5 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Introduction

5.1 This Landscape and Visual Impact Assessment (LVIA) covers the proposed West Island Line (WIL). This section assesses the potential landscape and visual impact due to the construction and operation of the proposed work in accordance with the Environmental Impact Assessment Ordinance (EIAO).

Project Description

5.2 **Figure 5.1.1** shows a location plan for the proposed development. **Figures 5.1.2 to 5.1.4** show the existing aerial views.

5.3 The proposed WIL consists of approximately 3 km of underground railway system with permanent structures such as underground stations, railway tunnels, vent shafts, chiller plant, entrances, etc. A full description of the project, including construction works, is provided in Section 2 of this EIA report.

5.4 Only surface construction activities and permanent structures are assessed in this landscape and visual impact assessment. All underground activities and facilities are unlikely to impose landscape and visual impact, and hence are not considered in this report.

Review of Planning and Development Control Framework

5.5 The existing and planned development framework for the proposed works and for the surroundings have been reviewed, to identify potential existing resources and sensitive receivers as well as neighboring planned land uses, and to ensure a high compatibility between the proposed works and the surroundings. Surrounding planning and development control of the proposed work is shown on **Figures 5.1.5 to 5.1.7**.

5.6 The approved Kennedy Town & Mount Davis Outline Zoning Plans No.: S/H1/15, Sai Ying Pun & Sheung Wan OZP No.: S/H3/21 and Mid-Levels West OZP No.: S/H11/13 have been examined. The works area / surface construction activities are located within Open Space (O), Government / Institution / Community (G/IC), Residential Group (A) (R(A)) and Comprehensive Development Area (CDA). Residential Group (B), (C), (E) (R(B), R(C), R(E)), Commercial / Residential (C/R), Green Belt (GB), Other Specified Uses (OU) and Undetermined (U) are also found within the 100m study area for the landscape impact assessment.

5.7 It is considered that the Project would be in accordance with the planning goals and objectives for the study areas, as set out in the OZP.

Environmental Legislation and Standards

5.8 The following legislation, standards and guidelines are considered in this assessment:

- Approved Kennedy Town & Mount Davis OZP No.: S/H1/15, Sai Ying Pun & Sheung Wan OZP No.: S/H3/21 and Mid-Levels West OZP No.: S/H11/13 and the Town Planning Ordinance

Hong Kong Planning Standards and Guidelines, Chapter 4: Recreation, Open Space and Greening and Section 11: Urban Design Guidelines – outlines the guidelines to be considered for open space design, greening and urban design.

ETWB TCW No. 29/2004 Registration of Old and Valuab le Trees and Guidelines for their Preservation – provides priority protection to the trees in the Register. Furthermore, the Government has already put in place a comprehensive range of administrative and legislative measures to preserve trees on Government land.

ETWB TCW No. 2/2004 Maintenance of Vegetation and Hard Landscape Features – sets out the government departmental responsibilities for maintenance of vegetation and hard landscape features

ETWB TCW No. 3/2006 Tree Preservation – defines and outlines the management and maintenance responsibilities for natural vegetation and landscape works, and the authorities for tree preservation and felling

ETWB TCW No. 7/2002 Tree Planting in Public Works – affirms the advocated policy on tree planting which adopts a flexible and balanced approach in the planning and design of public works

ETWB TCW 17/2000 Improvement to appearance of slopes – outlines the principles and procedures recommended for all departments involved in new slope works and maintenance of existing slopes for improving aesthetic and environmental impact of slope works

ETWB TCW No. 25/93 Control of Visual Impact of slopes – outlines the design principles recommended to be used in designing man-made slopes for Public Works projects in order to reduce their adverse visual impact

GEO publication No. 1/2000 ‘Technical Guidelines on landscape treatment and Bio-engineering for Man-Made Slopes and Retaining Walls’

Technical Report of “Study on Landscape Value Mapping of Hong Kong” by Planning Department – establishes the essential landscape baseline information which provides a systematic reference framework to facilitate landscape assessment and broad environmental assessment of major projects at territorial level.

**Methodology of Landscape Impact Assessment**

5.9 The assessment of landscape impacts has adopted the following approaches:

- Identification of the baseline Landscape Resources (LR) and Landscape Character Area (LCA) found within the 100m study boundary defined by the EIA Study Brief. This is firstly prepared by desktop research study on aerial photos and topographical maps and a subsequent site visit for verification were conducted.

- Assessment of “Sensitivity to Change” to the LR and LCA. The assessment would be affected by factors including: (i) whether the resource is common or rare; (ii) whether it is considered to be of local, regional, national or global importance; (iii) whether there are any statutory or regulatory limitations / requirements relating to the resource; (iv) the quality of the resource; (v) the maturity of the resource, and (vi) the ability of the resource to accommodate changes. Ratings are classified as below:

  **High:** Important LR or LCA of particularly distinctive characteristics or high importance, and is sensitive to relatively small changes

  **Medium:** LR or LCA of moderate landscape characteristics and value, and is reasonably tolerant to change
Low: LR or LCA with low landscape characteristics and value, and is largely tolerant to change.

- Assessment of “Magnitude of Change” for landscape impacts. The assessment would be affected by factors including: (i) the physical extent of impact; (ii) the landscape context of impact and (iii) the time-scale of impact, such as whether it is temporary (short, medium or long term), permanent with reversible potentials, or irreversibly permanent. Magnitude of Change was considered separately for construction phase and operation phase. Ratings are classified as below:

Large: LR or LCA will suffer a major change.

Intermediate: LR or LCA will suffer a moderate change.

Small: LR or LCA will suffer a barely perceptible change.

Negligible: LR or LCA will suffer no discernible change.

- Assessment of the “Impact Significance Threshold Before Mitigation” for landscape impacts. The landscape impacts during construction and operation was assessed by synthesizing the “Sensitivity to Change” and “Magnitude of Change” for various LR and LCA according to Table 5.1. The degree of significance would be divided into four thresholds, depending on the combination:

Substantial: Adverse / beneficial impact where the proposal will cause significant deterioration or improvement in existing landscape quality

Moderate: Adverse / beneficial impact where the proposal will cause a noticeable deterioration or improvement in existing landscape quality

Slight: Adverse / beneficial impact where the proposal will cause barely perceptible deterioration or improvement in existing landscape quality

Insubstantial: No discernible change in the existing landscape quality

Table 5.1 Matrix for Impact Significance Threshold Before Mitigation: Relationship between Sensitivity to Change and Magnitude of Change

<table>
<thead>
<tr>
<th>Sensitivity To Change</th>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Magnitude of Change</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large</td>
<td>Slight/Moderate</td>
<td>Moderate/Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>Intermediate</td>
<td>Slight/Moderate</td>
<td>Moderate</td>
<td>Moderate/Substantial</td>
</tr>
<tr>
<td>Small</td>
<td>Insubstantial /Slight</td>
<td>Slight/Moderate</td>
<td>Slight/Moderate</td>
</tr>
<tr>
<td>Negligible</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
</tr>
</tbody>
</table>

- Identification of “Potential Mitigation Measures”. Measures were identified for both construction phase and operational phase to mitigate unavoidable adverse impacts and / or generate beneficial long-term impacts. A table for the mitigation measures is provided. Relevant departments responsible for the funding/ implementation and management/ maintenance of the mitigation measures were also identified.
Identification of “Residual Impact Significance Threshold after Mitigation” for landscape impacts. This part would refer to the cumulative impacts to LR and LCA after applying mitigation measures, with an assumption that all proposed measures and guidelines would be fully implemented. Similar to the “Impact Significance before Mitigation”, the rating is separately considered for the construction phase and operation phase.

Methodology of Visual Impact Assessment

5.10 The assessment of visual impacts has adopted the following processes:

- Identification of Zones of Visual Influence (ZVI) and Visually Sensitive Receivers Groups (VSRs) during construction and operation. A ZVI has been established by a desktop study of topographic maps, street maps, photographs and site visits to determine the possible VSRs at different locations.

- Assessment of the “Sensitivity to change” of the VSRs. Factors include:

- The type of VSRs, such as viewers who are residents, workers, road travellers or recreation engagers. Those people viewing from home are considered to be highly sensitive because the view directly affects their general quality of daily life. Those people viewing from their workplace are considered to be only moderately sensitive as it is less important factor for their quality of life. The degree however depends on the nature of the workplace, i.e. whether it is industrial, retail or commercial in nature. Those people who take part in outdoor leisure activity may have different sensitivity depending on the type of recreation. Those people who are travelling on roads or streets will also have different sensitivity depending on the speed of travel.

- Population of viewers. This is to consider the overall population of viewers in the VSRs.

- Other factors to be considered (as required by EIAO GN 8/2002) include the value and quality of existing views, the availability and amenity of alternative views, the duration and frequency of views, and the degree of visibility.

- Rating for “Sensitivity to change” of the VSRs is classified as below:

  - **High:** The VSR is highly sensitive to any changes in their viewing experience.
  - **Medium:** The VSR is moderately sensitive to any changes in their viewing experience.
  - **Low:** The VSR is only slightly sensitive to any changes in their viewing experience.

- Assessment of the potential “Magnitude of Impact”. Factors include:

  - the compatibility with the surrounding landscape
  - the duration of the impact
  - the reversibility of the impact
  - the scale of the impact and distance of the source of impact from the viewer
  - the degree of visibility of the impact, and the degree to which the impact dominates the field of vision of the viewer.

- The magnitude of visual impacts during different stages of construction and during operation are separately considered, with ratings below:

  - **Large:** The VSRs would suffer a major change in their viewing experience.
Intermediate: The VSRs would suffer a moderate change in their viewing experience.

Small: The VSRs would suffer a small change in their viewing experience.

Negligible: The VSRs would suffer no discernible change in their viewing experience.

Prediction of “Impact Significance Threshold before Mitigation” for visual impacts. Same as the landscape impact assessment, it aims to synthesize the “Sensitivity to Change” and “Magnitude of Change” for various VSRs according to Table 5.1 to assess the visual impacts in a matrix. The degree of significance is divided into four thresholds:

**Substantial:** Adverse / beneficial impact where the proposal would cause significant deterioration or improvement in existing visual quality

**Moderate:** Adverse / beneficial impact where the proposal would cause a noticeable deterioration or improvement in existing visual quality

**Slight:** Adverse / beneficial impact where the proposal would cause barely perceptible deterioration or improvement in existing visual quality

**Insubstantial:** No discernible change in the existing visual quality

Identification of potential Mitigation Measures. It is divided into construction phase and operation phase, with proposed measures for preventing or minimizing unavoidable adverse impacts and / or generating beneficial long-term impacts. A table for the mitigation measures is provided. The agencies responsible for the funding/ implementation and management/ maintenance of the mitigation measures are also identified.

Identification of “Residual Impact Significance Threshold after Mitigation” for visual impacts. This part indicates the accumulative influence to VSRs after applying mitigation measures, with an assumption that all proposed measures and guidelines will be fully implemented. Similar to the “Impact Significance before Mitigation”, the rating is divided into the construction phase and operation phase.

Preparation of Photomontage. To illustrate and compare the visual impact of proposed works with and without mitigation, computer-simulated views (i.e., photomontages) from selected VSRs are generated. Photomontages after mitigation at Day 1 and at Year 10 are produced.

**Baseline Study**

5.11 Landscape baseline review comprises the identification of all existing Landscape Resources (LR) and Landscape Character Areas (LCA) within 100m from the project. LR are mapped in Figures 5.2.1 to 5.2.3, and illustrative photographs are presented in Figures 5.2.6 to 5.2.9, whereas LCA are mapped in Figure 5.3.1, and illustrative photographs are presented in Figures 5.3.2 to 5.3.4. The tree numbers quoted in this report were estimated based on broad brush tree surveys conducted by the Project Proponent at the time of reporting.

5.12 In terms of the visual aspect, Visually Sensitive Receivers (VSRs) within the Zones of Visual Influence (ZVI) of the project are mapped in Figures 5.4.1 to 5.4.4. Illustrative photographs of visual sensitive receivers group are presented in Figures 5.4.5 to 5.4.11, whereas illustrative photographs of views for visual sensitive receivers are illustrated in Figures 5.4.12 to 5.4.20.

5.13 Reference should be made to Section 6 Cultural Heritage Impact Assessment and Table 6.1, with regard to cultural heritage sites as potential VSRs.
Landscape Resource (LR)

5.14 LR within the study boundary is divided into 8 broad types. Each component affecting the sensitivity of the LR will be reviewed, details as:

- Quality of landscape characters/resources! 
- Importance and rarity of special landscape elements; 
- Ability of the landscape to accommodate change; 
- Significance of the change in local and regional context; 
- Maturity of the landscape.

LR1 – Flatland Institutional / Public Open Space

5.15 This LR refers to planting found within public open space. The trees are generally mature, with fair to good health condition and high amenity value. This LR consists of a wide variety of exotic and native ornamental trees, such as Ficus spp., Celtis sinensis, Cinnamomum camphora, Chrysodalycarpus lutescens, Delonix regia, Acacia spp., Eucalyptus spp., Lagerstroemia speciosa, Phoenix reobelenii, Plumeria rubra, Michelia alba, Caryota ochlandra etc. Since the trees were generally in good form and well maintained, and they act as valuable greening relief for the district.

LR2 – Roadside Planting

5.16 This LR refers to amenity planting along roads which provides greening opportunity for the extensive hard-paved urban area. Trees of native and exotic species commonly found along roadside of the Hong Kong Island, such as Aleurites moluccana, Bauhinia spp., Ficus spp., Melaleuca leucadendron, Livistona chinensis and Archontophoenix alexandreae etc. These trees were fairly large in size and of fair conditions.

LR3 – Disturbed Area with Wild Grass / Small Shrub

5.17 This LR refers to the vacant land with overgrowths located at the foot of Mount Davis, previously known as Kung Man Tsuen (Mount Davis Cottage Area), and the grassy surface of the service reservoir near the HKU staff quarters.

LR4 – Made-made Slope Vegetation & Slope Improvement Plantation

5.18 This LR refers to the manmade slope vegetation, probably due to the site formation works for hillside development and slope improvement work. The trees are generally medium size, native and exotic common woodland species, such as Macaranga tanarius, Mallotus paniculatus, Ficus spp., Leucaena leucocephala. This LR provides a greening connection from the flat areas like developments / open space to the semi-natural hillside vegetation up to the hill.

LR5 – Dense Semi-natural Hillside Vegetation

5.19 This LR provides a transition from the urban fringe to the natural hillside vegetation of Mount Davis and Lung Fu Shan. The trees are generally medium to large size, native and exotic common woodland species similar to LR4, but with more native trees such as Rhus spp., Cratoxylum ligustrinum, Litsea glutinosa. Since this LR was more natural and previously less disturbed by human activities, the landscape value is high.

LR6 – Water Bodies

5.20 This LR refers to a major water body for the area, namely Victoria Harbour.

LR7 – Urban Residential Open Space

5.21 This LR refers to open spaces provided by the private residential developments, such as podium gardens and entrance plaza for the residential development. The planting is more exotic ornamental
species, with varying maturity, good form and well maintained. The species are *Ficus* spp., *Chrysalidocarpus lutescens*, *Delonix regia*, *Plumeria rubra*, *Lagerstroemia speciosa*, *Caryota ochlandra*, *Bauhinia spp.*, *Araucaria heterophylla*, *Cinnamomum burmanii*, *Garcinia spicata* etc.

**LR8 – Manmade Shoreline**

5.22 This LR refers to the man-made shoreline of Victoria Harbour. Since this is a rectilinear concrete paved area without plantation nor hardscape treatment, the landscape value is low.

**LR9 – Natural Shoreline**

5.23 This LR refers to the natural shoreline of Sulphur Channel. The area is densely covered by common tree species of *Macaranga tanarius*, *Broussonetia papyrifera*, *Celtis sinensis*, *Ficus hispida*, the landscape value is high.

5.24 The baseline landscape resources within the works area, together with their sensitivity to change, are described below:

**Kennedy Town Station**

**LR1.1 – Forbess Street Temporary Playground**

5.25 The Playground forms an important local open space with a semi-mature landscape setting. The area of the Forbes Street Temporary Playground is approximately 10600m$^2$. The open space contains footpaths, soccer pitch, children playground, toilet facilities, and seating areas. There are approximately 47 nos. of trees within the playground (excluding the wall trees), including specimens of *Ailanthus fordii*, *Aleurites moluccana*, *Bauhinia spp.*, *Broussonetia papyrifera*, *Celtis sinensis*, *Cinnamomum camphora*, *Erythrina caffra*, *Michelia alba*, *Magnolia grandiflora*, *Lagerstroemia speciosa*, *Livistona chinensis*, *Roystonea regia*, *Syzygium jambos* etc. There are 11 no. nice specimen of *Roystonea regia* with tree height of about 6-7m, which is located in the park entrance. They have a High landscape value and sensitivity to change.

5.26 The playground has three old stone retaining walls which have been richly colonized by spontaneous growths of Banyan trees (27 no.). They are located at the perimeter of and inside a large platform that is elevated above the street level. The platform is now occupied by the Forbes Street Temporary Playground managed by the Leisure and Cultural Services Department. The platform was formed by cut and fill of the original footslope to create a level surface for development purpose.

5.27 The main wall runs parallel to Forbes Street and lines the northern edge of the platform, which is the largest of the three walls at the site. Measuring about 140 m long, it extends on the south side of the Forbes Street all the way from the eastern end (Smithfield) to near the western end (Cadogan Street). Out of about 500 old stone walls with trees in Hong Kong, this is the largest old stone wall of all. The toe of the wall is resting on the Forbes Street level, and its top reaches the ground surface of the platform. The wall façade goes nearly vertically upwards. This main wall also accommodates 19 no. trees, including, 14 no. *Ficus microcarpa* and 5 no. *Ficus superba var. japonica*.

5.28 The other two walls are located on the platform itself and they are aligned perpendicular to the main wall, which accommodate 7 no. *Ficus microcarpa* and 1 no. *Ficus microcarpa* respectively. They are smaller structures in comparison with the main wall. Both walls also measures about 40m long and 3-3.5 m average tall.

5.29 These wall-cum-tree features are the most extensive and spectacular spread of tree roots on stone wall façade in Hong Kong. In addition, the wall-cum-trees at Forbes Street contain some of the largest, strongest and the most beautiful amongst 1200 wall trees in Hong Kong. Most of the trees could be rated as excellent or good in performance, with well-developed crowns and dense foliage.
Most of the trees could continue to grow in the fullness of time into larger specimens in realizing their biological potential dimensions which could attain 20 m height, 25 m crown spread and 2 m trunk diameter. Among these 27 trees, 4 of them are exceptionally large, robust and attractive, and they have been designated as Old and Valuable Trees (OVT) by the Government.

5.30 This LR has an exceptionally High landscape value and sensitivity to change.

**LR 2.1 Roadside Planting along Victoria Road in Mount Davis**

5.31 There are approximately 250 trees located along the Victoria Road in the vicinity of the Magazine Site. Tree species includes *Ficus microcarpa, Cinnamomum camphora, Bombax malabaricum, Aleurites moluccana*. They have high landscape value and sensitivity to change.

**LR2.2 Roadside planting at Smithfield Road**

5.32 Approximately 15 trees are located on the planter strip at Smithfield Road and the front of the Kennedy Town Swimming Pool, including specimens of *Aleurites moluccana* and *Phoenix roebelenii*. There are 3 no. *Aleurites moluccana* located next to the Kennedy Town Swimming Pool complex along the Smithfield Road, with overall 10-12m overall height, 7-8m crown spread and 2.04-2.2m trunk girth. They have high landscape value and sensitivity to change.

**LR2.3 Trees within Abattoir Site**

5.33 Approximately 10 trees are located within the Abattoir Site, including specimens of *Ficus microcarpa*. They are generally in fair form with low landscape value and sensitivity to change.

**LR4.1 Manmade Slope along Pokfield Path**

5.34 Approximately 21 trees are located on the manmade slope along Pokfield Path, including specimens of *Aleurites moluccana, Livistona chinensis, ficus hispida*, etc. 5 of them are rather large (13-15 m tall) Candlenut Trees (*Aleurites moluccana*) which are located on the border between the cut slope in front of the swimming pool complex and Pokfield Path.

5.35 Four of the 5 large Candlenut Trees have been rather badly battered. They show obvious signs of limb losses, subsequent rather haphazard sprouting of replacement branches, common occurrence of water sprouts which indicate that they are stressed, poorly pruned branches, and many old wounds and decay pockets on the trunk and branches. The cut slope on which they grow has been completely cleared of groundcover vegetation and undergrowths and then sealed with shotcrete in conjunction with slope stabilization work. The soil compaction and sealing are detrimental to the growth of tree roots. The condition of these four trees is at best rated as fair.

5.36 The rest one large Candlenut Tree has been able to preserve more of its limbs and hence it could maintain a more natural tree form with a balanced spread of branches. It is growing on the platform of an existing building, keeps the tree from the massive injuries that have been imposed on the other four trees.

5.37 This LR has a High landscape value and sensitivity to change.

**LR8.1 Manmade Shoreline in Kennedy Town**

5.38 This LR refers to the man-made shoreline at the abattoir site in Kennedy Town. Since this is a rectilinear concrete paved area without plantation nor hardscape treatment, the landscape value is low and hence, the sensitivity to change is Low.
University Station

LR1.4 – Hill Road Rest Garden

5.39 This small open space has a small seating area consisting of concrete benches and ornamental plantings. The approximate area of the space is 800m². There are approximately 20 trees within the park including specimens of Artocarpus altilis, Bauhinia spp., Callistemon viminalis, Celtis sinensis, Ficus macrocarpa, Ficus virens, Magnolia grandiflora, Michelia alba and Rhodoleia championi. However, there are one nice specimen Artocarpus altilis (size: 10m overall height, 7m crown spread, 0.94 trunk girth) located inside the rest garden.

5.40 They have a medium landscape value and sensitivity to change.

LR2.5 Roadside Planting at the Westwood Entrance

5.41 There are approximately 30 young trees within the works area at The Westwood entrance. The tree specimens include Bauhinia spp., Ficus Benjamina, Delonix regia, etc. They have medium landscape value and sensitivity to change.

LR2.6 Amenity Area between Po Fu Lam Road & Elevated Road

5.42 This is a small open paved area under the Elevated Road, with seating, bordered by palms and trees. Approximately 55 trees are located within this area, including specimens of Ficus microcarpa, Ficus Elastica, Bombax malabaricum, Bauhinia spp. Caryota ochlandra, Celtis sinensis, Hainan Elaeocarpus etc. They have medium landscape value and sensitivity to change.

LR2.7 Roadside Planting at the West Gate of HKU

5.43 There are approximately 35 no. of trees within the works area at the West Gate of HKU, including specimens of Acacia confusa, Aleurites moluccana, Melaleuca leucadendron, Bauhinia spp., Ficus Benjamina, Delonix regia etc, most of which are common shade or ornamental trees. The trees are of medium to small size in comparison with the final attainable dimensions of the individual species. No tree has yet reached the maximum dimensions, and no tree is estimated to be older than about 30 years, based on Prof. C.Y.Jim’s assessment. All trees were planted on level ground adjacent or close to roads that may facilitate transplanting.

5.44 There are 3 number nice specimen of Roystonea regia. (size: 7-8m height, 3.5-4.5m spread), 3 number nice specimen of Delonix regia (size: 8-9m height, 8-10m spread, 0.69-1.32m trunk girth), and 2 number nice specimen of Ficus microcarpa (size: 8-9m height, 9-10m spread, 1.7 – 1.9m trunk girth).

5.45 They have high landscape value and sensitivity to change.

LR2.8 Roadside Planting at Hill Road

5.46 There are approximately 3 young trees located at the boundary of the works area, including specimens of Ficus microcarpa, Callistemon viminalis, etc. There are also approximately 15 palm trees, namely Chrysalidocarpus lutescens, in movable planters within the works area. They have low landscape value and sensitivity to change.

LR4.2 Manmade Slope Next to Western Court

5.47 This LR refers to the manmade slop next to Western Court. Approximately 16 trees are located in this slope. The trees in this manmade slop are generally medium size, native and exotic common woodland species such as Celtis sinensis, Ficus spp., Macaranga tanarius etc. Since this LR has been disturbed by human activities to a certain extent, the sensitivity to change is Medium.
LR8.2 Western District Public Cargo Working Area
5.48 This LR refers to the man-made shoreline of Western District Public Cargo Working Area. Since this is a rectilinear concrete paved area without plantation nor hardscape treatment, the landscape value is low and hence, the sensitivity to change is Low.

Sai Ying Pun Station
LR1.5 – King George V Memorial Park
5.49 The Park forms an important local open space within the neighbourhood. The approximate area of the space is 13,800m² with footpath network, sitting-out area and two hard-surfaced mini-soccer pitches for active recreation. There are approximately 190 trees within this open space including specimens of Aleurites moluccana, Archontophoenix alexandrae, Bauhinia spp., Chorisia speciosa, Crateva unilocularis, Eucalyptus robusta, Lagerstroemia speciosa, Melia azedarach, Pterocarpus indicus, Phoenix roebelenii, Plumeria rubra etc.

5.50 There are 8 relatively large size, nice specimens within the KGV, namely, Brachychiton acerifolium (17m height, 11m crown spread, 1.4m trunk girth), Sophora tomentosa (18m height, 10m crown spread, 1.5m trunk girth), Cassia siamea (13m height, 9m crown spread, 1.2m trunk girth), Ficus rumphii (13m height, 9.5m crown spread, 1.72m trunk girth), Dysoxylum hongkongensis (13m height, 10m crown spread, 1.41m trunk girth), Aleurites montana (13m height, 10m crown spread, 2.41m trunk girth) and Broussonetia papyrifera (12m height, 8m crown spread, 2.0m trunk girth & 12m height, 8m crown spread, 2.2m trunk girth).

5.51 At the junction of High Street and Eastern Street, and along Eastern Street adjacent to the Park Entrance, there are several nice and outstanding Chinese Banyan trees, Ficus microcarpa, which is recorded as “Old and Valuable Tree” with registration no. LCSD CW/16, LCSD CW/17 and LCSD CW/18.

5.52 They have a high landscape value and sensitivity to change.

LR1.6 – Wall Trees at King George V Memorial Park
5.53 Wall trees form an important resource with the park and also contribute to the landscape of the area. There are total approx. 20 no. stone-wall-cum-trees situated near the King George V Memorial Park, of which 8 no. trees situated on the west and north sides of the work site. Seven of them are Ficus microcarpa and one is a Ficus virens. They have significant historical, ecological, landscape and heritage value to the site.

5.54 Among these approx. 20 no. stone-wall-cum-trees, 13 no. Ficus microcarpa are recorded as “Old and Valuable Tree” with registration no. LCSD CW/17, CW18, CW19, CW20, CW21, CW22, CW23, CW24, CW25, CW26, CW27, CW28, CW29.

5.55 This LR has an exceptionally High landscape value and sensitivity to change.

LR1.7 – Sai Woo Lane Playground
5.56 The site is surrounded on four sides by buildings with two narrow openings at the Sai Woo Lane. About half of the site is devoted to a hard-surfaced mini-soccer pitch, and the rest are amenity open spaces with a toilet facility and seating area. The area of Sai Woo Lane Playground is approximately 2600m². There are approximately 36 trees within the playground. Most of them are ornamental or shade trees commonly used in urban area and small in size, including species of Ailanthus fordii, Bauhinia blakeana, Cassia surattensis, Caryota ochlandra, Crateva religiosa, Magnolia grandiflora, Erythrina speciosa, Michelia alba, Lagerstroemia speciosa, Phoenix roebelenii, Thevetia peruviana etc. There are 5 no. nice specimen of Ailanthus fordii, which is about 10-12m height, located next to the Tsz Mi Alley.

5.57 They have medium landscape value and sensitivity to change.
LR1.8 Ki Ling Lane Children’s Playground

5.58 The site is surrounded on four sides by buildings with two narrow openings lead to the Queen’s road and Des Voeux Road. It incorporates tree and shrub planting, children-play facilities and sitting area with shade structure. The area of the playground is approximately 950m$^2$. The playground contains approximately 39 trees, which are ornamental or shade trees commonly used in urban area, including species of *Ficus microcarpa* Cassia surattensis, *Michelia alba*, *Lagerstroemia speciosa*, and *Syzygium jambos*. They have medium landscape value and sensitivity to change.

LR1.9 Centre Street Market Sitting-out Area

5.59 The site is a roof garden of the Centre Street Market, with sitting out facilities. The approximately area is 830m$^2$ (including approximately 80m$^2$ of existing transformer plant room). The space has a small seating area consisting of benches and ornamental planting around the perimeter with approximately 22 trees. The tree specimens include *Ailanthus fordii*, *Bauhinia spp.*, *Caryota ochlandra*, *Chrysalidocarpus lutescens* and *Livistona chinensis*. They have medium landscape value and sensitivity to change.

LR1.10 Mui Fong Street Children Playground

5.60 The site is a sitting-out area of approx. 600 m$^2$ adjacent to Mui Fong Street, with children play facilities and sitting-out facilities. This is a small children playground with children play area, trellis and sitting out facilities and planted with 13 trees. The tree species include *Callistemon viminalis*, *lagerstroemia speciosa*, *Bauhinia blakeana* and *Phoenix roebelenii*. The have medium landscape value and sensitivity to change.

LR2.10 Trees within Existing David Trench Rehabilitation Centre

5.61 There are several nice specimen trees close to the works area of David Trench Rehabilitation Centre. There are 4 mature *Ficus microcarpa* close to the works boundary, of which one is recorded as “Old and Valuable Tree” with registration no. LCSD CW/15 (Size: 17m overall height, 16m crown spread, 2.83m trunk girth), which is located in front of the David Trench Rehabilitation Centre. The remaining 4 number of *Ficus microcarpa* are located in Eastern Street and in-between the David Trench Rehabilitation Centre and Bonham Road Government Primary School, with size range of 11-16m overall height, 10-14m crown spread and 2.51-3.45m trunk girth.

5.62 They have high landscape value and sensitivity to change.

Landscape Character Area (LCA)

Kennedy Town Station

LCA1.1 – City Grid Mixed Urban Landscape (Kennedy Town)

5.63 This LCA refers to the older reclamations of Hong Kong and is the most extensive urban landscape. Developed on a largely orthogonal or regular city grid, it consists of mainly retail land uses at street level with medium-rise commercial or residential development above. Streets are often fairly wide and busy with traffic and the large numbers of people using these areas means that street life is vibrant. Building blocks are of mixed age and character, and with limited vegetation. The result is a landscape which is vibrant, colourful and diversity in terms of its street life and land use, but it possesses only limited variety in terms of its urban spaces. The sensitivity to change is medium.

LCA2.1 – Mix-use Urban Fringe Landscape (Kennedy Town)

5.64 This LCA is found on the periphery of the major urban areas of Kennedy Town, as a residual landscape type characteristic of the transition of landscapes to a less urban setting. Typically on hillsides around urban areas that are less easily developed, it includes roads, highways structures, slope works, hillsides (often stabilised, otherwise vegetated), scattered residential development,
open space, G/IC development (such as police quarters, schools etc.). This is transitional landscape which is characterised by the relatively low density, diverse range of features, significant vegetation cover and incoherent structure with features having little formal relationship to each other. The sensitivity to change is Medium.

LCA3.1 – Open Institutional Landscape (Kennedy Town)

This LCA comprises complexes of government buildings, separated by open areas such as Kennedy Town Temporary Playground and Kennedy Town swimming pool, with a high coverage of semi-formal landscape and vegetation. This results in landscapes which are extensive, reasonably open and semi-formal. The sensitivity to change is high.

LCA5 – Inshore Water Landscape

This LCA is costal water lying close to the shore and enclosed to a certain degree by landmasses, which create a limited sense of enclosure or containment. Whilst the landscape is characterised predominantly by the horizontality and muted hues or the coastal waters, it may also include marine activities of all kinds, including commercial shipping lanes and ferry traffic etc. The result is a largely open and vibrant landscape which is punctuated by the colours and noises of human features and activities. The sensitivity to change is Medium.

LCA7.1 – Industrial Urban Landscape (Kennedy Town)

This LCA is found on low-lying areas of reclaimed land along the coast of Kennedy Town, with landscape defined by the almost exclusively industrial land uses. It includes areas of industrial buildings such as Kennedy Town Abattoir, Refuse Disposal Incinerator and godown with open areas used for vehicle parking. Streets are mainly residual spaces, with little vegetation. The unifying characteristics are the large utilitarian buildings, the limited coherence of spaces, features and materials, and absence of vegetation cover. The sensitivity to change is Low.

University Station

LCA1.2 – City Grid Mixed Urban Landscape (University)

This LCA refers to the older reclamation area at western district and is the most extensive urban landscape. It consists of mainly retail land uses at street level with high / medium-rise commercial or residential development above. Streets are often fairly wide and busy with traffic and the large numbers of people using these areas means that street life is vibrant. Building blocks are of mixed age and character, and vegetation is generally limited to street tree planting and shrub planting in occasional public open spaces. The result is a landscape which is vibrant, colourful and diversity in terms of its street life and land use, but which possesses only limited variety in terms of its urban spaces. The sensitivity to change is medium.

LCA2.2 – Mix-use Urban Fringe Landscape (University)

This LCA is found on the periphery of the major urban areas, as a residual landscape type characteristic of the transition of landscapes to a less urban setting. Typically on hillside or seaside around urban areas that are less easily developed, it includes roads, highways structures, slope works, hillsides (often stabilised, otherwise vegetated), scattered residential development, open space, G/IC development (such as service reservoirs, schools etc.). This is transitional landscape which is characterised by the relatively low density, diverse range of features, significant vegetation cover and incoherent structure with features having little formal relationship to each other. The sensitivity to change is Medium.

LCA3.2 – Open Institutional Landscape (University)

This LCA refers to the urban fringes, characterised predominantly by the institutional land uses such as HKU campus and school buildings. Though covering a variety of different types of institution, the combination of features and components and their distribution in these landscapes tends to be very
similar. It comprise extensive complexes of campus buildings (usually low to medium rise) separated by open areas used for circulation or parking, with a high coverage of semi-formal landscape and vegetation. The whole landscape will typically be surrounded by a perimeter fence. This results in landscapes which are extensive, reasonably open and semi-formal. The sensitivity to change is High.

**LCA6.2 – Residential Urban Fringe Landscape (University)**

5.71 This LCA refers to the area of the residential buildings – The Belcher Garden, which lie at the edges of urban areas and on peripheral hillsides. The landscape comprises intermittent, residential towers on steep hillsides, with winding roads interspersed by wooded hillsides. Buildings relate predominantly to the adjoining roads. The result is a fairly coherent residential landscape with a higher coverage of vegetation, which possesses a relatively informal and tranquil character. The sensitivity to change is Medium.

**LCA7.2 – Industrial Urban Landscape (University)**

5.72 This LCA refers to the vehicle parking area at Sai Cheung Street North. It is a large paved area with limited vegetation. The sensitivity to change is Low.

**Sai Ying Pun Station**

**LCA1.3 – City Grid Mixed Urban Landscape (Sai Ying Pun)**

5.73 This LCA refers to the older reclamations along the Voeux Road West at Sai Ying Pun, which is the most extensive urban landscape. Developed on a largely orthogonal or regular city grid, it consists of mainly retail land uses at street level with high / medium-rise commercial or residential development above. Streets are often fairly wide and busy with traffic and the large numbers of people using these areas means that street life is vibrant. Building blocks are of mixed age and character, and vegetation is generally limited to street tree planting and shrub planting in occasional public open spaces. The result is a landscape which is vibrant, colourful and diversity in terms of its street life and land use, but which possesses only limited variety in terms of its urban spaces. The sensitivity to change is Low.

**LCA2.3 – Mix-use Urban Fringe Landscape (Sai Ying Pun)**

5.74 This LCA is found on the periphery of the major urban areas, as a residual landscape type characteristic of the transition of landscapes to a less urban setting. Typically on seaside around urban areas that are less easily developed, it includes roads, highways structures, open space, G/IC development (such as AFD Market Office, Sheung Wan Fire Station etc.). This is transitional landscape which is characterised by the relatively low density, diverse range of features, significant vegetation cover and incoherent structure with features having little formal relationship to each other. The sensitivity to change is Medium.

**LCA3.3 – Open Institutional Landscape (Sai Ying Pun)**

5.75 This LCA refers to the area around the King George V Memorial Park, characterised predominantly by the institutional land uses and features. Though covering a variety of different types of institution, the combination of features and components and their distribution in these landscapes tends to be very similar. They generally comprise extensive complexes of buildings (usually low to medium rise) separated by open areas, with a high coverage of semi-formal landscape and vegetation. The whole landscape will typically be surrounded by a perimeter fence. This results in landscapes which are extensive, reasonably open and semi-formal. The sensitivity to change is High.

**LCA4 – Organic Mixed Urban Development Landscape (Sai Ying Pun)**

5.76 This LCA is a dense urban landscape of the older areas of Hong Kong. Found on original reclamations or on lower hillsides in these locations, they are characterised by the “organic” (non-orthogonal) street blocks, with narrow streets often winding up or across hillsides; by a diverse mix
of land uses (residential / retail / commercial); by the high building densities and building block of varying ages. Notable in this LCA is a relatively high incidence of historic buildings, both Chinese and European, which greatly enrich the urban landscape. Vegetation consists of limited street tree planting and planting in small parks and open spaces with relatively high numbers of mature trees, often wall trees. The result is a diverse, tightly enclosed and vibrant landscape characterized by its varied topography, building block and land use and by its rich history. The sensitivity to change is Medium.

**LCA6.3 -- Residential Urban Fringe Landscape (Sai Ying Pun)**

5.77 This LCA is in “prestigious” areas, lies at the edges of urban areas of Sai Ying Pun on peripheral hillsides, with relatively low-density residential landscapes in vegetated or wooded settings. The landscape comprises intermittent, residential towers on steep hillsides, with winding roads interspersed by wooded hillsides. Buildings relate predominantly to the adjoining roads. The result is a fairly coherent residential landscape with a higher coverage of vegetation, which possesses a relatively informal and tranquil character. The sensitivity to change is Medium.

**Magazine Site**

**LCA8 -- Shoreside Woodland Landscape (Magazine Site)**

5.78 This LCA refers to the shoreside woodland landscape lies along the Victoria Road. This landscape is characterized by the shoreline with dense vegetation coverage. The sensitivity to change is High.

**LCA8.1 -- Roadside Slope (Magazine Site)**

5.79 This LCA refers to the roadside vegetation on slope along the Victoria Road. This landscape is characterized by the steep terrain with dense vegetation of grass or scrub-covered on slope. The sensitivity to change is High.

**Visually Sensitive Receiver**

5.80 The primary Zone of Visual Influence (ZVI) is shown in Figures 5.4.1 to 5.4.4. Key VSRs within the ZVI are mapped on Figures 5.4.1 to 5.4.4. For ease of reference, each VSR is given an identity number, which is used in all relevant tables and figures in this section. The nature of each VSR area is described below and illustrated in Figures 5.4.5 to 5.4.20.

**VSR for Kennedy Town Station (KET) and vicinity**

5.81 Residents in the outer residential blocks of Sai Wan Estate, Centenary Mansion, The Merton Blocks and Cayman Rise Blocks (R2) have partial views to the Cadogan Street Temporary Garden located along the Victoria Road and Cadogan Street. Depending on the locations at different blocks of the development, the upper level VSR enjoys open, elevated views overlooking the Kennedy Town district, including the Cadogan Street Temporary Garden and also views further to the Victoria Harbour, whereas the low level residents only have restricted view of Cadogan Street. The sensitivity of this VSR is high.

5.82 Residents in mid-rises residential development along the Forbes Street (R3) have direct, short range and limited views towards the masonry retaining wall and the existing basketball court and football court next to Forbes Street. Due to the topography, only the upper level resident have open view to the basketball court and football court, whereas the low level will be mostly screened by the dense “Wall-Tree” adhering on the existing masonry retaining wall of the playground’s boundary. Residents on the upper level of East Terrace, Sai Wan Estate, will have panoramic view looking south to basket ball court and football court of Kennedy Town Playground, which is partially screened by the dense “wall-cum-tree”. The sensitivity of this VSR is high.
5.83 Residents in high rise residential block along Smithfield Road (R4) and the public housing estate Kwun Lung Lau have partial views to the playground next to Forbes Street and the Kennedy Town Public Swimming Pool (proposed Kennedy Town Station, and proposed Entrance A & C). Depending on the location and level of residents, some upper levels have open and panorama views towards Victoria Harbour. However, low level are limited and blocked by the residential block along the Forbes Street and the Smithfield Municipal Services Building. The sensitivity of this VSR is high.

5.84 Residents in the mid-rise block along Rock Hill Street (R5) have limited and close views towards the existing shotcrete slope adjacent to the Smithfield Municipal Services Building. The sensitivity of this VSR is high.

5.85 Visitors and users of Victoria Public Mortuary, St Luke’s Settlement, Hong Kong Institute of Vocation Education (Kennedy Town Centre), St Luke’s Church & Lui Ming Choi Memorial Primary School, Bayanihan Kennedy Town Centre, Kennedy Town Ex-Police Quarters, Kennedy Town Bus Terminus Sai Ning Street Public Toilet (GIC 1) have distant view to the existing Kennedy Town Abattoir Site which might be demolished for temporary site working area. Depending on the location and topography of the individual building, VSR along the Ka Wai Man Road have open and distance view to the harbour waterfront. The sensitivity of this VSR is medium.

5.86 Visitors and users of China Merchants Godown (OU1) have direct views to the harbour water front. The sensitivity of this VSR is low.

5.87 Visitors and users of various facilities, such as Smithfield Road Public Library (in 3/F of Smithfield Municipal Services Building), Smithfield Municipal Services Building, and adjacent government building currently under construction (GIC 2) have partial views to the Kennedy Town Public Swimming Pool and the Forbes Street Temporary Playground. Probably due to its functional nature, the Smithfield Municipal Services Building has limited windows and partial view looking to the swimming pool, Smithfield and Rock Hill Street. The sensitivity of this VSR is medium.

5.88 Users in the Cadogan Street Temporary Garden (O2), located in the junction of Victoria Road and Cadogan Street, are heavily used by the Sai Wan Estate residents. The sensitivity of this VSR is medium.

5.89 Users in the basketball court and football court of Kennedy Town Playground located along the Forbes Street (O3) have restricted view within the open space because of the screening effect of the dense vegetation along the playground boundary stone masonry wall. The sensitivity is medium.

5.90 Due to extreme topography of the district, there are only a few roads that users (T1) can drive directly from the lowland of the Western District to Pok Fu Lam Road. This VSR refers to travellers on vehicles in this section of Smithfield Road near the Kennedy Town Swimming Pool. Views from the road approaching KET are interrupted by the construction of MTR Entrance, Vent-shaft and other structures. The sensitivity of this VSR is low.

5.91 The undulating topography and dense vegetation near Victoria Road means road users (T4) only have a glimpse view to the proposed work. This VSR refers to road-users travelling along Victoria Road. The proposed entrance to underground magazine storage facility may disrupt the character of the area. The sensitivity of this VSR is medium.

5.92 The proposed entrance for the underground magazine storage facilities and associated works area would not be clearly visible to travellers along the Sulphur Channel (T5). The Sulphur Channel is mainly used by small craft and inter-island ferries passing between Victoria Harbour and the East Lamma Channel. The sensitivity of this VSR is low.

5.93 Visitors and users of the Chee Sing Kok Social Centre of the Humanity Love and Sister of the Immaculate Heart of Mary (Kongmoon)- Kit Sum Convent (G/IC 10) are expected to have an partial view to the proposed works. The partial view is contributed by the screening of road side planting along Victoria Road. The sensitivity of this VSR is medium.
5.94 Users in the planned GIC (Planned GIC1) site on existing Kennedy Town Playground at Forbes Street have close view to the Kennedy Town Station. The sensitivity of this VSR is medium.

**VSR for University Station (UNI) and vicinity**

5.95 Residents in the residential blocks along the Praya Kennedy Town (R 7) have open and distant views. The VSR from the lower level will be dominantly by the mature and dense vegetation within the Belcher Bay Park and the heavy traffic along the tram routing and Connaught Road West, whereas the VSR on the upper level will have panorama view to the Victoria Harbour and even further to West Kowloon. The low level VSR in the junction of Des Voeux Road West and Praya Kennedy Town will be blocked by elevated road and temporary parking area next to the Belcher Bay Park. The sensitivity of this VSR is high.

5.96 The Belcher's (R 8) is the largest residential development in this district, which consists of 6 number residential skyscrapers. Each block have different orientations, visibility and views to the surroundings, some may even have open view overlooking Victoria Harbour. The residents in Tower no. 3 have direct and close view to the elevated Pok Fu Lam Road connecting to the HKU campus. The sensitivity is medium.

5.97 Residents in the mid-rise residential blocks (The bauhinia Bowie Court, Fairview Court, Charmview Court & Tsui On Court) opposite to the Kadoorie Biological Science Building along Pok fu Lam Road (R11) have direct and close view to the Haking Wong building and The Kadoorie Biological Science Building. The sensitivity of this VSR is medium.

5.98 Residents along the Hill Road on Po Tuck Street and Clarence Terrace (R10) have partial and close views to the existing rest garden located in between the South Lane and Hill Road, and these VSR are dominated by the elevated Hill Road connecting the Pok Fu Lam Road and Sheung Wan District. Residents in the mid-rise block in between Queen’s Road West, south Lane and Woo Hop Street (R9) have partial and limited view to the surrounding development. Similar to R10, VSR are also interrupted by the elevated Hill Road, whereas low level VSR have partial view on the rest garden along the Hill Road. Due to the steep gradient and topography, VSR along the Hill road usually have restricted view towards the narrow street in between the building. The sensitivity of these VSRs is both medium.

5.99 Residents in the Hillview Garden (R12) and users in the St. Paul’s College Primary School (GIC 6) have limited views to the Pok Fu Lam Road and Hill Road. Due to the steep gradient and topography, significant changes on views are not expected in these VSR. Only these VSR on penthouse of the Hillview Garden have close views on the Po Fu Lam Road Connecting the HKU Campus which are partially screened by dense vegetation along the slope. The sensitivity of VSR - R12 is medium and the VSR – GIC6 is high.

5.100 Residents along junction of the Queen’s Road West and the Whitty Street (Western Court, Wing Wah Mansion, Chong Yip Centre, Intelligent Court) (R13) have direct, close views to the existing 3 storey height toilet cum bathing block which will be demolished and replaced by The University Station – Entrance B1 (Base) and the consequent slope stabilization works. The sensitivity of this VSR is high.

5.101 Users in the Po Leung Kuk Chan Au Big Yan Home for the Elderly (GIC 3) have partial view to the commercial entrance from Queen’s Road West of the Westwood. There are about 90 numbers senior in this Home for the Elderly. The sensitivity of this VSR is high.

5.102 Visitors and users of certain academic buildings of The University of Hong Kong (GIC4) along Pok Fu Lam Road have direct and close views towards the busy Pok Fu Lam Road. Upper levels of The Kadoorie Biological Science Building, Haking Wong Building and Hsu Long Sing Building enjoy an open view overlooking the Sai Ying Pun District, whereas the lower level users are dominated by the busy Pok Fu Lam Road. The sensitivity of this VSR is medium.
5.103 Resident in the WSD staff quarters (GIC5) located adjacent to the WSD service reservoir have distant view partially blocked by existing dense vegetation, making its view looking back to the hill side and to an exiting lawn area behind. The sensitivity of this VSR is high.

5.104 Users in the Shek Tong Tsui Municipal Services Building (GIC 7) have limited view on the Hill Road (Proposed University Entrance B2 and the vent-shaft along Hill Road). There are two major entrances to the Municipal Services Building: one dominantly from Queen’s Road West and the other for users from Hill Road and Pok Fun Lam Road. The sensitivity of this VSR is low.

5.105 Users in the Belcher Bay Park (O 4) have partial views toward the temporary site working area along the Sai Cheung Street North which be heavily screened by the dense vegetation along the park boundary. The sensitivity of this VSR is medium.

5.106 Users in the Hill Road Garden (O 5) have partial views towards the University Station – Entrance B2 and the vent shaft along the Hill Road which is mostly screened by the garden fence wall and mature vegetation. The sensitivity of this VSR is low.

5.107 Pok Fu Lam Road (T2) is the most important road for travelling between the Island West and the Island South. It is heavily used by travellers intend to connect to Western Cross-harbour tunnel and Route 3. This VSR refers to travellers on the section of Pok Fu lam Road near Hill Road and the HKU campus. Due to the steep gradient and curved alignment of the road, travellers are rather insensitive about the views. Due to the heavy traffic and proximity to surrounding buildings, the overall sensitivity is low.

5.108 Residents in between the Des Voeux Road West, Queen’s Road West and within the Chung Ching Street and Sai Yuen Lane (C/R 2) have limited and close view to the existing children playground area on Ki Ling Lane. Due to the fragile arrangement of dense building blocks in the Chung Ching Lane, Ki Ling Lane and Sai Yuen Lane, majority residents within this area have only one restricted and poor quality views towards the narrow lane between building blocks. The sensitivity of this VSR is medium.

5.109 Residents in between the Des Voeux Road West, Queen’s Road West and within the Eastern Street and Wilmer Street (C/R 3) and several residential blocks in the junction of Queen’s Road West and Wilmer Street (R18) have limited view to existing playground in Tse Mi Alley. Similar to C/R 2, majority residents within this area also have limited and poor quality views toward the narrow lane of Tse Mi Alley and Sai Woo Lane. The sensitivity of both C/R 3 and R18 are also medium.

5.110 Residents in the junction of Des Voeux Road West and Connaught Road West (C/R 5) have close view to the Des Voeux Road West. Upper level of building along Connaught Road West have open view to the harbour, and even further to the West Kowloon, but the low level are restricted by the elevated road and the Sheung Wan Fire Station, and other treatment plants along the Western Fire Services Street and Chung Kong Road. The sensitivity of this VSR is high.

5.111 Residents along the high rise residential block (R14) and low rise residential block (R15) of Bonham Road have direct and close view towards the Sai Ying Pun Station – Entrance C and the chiller plant. Low level residents in Skylight Tower, Kingsland Court, Park Height and Wilton Place have close view towards the chiller plant, whereas the high level resident of Yee Ga Court, Namning Mansion and Skylight Tower enjoy distant view corridor along the Eastern Street starting from Bonham Road to Des Voeux Road West, including the lush open space of King George V Memorial Park, and even further to the Victoria Harbour. The sensitivity of both VSR is high.

5.112 Residents in the medium to high rise residential block along Eastern Street between Second Street to High Street which includes Ko Chun Court, Ko Nga Court, Topworth, and various unnamed buildings from Nos. 25 – 37 of Eastern Street (R16) enjoy distant view corridor along the Eastern Street. Medium to high-rises further down Eastern Street near Second Street have an enclosed view
dominantly towards the tree walls along the park boundary. Upper levels of high-rises along Eastern Street have an open view overlooking the entire park. The sensitivity of this VSR is high.

5.113 Residents in the junction of Second Street and Centre Street (R17) and users in the Sai Ying Pun Market & Centre Street Market (GIC 9) have restricted view. Residents along the Centre Street and users in the Sai Ying Pun Market enjoy the view corridor along the Centre Street from Bonham Road to Connaught Road West. The sensitivity of R17 is high, whereas that of GIC 9 is low.

5.114 Users in the King George V Memorial Park (O 6) located near High Street, Hospital Road and Eastern Street have a limited view from within the park to outside surroundings at ground level which is heavily screened by existing mature stone wall trees situated around the park, but views to surrounding residential blocks are visible above the tree line. This park is large in size, probably one of the largest in the Sai Yin Pun District, and is highly used by the neighbourhood. There are a range of active and passive recreational facilities in the park, including football court, basketball courts, children’s playgrounds, sitting-out areas, and toilet blocks. The sensitivity of this VSR is medium.

5.115 User in the Bonham Road Government Primary School, Sai Ying Pun Community Complex, H.K.S.P.C. Thomas Tam Day Nursery, Eastern Street Methadone Clinic and Medical Institutional along the Hospital Road near Eastern Street (GIC 8) have close view to the demolition of the Hong Kong David Trench Rehabilitation Centre and construction of the Sai Ying Pun Station – Entrance C. VSR on the Upper level of the complex enjoys a high quality view overlooking the entire King George V Memorial Park. Views from some mid-levels units are blocked by the dense banyan tree crowns along the park’s boundary. The user in the Prince Philip Dental Hospital and Tsan Yuk Hospital along the Hospital Road near Eastern Street will have close and limited view to the surroundings due to their relative low height and screened by large mature trees (Old and Valuable Trees) along the boundary of King George V memorial Park. The sensitivity of this VSR is medium.

Potential Landscape and Visual Impacts

5.116 The proposed WIL would comprise approximately 3 km long of underground railway system and therefore potential landscape and visual impacts would be restricted to above ground construction works and operational facilities.

5.117 During the construction stage, potential temporary landscape and visual Impacts would arise from:

- construction works for cut & cover railway section at Kennedy Town including station
- construction of entrances for KET, UNI and SYP stations
- construction of underground magazine storage facilities and associated vehicular assess on Victoria Road
- construction of above ground features including vent shafts and chillers
- rock crushing plant
- stockpiling of excavated and building materials, and storage of construction equipment and plant
- off-site construction traffic such as haulage of excavated materials
- temporary traffic / road diversions
- night time lighting
- temporary noise mitigation measures e.g. barriers, enclosures
- contractor’s temporary works areas, including site accommodation and parking areas
5.118 During the operation stage, potential landscape and visual impacts would be related to the following visible above ground structures:

- entrances and associated facilities
- vent shafts for railway tunnel and sub-way
- chiller plants
- any noise control structures
- residual impacts from loss of trees during the construction stage

5.119 Locations of the above features are shown in Figure 5.1.1, and Figures 5.1.5 to 5.1.7.

Evaluation of Potential Landscape Impacts

5.120 Based on the above descriptions of landscape resources, and sources of impacts, key landscape issues and potential significant impacts associated with the WIL are presented below. Potential impacts on cultural heritage sites are separately discussed in Table 6.1.

Nature and Magnitude of Landscape Change before Mitigation in Construction Phase

5.121 The magnitude of the impacts, before implementation of mitigation measures, on the landscape resources and landscape character areas that would occur in the construction phase are described and tabulated in Table 5.2. Only those resources and character areas which will have impact are listed. All impacts are adverse unless otherwise stated.

Kennedy Town Station

LR1.1 – Forbes Street Temporary Playground

5.122 The temporary works area that will temporarily alienate part of the playground is required for the cut–and-cover construction of the underground Kennedy Town Station and the MTRC Entrance. There would be impact on approximately 47 trees. There are 11 no. Roystonea regia have high amenity value. The required works area for KET is approx. 4380 m². Affected trees would be transplanted where possible and practicable.

LR2.1 – Roadside planting along Victoria Road in Mount Davis

5.123 There would be direct impact and approximately 100 trees would need to be felled at the magazine site due to construction of the underground magazine and access road. Affected species are common including Macaranga tanarius, Ficus microcarpa and Aleurites moluccana. The required area for the magazine site is approximately 2600m².

LR2.2 – Roadside planting at Smithfield Road

5.124 There would be impact on approximately 15 trees along Smithfield Road caused by cut-&-cover construction techniques within the works area for the construction of Kennedy Town Station. Some of these trees are to be transplanted. However, there are 3 no. Aleurites moluccana located next to the Kennedy Town Swimming Pool Complex along the Smithfield Road, with overall 10-12m overall height, 7-8m crown spread and 2.04-2.2m trunk girth. These Aleurites moluccana will suffer from seriously deformation by the crown pruning works during tree transplanting process.
LR2.3 – Trees within Abattoir Site

5.125 Approximately 10 trees located within the Abattoir Site will be affected by the Works area, namely, rock crushing facility, stockpile area, contractor’s site facilities and MTRC and Contractors’ site office. Affected trees would be transplanted where possible and practicable.

LR4.1 – Manmade Slope along Pokfield Path

5.126 Approximately 7 trees located at the cut slope along Pokfield Path will be affected due to the construction of chiller plant for the Kennedy Town Station. Two of the affected trees, namely Aleurites moluccana, are large trees with 13-15m height.

5.127 One of the large tree, are not transplantable due to its poor structure, unbalanced and unnatural tree form, moderate health condition, and general symptoms of weakness and decline. This tree has evidently passed its prime and entered the decline spiral. For all intents and purposes, it cannot be expected to make notable contributions in landscape or amenity terms in a recipient site.

5.128 The other affected large tree, situated on a rather isolated ledge at the top of the cut slope is also not transplantable due to the lack of road access for the large crane and the truck.

University Station

LR1.4 – Hill Road Rest Garden

5.129 The whole open space will be affect by the temporary works area and the construction of the Station Entrance B2 which will occupy part of the garden. The affected landscape area is approx. 1360 m² and there would be impact on approximately 20 trees. Affected trees would be transplanted where possible and practicable, except one Artocarpus altilis (size: 10m overall height, 7m crown spread, 0.94 trunk girth). This specimen will suffer from deformation during tree transplanting operation.

LR2.5 – Roadside Planting at the Westwood Entrance

5.130 There would be impact on approximately 30 trees at the planting area of The Westwood entrance due to the construction of Station Entrance C2. Affected trees would be transplanted where possible and practicable.

LR2.6 – Amenity Area between Po Fu Lam Road & Elevated Road

5.131 The temporary works area (approx. 4015 m²) that will alienate the amenity area between Po Fu Lam Road & Elevated Road is required for the construction of the Station Entrance C1, vent shaft Z1-Z3 and chiller plant. There would be impact on approximately 55 trees. A portion of the trees can be transplanted.

LR2.7 – Roadside Planting at the West Gate of HKU

5.132 The dimensions of the works area have been kept to the minimum in order to reduce their impacts on trees and other aspects of the HKU campus. Due to the congested nature of the sites, there is limited scope to reduce the size or alter the shape of the construction footprints and excavation limits.

5.133 Approximately 15 trees (around 4m to 10m height) at the west gate of HKU will be affected caused by the construction of Station Entrance A. Affected trees would be transplanted where possible and practicable. Trees situated near the sites, not affected by the development, will be preserved in situ.

5.134 However, there is 1 number of Delonix regia that will be suffered from deformation and loss of umbrella-shape after tree pruning works during transplanting operation.
LR2.8 – Roadside Planting at Hill Road
5.135 Approximately 15 trees in movable planter within the works area are required to be relocated due to the construction of vent shaft VS-Y and required works area (808m²).

LR4.2 – Manmade Slope Next to Western Court
5.136 Approximately 5 trees located at the toe of manmade slope next to Western Court will be affected due to the construction of Station Entrance B1 and the subsequent slope stabilization works.

Sai Ying Pun Station
LR1.5 – King George V Memorial Park
5.137 The temporary works area that will temporarily alienate part (approximately 3325m²) of the playground is required for the construction of vent shaft. There would be temporary loss of 3325m² landscape amenity area in this neighbourhood, and temporary re-provision is not available in this neighbourhood.

5.138 In addition, there would be impact on approximately 40 trees within the works area. Affected trees would be transplanted where possible and practicable. However, there are 8 number relatively large size specimen will suffer from deformation seriously, namely, Brachychiton acerifolium (17m height, 11m crown spread, 1.4m trunk girth), Sophora tomentosa (18m height, 10m crown spread, 1.5m trunk girth), Cassia siamea (13m height, 9m crown spread, 1.2m trunk girth), Ficus rumphii (13m height, 9.5m crown spread, 1.72m trunk girth), Dysoxylum hongkongensis (13m height, 10m crown spread, 1.41m trunk girth), Aleurites montana (13m height, 10m crown spread, 2.41m trunk girth) and Broussonetia papyrifera (12m height, 8m crown spread, 2.0m trunk girth & 12m height, 8m crown spread, 2.2m trunk girth).

5.139 The registered Old and Valuable Trees (registration no. LCSD CW21, CW22, CW23, CW24, CW25, CW26, CW27, CW28, CW29), which is located at the south western corner and outside the proposed works area, will not be affected.

5.140 However, at the junction of High Street and Eastern Street, there is one outstanding Chinese Banyan, Ficus microcarpa (25m Height, 23m spread) adjacent to the Park entrance, which is recorded as “Old and Valuable Tree” with registration no. LCSD CW/16, will be affected by the works area. There are two nos. of registered Old and Valuable Trees (registration no. LCSD CW 17 & CW 18), which are located in the west side of the park will also be affected by the temporary work.

5.141 Besides, there are two nos. of registered Old and Valuable Trees (registration no. LCSD CW 19 & CW 20), which is closed to the works area, will be partially affected by the construction works and blasting vibrations nearby.

LR1.6 – Wall Trees at King George V Memorial Park
5.142 The 20 no. stone-wall-cum-trees around the perimeter of KGV Memorial Park are outside the proposed works area and thus will not be affected.

LR1.7 – Sai Woo Lane Playground
5.143 The temporary works area that will temporarily alienate the whole playground is required for the construction of Station Entrance A1 & A2, and temporary re-provision of passive landscape sitting out facilities is not available during construction. There would be impact on approximately 44 trees within the required works area of approx. 2900m². Some of the specimens would be deformed during transplant. Affected trees would be transplanted where possible and practicable.
LR1.8 – Ki Ling Lane Children’s Playground

5.144 The temporary works area that will temporarily alienate the whole playground is required for the construction of the Station Entrance B3 and temporary re-provision of Children play facilities and passive landscape amenity facilities during construction stage is not available. There would be impact on approximately 38 trees within the required works area of approx. 900m$^2$. Affected trees would be transplanted where possible and practicable.

LR1.9 – Centre Street Market Sitting-out Area

5.145 The temporary works area that will alienate the Centre Street Market sitting-out area is required for the construction of the Station Entrance B1 and B2 and the associated lift machine room, and temporary re-provision of passive sitting-out facilities is not available during construction stage. There would be impact on approximately 22 trees within the required works area of approx. 1020 m$^2$. Affected trees would be transplanted where possible and practicable.

LR1.10 – Mui Fong Street Children Playground

5.146 The temporary works area that will alienate the Mui Fong Street Sitting-out area is required for the temporary works area which is approx 600 m$^2$. Re-provision of children play facilities and passive landscape amenity area is not available during construction stage in this neighborhood. There would be impact on approximately 13 trees within the required works area of approx. 600 m$^2$. Affected trees would be transplanted where possible and practicable.

LR2.10 – Trees within David Trench Rehabilitation Centre

5.147 There would be impact on approximately 4 trees which is located within the works area of David Trench Rehabilitation Centre, namely, Ficus microcarpa (size 8mH, 8m spread, 1.57 trunk girth), Ficus virens (size 6mH, 4m spread, 0.37 trunk girth), Broussonetia papyrifera (size 7mH, 7m spread, 0.75 trunk girth) and Broussonetia papyrifera (size 7mH, 7m spread, 0.43 trunk girth), due to the construction of Station Entrance C and the required works area of approx. 1537 m$^2$. The Old and Valuable Trees (register ID: LCSD CW/15) along the Bonham Road outside the David Trench Rehabilitation centre and the 4 mature Ficus microcapa along the Eastern Street are outside the works area and will not be affected by the proposed construction.

5.148 Beside the above impacts on Landscape Resources, there would be large magnitude of change on landscape character areas LCA2.2, LCA3.1, LCA7.1 and LCA7.2 caused by temporary works areas, excavation works, stockpiling of excavated and building materials, storage of construction equipment and plant, barging facilities, construction of above ground structures and associated impacts on trees as described above.

5.149 There would be intermediate magnitude of change on landscape character LCA1.3, LCA3.2, LCA3.3 LCA4, and LCA6.2 areas due to temporary works area, barging facility and construction of above ground structures.

5.150 There would be small magnitude of change on landscape character LCA5 due to temporary barging activities.

5.151 There would be negligible magnitude of change on all the remaining landscape character areas during construction.

Nature and Magnitude of Landscape Change before Mitigation in Operational Phase

5.152 The magnitude of the change on the landscape resources before mitigation measures during operation would be same as the impacts described above for construction phase impacts, except that some of the open space taken by permanent above ground structures in operation phase as described and tabulated below:
Table 5.2  Affected Area (m$^2$) in Construction and Operation Phase

<table>
<thead>
<tr>
<th>ID No.</th>
<th>Landscape Resources</th>
<th>Existing Approx. Area (m$^2$)</th>
<th>Approx. Area (m$^2$) taken by works activity in Construction Phase</th>
<th>Approx. Area (m$^2$) taken by permanent above ground structures in Operation Phase</th>
<th>Approx. Area (m$^2$) to be re-provisioned on site</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Kennedy Town Station</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LR1.1</td>
<td>Forbes Street Temporary Playground</td>
<td>6540</td>
<td>4100</td>
<td>340</td>
<td>3760</td>
</tr>
<tr>
<td></td>
<td>University Station</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LR1.4</td>
<td>Hill Road Rest Garden</td>
<td>779</td>
<td>779</td>
<td>145</td>
<td>634</td>
</tr>
<tr>
<td></td>
<td>Sai Ying Pun Station</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>LR1.5</td>
<td>King George V Memorial Park</td>
<td>13755</td>
<td>3325</td>
<td>0</td>
<td>3325</td>
</tr>
<tr>
<td>LR1.7</td>
<td>Sai Woo Lane Playground</td>
<td>2553</td>
<td>2553</td>
<td>330</td>
<td>2223</td>
</tr>
<tr>
<td>LR1.8</td>
<td>Ki Ling Lane Children’s Playground</td>
<td>900</td>
<td>900</td>
<td>193</td>
<td>707</td>
</tr>
<tr>
<td>LR1.9</td>
<td>Centre Street Market Sitting-out Area</td>
<td>375</td>
<td>375</td>
<td>0</td>
<td>375</td>
</tr>
<tr>
<td>LR1.10</td>
<td>Mui Fong Street Children Playground</td>
<td>590</td>
<td>590</td>
<td>0</td>
<td>590</td>
</tr>
</tbody>
</table>

Note: An area of 1890 m$^2$ will be compensated for the loss of open space at former Kennedy Town Swimming Pool site.

5.153 The magnitude of change before mitigation measures on LCAs that would occur in the operational phase are tabulated in Table 5.3 and described as below:

**Kennedy Town Station**

LCA3.1 – Open Institutional Landscape
Due to loss of open space for Station Entrance B and Vent Shaft structures and the residual effect of loss of trees.

**University Station**

LCA2.2 – Mix-Use Urban Fringe Landscape
Due to the loss of open space for Station Entrance C1, B2, chiller plant and Vent Shaft and the residual effect of loss of trees.

There would be intermediate magnitude of change on landscape character as describe below:

**Sai Ying Pun Station**

LCA1.3 – City Grid Mixed Urban Landscape
Due to lost of open space for Station Entrance B1, B2, A1, A2 and vent shaft structure and the residual effect of loss of trees during construction stage.

5.154 There would be small magnitude of change on landscape character as describe below:
University Station

LCA3.2 – Open Institutional Landscape & LCA6.2 – Residential Urban Fringe Landscape
Due to the residual effect of loss of trees during construction stage.

Sai Ying Pun Station

LCA3.3 – Open Institutional Landscape
Due to the loss of open space for vent shaft and the residual effect of loss of trees during construction stage.

LCA4 – Organic Mixed Urban Development Landscape
Due to the residual effect of loss of trees during construction stage.

There would be negligible magnitude of change on all the remaining LCAs during operation.
Table 5.3  Significance of landscape impacts in the construction and operation Phases (Note: All impacts are adverse unless otherwise noted. Only those resources or character areas that are impacted are listed in the table – resources not impacted are not listed.)

<table>
<thead>
<tr>
<th>Id. No.</th>
<th>Landscape Resources / Landscape Character</th>
<th>Sensitivity to Change (Low, Medium, High)</th>
<th>Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)</th>
<th>Impact significance Before Mitigation (Insubstantial, Slight, Moderate, Substantial)</th>
<th>Recommended Mitigation Measures</th>
<th>Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
<td>Operation</td>
</tr>
<tr>
<td>LR 1.1</td>
<td>Forbes Street Temporary Playground</td>
<td>High</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 1.2</td>
<td>Wall Trees at Forbes Street Temporary Playground</td>
<td>High</td>
<td>Small</td>
<td>Negligible</td>
<td>Slight</td>
<td>Insubstantial</td>
</tr>
<tr>
<td>LR 2.1</td>
<td>Roadside planting along Victoria Road in Mount Davis</td>
<td>High</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 2.2</td>
<td>Roadside planting at Smithfield Road</td>
<td>High</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 2.3</td>
<td>Trees within the Abattoir Site</td>
<td>Low</td>
<td>Large</td>
<td>Large</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>LR 4.1</td>
<td>Manmade Slope along Pokfield Road</td>
<td>High</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 8</td>
<td>Manmade Shoreline in Kennedy Town</td>
<td>Low</td>
<td>Small</td>
<td>Small</td>
<td>Slight</td>
<td>Slight</td>
</tr>
</tbody>
</table>

**Part 1 – Physical Landscape Resources (Topography, Vegetation, Soil, Open Space, Special Features, etc)**

**LR (Kennedy Town Station)**

<table>
<thead>
<tr>
<th>Id. No.</th>
<th>Landscape Resources / Landscape Character</th>
<th>Sensitivity to Change (Low, Medium, High)</th>
<th>Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)</th>
<th>Impact significance Before Mitigation (Insubstantial, Slight, Moderate, Substantial)</th>
<th>Recommended Mitigation Measures</th>
<th>Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
<td>Operation</td>
</tr>
<tr>
<td>LR 1.4</td>
<td>Hill Road Rest Garden</td>
<td>Medium</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 2.5</td>
<td>Roadside Planting at the Westwood Entrance</td>
<td>Medium</td>
<td>Intermediate</td>
<td>Intermediate</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>LR 2.6</td>
<td>Amenity Area between Pok Fu Lam Road &amp; Elevated Road</td>
<td>Medium</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 2.7</td>
<td>Roadside Planting at the West Gate of HKU</td>
<td>High</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>Substantial</td>
</tr>
<tr>
<td>LR 2.8</td>
<td>Roadside Planting at</td>
<td>Low</td>
<td>Small</td>
<td>Small</td>
<td>Slight</td>
<td>Slight</td>
</tr>
<tr>
<td>Id. No.</td>
<td>Landscape Resources / Landscape Character</td>
<td>Sensitivity to Change (Low, Medium, High)</td>
<td>Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)</td>
<td>Impact significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)</td>
<td>Recommended Mitigation Measures</td>
<td>Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)</td>
</tr>
<tr>
<td>---</td>
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<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>LR 4.2</td>
<td>Manned Slope next to Western Court</td>
<td>Medium</td>
<td>Small</td>
<td>Small</td>
<td>Moderate</td>
<td>CM1, CM2, CM3, OM1, OM2, OM3, OM4, OM5</td>
</tr>
<tr>
<td>LR 8.2</td>
<td>Western district Public Cargo Working area</td>
<td>Low</td>
<td>Small</td>
<td>Small</td>
<td>Slight</td>
<td>CM3, CM5, OM4</td>
</tr>
</tbody>
</table>

**LR (Sai Ying Pun Station)**

<table>
<thead>
<tr>
<th>Id. No.</th>
<th>Landscape Resources / Landscape Character</th>
<th>Sensitivity to Change (Low, Medium, High)</th>
<th>Magnitude of Change before Mitigation (Negligible, Small, Intermediate, Large)</th>
<th>Impact significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)</th>
<th>Recommended Mitigation Measures</th>
<th>Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR 1.5</td>
<td>King George V Memorial Park</td>
<td>High</td>
<td>Large</td>
<td>Intermediate</td>
<td>Substantial</td>
<td>CM1, CM2, CM3, CM6, OM3, OM4, OM5</td>
</tr>
<tr>
<td>LR 1.6</td>
<td>Wall tree at King George V</td>
<td>High</td>
<td>Small</td>
<td>Small</td>
<td>Slight</td>
<td>CM6, CM7, CM8</td>
</tr>
<tr>
<td>LR 1.7</td>
<td>Sai Woo Lane Playground</td>
<td>Medium</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>CM1, CM2, CM3, CM6, CM8, OM1, OM2, OM3, OM4, OM5</td>
</tr>
<tr>
<td>LR 1.8</td>
<td>Ki Ling Lane Children's Playground</td>
<td>Medium</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>CM1, CM2, CM3, CM6, OM1, OM2, OM3, OM4, OM5</td>
</tr>
<tr>
<td>LR 1.9</td>
<td>Centre Street Market Sitting-out Area</td>
<td>Medium</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>CM1, CM2, CM3, CM6, OM1, OM2, OM3, OM4, OM5</td>
</tr>
<tr>
<td>LR 1.10</td>
<td>Mui Fong Street Children Playground</td>
<td>Medium</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>CM1, CM2, CM3, CM6, OM1, OM2, OM3, OM4, OM5</td>
</tr>
<tr>
<td>LR 2.10</td>
<td>Trees within David Trench Rehabilitation Centre</td>
<td>High</td>
<td>Intermediate</td>
<td>Intermediate</td>
<td>Moderate</td>
<td>CM1, CM2, CM3, CM6, CM7, OM1, OM2, OM3, OM4</td>
</tr>
</tbody>
</table>

**Part 2 – Landscape Character Areas**

**LCA (Kennedy Town Station)**

<table>
<thead>
<tr>
<th>LCA</th>
<th>City Grid Mixed Urban Landscape</th>
<th>Medium</th>
<th>Negligible</th>
<th>Negligible</th>
<th>Insubstantial</th>
<th>Insubstantial</th>
<th>N/A</th>
<th>Insubstantial</th>
<th>Insubstantial</th>
<th>Insubstantial</th>
</tr>
</thead>
<tbody>
<tr>
<td>LCA 2.1</td>
<td>Mix-Use Urban fringe Landscape</td>
<td>Medium</td>
<td>Negligible</td>
<td>Negligible</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
</tr>
<tr>
<td>LCA 3.1</td>
<td>Open Institutional Landscape</td>
<td>High</td>
<td>Large</td>
<td>Large</td>
<td>Substantial</td>
<td>CM1, CM2, CM3, CM6, CM7, OM1, OM2, OM3, OM4, OM5</td>
<td>Substantial</td>
<td>Slight</td>
<td>Insubstantial</td>
<td></td>
</tr>
<tr>
<td>LCA 5</td>
<td>Inshore Water Landscape</td>
<td>Low</td>
<td>Small</td>
<td>Negligible</td>
<td>Slight</td>
<td>Insubstantial</td>
<td>N/A</td>
<td>Slight</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
</tr>
<tr>
<td>LCA 7.1</td>
<td>Industrial Urban Landscape</td>
<td>Low</td>
<td>Large</td>
<td>Negligible</td>
<td>Moderate</td>
<td>Insubstantial</td>
<td>CM1, CM2, CM3, OM1, OM2, OM4</td>
<td>Moderate</td>
<td>Insubstantial</td>
<td>Insubstantial</td>
</tr>
<tr>
<td>Id. No.</td>
<td>Landscape / Character</td>
<td>Magnitude of Change before Mitigation</td>
<td>Sensitivity to Change (Low, Medium, High)</td>
<td>Construction Operation</td>
<td>Magnitude of Change after Mitigation</td>
<td>Sensitivity to Change (Insubstantial, Slight, Moderate, Substantial)</td>
<td>Recommended Mitigation Measures</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>City Grid Mixed Urban Landscape</td>
<td>Medium</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Fringe Landscape</td>
<td>Low</td>
<td>Small</td>
<td>Large</td>
<td>Large</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2</td>
<td>Mixed Urban Fringe Landscape</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3</td>
<td>Open Landscape</td>
<td>High</td>
<td>High</td>
<td>Low</td>
<td>Low</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.2</td>
<td>Mixed Urban Landscape</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.2</td>
<td>Inshore Water Landscape</td>
<td>Low</td>
<td>Small</td>
<td>Negligible</td>
<td>Negligible</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.2</td>
<td>Residential Urban Fringe Landscape</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.2</td>
<td>City Grid Mixed Urban Landscape</td>
<td>Medium</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.1</td>
<td>Roadside Slope</td>
<td>High</td>
<td>High</td>
<td>Intermediate</td>
<td>Intermediate</td>
<td>N/A</td>
<td>Insubstantial</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: The table details the impact significance thresholds before and after mitigation, along with recommended mitigation measures for various landscapes and construction operations.
Recommended Landscape and Visual Mitigation Measures

5.155 Potential landscape and visual impacts have been carefully considered during the development of the project design to (1) avoid impacts on important landscape resources including the Forbes Street tree wall (LR1.2) and KGV Park tree wall(LR1.6), as well as Old and Valuable Trees in the LCSD registry, as the first priority; and (2) locate, design and reduce physical extent of the works as far as possible, as well as identify mitigation measures, so as to minimize impacts on existing trees and open spaces, and to minimize the degree of visual impact, as proposed below. The recommended landscape and visual mitigation measures are illustrated in Figures. 5.6.1 to 5.6.3.

5.156 At the time of reporting, detail architectural and landscape design were not available. It is therefore recommended that landscape proposals and details of architectural design, chromatic treatment and visual and landscape mitigation measures for all above ground structures, including station entrances and vent shafts, to demonstrate that they would be sensibly designed in a manner that responds to the existing urban context be submitted to Planning Department for review. The proposals should be submitted 2 months before the commencement of project construction.

Table 5.4 Proposed Landscape and Visual mitigation measures in Construction Phase

<table>
<thead>
<tr>
<th>ID No.</th>
<th>Nature / Type</th>
<th>Landscape and Visual Mitigation Measure</th>
<th>Funding / Implementation</th>
<th>Management / Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>CM1</td>
<td>Design / construction Planning</td>
<td>Re-use of Existing Soil</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing topsoil shall be re-used where possible for new planting areas within the project. The construction program shall consider using the soil removed from one phase for backfilling another. Suitable storage ground, gathering ground and mixing ground may be set up on-site as necessary.</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td>CM2</td>
<td>Design / construction Planning</td>
<td>No-intrusion Zone</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>To maximize protection to existing trees, ground vegetation and the associated understory habitats, construction contracts may designate “No-intrusion Zone” to various areas within the site boundary with rigid and durable fencing for each individual no-intrusion zone. The contractor should close monitor and restrict the site working staff not to enter the “no-intrusion zone”, even for non-direct construction activities and storage of equipment.</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td>CM3</td>
<td>Design / construction Planning</td>
<td>Decorative Hoarding</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Erection of decorative screen hoarding should be designed to be compatible with the existing urban context.</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td>CM4</td>
<td>Site Practice</td>
<td>Minimize light pollution and control of night-time glare</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All security floodlights for construction sites shall be equipped with adjustable shield, frosted diffusers and reflective covers, and be carefully controlled to minimize light pollution and night-time glare to nearby residences and GIC users. The Contractor shall consider other security measures which shall minimize the visual impacts.</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td>CM5</td>
<td>Design / Construction Planning</td>
<td>Aesthetic design of the conveyor belt system</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The removal of excavated material requires installation of a conveyor and a barging point. The conveyor will be covered, except the portion where it meets the barging point. The aim of covering or enclosing the conveyor is to avoid noise and air quality issues; however, the conveyor where above-ground should be adequately screened and /or constructed of suitable materials and in colours/tones that minimize visual intrusion.</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td>CM6</td>
<td>Site Supervision</td>
<td>Protection of Retained Trees</td>
<td>MTRC</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All retained trees should be recorded photographically at the commencement of the Contract, and carefully protected during the construction period. Detailed tree protection specification shall be allowed and included in the Contract Specification, which</td>
<td>MTRC</td>
<td>NA</td>
</tr>
</tbody>
</table>
Table 5.5 Proposed Landscape and Visual Mitigation Measures in Operation Phase

<table>
<thead>
<tr>
<th>ID No.</th>
<th>Nature / Type</th>
<th>Landscape and Visual Mitigation Measure</th>
<th>Funding / Implementation</th>
<th>Management/ Maintenance</th>
</tr>
</thead>
<tbody>
<tr>
<td>CM7</td>
<td>Design/ Planning</td>
<td>Protection of Registered Old and Valuable Trees</td>
<td>MTRC</td>
<td>LCSD</td>
</tr>
<tr>
<td>CM8</td>
<td>Design/ Planning</td>
<td>Protection of Old Stone Wall-cum-trees</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td>OM1</td>
<td>Design/ construction Planning</td>
<td>Tree Transplanting</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td>OM2</td>
<td>Design/ construction Planning</td>
<td>Compensation Tree Planting</td>
<td>MTRC</td>
<td>LCSD</td>
</tr>
<tr>
<td>OM3</td>
<td>Design/ construction Planning</td>
<td>Aesthetic landscape and architectural treatment on Station / Entrance / vent shaft</td>
<td>MTRC</td>
<td>MTRC</td>
</tr>
<tr>
<td>OM4</td>
<td>Design/ construction</td>
<td>Re-instatement of excavated Area</td>
<td>MTRC</td>
<td>N/A</td>
</tr>
<tr>
<td>ID No.</td>
<td>Nature / Type</td>
<td>Landscape and Visual Mitigation Measure</td>
<td>Funding / Implementation</td>
<td>Management / Maintenance</td>
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</tr>
<tr>
<td></td>
<td>Planning</td>
<td>temporary road diversion, and pipeline works shall be reinstated to former conditions or better, to the satisfaction of the relevant Government departments.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OM5</td>
<td>Design / construction Planning</td>
<td>Re-provision of public open spaces Every effort should be made to so that no public open space would be unnecessarily affected by the Project and if affected, they should be reprovided as far as possible and practicable. Sensitive design and reprovision of the affected Public Open Space (Forbes Street Playground, Hill Road Rest Garden, Ki Ling Lane Children’s Playground, Mui Fong Street Children Playground, Sai Woo Lane Playground, Centre Street Market Sitting-out Area, King George V Memorial Park) incorporating replacement facilities for those provided at present, using materials of quality suitable for long term use and acceptable to relevant Government authority. Relevant government departments including LCSD and PlanD should be consulted on the design of the reprovisioned public open spaces at the early stage of the design process.</td>
<td>MTRC</td>
<td>LCSD / ArchSD (hard landscape works)</td>
</tr>
</tbody>
</table>
5.157 The potential significance of the landscape impacts during the construction and operational phases, before and after mitigation, are tabulated in Table 5.3. Only those resources that are impacted are listed in the Table – resources not impacted are not listed in the Table.

Construction Phase Landscape Impacts

5.158 Adverse Residual Impacts of substantial significance in the construction phase are tabulated in the Table 5.3 and listed below:

5.159 Residual landscape impact of substantial significance after mitigation measure during construction are listed below:

<table>
<thead>
<tr>
<th>Kennedy Town Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR1.1 – Forbes Street Temporary Playground</td>
</tr>
<tr>
<td>LR2.1 – Roadside planting along Victoria Road in Mount Davis</td>
</tr>
<tr>
<td>LR2.2 – Roadside planting at Smithfield Road</td>
</tr>
<tr>
<td>LR4.1 – Manmade slope along Pokfield Road</td>
</tr>
<tr>
<td>LCA3.1 – Open Institutional Landscape</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>University Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR1.4 – Hill Road Rest Garden</td>
</tr>
<tr>
<td>LR2.6 – Amenity Area between Po Fu Lam Road &amp; Elevated Road</td>
</tr>
<tr>
<td>LR2.7 – Roadside Planting at the West Gate of HKU</td>
</tr>
<tr>
<td>LCA2.2 – Mix-Use Urban Fringe Landscape</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sai Ying Pun Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR1.5 – King George V Memorial Park</td>
</tr>
<tr>
<td>LR1.7 – Sai Woo Lane Playground</td>
</tr>
<tr>
<td>LR1.8 – Ki Ling Lane Children’s Playground</td>
</tr>
<tr>
<td>LR1.9 – Centre Street Market Sitting-out Area</td>
</tr>
<tr>
<td>LR1.10 – Mui Fong Street Children Playground</td>
</tr>
</tbody>
</table>

5.160 Residual landscape impact of moderate significance during construction are listed below:

<table>
<thead>
<tr>
<th>Kennedy Town Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>LCA7.1 – Industrial Urban Landscape</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>University Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>LR2.5 – Roadside Planting at the Westwood Entrance</td>
</tr>
<tr>
<td>LR4.2 – Manmade Slope Next to Western Court</td>
</tr>
<tr>
<td>LCA3.2 – Open Institutional Landscape</td>
</tr>
<tr>
<td>LCA7.2 – Industrial Urban Landscape</td>
</tr>
</tbody>
</table>
There would be slight or insubstantial significance on all the remaining landscape impacts during construction.

### Operation Phase Landscape Impacts

5.161 The potential significance of impacts of LRs and LCAs during operating after mitigation is provided in Table 5.3.

5.162 Both assessments assume that appropriate mitigation measures as recommended in Table 5.4 & Table 5.5 will be implemented, with the full effect of the soft landscape mitigation measures accomplished by Year 10.

5.163 With mitigation measures taking place, there will be no LRs or LCAs anticipated to have substantial adverse impacts. The LRs and LCAs experiencing residual adverse landscape impacts of moderate significance in the operation phase are listed below and indicated in Table 5.3.

#### Kennedy Town Station

**LR1.1 – Forbes Street Temporary Playground**
The Forbes Street Playground will be affected by the construction of the permanent structure of vent shaft and Kennedy Town Station Entrance C, which will occupy most of the area currently occupied by the open space. All 47 trees will be affected. Affected trees would be transplanted where possible and practicable. There will be re-provision of open space in current Kennedy Town Station. Thus the residual impact after mitigation would be insubstantial in Year 10, as vegetation grows and established.

**LR4.1 – Manmade Slope along Pokfield Road**
Due to the permanent structure of the chiller plant at Kennedy Town Station and the loss of the trees, the residual impact will be Moderate from Day 1. As vegetation grows, the residual impact in Year 10 will be reduced to Slight as the trees shall be fully covered.

#### University Station

**LR1.4 – Hill Road Rest Garden**
Although the re-provision of LCSD playground will be compensated at the Kennedy Town Swimming Pool site, there will be permanent loss of 145m² of public open space, and the landscape element, namely, children play facilities, passive landscape amenity area, sheltered seating space, Tai Chi area in this neighbourhood. Thus the residual impact will be Moderate from Day 1 and in year 10.

**LR2.6 – Amenity Area between Po Fu Lam Road & Elevated Road & LCA2.2 – Mix-Use Urban Fringe Landscape**
Due to the extent and scale of the permanent structure at the amenity area between Po Fu Lam Road & Elevated Road and the permanent loss some of the existing vegetation, the residual impact will be Moderate from Day 1 and in Year 10.

**LR2.7 – Roadside Planting at the West Gate of HKU**
Due to the extent and scale of the permanent structure at the West Gate of HKU and the loss of the mature trees, the residual impact will be Moderate from Day 1. Affected trees would be transplanted where possible and practicable, and as *Ficus microcarpa* and *Roystonea regia* grow, they shall be fully recovered in Year 10. However, the *Delonix regia* will suffer seriously from loss of form and...
amenity value during the transplanting process and cannot be recovered to their original tree form and umbrella shape, the residual impact in Year 10 will be moderate.

**Sai Ying Pun Station**

**LR1.5 – King George V Memorial Park**

5.164 The affected KGV Memorial Park will be re-instated and incorporated with replacement facilities for those provided at present. There would be impact on approximately 40 trees during the construction stage. Affected trees would be transplanted where possible and practicable. There are 8 number relatively large size specimen will suffer from deformation seriously, namely, *Brachychiton acerifolium* (17m height, 11m crown spread, 1.4m trunk girth), *Sophora tomentosa* (18m height, 10m crown spread, 1.5m trunk girth), *Cassia siamea* (13m height, 9m crown spread, 1.2m trunk girth), *Ficus rumphii* (13m height, 9.5m crown spread, 1.72m trunk girth), *Dysoxylum hongkongensis* (13m height, 10m crown spread, 1.41m trunk girth), *Aleurites montana* (13m height, 10m crown spread, 2.41m trunk girth) and *Broussonetia papyriforma* (12m height, 8m crown spread, 2.0m trunk girth & 12m height, 8m crown spread, 2.2m trunk girth), and cannot recover to their original status in Year 10.

5.165 The registered Old and Valuable Trees (registration no. LCSD CW19, CW20, CW21, CW22, CW23, CW24, CW25, CW26, CW27, CW28, CW29), which is located at the south western corner and outside the proposed works area, will not be intact.

5.166 However, at the junction of High Street and Eastern Street, there is one outstanding Chinese Banyan, *Ficus microcarpa* (25m Height, 23m spread) adjacent to the Park entrance, which is recorded as “Old and Valuable Tree” with registration no. LCSD CW/16, will be affected by the required works area in construction stage, and will be intact in operation stage.

5.167 Besides, there are two nos. of registered Old and Valuable Trees (registration no. LCSD CW 17 & CW 18), which is closed to the works area, will be partially affected by the construction works and blasting vibrations nearby during construction stage, and will be intact in operation stage.

**LR1.7– Sai Woo Lane Playground**

5.168 There would be permanent loss of landscape open space of 330m$^2$ due to the SYP station Entrance A1 and the disabled lift facilities. Even though LCSD playground will be compensated at the existing Kennedy Town Swimming Pool site, there will be permanent loss of 330m$^2$ landscape passive amenity area in this neighbourhood. There would be impact on approximately 44 trees within the required works area of approx. 2553m$^2$. Majority of these trees are relatively small and will be transplanted, and will be fully recovered in year 10. However, the transplanting process will seriously scar the 5 number mature *Ailanthus fordii* during the crown pruning operations.

**LR1.8 – Ki Ling Lane Children’s Playground**

5.169 There would be permanently loss of 193m$^2$ landscape open space due to the Entrance B3 of SYP station and the disabled lift facilities. Even though LCSD playground will be compensated at the existing Kennedy Town Swimming Pool site, there will be permanent loss of 193m$^2$ landscape passive amenity area and children play facilities in this neighbourhood. There would be impact on approximately 38 trees within the Ki Ling Lane Playground (900m$^2$). Affected trees would be transplanted where possible and practicable, and transplanted trees would be recovered in year 10.

**LR1.9 – Centre Street Market Sitting-Out Area**

Due to the permanent loss of sitting-out facilities for the station entrance at B1 and the associated lift room and the loss of vegetation, the residual impact will be Moderate from Day 1 and in Year 10.
Visual Impact Assessment

Potential Sources of Visual Impacts

5.170 The potential sources of landscape and visual impacts are described in the previous section.

Recommended Visual Mitigation Measures in Construction and Operational Phase

5.171 The proposed visual mitigation measures in the construction and operational stage are listed in Table 5.4 & Table 5.5 which indicating the funding, implementation, management and maintenance parties.

5.172 The measures listed in above Table 5.4 & Table 5.5 should be adopted from the commencement of construction and should be in place throughout the entire construction period, whereas the operation phase mitigation measures should be incorporated in the detailed design stage and construction stage.

Prediction of Significance of Visual Impacts in Construction phase

5.173 An assessment of the potential significance of the visual impacts during the construction and operational phases, before and after mitigation, is briefly described below, and listed in detail in Table 5.6. This follows the proposed methodology and assumes that the appropriate mitigation measures identified in Table 5.4 & Table 5.5 above would be implemented, and that the full effect of the soft landscape mitigation measures would be realised after year 10. Photomontages of the proposed development before and after mitigation in various stages are illustrated in Figures 5.7.1 to 5.7.8.

5.174 Residual visual impacts in the construction stage are illustrated in Figures 5.5.5. Adverse impacts of substantial significance during the construction phase would be experienced by the identified VSRs are indicated and described below, whereas all other VSRs would suffer either slight adverse or negligible residual visual impacts are listed in Table 5.6.

Kennedy Town Station

5.175 Residents in the outer residential blocks of Sai Wan Estate, Centenary Mansion, The Merton Blocks and Cayman Rise Blocks (R2) will have partial views to the MTRC and Contractors’ site office (Abattoir Site Works Area), demolition of Kennedy Town Swimming Pool Complex and the construction of Kennedy Town Station. The residual impact significance after mitigation is moderate.

5.176 Residents in mid-rises residential development along the Forbes Street (R3) will have short range views to the works area on the Forbes Street Playground and the Kennedy Town Swimming Pool Complex. Since there are several mature “wall-cum-tree” adhering on the existing masonry retaining wall along Forbes Street which creating a “nature screening wall”, VSR-R3 may have a partial view on the demolition of swimming pool complex and construction of Kennedy Town Station. The residual impact significance after mitigation is moderate.

5.177 Residents in high rise residential block along Smithfield Road and the public housing estate Kwan Lung Lau (R4) and Visitors and users of various facilities, such as public library, Smithfield Municipal Services Building, and adjacent government building currently under construction (GIC 2) will have partial views on the demolition of swimming pool complex and construction of the Kennedy Town Station. The residual impact significance after mitigation of VSR-R4 is moderate, whereas VSR-GIC2 is slight.

5.178 However, residents in the mid-rise block along Rock Hill Street (R5) have limited and close views towards the site vehicle entrance and exit on the junction of Rock Hill Street and North Street, the
construction of permanent retaining wall at toe of soil-nailed slope, and the construction works of the Entrance B. The residual impact significance after mitigation is moderate.

5.179 Users in the Cadogan Street Temporary Garden located in the junction of Victoria Road and Cadogan Street (02) will have partial view on the Contractor’s Site Facilities, MTRC and Contractors Site Office, Stockpile Area and Rock Crushing Facility on the Abattoir Site. The residual impact significance is moderate.

5.180 Users in the basket ball court and football court of Kennedy Town Playground located along the Forbes Street (O3) have partial view on the demolition of Swimming Pool complex, tunnel portal formation, temporary traffic diversion & road decking, heavy vehicle usage on the site entrance and exit, re-construction of culvert. The residual impact significance is moderate.

5.181 Users in the planned GIC (Planned GIC1) site on existing Kennedy Town Playground at Forbes Street will not be subject to impacts resulting from construction.

5.182 Residents and users in the Chee Sing Kok Social Centre of Humanity Love and Sister of the immaculate Heart of Mary (Kongmoon)- Kit Sam Convent (GIC 10) will only have a partial view to the underground magazine storage facilities. The residual impact significance after mitigation is slight.

5.183 Travellers along Victoria Road (T4) have glimpse view towards the proposed magazine site. The residual visual impact during construction with mitigation measures implemented is slight.

5.184 Sea travellers in Sulphur Channel (T5) do not have clear view towards the entrance of the underground magazine storage facilities. The residual impact after mitigation is slight.

**University Station**

5.185 Residents in The Belcher’s and the Lady Ho Tung Hall (R 8) (Tower 3) will have close and direct view to the construction of Entrance C1 & Vent Shaft, whereas residents in the Tower 8 and users in the Po Leung Kuk Chan Au Big Yan Home for the Elderly (GIC 3) will have distance view on the demolition and re-construction of existing sitting out area outside the Westwood shopping centre and the construction of the Entrance C2. The residual impact significance is moderate.

5.186 Residents in the mid-rise residential blocks (The bauhinia Bowie Court, Fairview Court, Charmview Court & Tsui On Court) opposite to the Kadoorie Biological Science Building along Pok fu Lam Road (R11) will have direct and close view to demolition and construction of the Entrance A connecting to the Haking Wong Building. The residual impact significance is moderate.

5.187 Residents along the Hill Road on Po Tuck Street and Clarence Terrace (R10), in the mid-rise block in between Queen’s Road West, south Lane and Woo Hop Street (R9) and in the Hillview Garden (R12) will have partial view on the Hill Road Work Site, spoil removal route for station adit excavation, noise enclosure over works areas for mucking shaft, demolition of existing Hill Road Rest Garden and subsequent construction of Entrance B2 and the vent shaft. The residual impact significance is moderate.

**Sai Ying Pun Station**

5.188 Residents in between the Des Voeux Road West, Queen’s Road West and within the Chung Ching Street and Sai Yuen Lane (C/R 2) have close view to the demolition of existing children’s playground and construction of Entrance B2 behind the Kiu Shing Building. The residual impact significance is moderate.

5.189 Residents in between the Des Voeux Road West, Queen’s Road West and within the Eastern Street and Wilmer Street (C/R 3) and several residential blocks in the junction of Queen’s Road West and
Wilmer Street (R18) will have direct view to the demolition of existing football field and Tai Shing House, the construction of Plant room, Sai Ying Pun Station – Entrance A1 & A2 and the subsequent re-provision of The Sai Woo Lane sitting out area & Mui Fong Street Children Playground. The residual impact significance after mitigation measures is moderate.

5.190 Residents in the junction of Second Street and Centre Street (R17) and users in the Sai Ying Pun Market & Centre Street Market (GIC 9) will have close view to the demolition of existing Centre Street Cooked Food Centre, the subsequent construction of the lift shaft & Entrance B1 & B2 and the re-provision of sitting-out area on the Centre Street Market West Block. The residual impact significance is moderate.

5.191 Users in the King George V Memorial Park (O 6) will have close view to the demolition of existing sitting out facilities, loss of vegetation within the King George V Memorial Park and the re-provision of the sitting out facilities in King George V Memorial Park. The residual impact significance is moderate.

Prediction of Significance of Visual Impacts in Operational Phase

5.192 Residual visual impacts in the operational phase after mitigation in Day 1 and Year 10 are listed in Table 5.6 and indicated in Figure 5.5.6.

5.193 After all visual mitigation measures are implemented and have matured over 10 years; there would be no residual adverse visual impacts of any significance.

Summary of Predicted Residual Landscape and Visual Impacts in Construction Phase

5.194 Residual landscape impacts in the Construction phase are listed in Table 5.3 and mapped in Figure 5.5.1 and Figure 5.5.3, whereas the residual visual impacts in construction phase are listed in Table 5.6, and mapped in Figure 5.5.5.

5.195 All the landscape resources within the study area have been identified, including the wall trees at Forbes Street Temporary Playground and stone wall trees at King George V Memorial Park. All these wall-cum-trees will be kept intact during both the construction and operational phases of the WIL.

5.196 The potentially most significant construction phase residual landscape impacts caused by the proposed WIL would be as below:

Kennedy Town Station

There will be temporary loss of approx. 4380 sq.m. of public open space (ball court and landscape amenity sitting out area) and approximately 68 trees due to the required works areas for the construction of KET in Forbes Street Temporary Playground (LR1.1), Smithfield Road Planting (LR2.2) and Manmade slope along Pokfield Path (LR4.1) Temporary re-provision of the basketball court facilities and sitting out facilities for this neighbourhood is not available in Kennedy Town. There are several nice specimens of Roystonea regia with overall height of 6-8 m, will be affected and 3 number Aleurites moluccana will suffer from serious deformation after transplanting works. However, all walls-cum-trees along the Forbes Street will be intact.

There will be a loss of approximately 2600 sq.m. affecting around 100 trees due to the proposed underground magazine storage facilities and associated vehicular access along Victoria road in Mount Davis (LR2.1). The temporary work site in this area will be reinstated.

University Station

Approx. 1360 sq.m open space and 20 number trees within the Hill Road Rest Garden (LR1.4), approx. 55 number trees In Amenity Area between Po Fu Lam Road & Elevated Road (LR2.6) and
approx 15 number trees along the Roadside at West Gate of HKU (LR2.7) will be disrupted due to the construction of the Station Entrances and vent shaft. Temporary re-provision of the children play facilities and sitting out facilities for this neighbourhood is not available during construction stage.

**Sai Ying Pun Station**

Approx. 3325 sq.m open space an approx. 40 no. trees (including “Old and Valuable Tree” with registration no. LCSD CW/16, 17&18) within King George V Memorial Park (LR1.5)  
Approx. 2900 sq.m and all vegetation within Sai Woo Lane Playground (LR1.7)  
Approx. 950 sq.m and 39 number trees in Ki Ling Lane Children’s Playground (LR1.8). Amenity area and 22 number trees within Centre Street Market Sitting-out Area (LR1.8)  
Approx. 590 m² Mui Fong Street Children’s Playground and sitting out area (LR1.10)

will be disrupted by the temporary works area. Temporary re-provision of active facilities and passive landscape amenity are not available during the construction period.

5.197 In total, approx. 13505 sq.m. open space and amenity area and over 350 nos. of trees will be affected by the construction of station entrances and vent shaft. The total number of trees affected would be subject to further change during the detailed design stage. It should be noted that any tree protection, tree transplanting and compensation tree planting proposals will be submitted to relevant government departments for approval. After the proposed mitigation measures have been implemented, majority of residual adverse visual impacts in the construction phase would be either moderate or slight.

**Summary of Predicted Residual Landscape and Visual Impacts in Operational Phase**

5.198 Residual landscape impacts in the operational phase in listed in Table 5.3 and mapped in Figure 5.5.2 and Figure 5.5.4, whereas the residual visual impacts in construction phase are listed in Table 5.6, and mapped in Figure 5.5.6.

5.199 After the proposed mitigation measures have been implemented and the proposed soft landscape treatment has matured over 10 years, all residual adverse landscape and visual impacts in the operational phase would be of insubstantial significance, with the exception of the impact on:

**Kennedy Town Station**

Manmade slope along Pokfield Path (LR4.1) will be subject to the impact of slight significance. Two trees will be transplanted for the construction of chiller plant at Kennedy Town Station.

**University Station**

Hill Road Rest Garden (LR1.4), which will be subject to adverse impact of moderate significance due to permanent loss of 145 m². Public open space, children play facilities, sheltered seating area, and landscape amenity area in this neighbourhood for the ground structure in operation phase.

Amenity Area between Po Fu Lam Road & Elevated Road (LR2.6), which will be subject to permanently loss of planting space for the construction of University Station Entrance C1, vent shaft Z1 & Z2 and chiller plant.

Roadside planting at West Gate of HKU (LR2.7), which will be subject to adverse impact of moderate significance due to the loss of approx. 15 number mature trees at the west gate of HKU for the UNI Entrance A and the seriously deformation of existing Delonix regia which cannot recover to its original status in 10 years. The transplanting operation will definitely scar the Delonix regia during the crown pruning works.
Sai Ying Pun Station

5.200 Even though the King George V Memorial Park (approx. 13800 m²) (LR1.5) will be re-instated and incorporated with existing facilities. There are 8 relatively large size, nice specimens within the KGV will be affected and deformed during the tree transplanting process. The transplanting process will seriously scar these high landscape value trees during the crown pruning works. Thus, the residual impact in Year 10 will still be moderate.

Sai Woo Lane Playground (LR1.7), which will be subject to adverse impact of moderate significance due to permanent loss of approx. 330 m² open space for the Sai Ying Pun Station Entrance A1 & A2.

Ki Ling Lane Children’s Playground (LR1.8), which will be subject to adverse impact of moderate significance due to permanent loss of approx. 193 m² open space for the Sai Ying Pun Station Entrance B3.

Centre Street Market Sitting-out Area (LR1.9), which will be subject to adverse impact of moderate significance due to permanent loss of approx. 375 m² open space for the Sai Ying Pun Station Entrance B1 and associated lift machine room.

Even though the affected LCSD playground will be compensated with an area of 1890 m² at the existing Kennedy Town Swimming Pool site, there will be permanent loss of 330 m² open space in Sai Woo Lane Playground (LR1.7), 193 m² open space of Ki Ling Lane Children’s Playground (LR1.8) in Sai Ying Pun neighbourhood, and the loss of open space within Centre Street Market Sitting-out Area (LR1.9) will be compensated at the same place at the roof top of the new station entrance building.

Conclusion with reference to Annex 10 of the EIAO TM

5.201 With reference to the criteria defined in Annex 10 of the EIAO TM, it is considered that the landscape and visual impacts in the construction and operation phases are acceptable with mitigation measures after 10 years of implementation.
Table 5.6  Significance of Visual Impacts in the Construction and Operational Phases (Note: All impacts adverse unless otherwise noted. Only those VSRs that are impacted are listed in the table – VSRs not impacted are not listed.)

<table>
<thead>
<tr>
<th>VSR Type &amp; ID</th>
<th>Key Visually Sensitive Receiver (VSR)</th>
<th>Degree of Visibility of Source(s) of Visual Impact (Full, partial, glimpse)</th>
<th>Minimum distance between VSR &amp; Source(s) of Impact</th>
<th>Magnitude of Change in View before Mitigation (negligible, small, intermediate, large)</th>
<th>Receptor Sensitivity (Low, medium, High)</th>
<th>Impact significance threshold before mitigation (insubstantial, slight, moderate, substantial)</th>
<th>Recommended Mitigation Measures</th>
<th>Residual Impact Significance Threshold after Mitigation (insubstantial, slight, moderate, substantial)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
<td>Operation</td>
<td>Construction</td>
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<tr>
<td>Kennedy Town Station</td>
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<td></td>
</tr>
<tr>
<td>R 2</td>
<td>Cayman Rise Block 1&amp;2, Sai Wan Estate, Centenary Mansion Block, The Merton Block 1, 2 &amp; 3, Sai Wan New Apartments, Kwan Yick Building, Cado Building, Han Yu Building</td>
<td>Partial</td>
<td>100m</td>
<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>R 4</td>
<td>Kwun Kung Lau, Smithfield Terrace, Pokfield Garden, Wai Wah Court, Powsmith Villa, Sun Fat Building, University Heights Tower</td>
<td>Partial</td>
<td>50-100m</td>
<td>Large</td>
<td>Intermediate</td>
<td>High</td>
<td>Medium</td>
<td>Substantial</td>
</tr>
<tr>
<td>R 5</td>
<td>Kin Liong Mansion, Kam Po Mansion, Lungga Mansion, Kin Yu Mansion</td>
<td>Partial</td>
<td>20-50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>GIC 1</td>
<td>Victoria Public Mortuary, St Luke’s Settlement, Hong Kong Institute of Vocation Education (Tsing Yi) Kennedy Town Centre, Kennedy Town Police Quarters, St Luke’s Church &amp; Lu Ming Choi Memorial Primary School, Bayanihan Kennedy Town Centre, Kennedy Town Bus Terminus Sai Ning Street Public Toilet</td>
<td>Partial</td>
<td>100m</td>
<td>Intermediate</td>
<td>Negligible</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
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<tr>
<td>GIC 2</td>
<td>Smithfield Municipal Services</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
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</tbody>
</table>
### Magnitude of Change in View before Mitigation

#### Receptor Sensitivity

- **Low**
- **Medium**
- **High**

#### Impact significance threshold before mitigation

- **Insubstantial**
- **Slight**
- **Moderate**
- **Substantial**

### Residual Impact Significance Threshold after Mitigation

- **Insubstantial**
- **Slight**
- **Moderate**
- **Substantial**

### Key Visually Sensitive Receiver (VSR)

<table>
<thead>
<tr>
<th>VSR Type &amp; ID</th>
<th>Key Visually Sensitive Receiver (VSR)</th>
<th>Degree of Visibility of Source(s) of Visual Impact (Full, partial, glimpse)</th>
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<th>Recommended Mitigation Measures</th>
<th>Residual Impact Significance Threshold after Mitigation (insubstantial, slight, moderate, substantial)</th>
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</thead>
<tbody>
<tr>
<td>Building</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O2</td>
<td>Cadogan Street Temporary Garden</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Insubstantial</td>
</tr>
<tr>
<td>O3</td>
<td>Forbes Street Temporary Playground</td>
<td>Partial</td>
<td>100m</td>
<td>Small</td>
<td>Small</td>
<td>medium</td>
<td>Medium</td>
<td>slight</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Insubstantial</td>
</tr>
<tr>
<td>OU1</td>
<td>China Merchants Godown</td>
<td>Partial</td>
<td>50m</td>
<td>Small</td>
<td>Negligible</td>
<td>Low</td>
<td>Low</td>
<td>Insubstantial</td>
</tr>
<tr>
<td>T1</td>
<td>Traveller along Smithfield road</td>
<td>Partial</td>
<td>10m</td>
<td>Large</td>
<td>Intermediate</td>
<td>Low</td>
<td>Low</td>
<td>Insubstantial</td>
</tr>
<tr>
<td>Plann ed CDA</td>
<td>Planned CDA on existing Kennedy Town Playground at Forbes Street</td>
<td>Partial</td>
<td>50m</td>
<td>-</td>
<td>Intermediate</td>
<td>-</td>
<td>-</td>
<td>slight</td>
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<tr>
<td>GIC 10</td>
<td>Chee Sing Kok Social Centre of the Humanity Love and Sister of the Immaculate Heart of Mary. (Kongmoon)- Kit Sam Convent</td>
<td>Partial</td>
<td>30m</td>
<td>Intermediate</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>T4</td>
<td>Traveller along Victoria Road</td>
<td>Glimpse</td>
<td>10m</td>
<td>Intermediate</td>
<td>Intermediate</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>T5</td>
<td>Traveller along Sulphur Channel</td>
<td>Glimpse</td>
<td>50m</td>
<td>Intermediate</td>
<td>Intermediate</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>University Station</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R7</td>
<td>Wah Po Building, 1-3 Kennedy Town Praya, Harbour View Garden Tower 1, Shun On Building, Jade Court Nam Ho Mansion, Kennedy Town Centre, Tai Hong Building, Pearl Court, Brilliant Court, Kennedy Town Building, Lung Cheung</td>
<td>Partial</td>
<td>50-100m</td>
<td>Small</td>
<td>Negligible</td>
<td>High</td>
<td>High</td>
<td>Insubstantial</td>
</tr>
</tbody>
</table>

**Recommended Mitigation Measures:**
- **CM1, CM2, CM3, CM4, CM6, OM3, OM4, OM5**
- **CM1, CM2, CM3, CM4, CM6, OM3, OM4, OM5**
- **CM1, CM2, CM3, CM4, OM3, OM4, OM5**
- **CM1, CM2, CM3, CM4, CM6, OM1, OM2, OM4**
- **CM1, CM2, CM3, CM4, CM6, OM1, OM2, OM4**
- **CM1, CM2, CM3, CM4, CM6, OM1, OM2, OM4**
- **CM3, CM4, OM4**
- **CM3, CM4, OM4, OM5**
- **CM3, CM4, OM3, OM4, OM5**
- **CM3, CM4, OM4, OM5**
- **CM1, CM2, CM3, CM4, CM6, OM1, OM2, OM4**
- **CM1, CM2, CM3, CM4, CM6, OM1, OM2, OM4**
- **CM3, CM4, OM4**
- **CM3, CM4, OM4**
- **CM3, CM4, OM4**

**Residual Impact Significance Threshold after Mitigation:**
- **Insubstantial**
- **Slight**
- **Moderate**
- **Substantial**
<table>
<thead>
<tr>
<th>VSR Type &amp; ID</th>
<th>Key Visually Sensitive Receiver (VSR)</th>
<th>Degree of Visibility of Source(s) of Visual Impact (Full, partial, glimpse)</th>
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<th>Receptor Sensitivity (Low, medium, High)</th>
<th>Impact significance threshold before mitigation (insubstantial, slight, moderate, substantial)</th>
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<th>Residual Impact Significance Threshold after Mitigation (insubstantial, slight, moderate, substantial)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R 8</td>
<td>The Belcher’s, Lady Ho Tung Hall</td>
<td>Partial</td>
<td>50-100m</td>
<td>Small</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>R 9</td>
<td>Fu Ga Building, Pak Hoo Mansion, Po Tak Building, Kwok Ga Building, Green View Court, Kam Ling Court, 4-25 South Lane, Nam Wah Mansion, Hill Court, Joy Fat Mansion, Kem Wah Mansion, Goe Building, Nocotel Century Harbourview, Jadeview Court, Nam Cheong Building Sun On Building, Graceful Court, Fu Yin Court</td>
<td>Partial</td>
<td>50-100m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>R 10</td>
<td>Sik On Building, Fu Yin Court, Wing Fu Lau, Lok Po House, 1-7 Po Tuck Street, Cheong Wah Mansion, Fortune Villa</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>R 11</td>
<td>The Bauhinia, Bowie Court, Fairview Court, Charmview Court, Tsz On Court, 39-99 Hill Road</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
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<tr>
<td>R 12</td>
<td>Hillview Garden</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>R 13</td>
<td>Western Court, Wing Wah Mansion Block G, Chong Yip Centre, Intelligent Court, 36 Clarence Terrace</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>GIC 3</td>
<td>Po Leung Kuk Chan Au Big Yan Home For The Elderly</td>
<td>Partial</td>
<td>30m</td>
<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>GIC 4</td>
<td>The University of Hong Kong</td>
<td>Partial</td>
<td>30m</td>
<td>Intermediate</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Moderate</td>
</tr>
<tr>
<td>VSR Type &amp; ID</td>
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<tr>
<td>GIC 5</td>
<td>WSD’s Staff Quarters</td>
<td>Partial</td>
<td>50m</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Slight</td>
<td>Slight</td>
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<tr>
<td>GIC 6</td>
<td>St. Paul’s College Primary School</td>
<td>Partial</td>
<td>50m</td>
<td>Small</td>
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<td>High</td>
<td>Slight</td>
<td>Slight</td>
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<tr>
<td>GIC 7</td>
<td>Shek Tong Tsui Municipal Services Building</td>
<td>Partial</td>
<td>30m</td>
<td>Small</td>
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<td>Low</td>
<td>Slight</td>
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<tr>
<td>O4</td>
<td>Belcher Bay Park</td>
<td>Partial</td>
<td>100m-200m</td>
<td>Small</td>
<td>Medium</td>
<td>Medium</td>
<td>Slight</td>
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<tr>
<td>O5</td>
<td>Hill Road Garden</td>
<td>Partial</td>
<td>50m</td>
<td>Small</td>
<td>Low</td>
<td>Low</td>
<td>Slight</td>
<td>Slight</td>
</tr>
<tr>
<td>T2</td>
<td>Traveller along Pok Fu Lam Road</td>
<td>Partial</td>
<td>10m</td>
<td>Large</td>
<td>Small</td>
<td>Low</td>
<td>Moderate</td>
<td>Slight</td>
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<tr>
<td>Sai Yin Pun Station</td>
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<td></td>
</tr>
<tr>
<td>C/R 2</td>
<td>Tung Che Commercial Centre, Ching Tak Building, Kenbo Commercial Building, Ku Shing Building, Andes Plaza, 1-25 Sai Yuen Lane, 1-21 Chung Ching Street</td>
<td>Full</td>
<td>50m</td>
<td>Large</td>
<td>Intermediate</td>
<td>Medium</td>
<td>Substantial</td>
<td>Moderate</td>
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<tr>
<td>C/R 3</td>
<td>Wah Ying Commercial Building, Wai Lee Building, Rich Court, 2-30 Eastern Street, 146-174</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Medium</td>
<td>medium</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>VSR Type</td>
<td>Key Visually Sensitive Receiver (VSR)</td>
<td>Degree of Visibility of Source(s) of Visual Impact (Full, partial, glimpse)</td>
<td>Minimum distance between VSR &amp; Source(s) of Impact</td>
<td>Magnitude of Change in View before Mitigation (negligible, small, intermediate, large) Construction</td>
<td>Receptor Sensitivity (Low, medium, High) Construction</td>
<td>Impact significance threshold before mitigation (insubstantial, slight, moderate, substantial) Construction</td>
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<td>Residual Impact Significance Threshold after Mitigation (insubstantial, slight, moderate, substantial)</td>
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<tr>
<td>C/R 4</td>
<td>No.9, 19-85, 88-100 Des Voeux Road West, 26-30 Queen Street, Si Toi Commercial Building, Western Centre, Yien Yieh Bank Commercial Building, Wong House, 180 – 245 Wing Lok Street, 33-48 New Market Street</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Intermediate</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
</tr>
<tr>
<td>R 14</td>
<td>Namring Mansion, 56 Bonham Road, Parksdale, Bonham Crest, Kenyon Court, Euston Court Tower, Hing Ying Mansion, 25 Park Road Government Quarters</td>
<td>Glimpse</td>
<td>100m</td>
<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
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<tr>
<td>R 15</td>
<td>Bon-Point, Kam Ng Mansion, Wilton Place, Kingsland Court, Park Height, Skylight Tower, Yee Ga Court</td>
<td>Partial</td>
<td>50m</td>
<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
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<tr>
<td>R 16</td>
<td>Tung Cheung Building, 25-37 Eastern Street, 1 Third Street, Ko Nga Court, Ko Chun Court</td>
<td>Glimpse</td>
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<td>R 17</td>
<td>Yue Shun Mansion Block 1, Yue Shun Mansion, 48-56 Second Street Western Garden, Chun King Court, 71-</td>
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<td>Intermediate</td>
<td>Small</td>
<td>High</td>
<td>High</td>
<td>Moderate</td>
</tr>
</tbody>
</table>
### Magnitude of Change in View before Mitigation

- **negligible**
- **small**
- **intermediate**
- **large**

### Receptor Sensitivity

- **Low**
- **medium**
- **High**

### Impact significance threshold before mitigation

- **insubstantial**
- **slight**
- **moderate**
- **substantial**

### Residual Impact Significance Threshold after Mitigation

- **insubstantial**
- **slight**
- **moderate**
- **substantial**

### Key Visually Sensitive Receiver (VSR)

<table>
<thead>
<tr>
<th>VSR Type &amp; ID</th>
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<th>Residual Impact Significance Threshold after Mitigation (insubstantial, slight, moderate, substantial)</th>
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<tbody>
<tr>
<td>R18</td>
<td>103 First Street, Centre Street Market</td>
<td>Partial</td>
<td>30m (Construction)</td>
<td>Small (Intermediate)</td>
<td>Medium (Construction)</td>
<td>Moderate (Operation)</td>
<td>CM3, CM4, OM3, OM4, OM5</td>
<td>Moderate (Construction) Slight (Operation) Insubstantial</td>
</tr>
<tr>
<td>GIC 8</td>
<td>H.K.S.P.C. Thomas Tam Day Nursery, The Prince Phillip Dental Hospital, Tsan Yuk Hospital, Sai Ying Jockey Club Polyclinic, Sai Ying Pun Substation-West Block, Crime Wing H.K. Island Regional H.Q., Sai Ying Pun Community Complex, Bonham Road Government Primary School, Eastern Street Methadone Clinic</td>
<td>Partial</td>
<td>50m (Construction)</td>
<td>Large (Medium)</td>
<td>Medium (Construction)</td>
<td>Moderate (Operation)</td>
<td>CM3, CM4, OM3, OM4, OM5</td>
<td>Small (Construction) Slight (Operation) Insubstantial</td>
</tr>
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<td>GIC 9</td>
<td>Centre Street Market</td>
<td>Partial</td>
<td>30m (Construction)</td>
<td>Small (Intermediate)</td>
<td>Low (Construction)</td>
<td>Moderate (Operation)</td>
<td>CM3, CM4, OM3, OM4, OM5</td>
<td>Moderate (Construction) Slight (Operation) Insubstantial</td>
</tr>
<tr>
<td>O6</td>
<td>King George V Memorial Park</td>
<td>Partial</td>
<td>50m (Construction)</td>
<td>Large (Intermediate)</td>
<td>Medium (Construction)</td>
<td>Substantial (Operation)</td>
<td>CM3, CM4, OM3, OM4, OM5</td>
<td>Moderate (Construction) Slight (Operation) Substantial</td>
</tr>
<tr>
<td>T3</td>
<td>Traveller along Des Voeux Road West &amp; Queen's Road West</td>
<td>Partial</td>
<td>5-10m (Construction)</td>
<td>Large (Medium)</td>
<td>Low (Construction)</td>
<td>Moderate (Operation)</td>
<td>CM3, CM4, OM3, OM4, OM5</td>
<td>Slight (Construction) Slight (Operation) Insubstantial</td>
</tr>
</tbody>
</table>