

11 LANDSCAPE AND VISUAL IMPACTS

11.1 Legislation and Standards

11.1.1 The following legislation, standards and guidelines are applicable to landscape and visual impact assessment associated with the construction and operation of the Project:

- (1) Environmental Impact Assessment Ordinance (Cap.499.S.16) and the Technical Memorandum on EIA Process (EIAO TM), particularly Annexes 3,10,11 and 18;
- (2) Environmental Impact Assessment Ordinance Guidance Note 8/2010;
- (3) Town Planning Board Guideline No. 41 – Guideline on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board;
- (4) Town Planning Ordinance (Cap 131);
- (5) Forests and Countryside Ordinance (Cap 96);
- (6) Country Park Ordinance (Cap 208);
- (7) Animals and Plants (Protection of Endangered Species) Ordinance (Cap 187);
- (8) Hong Kong Planning Standards and Guidelines Chapters 4, 10 and 11;
- (9) AFCD Nature Conservation Practice Note No.2 - Measurement of Diameter at Breast Height (DBH);
- (10) AFCD Nature Conservation Practice Note No.3 – The Use of Plant Names;
- (11) DEVB TCW No. 3/2012 - Site Coverage of Greenery for Government Building Projects;
- (12) DEVB TCW No. 2/2013 - Greening on Footbridges and Flyovers;
- (13) ETWB TC No. 23/93 – Control of Visual Impact of Slopes;
- (14) ETWB TC No. 12/2000 – Improvement to the Appearance of Slopes in Connection with ET WBTC 23/93;
- (15) ETWB TC No. 7/2002 – Tree Planting in Public Works;
- (16) ETWB TCW No. 2/2004 - Maintenance of Vegetation and Hard Landscape Features;
- (17) ETWB TCW No. 29/2004 - Registration of Old and Valuable Trees, and Guidelines for their Preservation;
- (18) ETWB TCW No. 10/2013 - Tree Preservation;
- (19) ETWB TCW No. 13/2003A - Guidelines and Procedures for Environmental Impact Assessment of Government Projects and Proposals Planning for Provision of Noise Barriers;
- (20) ETWB TCW No. 34/2003 – Community Involvement in Greening Works;
- (21) ETWB TCW No. 5/2005 - Protection of natural streams/rivers from adverse impacts arising from construction works;
- (22) ETWB TCW 8/2005 - Aesthetic Design of Ancillary Buildings in Engineering Projects;

- (23) GEO publication No. 1/2011 - Technical Guidelines on Landscape Treatment for Slopes;
- (24) GEO Publication (1999) – Use of Vegetation as Surface Protection on Slopes;
- (25) GEO Publication No. 6/2007 - Updating of GEO Publication no. 1/2000 - Technical Guidelines on Landscape Treatment and Bio-engineering for Manmade Slopes and Retaining Walls;
- (26) Lands Administration Office Guidance Note (LAN GN) No. 7/2007 - Tree Preservation and Tree Removal Application for Building Development in Private Projects;
- (27) Land Administration Office Instruction (LAOI) Section D-12 - Tree Preservation;
- (28) Government General Regulation 740 – setting out restrictions on the preservation and felling of trees in Hong Kong;
- (29) WBTC No. 25/1993 - Control of Visual Impact of Slopes;
- (30) WBTC No. 17/2000 - Improvement to the Appearance of Slopes;
- (31) WBTC No. 7/2002 - Tree Planting in Public Works;
- (32) WBTC No. 36/2004 - Advisory Committee on the Appearance of Bridges and Associated Structures (ACABAS);
- (33) DEVB TC(W) No. 2/2013 – Greening on footbridges and Flyovers;
- (34) DEVB TC(W) No. 2/2012 – Allocation of Space for Quality Greening on Roads;
- (35) ETWB TCW No. 2/2004 - Maintenance of Vegetation and Hard Landscape Features;
- (36) Cyber Manual for Greening (GLTM of DEVB);
- (37) Guidelines on Greening of Noise Barrier (2012), GLTM of DEVB;
- (38) General Guidelines on Tree Pruning, GLTM of DEVB;
- (39) Study on Landscape Value Mapping of Hong Kong;
- (40) Layman’s guide to landscape treatment of slopes, CEDD;
- (41) Landscape Character Map of Hong Kong (2005 Edition);
- (42) The Register of Old and Valuable Trees – Hong Kong, maintained by the Leisure and Cultural Services Department;
- (43) Study on green roof application in Hong Kong, (16/2/2007) ASCD;
- (44) GLTM of DEVB - Skyrise Greenery - Website:
http://www.greening.gov.hk/en/new_trend/benefit_of_skyrise.html
- (45) Green Infrastructure, GLTM of DEVB - Website:
http://www.greening.gov.hk/en/new_trend/green_infrastructure.html
- (46) Measures on Tree Preservation, GLTM of DEVB - Website:
http://www.greening.gov.hk/en/management/tree_m_and_m.html#tree_maintenance
- (47) Restrictions on the preservation and felling of trees in Hong Kong are specified in Government General Regulation 740. *The Forests and Countryside Ordinance (Cap. 96)* prohibits felling, cutting, burning or destroying of trees and growing plants in forests and plantations on government land. Its subsidiary regulations prohibit the picking, felling or possession of listed rare and protected plant species.

The list of protected species in Hong Kong is defined in the Forestry Regulations, made under Section 3 of the Forests and Countryside Ordinance (Cap. 96).

11.1.2 The Outline Zoning Plan gazetted under the Town Planning Ordinance provides the statutory framework for land use development. Reference has been made to the OZP No.: S/K14N/13-Approved Kwun Tong North Outline Zoning Plan and OZP No. S/SK-TLS/8) Tseng Lan Shue Outline Zoning Plan.

Relevant Outline Zoning Plan of Vicinity

11.1.3 The primary zone of visual influence is covered by ten Outline Zoning Plans (OZPs) as illustrated in **Figure 227724/L/2400**

- (1) Approved Kwun Tong (North) OZP (S/K14N/13);
- (2) Approved Kwun Tong (South) OZP (S/K14S/18);
- (3) Draft Ngau Tau Kok & Kowloon Bay OZP (S/K13/26);
- (4) Approved Tseng Lan Shue OZP (S/SK-TLS/8);
- (5) Cha Kwo Ling, Yau Tong & Lei Yue Mun Outline Zoning Plan (S/K15/20);
- (6) Kai Tak Outline Zoning Plan (S/K22/4);
- (7) Hung Hom Outline Zoning Plan (S/K9/24);
- (8) Ma Tau Kok Outline Zoning Plan (S/K10/20);
- (9) Tseung Kwan O Outline Zoning Plan (S/TKO/17); and
- (10) Ngau Chi Wan Outline Zoning Plan (S/K12/16).

11.1.4 The Study Area falls entirely within Statutory Zone gazetted as Other Specified Uses (OU) under Approved Kwun Tong (North) OZP (S/K14N/13). The notes for this zoning includes house, shop, place of recreation, sports or culture, school, government use and utility installation and therefore the Project is not considered to conflict with this OZP. Landscape Impact Assessment. The Recommended Outline Development Plan (RODP) is summarized in **Section 2** and indicated in **Figure 227724/L/2100**.

11.2 Assessment Methodology

General

11.2.1 The *Landscape Impact Assessment Area* for the landscape impact assessment includes areas within a 500 m distance from the site boundary of the Project while the Visual Study Area for the visual impact assessment is defined by the visual envelope of the Project. The landscape and visual impact study boundaries are shown in **Figures 227724/L/2200, 2300** and **Figures 227724/L/2410 to 2440** respectively.

Landscape Impact Assessment

11.2.2 The assessment of landscape impacts has involved the following procedures.

- ***Identification of the baseline landscape resources (physical and cultural) and landscape characters found within the Landscape Impact Assessment Area.*** This is achieved by site visit and desktop study of topographical maps, information databases and photographs.
- ***Assessment of the degree of sensitivity of the landscape resources.*** This is influenced by a number of factors including whether the resource/character is common or rare, whether it is considered to be of local, regional, national or global

importance, whether there are any statutory or regulatory limitations/ requirements relating to the resource, the quality of the resource/character, the maturity of the resource, and the ability of the resource/character to accommodate change.

11.2.3 The sensitivity of each landscape feature and character area is classified as follows:

High: Important landscape or landscape resource of particularly distinctive character or high importance, sensitive to relatively small changes.

Medium: Landscape or landscape resource of moderately valued landscape characteristics reasonably tolerant to change.

Low: Landscape or landscape resource, the nature of which is largely tolerant to change.

- **Identification of potential sources of landscape impacts.** These are the various elements of the construction works and operation procedures that would generate landscape impacts.
- **Identification of the magnitude of landscape changes.** The magnitude of change depends on a number of factors including the physical extent of the impact, the landscape and visual context of the impact, the compatibility of the project with the surrounding landscape; and the time-scale of the impact - i.e. whether it is temporary (short, medium or long term), permanent but potentially reversible, or permanent and irreversible. Landscape impacts have been quantified wherever possible.

11.2.4 The magnitude of change is classified as follows:

Large: The landscape or landscape resource would have a major change.

Intermediate: The landscape or landscape resource would have a moderate change.

Small: The landscape or landscape resource would have slight or barely perceptible changes.

Negligible: The landscape or landscape resource would have no discernible change.

- **Identification of potential landscape mitigation measures.** These may take the form of adopting alternative designs or revisions to the basic engineering and architectural design to prevent and/or minimize adverse impacts; remedial measures such as colour and textural treatment of building features; and compensatory measures such as the implementation of landscape design measures to compensate for unavoidable adverse impacts and to attempt to generate potentially beneficial long term impacts. A programme for the mitigation measures is provided. The agencies responsible for the funding, implementation, management and maintenance of the mitigation measures are identified.
- **Prediction of the significance of landscape impacts before and after the implementation of the mitigation measures.** By synthesizing the magnitude of the various changes and the sensitivity of the various landscape resources it is possible to categorise impacts in a logical, well-reasoned and consistent fashion. **Table 11.1**

shows the rationale for dividing the degree of significance into four thresholds, namely insubstantial, slight, moderate, and substantial, depending on the combination of a negligible-small-intermediate-large magnitude of change and a low-medium-high degree of sensitivity of landscape resource /character.

Table 11.1: Relationship between Landscape Sensitivity and Impact Magnitude in Defining Impact Significance

Magnitude of change (Both Adverse and Beneficial Impact are assessed.)	Large	Moderate	Moderate / Substantial	Substantial
	Intermediate	Slight / Moderate	Moderate	Moderate / Substantial
	Small	Slight	Slight / Moderate	Moderate
	Negligible	Insubstantial	Insubstantial	Insubstantial
		Low	Medium	High
Sensitivity of Landscape Resource and Landscape Character Area				

Note: All impacts are Adverse unless otherwise noted with Beneficial.

11.2.5 The significance of landscape impacts is categorized as follows:

- Substantial:** Adverse / beneficial impact where the proposal would cause significant deterioration or improvement in existing landscape quality.
- Moderate:** Adverse / beneficial impact where the proposal would cause a noticeable deterioration or improvement in existing landscape quality.
- Slight:** Adverse / beneficial impact where the proposal would cause a barely perceptible deterioration or improvement in existing landscape quality.
- Insubstantial:** No discernible change in the existing landscape quality.

- **Prediction of Acceptability of Impacts.** An overall assessment of the acceptability, or otherwise, of the impacts according to the five criteria set out in Annex 10 of the TM-EIAO.

Visual Impact Assessment

11.2.6 The assessment of visual impacts has involved the following procedures.

- **Identification of the Visual Envelopes during the construction and operation phases of the project.** This is achieved by site visit and desktop study of topographic maps and photographs, and preparation of cross-sections to determine visibility of the project from various locations. The visual envelope will be achieved by computer model where practical, as well as site visits and desktop study of topographic maps and photographs. Distance and other factors will be considered, to determine the zone of visual influence and the visibility of the Project from various

locations. The Zone of Visual Influence /Visual Envelope is that area from which any part of the proposed Project can be seen; usually defined by natural ridgeline, man-made features, road infrastructures, etc.

11.2.7 The Visual Study Area for the VIA will be defined by the visual envelope of the Project and the Zone of Visual Influence (ZVI) will be determined. The VIA will include:

- (1) Identification of Visually Sensitive Receivers (VSRs) within the ZVI and estimation of relative numbers of VSRs;
- (2) Assessment of the degree of sensitivity to change of the VSRs;
- (3) Identification of potential sources of visual impacts;
- (4) Assessment of the potential magnitude of visual impacts; and
- (5) Prediction of significance of visual impacts.

11.2.8 These various elements of the VIA are detailed below.

- ***Identification of the VSRs within the Visual Envelopes at construction and operation phases.*** These are the people who would reside within, work within, play within, or travel through, the ZVIs.
- ***Assessment of the degree of sensitivity to change of the VSRs.*** Factors considered include:
 - the type of VSRs, which is classified according to whether the person is at home, at work, at play, or travelling. Those who view the impact from their homes are considered to be highly sensitive as the attractiveness or otherwise of the outlook from their home will have a substantial effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the impact from their workplace are considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies depends on whether the workplace is industrial, retail or commercial. Those who view the impact whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity. Those who view the impact whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed of travel; and
 - other factors which are considered (as required by EIAO GN 8/2010) include the value and quality of existing views, the availability and amenity of alternative views, the duration or frequency of view, and the degree of visibility.

Identification of Visual Envelope and Zone of Visual Influence (ZVI):

11.2.9 The sensitivity of VSRs is classified as follows:

High: The VSR is highly sensitive to any change in their viewing experience.

Medium: The VSR is moderately sensitive to any change in their viewing experience.

Low: The VSR is only slightly sensitive to any change in their viewing

experience.

- **Identification of relative numbers of VSRs.** This is expressed in term of whether there are “many“, “medium” and “few” VSRs in any one category of VSR.
- **Identification of potential sources of visual impacts.** These are the various elements of the construction works and operation that would generate visual impacts.
- **Assessment of the potential magnitude of visual impacts.** Factors considered include:
 - compatibility of the project with the surrounding landscape;
 - duration of impacts under construction and operation phases;
 - scale of development;
 - reversibility of change;
 - viewing distance; and
 - potential blockage of view.

11.2.10 The magnitude of visual impacts is classified as follows:

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.

- **Identification of potential visual mitigation measures.** These may take the form of adopting alternative design layouts or revisions to the basic engineering and architectural design to prevent and/or minimize adverse impacts; remedial measures such as colour and textural treatment of building features; and tree planting to screen the roads and associated bridge structures. A programme for the mitigation measures is provided. The agencies responsible for the implementation, management and maintenance of the mitigation measures are identified and their approval-in-principle has been sought.
- **Prediction of the significance of visual impacts before and after the implementation of the mitigation measures.** By synthesizing the magnitude of the various visual impacts and the sensitivity of the VSRs, and the numbers of VSRs that are affected, it is possible to categorise the degree of significance of the impacts in a logical, well-reasoned and consistent fashion. **Table 11.2** shows the rationale for dividing the degree of significance into four thresholds, namely, insubstantial, slight, moderate and substantial, depending on the combination of a negligible-small-intermediate-large magnitude of impact and a low-medium-high degree of sensitivity of VSRs. Consideration is also given to the relative numbers of affected VSRs in predicting the final impact significance - exceptionally low or high

numbers of VSRs may change the result that might otherwise be concluded from **Table 11.2**.

Table 11.2: Relationship between Visual Receptor Sensitivity and Impact Magnitude in Defining Impact Significance

Magnitude of Impact (Both Adverse and Beneficial Impact are assessed.)	Large	Moderate	Moderate / Substantial	Substantial
	Intermediate	Slight / Moderate	Moderate	Moderate / Substantial
	Small	Insubstantial / Slight	Slight / Moderate	Moderate
	Negligible	Insubstantial	Insubstantial	Insubstantial
		Low	Medium	High
Sensitivity of Visual Sensitive Receivers (VSRs)				

Note: All impacts are Adverse unless otherwise noted with Beneficial.

11.2.11 The significance of visual impacts is categorized as follows:

- 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 a barely perceptible deterioration or improvement in existing visual quality.
- Insubstantial:** No discernible change in the existing visual quality.

- The assessment describes any likely negative (adverse) or unavoidable residual visual impacts to VSRs. Residual impacts are those which remain post implementation of mitigation measures i.e. 10-15 years after commissioning of the development. The level of impact is derived from the magnitude of change which the development will cause to the existing visual resource and its ability to tolerate change, i.e. the quality and sensitivity of the view or landscape character / resource taking into account the beneficial effects of the proposed mitigation.
- **Prediction of Acceptability of Impacts.** An overall assessment of the acceptability, or otherwise, of the impacts according to the five criteria set out in Annex 10 of the TM-EIAO.

11.2.12 Funding, implementation, management and maintenance of the mitigation proposals will be resolved according to the principles in EIAO TM, ETWB TCW No. 29/2004, 10/2013 No. 2/2004 and DEVB TCW no. 2/2013. All mitigation proposals in this report are practical and achievable within the known parameters of funding, implementation, management and maintenance. The suggested agents for the funding and implementation (and subsequent management and maintenance, if applicable) are included in the report.

11.3 Scope and Content of the Study

11.3.1 The nature and scope of the Project is described in **Section 1** of this Report. In accordance with the Study Brief, this study will assess the landscape and visual impacts during the construction and operation phase for the proposed development. This section considers and assesses the landscape and visual impacts due to the Schedule 3 Designated Project.

Assessment Area

11.3.2 The *Landscape Impact Assessment Area* includes the Study Area, Planned DAR and major residential developments namely Shun Chi Court, Disciplined Services Quarters, Shun Lee Estate, Shun On Estate, Shun Tin Estate, Sau Mau Ping Estate, Sau Mau Ping South Estate, Po Tat Estate and Ma Yau Tong Village, etc. The ridgeline of Tai Sheung Tok forms the northern and eastern boundaries of the Study Area. The *Landscape Impact Assessment Area* covers an area of approx. 298 ha and is bounded by Ma Yau Tong and Po Tat Estate in the south, New Clear Water Bay Road in the north, and Shun Lee Tsuen Road/Hiu Kwong Street in the west. The Study Area is shown in Bird Eye View Photography at **Figure 227724/L/2000**.

11.3.3 The *Landscape Impact Assessment Area*, as delineated in **Figure 227724/L/2000** is located on the south-western slopes of the Tai Sheung Tok at the far north-eastern edge of urban East Kowloon, and lies close to the major population centres of Kwun Tong, Lam Tin and Sau Mau Ping. Specifically, the Study Area covers an area of approx. 86 ha, which includes a platform area of approx. 40 ha. As required by the EIA Study Brief, the area for the landscape impact assessment shall include all area within 500 metres from the boundary of the scope of the EIA study as indicated in **Figure 227724/L/2200**.

11.4 Review of Planning and Development Control Framework

11.4.1 The whole Study Area falls within “Other Specified Uses” annotated “Mining and Quarrying” on the Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/13 gazetted on 17.9.2010. Subject to agreement of the RODP, appropriate zonings should be incorporated in the OZP to ensure the future development of the Study Area will be put under statutory planning control.

11.4.2 Key features, which include Pedestrian Friendly, Visual Anchors, Sustainable Living Environment, Green Promenade, unique and supreme viewing platforms overlook East Kowloon and Victoria Harbour, also further link up to hiking trails and lookouts at Tai Sheng Tok, of the RODP is summarized in **Section 2** and indicated in **Figure 227724/L/2100**. In general, the RODP for ARQ is an outcome of a public participation, planning and design as well as technical studies. It is considered that the RODP meets the planning and development objectives of ARQ.

11.4.3 A review of the existing and planned development framework for the proposed works and for the surroundings has been considered. It aims to ensure that the proposed development is further developed under the Engineering Review Study such that planning framework proposed is consistent with the approved OZPs. The Secondary zone of visual influence shown in **Figure 227724/L/2400** largely covers various OZPs. Kowloon OZPs are Kwun Tong (North) Outline Zoning Plan (S/K14N/13), Kwun Tong (South) Outline Zoning Plan (S/K14S/18) Tseung Kwan O Outline Zoning Plan (S/TKO/20), Tseng Lan Shue Outline Zoning Plan (S/SK-TLS/8), Ngau Tau Kok & Kowloon Bay Outline Zoning Plan (S/K13/27), Cha Kwo Ling, Yau Tong & Lei Yue

Mun Outline Zoning Plan (S/K15/20), Kai Tak Outline Zoning Plan (S/K22/4), Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan (S/K11/25), Wang Tau Hom & Tung Tau Outline Zoning Plan (S/K8/21), Ngau Chi Wan Outline Zoning Plan (S/K12/16), Kowloon Tong Outline Zoning Plan (S/K18/18), Hung Hom Outline Zoning Plan (S/K9/24), Ho Man Tin Outline Zoning Plan (S/K7/22), Ma Tau Kok Outline Zoning Plan (S/K10/20), Tsim Sha Tsui Outline Zoning Plan (S/K1/28), Yau Ma Tei Outline Zoning Plan (S/K2/21), South West Kowloon Outline Zoning Plan (S/K20/29);

11.4.4 Hong Kong Island OZPs are The Peak Area Outline Zoning Plan (S/H14/11), Sai Ying Pun & Sheung Wan Outline Zoning Plan (S/H3/29), Central District (Extension) Outline Zoning Plan (S/H24/8), Central District Outline Zoning Plan (S/H4/14), Mid-Levels East Outline Zoning Plan (S/H12/12), Mid-Levels West Outline Zoning Plan (S/H11/15), , Wan Chai North Outline Zoning Plan (S/H25/3), Wan Chai Outline Zoning Plan (S/H5/27), Causeway Bay Outline Zoning Plan (S/H6/15), Wong Nai Chung Outline Zoning Plan (S/H7/16), The Peak Area Outline Zoning Plan (S/H14/11), Jardine's Lookout & Wong Nai Chung Gap Outline Zoning Plan (S/H13/12), North Point Outline Zoning Plan (S/H8/24), Chai Wan Outline Zoning Plan (S/H20/21), Quarry Bay Outline Zoning Plan (S/H21/28), Shau Kei Wan Outline Zoning Plan (S/H9/16).

11.4.5 Based on the RODP and subsequent review and study, key planning and urban design considerations to ensure the creation of a successful urban environment, responsive to its unique context and site conditions are set out as below and indicated in **Figure 227724/L/2100**.

Green and Sustainable Environment

11.4.6 The proposed land uses and townscape should respect the local character and provide a green and sustainable environment that complements the land uses and urban environment of the surrounding area. Wherever applicable, green initiatives such as a pedestrian-friendly environment and a designated corridor that encourages walking and cycling should be applied to this new precinct to enable healthy and sustainable living.

Optimised Land Resources for a Liveable Environment

11.4.7 To make use of the valuable land resources in the urban area to provide suitable and optimum private and subsidised housing to serve the societal need.

Enhancing Social Mix and Harmony in Kwun Tong District

11.4.8 Provide opportunities to incorporate new beneficial uses and address different social needs. Both private and subsidised housing will accommodate younger population and different income levels in order to introduce a more balanced demographic mix, enable socio-economic development and thereby build a harmonious community while at the same time strike for a more balanced social mix.

Creation of Landmarks and Focal Points

11.4.9 The Study Area has a unique history and character from quarry development. The future land uses explore this uniqueness and celebrate such character as a development chapter in Hong Kong. Development of ARQ should also protect the ridgeline of Tai Sheung Tok from territorial vantage points and visual corridors that preserve visual connections of the rock face, and commemorating the quarry history. The quarry can be developed into a unique feature that may potentially serve as a new recreational / leisure / tourism destination for both local residents and visitors. Proposed lookouts at level +310mPD

will be highly visible from both local and regional vantage points and a panoramic view for enjoyment.

Creating Dynamic Open Space Network

- 11.4.10** Interweaving of open space network and development sites – the open space network is interwoven with other land uses in order to create the atmosphere of “living in the park”. Proposed green spines lush planting comprise primarily passive uses. Accessible pedestrian pathways should be provided both on the north-south and east-west directions to facilitate pedestrian movements between major destinations and to make them integral parts of the whole open space network; which include plaza, sport ground, quarry park, hiking trail, cycling track, lookouts and viewing deck.

Enhancement of Roadside/ Slope / Buffer and Streetscape

- 11.4.11** Proposed significant green buffer, slope and streetscape, amenity strips across entire ARQ and design to setback to provide additional space for amenity planting provide along the streetscape. It is a beneficial change in landscape and visual perspective.

Review of the Recommended Outline Development Plan (RODP)

- 11.4.12** In order to allow for the future development at the Study Area in accordance with the proposed RODP, the current zoning, “Other Specified Uses” annotated “Mining and Quarrying” on the Kwun Tong (North) Outline Zoning Plan will be rezoned into appropriate zonings.

- 11.4.13** As shown the **Table 11.3**, the land uses on the RODP will be translated into zonings on OZP as stated below:

Table 11.3: Proposed Land Uses on the RODP and Related Impacts

Zoning Land use Plan	Proposed Land Use	Remark
R2-1, R2-2, R2-3, R2-4, R2-5, R2-6, R2-7 and R2-8	Residential (private housing)	It is considered that there is enhanced visual impact as the visual connectivity between the new centre with the surrounding built-up areas is improved.
RS-1	Residential (subsidized housing)	No significant visual impact.
E-1, E-2 and E-3	Secondary and primary schools	No significant visual impact.
G/IC-1 and G/IC-2	G/IC complex and community building	The community centre can also provide event space for local community needs.
C-1, C-2, C-3, C-4 and C-5	Local commercial	The commercial area can provide shop and services, eating places, clinics, entertainment and other commercial uses. It is considered a stronger streetscape character and such change is therefore considered as enhanced landscape and visual impact.
G-1, G-2 and G-3	Sports centre and cultural facilities, Divisional police stations and divisional fire station	No significant visual impact.

Zoning Land use Plan	Proposed Land Use	Remark
OU	ESS, RCP, Pumping Station, water tank (on rock face) and vertical transport facilities	It is considered a stronger landscape character on rock face proposed as tourist designation and enhancement to both landscape and visual perspective.
RO-1, RO-2 and RO-3	Regional Open Space (Quarry Park)	Detailed land use is not specified at this stage. Planning intention of the plots is large scale open space in urban areas or at urban fringes to serve territorial population and tourists. Building site coverage $\leq 20\%$ to allow for special built facilities.
DO-1, DO-2 and DO-3	District Open Space	Beneficial landscape and visual impact as the connectivity to the adjacent district open spaces.

11.4.14 In addition, some related proposed minor amendments to the Kwun Tong (North) Outline Zoning Plan are proposed, as below:

- (1) A minor stripe of “Green Belt” zone at the northern part of Anderson Road near the proposed pumping station will be rezoned to “Road” in accordance with the proposed re-alignment of Anderson Road in the RODP;
- (2) In order to accommodate the proposed roadside public transport termini (PTT) part of the “OU (Amenity Area)” will be rezoned to “Road” and part of Road C should be rezoned from “Road” to “OU (Amenity Area)”; and
- (3) A minor stripe of “Green Belt” zone near the junction of existing Po Lam Road and proposed realigned Anderson Road will be rezoned from “Green Belt” to “Road” zone in accordance with the proposed re-alignment of Anderson Road in the RODP.

11.4.15 The Quarry Park is zoned “RO” covers a total area of about 17ha, including about 11ha on the platform and 6ha on the rock face. It is intended to be a regional park with an array of sports and recreational facilities such as an amphitheatre, a rock climbing centre and some sports facilities. The rock face is mainly zoned “GB” of about 38 ha with a network of hiking trails on the rock benches and connections to the Wilson Trail Stage 3. Summit Lookouts will also be provided at different levels for public enjoyment with spectacular views of East Kowloon and the Victoria Harbour and also to preserve the existing visual corridor between Tai Sheung Tok and Jordan Valley. The Civic Core is mainly for low-rise commercial and government facilities, open space and a plaza serving the residents and visitors, comprises three “C” sites, one “G” site and three “DO” mainly serve recreational facilities to the local residents and the wider Sau Mau Ping area. Pumping station, service reservoirs and vertical transport facilities is zoned as “OU” is proposed for construction of fresh water reservoirs for supplying to ARQ development and proposed vertical transport facilities to create and improve connectivity to upper Tai Sheung Tok with internal public transport system. In view of the proposed land use plan, the stepped height building profile creating an interest townscape, the control of building height within the development has been preserved the natural ridgeline of Tai Sheung Tok. Proposed urban green corridor link up all development sites; the proposed lookout point will have an open view towards central plaza, civic core, green spine and promenade which is visually connected from Tai

Sheung Tok to Sau Mau Ping area. It is considered that a strong urban planning scheme on ARQ site will have enhancement to both landscape and visual perspective.

Review of Landscape Master Plan

- 11.4.16** The landscape proposal for the development of ARQ is shown in **Figure 227724/L/2610**. It is based on the “living in the park” concept of the Recommended Urban Design Plan in **Figure 227724/L/2110**. Open space is envisaged to provide areas for passive or informal and active recreation activities as well as conduits for pedestrian circulation throughout the Anderson region. A number of open spaces within the ARQ will promote pedestrian movement from the rock face to the green promenade and link up the external connection with planned DAR, Shun On and Po Tat Estates and further to Sau Mau Ping/ Kwun Tong areas etc. The extensive stretch of open space is designated as Regional Open Space as it is being developed for the benefit of all users in the territory while the smaller open spaces are designated as District Open Space, developed for the benefit of the residential areas and circulation on the platform of the Quarry site.
- 11.4.17** Local Open Space will also be provided within individual residential sites to provide activity space and enhance the living environment by fulfilling the requirement for local open space provision.

11.5 Baseline Study

- 11.5.1** Landscape baseline study comprise the identification and evaluation of the sensitivity of Landscape Resources (LRs) and Landscape Character Areas (LCAs) within the landscape impact assessment study boundary of 500m from the site boundary of the Project.

11.6 Landscape Issues

- 11.6.1** Landscape impact assessment study boundary is 500m from the project boundary; a system shall be derived for judging landscape significance as required under the TM. The sensitivity of the landscape framework and its ability to accommodate change shall be particularly focused on. The degree of compatibility of the Project with the existing physical aspects of the site, including topography and mature vegetation, human aspects of the site such as developments and infrastructure, and the key landscape issue of the existing site and planned landscape setting will be identified. LRs within the assessment area will be described, appraised, analysed and evaluated.
- 11.6.2** The landscape impact assessment shall evaluate the potential landscape impact so as to illustrate the significance of such impacts arising from the proposed Project. Clear mapping of the baseline landscape resources and landscape character areas will be aroused.

11.7 Visual Issues

- 11.7.1** Important visual issues for the Project include potential changes to the existing views, and changes to visual amenity and visual character. These changes in views may be the result of either introducing new man-made elements into the landscape (e.g. introduction of construction equipment and features of the project itself) or by changes to existing visual resources (e.g. removal of existing vegetation).

11.8 Cumulative Impacts

11.8.1 New housing Development of Anderson Road (Planned DAR) adjoining at the lower quarry site is the key cumulative impact of the area, however there is a few infrastructures and road upgrade works such as Anderson Road Service Reservoir; fresh and saltwater service reservoirs both currently under construction as part of Planned DAR project. Proposed pedestrian connections and footbridges, road widening and rock cavern development located to the north of the Study Area (refer Chapter 3). As mentioned in **Section 1.4**, further EIA study for these road improvement works and rock cavern developments will be carried out by the Project Proponent. The proposed works include road improvement works at the junction of Lin Tak Road and Sau Mau Ping Road, the junction of Near Clear Water Bay Road, as well as at the merging lane at Clear Water Bay Road near Shun Lee Tsuen Road. These works largely cover the existing roads, nearby vegetated man-made slopes and other developed areas. The rock cavern development is proposed on the benches of the plantation located in the north of the Study Area; however proposal of the design and usage within the rock cavern is still under investigation. Therefore the cumulative impact is mainly on direct loss of greenery and rehabilitation plantation; mostly are exotic species with limits landscape and visual significance. It is considered that different levels of the civil works and the rock cavern are insignificant cumulative impact in such development.

11.8.2 The proposed development of Anderson Road Quarry (Schedule 3 Designed Project) is developed in accordance with planned development framework set out in RODP. There will be two Schedule 2 Designated Projects (DP); i.e. rock cavern developments and road improvement works under the ARQ project. Landscape decks will be proposed at rock cavern, which will be well integrated with planned pedestrian networks and will be in line with existing and proposed landscape settings. There will have some woodland loss from road improvement works near existing Clear Water Bay Road, slope enhancement work will be further compensated at the loss of greenery. It is considered that the developments are compatible with adjacent urban setting. Two Schedule 2 DPs will be further investigated in separate EIA under the EIAO.

11.9 Landscape Resources and Landscape Character Areas

Landscape Baseline

11.9.1 According to the EIA Study Brief, the assessment area for landscape impact assessment shall include all areas within a 500m distance of the project boundary and of all works areas. Preliminary baseline review of existing landscape resources are described as below. Key LRs within 500m Landscape Study Area have been identified and shown in **Figure 227724/L/2200** and photo of these LRs shown in **Figures 227724/L/2210** and **2220**.

Physical Landscape Resources

Ridgeline

11.9.2 ARQ lies on the southwest side of Tai Sheung Tok (a hill reaching a height of 419 mPD) and is the Anderson Road Quarry site. It is highly modified through the operation of the quarry and the subsequent site formation works. The underlying geology of the Study Area consists of igneous rock, comprising granites and porphyritic granite (known as 'Hong Kong Granite' from the Upper Jurassic period). This rock is common across Kowloon and north Hong Kong Island (Source: Atherton, M. J. and Burnett, A.D.), while the soil profile on the Tai Sheung Tok ridge consists generally of

red-yellow podsols which are common across the New Territories and Lantau. These are acid soils with low organic content and comprise completely decomposed granitic material (Source: Grant, C.J.).

11.9.3 The dominant LR in the Study Area is low value quarry and generally, the LRs in the Study Area are also not of high value, mainly, consisting of quarry, urban development area and rehabilitation landscape works. There is a small area of hillside woodland however, on the northern perimeter of the Study Area.

11.9.4 Within the wider 500m Landscape Study Area, the LRs are more diverse and include a combination of more natural landscapes such as hillside woodland, streams and shrubland/grassland, as well as more modified landscapes with some infrastructure and facilities such as rural and urban development areas and major transport route.

Open Spaces

11.9.5 Within the south-western portion of 500m Landscape Study Area is a densely urbanized area with limited open space which has significant amenity value. Approximately 3 nos. public open spaces with a total area of 10 ha are identified, varying from small rest gardens, playgrounds, and sport centre to large parks such as Jordan Valley Park and Sau Mau Ping Road Park. In general, within a densely urbanized area, all public open spaces are considered to be of high value and sensitivity due to their importance as landscape resources within the urban area.

Existing Trees

11.9.6 It is estimated that approximately 61,394 nos. of trees are found within the 500m landscape study boundary. Dense woodland and hillside vegetation of Tai Sheung Tok located on the eastern and northern side of the site. An extensive and continuous area of this natural hillside woodland is present at the summit of the mountain as well as on the north-eastern side of its ridgeline, behind the quarry. Groups or more individual trees grow densely in this woodland area and the dominant species are native trees. Most of the trees are mature with heights ranging from approximately 6–15m. This hillside woodland is important in the landscape and visual context of the ARQ and merits conservation and protection. Two potentially registrable Old and Valuable Tree (OVT) found; both trees are identified as *Ficus elastica* (印度橡樹) estimated over 0.9-3m in DBH; 12-15m height, 10-15m crown spread. The southern side of the Study Area is mainly urban landscape, characterized by high-density residential buildings interwoven with minor feeder roads and other hard landscape areas. Vegetation in this LR is largely landscape planting with scattered amenity shrubs (e.g. *Duranta erecta*, *Schefflera arboricola* and *Aglaia odorata*) and medium-sized trees (e.g. *Aleurites moluccana*, *Delonix regia* and *Lagerstroemia speciosa*, *Archontophoenix alexandrae*, *Bauhinia x blakeana*, *Livistona chinensis*, *Plumeria rubra*, with heights between 6-10m and trunk diameters ranging from 0.2 - 0.8m. They are mainly planted in small public green spaces, roadside planting and private gardens. Most trees are generally in fair form and health condition with regular horticultural maintenance.

11.9.7 These woodlands, together with the grassland/shrub areas, are part of the Tai Sheng Tok creating a green backdrop to the valley, and it's an important visual amenity along the ridgeline at Kwun Tong north area. Tree species includes *Acacia mangium*, *Mallotus paniculatus*, *Sapium discolor*, *Cinnamomum camphora*, *Ficus microcarpa*, *Litsea glutinosa* and *Sterculia lanceolata*. Most of the trees are mature with heights ranging from approximately 6 – 15m; crown spread 5 – 12 m; trunk diameters 120-250mm. Most trees are generally in good form and health condition. Approximately 10 individuals of the protected herb Chinese Lily *Lilium brownii* were identified in the

shrubby grassland area. It is protected under the Forestry and Countryside Ordinance (Cap. 96). The woodland vegetation of Tai Sheung Tok and natural hillside vegetation is locally important.

Landscape Resources (LRs)

- 11.9.8** The details of Baseline Landscape Resources which will be potentially affected by the Project, together with their sensitivity are described in **Table 11.4**. The locations of baseline landscape resources are mapped in **Figure 227724/L/2200**. Photo views illustrating the landscape resources within 500m Landscape Study Area is illustrated in **Figures 227724/L/2210** and **2220**.

Landscape Character Areas

- 11.9.9** Landscape character zones have been identified within 500m Landscape Study Area in accordance with the Study on Landscape Value Mapping of Hong Kong. These are described below and illustrated in **Figure 227724/L/2300**. Photo views illustrating the landscape character areas within the ARQ are illustrated in **Figure 227724/L/2310** inclusive.

Table 11.4: Baseline of Landscape Resources (LRs) / Landscape Character Areas and Their Sensitivity

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
LR1	Major Transport Route	Approximately <u>350</u> nos. of roadside tree planting at key thoroughfare such as Clear Water Bay Road, Tseung Kwan O and Kwun Tong region; mostly hard-surface with limited landscape value. Approximately 7.5ha of roadside amenity is provided at traffic interchange area along Tseung Kwan O Road and Sau Mau Ping Road where low shrub species is proposed under Highway requirement and standard. Tree species within these areas are <i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i> and <i>Acacia confusa</i> , <i>Thevetia peruviana</i> and <i>Schefflera heptaphylla</i> with approximately 4 – 10m; crown spread 8 – 15 m; trunk diameters 110-280mm usually need minimal maintenance and highly tolerant to change; trees are generally in poor to fair form and health condition; amenity value is low, therefore their sensitivity is considered to be low.	Low
LR2	Hillside Woodland	Approximately 4,500 nos. of trees grow densely in this 37.4 ha woodland area at Tai Sheung Tok. This hillside woodland is important in the landscape and visual context of the Landscape Study Area and merits conservation and protection. Most of the trees are mature with heights ranging from approximately 6 – 10m; crown spread 5 – 10 m; trunk diameters 120-250mm. Owing to its high maturity and landscape value and the location on a vantage point of ~410mPD. Dominant trees species include <i>Alangium chinense</i> , <i>Celtis sinensis</i> , <i>Cinnamomum camphora</i> , <i>Cinnamomum parthenoxylon</i> , <i>Litsea glutinosa</i> , <i>Reevesia thyrsoidea</i> , <i>Schefflera heptaphylla</i> , <i>Schima superba</i> and <i>Machilus</i> spp. Most trees are generally in good form and health condition. This LR is intolerant to change and amenity value is considered to be high. It is considered to have high sensitivity.	High
LR3	Semi-natural Dense Hillside Vegetation	Approximately <u>15,000</u> nos. of trees at 82 ha of semi-natural dense hillside vegetation within the ARQ, and near urban development areas. Many of the hills in the Landscape Study Area have been landscaped and include within this LR, including the hill east of Jordan Valley and lower areas of Black Hill, where some trees are relatively mature. The dominant planted tree species within these areas are exotic ranging in height from 5-15m; crown spread 4-12m. such as <i>Acacia auriculiformis</i> , <i>Celtis sinensis</i> and <i>Eucalyptus robusta</i>etc. Despite the exotic nature of many of these trees within this LR, its coverage is extensive throughout the Landscape Study Area, providing a series of green fingers often associated with the hills and elevated areas, extending into the dense urban development and providing visual relief and a green backdrop of Quarry landscape. This LR is important in creating a coherent landscape framework which draws together the often visually disparate character of the main centres of the built environment both at a local level and in longer distance views. Vegetation is mostly in fair form and health condition. Amenity value is considered as medium. This LR is moderate tolerant to change. It is considered as medium sensitivity.	Medium
LR3.1	Engineered Slope along with	Approximately <u>12,000</u> nos of roadside planting is located along Tseung Kwun O Road and Sau Mau	Medium

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
	Semi-natural Dense Hillside Vegetation	Ping Road Interchange area and totally 25.6ha of roadside engineered slope of Sau Mau Ping area. This roadside tree planting strip and slope stabilization works provides a greening/visual buffer between busy road and adjacent residential developments. Common Trees found such as <i>Acacia auriculiformis</i> , <i>Acacia confusa</i> , <i>Ficus variegata</i> , <i>Leucaena leucocephala</i> , <i>Casuarina equisetifolia</i> , <i>Macaranga tanarius var. tomentosa</i> and <i>Mallotus paniculatus</i> ranging in height from 4-12m; crown spread 4-10m. Most trees are generally in fair form and health condition. This LR is moderate tolerant to change. Amenity value is considered medium and the sensitivity of this landscape resource is medium.	
LR4	Hillside Grassland / Shrubland	<p>Approximately <u>20.6</u> ha. of hillside shrubland and approximately <u>5</u> ha. of grassland is typically located on the middle and upper levels of hillsides where shrubs are interspersed by and gradually give way to grasses at the highest elevation, forming the distinctive landscape of the hills. Main areas of hillside grassland / shrubland are associated with the summits of Fei Ngo Shan (Kowloon peak) in the northwest, the southern edge of the Tai Sheung Tok range and the ridgeline formed by Mau Wu Shan – Ng Kwai Shan (Black Hill) in the southeast.</p> <p>10 ha Grasses such as <i>Bidens alba</i>, <i>Miscanthus spp.</i> and <i>Pennisetum spp.</i> are the common species found among hillside grassland and shrubs dominated by <i>Glochidion hirsutum</i>, <i>Rhodomyrtus tomentosa</i>, <i>Melastoma malabathricum</i> and <i>Eurya spp.</i> are scattered among the grasses and become more abundant at lower levels. Approximately 10 individuals of the protected herb Chinese Lily <i>Lilium brownii</i> were identified in the shrubby grassland area. It is protected under the Forestry and Countryside Ordinance (Cap. 96). This LR also a greening function, but it is not mature in terms of succession and could be re-established easily making it better able to accommodate change. Giving the sensitivity nature of protective species. Vegetation is generally in good form and health condition. This LR is intolerant to change and amenity value is considered to be high. It is considered to have high sensitivity.</p>	High
LR5	Natural Stream	<p>Most of the natural streams within the Landscape Study Area are in the north eastern upland areas, including the hillsides of Fei Ngo Shan, Tseng Lan Shue Tsuen, Pak Shek Wo Tsuen, Tai Sheung Tok and Mau Wu Shan. Flows vary with season, with reduced flow during the dry season and increased flow occurring during the wet season. This LR approximately 12km often runs through hillside shrubland/grassland and hillside woodland areas, as well as some plantation, and are often characterised by a series of pools and rounded boulders on the stream bed and along their banks. On their banks, Approximately <u>520</u> nos of trees commonly found include <i>Celtis sinensis</i>, <i>Ficus rumphii</i>, <i>Ficus subpisocarpa</i>, <i>Mallotus paniculatus</i> and <i>Syzygium jambos</i>, with a height ranging from 4 – 10m, indicating the variety of the trees age and maturity. Detail refers to Chapter 10 – Ecology Chapter. Most trees are generally in good form and health condition. This LR is relatively intolerant to change and its</p>	High

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
		sensitivity is considered to be high.	
LR5.1	Natural Stream at the east boundary of the ARQ	Approximately 3km m long (including different branches of the streams) and it flows through hillside grassland/ shrubland further south to the hillside Ma Yau Tong Village. This stream is cascaded along the Po Lam Road section and disturbance by construction activities at DAR. Vegetation is generally in good form and health condition. Amenity value is considered as medium. This LR is moderate tolerant to change. The overall sensitivity of this resource is considered as medium.	Medium
LR6	Urban Development Area	<p>This resource refers to urbanized areas which are intensively developed and characterized by high-density residential buildings interwoven with minor feeder roads and other hard surface areas. Apart from Tsui Lam Estate on the west of Tseun Kwan O. Approximately <u>2,300</u> nos of trees within <u>67</u> ha this LR covers main residential areas located in the central portion of the assessment area and includes the Disciplined Services Quarters in the north, the sinuous belt of residential developments southwest of the quarry (ranging from the Shun Lee Court to Po Tat Estate) and Lam Tin Estate in the south. In the LR, there are also hospitals (e.g. United Christian Hospital), schools (e.g. Mary Knoll Secondary School, S.K.H. Kei Lok Primary School, and The Mission Covenant Church Holm Glad Primary School etc.), training centres, shopping centres and community centres, small parks, amenity areas, buffer strips and sitting out areas associated with these residential areas.</p> <p>Vegetation in this LR is largely landscape planting with scattered amenity shrubs (e.g. <i>Duranta erecta</i>, <i>Schefflera arboricola</i> and <i>Aglaia odorata</i>) and medium-sized trees (e.g. <i>Aleurites moluccana</i>, <i>Delonix regia</i> and <i>Lagerstroemia speciosa</i>, <i>Archontophoenix alexandrae</i>, <i>Bauhinia x blakeana</i>, <i>Livistona chinensis</i>, <i>Plumeria rubra</i>, with heights between 6m and 10m and trunk diameters ranging from 0.20m to 0.60m) in small public green spaces, roadside planting and private gardens. Nevertheless, There is one Old and Valuable Tree (OVT) (ref. no. LCSD HD/KT/1, an <i>Albizia julibrissin</i> with DBH 1160mm and crown spread 2900mm; located at the garden near the Sau Ming Road, Sau Wo House and Sau Yat House) identified outside the 500m landscape study boundary. It is considered there is no impact on the OVT. Most trees are generally in good form and health condition with horticultural maintenance. Overall this LR has limited landscape value and a high capacity to accommodate change. Its sensitivity is therefore considered to be low</p>	Low
LR7	Rural Development Area	Approximately <u>4,000</u> nos of trees within 36 ha of rural development areas within the Landscape Study Area are located at the foothill of Fei Ngo Shan Road, the northern foothill of Tan Shan and Ma Yau Tong. A large portion of this LR is village settlement, in both modern and traditional styles. The modern villages concentrate around Fei Ngo Shan (e.g. Sienna Garden, Helena Heights, Swan Villas and Winsor Castle etc.), while the villages at the foothill of Tan Shan (e.g. Lung Wo Tsuen, Siu To Yuen Village and Denon Terrace etc.) and Ma Yau Tong (Star Legend Terrace and the scattered village	Medium

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
		houses along Ma Yau Tong Road) are a combination of both, or undergoing a transformation towards modern. The modern villages often consist of residential blocks of 2-3 storeys and are connected by narrow lanes and footpaths. The traditional style dwellings are characterised by their low-rise settlement pattern and the associated agricultural fields in nearby outlying areas. This LR trees commonly found include <i>Celtis sinensis</i> , <i>Ficus elastic</i> , <i>Ficus subpisocarpa</i> , <i>Mallotus paniculatus</i> , <i>Ravenala madagascariensis</i> , <i>Sapium discolor</i> and <i>Terminalia catappa</i> , with a height ranging from 6 – 15m, indicating the variety of the trees' age and maturity. Most trees are generally in poor to fair form and fair health condition. This LR is moderate tolerant to change. The overall sensitivity of this resource is considered as medium.	
LR7.1	Utilities Landscape at Rural Development Area	<p>Approximately <u>130</u> nos of trees within 2.7 ha utilities landscape comprise of several Fresh and Salt Water Service Reservoirs within the rural development. The buildings are usually green roof with landscaped slope treatment. Trees commonly found in this LR are largely mature and include both native (e.g. <i>Celtis sinensis</i>, <i>Cinnamomum camphora</i>, <i>Sterculia lanceolata</i> and <i>Machilus</i> spp.) and exotic (e.g. <i>Araucaria heterophylla</i>, <i>Dimocarpus longan</i>, <i>Eriobotrya japonica</i> and <i>Michelia x alba</i>) species. In addition to this vegetation, the Fresh Water Service Reservoirs in this LR, such as Kwun Tong Covered Service Reservoir, Junk Bay High Level Fresh Water Service Reservoir and Tseung Kwan O Primary Fresh Water Service Reservoir (surrounded by Tsui Lam Road east of Ma Yau Tong) have green roofs covered with grass or sometimes being used as park areas, such as on Kwun Tong Covered Service Reservoir.</p> <p>This LR is mostly man-made, well-maintenance and has limited softscape treatment but does include some trees especially within the traditional villages which are also intolerant to change. Most trees are generally in fair form and fair health condition. However given its man-made nature and medium ability to accommodate change. Amenity value of this LR is considered medium and to have medium sensitivity.</p>	Medium
LR8.1	Shun Lee Tsuen Sports Centre and Park	<p>Approximately <u>220</u> nos of trees at Shun Lee Tsuen Road and opposite to Shun Lee Estate and Shun On Estate, Kwun Tong, Shun Lee Tsuen Sports Centre and Park is one of the popular and ideal recreation and sports venues. Covering a total area of 3.3 ha, it offers a wide range of leisure and recreational facilities to the local residents. There is 3- indoor golf driving bays on the Ground Floor of the Centre; which offers golf related programmes each month for public participation. Major tree species found include <i>Archontophoenix alexandrae</i>, <i>Dyopsis lutescens</i>, <i>Ficus microcarpa</i>, <i>Lagerstroemia speciosa</i> and <i>Schefflera actinophylla</i> in average height of 4-10m; crown spread 2-12m. Most trees are generally in fair form and fair health condition with horticultural maintenance. The landscape quality of this resource is considered as moderate with fairly accommodate change. The overall sensitivity of this</p>	Medium

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
		resource is considered as medium.	
LR8.2	Sau Ming Road Park	Approximately <u>240</u> nos of trees within 2.3 ha within LR8.2 refers to Rest Garden at Sau Ming Road Park is a local open space (~ 3.5ha) with lush trees and shrub planting. It consists of children's play equipment and seating areas under tree shade primarily for passive recreation. Sau Ming Road Park Community Garden which encourage public participate in greening activities and grow ornamental plants, fruits and vegetables in parks and share harvest in community. Most of trees are mature trees with height around 4-8 m, spread 2-10 m, trunk diameter 300-750 mm. Major species found include trees species such as <i>Bischofia javanica</i> , <i>Senna surattensis</i> , <i>Lagerstroemia speciosa</i> , <i>Washingtonia robusta</i> , <i>Allamanda cathartica</i> and shrubs species such as <i>Catharanthus roseus</i> , <i>Lantana montevidensis</i> and <i>Rhododendron pulchrum</i> . Most trees are generally in fair form and fair health condition with horticultural maintenance. This resource has a medium landscape value in local context and in some instances an ecological value. However given that these areas have been set up as part of the urbanisation of Hong Kong, it is relatively tolerant to change and so it is considered to have medium sensitivity.	Medium
LR8.3	Football pitch and playground along Sau Nga Road	Approximately <u>80</u> nos of trees witin 0.3 ha within LR8.3 refers to football pitch and playground intersect at Hip Wo Street and Sau Nga Road; the active recreation space mostly hard-paved with limited landscape features. Major tree species found include <i>Archontophoenix alexandrae</i> , <i>Plumeria rubra</i> and <i>Phoenix roebelenii</i> ; in average height of 3-8m; crown spread 5-10m. Most trees are generally in fair form and fair health condition. The landscape quality of this resource is considered as low with high accommodate change. The overall sensitivity of this resource is considered as low.	Low
LR9	Quarry	Approximately <u>15,500</u> nos of trees within 86 ha of this LR is characterized by extensive disturbance caused by the quarrying and its associated activities. This resource is largely exposed soil and rock surfaces and devoid of vegetation except where it has been landscaped along its peripheral areas. Significant efforts have been made to restore the slope and establish new landscaped berms with approx. ~ 1,4000 no. of trees is planted at rehabilitation program at landscape berms; within the 2.4 ha of quarry rehabilitation area including the rock face and plantation area lies within the Study Area. These plantations were established on man-made slope for screening, slope stabilization and aesthetic greening purposes. Exotic species is found such as <i>Acacia auriculiformis</i> , <i>Acacia confusa</i> , <i>Casuarina equisetifolia</i> , <i>Eucalyptus citriodora</i> , <i>Eucalyptus torrelliana</i> ; shrubs and climbers species such as <i>Melastoma sanguineum</i> , <i>Rhaphiolepis indica</i> and <i>Parthenocissus dalzielii</i> . Most trees are ~5-12 metre high, crown spread 4-12m; most trees are generally in fair form and fair health condition with moderate amenity value and aesthetic value. Most of them are well-established. This LR also incorporates a pond area that is part of the quarry, to the north west of the ARQ, as well as the buildings, tracks and	Medium

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
		equipment associated with the operation of the quarry. Given that these areas are intensively disturbed and only limited vegetation is present, overall this LR is considered to be reasonably tolerant to change and hence has a medium sensitivity.	
LR9.1	Trees at Anderson Road	A 2.5km long Anderson Road is one of earliest roads that built by early 19 th century. There is approximately <u>1,974</u> nos. of tree found within 5.12 ha this LR. Mostly common trees species such as <i>Acacia auriculiformis</i> , <i>Acacia confusa</i> , <i>Bombax ceiba</i> , <i>Ficus benjamina</i> var. <i>variegata</i> , <i>Ficus hispida</i> , <i>Ficus microcarpa</i> , <i>Ficus variegata</i> , <i>Juniperus chinensis</i> 'Kaizuca', <i>Machilus chekiangensis</i> , <i>Platyclusus orientalis</i> , <i>Polyspora axillaris</i> . Most trees are ~4-12 metre high, 110- 250 mm DBH. Most trees are generally in fair form and fair health condition. Aesthetic value is moderate. The landscape quality is moderate with reasonably tolerant to change. Amenity value is considered as medium and the sensitivity of this landscape resource is medium.	Medium
LR9.a	Potentially registrable Old and Valuable Tree (A) at Quarry	This is a potentially registrable Old and Valuable Tree (OVT) found near the entrance of the quarry operator office. It is identified as <i>Ficus elastica</i> (印度橡樹). Tree A is estimated over 3m in DBH; 15m height, 15m crown spread. This grant tree has dominated the exposed quarry site; The large canopy has created a nice and cool shelter for the entrance of main office. It has good form, health condition amenity and aesthetic value is high and moderate of accommodating change. The sensitivity of this landscape resource is high.	High
LR9.b	Potentially registrable Old and Valuable Tree (B) at Quarry	This is another potentially registrable Old and Valuable Tree (OVT) - Tree B is estimated over 0.9m in DBH; 12m height, 10m crown spread found 20 metre north of Tree A. Also identified as <i>Ficus elastica</i> (印度橡樹). LR9.3b of Tree B is smaller than Tree A, however it as same good condition, good form, health condition, amenity and aesthetic value is good with fairly capable of accommodating change. The sensitivity of this landscape resource is high.	High
LR10	On-going Development Area	Approximately <u>19.3</u> ha in two plots of this LR in northwest of the Assessment Area. Schools and parks are proposed to be built in some part of this LR while in the other part fences are set up as preparation for the subsequent construction activities. Young trees (approximately <u>100</u> – <u>200</u> individuals) have been planted along the roads within these areas and the common species include <i>Acacia confusa</i> , <i>Bombax ceiba</i> , <i>Delonix regia</i> and <i>Spathodea campanulata</i> . These trees are usually of small to medium size, ranging between 3 - 6 m in height. Most trees are generally in poor form and poor health condition. This LR has large exposed areas and does not have high landscape value. It is highly capable of accommodating change and it has low sensitivity.	Low
LR11	Development Area (DAR)	Approximately <u>4,600</u> nos of trees within 37.5 ha of Planned DAR is characterized by its extensive disturbance caused by the construction and associated activities. This LR also incorporates a pond area that is part of the quarry, to the north west of the ARQ, as well as the buildings, tracks and equipment	Low

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
		associated with the operation of the quarry. Given that these areas are intensively disturbed and only limited vegetation is present. A long strip of 3ha green slope westbound of Po Lam Road, trees species such as <i>Acacia confusa</i> , <i>Machilus pauhoi</i> , <i>Celtis sinensis</i> , <i>Macaranga tanarius</i> var. <i>tomentosa</i> , <i>Ficus variegata</i> , in average height of 4-8m; crown spread 2-5m; Most trees are generally in poor form and poor health condition. Amenity value of the man-made slope is considered medium. It is highly capable of accommodating change and it has low sensitivity.	
LCA1	Peaks, Uplands and Hillside LCA	This is a large scale upland landscapes lying between around 40mPD and 300mPD. Approximately 119.5 ha covers a part of prominent Wilson Trails Stage 3 from Tseung Lan Shue to Black Hill; Consisting of hillsides, knolls, ridges and spurs, they are generally covered in scrub vegetation with rocky outcrops or boulder fields. Woodland may be found on lower slopes or in sheltered gullies and ravines, where permanent or seasonal rocky streams tumble down these hillsides. It provides a green backdrop for East Kowloon. Across the whole Landscape Study Area, this LCA is similar in nature and given its high amenity and quality and the fact it has little tolerance to change as well as its importance to the landscape setting of the nearby and wider areas, it is considered to have a high sensitivity.	High
LCA2	Rural Fringe LCA	Approximately 26.5 ha comprise of a transitional landscape of villages, abandoned farmlands connected by winding lanes and footpaths to natural mountain woodland. Some rural land has fragmented by open storage and car parks; the traditional landscape pattern is lost and tended to become increasingly incoherent. It is considered to have a medium tolerance to change and moderate amenity value. Its sensitivity is considered to be medium.	Medium
LCA3	Urban Fringe LCA	Approximately 29.7 ha comprise of borders urban areas, contains many urban features (e.g. large road network) and land uses (e.g. parks and schools), but because of its relatively low density of development, on-going new construction or by virtue of the presence of remnant rural features, it cannot be considered to be truly urban. Within the assessment area, this LCA is located at Lam Tin north and Tseung Kwan O west area is considered to be of similar value. It is considered to have a medium tolerance to change and be of moderate amenity value. Its sensitivity is considered to be medium.	Medium
LCA4	Urban LCA	Approximately 104.5 ha comprise of primarily high rise urban residential/ commercial development. This comprises a mix of low to high buildings for residential and commercial uses. The streetscape is utilitarian with limited soft landscape treatment. It is considered to have a high tolerance to change and be of low amenity value. Its sensitivity is considered to be low.	Low
LCA5	Urban Parks LCA	Covering a total area of 3.3 ha, it offers a wide range of leisure and recreational facilities to the local	Medium

ID No.	LR/ LCA	Landscape Resources / Landscape Characters	Sensitivity
		residents of Shun Lee Tsuen located to the north-west of the assessment area. The park offers recreational related programmes each month for public participation. It provides a wide range of active and passive recreational facilities for the public. The landscape quality of this resource is considered as high. The ability of this resource to accommodate change is medium. The overall sensitivity of this resource is considered as medium.	
LCA6	Quarry LCA	<p>Approximately 86 ha consist of Anderson Quarry located at the fringe of the urban areas which have undergone site formation with high degree of disturbance in order to transform quarries to landfill sites. It characterised by their significant excavations, extensive earthworks, highly disturbed landscape features and rehabilitation works. In addition, although the quarried face is visually prominent throughout the Assessment Area and beyond in views from the Kowloon Peninsula, Victoria Harbour and the northern shore of Hong Kong Island, significant efforts have been made to restore the slope and establish new vegetations including some trees which has been partially successful in improving the landscape quality of the quarry face.</p> <p>Given the intensively disturbed condition of the LCA, its low amenity and quality, it is considered to easily able to accommodate change and has a low sensitivity. Plantations are typically vegetation at quarry area. The overall effect is of a highly disturbed transitional landscape of large scale features possessing barren landscape character.</p>	Low
LCA7	Development Area LCA	Approximately 60 ha consist of the Planned DAR site. It is devoid of vegetation in some parts such as further south where construction work has started for the Planned DAR and has some existing vegetation in other locations such as the the vegetated slope south west of Anderson Road where previous quarry site rehabilitation and landscaping works had been carried out. Given this whole area, if not already underdoing development, is due to undergo development in the near future, this LCA has low sensitivity.	Low

11.10 Visual Envelope

- 11.10.1** The ridgeline of Tai Sheung Tok Hill, rising to over 400 mPD, forms the principle northern and eastern boundaries of the Visual Envelope, with Kowloon Peak rising to approximately 600 mPD to the north and Black Hill further south and rising to 281 mPD, forming other main boundaries. Two level of visual envelope have been identified in primary and secondary zone of the project; Primary zone is basically around Eastern Kowloon within 5000m from the project boundary; while secondary zone is around Hong Kong Island area approximately up to 10,000m away from the project site. The visual envelope is bounded by the ridgeline from Victoria Peak, Mount Cameron and Mount Parker of Hong Kong Island from the south and the ridgeline from Kowloon Peak, Tsz Wan Shan, Tai Sheung Tok from the north and the east. To the west, it is bounded by the high rise commercial and residential development at Tsim Sha Tsui and Hung Hom. The Visual Envelope of the project is illustrated in **Figure 227724/L/2400**.
- 11.10.2** The project site would be visible from vast Hong Kong urban areas of Kwun Tong, Ngau Tau Kok, Kai, Tak, Hung Hom, Tsim Sha Tsui and Northern shore of Hong Kong Island. Primarily, most of the views from far distance can only see the dominated mountain rock face (approx. from 200 ~ 419mPD); which is the ridgeline of east Kowloon area. It should be noted that the actual extent of views is determined by numerous factors including the distance away and level of the viewing position, the weather/ visibility, the orientation of individual buildings, as well as the degree of screening offered by the landform, buildings and vegetation. This presents an infinitely variable set of conditions in which the views of the project vary throughout the ZVI. To rationalise this situation, it is necessary to identify the key viewing points and viewing areas within the ZVI and then to assess the potential visual impacts on those areas and their populations. These VSRs are mapped in **Figures 227724/L/2410 to 2440**.
- 11.10.3** The Planned DAR is currently under construction but will be part of the baseline conditions by the time construction of the proposed development starts and will block a large extent of the views of the proposed development of ARQ.

11.11 Visually Sensitive Receivers (VSRs)

- 11.11.1** Within the Visual Envelope, a number of key VSRs have been identified in strategic, district, local level and ARQ area. Key VSRs at strategic, district and local level are mapped in **Figures 227724/L/2410 - 2440**. They are listed, together with their baseline assessment and sensitivity, in **Table 11.4**. Photo views illustrating the VSRs are shown in **Figures 227724/L/2450 to 2580** inclusive.

Key Public Views Point at Strategic Level

- 11.11.2** There are a number of VSRs at Strategic Level. Their views are generally good. The distance between these VSRs and ARQ is at least 6 -12km. There are also many other alternative views available for these VSRs. Therefore, the sensitivity to change of these VSRs is generally low, except for those at Quarry Bay Park and for which the sensitivity is considered to be medium as they have direct open view to the future ARQ development.
- 11.11.3** Key public views points proposed in guidance with the Study on Urban Design Guidelines for Hong Kong including lookout pavilions/points along hiking trails/ at important peaks/ prominent open space; At the strategic level, representative viewpoints are identified as:

- (1) SVP1 from Central Ferry Piers (OU5.2);
- (2) SVP2 from The Peak (OU5.3);
- (3) SVP3 from Hong Kong Convention and Exhibition Centre (C5.1);
- (4) SVP4 from Quarry Bay Park (O6.1);
- (5) SVP5 from Aldrich Bay Park and Promenade (O6.3).

Key Public Views Point at District Level

11.11.4 VSRs at strategic level are mapped in **Figures 227724/L/2410 - 2440**. Baseline key viewpoints from VSRs illustrating the quality of existing views are shown in **Figures 227724/L/2590 and 2595**. The baseline assessment of VSRs at Strategic level is shown in **Table 11.4**.

11.11.5 There are a number of VSRs at strategic Level. Their views are generally good. The distance between these VSRs and ARQ is at least 4-10km. There are also many other alternative views available for these VSRs. Therefore, the sensitivity to change of these VSRs is generally low, except for those VSRs at the mid-level or at the waterfront of Victoria Harbour, for which the sensitivity is considered to be medium as they have panorama view to East Kowloon and the ARQ development.

11.11.6 At the district level, representative viewpoints are identified as:

- (1) DVP1 from Residents Of Sky Towers, Grand Waterfront and Wyler Gardens (R3.1);
- (2) DVP2 from Laguna Verde (R3.2);
- (3) DVP3 from traveller on Victoria Harbour (T4.1); and
- (4) DVP4 from Tsim Sha Tsui Promenade (O4.1).

11.11.7 These VSRs are mapped in **Figures 227724/L/2410 - 2440**. Baseline viewpoints from Key VSRs at district level illustrating the quality of existing views are shown in **Figures 227724/L/2590 and 2592**. The baseline assessment of VSRs at district level is shown in **Table 11.4**.

11.11.8 The distance between the VSRs at district level and the development is more than 4 km. Many of the VSRs only have glimpsed or partial views to the ARQ as their views are mostly blocked by adjacent Planned DAR developments within the Anderson area. Some of the VSRs at the Hung Hom or at the waterfront of Victoria Harbour will have open full view to the ARQ. However, the distance of view is at least 3 km away. Therefore, sensitivity to change of VSRs at district level is generally low, except those at Victoria Harbour and residential developments at Hung Hom waterfront area, which are considered medium because they have closer and full view to ARQ.

VSRs at Local Level

11.11.9 VSRs at Local Level in close vicinity of ARQ within the primary zone of visual influence are mapped in **Figures 227724/L/2410 - 2440**. Baseline viewpoints from Key VSRs at local level illustrating the quality of existing views are shown in **Figures 227724/L/2590 and 2592**. The baseline assessment of VSRs at local level is shown in **Table 11.4**.

11.11.10 At the local level, representative viewpoints are identified as:

- (1) LVP1 from Sau Mau Ping Estate, Sau Fai House (R1.1);

- (2) LVP2 from Sau Mau Ping Estate, Sau Hong House (R1.1);
- (3) LVP3 from Shun Tin Estate (R1.3);
- (4) LVP4 from Shun Lee Estate (R1.4);
- (5) LVP5 from Shun Lee Estate Park (O1.5);
- (6) LVP6 from Jordan Valley Park (O1.4);
- (7) LVP7 from United Christian Hospital (GIC1.1);
- (8) LVP8 from Wilson Trails Stage 3, Black Hill (OU1.1);
- (9) LVP9 from Planned Cruise Terminal And Runway Park (P2.2);
- (10) LVP10 from Planned landscape walkway along Kai Tak waterfront (P2.2); and
- (11) LVP11 from Ma Yau Tong Village (R1.15).

11.11.11 Most of the VSRs at local level will not have full and direct views to ARQ. Their sensitivity to change is much depending on the location and distance from ARQ and hence the degree of visibility, the VSR type which determines the duration and frequency of views. In general, the sensitivity of VSRs at the residential developments or open spaces in Sau Mau Ping, Lam Tin and Jordan Valley, is considered to be high, such as VSRs (R1.1, R1.2, R1.3, R1.4, R1.5, R1.6, R1.7, R1.8, R1.9, R1.10, R1.11, R1.12, R1.13, R1.14, R1.15, R1.16, R1.17, O1.1, O1.3, O1.4, O1.5, P1.1, R2.1, R2.2, R2.3, R2.4). Most viewers and their existing open views will be blocked by the planned development at DAR; which is expected first population intake is scheduled on 2015 – 2017. Proposed maximum building height of 278mPD close to Po Tat Estate on the south east and 255mPD close to Shun On Estate will preserve the visibility of Tai Sheung Tok. The proposed underpass at the south eastern end of Study Area has significantly reduced the disturbance of semi-nature woodland/ loss of greenery and minimise possible visual changes. It is considered that the viewing experience of the new urban landscape and visual setting at Anderson area will be enhanced for most of local viewers compare with existing barren quarry site with limited landscape and visual resources. The new development will transform ARQ as new landmark and focal points in the vicinity (refers to Paragraph 11.4.6 to 11.4.11).

11.11.12 The availability of alternative views to resident VSRs are limited. For institutional, commercial and industrial VSRs, even if they locate in close proximity to ARQ, the sensitivity to change is considered to be medium as their views to ARQ are relatively shorter in duration and less in frequency. Also the comprehensive development of DAR is a high rise development which is next to the Project area. Therefore most views from the low-rise institutional, commercial and industrial VSRs will mainly have partial to glimpse views, with their views be blocked by Planned DAR; even they are very close to the Project boundary. VSRs GIC1.1, GIC1.2, GIC1.3, GIC1.4, GIC1.5, GIC1.6, GIC1.7, GIC1.8, GIC1.9, GIC1.10, GIC1.11, GIC1.12, GIC1.13, GIC1.14, GIC1.15, O1.2, O1.6, O1.7, O1.8, OU1.1, R2.5, R2.6, R2.7, R2.8, R2.9, R2.10, R2.11, R2.12, CI2.1, CI2.2, RC2.1, RC2.2, GIC2.1, GIC2.2, P2.1, P2.2, P2.3, P2.4 are considered to be medium sensitivity. The VSRs further from ARQ are less sensitive as their views to ARQ are mainly glimpse and duration of views are mainly short only such as VSRs GIC2.3, GIC2.4, O2.1, O2.2, O2.3, O2.4, OU2.1 and OU2.2 are considered to be low sensitivity. Motorists traveling VSRs T1.1, T2.1 and T2.1 on the major roads around ARQ have low sensitivity for their views are transient in nature. For travelers on Victoria Harbour (T4.1), the sensitivity is considered to be medium as ARQ forms a prominent visual component in their visual context and duration of view is relatively longer.

- 11.11.13** Most of the VSRs at district level will only have glimpse view toward ARQ, their viewing experience will be dominated and blocked by Planned DAR comprehensive development. Only VSRs along Victorial Harbour front with their views towards the Project is considered to be medium sensitivity. VSRs R3.1, R3.2, R3.3, R3.4, R3.5, R3.6, C3.1, O3.1, O3.2, C4.1, GIC4.1, RC4.1, O4.1. The rest of others district VSRs are considered to be low sensitivity as they are relatively shorter in duration and less in frequency.
- 11.11.14** The change of VSRs strategic level is generally low, even those with elevated views and residential developments at harbour waterfront area, their views are blocked by Planned DAR comprehensive development. It is considered to be low sensitivity because they have glimpse view to ARQ.
- 11.11.15** There are a number of existing VSRs for which current landuses are different from the planned landuses. Under this VIA study, the current landuse is used as the baseline for visual impact assessment for construction phase. Since ARQ has a long implementation programme, it is assumed that during the operation phase when all the ARQ development are completed, the planned landuse will be in place and is used as the baseline for visual impact for operation phase.
- 11.11.16** The project boundary of ARQ is extensive and its implementation timeframe is long. Some of the development components will be completed on site before the others are in place and will subsequently form part of the visual context for the future VSRs within Anderson Areas and may induce certain visual impacts. As the purpose of this VIA is to assess the visual impacts of the overall Schedule 3 DP, the future VSRs within ARQ, which form part and parcel of the Schedule 3 DP, will not be included in the assessment. Besides, there are some proposed developments located within the ARQ boundary (e.g. open spaces, schools and residential developments, infrastructures along the East Kowloon Area; such as Kai Tak Development, Redevelopment of Yue Man Square and the adjacent new railway, road works and GIC uses in the peripheries at both side of Victoria Harbour represents by Shatin-Central Line (SCL) at Cross Harbour Section - Hung Hom to Wan Chai and Central Kowloon Route. However most of these future developments are very far away from ARQ. (approx. ~2 to 6km). Kai Tak Development is included as VSRs at local level. None of them will be subject to the visual impacts arising in the construction phase. All future VSRs are assumed to exist as built during the operation phase of ARQ.
- 11.11.17** A great amount of VSRs have been identified in the primary and secondary visual envelope in local, district and strategic levels and are listed at **Table 11.5** below. Given the large number of people within the primary and secondary visual envelope, not every person or location with a view to the site is discussed. Instead, VSRs have been selected to be representative of similar groups of people with similar views and sensitivities. In this way the key VSRs that may be affected by the Project are considered. The location of public key public view points are shown in **Figures 227724/L/2410 - 2440** and photography from this view points are shown in **Figures 227724/L/2590 - 2592**.
- 11.11.18** The location of all VSRs and key public view points are shown in **Figures 227724/L/2410 - 2440** is described below along with its sensitivity, as summarised in **Table 11.5**. Representative photographs of the VSRs are presented in **Figures 227724/L/2450 to 2580**.

Table 11.5: Visually Sensitive Receivers at Strategic, District and Local Levels and Their Sensitivities

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
VSRs AT LOCAL LEVEL SAU MAU PING AREA (SAU MAU PING, LAM TIN AND JORDAN VALLEY AREA)									
R1.1	SAU MAU PING ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.2	PO TAT ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.3	SHUN TIN ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.4	SHUN LEE ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.5	SHUN CHI COURT	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.6	SHUN ON ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.7	SHUN LEE DISCIPLINED SERVICES QUARTERS	Residential	Many	Good	Yes	Full	Long	Frequent	High
R1.8	HIU LAI COURT	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.9	HING TIN ESTATE AND HONG WAH COURT	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.10	LAM TIN ESTATE AND HONG YAT COURT	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.11	TAK TIN ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.12	SAU MAU PING SOUTH ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.13	TSUI PING NORTH ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.14	TSUI PING SOUTH ESTATE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.15	MA YAU TONG VILLAGE	Residential	Many	Good	Yes	Partial	Long	Frequent	High
R1.16	RESIDENTIAL DEVELOPMENTS ALONG HIU KWONG STREET	Residential	Many	Good	Yes	Partial	Long	Frequent	High

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
R1.17	SCENEWAY GARDEN	Residential	Many	Good	Yes	Partial	Long	Frequent	High
GIC1.1	UNITED CHRISTIAN HOSPITAL	Institutional	Many	Good	Yes	Partial	Medium	Occasional	Medium
GIC1.2	KWUN TONG MARYNOLL COLLEGE AND NLSI LUI KWOK PAT FONG COLLEGE	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.3	SAINT TOO CANNAN COLLAGE AND UNITED CHRISTIAN COLLEGE	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.4	LING PO NO. 2 COLLEGE	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.5	KO LUI SECONDARY SCHOOL	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.6	SAU MAU PING DISTRICT POLICE HEAD AND SAU MAU PING POLICE STATION	Community	Few	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.7	ST. MATTHEW'S LUTHERAN SCHOOL	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.8	THE CHURCH OF CHRIST IN CHINA MONG MAN WAI COLLEGE	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.9	THE MISSION COVENANT CHURCH HOLM GLAD PRIMARY SCHOOL AND SKH LEE KWAI YEE SECONDARY SCHOOL	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.10	SCHOOLS AND INSTITUTE ALONG HIU YUK PATH AND KWUN TONG GOVERNMENT PRIMARY SCHOOL	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.11	HONG KONG INSTITUTE OF VOCATIONAL EDUCATION KWUN TONG CAMPUS	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.12	SAU MING PRIMARY SCHOOL	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.13	THE MISSION COVENANT CHURCH HOLM COLLEGE	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
GIC1.14	SHUN LEE ESTATE COMMUNITY CENTRE	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
GIC1.15	KWUN TONG GOVERNMENT SECONDARY SCHOOL AND SHUN LEE CATHOLIC SECONDARY SCHOOL	Institutional	Medium	Fair	Yes	Partial	Medium	Occasional	Medium
O1.1	LAM TIN PARK	Recreational	Many	Good	Yes	Partial	Long	Occasional	High
O1.2	SAU MAU PING MEMORIAL PARK	Recreational	Medium	Fair	Yes	Glimpse	Medium	Occasional	Medium
O1.3	SAU MING ROAD PARK	Recreational	Many	Good	Yes	Partial	Long	Occasional	High
O1.4	JORDAN VALLEY PARK	Recreational	Many	Good	Yes	Glimpse	Long	Occasional	High
O1.5	SHUN LEE ESTATE PARK	Recreational	Many	Good	Yes	Glimpse	Long	Occasional	High
O1.6	HONG NING ROAD PARK AND SAU NGA ROAD PLAYGROUND	Recreational	Medium	Good	Yes	Glimpse	Medium	Occasional	Medium
O1.7	SAI TSO WAN RECREATION GROUND	Recreational	Medium	Good	Yes	Glimpse	Medium	Occasional	Medium
O1.8	HIU KWONG STREET RECREATION GROUND AND HIU MING STREET PLAYGROUND	Recreational	Medium	Good	Yes	Glimpse	Medium	Occasional	Medium
OU1.1	HIKERS AT WILSON TRAIL SECTION 3	Recreational	Medium	Good	Yes	Glimpse	Medium	Occasional	Medium
P1.1	PLANNED DEVELOPMENT AT ANDERSON ROAD (DAR)	Residential	Many	Good	Yes	Full	Long	Frequent	High
T1.1	TRAVELLER ON TSEUNG KWAN O ROAD	Travelling	Many	Good	Yes	Glimpse	Short	Rare	Low
VSRs AT LOCAL LEVEL KWUN TONG AREA (KWUN TONG, KOWLOON BAY AND KAI TAK AREA)									
R2.1	WO LOK ESTATE AND PO PUI COURT	Residential	Many	Fair	Yes	Glimpse	Long	Frequent	High
R2.2	MEDIUM-RISE RESIDENTIAL DEVELOPMENTS AT YUET WAH STREET	Residential	Many	Fair	Yes	Glimpse	Long	Frequent	High
R2.3	LAGUNA CITY	Residential	Many	Good	Yes	Glimpse	Long	Frequent	High
R2.4	LOK WAH ESTATE LOK NGA COURT	Residential	Many	Good	Yes	Glimpse	Long	Frequent	High

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
R2.5	TELFORD GARDEN	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
R2.6	TUNG TAU ESTATE	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
R2.7	MEDIUM-RISE RESIDENTIAL DEVELOPMENTS AT SAN PO KONG	Residential	Many	Fair	Yes	Glimpse	Long	Frequent	Medium
R2.8	LOWER NGAU TAU KOK ESTATE	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
R2.9	RHYTHM GARDEN	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
R2.10	PING SHEK ESTATE AND CHOI HUNG ESTATE	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
R2.11	KAI YIP ESTATE	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
R2.12	RICHLAND GARDEN	Residential	Many	Good	Yes	Glimpse	Long	Frequent	Medium
RC2.1	PLANNED REDEVELOPMENT OF KWUN TONG TOWN CENTRE	Residential /Commercial	Medium	Poor	Yes	Glimpse	Medium	Occasional	Medium
RC2.2	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN KOWLOON CITY	Residential /Commercial	Medium	Poor	Yes	Glimpse	Medium	Occasional	Medium
CI2.1	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN KWUN TONG BUSINESS AREA	Commercial	Medium	Poor	Yes	Glimpse	Medium	Occasional	Medium
CI2.2	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN KOWLOON BAY BUSINESS AREA	Commercial	Medium	Poor	Yes	Glimpse	Medium	Occasional	Medium
GIC2.1	DELIA MEMORIAL SCHOOL	Institutional	Medium	Fair	Yes	Glimpse	Medium	Occasional	Medium
GIC2.2	THE CHURCH OF CHRIST IN CHINA KEI FAAT PRIMARY SCHOOL	Institutional	Medium	Fair	Yes	Glimpse	Medium	Occasional	Medium
GIC2.3	GOVERNMENT AND COMMUNITY OFFICE ALONG TSUI PING ROAD	Community	Medium	Fair	Yes	Glimpse	Short	Rare	Low

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
GIC2.4	ST. EDWARD'S CATHOLIC PRIMARY SCHOOL	Community	Medium	Fair	Yes	Glimpse	Short	Rare	Low
O2.1	YUET WAH STREET PLAYGROUND	Recreational	Medium	Fair	Yes	Glimpse	Short	Rare	Low
O2.2	KWUN TONG SWIMMING POOL	Recreational	Medium	Fair	Yes	Glimpse	Short	Rare	Low
O2.3	KOWLOON TSAI PARK	Recreational	Medium	Good	Yes	Glimpse	Short	Rare	Low
O2.4	KOWLOON WALLED CITY PARK	Recreational	Medium	Good	Yes	Glimpse	Short	Rare	Low
O2.5	KWUN TONG PROMENADE	Recreational	Medium	Good	Yes	Glimpse	Short	Rare	Low
OU2.1	KWUN TONG FERRY PIER	Travelling	Many	Good	Yes	Glimpse	Short	Rare	Low
OU2.2	COMMERCIAL AND INDUSTRIAL AT SAN PO KONG INDUSTRIAL ZONE	Commercial/ Industrial	Medium	Poor	Yes	Glimpse	Short	Rare	Low
P2.1	PLANNED RESIDENTIAL, COMMERCIAL DEVELOPMENTS AT KAI TAK CITY CENTRE AND VISITORS OF KAI TAK RIVER	Residential/ Commercial/ Recreational	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
P2.2	PLANNED CRUISE TERMINAL AND RUNWAY PARK	Commercial/ Recreational	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
P2.3	PLANNED METRO PARK	Recreational	Medium	Fair	Yes	Glimpse	Medium	Occasional	Medium
P2.4	PLANNED KAI TAK MULTI-PURPOSE STADIUM COMPLEX	Residential/ Commercial/	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
T2.1	TRAVELLER AT KOWLOON BAY	Travelling	Many	Good	Yes	Glimpse	Short	Occasional	Low
T2.2	TRAVELLER ON KWUN TONG BYPASS	Travelling	Many	Good	Yes	Glimpse	Short	Occasional	Low
VSRs AT DISTRICT LEVEL HUNG HOM AREA (MA TAU WAI, TO KWA WAN AND HUNG HOM)									
R3.1	RESIDENTS OF SKY TOWERS, GRAND WATERFRONT AND WYLER GARDENS	Residential	Many	Good	Yes	Glimpse	Medium	Occasional	Medium

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
R3.2	LAGUNA VERDE	Residential	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
R3.3	WHAMPOA GARDEN	Residential	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
R3.4	HABOURFRONT LANDMARK	Residential/ Commercial/	Medium	Good	Yes	Glimpse	Medium	Occasional	Medium
R3.5	MEDIUM RISE RESIDENTIAL BUILDING AT HUNG HOM TOWN CENTRE	Residential	Many	Poor	Yes	Glimpse	Medium	Occasional	Medium
R3.6	HABOUR PLACE	Residential	Many	Fair	Yes	Glimpse	Medium	Frequent	Medium
C3.1	HABOUR GRAND KOWLOON	Commercial	Medium	Good	Yes	Partial	Medium	Occasional	Medium
C3.2	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN HUNG HOM	Commercial/ Industrial	Medium	Poor	Yes	Glimpse	Medium	Rare	Low
I3.1	INDUSTRIAL AREA AT TO KWA WAN	Industrial	Medium	Poor	Yes	Glimpse	Medium	Rare	Low
RC3.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS ALONG CHATHAM ROAD NORTH	Residential/ Commercial/	Medium	Poor	Yes	Glimpse	Medium	Occasional	Low
RC3.2	MIX USE AT THE METROPOLIS	Residential/ Commercial/	Medium	Fair	Yes	Glimpse	Medium	Occasional	Low
O3.1	HOI SHAM PARK	Recreational	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
O3.2	TAI WAN SHAN PARK AND SWIMMING POOL	Recreational	Medium	Good	Yes	Glimpse	Medium	Occasional	Medium
O3.3	HUTCHISON PARK	Recreational	Medium	Fair	Yes	Glimpse	Short	Occasional	Low
O3.4	HUNG HOM PROMENADE	Recreational	Medium	Good	Yes	Glimpse	Short	Occasional	Low
VSRs at DISTRICT LEVEL TSIM SHAT SUI AREA (TSIM SHA TSUI AND WEST KOWLOON)									
C4.1	COMMERCIAL DEVELOPMENTS ALONG SALISBURY ROAD	Commercial	Medium	Good	Yes	Glimpse	Short	Occasional	Medium

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRS	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
GIC4.1	ART AND CULTURAL PRECINCT AT TSIM SHA TSUI	Visitors	Many	Good	Yes	Glimpse	Short	Occasional	Medium
RC4.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN TSIM SHA TSUI AND JORDAN	Residential/Commercial/	Medium	Good	Yes	Glimpse	Short	Occasional	Medium
O4.1	TSIM SHA TSUI PROMENADE	Recreational	Many	Good	Yes	Glimpse	Short	Occasional	Medium
O4.2	KOWLOON PARK	Recreational	Many	Fair	Yes	Glimpse	Short	Rare	Low
P4.1	PLANNED WEST KOWLOON CULTURAL DISTRICT	Recreational	Many	Good	Yes	Glimpse	Short	Rare	Low
T4.1	TRAVELLERS ON VICTORIA HARBOUR	Travelling	Many	Good	Yes	Glimpse	Medium	Occasional	Medium
VSRs AT STRATEGIC LEVEL HONG KONG ISLAND WEST (CENTRAL, WAN CHAI AND CAUSEWAY BAY)									
R5.1	RESIDENTS IN MIDLEVEL	Residential	Many	Good	YES	Glimpse	Long	Occasional	Low
RC5.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS FACING VICTORIA HARBOUR IN CAUSEWAY BAY	Residential/Commercial/	Many	Good	Yes	Glimpse	Medium	Occasional	Low
RC5.2	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS FACING VICTORIA HARBOUR IN WAN CHAI	Residential/Commercial/	Many	Good	Yes	Glimpse	Medium	Occasional	Low
C5.1	HONG KONG CONVENTION AND EXHIBITION CENTRE	Commercial	Many	Good	Yes	Glimpse	Short	Occasional	Low
C5.2	HIGH-RISE COMMERCIAL DEVELOPMENTS IN CENTRAL	Commercial	Many	Good	Yes	Glimpse	Medium	Occasional	Low
C5.3	HIGH-RISE COMMERCIAL DEVELOPMENTS IN ADMIRALTY	Institutional	Medium	Good	Yes	Glimpse	Medium	Occasional	Low
GIC5.1	HONG KONG YACHT CLUB	Recreational	Medium	Good	Yes	Glimpse	Short	Rare	Low
O5.1	VICTORIA PARK	Recreational	Many	Good	Yes	Glimpse	Short	Rare	Low

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
O5.2	SUN YAT SEN MEMORIAL PARK AT SAI YING PUN	Recreational	Many	Good	Yes	Glimpse	Short	Rare	Low
OU5.1	CENTRAL WATERFRONT PROMENADE	Recreational	Medium	Good	Yes	Glimpse	Short	Rare	Low
OU5.2	CENTRAL FERRY PIERS	Travelling	Medium	Good	Yes	Glimpse	Short	Rare	Low
OU5.3	THE PEAK	Visitors	Many	Good	Yes	Glimpse	Short	Rare	Low
OU5.4	HIKERS ON HONG KONG TRAIL SECTION 3	Recreational	Few	Good	Yes	Glimpse	Short	Rare	Low
OU5.5	CAUSEWAY BAY TYPHOON SHELTER AND WATERFRONT	Other use	Few	Good	Yes	Glimpse	Short	Rare	Low
T5.1	TRAVELLERS ON ISLAND EAST CORRIDOR	Travelling	Medium	Good	Yes	Glimpse	Short	Rare	Low
VSRs AT STRATEGIC LEVEL HONG KONG ISLAND EAST (NORTH POINT, QUARRY BAY, SAI WAN HO)									
C6.1	COMMERCIALS BUILDING AT QUARRY BAY	Commercial	Many	Good	Yes	Glimpse	Medium	Occasional	Low
R6.1	TAI KOO SHING	Residential	Many	Good	Yes	Glimpse	Medium	Occasional	Low
R6.2	RESIDENTS AT SAI WAN HO WATERFRONT	Residential	Many	Good	Yes	Glimpse	Medium	Occasional	Low
R6.3	HENG FA CHUEN	Residential	Many	Good	Yes	Glimpse	Medium	Occasional	Low
RC6.1	RESIDENTIAL AND COMMERCIALS BUILDING AT NORTH POINT	Residential/Commercial/	Many	Good	Yes	Glimpse	Medium	Occasional	Low
O6.1	QUARRY BAY PARK	Recreational	Medium	Good	Yes	Glimpse	Short	Occasional	Low
O6.2	SAI WAN HO PLAYGROUND	Recreational	Medium	Good	Yes	Glimpse	Short	Occasional	Low
O6.3	ALDRICH BAY PARK AND PROMENADE	Recreational	Medium	Good	Yes	Glimpse	Short	Occasional	Low
O6.4	LEI YUE MUN PARK AND HOLIDAY VILLAGE	Recreational	Medium	Good	Yes	Glimpse	Short	Occasional	Low

VSR ID.	Visually Sensitive Receiver (VSR)	Type of VSRs	Number of Individuals (Many/Medium/Few)	Quality of Existing View (Good/Fair/Poor)	Availability of Alternative Views (Yes/No)	Degree of Visibility (Full/Partial/Glimpse)	Duration of View (Long/Medium/Short)	Frequency of View (Frequent/Occasional/Rare)	Sensitivity to Change (Low, Medium, High)
OU6.1	SHAU KEI WAN TYPHOON SHELTER	Other use	Medium	Good	Yes	Glimpse	Short	Occasional	Low
OU6.2	HIKERS AT MT BUTLER AND MT PARKER	Recreational	Few	Good	Yes	Glimpse	Short	Rare	Low
OU6.3	TAI TAM COUNTRY PARK	Recreational	Few	Good	Yes	Glimpse	Short	Rare	Low
OU6.4	NORTH POINT FERRY PIER	Travelling	Few	Good	Yes	Glimpse	Short	Rare	Low

Note: R = Residential; RC = Residential,/Commercial, C = Commercial, CI = Commercial/ Industrial , GIC = Government/Institution/Community, I = Industrials, O = Open space, OU = Others specified use; T = Transport related,

11.12 Landscape Impact Assessment

Potential Sources of Impacts

11.12.1 The Project will involve various sources of landscape impact. The proposed development will create varying levels of impact on the landscape resources and landscape character areas at different stages of its lifetime. Potential landscape impact from above ground development and the footprint of construction works and operational facilities is concentrated upon for the purpose of the assessment. Impacts from below ground facilities are also considered from a landscape impact perspective.

Construction Phase

11.12.2 During the construction phase of the Project, potential impacts will result from the following:

- (1) Site clearance and tree removal/transplantation;
- (2) Site formation works including the creation of platform, cavern, outlook, cutting and filling;
- (3) Construction works associated with the proposed development of the ARQ, including water supply system including water pumping station, service reservoir, underground storm water storage tank, park, school, police station, fire station, housing developments, community centre and G/IC complex, etc;
- (4) Construction of new roads including underpass, roundabout, pedestrian streets, noise barriers, vertical transfer system A and B and amenity areas;
- (5) Stockpiling of construction and demolition materials, including existing topsoil for reinstatement works, and storage of construction equipment and plants; and
- (6) Temporary structures within the ARQ including site offices and parking areas.

Operation Phase

11.12.3 During the operation phase of the project, potential impacts will result from the following:

- (1) Operation of cavern, outlook, new built structures, housing developments and public facilities (as identified above); and
- (2) Landscaping works (e.g. existing tree treatment, transplanted trees, planting along pedestrian streets, compensatory planting and quarry restoration).

11.12.4 The sources of impacts of the project at the operation stage would be:

- (1) Development at Anderson Road (DAR);
- (2) Operation of footbridges and elevated walkways; and
- (3) Operation of new open spaces, parks and amenity areas.

Source of Landscape Impact and Magnitude of Change during the Construction and Operation before Implementation of Mitigation Measures

11.12.5 The magnitude of change, before implementation of mitigation measures, on the landscape resources and landscape character areas that would occur in the construction and operation phases are described below and tabulated in **Table 11.6**.

Table 11.6: Source of Landscape Impact and Magnitude of Change during the Construction Phase and Operation Phase

ID No.	Landscape Resources/ Landscape Character Areas	Source of Impact	Description of Impacts	Magnitude of change
LR1	Major Transport Route	Nil	Nil	Nil
LR2	Hillside Woodland	Construction and operation of cavern, outlooks and maintenance access	Approximately 0.1 ha. of woodland at summit area will be permanently affected. Approximately <u>40</u> nos of trees will be permanently removed by proposed outlook and related access at Tai Sheung Tok	Small
LR3	Semi-natural Dense Hillside Vegetation	Construction and operation of maintenance access and slope upgrading works	Approximately 1.13 ha. of existing woodland patches will be permanently removed. Approximately <u>220</u> nos of trees will be permanently removed by proposed underpass work.	Intermediate
LR3.1	Engineered Slope along with Semi-natural Dense Hillside Vegetation	Nil	Nil	Nil
LR4	Hillside Grassland/ Shrubland	Construction and operation of summit outlook, quarry restoration, slope upgrading works	Approximately 0.11 ha in total of existing shrubland will be permanently removed by proposed outlook and engineer works	Small
LR5	Natural Stream	Nil	Nil	Nil
LR5.1	Natural Stream at the east boundary of the ARQ	Nil	Nil	Nil
LR6	Urban Development Area	Nil	Nil	Nil
LR7	Rural Development Area	Nil	Nil	Nil

ID No.	Landscape Resources/ Landscape Character Areas	Source of Impact	Description of Impacts	Magnitude of change
LR7.1	Utilities Landscape at Rural Development Area	Nil	Nil	Nil
LR8.1	Shun Lee Tsuen Sports Centre and Park	Nil	Nil	Nil
LR8.2	Sau Ming Road Park	Nil	Nil	Nil
LR8.3	Football pitch and playground along Sau Nga Road	Nil	Nil	Nil
LR9	Quarry	Construction and operation of cavern, WSD water tank/ pumping station/ Service Reservoir, housing developments DSD retention tank (above-ground structures), open spaces and amenity areas	Approximately 40 ha. in total. of existing barren quarry landscape will change to proposed ARQ , Approximately 250 nos. of existing trees will be permanently removed to proposed new amenity and landscaping work/ development with well-planned urban design, open space and landscaping work	Large
LR9.1	Trees at Anderson Road	Construction and operation of new road, vertical transport systems, landscape amenity areas and slope upgrading works	Approximately 510 nos. of existing tree within 4 ha. of this LR will be permanently removed within that approximate 79 no. of trees will be transplanted to proposed new infrastructure, underpass and slope work	Large
LR9a	Potentially registrable Old and Valuable Tree (A) at Quarry	Construction and operation of New Open Space – Quarry Park	Potentially registrable OVT Tree LR9a is proposed to be retained by modification of the quarry park formation level to match with existing ground level. Figures 227724/L/2625 shows one possible scheme of the quarry park to retain the two trees. This scheme will be provided to LCSD for their reference in their quarry park design.	Negligible

ID No.	Landscape Resources/ Landscape Character Areas	Source of Impact	Description of Impacts	Magnitude of change
LR9b	Potentially registrable Old and Valuable Tree (B) at Quarry	Construction and operation of New Open Space – Quarry Park	Potentially registrable OVT Tree LR9b is proposed to be retained by modification of the quarry park formation level to match with existing ground level. Figures 227724/L/2625 shows one possible scheme of the quarry park to retain the two trees. This scheme will be provided to LCSD for their reference in their quarry park design.	Negligible
LR10	On-going Development Area	Construction and operation of maintenance access and slope upgrading works at Planned DAR	Approximately <u>20</u> no. of existing trees at 4 ha. of this LR will be permanently removed by the proposed development adjacent to Planned DAR	Small
LR 11	Development Area (DAR)	Construction and operation of vertical transfer system A and B, underpass, new road and slope works	Approximately <u>60</u> no. of existing trees at 3.5 ha. of this LR will be permanently removed.	Intermediate
LCA1	Rural Fringe LCA	Construction and operation of maintenance access and slope upgrading works	Approximately 0.6 ha. of of this LCA will be will be permanently affected by proposed outlook and related engineer works	Small
LCA2	Rural Fringe LCA	Nil	Nil	Nil
LCA3	Urban Fringe LCA	Nil	Nil	Nil
LCA4	Urban LCA	Nil	Nil	Nil
LCA5	Urban Parks LCA	Nil	Nil	Nil
LCA6	Quarry LCA	Construction and operation of New infrastructures, and development of ARQ (above-ground structures), open spaces, housing developments and amenity areas	Approximately 40 ha. of this LCA will be will be permanently affected by proposed new amenity at ARQ development	Large
LCA7	Development Area LCA	Construction and operation of new infrastructures, vertical transport systems, landscape amenity areas and slope upgrading works	Approximately 6 ha of this LCA will be will be permanently affected by the proposed development adjacent to Planned DAR	Intermediate

Source of Landscape Impact and Magnitude of Change during the Operation Phase

- 11.12.6** The magnitude of change, before implementation of mitigation measures, on the landscape resources and landscape character areas are tabulated in **Table 11.6**. All impacts are adverse unless otherwise stated.
- 11.12.7 LR2** - Hillside Woodland at the northern boundary of the ARQ, there would be small impact approximately 0.1 ha. woodland at summit area and approximately 40 nos. of existing trees will be removed by proposed outlook and maintenance access at Tai Sheung Tok. The magnitude of change is expected to be small.
- 11.12.8 LR3** - Semi-natural Dense Hillside Vegetation at the northwest boundary of the ARQ there would be intermediate impact, approximately 1.13 ha. of woodland; approximately 220 nos of trees will be removed by proposed infrastructures. The magnitude of change is expected to be intermediate.
- 11.12.9 LR4** - Hillside Grassland / Shrubland at the northern boundary of the ARQ, there would be approximately 0.11 ha. of existing shrubland may be removed by construction of outlook, quarry restoration, slope upgrading works. The magnitude of change is expected to be small.
- 11.12.10 LR9** - Quarry; approximately 40 ha. in total of existing barren quarry landscape will be change to proposed ARQ development; Approximately 250 nos. of existing tree at quarry be removed and changed to proposed new amenity and landscaping setting/development with well-planned urban design, new open space and landscaping work. The magnitude of change expected to be large.
- 11.12.11 LR9.1** - Trees at Anderson Road, approximately 510 nos. of existing tree at approximately 5.12 ha. will be removed; within that approximate 79 no. of trees will be transplanted by proposed new road network, infrastructure, underpass and slope work. The magnitude of change is expected to be large.
- 11.12.12 LR9a/ LR9b** - Two potentially registrable OVTs identified at LR9a and LR9b are proposed to be retained by modification of the quarry park formation level to match with existing ground level. Figures 227724/L/2625 shows one possible scheme of the quarry park to retain the two trees. This scheme will be provided to LCSD for their reference in their quarry park design. The magnitude of change is expected to be negligible.
- 11.12.13 LR10** - On-going Development Area, approximately 20 no. of existing trees at approximately 4 ha. will be permanently removed by construction of schools and parks are proposed to be built in some part of this LR while in the other part fences are set up as preparation for the subsequent construction activities. The magnitude of change is expected to be small.
- 11.12.14 LR11** - Approximately 3.5 ha of Development Area (DAR), approximately 60 no. of existing trees at will be permanently removed by construction of new road, vertical transfer system A and B, underpass, new road and slope works. The magnitude of change is expected to be intermediate.
- 11.12.15 LCA1** - Peaks/ Uplands/ Hillsides LCA small area (119.5 ha) of this LCA falls within ARQ 500m landscape study area. Approximately 0.6 ha total area will be permanently alienated by proposed outlook, quarry restoration, maintenance access and slope upgrading works at Tai Sheung Tok. The magnitude of change is expected to be small.

- 11.12.16 LCA6** - Quarry LCA Approximately two-thirds of this LCA are within ARQ and will be affected by plots designated for the land uses listed in **Table 11.11**. Approximately a platform area of approx. 40 ha. area of quarry landscape (86 ha) will be transformed into new ARQ development Similar to LR9; the magnitude of change is expected to be large.
- 11.12.17 LCA7**- Development Area LCA, approximately 60 ha of this LCA are located at DAR site within the 500m landscape study area. Approximately 6 ha. adjacent to Planned DAR development along Anderson Road will be permanently alienated by new infrastructures. The magnitude of change is intermediate.
- 11.12.18** For the LRs and LCAs not affected by the Project, i.e. LR1, LR3.1, LR5, LR5.1, LR6, LR7, LR7.1, LR8.1, LR8.2, LR8.3, LCA2, LCA3, LCA4 and LCA5 their magnitude of change is nil.

11.13 Visual Impact Assessment

Potential Sources of Impacts

11.13.1 Major direct impacts including blockage of views to the visual features, degrading of visual quality of existing views, change of viewing experience and visual incompatibility of the works with the surrounding visual context, will be resulted from the following activities during the construction phase:

Construction Phase

11.13.2 During the construction phase of the Project, potential impacts will result from the following:

- (1) Site clearance and tree removal/transplantation;
- (2) Site formation works including the creation of platform, cutting and filling, slope upgrading works;
- (3) Construction works associated with the proposed development of the ARQ, including water supply system including water pumping station, service reservoir, underground storm water storage tank, park, school, police station, fire station, housing developments, community centre and G/IC complex, etc;
- (4) Construction of roads including underpass, pedestrian streets, noise barriers and amenity areas;
- (5) Stockpiling of construction and demolition materials, including existing topsoil for reinstatement works, and storage of construction equipment and plants;
- (6) Temporary structures within the ARQ including site offices and parking areas; and
- (7) Potential night-time glare arising from the lighting of construction activities after dark.

Operation Phase

11.13.3 During the operation phase of the project, potential impacts will result from the following:

- (1) Operation of new built structures, housing developments and public facilities (as identified above); and
- (2) Landscaping works (e.g. existing tree treatment, transplanted trees, planting along pedestrian streets, compensatory planting and quarry restoration).

11.13.4 The sources of impacts of the project at the operation stage would be:

- (1) Development at Anderson Road (DAR);
- (2) Operation of footbridges and elevated walkways;
- (3) Operation of new open spaces, parks and amenity areas; and
- (4) Potential night-time glare arising from the light sources at the viewing deck, outlook site and rock cavern development to VSRs at the elevated level.

Nature and Magnitude of Unmitigated Visual Impacts in Construction and Operation Phase

- 11.13.5** The magnitude of the impacts, before implementation of mitigation measures, on the VSRs that would occur in the construction and operation phase are described below and tabulated in **Table 11.7**. All impacts are adverse unless otherwise stated.
- 11.13.6** During the construction phase, the unmitigated visual impacts are adverse in nature and mainly include blockage of views to the landscape resources, degrading of visual quality of existing views and visual incompatibility of the construction works with the surroundings. For most of the VSRs in strategic and district levels, the magnitude of impacts is considered to be small or negligible for the distance between the VSRs and ARQ is long and the degree of visibility remains low. For the VSRs at Quarry Bay Park and Hong Kong Exhibition and Conventional Centre in strategic level, and those at Hung Hom and Tsim Sha Tsui promenade and Victoria Harbour in district level, the magnitude of visual impacts is also considered as small; as ARQ can only be seen from the gap between building masses of Kowloon Bay and Kwun Tong area; also there is no change of viewing experience or project any alienate/ attenuate with existing visual resources most VSRs on this level.
- 11.13.7** For VSRs at local level, the magnitude of impacts in construction phase varies with VSRs visibility. In general, the closer the VSRs to the larger the magnitude of visual impacts as there will be higher potential that views from these VSRs will be partially blocked by the construction activities. Besides, the magnitude of impacts is also considered to be large for those residential VSRs along at Sau Mau Ping Road, and Planned DAR development. As there will have direct imminent view to proposed project therefore visual impacts is expected to be large to intermediate. Most views from the low-rise institutional, commercial and industrial VSRs at local level will mainly have glimpse views even their distance is close to the Project area, with their views be blocked by the comprehensive development of Planned DAR development, Therefore the magnitude of visual impacts on most schools, open space in the vicinity of Sau Mau Ping, Lam Tin and Jordan Valley areas are considered to be intermediate.

Potential Glare Impact

- 11.13.8** Glare impact depends on various factors including type and intensity of the light source, angle of view, distance, the presence and intensity of other background light sources. A qualitative approach has been used in this study to consider possible impacts to the VSRs.
- 11.13.9** There are two generic types of glare: (1) night-time direct or reflective glare/ light pollution coming from a man-made light source such as floodlights, and (2) day-time reflective glare coming from the sun. The former one is an issue of possible concern for this project. The latter one is more difficult to predict as sunlight intensity and directions differ from time to time and season to season.
- 11.13.10** Under the proposed ARQ development, potential night-time glare would be caused by light sources at the viewing deck, outlook site and rock cavern development directly pointing to the VSRs at the elevated level. Impact of night-time glare is a rather subjective human feeling and is difficult to measure. Generally, it has been suggested that the feeling of night-time glare is related to the ratio of 'brightness' of the man-made light sources to that of the background environment or the 'ambient' light. An indication of the light levels of surrounding planned development should also be further evaluated in detailed design.

Table 11.7: Visually Sensitive Receivers at Strategic, District and Local levels and Their Magnitude of Impacts

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
VSRs AT LOCAL LEVEL SAU MAU PING AREA – (SAU MAU PING, LAM TIN AND JORDAN VALLEY AREA)														
R1.1	SAU MAU PING ESTATE	80	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
R1.2	PO TAT ESTATE	80	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
R1.3	SHUN TIN ESTATE	120	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
R1.4	SHUN LEE ESTATE	120	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
R1.5	SHUN CHI COURT	150	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
R1.6	SHUN ON ESTATE	200	Low	Medium	Medium	Long	Medium	Large	Yes	No	Nil	Partial	Large	Large
R1.7	SHUN LEE DISCIPLINED SERVICES QUARTERS	800	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Partial	Large	Large
R1.8	HIU LAI COURT	500	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Nil	Large	Large
R1.9	HING TIN ESTATE AND HONG WAH COURT	500	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Nil	Intermediate	Intermediate
R1.10	LAM TIN ESTATE AND HONG YAT COURT	800	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
R1.10	LAM TIN ESTATE	1000	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
R1.11	TAK TIN ESTATE	1200	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
R1.12	SAU MAU PING SOUTH ESTATE	500	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
R1.13	TSUI PING NORTH ESTATE	1000	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
R1.14	TSUI PING SOUTH ESTATE	1000	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
R1.15	MA YAU TONG VILLAGE	100	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
R1.16	RESIDENTIAL DEVELOPMENTS ALONG HIU KWONG STREET	500	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Intermediate	Intermediate
R1.17	SCENEWAY GARDEN	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.1	UNITED CHRISTIAN HOSPITAL	500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.2	KWUN TONG MARYNOLL COLLEGE AND NLSI LUI KWOK PAT FONG COLLEGE	800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.3	SAINT TOO CANNAN COLLAGE AND UNITED CHRISTIAN COLLEGE	600	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.4	LING PO NO. 2 COLLEGE	120	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.5	KO LUI SECONDARY SCHOOL	600	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.6	SAU MAU PING DISTRICT POLICE HEAD AND SAU MAU PING POLICE STATION	600	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.7	ST. MATTHEW'S LUTHERAN SCHOOL	400	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.8	THE CHURCH OF CHRIST IN CHINA MONG MAN WAI COLLEGE	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.9	THE MISSION COVENANT CHURCH HOLM GLAD PRIMARY SCHOOL AND	80	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
	SKH LEE KWAI YEE SECONDARY SCHOOL													
GIC1.10	SCHOOLS AND INSTITUTE ALONG HIU YUK PATH AND KWUN TONG GOVERNMENT PRIMARY SCHOOL	550	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.11	HONG KONG INSTITUTE OF VOCATIONAL EDUCATION KWUN TONG CAMPUS	700	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.12	SAU MING PRIMARY SCHOOL	80	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.13	THE MISSION COVENANT CHURCH HOLM GLAD COLLEGE	800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.14	SHUN LEE ESTATE COMMUNITY CENTRE	100	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC1.15	KWUN TONG GOVERNMENT SECONDARY SCHOOL AND SHUN LEE CATHOLIC SECONDARY SCHOOL	120	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O1.1	LAM TIN PARK	600	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O1.2	SAU MAU PING MEMORIAL PARK	700	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O1.3	SAU MING ROAD PARK	200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
O1.4	JORDAN VALLEY PARK	800	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
O1.5	SHUN LEE ESTATE PARK	150	Low	Medium	Medium	Long	Medium	Medium	Yes	No	Nil	Nil	Intermediate	Intermediate
O1.6	HONG NING ROAD PARK AND SAU NGA ROAD PLAYGROUND	700	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O1.7	SAI TSO WAN RECREATION GROUND	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O1.8	HIU KWONG STREET RECREATION GROUND AND HIU MING STREET PLAYGROUND	700	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
OU1.1	HIKERS AT WILSON TRAIL SECTION 3	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
P1.1	PLANNED DEVELOPMENT AT ANDERSON ROAD (DAR)	0	Low	Medium	Medium	Long	Large	Large	Yes	No	Nil	Partial	Large	Large
T1.1	TRAVELLER ON TSEUNG KWAN O ROAD	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
VSRS AT LOCAL LEVEL KWUN TUNG AREA (KWUN TONG, KOWLOON BAY AND KAI TAK AREA)														
R2.1	WO LOK ESTATE, AND PO PUI COURT	800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.2	MEDIUM-RISE RESIDENTIAL DEVELOPMENTS AT YUET WAH STREET	1200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.3	LAGUNA CITY	1700	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
R2.4	LOK WAH ESTATE LOK NGA COURT	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.5	TELFORD GARDEN	2000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.6	TUNG TAU ESTATE	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.7	MEDIUM-RISE RESIDENTIAL DEVELOPMENTS AT SAN PO KONG	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.8	LOWER NGAU TAU KOK ESTATE	1500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.9	RHYTHM GARDEN	3500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.10	PING SHEK ESTATE AND CHOI HUNG ESTATE	3200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.11	KAI YIP ESTATE	3500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R2.12	RICHLAND GARDEN	3500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
RC2.1	PLANNED REDEVELOPMENT OF KWUN TONG TOWN CENTRE	1000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
RC2.2	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN KOWLOON CITY	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
CI2.1	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN KWUN	1500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
	TONG BUSINESS AREA													
CI2.2	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN KOWLOON BAY BUSINESS AREA	2500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC2.1	DELIA MEMORIAL SCHOOL	600	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC2.2	THE CHURCH OF CHRIST IN CHINA KEI FAAT PRIMARY SCHOOL	1300	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC2.3	GOVERNMENT AND COMMUNITY OFFICE ALONG TSUI PING ROAD	1300	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC2.4	ST. EDWARD'S CATHOLIC PRIMARY SCHOOL	1500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O2.1	YUET WAH STREET PLAYGROUND	1200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O2.2	KWUN TONG SWIMMING POOL	1200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O2.3	KOWLOON TSAI PARK	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O2.4	KOWLOON WALLED CITY PARK	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O2.5	KWUN TONG PROMENADE	2500	Low	Medium	Short	Medium	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
OU2.1	KWUN TONG FERRY PIER	2500	Low	Medium	Short	Medium	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
OU2.2	COMMERCIAL AND INDUSTRIAL AT SAN PO	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
	KONG INDUSTRIAL ZONE													
P2.1	PLANNED RESIDENTIAL, COMMERCIAL DEVELOPMENTS AT KAI TAK CITY CENTRE AND VISITORS OF KAI TAK RIVER	3500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
P2.2	PLANNED CRUISE TERMINAL AND RUNWAY PARK	3000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
P2.3	PLANNED METRO PARK	3500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
P2.4	PLANNED KAI TAK MULTI-PURPOSE STADIUM COMPLEX	3500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
T2.1	TRAVELLER AT KOWLOON BAY	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
T2.2	TRAVELLER ON KWUN TONG BYPASS	2500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
VSRS AT DISTRICT LEVEL HUNG HOM AREA (MA TAU WAI, TO KWA WAN AND HUNG HOM)														
R3.1	RESIDENTS OF SKY TOWERS, GRAND WATERFRONT AND WYLER GARDENS	3700	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R3.2	LAGUNA VERDE	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R3.3	WHAMPOA GARDEN	4800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R3.4	HABOURFRONT	4800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
	LANDMARK													
R3.5	MEDIUM RISE RESIDENTIAL BUILDING AT HUNG HOM TOWN CENTRE	5500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R3.6	HABOUR PLACE	5500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
C3.1	HABOUR GRAND KOWLOON	5800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
C3.2	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN HUNG HOM	4800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
I3.1	INDUSTRIAL AREA AT TO KWA WAN	4800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
RC3.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS ALONG CHATHAM ROAD NORTH	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
RC3.2	MIX USE AT THE METROPOLIS	5500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O3.1	HOI SHAM PARK	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O3.2	TAI WAN SHAN PARK AND SWIMMING POOL	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O3.3	HUTCHISON PARK	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O3.4	HUNG HOM PROMENADE	5500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
VSRS AT DISTRICT LEVEL TSIM SHA TSUI AREA (TSIM SHA TSUI AND WEST KOWLOON)														
C4.1	COMMERCIAL DEVELOPMENTS ALONG SALISBURY ROAD	5800	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC4.1	ART AND CULTURAL PRECINCT AT TSIM SHA TSUI	7000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
RC4.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN TSIM SHA TSUI AND JORDAN	6000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O4.1	TSIM SHA TSUI PROMENADE	6000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O4.2	KOWLOON PARK	7000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
P4.1	PLANNED WEST KOWLOON CULTURAL DISTRICT	8000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
T4.1	TRAVELLER ON VICTORIA HARBOUR	4200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
VSRS AT STRATEGIC LEVEL HONG KONG ISLAND WEST – (CENTRAL, WAN CHAI AND CAUSEWAY BAY)														
R5.1	RESIDENTS IN MIDLEVEL	10,000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
RC5.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS FACING VICTORIA HARBOUR IN CAUSEWAY BAY	7500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
RC5.2	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS FACING VICTORIA HARBOUR IN WAN CHAI	8000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
C5.1	HONG KONG CONVENTION AND EXHIBITION CENTRE	7000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
C5.2	HIGH-RISE COMMERCIAL DEVELOPMENTS IN CENTRAL	10,000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
C5.3	HIGH-RISE COMMERCIAL DEVELOPMENTS IN ADMIRALTY	7000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
GIC5.1	HONG KONG YACHT CLUB	7500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O5.1	VICTORIA PARK	6500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O5.2	SUN YAT SEN MEMORIAL PARK AT SAI YING PUN	10,500	High	High	Medium	Long	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
OU5.1	CENTRAL WATERFRONT PROMENADE	9000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
OU5.2	CENTRAL FERRY PIERS	8000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
OU5.3	THE PEAK	10,000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Negligible	Negligible
OU5.4	HIKERS ON HONG KONG TRAIL SECTION 3	9500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
OU5.5	CAUSEWAY BAY TYPHOON SHELTER AND	6500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
	WATERFRONT													
T5.1	TRAVELLERS ON ISLAND EAST CORRIDOR	10,000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
VSRS AT STRATEGIC LEVEL HONG KONG ISLAND EAST (NORTH POINT , QUARRY BAY, SAI WAN HO)														
C6.1	COMMERCIALS BUILDING AT QUARRY BAY	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R6.1	TAI KOO SHING	4600	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R6.2	RESIDENTS AT SAI WAN HO WATERFRONT	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
R6.3	HENG FA CHUEN	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
RC6.1	RESIDENTIAL AND COMMERCIALS BUILDING AT NORTH POINT	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O6.1	QUARRY BAY PARK	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O6.2	SAI WAN HO PLAYGROUND	4500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O6.3	ALDRICH BAY PARK AND PROMENADE	4200	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
O6.4	LEI YUE MUN PARK AND HOLIDAY VILLAGE	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
OU6.1	SHAU KEI WAN TYPHOON SHELTER	4000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
OU6.2	HIKERS AT MOUNT BUTLER	5500	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small
OU6.3	TAI TAM COUNTRY PARK	6000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

VSR ID.	Visually Sensitive Receiver (VSR)	Viewing Distance (m)	Compatibility of the Project with the Surrounding Landscape (High/ Medium/ Low)		Duration of Impacts (Long/ Medium/ Short)		Scale of Development (Large/ Medium/ Small)		Reversibility of Change (Yes/ No)		Potential Blockage of View (Full/ Partial/ Nil)		Magnitude of Impact (Large/ Intermediate/ Small/ Negligible)	
			Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation	Construction	Operation
OU6.4	NORTH POINT FERRY PIER	5000	Low	Medium	Medium	Long	Small	Small	Yes	No	Nil	Nil	Small	Small

Note: R = Residential; RC = Residential,/Commercial, C = Commercial, CI = Commercial/ Industrial , GIC = Government/Institution/Community, I = Industrials, O = Open space, OU = Others specified use; T = Transport related.

11.14 Mitigation Measures

11.14.1 The previous sections have identified the potential landscape and visual impacts due to the Development of Anderson Road Quarry and associated Schedule 2 Projects. A series of mitigation measures have been formulated in order to alleviate some of the effects of these impacts where possible (**Figures 227724/L/2610 to 2641**). It should be noted that design measures with intention to minimize overall landscape and visual impact due to the development have also been incorporated into the layout plans during planning and design stages. This section will describe:

- (a) Summary of proposed design measures incorporated into development layout plans to minimize negative impacts of the overall ARQ Development; and
- (b) Summary of proposed landscape and visual mitigation measures for specific Schedule 2 Projects.

Proposed Design Measures incorporated in Development Layout

11.14.2 Proposed Design Measures incorporated in Urban Design during the design stage are illustrated in **Figures 227724/L/2110 and 2120**.

Creation of Connectivity with Kwun Tong District

11.14.3 The Study Area is, to a certain extent, an isolated site. It is segregated from the core of Sai Kung District by hilly slopes, and is located at a platform north of Anderson Road higher than Planned DAR and the existing Sau Mau Ping area.

11.14.4 In the future development at the ARQ, it is necessary to enhance the linkage and connectivity with the adjoining areas in Sai Kung and Kwun Tung in terms of physical and transport linkages as well as social and economic linkages to achieve an integrated and sustainable community. In the consultation with Kwun Tong DC on Planned DAR, it is suggested that a footbridge system with elevator and lift should be provided to connect Planned DAR to Sau Mau Ping, Shun Lee, Hiu Lai Court and Tsui Ping to enhance social connection between the public housing estates on different hill platforms. It was also suggested that a circular bus route should be provided to connect various public housing estates in Shun Lee, Sau Mau Ping and Lam Tin.

11.14.5 Vertical pedestrian connections should be explored to connect the ARQ to major pedestrian routes within Planned DAR as well as the pedestrian linkages and open space network system in Kwun Tong.

Enriching Recreational and Tourism Diversity

11.14.6 The Study Area has great potential to become a hub for active recreational activities and newly proposed recreational facilities that build upon the distinctive landform. With the presence of the Tak Sheung Tok summit and the dramatic rock face, the ARQ can provide a cluster of active recreational activities. Such unique environment is expected to be one-of-a-kind in Hong Kong and can create a designation for both tourists and local people.

11.14.7 Moreover, there are a number of cultural and historical heritages in Kwun Tong. Since the Anderson Road Quarry has been in operation for more than 50 years, efforts can be made to retain some of the features of quarry operation which can reflect its history. Potential education or tourism programme should be explored through integration with other cultural and historical heritage in East Kowloon and Sai Kung.

Urban Design Issues

Preservation of View Corridors and Breezeway

- 11.14.8** With half of the Study Area fronting a continuous, high-density built-up area and another half fronting the rock face, it is important to identify view corridors that provide visual relief and improve urban legibility. The permeability of these corridors from lower vantage points should also be ascertained three-dimensionally since the dramatic slopes along the south-western edge of both the platforms of Planned DAR and the ARQ may obstruct the view corridor.
- 11.14.9** Potential visual obstruction and impact on air ventilation resulting from introduction of high rise development on Planned DAR development becomes unavoidable. In order to reduce the effects these may cause, it has been ensured that regional view corridors, local view corridors, vantage points and breezeways are provided as shown in **Figures 227724/L/2631, 2640 and 2641**.

Height Restrictions

- 11.14.10** The height restriction on development in Planned DAR expresses a clear intention to preserve the visibility of Tai Sheung Tok from major vantage points along the Victoria Harbour. As such, future developments on the ARQ should generally adhere to this urban design principle unless special landmark buildings and developments with individual merits warrant design flexibilities.

Landscape and Visual Issues

Proximity to Areas of High Landscape Value

- 11.14.11** The Study Area is located in close proximity to several areas of high landscape value as recognised both through the Country Park and the Conservation Area designations. It is important that any development proposed for ARQ considers the importance of these features in terms of maintaining their visual integrity.

Landscape Rehabilitation and Enhancement on Quarry Berms

- 11.14.12** The mitigation of the existing rock cut slope of the quarry face also forms an important consideration for the development of the landscape strategy for the proposed scheme. Any landscape treatment of this slope must address a number of concerns such as de-emphasising the horizontality of the terraces, utilising measures which do not require extensive planters and form a low maintenance solution.
- 11.14.13** In addition, opportunities exist to physically connect the ARQ to the naturalistic area on the north east through Tai Sheung Tok. Currently, the existing pathways from the platform to the ridgeline and summit of Tai Sheung Tok are gentle and legible due to the need of maintenance access. The possibility of connecting these pathways with existing foot paths can be further explored.

Visual Significance

- 11.14.14** A prominent view of the rock face can be seen along both sides of the Victoria Harbour. As such, it is important to create an urban form which responds to the existing visual corridors. Also, the proposed infrastructural network needs to respond to the landform. Instead of imposing an 'artificial' series of platforms with extensive retaining structures, reference should be made to the existing topography in the creation of development platforms.

11.14.15 In terms of building form, it is important to consider the ridgeline of Tai Sheung Tok which forms part of the mountain ranges of Kowloon. The proposed developments on ARQ should create a dynamic relationship with the form of the mountain.

Pedestrian Flow and Adequacy of Pedestrian Facilities

11.14.16 Due to the existing nature of ARQ as a quarry, there is no existing pedestrian flow in its vicinity. As such, both the pedestrian facilities near the Study Area and its connectivity to the surrounding areas are poor. In view of the situation, future pedestrian flow between Planned DAR and the ARQ will need to be studied and the corresponding pedestrian facilities be proposed.

Retention of Ridgelines at Strategic Viewpoints

11.14.17 The Ridgeline of the Kowloon Hills to the north of the southern areas of Kowloon provides a dramatic natural backdrop to the high-rise urban areas of Kowloon. Views to the natural ridgeline with the control of building height within the development has been preserved from the strategic vantage points at Quarry Bay Park, Hong Kong Convention and Exhibition Centre New Wing, and Sun Yat Sen Memorial Park viewing from Hong Kong Island (**Figures 227724/L/2640 and 2641**).

Aesthetic Design of Roads and Streetscapes

11.14.18 Roads and Streetscapes are potentially significant detractors to both the landscape and visual amenity of the Anderson Area Development. In order to minimize the impacts which they may cause, a series of measures have been incorporated in the development layout. The typical aesthetic design of roads and streetscapes is illustrated in **Appendices 11.1 to 11.4**. These include:

- Creation of a pleasant pedestrian environment with sympathetic landscape treatments for the road networks within the site;
- Provision of road side planting particular trees along all new distributor and local road where possible and practicable;
- Minimization the extent of utility reserves within pavement; and
- Provide depression and tunneling of roads in order to reduce the visual impact and improve the landscape quality of the environment at ground level.

Provision of Compensatory Planting

11.14.19 As described above substantial number of public open space and streetscapes will be created as an integral part of the ARQ Development. This will provide opportunity for the compensation to the loss of any planting disturbed by the works. Based on a very broad brush estimate, approximate 5,000 nos. of trees can be planted within new open spaces and approximate 1,000 nos. of trees can be planted for new distributor roads.

Environmentally-friendly Lighting Design and System

11.14.20 Environmentally-friendly lighting design and system and a well-planned lighting operation strategy shall be incorporated into open space areas, landscaping areas and commercial and recreational buildings in the proposed ARQ development to match with the ambient light condition so as to minimize the potential night-time glare to the adjacent VSRs within the Study Area.

11.14.21 Specifically, the mounting height and the direction of lighting fixtures shall be designed to avoid pointing the light sources directly to the VSRs. The lighting operation strategy

shall be formulated to reduce lighting levels match with operation requirement, which includes but not limited to preventing use of unnecessary lighting, adjusting the intensity of lighting, avoiding sky glow and limiting the number of intensively lit buildings by green building design, changing the spectral composition of lighting and reducing lights infringing into areas that are not intended to be lit.

11.14.22 Major design measures incorporated in the development layout for ARQ are summarized in **Table 11.8** and shown in **Figure 227724/L/2600**.

Table 11.8: Design Phase Mitigation Measures

ID No.	Design Measures
DM1	Control of building heights to preserve the ridgelines of Tai Sheung Tok
DM2	Creation of extensive pedestrian linkages and open space network system connected to Kwun Tong Region.
DM3	Preservation of high landscape value, rehabilitation zone and enhancement on Quarry Berms
DM4	Incorporation of visual connections and breezeways through preserve of visual corridor and natural air flows
DM5	Proper disposition of building mass and avoidance of excessive height and bulk of site building and structure to minimise intrusive views to visual resources.
DM6	Proper design of road layout and streetscape, open space network in adjacent areas
DM7	Tree Preservation/ Removal/ Transplanted Application should be obtained prior to implementation at early design stage in accordance with ETWB TCW No. 29/2004, 10/2013 and LAO GN No. 7/2007
DM8	Greening Provision in the early project planning stage in accordance with DEVB TCW No. 2/2012 and PNAP APP-152
DM9	ACABAS submission upon completion of conceptual design should be accordance with ETWB TCW No. 36/2004
DM10	Maintenance responsibilities should be obtained agreement with concerned party in accordance with ETWB TCW no. 2/2004

11.14.23 The proposed landscape and visual mitigation measures for the whole ARQ Development or specific works are listed in **Tables 11.9** and **11.10**. Generally, all mitigation measures are to be implemented as early as possible.

Table 11.9: Construction Phase Mitigation Measures

ID No.	Construction Phase Mitigation Measures	Funding / Implementation	Maintenance/ Management Agency
CM1 ^[3]	All existing trees to be retained shall be carefully protected during construction.	CEDD	CEDD
CM2 ^[2]	Tree Transplantation - Should removal of trees be unavoidable due to construction impacts, trees will be transplanted or felled. Detailed transplanting proposal will be submitted to relevant government departments for approval in accordance with LAO GN No. 7/2007, ETWB TCW No. 29/2004 and 10/2013 . Final locations of transplanted trees shall be agreed prior to commencement of the work.	CEDD	CEDD (Until handover to relevant government departments)

ID No.	Construction Phase Mitigation Measures	Funding / Implementation	Maintenance/ Management Agency
CM3 ^[3]	Control of operation night-time glare with well-planned lighting operation strategy to minimize potential glare impact to adjacent VSRs.	CEDD	CEDD
CM4 ^[3]	Erection of decorative screen hoarding.	CEDD	CEDD
CM5 ^[1]	Minimise disturbance and limitation of run-off – temporary structures and construction works should be planned with care to minimise disturbance to adjacent landscape, vegetation, natural stream habitats.	CEDD	CEDD

Table 11.10: Operation Phase Mitigation Measures

ID No.	Operation Phase Mitigation Measures	Funding / Implementation	Maintenance/ Management Agency
OM1 ^[1] , [2]	Compensatory tree planting should be incorporated into the proposed projects where trees are affected. (Along non-expressway public roads and within open spaces)	CEDD	LCS D (responsible parties for trees will be further discussed with government departments in accordance with Technical Circular ETWB TCW No. 10/2013 in detailed design stage)
OM1a ^[1] , [2]	Compensation of wooded area	CEDD	LCS D (responsible parties for trees will be further discussed with government departments in accordance with Technical Circular ETWB TCW No. 10/2013 in detailed design stage)
OM2 ^[1]	Tall buffer advance screen tree / shrub / climber planting, vertical green and green roof where appropriate should be incorporated to soften tall and hard engineering structures and facilities.	CEDD	Proposed maintenance/management party of the respective facilities: ArchSD /WSD/LSCD/ HyD
OM3	Sensitive streetscape design, which should be compatible with surrounding context, shall be incorporated along all new roads to reflect the new urban development in ARQ (Along non-expressway public roads outside country park)	CEDD	Proposed maintenance/management party of the respective facilities: LSCD (landscape softwork) HyD (landscape hardwork)
OM4	Structure, ornamental tree / shrub / climber planting should be provided along roadside amenity strips and central dividers to enhance the townscape quality, where practicable. (Along non-expressway public roads outside country park)	CEDD	LSCD

ID No.	Operation Phase Mitigation Measures	Funding / Implementation	Maintenance/ Management Agency
OM5	Sensitive and aesthetically pleasing design as regard to the form, height, material and finishes which should be visually unobtrusive, non-reflective compatible with surrounding context shall be incorporated to all buildings, noise barriers, engineering structures and associated infrastructure facilities.	CEDD	Proposed maintenance/management party of the respective facilities: ArchSD/WSD/LSCD/ HyD
OM6 ^[1] , [2]	Landscape enhancement and restoration of the Quarry rock face and landscape berms.	CEDD	Proposed maintenance/management party of the respective slopes: LCSD/HyD/LandsD/HD (responsible parties will be further discussed with government departments in detailed design stage)
OM7 ^[1] , [2]	Landscape treatments on slope to enhance the landscape and visual amenity value of proposed man made slope	CEDD	Proposed maintenance/management party of the respective slopes: LCSD/HyD/LandsD/HD (responsible parties will be further discussed with government departments in detailed design stage)
OM8 ^[1] , [2], [3]	Reinstatement of disturbed area and vegetation to match adjacent area or to condition to suit future land use	CEDD	Original maintenance/management parties of the areas concerned
OM9 ^[1] , [2], [3]	Trees and Shrubs Planting shall be incorporated to enhance the landscape and visual amenity value of planned open space such as Quarry Park, Summit Outlook, Gateway features, Children Playground, Civic Square, Green Promenade	CEDD	LCSD (responsible parties for trees will be further discussed with government departments in accordance with Technical Circular ETWB TCW No. 10/2013 in detailed design stage)

ID No.	Operation Phase Mitigation Measures	Funding / Implementation	Maintenance/ Management Agency
OM10	<p>Environmentally-friendly lighting design and system, and a well-planned lighting operation strategy shall be incorporated into open space areas, landscaping areas, and commercial and recreational buildings in the proposed ARQ development to match with the ambient light condition. Specific requirements include:</p> <ul style="list-style-type: none"> • Appropriate design of the mounting height and the direction of lighting fixtures to avoid the light sources directly pointing to adjacent VSRs within the Study Area; and • Adoption of appropriate lighting operation strategy to reduce lighting levels match with operation requirement, which includes but not limited to preventing use of unnecessary lighting, adjusting the intensity of lighting, avoiding sky glow and limiting the number of intensively lit buildings by green building design, changing the spectral composition of lighting and reducing lights infringing into areas that are not intended to be lit. 	CEDD	<p>Proposed maintenance/management party of the respective facilities: ArchSD/WSD/LSCD/ HyD</p>

Notes:

- [1] The maintenance of the interim greening measures will be undertaken by contractor for the first 12-month establishment period. In the case that the site is still not allocated after the establishment period, CEDD would liaise with relevant government departments to agree on the subsequent maintenance agent of the interim greening measures. Contractor would be responsible for the maintenance of the interim greening measures before any agreement is made.
- [2] The management and maintenance agencies of mitigation measures have been identified in accordance with ETWBTC 2/2004. The agreement and approval of the implementation, management and maintenance agencies of the Project will be sought from relevant parties during detailed design stage of the project. Contractor would be responsible for maintenance and management of trees, vegetation and the associated facilities (eg. irrigation system) within the permanent site boundary. The maintenance matrix and responsible parties for trees outside the permanent site boundary are yet to be confirmed. To facilitate with the confirmation process, CEDD would be responsible for the maintenance works before any agreement is made.
- [3] Mitigation measures refer to Good Site Practices.

Programme of Implementation of Landscape and Visual Mitigation Measures

11.14.24 The Construction Phase measures listed above should be adopted from the commencement of construction and should be in place throughout the entire construction period. The Operation Phase measures listed above should be adopted during the detailed design, and be built as part of the construction works so that they are in place at the date of commissioning of the Project. However, it should be noted that

the full effect of the soft landscape mitigation measures would not be appreciated for several years – Photomontages of the proposed project without and with mitigation measures illustrating the appearance after 10 years of the proposed works and illustrations are shown in **Figures 227724/L/2800 to 3000**.

Prediction of Significance of Landscape Impacts

11.14.25 The potential significance of the landscape impacts during the construction and operation phases, before and after mitigation, is provided in **Table 11.11**. This assessment follows the proposed methodology and assumes that the appropriate design measures incorporated in the development layout and the mitigation measures identified in **Tables 11.9** and **11.10** would be implemented and that the full effect of the soft landscape mitigation measures would be realized after 10 years.

Residual landscape impacts in Construction Phase

11.14.26 In the Construction Phase, after the implementation of the proposed mitigation measures, there will still be some residual landscape impacts of moderate to substantial significance. They are described below.

Residual Impacts on Landscape Resources

Impact on Existing Trees

11.14.27 Based on broad brush survey, approximately 61,394 trees are found within the 500m landscape study boundary. Approximately, 1100 trees will be removed by ARQ development and associated projects. The removed trees would be transplanted or felled depending on their health condition, amenity value and survival rate after transplanting. It is estimated that about 79 trees will be transplanted, and about 1021 nos. of trees needed to be felled. The felled trees include trees species are *Casuarina equisetifolia*, *Eucalyptus citriodora*, *Eucalyptus torilliana*, *Macaranga tanarius var. tomentosa*, *Leucaena leucocephala*, *Celtis sinensis*, *Ficus hispida* and *Ficus variegata*. Approximately tree are (~2-5m) height; crown spread (~2 - 10 m); trunk diameter (~100 - 300mm); mostly in fair condition and health, with moderate to high amenity value. None of the affected trees are LCSD Champion Trees or Registered Old and Valuable. None of the affected trees are exceptional sample of a particular species. Two potentially registrable OVTs identified at **LR9a** and **LR9b** are proposed to be retained by modification of the quarry park formation level to match with existing ground level. **Figures 227724/L/2625** shows one possible scheme of the quarry park to retain the two trees. This scheme will be provided to LCSD for their reference in their quarry park design. There are no rare species or endangered species but common species. All the trees with high amenity value which are unavoidably affected by the works will be transplanted as far as practicable. Detailed tree felling application and compensatory planting proposals will be submitted in accordance with **ETWB TCW No. 29/2004** and **10/2013** at detailed design stage. (Tree Survey Plan - **Appendix 11.1**).

11.14.28 Based on the proposed works, large amount of public open space and streetscapes will be created as “living in the Park” theme of the ARQ Development. Based on a very broad brush estimate, approximate 5,000 nos. of trees will planted within new open spaces and approximate 1,000 nos. of trees will be planted for roadside amenity areas to compensate for the loss of existing trees. Detailed tree preservation, transplanting and felling including compensatory planting proposals shall be submitted to relevant government departments for approval in accordance with **ETWB TCW No. 10/2013**. The compensatory tree planting and new landscape works as mitigation measures to the

loss of trees are proposed for the development. Therefore, the overall cumulative residual impacts on existing trees are considered acceptable with mitigation measures. The residual cumulative impact on trees would be considered substantially beneficial in the longer term after development and trees mature. (**Figures 227724/L/2610 to 2625**)

Impact on Open Space

11.14.29 A series of open space system that create landscape and visual connector with landscape elements to accommodate a number of leisure, recreation and civic activities are proposed in the development layout. These combine different types and character of spaces, comprising, Quarry Park, Green Spines, Summit Outlook, Gateway features, Children Playground, Viewing Platform, Civic Square, Viewing Deck, Rock Face, Rock Cavern, Hiking Trail, Green Promenade. Key major open space provided at the close vicinity includes, Jordan Valley Park, Shun Lee Tsuen Sports Centre and Park, Sau Ngau Road Playground, Hong Ning Road Park and Sau Ming Road Park. A total of approximately 25 ha of open space and 37 ha of green belts (mainly on rock face) will be provided within the ARQ development. These open spaces are well connected within the development and to the adjacent surrounding districts. These new open spaces network are provided within ARQ at the close vicinity of the adjacent districts. (**Figures 227724/L/2610, 2610A, 2624**)

Impact on Semi-natural Dense Hillside Vegetation

11.14.30 Approximate 1.13 ha semi-natural dense hillside vegetation will be permanently alienated by construction of road and underpass at south eastern of the Study Area. The vegetation to be affected by the underpass and road works will be reinstated on like to like basis after construction. The permanent loss of semi-natural hillside vegetation will be compensated by 1.2 ha wooded area within the proposed Quarry Park (refer to Chapter 10 – Ecology). The reduction of this landscape resource will be compensated by the newly created landscape resources, such as buffer planting around along new road when the trees in the new landscape resources matured. The permanent loss would be compensated by new trees planting, new recreational space, quarry park, green promenade, civic spine, streetscape and gateway at development at ARQ. It is considered that the residual impact on this resource will be reduced to slight with implementation of compensation measures.

Impact on Landscape Resources

11.14.31 LR2 - Hillside Woodland at the northern boundary of the ARQ, approximately 0.1 ha. woodland at summit area and approximately 40 nos. of existing trees will be removed by proposed outlook and maintenance access at Tai Sheung Tok. Dominant trees species include *Alangium chinense*, *Celtis sinensis*, *Cinnamomum camphora*, *Cinnamomum parthenoxylon*, *Litsea glutinosa*, *Reevesia thyrsoidea*, *Schefflera heptaphylla*, *Schima superba* and *Machilus* spp. with approximately 6 – 10m; crown spread 5 – 10 m; trunk diameters 120-250mm. The magnitude of change is expected to be small.

11.14.32 LR3 - Semi-natural Dense Hillside Vegetation at the northwest boundary of the ARQ approximately 1.13 ha. of woodland; approximately 220 nos of trees will be removed by proposed infrastructures. Exotic species ranging in height from 5 – 15m such as *Acacia auriculaeformis*, *Celtis sinensis* and *Eucalyptus robusta*. The magnitude of change is expected to be intermediate.

11.14.33 LR4 - Hillside Grassland / Shrubland at the northern boundary of the ARQ, approximately 0.11 ha. of existing shrubland may be removed by construction of

outlook, quarry restoration, slope upgrading works. Shrubs dominated by *Glochidion hirsutum*, *Rhodomyrtus tomentosa*, *Melastoma malabathricum* and *Eurya* spp. The magnitude of change is expected to be small.

- 11.14.34 LR9** – Quarry; approximately 40 ha in total of existing barren quarry landscape will be change to proposed ARQ development; Approximately 250 nos. of existing tree at quarry be removed and changed to proposed new amenity and landscaping setting/development with well-planned urban design, new open space and landscaping work. Species are found such as *Casuarina equisetifolia*, *Eucalyptus citriodora*, *Eucalyptus torelliana*; shrubs and climbers species such as *Melastoma sanguineum*, *Rhaphiolepis indica* and *Parthenocissus dalzielii*. Most trees are ~5-12 metre high, crown spread 4-12m. The magnitude of change expected to be large.
- 11.14.35 LR9.1** - Trees at Anderson Road, approximately 4 ha in total of existing 510 nos. of existing tree will be removed within that approximate 79 no. of trees will be transplanted by proposed new road network, infrastructure, underpass and slope work. Trees species are affected such as *Acacia auriculiformis*, *Acacia confusa*, *Bombax ceiba*, *Ficus benjamina* var. *variegata*, *Ficus hispida*, *Ficus microcarpa*, *Ficus variegata*, *Juniperus chinensis* 'Kaizuca', *Machilus chekiangensis*, *Platyclusus orientalis*, *Polyspora axillaris*. The magnitude of change is expected to be large.
- 11.14.36 LR9a/ LR9b** - Two potentially registrable OVTs identified at LR9a and LR9b are proposed to be retained by modification of the quarry park formation level to match with existing ground level. **Figures 227724/L/2625** shows one possible scheme of the quarry park to retain the two trees. This scheme will be provided to LCSD for their reference in their quarry park design. The magnitude of change is expected to be negligible.
- 11.14.37 LR10** - On-going Development Area, estimate ~ 20 no. of existing trees at approximately 4 ha. will be permanently removed by construction of schools and parks are proposed to be built in some part of this LR while in the other part fences are set up as preparation for the subsequent construction activities. Common trees include *Acacia confusa*, *Bombax ceiba*, *Delonix regia* and *Spathodea campanulata* in average height of 3-6m; crown spread 2-8m. The magnitude of change is expected to be small.
- 11.14.38 LR11** - Approximately 3.5 ha of Development Area (DAR), estimate ~ 60 no. of existing trees at will be permanently removed by construction of new road, vertical transfer system A and B, underpass, new road and slope works. Trees species are common such as *Acacia confusa*, *Machilus pauhoi*, *Celtis sinensis*, *Macaranga tanarius* var. *tomentosa*, *Ficus variegata* in average height of 4-8m; crown spread 2-5m. The magnitude of change is expected to be intermediate.

Impact on Landscape Character Areas

- 11.14.39 LCA1** - Peaks/ Uplands/ Hillside LCA small area (119.5 ha) of this LCA falls within ARQ 500m landscape study area. Approximately 0.6 ha total area will be permanently alienated by proposed outlook, quarry restoration, maintenance access and slope upgrading works at Tai Sheung Tok. The magnitude of change is expected to be small.
- 11.14.40 LCA6** - Quarry LCA Approximately two-thirds of this LCA are within ARQ and will be affected by plots designated for the land uses listed in **Table 11.11**. Approximately a platform area of approx. 40 ha. area of quarry landscape (86 ha) will be transformed into new ARQ development Similar to LR9; the magnitude of change is expected to be large.

11.14.41 LCA7- Development Area LCA, approximately 60 ha of this LCA are located at DAR site within the 500m landscape study area. Approximately 6 ha adjacent to Planned DAR development along Anderson Road will be permanently alienated by new infrastructures. The magnitude of change is intermediate.

Landscape Impacts after Mitigation

11.14.42 Impact of significance after mitigation of key LRs and LCAs are considered to be:

- (1) Insubstantial during operation for LR10 (On-going Development Area) and LR11 (Development Area (DAR))
- (2) Slight during operation for LR2 (Hillside Woodland), LR3 (semi-natural dense hillside vegetation), LR4 (Hillside Grassland/Shrubland) and LCA1 (Peaks/Uplands/ Hillsides LCA);
- (3) Substantial (beneficial) during after 10 years of operation for LR9 (Quarry) LR9.1 (Trees at Anderson Road), LCA6 (Quarry Landscape) and LCA7 (Development Area LCA),

11.14.43 With the implementation of detailed design considerations, tree protection & preservation and transplantation, compensatory planting and buffer planting, sensitive streetscape design and extensive roadside planting will be proposed to mitigate the landscape impact on LR10 and LR11 are considered to be reduced insubstantial during construction and operation. LR2, LR4, LR3 and LCA1 are considered to be reduced to slight during construction and on operation day 1 and insubstantial by year 10 of operation.

11.14.44 A wooded Area of about 1.2 ha is proposed at the future quarry park location; it will be provided to compensate the loss of small and semi-natural woodland (LR3) due to the proposed road and underpass. These mitigation measures will ensure that LR3 have been reduced to slight on operation day 1 and by year 10 of operation impacts on LR3 have been reduced to insubstantial.

11.14.45 The substantial impacts on LR9 and LR9.1 of the Project due to loss of existing trees and vegetations. With the implementation of landscape and visual mitigation measures. The restoration of the currently exposed rock slope and the adoption of buffer planting, approximate 5,000 nos. of trees will be planted within new open spaces and approximate 1,000 nos. of trees will be planted for roadside amenity areas to compensate for the loss of existing trees. Sensitive streetscape design and extensive roadside planting will be proposed at new ARQ development which provides subtle transition from the new development to the naturalistic landscape beyond, the overall impact of the Project will be further enhanced and beneficial in a long term after mitigation measures.

11.14.46 LCA6 and LCA7 are similar to LR9. It will become ARQ Development Landscape Character Area during operation phase. As compared with the barren quarry, with little landscape resources/interests, the proposed ARQ development with a total of approximately 25 ha of open space and 37 ha of green belts (mainly on rock face) will be provided within the ARQ development. This new open spaces interconnected with green corridors in a new urban setting. It is considered that the residual impact on LCA6 is substantial beneficial in Year 10.

11.14.47 For the LRs and LCAs not affected by the Project, i.e. LR1, LR3.1, LR5, LR5.1, LR6, LR7, LR7.1, LR8.1, LR8.2, LR8.3, LR9a, LR9b, LCA2, LCA3, LCA4 and LCA5 mitigation measures are not required as well.

11.14.48 The mitigation measures discussed above are considered to reduce all adverse landscape impacts on affected LRs and LCAs to insubstantial by year 10 of operation, while the enhancement measures will reinforce the benefits of the Project in terms of landscape.

11.14.49 The Landscape Impacts in Construction and Operation Phases, before and after Mitigation are summarised in **Table 11.11** below.

Table 11.11: Significance of Landscape Impacts in Construction and Operation Phases (Note: All impacts are Adverse unless otherwise noted with Beneficial)

ID. No.	Landscape Resources / Landscape Characters	Sensitivity (Low, Medium, High)		Magnitude of change (Negligible, Small, Intermediate, Large)		Impact Significance Threshold BEFORE Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (Insubstantial, Slight, Moderate, Substantial)		
		Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
										DAY 1	YEAR 10
LR2	Hillside Woodland	High	High	Small	Small	Moderate	Moderate	CM1, CM5, OM1, OM7, OM8	Slight	Slight	Insubstantial
LR3	Semi-natural Dense Hillside Vegetation	Medium	Medium	Intermediate	Intermediate	Moderate	Moderate	CM1, CM5, OM1, OM7, OM8 OM9	Slight	Slight	Insubstantial
LR4	Hillside Grassland / Shrubland	High	High	Small	Small	Moderate	Moderate	CM1, CM5, OM8	Slight	Slight	Insubstantial
LR9	Quarry	Medium	Medium	Large	Large	Substantial	Substantial	CM1, CM2, CM5, OM1, OM1a, OM2, OM3, OM5, OM6, OM9	Slight (beneficial)	Moderate (beneficial)	Substantial (beneficial)
LR9.1	Trees at Anderson Road	Medium	Medium	Large	Large	Substantial	Substantial	CM1, CM2, CM5, OM1, OM2, OM3, OM5, OM6, OM9	Slight (beneficial)	Moderate (beneficial)	Substantial (beneficial)
LR10	On-going Development Area	Low	Low	Small	Small	Slight	Slight	CM1, CM2, CM5, OM1, OM2, OM3, OM5, OM6,	Insubstantial	Insubstantial	Insubstantial
LR11	Development Area (DAR)	Low	Low	Intermediate	Intermediate	Slight	Slight	CM1, CM2, CM5, OM1, OM2, OM3, OM5, OM6, OM9	Insubstantial	Insubstantial	Insubstantial
LCA1	Peaks, Uplands and Hillside LCA	High	High	Small	Small	Moderate	Moderate	CM1, CM5, OM7, OM8, OM9	Slight	Insubstantial	Insubstantial

ID. No.	Landscape Resources / Landscape Characters	Sensitivity (Low, Medium, High)		Magnitude of change (Negligible, Small, Intermediate, Large)		Impact Significance Threshold BEFORE Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold AFTER Mitigation (Insubstantial, Slight, Moderate, Substantial)		
		Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
										DAY 1	YEAR 10
LCA6	Quarry LCA	Low	Low	Large	Large	Moderate	Moderate	CM1, CM2, CM5, OM1, OM1a, OM2, OM3, OM5, OM6, OM9, OM10	Slight (beneficial)	Moderate (beneficial)	Substantial (beneficial)
LCA7	Development LCA	Low	Low	Intermediate	Intermediate	Slight	Slight	CM1, CM2, CM5, OM1, OM2, OM3, OM5, OM6, OM9	Slight (beneficial)	Moderate (beneficial)	Moderate (beneficial)

*Noted: Details of CMs and OMs refer to **Tables 11.9** and **11.10**.

Magnitude of Unmitigated Visual Impacts in Construction and Operation Phase

- 11.14.50** The magnitude of the impacts, before implementation of mitigation measures, on the VSRs that would occur in the construction and operation phase are described below and tabulated in **Table 11.12**. All impacts are adverse unless otherwise stated.
- 11.14.51** During the construction phase, the unmitigated visual impacts are adverse in nature and mainly include blockage of views to the landscape resources, degrading of visual quality of existing views and visual incompatibility of the construction works with the surroundings. For most of the VSRs in strategic and district levels, the magnitude of impacts is considered to be small or negligible for the distance between the VSRs and ARQ is long and the degree of visibility remains low. For the VSRs at Hong Kong Island in strategic level, and those at Hung Hom areas and Victoria Harbour in district level, the magnitude of impacts is considered to be intermediate as they have closer and direct views to ARQ.
- 11.14.52** For VSRs at local level, the magnitude of impacts in construction phase varies with visual sensitivity. In general, the closer the VSRs to ARQ, the larger the magnitude of visual impacts as there will be higher potential that views from these VSRs will be fully/partially blocked by the construction activities. Besides, the magnitude of impacts is also considered to be large for those highly sensitive VSRs, such as the residential developments and open spaces along Sau Mau Ping Road, as there will be direct adverse impacts on the quality of visual setting and living space.
- 11.14.53** During the operation phase, the nature of unmitigated visual impacts could be adverse or beneficial. Adverse impacts will be resulted from the blockage of views to the landscape resources and permanent loss of open views whilst beneficial impacts are improvements to the visual quality. The magnitude of adverse visual impacts is large for the highly sensitive VSRs located in close proximity to the future DAR development where the planned high-rise developments will induce blockage of views and permanent loss of open views that some of these VSRs currently enjoy. In general, magnitude of adverse impacts will be reduced as the distance between VSRs and ARQ increases. Whilst the VSRs at strategic and district levels are not that sensitive to changes in visual context induced by ARQ, the magnitude of impacts will remain small or negligible.
- 11.14.54** As mentioned, with the introduction of major open space and iconic developments on the existing barren quarry land, new visual resources will be provided that certain enhancement to different level of VSRs will be induced.

11.15 Magnitude Of Visual Impacts

- 11.15.1** For those VSRs at a distance e.g. >2.5 km, how the proposed development affects the ridgeline in the main concern with regard to magnitude of change. The formulation of the preferred development option has considered the preservation of the ridgeline so as to minimise disturbance to it. In addition the existing rock face of the ex-quarry, which is undergoing enhancement work, will also be preserved. Part of the rock face will be blocked by the proposed development however, but for viewers at a distance the proposed buildings themselves will be partly blocked by the existing high rise environment surrounding the site to the south and west. The Development Massing and Height Profile are shown in **Figure 227724/L/2640**, and Section is illustrated in **Figure 227724/L/2641**.

11.15.2 The existing high rise environment will be added to by the Planned DAR, which is under construction at the time of writing. The photomontages in **Figures 227724/L/2810 to 3000** go some way to illustrate that much of the visual impact experienced by the VSRs will be due to the Planned DAR rather than only due to the proposed development. Viewpoint location is mapped in **Figure 227724/L/2800**.

11.15.3 The magnitude of change on each VSR group is summarised in **Table 11.12** and discuss below.

VSRs in Local Level within distance of approx. 3km

11.15.4 VSRs at Local Level in close vicinity of RQ within the primary zone of visual envelope are mapped in **Figure 227724/L/2410 to 2440**. Baseline viewpoints from Key VSRs at local level illustrating the quality of existing views are shown in **Figure 227724/L/2590 to 2595**. The baseline assessment of VSRs at local level is shown in **Table 13.4**.

11.15.5 The residents in high rise blocks within 500m of ARQ at Sau Mau Ping, Lam Tin and Jordan Valley areas and part of the Kai Tak, Ma Tau Kok, Hung Hom and Cha Kwo Ling (including R1.1, R1.2, R1.3, R1.4, R1.5, R1.6, R1.7, R1.8, R1.12, R1.15 and P1.1) will have direct views towards ARQ will be partly blocked by the proposed Planned DAR that is currently under construction. **Figures 227724/L/2900 and 2960** photomontages from LVP1 to LVP7 respectively illustrate the worse cases scenario from mentioned VSRs. This Project will still appear to be large scale for many of these residents with window directly facing to Study Area; however the quality of existing view is disrupted by current construction activities at Planned DAR which is closer to these VSRs; due to continuous evolving development at Anderson area. The proposed underpass design and new access road at the eastern side of Study Area has significantly reduced the disturbance of woodland and possible loss of greenery. The viewing experience at R1.2- Po Tat Estate will be temporary alienated. Overall the magnitude of change will be large for close by residential VSRs. it is considered that the new urban landscape and character at Anderson area will be enhanced the viewing experience from most of local viewers in operation stage. Their viewing experience of the new urban landscape and visual setting at Anderson area will be enhanced by new open space and streetscape greenery for most of local viewers, compare with existing barren quarry site with limited landscape and visual resources. The new development will transform ARQ as new landmark and focal points in the vicinity (refers to Paragraph 11.4.6 to 11.4.11).

11.15.6 Recreational and residential VSRs in local level are fairly close to ARQ (including R1.9, R1.10, R1.11, R1.12, R1.14, R1.16, O1.4, O1.5), but their view will be restricted to only the higher parts or summit of the proposed development or partly blocked by Planned DAR that is currently under construction. The quality of their existing view will not change and the overall magnitude of change in view will be intermediate.

11.15.7 The recreational users of open/green space around Jordan Valley will be able to reach points with open views towards ARQ. **Figure 227724/L/2950** illustrate how some of the best views towards ARQ at LVP6, will be affected by the proposed development. The Planned DAR which is currently under construction will block most of the proposed development and be the key cause of visual impact to these viewers. With the DAR in existence, the quality of views will not deteriorate due to the proposed development. The magnitude of change due to the proposed development itself is considered intermediate.

11.15.8 P1.1 Planned Development at Anderson Road (DAR) as residents VSRs of the proposed DAR are very close to ARQ and the new development will be large scale to them.

Whereas currently this VSR would enjoy fair views towards the Project of the quarry and rock-face as well as the Tai Sheung Tok ridgeline, this is change to an urban view incorporating the high rise buildings proposed, which is considered also represent a fair view quality. For some viewers, the Project will fully occupy their view and the magnitude of change is considered large.

- 11.15.9** OU1.1 Hikers at Wilson Trail Section 3; The hikers on and around Black Hill may be able to see ARQ at points on the trails, but it cannot be considered to block their view at all and the Planned DAR, which is already under construction, will be largely responsible to the change in this VSR's quality of view and overall view. **Figures 227724/L/2970 and 2971** photomontages illustrate the view point from LVP8. Overall the magnitude of change due to the proposed development itself on this VSR group is small.
- 11.15.10** The rest of others VSRs in local level will only have glimpse views toward rock face or 310mPD of the proposed summit outlook; majority views is blocked by proposed Planned DAR that is currently under construction. The quality of their existing view will not change and the overall magnitude of change in view will be small.

VSRs in District Level within distance of approx. ~6km

- 11.15.11** District Level VSRs are far from ARQ and while they may be able to see the proposed development, it will not block their view at all. **Figures 227724/L/2860 -2891** illustrate the changes in view from DVP1 to DVP4 respectively; the impact of the proposed development on this VSR group and shows that the Planned DAR will block much of the proposed development. Residents/workers at higher levels of buildings may see a little more of the proposed development behind the DAR but it will hardly be noticeable to most of the viewers in this VSR and will not change the quality of their view. The magnitude of change is small.
- 11.15.12** VSRs R3.1 and R3.2 are far from ARQ and while they may be able to see the summit of ARQ proposed development, it will not block their view at all. **Figures 227724/L/2860, 2870 - 2871** illustrates the changes in view from DVP1 to DVP2 respectively; representing the impact of the proposed development on VSR group in district level and shows that the Planned DAR will block much of the proposed development. Residents/workers at higher levels of buildings may see a little more of the proposed development behind the Planned DAR but it will hardly be noticeable to most of the viewers in this VSR and will not change the quality of their view. The magnitude of change is small.
- 11.15.13** T4.1 Victoria Harbour and O4.1 Tsim Sha Tsui Promenade will not have their views greatly changed by the proposed development as much of the visual changes they experience from the current situation will be due to the Planned DAR. There is no potential blockage of views. **Figures 227724/L/2880, 2890 and 2891** illustrates the changes in view from SVP3 to SVP4 respectively. The proposed development affects a fraction of their view and their quality of view will remain the same. The magnitude of change is small.

VSRs in Strategic Level within distance of approx. ~10km

- 11.15.14** Similar to VSRs along both side of Victoria Harbour of strategic level are far from the ARQ and while they may be able to see the proposed development, it will not block their view and mostly only have glimpse view; **Figures 227724/L/2810 to 2850** illustrates the changes in view from SVP1 to SVP5 respectively; representing the impact of the proposed development on this VSR group and shows that the Planned DAR will

block much of the view of the proposed development. Residents/workers at higher levels of buildings may see a little more of the proposed development behind the Planned DAR but it will hardly be noticeable to most of the viewers in strategic level; the quality of their view will remain unchanged. The magnitude of change is small.

- 11.15.15** VSRs around The Peak OU5.3 are very far from ARQ and the proposed development ~10km will not form a significant part of their view. **Figure 227724/L/2820** illustrate how some of the best views towards the ARQ at SVP2, giving an indication of the change to the view from SVP2. The proposed development may just be noticeable but much of change from the current view is due to the Planned DAR and even in combination largely merges with the existing built environment, such that the overall the magnitude of change for this VSR is small.
- 11.15.16** C5.1 Hong Kong Exhibition and Convention Centre, OU5.2 Central Ferry Pier and visitors to this building and the Golden Bauhinia statue will not suffer a change in view quality due to the proposed development. **Figures 227724/L/2830, 2831 and 2810** respectively illustrate how some of the best views towards ARQ at SVP3 and SVP1, giving an indication of the change to the view from very distance views. The current view in this direction is of a high rise built environment and considering the distance (approximately 7 km) and the proposed development will be hardly noticeable to this VSR group. The magnitude of change is considered to be small.
- 11.15.17** O6.1 Quarry Bay Park and O6.3 Aldrich Bay Park and Promenade are recreational VSRs on Hong Kong Island waterfront at a distance (approximately 4 km) from ARQ. **Figures 227724/L/2840, 2841 and 2850** helps illustrate the impact of the proposed development on this VSR group, giving an indication of the change to the view from SVP4 and SVP5. The proposed development will mostly be blocked by the Planned DAR but the high rise buildings of the north western part of the development will be more noticeable. The quality of view for this VSR will remain of a built environment, will able to see Tai Sheung Tok peak and much of its ridgeline and the magnitude of change is small.

11.16 Prediction of Significance of Visual Impacts

- 11.16.1** An assessment of the potential significance of the visual impacts during the construction and operation phases, before and after mitigation, is listed in detail in **Table 11.12**. This follows the proposed methodology and assumes that the appropriate design measures incorporated in the development layout, construction and operation mitigation measures identified in **Section 11.15** above would be implemented, and that the full effect of the soft landscape mitigation measures would be realized after ten years. The residual impacts after mitigation are briefly described below. Photomontages and illustrations of the proposed development are shown in **Figures 227724/L/2810 to 3000**. The locations of the viewpoints are indicated in **Figure 227724/L/2800**.

Residual Visual Impacts in Construction Phase

- 11.16.2** Given that the magnitude of visual impacts on the VSRs at strategic, district and local levels is generally small or negligible; the adverse residual impacts are expected to be slight or insubstantial with the implementation of the appropriate mitigation measures.
- 11.16.3** Due to the large scale of construction work, with the implementation of mitigation measure such as control of night time glare, decorative screening hoarding, management of facilities on work sites and reinstatement of hard and soft landscape areas, the

residual impact on adjacent residential VSRs who can view the temporary works areas/sites during the construction phase would be generally reduced to slight.

11.16.4 At local level, VSRs abutting the project boundary of ARQ will be subject to substantial adverse visual impacts during the construction phase. With the implementation of appropriate mitigation measures like incorporation of decorative hoarding, the residual visual impacts will be lowered to moderate level. However, for the VSRs in close proximity, like R1.1, R1.2, R1.3, R1.4, R1.5, R1.6, R1.7, R1.8, R1.12, R1.15, O1.4, and P1.1, the residual impacts are still considered to be substantial given their high sensitivity and close proximity to the source of impacts. VSRs at R1.9, R1.10, R1.11, R1.13, R1.14, R1.16, R1.17, R2.1, R2.2, R2.3, R2.4. Educational and Institutional VSRs GIC1.1 to GIC1.15; Recreational VSRs O1.1, O1.2, O1.3, O1.5, all of above will be moderate visual impact given by their moderate sensitivity. Other local VSRs further away will only have partial or glimpsed views to ARQ and the residual impacts will be slight or insubstantial. At district level, VSRs R3.1, R3.2, R3.3, R3.4 will be moderate visual impact, the rest of other VSRs will received slight visual impact as they are further away from the Project. All the VSRs at strategic level are very far away ~6-10 km distance away from ARQ development. It is considered to be slight visual impact.

Residual Visual Impact in Operation Phase

11.16.5 Given that the magnitude of visual impacts on the VSRs at strategic and district levels are generally small or negligible, the adverse residual impacts during operation phase are expected to be slight or insubstantial with the implementation of the appropriate mitigation measures.

11.16.6 It is anticipated that international standard for recommended level of lighting intensity for all kind of area/ activities would be referenced during detailed design stage of ARQ. The provision of lights and their locations shall be designed to minimize glare towards sensitive receivers including the population in the existing and planned residential areas. It is considered that glare impact during the operation phase would be generally reduced to insubstantial with the implementation of the mitigation measures.

11.16.7 At local level, with the implementation of design measures and mitigation measures, the residual adverse impacts are generally negligible to slight for VSRs located further away from ARQ. For some of the VSRs in close proximity to ARQ, like R1.1, R1.2, R1.3, R1.4, R1.5, R1.6, R1.7, R1.8, R1.12, R1.15, O1.4 and P1.1 proposed ARQ development will be in place, the adverse residual impacts are expected to be moderate as there will inevitably change in viewing experience and some level of open view loss, obstruction of existing views and reduction of depth of view, even with the implementation of mitigation measures.

11.16.8 As featured in the design measures incorporated in the development layout, extensive open space network and iconic rock face elements will create new visual resources and provide more pleasant and appealing views to the surrounding VSRs as compared with the existing view of barren quarry surface. At local level, visual amenity for the VSRs close to the ARQ development and Planned DAR will be enhanced. With the control of building height, proposed landscape features such as green corridor, Quarry Park, Green Spines, Summit Outlook, Gateway features, Viewing Platform with the restoration of Rock Face, ridgelines in Kowloon will be preserved. This insubstantial visual impact is of particular relevance to the district and strategic VSRs with open panoramic views to the Kowloon east mountain green backdrop.

11.16.9 Numerous of VSRs have been identified in the visual envelope, by which to assess the visual impact of the proposed Project. In addition photomontages have been created from totally 20 viewpoints (VPs) of which 11's help illustrate impacts to VSRs close the Project (LVP1 to LVP11) and 9's help illustrate impact to VSRs viewing the Project from a distance (DVP1 to DVP4 and SVP1 to SVP5). VPs are mapped in **Figure 227724/L/2800**, which also shows representative areas of the VSRs. More detail on each VP locations is given below and photomontages presented in **Figures 227724/L/2810 to 3000**.

11.16.10 Strategic Level View Points (SVP):

- (1) SVP1 is at OU5.2 (Central Ferry Pier in ~ 8km);
- (2) SVP2 is at OU5.3 The Peak (equivalent to HKSPG VP7 in ~ 10km);
- (3) SVP3 is at C5.1 the Hong Kong Exhibition and Convention Centre in Wan Chai (equivalent to HKSPG VP5 in ~. 7km);
- (4) SVP4 is at O6.1 Quarry Bay Park viewing platform (equivalent to HK Planning Strategy Guidelines [HKSPG] VP4 in ~ 4km); and
- (5) SVP5 is at O6.3 (Aldrich Bay Park and Promenade along waterfront in ~ 4km).

11.16.11 District Level View Points (DVP):

- (1) DVP1 is at R3.1 (Residents Of Sky Towers, Grand Waterfront Towers And Wyler Gardens in ~ 3.7km);
- (2) DVP2 is at R3.2 (Laguna Verde waterfront promenade in ~. 4km);
- (3) DVP3 is at T4.1 (Travellers on Victoria Harbour in ~ 4.2km); and
- (4) DVP4 is at O4.1 (Tsim Sha Tsui Promenade along waterfront in ~ 6km).

11.16.12 Local Level View Points (LVP):

- (1) LVP1 is at R1.1 (Sau Mau Ping Estate, Sau Fai House in ~ 175m);
- (2) LVP2 is at R1.1 (Sau Mau Ping Estate, Sau Hong House in ~ 200m);
- (3) LVP3 is at R1.3 (Shun Tin Estate, Tin Yiu House in ~ 420m);
- (4) LVP4 is at R1.3 (Shun Lee Estate, Lee Yip House in ~. 525m);
- (5) LVP5 is at O1.5 (Shun Lee Estate Park in ~ 500m);
- (6) LVP6 is at O1.4 (Jordan Valley Park, Park Northern Entrance in ~ 800m);
- (7) LVP7 is at GIC1.1 (United Christian Hospital podium in ~500m);
- (8) LVP8 is at OU1.1 (Wilson Trail Stage 3, Black Hill in ~1.4km);
- (9) LVP9 is at P2.2 (Planned Cruise Terminal And Runway Park in ~ 2.5km);
- (10) LVP10 is at P2.2 (Planned landscape walkway along Kai Tak waterfront in ~ 3km); and
- (11) LVP11 is at R1.15 (Ma Yau Tong Village in ~350m).

Table 11.12: Significance of Visual Impacts in the Construction and Operation Phases (Note: All impacts are adverse unless otherwise noted with Beneficial)

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
VSRs AT LOCAL LEVEL SAU MAU PING AREA (SAU MAU PING, LAM TIN AND JORDAN VALLEY AREA)												
R1.1	SAU MAU PING ESTATE	Vertical Transport Systems, Underpass, New Roads, Landscape Amenity Areas, Slope Upgrading Works	Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.2	PO TAT ESTATE		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.3	SHUN TIN ESTATE		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.4	SHUN LEE ESTATE		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.5	SHUN CHI COURT		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.6	SHUN ON ESTATE		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.7	SHUN LEE DISCIPLINED SERVICES QUARTERS		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.8	HIU LAI COURT		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
R1.9	HING TIN ESTATE AND HONG WAH COURT		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R1.10	LAM TIN ESTATE AND HONG YAT COURT		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R1.11	TAK TIN ESTATE		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R1.12	SAU MAU PING SOUTH ESTATE		Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
R1.13	TSUI PING NORTH ESTATE		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial
R1.14	TSUI PING SOUTH ESTATE		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial
R1.15	MA YAU TONG VILLAGE	Lookouts, , (Above-ground structures), Quarry Restoration, slope upgrading works	Large	Large	High	High	Substantial	Substantial	CM1- CM5; OM1- OM10	Moderate	Moderate	Slight
R1.16	RESIDENTIAL DEVELOPMENTS ALONG HIU KWONG STREET		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial
R1.17	SCENEWAY GARDEN		Small	Small	High	High	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial
GIC1.1	UNITED CHRISTIAN HOSPITAL		Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial
GIC1.2	KWUN TONG MARYNOLL COLLEGE AND NLSI LUI KWOK PAT FONG COLLEGE		Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial
GIC1.3	SAINT TOO CANNAN COLLAGE AND UNITED CHRISTIAN COLLEGE	Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial	
GIC1.4	LING PO NO. 2 COLLEGE	Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial	
GIC1.5	KO LUI SECONDARY SCHOOL	Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial	
GIC1.6	SAU MAU PING DISTRICT POLICE HEAD AND SAU MAU PING POLICE STATION	Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial	
GIC1.7	ST. MATTHEW'S LUTHERAN SCHOOL	Caverns, Lookouts,	Small	Small	Medium	Medium	Moderate	Moderate	CM1- CM5; OM1- OM10	Slight	Slight	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
GIC1.8	THE CHURCH OF CHRIST IN CHINA MONG MAN WAI COLLEGE	(Above-ground structures), Quarry Restoration, slope upgrading works	Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.9	THE MISSION COVENANT CHURCH HOLM GLAD PRIMARY SCHOOL AND SKH LEE KWAI YEE SECONDARY SCHOOL		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.10	SCHOOLS AND INSTITUTE ALONG HIU YUK PATH AND KWUN TONG GOVERNMENT PRIMARY SCHOOL		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.11	HONG KONG INSTITUTE OF VOCATIONAL EDUCATION KWUN TONG CAMPUS		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.12	SAU MING PRIMARY SCHOOL		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.13	THE MISSION COVENANT CHURCH HOLM GLAD COLLEGE		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.14	SHUN LEE ESTATE COMMUNITY CENTRE		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
GIC1.15	KWUN TONG GOVERNMENT SECONDARY SCHOOL AND SHUN LEE CATHOLIC SECONDARY SCHOOL	Caverns, Lookouts, (Above-ground)	Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
O1.1	LAM TIN PARK	structures), Quarry Restoration, slope upgrading works	Small	Small	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
O1.2	SAU MAU PING MEMORIAL PARK		Small	Small	Medium	Medium	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
O1.3	SAU MING ROAD PARK		Small	Small	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
O1.4	JORDAN VALLEY PARK		Intermediate	Intermediate	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
O1.5	SHUN LEE ESTATE PARK		Intermediate	Intermediate	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
O1.6	HONG NING ROAD PARK AND SAU NGA ROAD PLAYGROUND		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O1.7	SAI TSO WAN RECREATION GROUND		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O1.8	HIU KWONG STREET RECREATION GROUND AND HIU MING STREET PLAYGROUND		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
OU1.1	HIKERS AT WILSON TRAIL SECTION 3	Caverns/ Lookouts,	Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
P1.1	PLANNED DEVELOPMENT AT ANDERSON ROAD (DAR)	ARQ	Large	Large	High	High	Substantial	Substantial	CM1 - CM5; OM1 - OM10	Moderate	Moderate	Slight
T1.1	TRAVELLER ON TSEUNG KWAN O ROAD	Caverns/ Lookouts	Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

VSRs AT LOCAL LEVEL KWUN TONG AREA (KWUN TONG, KOWLOON BAY AND KAI TAK AREA)

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
R2.1	WO LOK ESTATE, AND PO PUI COURT	Caverns, Lookouts, (Above-ground structures), Quarry Restoration, slope upgrading works	Small	Small	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R2.2	MEDIUM-RISE RESIDENTIAL DEVELOPMENTS AT YUET WAH STREET		Small	Small	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R2.3	LAGUNA CITY		Small	Small	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R2.4	LOK WAH ESTATE LOK NGA COURT		Small	Small	High	High	Moderate	Moderate	CM1 - CM5; OM1 - OM10	Slight	Slight	Insubstantial
R2.5	TELFORD GARDEN		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.6	TUNG TAU ESTATE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.7	MEDIUM-RISE RESIDENTIAL DEVELOPMENTS AT SAN PO KONG		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.8	LOWER NGAU TAU KOK ESTATE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.9	RHYTHM GARDEN		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.10	PING SHEK ESTATE AND CHOI HUNG ESTATE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.11	KAI YIP ESTATE	Caverns, Lookouts, Quarry	Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R2.12	RICHLAND GARDEN		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
RC2.1	PLANNED REDEVELOPMENT OF KWUN TONG TOWN CENTRE	Restoration	Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
RC2.2	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN KOWLOON CITY		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
CI2.1	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN KWUN TONG BUSINESS AREA		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
CI2.2	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN KOWLOON BAY BUSINESS AREA		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
GIC2.1	DELIA MEMORIAL SCHOOL		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
GIC2.2	THE CHURCH OF CHRIST IN CHINA KEI FAAT PRIMARY SCHOOL		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
GIC2.3	GOVERNMENT AND COMMUNITY OFFICE ALONG TSUI PING ROAD		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
GIC2.4	ST. EDWARD'S CATHOLIC PRIMARY SCHOOL	Caverns, Lookouts,	Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
O2.1	YUET WAH STREET PLAYGROUND	Quarry Restoration	Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O2.2	KWUN TONG SWIMMING POOL		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O2.3	KOWLOON TSAI PARK		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O2.4	KOWLOON WALLED CITY PARK		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O2.5	KWUN TONG PROMENADE		Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
OU2.1	KWUN TONG FERRY PIER		Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
OU2.2	COMMERCIAL AND INDUSTRIAL AT SAN PU KONG INDUSTRIAL ZONE		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
P2.1	PLANNED RESIDENTIAL, COMMERCIAL DEVELOPMENTS AT KAI TAK CITY CENTRE AND VISITORS OF KAI TAK RIVER		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
P2.2	PLANNED CRUISE TERMINAL AND RUNWAY PARK		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
P2.3	PLANNED METRO PARK		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
P2.4	PLANNED KAI TAK MULTI-PURPOSE STADIUM COMPLEX	Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial	
T2.1	TRAVELLER AT KOWLOON BAY	Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial	

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
T2.2	TRAVELLER ON KWUN TONG BYPASS		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
VSRs AT DISTRICT LEVEL HUNG HOM AREA (MA TAU WAI, TO KWA WAN AND HUNG HOM)												
R3.1	RESIDENTS OF SKY TOWERS, GRAND WATERFRONT AND WYLER GARDENS	Caverns, Lookouts, Quarry Restoration	Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R3.2	LAGUNA VERDE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R3.3	WHAMPOA GARDEN		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R3.4	HABOURFRONT LANDMARK		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R3.5	MEDIUM RISE RESIDENTIAL BUILDING AT HUNG HOM TOWN CENTRE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
R3.6	HABOUR PLACE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
C3.1	HABOUR GRAND KOWLOON		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
C3.2	COMMERCIAL AND INDUSTRIAL DEVELOPMENTS IN HUNG HOM		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
I3.1	INDUSTRIAL AREA AT TO KWA WAN		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
RC3.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS ALONG CHATHAM ROAD NORTH	Caverns, Lookouts, Quarry Restoration	Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
RC3.2	MIX USE AT THE METROPOLIS		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O3.1	HOI SUM PARK		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O3.2	TAI WAN SHAN PARK AND SWIMMING POOL		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O3.3	HUTCHISON PARK		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O3.4	HUNG HOM PROMENADE		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
VSRs at DISTRICT LEVEL TSIM SHAT SUI AREA (TSIM SHAT SUI AND WEST KOWLOON)												
C4.1	COMMERCIAL DEVELOPMENTS ALONG SALISBURY ROAD	Caverns, Lookouts, Quarry Restoration	Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
GIC4.1	ART AND CULTURAL PRECINCT AT TSIM SHA TSUI		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
RC4.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS IN TSIM SHA TSUI AND JORDAN		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O4.1	TSIM SHA TSUI PROMENADE		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
O4.2	KOWLOON PARK		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
P4.1	PLANNED WEST KOWLOON CULTURAL DISTRICT		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
T4.1	TRAVELLERS ON VICTORIA HARBOUR		Small	Small	Medium	Medium	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
VSRs AT STRATEGIC LEVEL HONG KONG ISLAND WEST (CENTRAL, WAN CHAI AND CAUSEWAY BAY)												
R5.1	RESIDENTS IN MIDLEVEL	Caverns, Lookouts, Quarry Restoration	Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
RC5.1	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS FACING VICTORIA HARBOUR IN CAUSEWAY BAY		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
RC5.2	RESIDENTIAL AND COMMERCIAL DEVELOPMENTS FACING VICTORIA HARBOUR IN WAN CHAI		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
C5.1	HONG KONG CONVENTION AND EXHIBITION CENTRE		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
C5.2	HIGH-RISE COMMERCIAL DEVELOPMENTS IN CENTRAL		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
C5.3	HIGH-RISE COMMERCIAL DEVELOPMENTS IN ADMIRALTY		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
GIC5.1	HONG KONG YACHT CLUB		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
O5.1	VICTORIA PARK		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
O5.2	SUN YAT SEN MEMORIAL PARK AT SAI YING PUN		Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
OU5.1	CENTRAL WATERFRONT PROMENADE		Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
OU5.2	CENTRAL FERRY PIERS		Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
OU5.3	THE PEAK		Negligible	Negligible	Low	Low	Insubstantial	Insubstantial	-	Insubstantial	Insubstantial	Insubstantial
OU5.4	HIKERS ON HONG KONG TRAIL SECTION 3		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
OU5.5	CAUSEWAY BAY TYPHOON SHELTER AND WATERFRONT		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
T5.1	TRAVELLERS ON ISLAND EAST CORRIDOR		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
VSRs AT STRATEGIC LEVEL HONG KONG ISLAND EAST (NORTH POINT, QUARRY BAY, SAI WAN HO)												
C6.1	COMMERCIALS BUILDING AT QUARRY BAY	Caverns, Lookouts, Quarry Restoration upgrading works	Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
R6.1	TAI KOO SHING		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
R6.2	RESIDENTS AT SAI WAN HO WATERFRONT		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial
R6.3	HENG FA CHUEN		Small	Small	Low	Low	Slight	Slight	CM1- CM5; OM1- OM10	Insubstantial	Insubstantial	Insubstantial

VSR Type & ID.	Key Visually Sensitive Receiver (VSR)	Main Source of Visual Impact	Magnitude of Impact (Negligible, Small, Intermediate, Large)		Receptor Sensitivity (Low, Medium, High)		Impact Significance Threshold Before Mitigation (Insubstantial, Slight, Moderate, Substantial)		Recommended Mitigation Measures	Residual Impact Significance Threshold After Mitigation (Insubstantial, Slight, Moderate, Substantial)		
			Construction	Operation	Construction	Operation	Construction	Operation		Construction	Operation	
											DAY 1	YEAR 10
RC6.1	RESIDENTIAL AND COMMERCIALS BUILDING AT NORTH POINT		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O6.1	QUARRY BAY PARK		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O6.2	SAI WAN HO PLAYGROUND		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O6.3	ALDRICH BAY PARK AND PROMENADE		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
O6.4	LEI YUE MUN PARK AND HOLIDAY VILLAGE		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
OU6.1	SHAU KEI WAN TYPHOON SHELTER		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
OU6.2	HIKERS AT MOUNT BUTLER		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
OU6.3	TAI TAM COUNTRY PARK		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial
OU6.4	NORTH POINT FERRY PIER		Small	Small	Low	Low	Slight	Slight	CM1 - CM5; OM1 - OM10	Insubstantial	Insubstantial	Insubstantial

Note:

S = VSR Group at Strategic Level, D = VSR Group at District Level, L = VSR Group at Local Level C = Commercial, C/R = Commercial/Residential, GIC = Government/Institution/Community, O = Open space, OU = Other use, R = Residential, T = Transport related

11.17 Environmental Acceptability of Schedule 2 Designated Projects

11.17.1 The engineering feasibility study of the proposed ARQ development is a Schedule 3 Designated Project (DP) under the EIAO, whilst there will be two Schedule 2 DPs; i.e. road improvement works and rock cavern developments under the ARQ project. Details of these two Schedule 2 DPs are provided in **Section 1.4** and shown in **Figure 227724/E/0002**.

Road Improvement Works

11.17.2 Three road improvement works were proposed at junction of (J/O) Lin Tak Road and Sau Mau Ping Road, at J/O Clear Water Bay Road and Road L1 of Development of Anderson Road (DAR), as well as at the new merging lane at New Clear Water Bay Road near Shun Lee Tsuen Road. As mentioned in **Section 11.8.2**, there will have some woodland loss from road improvement works near existing Clear Water Bay Road, slope enhancement work will be further compensated at the loss of greenery. It is considered that the developments are compatible with adjacent urban setting. Therefore, adverse landscape and visual impacts are not anticipated. Nevertheless, the detailed landscape and visual impacts of this Schedule 2 DP will be further investigated in a separate EIA under the EIAO.

Rock Cavern Developments

11.17.3 The proposed cavern development is located on the hillside of the proposed ARQ Development. The waste management implications of the cavern development during construction phase have been assessed in this Schedule 3 EIA. As mentioned in **Section 11.8.2**, a landscape decks will be proposed at rock cavern, which will be well integrated with planned pedestrian networks and will be in line with existing and proposed landscape settings. Therefore, adverse landscape and visual impacts are not anticipated. Nevertheless, the detailed landscape and visual impacts of this Schedule 2 DP will be further investigated in a separate EIA under the EIAO.

11.18 Conclusion

11.18.1 The scale of ARQ Development, particularly ex-quarry barren land, will inevitably result in some landscape and visual impacts; which have been minimized through careful consideration of the layout plans for the development incorporate design mitigation measures such as, creation of new Quarry Park, creation of new open space and green spines, creation of, pedestrian corridors and breezeways, retention of views to ridgelines at strategic level, preservation of the Tai Sheung Tok Hill Rock Face as landmark for Kowloon East, aesthetic design of roads and streetscapes and provision of compensatory planting proposals, in the development. It is considered that the urban planning scheme on ARQ Development will have enhancement to both landscape and visual perspective.

11.18.2 Based on a very broad brush estimate, approximately 1,100 existing trees will be impacted by ARQ Development, of which approximately 1,021 no. of trees will be felled and 79 no. of trees will be transplanted. Approximately 5,000 nos. of trees will be planted within new open spaces and approximately 1,000 nos. of trees will be planted for new roadside amenity to compensate for the loss of existing trees. The overall

residual impact on trees is considered acceptable with mitigation measures and in the longer term beneficial.

- 11.18.3** A wooded area of about 1.2 ha will be provided to compensate the loss of semi-natural hillside vegetation due to the proposed road and underpass. The loss of landscape resource will be compensated by the newly created landscape resources, such as buffer planting along new road when the trees in the new landscape resources matured. The permanent loss would be compensated by new trees planting, new recreational space, quarry park, green promenade, civic spine, streetscape and gateway at ARQ development. It is considered that the residual impact on this resource will be reduced to slight with implementation of compensation measures.
- 11.18.4** A series of open space system that create landscape and visual connector with landscape elements to accommodate a number of leisure, recreation and civic activities are proposed in the development layout. These combine different types and character of spaces, comprising Quarry Park, Green Spines, Summit Outlook, Gateway features, Children Playground, Viewing Platform, Civic Square, Viewing Deck, Rock Face, Rock Cavern, Hiking Trail and Green Promenade. Key major open space provided at the close vicinity includes, Jordan Valley Park, Shun Lee Tsuen Sports Centre and Park, Sau Ngau Road Playground, Hong Ning Road Park and Sau Ming Road Park. A total of approximately 25 ha of open space and 37 ha of green belts (mainly on rock face) will be provided within the ARQ development. These open spaces are well connected within the development and to the adjacent surrounding districts. These new open spaces network are provided within ARQ at the close vicinity of the adjacent districts. Therefore the residual impact on LR9 and LR9.1 will be substantially beneficial in the future when all mitigation measures become mature.
- 11.18.5** Quarry Landscape Character Area LCA6 and LCA7 will be significantly enhanced by the proposed ARQ Development after 10 years of operation. As compared with the barren quarry, with little landscape resources/interests, the proposed ARQ Development with new open spaces interconnected with green corridors in a new urban setting. It is considered that the residual impact on LCA6 and LCA7 will be substantially beneficial in the future when all landscape becomes mature.
- 11.18.6** The scale and the extent of ARQ development is extensive and significantly alters the visual context of area, particularly due to partially or fully loss of open view, enclosure and blocking or reduction of depth of current view. There will unavoidably be moderate residual impact on the VSRs in Sau Mau Ping local area (R1.1, R1.2, R1.3, R1.4, R1.5, R1.6, R1.7, R1.8, R1.12, R1.15, O1.4, and P1.1). However, the impact will be slight after 10 years of operation. With implementation of mitigation measures, there will be new open spaces and visual resources. These visual resources will bring insubstantial visual impact to the VSRs in district and strategic levels.
- 11.18.7** Overall, the landscape and visual impacts due to the ARQ Development are considered to be acceptable with the implementation of the appropriate mitigation measures, there will be insubstantial impact for visual and in the long term be beneficial in respect of landscape.