

Annex 3

Replacement Pages of Visual Impact Assessment

6 CONCLUSION AND MITIGATION MEASURES

- 6.1.1 As mentioned in Section 3, the VIA is carried out to assess the potential visual impacts arising from the proposed development in accordance with TPB PG-No. 41 and recommend improvement that could be made in refining the proposed development. The appraisal of the visual change is formulated on the basis of the comparison between the existing development and the proposed development.
- 6.1.2 For the visual impact of five VPs, the visual impact of VP1 and VP3 are “Moderately adverse”, while the visual impact of VP2, VP4 and VP5 are “Slightly adverse”.
- 6.1.3 The selection of site has carefully considered key constraints and tried to minimise impacts. The design of the works will also attempt to integrate the Project into the surroundings as far as possible given all constraints.
- 6.1.4 Mitigation measures had been proposed such as providing ample open space with greenery mainly proposed on G/F, 1/F and R/F. Large open landscape area had been proposed on 1/F. Terraced design is adopted, more visible greenery at multi-levels had been proposed to minimize the visual impact of the development.
- 6.1.5 Further mitigation measures may be proposed, as appropriate, to reduce the potential visual impacts of the Project. Mitigation measures follow the principles of first avoiding impacts, by all means feasible, then reducing any unavoidable impacts to as low as practically possible and finally mitigating any remaining impacts.
- 6.1.6 The Proposed Development would unlikely induce significant adverse visual impact on the surrounding townscape.

Figure 1 – Visual Envelope

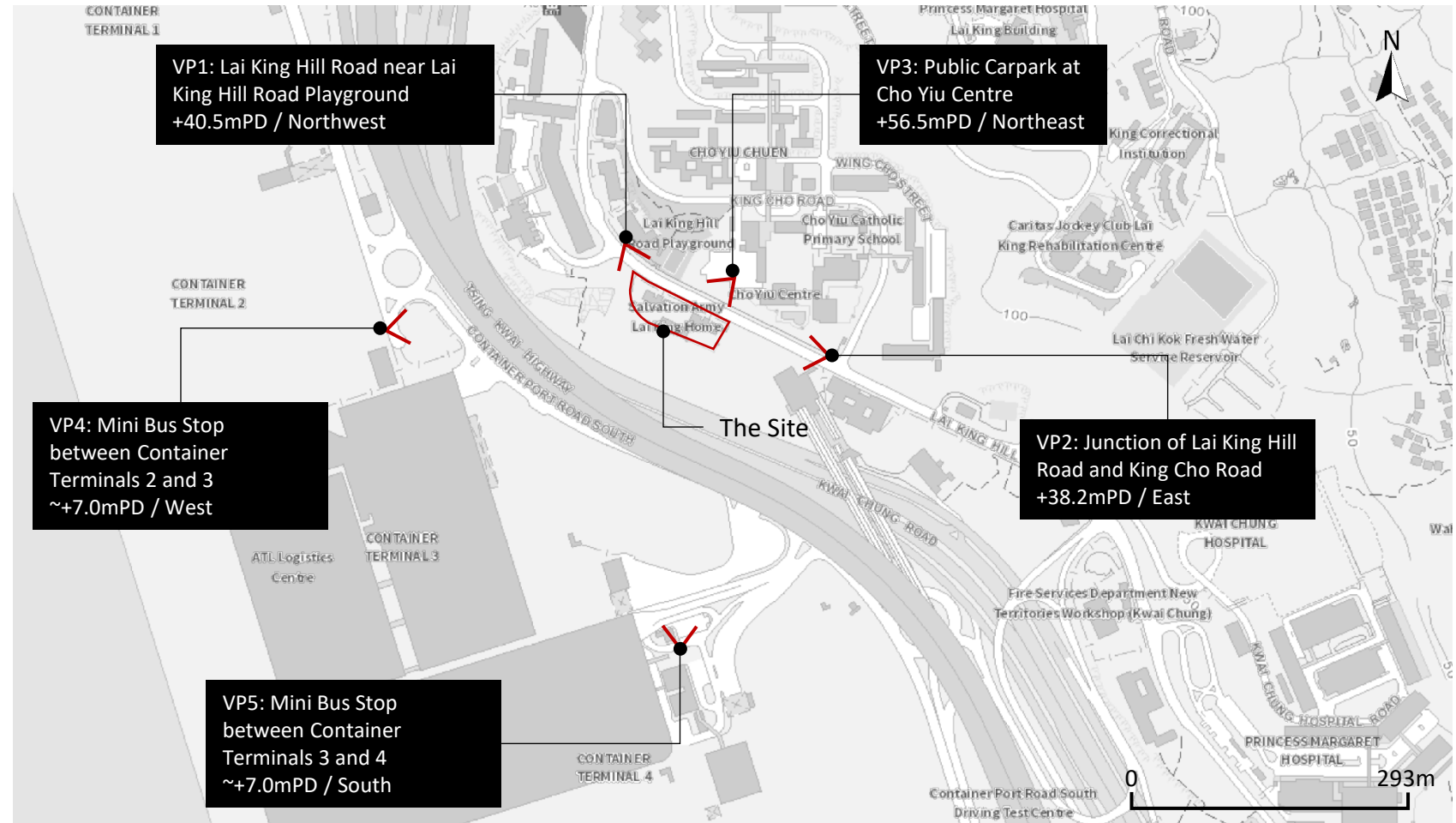
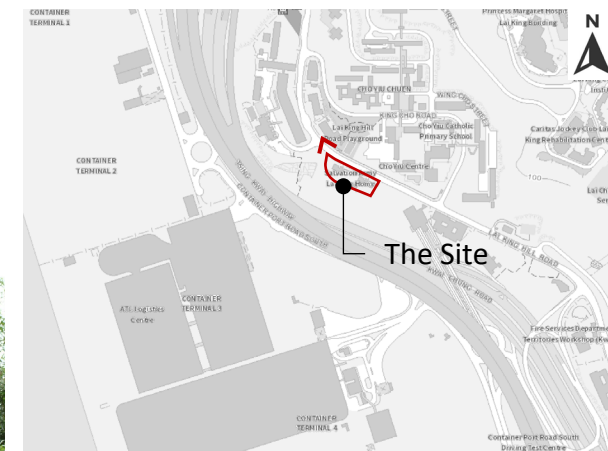


Figure 2.1 Viewpoint 1 – Lai King Hill Road near Lai King Hill Road Playground



VP1 – Existing View

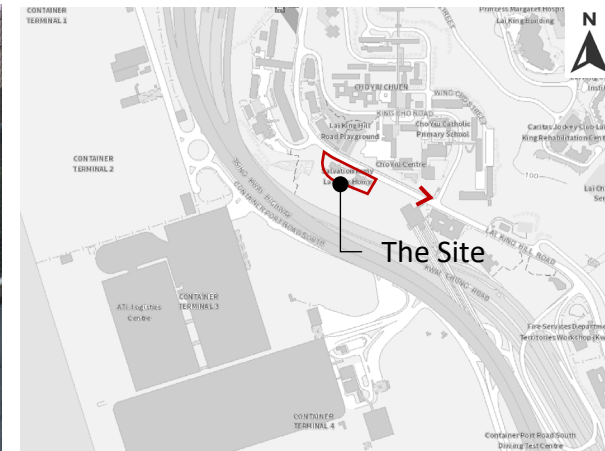


Key Plan



VP1 – Photomontage

Figure 2.2 Viewpoint 2 – Junction of Lai King Hill Road and King Cho Road



VP2 – Existing View



VP2 – Photomontage

Figure 2.3 Viewpoint 3 – Public Carpark at Cho Yiu Centre

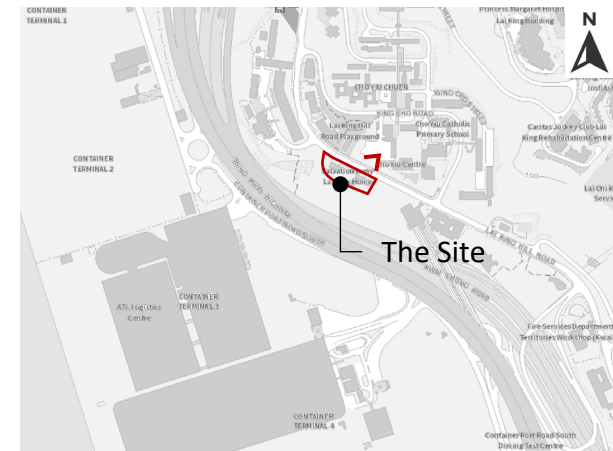


VP3 – Existing View



VP3 – Photomontage

Proposed Minor Relaxation of Building Height Restriction for the Social Welfare Facility (Redevelopment of The Salvation Army Lai King Home)
Visual Impact Assessment (Issue 1)



Key Plan

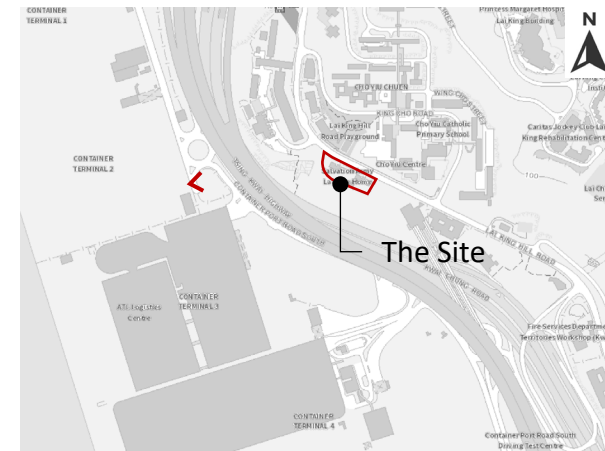
Figure 2.4 Viewpoint 4 – Mini Bus Stop between Container Terminals 2 and 3



VP4 – Existing View

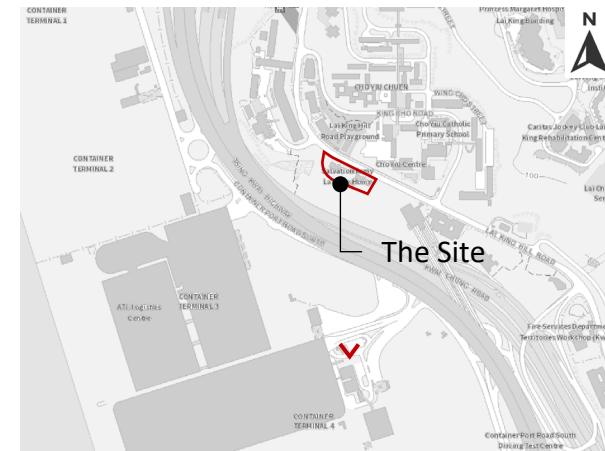


VP4 – Photomontage



Key Plan

Figure 2.5 Viewpoint 5 – Mini Bus Stop between Container Terminals 3 and 4



Key Plan

VP5 – Existing View



VP5 – Photomontage

Figure 3.1 Design Merit of the Proposed Development

