Appendix 2

Replacement page of

Planning Statement

8.4. Visual Impact Assessment

8.4.1. The VIA (**Appendix 4**) was carried out to assess the potential visual impact of the proposed development to the surrounding environment. The Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41) was taken into consideration.

8.4.2. The Visual Envelope (VE) was formed by the surrounding area of Nature Reserve, Institutional and Residential building such as Tai Po Kau Nature Reserve, JIS, TKPM Primary School and Deerhill Tower Deerhill Bay. Within the VE, the visual impacts of 6 View Points (VPs) are assessed. The visual impacts of VPs range from "negligible" to "slightly adverse". It is concluded that the proposed development does not amount to pronounced increase in development scale and intensity and visual changes from key public VPs.

8.5. Geotechnical Considerations

8.5.1. A Geotechnical Planning Review Report (GPRR) for the proposed development is in **Appendix 5**.

8.5.2. The geological map indicates the regional area around the Site is underlain Lapilli Lithic-Bearing Coarse Ash Crystal Tuff and Tuffite of Yim Tin Tsai Formation. There are 3 nos. of registered geotechnical features lying within or in the vicinity of the Site, including Feature Nos. 7NE-C/C392, 7NE-C/C440 and 7NE-C/C403.

8.5.3. For the proposed development at the Site, it is proposed to form a flat platform to meet the level of adjoining Tai Po Road. It is required to carry out temporary excavation and lateral support works for the construction of basement structure and foundation works at the Site.

8.5.4. For the site formation works on the side adjoining the boundary of Japanese International School (JIS), two schemes are considered:

- Scheme 1: Removal of Feature no. 7NE-C/C403 along the boundary of JIS

  After this development, Feature no. 7NE-C/C403 becomes obsolete and removal of this feature reduces the associated geotechnical risk and enables a more efficient use of available space. For ELS works, it would be carried out after the site formation works is down to the proposed ground level +79.2mPD. The pipe pile wall with lagging plates and 3 layers of waling and corner struts are proposed for basement and footing construction. Prior agreement will be obtained before the site formation work related