderate or low. Moderately SRs include club members other users of the facilities and users of Ma On Shan Country Park. Low SRs, for example, would include workers within the various ship yards, restaurants and their respective patrons.

- 9.5.3 The potential for visual impacts is generally low from this development which involves small scale dredging and reclamation works and an increase in mooring facilities for boats. The short term impacts are associated with the construction phase of the development when dredging equipment will be present. The impacts are however minimised by ensuring that only one dredger is ever present at the site at any one time. Construction phase impacts to club members are not of concern as the members will benefit from the works in the long term.
- 9.5.4 Long term operational phase impacts are a potential concern for recreational users of Hebe Haven and the Country Park. The small scale reclamation is however considered unlikely to affect identified receptor groups. Far field views from key view points such as Clear Water Bay Road and Ma On Shan Country park are not expected to be affected by the projected increase in moored vessels. The overall nature of the site will remain unchanged and therefore views of Hebe Haven will not differ significantly to current day views.