Attachment 6 –
Replacement Pages of the
Visual Impact Assessment

Table 4.1 – Brief Analysis of Visual Sensitive Receivers at Selected Public VPs

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	**Approx. Viewing Distance**	**Quality of View (Good / Fair / Poor)**	**Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Nil)** **Frequency of View towards the Application Site (Frequent / Occasional / Rare)**	**Sensitivity**
VSR1: Hikers at Reservoir Islands Viewpoint (**Figure 5.1** refers) Situated to the far north of the Application Site, the Reservoir Islands Viewpoint branches off from the MacLehose Trail (Sec. 10), and is a popular hiking spot for leisure. This VSR group has elevated views looking south towards the Application Site. **Recreation** – The VSRs are mainly hikers at Reservoir Islands Viewpoint.	About 2.9km to the North of the Application Site	**Good** Existing View At this long-ranged VP, existing view is characterised by the combination of various visual resources including the extensive vegetation in Tai Lam Country Park, the Tai Lam Chung Reservoir and the mountain and harbour backdrop. Existing residential developments including Palatial Coast are also visible. Baseline Scenario Under the Approved Scheme, a portion of the mountain backdrop will be screened off by the residential blocks at the Application Site. Majority of the existing visual resources will remain visible from this VP.	**Glimpsed view –** Under the Approved Scheme, majority of the residential blocks in the South Wing and the upper parts of the residential blocks at the East Wing will be visible at the background of this VP. **Frequent view –** The Reservoir Islands Viewpoint is intended as a scenic spot where hikers could enjoy the panoramic view of the area. Yet, since hikers would be much concentrated on the natural scenery, particularly the Tai Lam Chung Reservoir and the green archipelagos scattered within, they would unlikely focus their view towards the Application Site which only constitutes a small part of the view in the background.	Medium
VSR2: Hikers at Tai Lam Chung Reservoir Main Dam (**Figure 5.2** refers) Situated to the north of the Application Site, the Main Dam is located at the southern end of the Tai Lam Chung Reservoir. This VSR group has elevated views looking south towards the Application Site. **Recreation** – The VSRs are mainly hikers at Tai Lam Chung Reservoir Main Dam.	About 1km to the North of the Application Site	**Good** Existing View At this long-ranged VP, existing view is characterised by the extensive vegetation in the Tai Lam Chung Valley. The existing Tai Lam Centre for Women, Tai Lam Correctional Institution and a glimpse of the harbour view are also visible. Baseline Scenario Under the Approved Scheme, a portion of the mountain backdrop will be screened off by the residential blocks. Majority of the existing visual resources will remain visible from this VP.	**Glimpsed –** Under the Approved Scheme, only a small portion of the residential blocks at the Application Site can be seen owing to the screening of the natural terrain and existing vegetation. **Rare view –** Compared to the Reservoir Islands Viewpoint, the Tai Lam Chung Reservoir Main Dam is a much less popular hiking spot. In addition, the nature of the VSRs is transient only.	Medium

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	**Approx. Viewing Distance**	**Quality of View (Good / Fair / Poor)**	**Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Nil)** **Frequency of View towards the Application Site (Frequent / Occasional / Rare)**	**Sensitivity**
VSR6: Travellers at Tai Lam Chung Bus Terminal, Castle Peak Road – Tai Lam and Future Users of the Nullah-side Promenade to the East of Tai Lam Chung Nullah (**Figure 5.6** refers) Situated to the west of the Application Site, the Tai Lam Chung Bus Terminal is located near the junction of Castle Peak Road – Tai Lam and Tai Lam Chung Road. A strip of land to its northeast is zoned "Open Space" and is intended to be developed into a nullah-side promenade in the future. Bus services to Hong Kong Island, Kowloon and other parts of the New Territories are available at this bus terminal. **Travellers and Recreation** – The VSRs are mainly commuters waiting for buses and future users of the nullah-side promenade.	About 250m to the West of the Application Site	**Fair** Existing View At this medium-ranged VP, existing view is dominated by the existing bus terminal and Castle Peak Road – Tai Lam, with a mountain backdrop. Baseline Scenario Under the Approved Scheme, a small part of the mountain backdrop will be screened off by the residential blocks at the Application Site. Other existing visual resources will remain visible from this VP.	**Partial –** Under the Approved Scheme, the upper parts of the residential blocks at the Application Site will be visible from this VP owing to the screening effect of natural terrain and existing vegetation. **Rare view** – Travellers at this VP are expected to be more concerned with their own activities (e.g. waiting for buses) and is of transient nature only. As for future users of the nullah-side promenade, they are likely to engage in leisure and recreational activities instead of having a direct sightline to the Proposed Development.	Medium

Table 5.3 - Appraisal of Visual Impacts of Selected VSRs

Location of Key Visually Sensitive Receivers (VSRs)	**VSR Type**	**Degree of Visibility of Potential Source of Visual Impact** *(Full, Partial, Glimpsed, Nil)*	**Distance and Direction between the VPs and the Application Site**	**Visual Composition**	**Visual Obstruction and Visual Permeability**	**Effect on Visual Elements and Resources**	**Effect on Public Viewers**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity of VSRs** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)* **Mitigation Measures (if moderately adverse or above)**
VP1: Reservoir Islands Viewpoint, MacLehose Trail **(Figure 5.1)**	Recreation	Glimpsed	About 2.9km to the North of the Application Site	The visual composition is dominated by the extensive vegetation in Tai Lam Country Park, the Tai Lam Chung Reservoir, the mountain backdrop, an open sky view and a harbour view at the back. Existing residential developments including Palatial Coast (102mPD) are partially visible. Development at the Application Site would be screened off partially by the natural terrain and existing vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.	The existing view towards the mountain ridgeline, the sky and the harbour at this VP is virtually unobstructed. Part of the Application Site is visible from this VP. Compared with the Approved Scheme, the Proposed Scheme would induce slight additional visual obstruction to the mountain backdrop due to minor increase in BH. Nonetheless, under both schemes, the development at the Application Site would not obstruct the ridgeline at the back. The extent of openness of the existing sky view and the visual permeability will remain unchanged.	The existing visual resources available at this VP include existing vegetation, reservoir, mountain backdrop and the harbour. Under both the Approved Scheme and the Proposed Scheme, the development at the Application Site will screen off a small part of the mountain backdrop whilst other visual resources will remain unaffected.	The Reservoir Islands Viewpoint is intended as a scenic spot for hikers to enjoy a panoramic view of the area. Nonetheless, hikers would be much concentrated on the natural scenery, particularly the Tai Lam Chung Reservoir and the green archipelagos scattered within, and would unlikely focus their view towards the Application Site, which only constitutes a small part of the view in the background. Under both the Approved Scheme and the Proposed Scheme, the development at the Application Site would not obstruct the mountain ridgeline and would only screen off a small portion of the mountain backdrop. In this regard, adverse effect on the public viewers are not envisaged.	Slight	Medium	Slightly Adverse

Location of Key Visually Sensitive Receivers (VSRs)	**VSR Type**	**Degree of Visibility of Potential Source of Visual Impact** *(Full, Partial, Glimpsed, Nil)*	**Distance and Direction between the VPs and the Application Site**	**Visual Composition**	**Visual Obstruction and Visual Permeability**	**Effect on Visual Elements and Resources**	**Effect on Public Viewers**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity of VSRs** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)* **Mitigation Measures (if moderately adverse or above)**
VP2: Tai Lam Chung Reservoir Main Dam **(Figure 5.2)**	Recreation	Glimpsed	About 1km to the North of the Application Site	The visual composition is dominated by the extensive vegetated foothills in the Tai Lam Chung Valley, an open sky view and a glimpse of the harbour view. The existing Tai Lam Centre for Women (47mPD) and Tai Lam Correctional Institution (24mPD) are also partially visible. Development at the Application Site would be screened off partially by the natural terrain and existing vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.	The existing view at this VP is largely obstructed by the natural terrain and existing vegetation in the foreground. Part of the Application Site is visible from this VP. Compared with the Approved Scheme, the Proposed Scheme would induce slight additional visual obstruction to the mountain backdrop due to minor increase in BH. Nonetheless, under both schemes, the development at the Application Site would not obstruct the ridgeline at the back. The extent of openness of the existing sky view and the visual permeability will remain unchanged.	The existing visual resources available at this VP include existing vegetation, mountain backdrop and a glimpse of the harbour view. Under both the Approved Scheme and the Proposed Scheme, the development at the Application Site will screen off a small part of the mountain backdrop whilst other visual resources will remain unaffected.	The visitors of this VP are mainly engaged in hiking and jogging with very short duration of stay. Given the transient nature of the VSRs and that the development at the Application Site only constitutes a small part of the view, adverse effect on public viewers is not envisaged.	Slight	Medium	Slightly Adverse

Location of Key Visually Sensitive Receivers (VSRs)	**VSR Type**	**Degree of Visibility of Potential Source of Visual Impact** *(Full, Partial, Glimpsed, Nil)*	**Distance and Direction between the VPs and the Application Site**	**Visual Composition**	**Visual Obstruction and Visual Permeability**	**Effect on Visual Elements and Resources**	**Effect on Public Viewers**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity of VSRs** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)* **Mitigation Measures (if moderately adverse or above)**
VP5: Tai Lam Chung Tsuen Children's Playground **(Figure 5.5)**	Recreation	Partial	About 20m to the West of the Application Site	The visual composition comprises a children's playground, village houses, parked vehicles at Luen Tai Street, a mountain backdrop and an open sky view. Development at the Application Site would be screened off partially by the village houses. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.	The existing view at this VP is partially obstructed by village houses in the foreground. Part of the Application Site is visible from this VP. Under the Approved Scheme, the development at the Application Site will result in a slight obstruction to the sky view. Compared to the Approved Scheme, the Proposed Scheme will cause additional obstruction to the sky view. Nonetheless, a 25m-wide building separation in the east-west direction between T2 & T3 has been incorporated. In this regard, in spite of the minor increase in building height, the Proposed Scheme would not induce further visual obstruction at this VP.	The existing visual resources available at this VP include existing vegetation and mountain backdrop. Under the Approved Scheme, some parts of the development at the Application Site would obstruct views to the mountain ridgeline. Compared to the Approved Scheme, the Proposed Scheme will cause additional obstruction to the mountain backdrop, whilst other visual resources will remain unaffected.	VSRs at this VP are generally engaged in active recreational activities and therefore would unlikely focus their view towards the Application Site. Compared to the Approved Scheme, the Proposed Scheme has incorporated a 25m-wide building separation in the east-west direction, enhancing visual permeability from the VP. In this regard, the Proposed Scheme would not induce further adverse impact on public viewers.	Slight	Medium	Slightly to Moderately Adverse

Location of Key Visually Sensitive Receivers (VSRs)	**VSR Type**	**Degree of Visibility of Potential Source of Visual Impact** *(Full, Partial, Glimpsed, Nil)*	**Distance and Direction between the VPs and the Application Site**	**Visual Composition**	**Visual Obstruction and Visual Permeability**	**Effect on Visual Elements and Resources**	**Effect on Public Viewers**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity of VSRs** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)* **Mitigation Measures (if moderately adverse or above)**
VP6: Tai Lam Chung Bus Terminal, Castle Peak Road – Tai Lam **(Figure 5.6)**	Traveller and Recreation	Partial	About 250m to the West of the Application Site	The visual composition is dominated by the existing bus terminal and Castle Peak Road – Tai Lam, with a mountain backdrop and an open sky view. Development at the Application Site would be screened off partially by the existing vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.	The existing view at this VP is partially obstructed by existing vegetation in the foreground. Part of the Application Site is visible from this VP. Under the Approved Scheme, the development at the Application Site will result in a slight obstruction to the sky view. Compared to the Approved Scheme, the Proposed Scheme will cause additional obstruction to the sky view. Nonetheless, a 25m-wide building separation in the east-west direction has been incorporated such that part of the mountain backdrop will be visible. In this regard, in spite of the minor increase in building height, the Proposed Scheme would not induce further visual obstruction at this VP.	The existing visual resources available at this VP include existing vegetation and mountain backdrop. Under the Approved Scheme some parts of the development at the Application Site would obstruct the mountain ridgeline, whilst other visual resources will remain unaffected. Compared to the Approved Scheme, the Proposed Scheme will cause additional obstruction to the mountain backdrop. Nonetheless, a 25m-wide building separation in the east-west direction has been incorporated such that part of the mountain backdrop will be visible.	The VSRs at this VP are mainly commuters waiting for buses and future users of the nullah-side promenade. They are either transient in nature or engaged in recreational activities and would unlikely focus their view towards the Application Site, which only constitutes a small part at this view. In this regard, adverse effect on public viewers is not envisaged.	Slight	Medium	Slightly Adverse