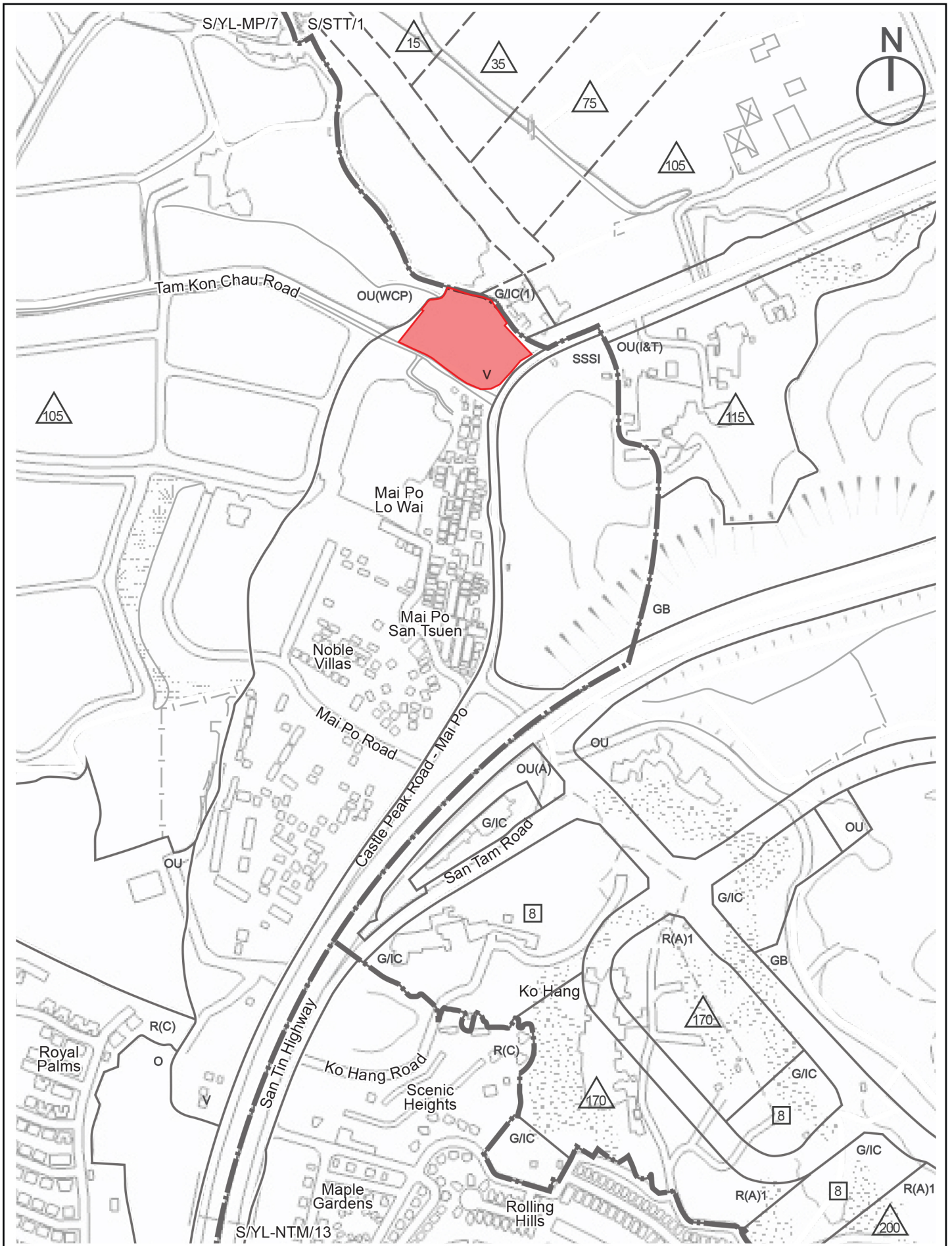

Appendix B
Visual Impact Assessment

1 INTRODUCTION

1.1 Background

- 1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the Section 16 Planning Application to seek permission for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE)), Shop and Services (Medical Consulting Room including clinic) and Public Vehicle Park uses (hereafter referred to as the “Proposed Development/ Proposed Scheme”) with supporting facilities at Lots 76 S.G (Part), 76 S.H (Part) in D.D. 101 and adjoining Government Land, Mai Po, Yuen Long (hereafter referred to as the “Application Site”).
- 1.1.2 The Application Site largely falls within an area zoned “Village Type Development” (“V”) on the Approved Mai Po and Fairview Park Outline Zoning Plan No. S/YL-MP/8 (the OZP) (**Figure 1.1** refers). According to the Notes of the OZP, the subject “V” zone is intended to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and provisioning of village houses affected by Government projects, other commercial, community and recreational uses may be permitted on application to the Town Planning Board. According to the Notes of the OZP for the subject “V” zone, ‘Social Welfare Facility’, ‘Shop and Services’ and ‘Public Vehicle Park (excluding container vehicle)’ uses are Column 2 uses which may be permitted with or without conditions on application to the Board.
- 1.1.3 Since the Application Site does not fall within the boundary of any Village Environ, development of New Territories Exempted Houses within the Application Site is therefore not anticipated.
- 1.1.4 With the initiative to establish a Smart RCHE at the Application Site to address the evolving need of the aging population, and to foster innovative and technological collaborations with the San Tin Technopole nearby, the Applicant has formulated the Proposed Development
- 1.1.5 The Proposed Development consists of a 9-storey tower and two 3-storey towers, all on top of 1 storey of basement car park and servicing facilities. The Proposed Development consists of a privately-operated RCHE providing 716 nos. of RCHE bed spaces and is tentatively scheduled for completion by 2028.
- 1.1.6 This VIA was prepared in accordance with the ‘Town Planning Board Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board’ (‘TPB PG-No. 41’) in order to evaluate the degree of visual impacts on visual sensitive receivers (VSRs) from major public viewpoints (VPs) due to the proposed amendments to an approved development proposal for elderly housing at the Application Site.
- 1.1.7 This VIA will cover the followings:
- Section 2: describes the proposed RCHE;
 - Section 3: identifies the visual context and the baseline visual condition of the Application Site;
 - Section 4: identifies the key public viewpoints and visual sensitive receivers;
 - Section 5: appraises the potential visual impacts induced by the proposed RCHE; and
 - Section 6: summarises the findings of the VIA.



Application Site ■



Title
 Location Plan

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Rev	0	Date	Nov 2024
Scale	Figure		
NA	1.1		

2 INDICATIVE PROPOSED SCHEME

2.1 Indicative Proposed Scheme

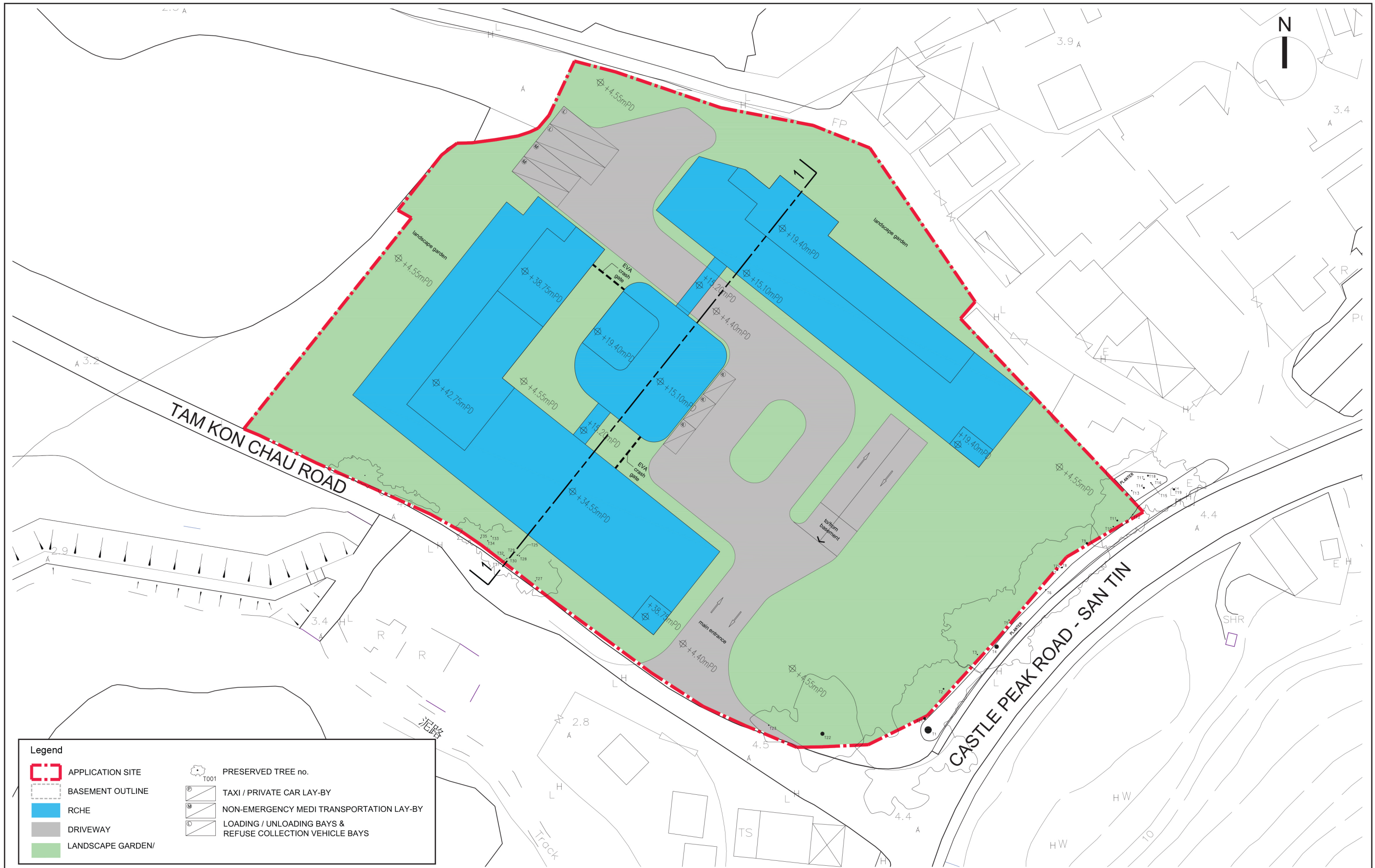
2.1.1 The Indicative Master Layout Plan and Section Plan are attached in **Figures 2.1 to 2.2. Table 2.1** below highlights the major development parameters of the Proposed Scheme.

Table 2.1 - Major Development Parameters of the Proposed Scheme

Major Development Parameters	Proposed Scheme
Application Site Area (m ²)	About 8,429 ⁽¹⁾
Total GFA (m ²) - Private RCHE ⁽²⁾ - Shop and Services (Medical Consulting Room including Clinic)	About 16,506 About 15,896 About 610
Total Plot Ratio - Private RCHE - Shop and Services (Medical Consulting Room including Clinic)	About 1.96 About 1.89 About 0.07
No. of Storeys	Not more than 9 ⁽³⁾⁽⁴⁾
No. of Blocks	3
Site Coverage	About 35%
No. of Beds	About 716
Greenery Ratio	Not less than 20%
Total No. of Car Parking Spaces - Private Car Parking for RCHE - Clinic - Public Vehicle Park	76 ⁽⁵⁾ 48 9 19
No. of L/UL Spaces - Taxi/ Private Car Lay-by - Non-emergency Medi Transportation Lay-by - Loading/ Unloading Bays & Refuse Collection Vehicle Bays	3 2 2
Completion Year	2028

Remarks:

1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. Including ancillary uses, such as ancillary shop, canteen, restaurant, office, laundry, and healthcare/ wellness center serving the RCHE.
3. Excluding 1 storey of basement carpark and E&M facilities and etc.
4. Subject to design review at subsequent stages, the current maximum building height of the Proposed Development is about 34.55 and 15.2mPD respectively (up to main roof level). Roof-top structures are mainly for supporting E&M facilities and does not constitute as a storey with coverage less than 50% of the area of the floor below.
5. Including 2 disabled car parking spaces.



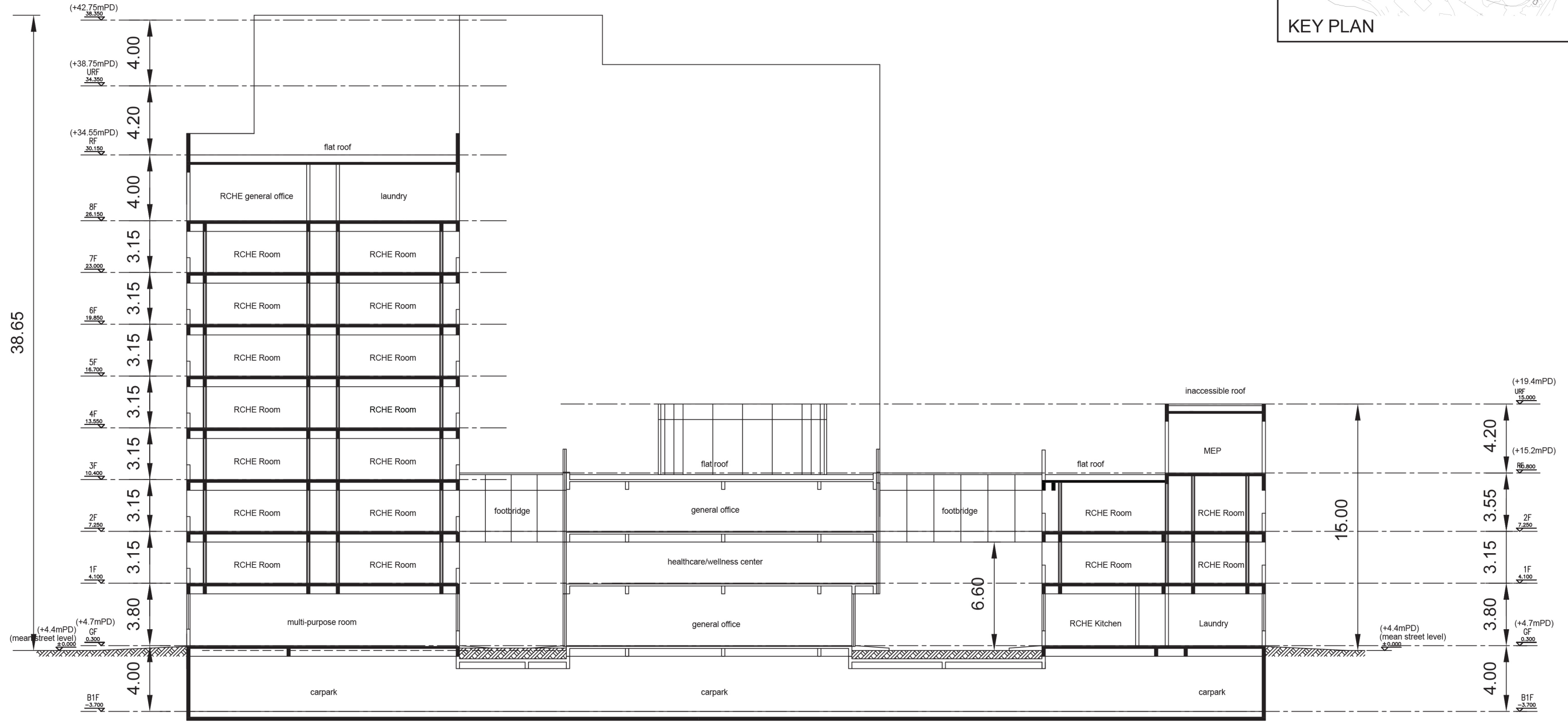
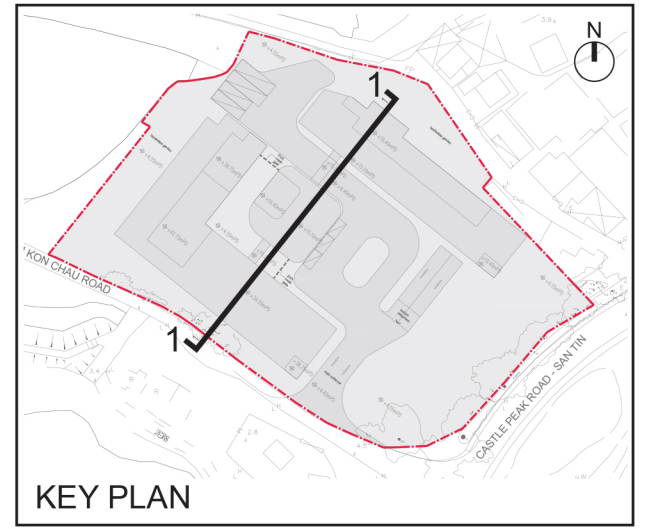
Legend	
	APPLICATION SITE
	BASEMENT OUTLINE
	RCHE
	DRIVEWAY
	LANDSCAPE GARDEN/
	PRESERVED TREE no.
	TAXI / PRIVATE CAR LAY-BY
	NON-EMERGENCY MEDI TRANSPORTATION LAY-BY
	LOADING / UNLOADING BAYS & REFUSE COLLECTION VEHICLE BAYS

**LWK
+PARTNERS**

Title

Indicative Block Plan

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Rev	0	Date	Nov 2024
Scale		Figure	2.1



**LWK
+PARTNERS**

Title

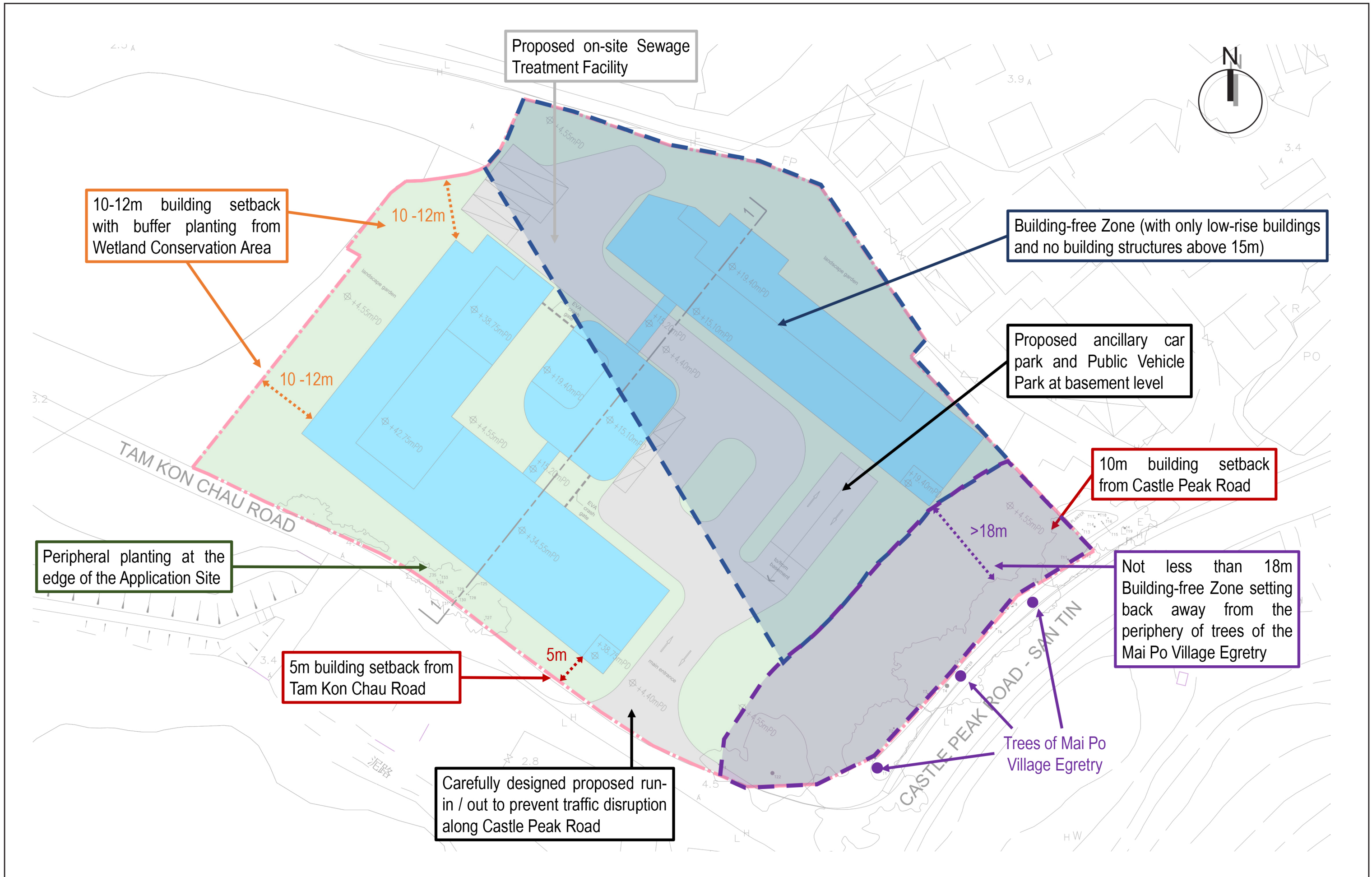
Indicative Section Plan (1-1)

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Scale	Figure 2.2		

2.2 Planning and Design Considerations

2.2.1 In formulating the Proposed Scheme, the Applicant commits to create a high quality RCHE with ideal retirement experience. Some major planning and design considerations are highlighted below:

- (i) as shown in **Figure 2.3**, the Proposed Development will adopt a 18m building-free zone setting back away from the periphery of trees of the Mai Po Village Egretty, which is located to the southeast of the Application Site. This building-free zone will be designated as areas of passive recreation and green space. This area will not only avoid any possible impacts to the Egretty, but also minimise the total site coverage of the Proposed Development to enhance visual amenity in the surroundings;
- (ii) there will also be another building-free zone (with only low-rise buildings and no building structures above 15m) at the north-eastern portion of the Site. The building-free zone acts as a flight corridor for the Mai Po Village egretty, which minimises the impact to the egretty's flight line to an acceptable level. The building-free zone will also enhance the visual and air permeability of the surrounding area by reducing the bulkiness of the Proposed Development;
- (iii) a building setback with buffer planting of 10-12m from the Wetland Conservation Area (WCA) along the north-western boundary of the Application is adopted to minimise ecological impact. The building setbacks are able to reduce the bulkiness of the Proposed Development while enhancing the visual permeability and openness of the surrounding area;
- (iv) the Proposed Development will be set back from the Castle Peak Road and Tam Kon Chau Road for 10m and 5m respectively, which minimises the noise and air quality impact of the traffic to the future residents;
- (v) the peripheral planting located at the edge of the Application Site will act as a visual buffer and soften the building edge of the RCHE towers;
- (vi) the proposed ancillary car park will be located at the basement level, which minimises air quality and visual impact to the public while create a pleasant urban environment with ample greening opportunities at pedestrian level;
- (vii) the proposed run-in / out location is carefully designed so to prevent traffic disruption along the Castle Peak Road;
- (viii) a Public Vehicle Park with 19 parking spaces is proposed at the basement level to serve the potential tourist of the planned AFCD Wetland Conservation Park Management Office to the direct east of the Application Site; and
- (ix) an on-site Sewage Treatment Facility is proposed to process sewage and generate effluent for toilet flushing and irrigation for landscape areas within the Application Site. Which enhances environmental sustainability and self-sufficient of the Proposed Development by reducing total water consumption and discharge. It is also able to reduce public health risk by minimising air, ground and water pollution to the surrounding areas.



3 BASELINE VISUAL CONDITION

3.1 Visual Context & Character

- 3.1.1 With a total area of about 8,429m², the Application Site is located at the junction of Castle Peak Road and Tam Kon Chau Road, halfway between Mai Po and San Tin. It is surrounded by existing village settlements, namely Mai Po Nature Reserve to the west, Mai Po Lo Wai to the south, Hop Shing Wai to the east and Lin Barn Tsuen to the North.
- 3.1.2 The Application Site is currently vacant and in close proximity to several sites for temporary open storages and vehicle parking

3.2 Visual Elements and Resources

- 3.2.1 The Application Site is situated in an area which is under transformation in development context. In the vicinity of the existing villages, there are a number of open storage sites. With gazettal of the San Tin Technopole OZP, the San Tin area will be transformed into a more urbanized context with various medium to high-rise developments. The visual context is shaped by various visual elements which come into sights of the viewers. All major visual elements, including the visual resources or attractors and visual eyesores or distractors that currently exist, planned or committed are identified below. Different visual elements may enhance, degrade or neutralise the overall visual impact of the subject proposed residential development being assessed.

Visual Amenities or Attractors

- 3.2.2 The major visual amenity of the Mai Po area is the **Mai Po Nature Reserve**. Located to the west of the Application Site, the Mai Po Nature Reserve is the largest wetland in Hong Kong and is recognized as a Wetland of International Importance under the prestigious Ramsar Convention. It presents a wide range of habitats such as fish ponds, reedbeds, mudflats and mangroves, which attracts a substantial amounts of insect, bird and migratory waterbird species. It is a popular destination for citizens to leisure as well as schools and organizations to host local tours.
- 3.2.3 To the north and east of the Application Site are clusters of two villages, namely Lin barn Tsuen and Hop Shing Wai. These two villages can be accessed from the **Hop Shing Wai carpark** which makes this location a major visual attractors for the villagers, in particular those who have their own private vehicles.
- 3.2.4 To the south of the Application Site is a **bus stop** outside the village entrance of Mai Po Lo Wai. The bus stop is frequently used by villagers in Mai Po Lo Wai, especially for those who does not have their own private vehicles. This location shall therefore be treated as a visual attractor of the area.
- 3.2.5 About 600m to the southeast of the Application Site is the **San Tin Soccer Pitch**. Since there are limited number of public sports facilities in the area, the soccer pitch is visited by residents of surrounding villages such as Shek Wu Wai, Mai Po Lo Wai, Hop Shing Wai and Lin Barn Tsuen, which makes this location as a visual attractor of the area.
- 3.2.6 The above visual attractors are expected to be transformed / incorporated into the planned **development of the San Tin Technopole**.

3.2.7 With the upcoming **development of the San Tin Technopole**, the San Tin area will be transformed into a more urbanized context. The planned San Tin Town Center and I&T Park located to the southeast and northeast of the Application Site are expected to be comprised of medium to high-rise developments. The noticeable increase of the building density and building height of the San Tin area would significantly change the existing visual character into a more urbanized built environment.

Visual Distractors

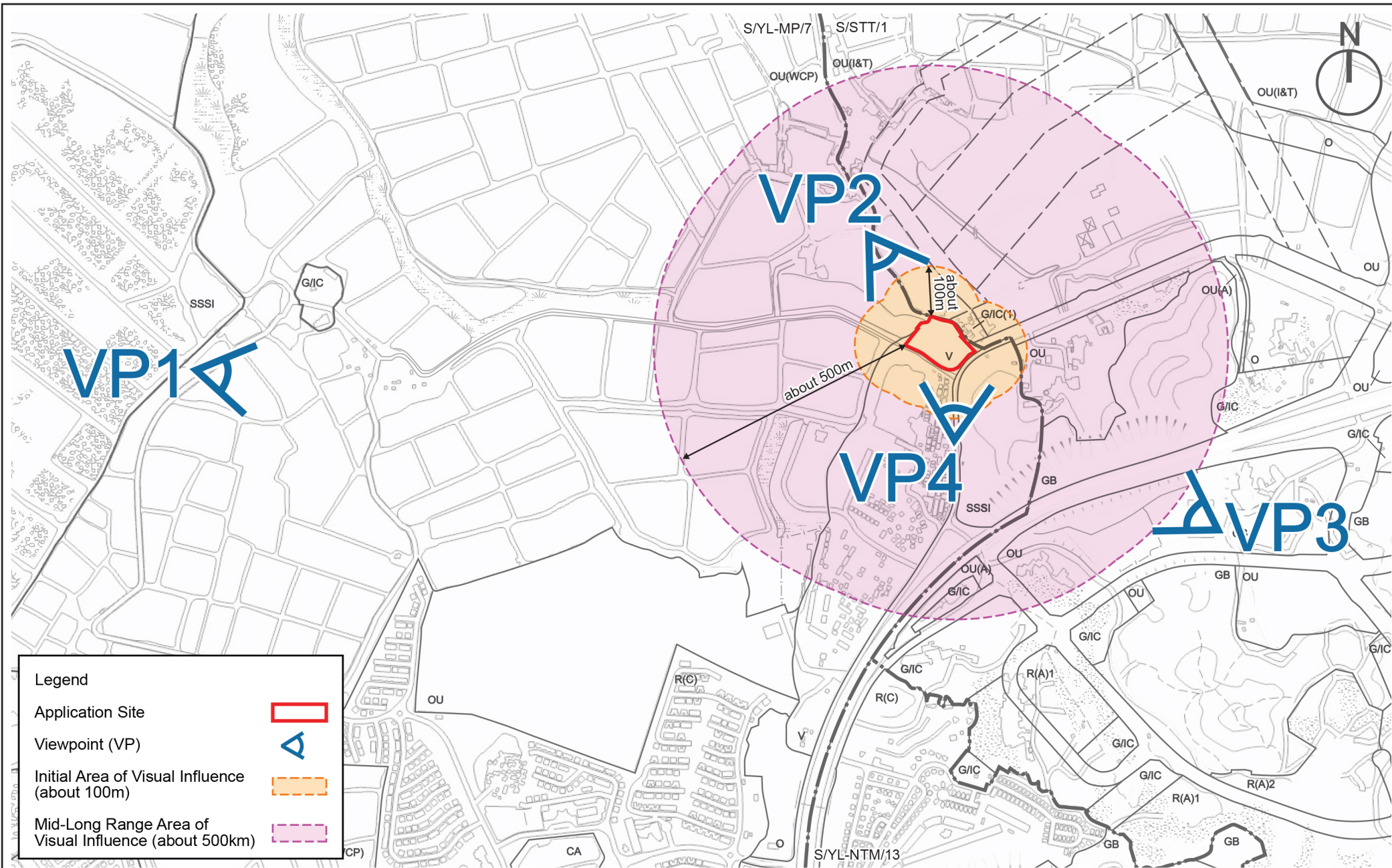
3.2.8 Several **open storages sites** are currently located to the north and east of the Application Site. These uses lower the visual qualities of the Mai Po area by disrupting the rural and natural environment, and are therefore considered as a major visual distractor.

3.2.9 Located 1.5km to the north of the Application Site, the **Shenzhen Futian district** is visible at a distance from the Application Site. The district acts as an exhibition commercial and information centre of Shenzhen, it consists of mainly high-density-high-rise development and skyscrapers such as the Ping An Finance Center. The district is considered as a minor visual distractor.





3.3 Area of Visual Influence (AVI)

3.3.1 According to the TPB PG-No. 41, the assessment area (i.e. the visual envelop) should cover the area of visual influence within which any part of the Proposed Scheme is visible from key sensitive viewers. When determining the AVI of the subject VIA, the Proposed Scheme, the above visual context and visual resources, the popular public gathering spaces, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions by ground inspection have been taken into account.

3.3.2 Having regard to the size and height of the Proposed Scheme, the subject AVI covers public viewers with potential visibility of the Application Site in Mai Po area. 4 nos. of public viewpoints (VPs) within the AVI have been identified for the subject VIA (**Figure 3.1** refers). Detailed analysis of the visual sensitivity of the public viewers at these VPs is discussed in the following section.



Legend

- Application Site 
- Viewpoint (VP) 
- Initial Area of Visual Influence (about 100m) 
- Mid-Long Range Area of Visual Influence (about 500km) 

200 0 200m

**llewelyn
d Davies**

Title

Public Viewpoints within the AVI

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Scale	N/A	Figure	3.1

4 KEY VISUAL SENSITIVE RECEIVERS AT PUBLIC VIEWPOINTS

- 4.1 As per the requirements of TPB PG-No. 41, key visually sensitive receivers (VSRs) are those people, who have views of the Application Site from the most affected VPs in the AVI, and these VSRs are likely to be affected most by the proposed visual change. The identified VSRs of the subject VIA include the public at popular areas for outdoor activities, recreation, rest, leisure, walking and key pedestrian nodes where their visual attention may be caught by the Proposed Development.
- 4.2 VSRs are categorised based on the characters and what they engage in at the public VPs. The sensitivity of receivers to visual changes will be influenced by:
- 1) The activities they are engaged in;
 - 2) The duration which the portion of the proposed development remain visible;
 - 3) View towards the change is full or partial; and
 - 4) The public perception towards the portion of the proposed development.
- 4.3 With consideration to the nature of the people who are mostly affected by the proposed visual changes at the key VPs, the selected VSRs of the subject VIA are categorised into two groups, namely:
- Recreation** - General public have sights on the Proposed Development while engaging in recreational facilities. Their visual sensitivity varies depending on the type of recreational activity they are engaging in.
- Traveller** - General public have sights on the Proposed Development in public passageways. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.
- 4.4 Based on the above criteria, VSRs' sensitivity towards visual change at the Application Site are categorised into 3 classifications (i.e. "High", "Medium" and "Low").
- 4.5 **Table 4.1** lists out the visual sensitivity of the selected public VSRs of the subject VIA. Existing views of different VPs are provided on **Figures 5.1 to 5.4**.

Table 4.1 – Brief Analysis of Visual Sensitive Receivers at Selected Public VPs

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Degree of Visibility on the Proposed Development (Full / Partial / Glimpsed) Frequency of View towards the Proposed Development (Frequent / Occasional / Rare)	Sensitivity
<p>VSR1: Visitors and Staffs of the Mai Po Nature Reserve</p> <p>Mai Po Nature Reserve is the largest wetland in Hong Kong and is recognized as a Wetland of International Importance under the prestigious Ramsar Convention. It presents a wide range of habitats such as fish ponds, reedbeds, mudflats and mangroves, which attracts a substantial amounts of insect, bird and migratory waterbird species. The location of this VP is on a pathway leading to the Mai Po Visitor Center and the Regional Ranger Office, which is frequently used by visitors and staff of the nature reserve.</p> <p>Recreation – Visitors of the Mai Po Nature Reserve.</p> <p>Traveller – Staff of the Mai Po Nature Reserve.</p>	About 1.2km	Good – The existing view captures the rural and natural landscape of the Mai Po Nature Reserve, it comprises of wetlands in the foreground, dense vegetation in the middle ground as well as open view of sky and mountain in the background.	<p>Partial view – The Proposed Development is mainly screened off by existing vegetation in the foreground.</p> <p>Occasional view – Visitors and staffs of the Mai Po Nature Reserve mainly focus on the plants and animals within the wetlands. There will be only occasional view towards the Proposed Development when they look around and observe the landscape surrounding the nature reserve.</p>	Medium
<p>VSR2: Users of Hop Shing Wai Car Park</p> <p>Hop Shing Wai Car Park consists of numerous parking spaces and a village office. The footpath beside the car park leads to both Hop Shing Wai and Lin Barn Tsuen in the further north. The location of this VP is visited by villagers of Hop Shing Wai and Lin Barn Tsuen, in particular individuals having their own private vehicles.</p> <p>Traveller – Villagers of Hop Shing Wai and Lin Barn Tsuen.</p>	About 150m	Fair – The existing view consists of the Hop Shing Wai Car Park in the foreground, vegetation and open storages in the middle ground and open view of sky in the background. The quality of the natural environment has been intruded by the car park and open storages.	<p>Partial view – The Proposed Development is mainly screened off by existing vegetation and open storages in the middle ground.</p> <p>Occasional view – Villagers of Hop Shing Wai and Lin Barn Tsuen stayed in the car park mainly to access their private vehicle as well as using the footpath nearby to enter and leave their respective villages. There will be only occasional view towards the Proposed Development.</p>	Low
<p>VSR3: Users of San Tin Soccer Pitch</p> <p>San Tin Soccer Pitch is accessible via Mai Po Lung Road and Shek Wu Wai Road. It is mainly visited by residents of surrounding villages, such as Shek Wu Wai, Mai Po Lo Wai, Hop Shing Wai and Lin Barn Tsuen.</p> <p>Recreation – Villagers of Shek Wu Wai, Mai Po Lo Wai, Hop Shing Wai and Lin Barn Tsuen.</p>	About 600m	Fair – The existing view consists of the San Tin Soccer Pitch in the foreground, dense vegetation in the middle ground and open view of sky in the background.	<p>Glimpsed view – Only the upper portion of the Proposed Development is visible, while most of the structure is screened off by the soccer pitch in the foreground and dense vegetation in the middle ground.</p> <p>Occasional view – Users of the soccer pitch are mainly focused on recreational activities such as playing football, doing fitness exercise and sitting on benches. There will be only occasional view towards the Proposed Development.</p>	Low

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Degree of Visibility on the Proposed Development (Full / Partial / Glimpsed) Frequency of View towards the Proposed Development (Frequent / Occasional / Rare)	Sensitivity
<p>VSR4: Users of Bus Stop alongside Castle Peak Road – Mai Po</p> <p>The bus stop alongside Castle Peak Road – Mai Po is directly beside the village entrance of Mai Po Lo Wai, it is mainly visited by villagers of Mai Po Lo Wai, in particular individuals without owning private vehicles.</p> <p>Traveller – Villagers of Mai Po Lo Wai.</p>	About 150m	<p>Fair – The existing view captures the Castle Peak Road, paved footpath and bus stop in the foreground, village houses to the left, dense vegetation to the right and open view of sky in the background.</p>	<p>Partial view – Most of the Proposed Development is screened off by the village houses to the left.</p> <p>Occasional view – Users of the bus stop are mainly focused on waiting buses. Since the buses will be arriving from the opposite direction of the Proposed Development, there will only be occasional view towards the Proposed Development.</p>	Low

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to “TPB PG-No. 41”, the appraisal of overall visual impacts to VSRs can be determined by four aspects:

- 1) Visual composition (i.e. to assess the visual effects resulted from the change in building forms, bulk and etc.);
- 2) Visual obstruction (i.e. to assess whether the subject matter may cause any views in the foreground or background to be intercepted);
- 3) Effects on visual resources (i.e. to assess the change in visual quality and character of the AVI); and
- 4) Effects on public viewers from key public VPs.

5.1.2 The significance of the overall visual impact to the VSRs is a combined analysis between the visual sensitivity of VSRs towards the Application Site and the VSRs’ perception of the magnitude of change from the above four aspects. The resultant overall visual impact can be rated as “Significantly Adverse”, “Moderately Adverse”, “Slightly Adverse” or “Negligible” (**Table 5.1** refers).

Table 5.1 - Matrix for Appraisal of Significance of the Overall Visual Impact

		Sensitivity of VSRs		
		Low	Medium	High
Magnitude of Change	Negligible	Negligible	Negligible	Negligible
	Slight	Negligible / Slightly Adverse	Slightly Adverse / Moderately Adverse	Moderately Adverse
	Moderate	Slightly Adverse / Moderately Adverse	Moderately Adverse	Moderately Adverse / Significantly Adverse
	Substantial	Moderately Adverse	Moderately Adverse / Significantly Adverse	Significantly Adverse

Remarks: The resultant overall visual impacts are classified as negligible or negative (i.e. ranging from negligible to significantly adverse) unless the proposed development exhibits visual effects that enhance the visual quality.

5.1.3 According to 'TPB PG-No. 41', the classification of the significance of the overall visual impacts and its associated descriptions are set out in **Table 5.2** below.

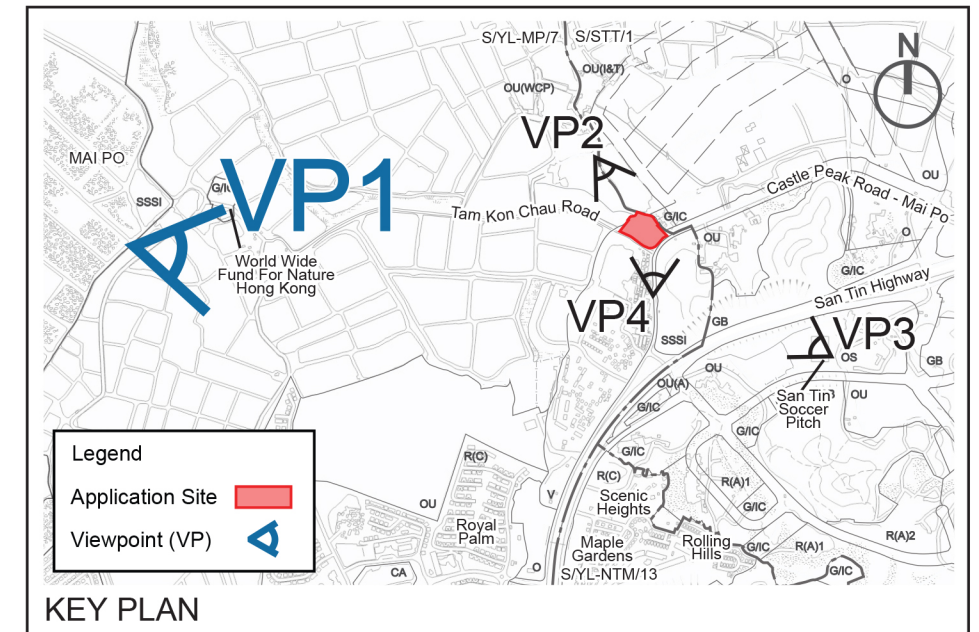
Table 5.2 - Classification of Overall Visual Impact

Classifications	Descriptions
Significantly Adverse	The proposed development will in overall terms cause serious and detrimental visual impacts on most of the identified key public VPs even with mitigation measures.
Moderately Adverse	The proposed development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public VPs.
Slightly Adverse	The proposed development will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public VPs.
Negligible	The proposed development will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public VPs, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Partly Enhanced / Partly Adverse	The proposed development will exhibit enhanced visual effects to some of the identified key public VPs and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public VPs.
Enhanced	The proposed development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.

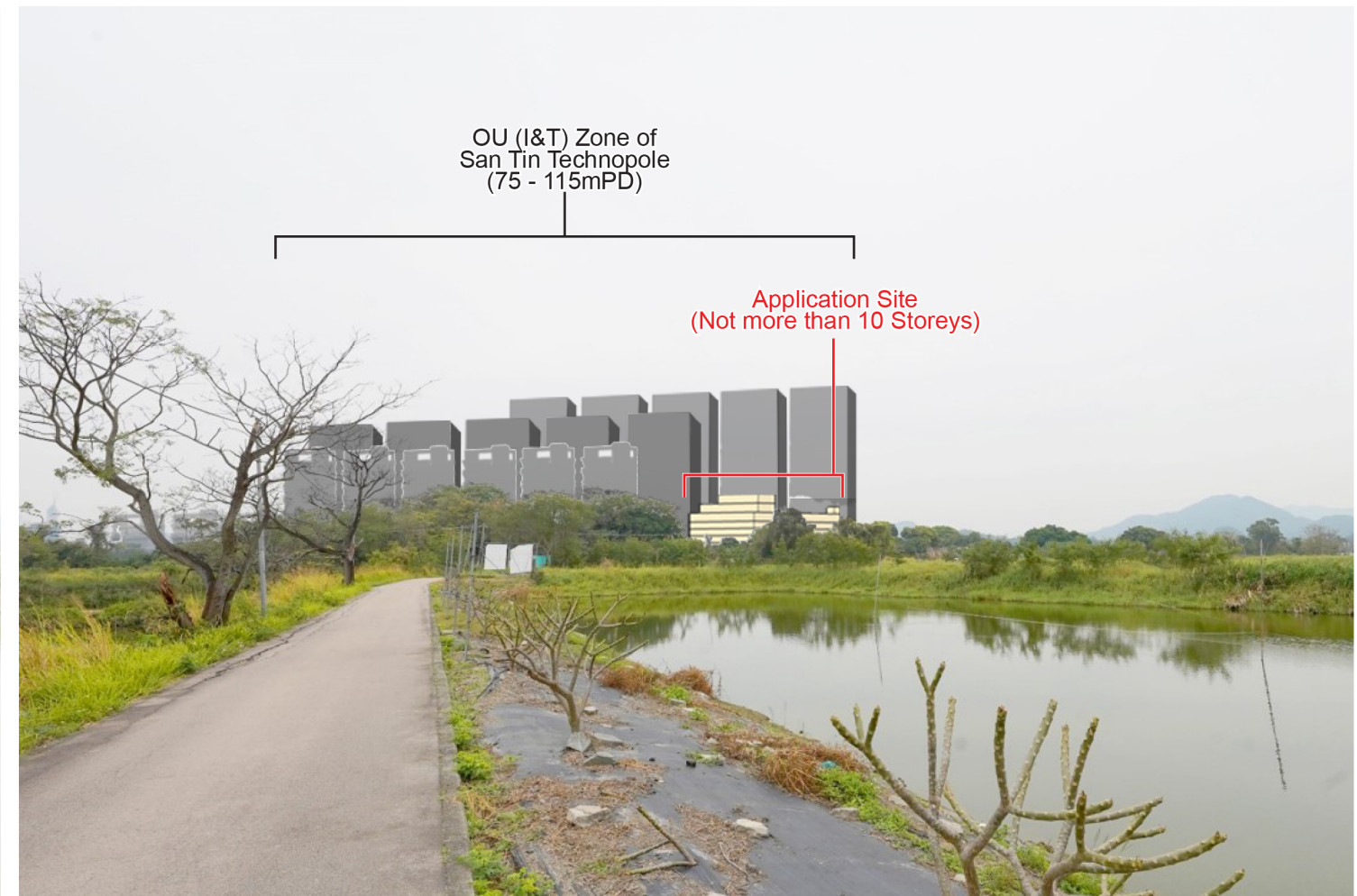
5.2 Appraisal of Visual Impacts on Different VSRs

5.2.1 The appraisal of visual impacts on VSRs at the key VPs induced by the proposed development are described in **Table 5.3** below. The corresponding photomontages are attached in **Figures 5.1 to 5.4**.

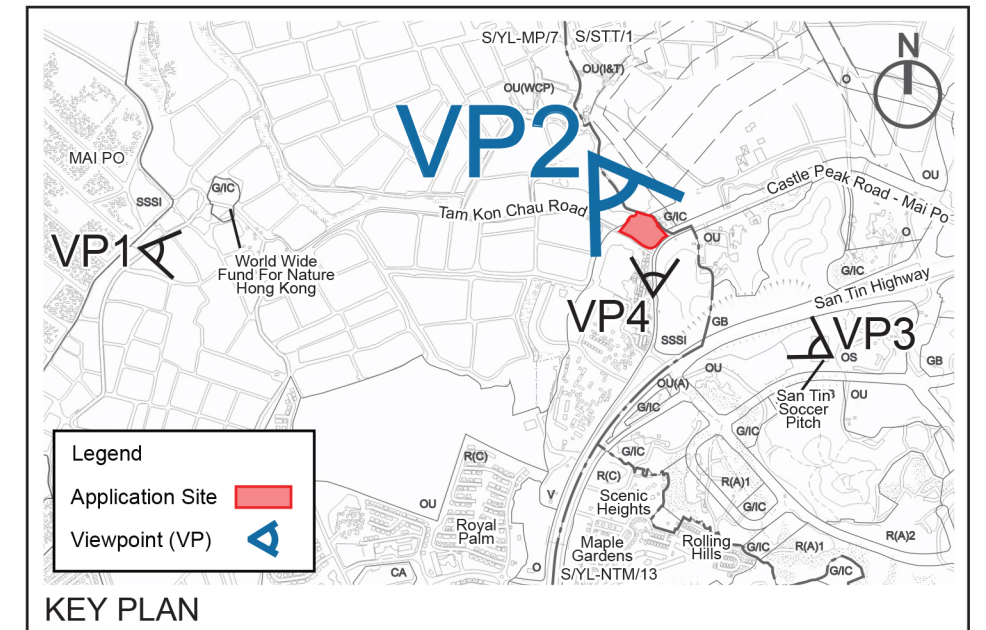
5.2.2 The current photomontages primarily focuses on the future development scenario by the target completion year of 2028, which is in advance of the Phase 1 of San Tin Technopole. It should be highlighted that the long-term development scenario in the vicinity of the Application Site will be transformed into a more urbanised context after the completion of the I&T Park in the close proximity of the Application Site.



Existing Condition



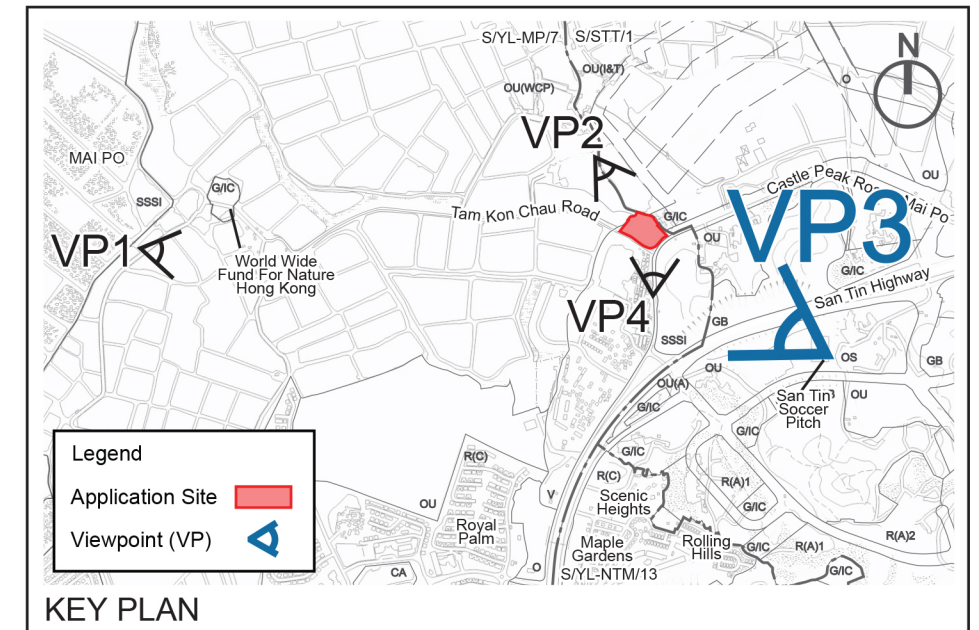
Proposed Scheme



Existing Condition



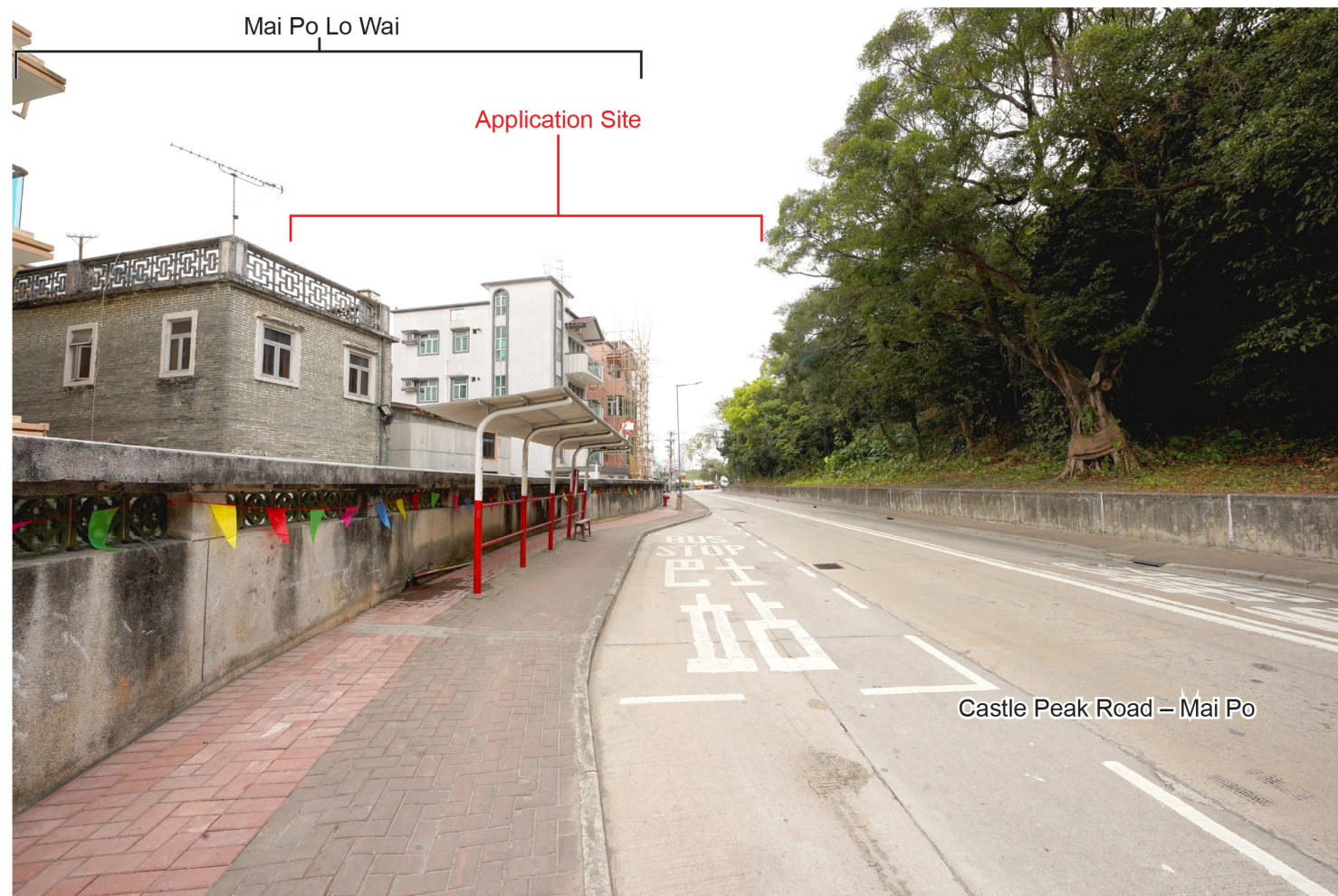
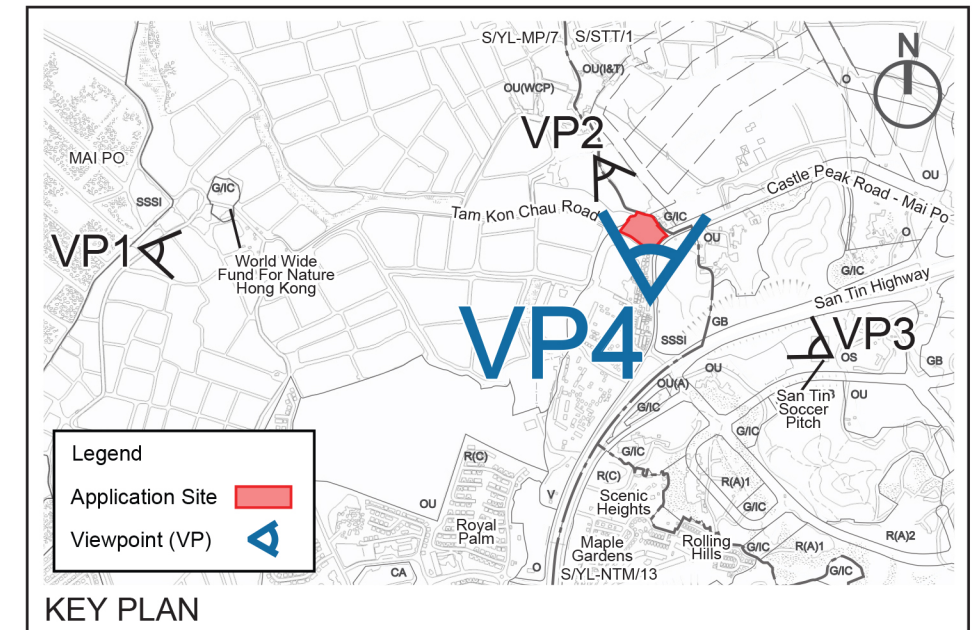
Proposed Scheme



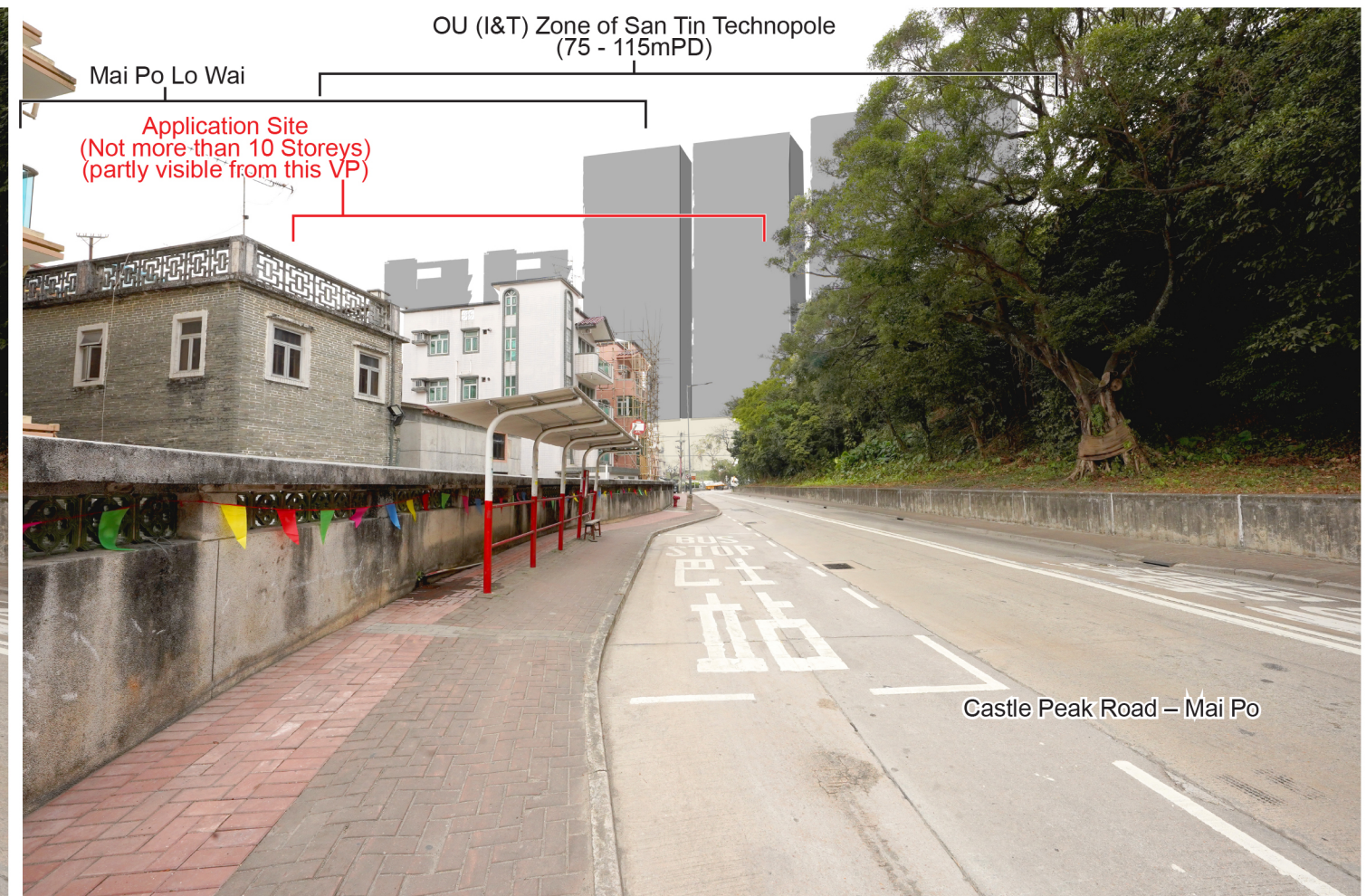
Existing Condition



Proposed Scheme



Existing Condition



Proposed Scheme

Table 5.3 - Appraisal of Visual Impacts of Selected VSRs

Location of Key Visually Sensitive Receivers (VSRs)	VSR Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed)	Distance and Direction between the VPs and the Application Site	Visual Composition	Visual Obstruction and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)
VP1: Mai Po Nature Reserve	Recreation & Traveller	Partial	About 1.2km to the west of the Application Site	With the implementation of the planned San Tin Technopole, a more urbanized landscape will be captured by this VP. The Proposed Development will blend in with the medium to high density I&T development of the San Tin Technopole. The Proposed Development will also be mainly screened off by the existing dense vegetation in the middle ground. As such, the degree of change in visual composition due to the Proposed Development is considered to be low.	When compared with the I&T development of the planned San Tin Technopole, the Proposed Development will only constitute a small portion of the overall future development profile. The change in visual permeability of the existing view due to the Proposed Development is considered to be negligible.	The visual elements at this VP is wetland, dense vegetation, open view of sky and mountains at the foreground. Since this VP is far away from the Proposed Development and the proposed structure is able to be well blended in with the future development context with the existing dense vegetation being unaffected. The effect on visual resources is considered negligible.	The visitor and staff of Mai Po Nature Reserve will be focusing on recreational activities within the nature reserve with only occasional view towards the Proposed Development. And since the visual composition will be mainly affected by the planned I&T development of the San Tin Technopole, the effect to public viewers due to the Proposed Development is not significant.	Slight	Medium	Slightly adverse
VP2: Hop Shing Wai Car Park	Traveller	Partial	About 150m to the north of the Application Site	The current view is dominated by the open-air car parking at the foreground where the Proposed Development is partially screened off by the existing vegetation and open storage uses. The visual composition of this VP will also be dominated by medium to high density development with the implementation of the planned San Tin Technopole. The change in visual composition induced by the Proposed Development is therefore considered low.	The Proposed Development will only obstruct a small portion of the sky with the majority of the open view of sky being affected by the I&T development of the planned San Tin Technopole. The change in visual permeability due to the Proposed Development is low.	The visual elements at this VP are limited, which only comprises of some vegetation and open sky view alongside the open air vehicle park. When compared with the development of San Tin Technopole, the Proposed Development will only slightly affect the open view of sky, thus the effect on visual elements and resources is low.	The Proposed Development is largely screened of by the existing vegetation and some open storage uses behind the trees. Besides, the VSRs of this VP is transient in nature and will only have occasional view towards the Proposed Development. As the visual composition will be mainly affected by the planned I&T development of the San Tin Technopole, the effect to public viewers due to the Proposed Development is not significant.	Slight	Low	Negligible / Slightly Adverse

Location of Key Visually Sensitive Receivers (VSRs)	VSR Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed)	Distance and Direction between the VPs and the Application Site	Visual Composition	Visual Obstruction and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)
VP3: San Tin Soccer Pitch	Recreation	Glimpsed	About 600m to the southeast of the Application Site	The effect of the Proposed Development to the overall visual composition is negligible as the proposed towers are largely screened off by soccer pitch in the foreground, dense vegetation in the middle ground and the planned I&T use of San Tin Technopole in the background.	Only a small portion of the Proposed Development will be emerged from the dense vegetation in the middle ground and the planned I&T use of San Tin Technopole in the background. The effect on the visual permeability of this VP due to the Proposed Development is negligible.	The Proposed Development will cause no significant change to the existing visual resources. The visual elements at this VP will still be dominated by soccer pitch, dense vegetation and open view of sky.	The Proposed Development is barely visible and the users of the soccer pitch are mainly engaged in leisure activities such as playing football, doing exercise and sitting on benches. There will only be occasional view towards the Proposed Development. With the implementation of the planned I&T use of the San Tin Technopole, the effect on public viewers due to the Proposed Development is considered to be negligible.	Negligible	Low	Negligible
VP4: Bus Stop alongside Castle Peak Road – Mai Po	Traveller	Partial	About 150m to the south of the Application Site	Major portions of the Proposed Development will be blocked by existing village houses of Mai Po Lo Wai to the left. Besides, with the implementation of the San Tin Technopole, the Proposed Development will be able to blend in well with the planned I&T use in the background. As such, the Proposed Development will not induce much changes to the visual composition.	The open view of sky will be mainly obstructed by the planned I&T use of the San Tin Technopole. Since a large portion of the Proposed Development are blocked by the existing village houses in the foreground, the effect on visual permeability of this VP due to the Proposed Development is low.	The Proposed Development is able to blend in with the existing village setting. Since the open view of sky is obstructed largely due to the development of San Tin Technopole, the change on visual element and resources due to the Proposed Development is low.	The users of the bus stop are mainly the local villagers nearby, which focuses on waiting buses. There may be some noticeable changes due to the short distance of this VP away from the Application Site. However, in view of the nature of the VSRs, the users will only have occasional view towards the Proposed Development. Besides, with the implementation of the planned I&T use of the San Tin Technopole, the effect on public viewers due to the Proposed Development is considered to be not significant.	Slight	Low	Slightly Adverse

6 CONCLUSION

- 6.1 This VIA is submitted to in order to evaluate the degree of visual impacts on visual sensitive receivers (VSRs) from major public viewpoints (VPs) due to the Proposed Development at the Application Site.
- 6.2 A number of key public VPs have been selected to evaluate the overall visual impact of the Proposed Scheme. With reference to the analysis in preceding sections, and as illustrated on the photomontages taken at the selected VPs, it is considered that the magnitude of visual change due to the proposed scheme at the selected VPs is only either negligible or slightly adverse. The proposed RCHE will not impose significant impact in visual term on its surroundings. The proposed RCHE would be acceptable from visual point of view.