

## **Appendix 1**

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Replacement pages of  
Visual Impact Assessment

The Visual Envelope (VE) is formed by surrounding area of Nature Reserve, Institutional and Residential building such as Tai Po Kau Nature Reserve, Japanese International School, PLK Tin Ka Ping Millennium Primary School and Deerhill Tower Deerhill Bay.

Within the VE, a series of key View Point (VP) may be affected by the proposed development. VPs are identified base to the VE, and as summarised in below table;

VP	Description	Visual Sensitivity (Low,Medium,High)	Approx. Viewing Distance to High Rise Elements (m)	Visual Composition	Visual Obstruction	Types of Public Viewers	Effect on Public Viewers	Effects on Visual Resources	Duration of Impacts	Evaluation of Overall Visual Impact
VP1	View from Tai Po Road (Tai Po Kau) bus stop northwest to the site	Medium	~95m (79mpd)	Existing view includes a low-rise institutional block in front of the proposed building mass, mixed with open views to hillside further right. Proposed building mass is only partly visible therefore quite compatible.	Part of the Views to open sky visible in the background will be blocked, and part of visual openness lost	Commuters, surrounding residents, students, hikers, pedestrians	Slight The direct sightlines are disturbed by the proposed development backdrop. The existing Japanese school is visually more dominating than the proposed development.	Some visual degradation  Streetscape character is not strongly degraded due to the existing presence of mature trees along the Tai Po Road. Openness of skyline is obstructed. Vegetation screening can be applied to the building façade.	Permanent	Slightly adverse
VP2	View from Tai Po Road (Tai Po Kau) junction of entering the perforated schools and Deerhill Bay	Medium	~85m (80mpd)	Existing view includes natural woodland at slope in front of the Proposed building mass. Proposed building mass is only partly visible which is highly compatible.	Views to Japanese International School building currently visible in the background will be partly blocked, but this is a small element in the existing view and the overall openness will remain largely, only part	Commuters, surrounding residents, students, hikers, pedestrians	Slight Most of the existing screening matured trees will be retained. The views towards vegetation in front of the proposed building will not be affected.	Some visual degradation  Existing tree in the photomontage is on government land outside of the application site. The landscape treatment is subject to	Permanent	Slightly adverse

## VISUAL IMPACT ASSESSMENT

VP	Description	Visual Sensitivity (Low,Medium,High)	Approx. Viewing Distance to High Rise Elements (m)	Visual Composition	Visual Obstruction	Types of Public Viewers	Effect on Public Viewers	Effects on Visual Resources	Duration of Impacts	Evaluation of Overall Visual Impact
					of visual openness to sky lost.			agreement of relevant government department.		
VP3	View from Tai Po Kau Forest Trail (Yellow Trail Section)	Low	~279m (300mpd)	The proposed Project is hardly visible within the huge vegetation and causes no significant change in the visual composition.	No visual obstruction	Hikers	Negligible The proposed development will be screened by existing woodland, hence no any impact on viewers.	Minimum visual degradation The proposed development visually is insignificant to other visual resources.	Permanent	Negligible
VP4	View from Public Interchange outside of Providence Bay	Low	~637m (7mpd)	Existing view includes a number of medium-rise residential blocks horizontally mixed with institutional buildings and open views to hillside further north. Proposed building mass is only partly visible therefore quite compatible.	Visible Ridgelines remain intact and there is minimal visual obstruction to the open sky.	Commuters, surrounding residents, students, pedestrians	Slight The proposed development does not impact the ridgeline and visibly unidentifiable with the existing buildings group to key viewers.	Minimum visual degradation The surrounding woodland and highway offset visual impact of building mass. The visual resources and amenities are retained.	Permanent	Slightly adverse
VP5	View from Core Aqua Park of the	High	~1085m (6mpd)	The proposed Project is not visible within the huge vegetation and causes no change	No visual obstruction	Hikers, Visitor of Egret Park (Mainly	Negligible The proposed development will	Minimum visual degradation of	Permanent	Negligible



VP 3 Existing View

VP 3 Photomontage



VP 4 Existing View

VP 4 Photomontage

#### 4.3. VP2- View from Tai Po Road (Tai Po Kau) junction of entering the schools and Deerhill Bay

4.4. The overall visual impact is considered **slightly adverse** prior to mitigation. The VP2 shows that with the proposed development backdrop, part of the views to the Japanese International School will be blocked and the overall openness will remain largely, only part of visual openness to sky lost. For the effect on Public Viewers, Tai Po Road (Tai Po Kau) junction is frequently used, mostly by the users of the nearby colleges and schools. A slight portion of the open sky view behind the vegetation will be blocked due to the proposed development. Existing tree in the photomontage is on Government land outside of the application site. The landscape treatment is subject to agreement of relevant government department. For the effect on Visual Resources/ Amenities, the visual impact arising from the proposed development will be **slightly** adverse, due to the blockage of a slight portion of the open sky view behind the vegetation. No other noticeable effect on other visual resources/ amenities from this VP is observed.

*Description of Visual Sensitivity of VP2 as below:*

Type of Sensitive Receiver Represented: Commuters, surrounding residents, students, hikers pedestrians.

Approximate Viewing Distance to Site: ~85m

Description of Existing View: The view point is located at Tai Po Road (Tai Po Kau) junction of entering the perforated schools and Deerhill Bay looking towards the site at a distance of approximately 85m, a large number of commuters including public transit users and commuters in private vehicles will travel from this junction to the site. The view is mainly vegetation blocking the view towards the site and the proposed development in the background.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

#### 4.5. VP3-View from Tai Po Kau Forest Trail (Yellow Trail Section)

4.6. The overall visual impact is considered **negligible**. VP3 shows the proposed development would not be visible at this proximity and screened by natural woodland. No observable visual obstruction and degradation of the existing country park character of the surrounding area. For the effect on public viewers, the main commuters of this VP are Hikers using the hiking trail. The proposed development will be screened by existing woodland, therefore no any impact on viewers, e.g. hikers. For the effect on Visual Resources / Amenities, some of the exiting vegetation at site will be removed, causing a minimum visual degradation to the view point. The proposed development visually is insignificant to other visual resources.

#### 4.9. VP6- View from Cheung Shue Tan Heung Shu Yan Basketball Court

The overall visual impact is considered **negligible**. VP6 shows the proposed development would not be visible at this proximity and screened by natural woodland. No observable visual obstruction and degradation of the existing nature character of the surrounding area. For the Effect on Public Viewers, the main visual receivers are surrounding residents and pedestrians. The proposed development will be screened by existing woodland, hence no impact on the visual receivers. For the effect on Visual Resources/ Amenities, there is a minimum visual degradation of existing visual resources. The proposed development visually is insignificant to other visual resources.

*Description of Visual Sensitivity of VP6 as below:*

Type of Sensitive Receiver Represented: surrounding residents, pedestrians

Approximate Viewing Distance to Site: ~650m

Description of Existing View: The view point is located at Cheung Shue Tan Heung Shu Yan Basketball Court looking towards to the site from a distance of approximately 650m. The existing view contains a low-rise residential building in the front and mid-rise residential building in the background. The proposed development is screened by the existing woodland and not visible from this view point.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

#### 4.10. Evaluation of overall visual impact

According to TPB PG-No. 41, the overall visual impact can be concluded and classified within a range to threshold, i.e. "Negligible" to "Slightly Adverse". The visual impact of VP1, VP2 and VP4 is "Slightly Adverse", and VP3, VP5 & VP6 is "Negligible".