

Annex B

Replacement Pages of Visual Impact Assessment

landscape treatment may be considered as mitigation measures to alleviate the possible visual impact onto the surrounding area and maintain visual permeability from key viewing points. The potential visual impact from various public sensitive viewpoints in the area shall be identified and assessed in the visual impact assessment exercise in support of the S12A Planning Application.

6 ASSESSMENT AREA

- 6.1 The assessment area for the visual impact assessment is defined by the visual envelope of the Proposed Development. The visual envelope covers the fields of views from all sensitive viewers in direct sight of the Proposed Development.
- 6.2 The Visual Envelope is bounded by Ping Ha Road to the north, the fringe of built-up area to the east and south, and the built-up area to the west. The assessment area also covers the immediate surroundings of the Proposed Development.
- 6.3 The visual envelope is shown in **Figure 1**.

7 VIEWING POINTS

- 7.1 Within the Visual Envelope, the following Public Viewing Points are identified:

- (1) VP1 – Sha Chau Lei Tsuen Carpark
- (2) VP2 – Sha Chau Lei Sitting-out Area
- (3) VP3 – Shek Po Road, near intersection with Tin Shui Path
- (4) VP4 – Ping Ha Road, near intersection with Shek Po Road

- 7.2 The location of all VPs is shown in **Figure 1**.

7.3 VP1 – Sha Chau Lei Tsuen Carpark

VP1 is located at around **20m** from the Proposed Development. The general view of this VP consists of streetscape and greenery near Sha Chau Lei Tsuen Carpark in the foreground, and streetscapes, greenery, Ching Chung Care and Attention Home for the Aged at the background. The key visual resource is limited to the partly sky view and roadside greenery seen in the distance. The key public viewers of this VP are mainly the pedestrians, Sha Chau Lei Tsuen villagers and those heading towards Pok Oi Hospital Yeung Chun Pui Care and Attention Home, or Ching Chung Care and Attention Home for the Aged. The view is considered transient. The visual sensitivity of the public viewers from this VP is graded as *medium*. Existing photo of VP1 is shown in **Figure 3**.

7.4 VP2 – Sha Chau Lei Sitting-out Area

VP2 is located at around **70m** from the Proposed Development. The general view of this VP consists of Sha Chau Lei Sitting-out Area and Ching Chung Care and Attention Home for the Aged as the foreground, and streetscape and greenery as the background. The key visual resources are the partly open sky view, roadside trees and streetscape along access to Sha Chau Lei Tsuen. The key public viewers of this VP are mainly the recreational users in Sha Chau Lei Sitting-out Area, pedestrians, Sha Chau Lei Tsuen villagers and the future users of the planned Regional Park and Sports Ground to the southwest of the Proposed Development.

The proposed Development is situated behind Ching Chung Care and Attention Home for the Aged, recreational users may catch a glimpse of the Proposed Development. The visual sensitivity of the public viewers from this VP is graded as *medium*. Existing photo of VP2 is shown in **Figure 4**.

7.5 VP3 – Shek Po Road, near intersection with Tin Shui Path

VP3 is located at around **110m** from the Proposed Development. The general view of this VP consists of existing streetscape and greenery as the foreground, and Ching Chung Care and Attention Home for the Aged, Sha Chau Lei Tsuen and Yuen Tau Shan as the background. The key visual resources are the open sky view, roadside trees and mountainous backdrop. The key public viewers of this VP are mainly the pedestrians travelling along Shek Po Road. The view is considered transient, with pedestrians only stopping at this location when crossing Shek Po Road. The visual sensitivity of the public viewers from this VP is graded as *low*. Existing photo of VP3 is shown in **Figure 5**.

7.6 VP4 – Ping Ha Road, near intersection with Shek Po Road

VP4 is located at around **100m** from the Proposed Development. The general view of this VP consists of the Tin Shui Wai Main Nullah at the foreground, and Ching Chung Care and Attention Home for the Aged, Sha Chau Lei Tsuen and Yuen Tau Shan at the background. The key visual resources are the open sky view, roadside trees along Tin Shi Wai Nullah, Sha Chau Lei Road and near Sha Chau Lei Tsuen, and the mountainous backdrop. The key public viewers of this VP are mainly the pedestrians travelling along Ping Ha Road, existing recreational users / cyclist at the existing cycling track, and future users of the planned open space designated as riverside promenade on the Outline Zoning Plan, and have relatively short viewing duration to the proposed development. The view is considered transient. The visual sensitivity of the public viewers from this VP is graded as *medium*. Existing photo of VP4 is shown in **Figure 6**.

8 VISUAL ELEMENTS

8.1 The visual outlook is shaped by the combined composition of all the visual elements which come into sight of the viewers. Presently the assessment area consists of or is dominated by following visual elements:

- The northern and eastern extent of the assessment area is dominated by industrial and open storage area.
- The southern and western extent of the assessment area consist of industrial and open storage area and residential developments.
- Key visual resources are the **Sha Chau Lei Sitting-out Area**, streetscape, landscape buffer, roadside greenery and open sky view along Ping Ha Road, Sha Chau Lei Road, Shek Po Road and Sha Chau Lei Tsuen, and Tin Shui Wai Main Nullah.

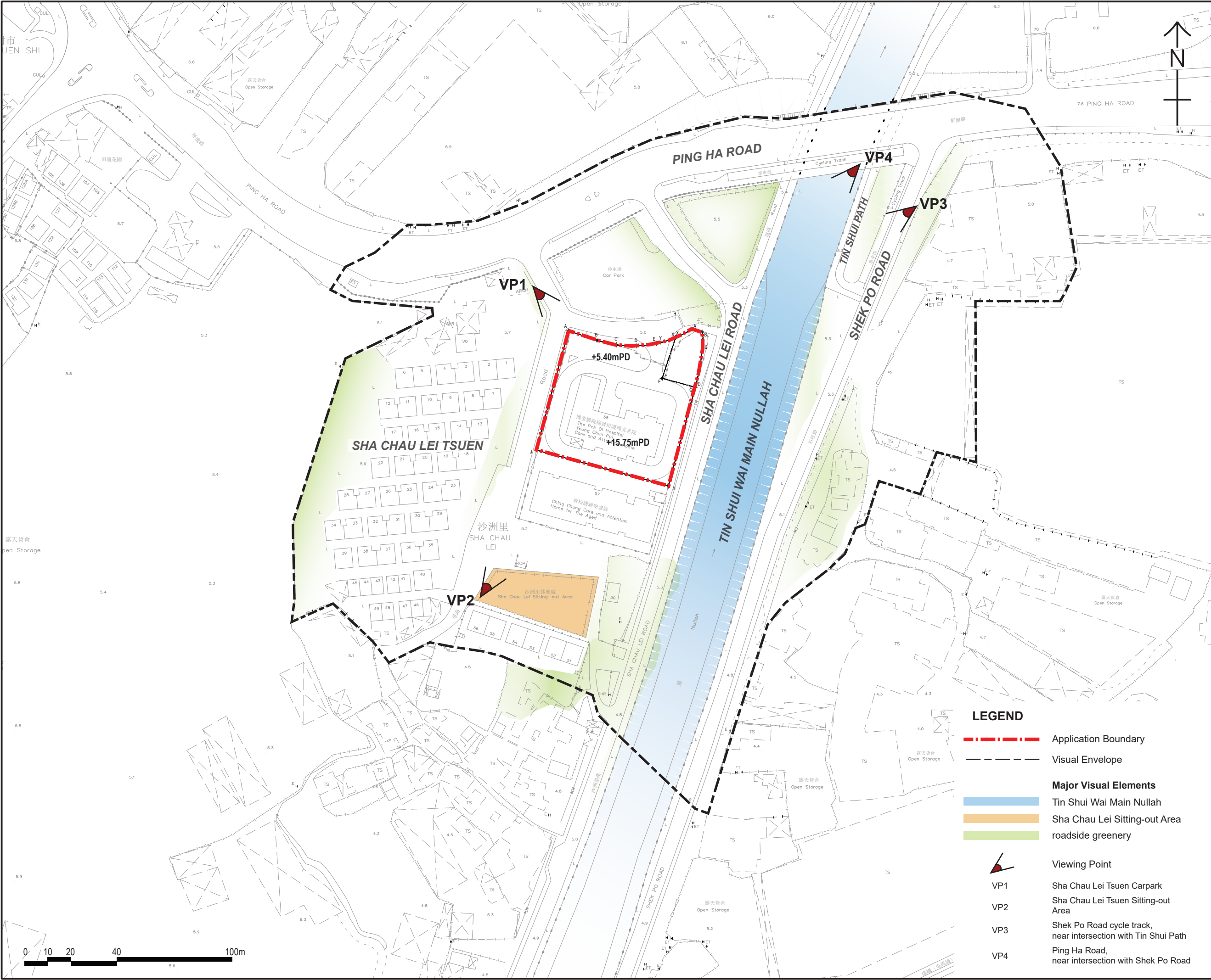
9 APPRAISAL OF VISUAL CHANGES

9.1 VP1 – Sha Chau Lei Tsuen Carpark

Visual Composition

As shown in **Figure 3**, since VP1 is very close to the Proposed Development (about 50m) and

ISO A1 594mm x 841mm
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Checked:
Designer:
Project Management Initials:



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PROJECT

PROPOSED DEVELOPMENT OF
POK OI HOSPITAL YEUNG CHUN
PUI CARE AND ATTENTION
HOME IN YUEN LONG

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STATUS

校核

SCALE

比例

A3 1:1500

DIMENSION UNIT

尺寸單位

METRES

PROJECT NO.

項目編號

60725280

CONTRACT NO.

合約編號

SHEET TITLE

圖紙名稱

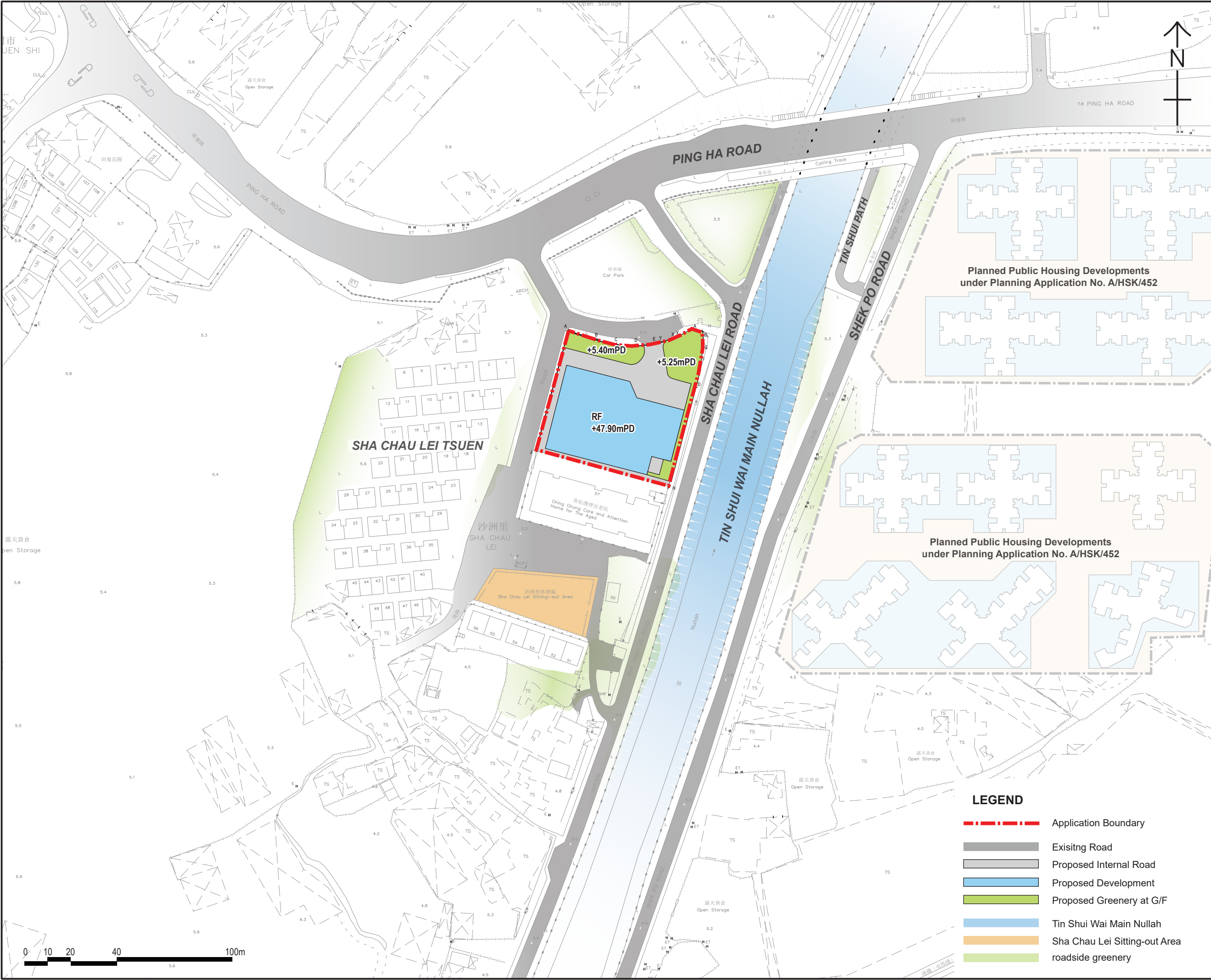
SITE LOCATION WITH VIEWING
POINTS AND VISUAL ENVELOPE

SHEET NUMBER

圖紙編號

Figure 1

ISO A1 594mm x 841mm
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Checked:
Designer:
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STATUS

初稿

SCALE

比例

A3 1:1500

DIMENSION UNIT

尺寸單位

METRES

LEGEND

- Application Boundary
- Existing Road
- Proposed Internal Road
- Proposed Development
- Proposed Greenery at G/F
- Tin Shui Wai Main Nullah
- Sha Chau Lei Sitting-out Area
- roadside greenery

PROJECT NO.

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PROPOSED SCHEME

SHEET NUMBER

圖紙編號

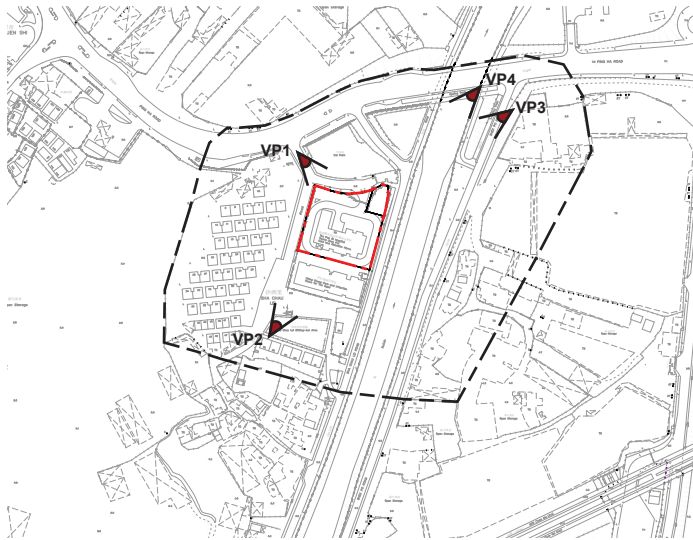
Figure 2



Existing Condition



Proposed Development



KEY PLAN

PROJECT
PROPOSED DEVELOPMENT OF
POK OI HOSPITAL YEUNG CHUN
PUI CARE AND ATTENTION
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| SCALE | DIMENSION UNIT |
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PROJECT NO.
土利編號
60725280

CONTRACT NO.
合約編號

SHEET TITLE
圖紙名稱

PHOTOMONTAGE AT VP1 -
SHA CHAU LEI TSUEN CARPARK

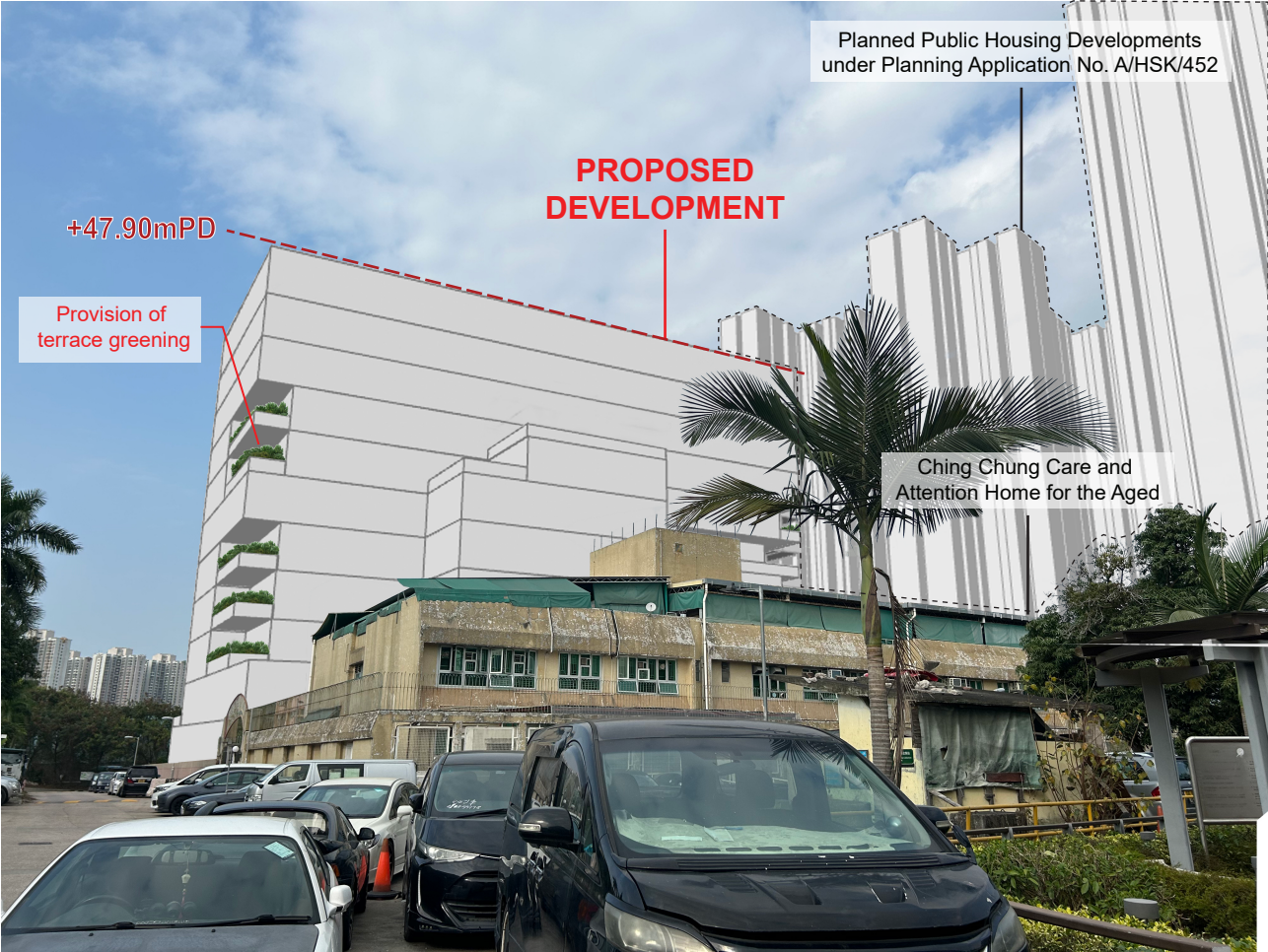
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Figure 3

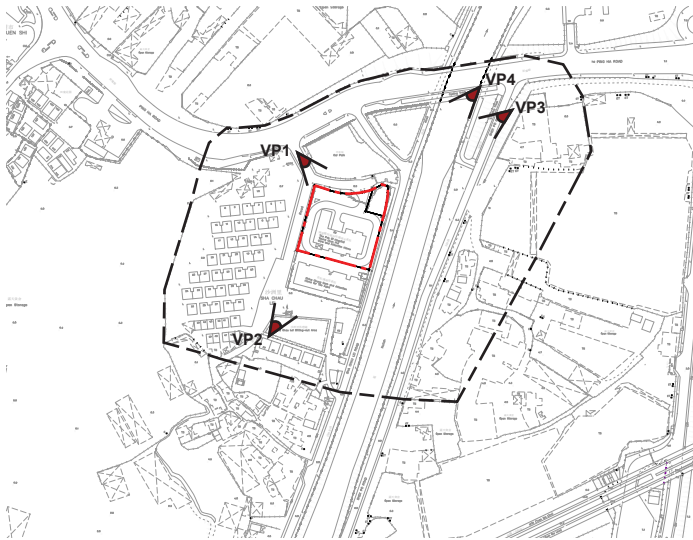
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Existing Condition



Proposed Development



KEY PLAN

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PROJECT NO.
60725280

SHEET TITLE
PHOTOMONTAGE AT VP2 -
SHA CHAU LEI SITTING-OUT AREA

SHEET NUMBER
Figure 4



KEY PLAN

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51
26/09

A3 1:3000 METRES

60725280

SHED
圖紙名稱

PHOTOMONTAGE AT VP4 -
PING HA ROAD, NEAR
INTERSECTION WITH SHEK PO ROAD

SHEN
圖紙編號

Figure 6

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