

Annex C

Replacement Page of Supporting Planning Statement

4.2.7 Several potential odour sources (i.e. lard boiling factory, Miu Kwok Monastery and recycling workshop) have been identified in the vicinity. According to the observations from site surveys and the reply from ECD section of EPD, no adverse odour impact to the Proposed Development is anticipated. An onsite sewage treatment plant is proposed for the Application Site as a fallback option from sewerage point of view. With the implementation of the recommended mitigation measures, no adverse odour impact would be anticipated to the nearby ASRs.

Water Quality

4.2.8 There is no existing drainage and sewerage system serving the Application Site. It is understood that public drainage and sewerage systems have been proposed under the planned Sha Po PH development. The Proposed Development would connect to the future Sha Po PH development drainage and sewerage systems for proper discharge of treated surface runoff and effluent. ProPECC PN 1/23 will be referenced and followed. All surface runoff originated from the Application Site will be properly collected and drained via systems such as sand trap, oil interceptor, grease trap for treatment. The treated surface runoff will be discharged to the public drainage system. On the other hand, all wastewater generated onsite will be discharged to public sewerage system. No adverse water quality impact during operation of the project is anticipated.

4.3 Visual Considerations

4.3.1 To assess the potential visual impact of the Proposed Development on the overall visual quality of the surroundings, a Visual Impact Assessment has been conducted. Please refer to **Appendix 5** for more details.

4.3.2 A total of 9 public viewpoints (“VP”) has been selected to assess the visual impact of the Proposed Development against the Interim Scenario: with (a) planned Sha Po public housing developments; and (b) LSPS scheme in Ho Chau in place. Among the 9 VPs, the overall visual impact anticipated ranges mostly from negligible to slightly adverse.

4.3.3 As the Proposed Development will be completed after the planned Sha Po public housing developments, in view of the scale of the Proposed Development with a comparatively lower BH, it will result in **negligible to slightly adverse** visual impact to the surrounding areas in comparison. Besides, the Proposed Development is proposed with a wide range of design mitigation measures to further soften the inevitable visual impact brought. This includes soft landscaping and fencing along the eastern boundary abutting the local access road; appropriate façade design in terms of colour tones; optimized BH and tower footprint to avoid wall effect; setback along the eastern boundary; careful tower disposition to facilitate a 15m wide air corridor; and provision of extensive at-grade open space and landscape area to enhance annual and summer prevailing wind flow.

4.3.4 The Proposed Development is considered visually acceptable in the urban environment upon phasing out of the existing brownfield sites and rural industrial