JOB NO.: TCS01267/22

CEDD SERVICE CONTRACT NO. WD/07/2022

YUEN LONG SOUTH FIRST PHASE DEVELOPMENT - ENVIRONMENTAL TEAM

LANDSCAPE AND VISUAL BASELINE REPORT

PREPARED FOR

CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

Date	Reference No.	Certified By
24 July 2024	TCS01267/22/600/R0052v2	Tam Tak Wing (Environmental Team Leader)

Version	Date	Remarks
1	24 July 2023	First Submission
2	24 July 2024	Amended according to EPD's comment

Ford Business International Ltd.

Our Ref: TCS01267/22/300/L0194a

AECOM
12/F, Grand Central Plaza, Tower 2
138 Shatin Rural Committee Road
Shatin, Hong Kong

Attn: Mr. Alex Chan

25 July 2024
By email

Dear Sir,

Re: Contract No. WD/07/2022
Yuen Long South First Phase Development – Environmental Team
Environmental Team Leader's Certification Letter for
Environmental Permit No. EP-548/2018/A, EP-549/2018, EP-550/2018/A, EP-551/2018/A & EP-553/2018/A Condition 3.3
Submission of Landscape and Visual Baseline Report (Version 2)

We hereby certify the Landscape and Visual Baseline Report (Version 2) in accordance with Environmental Permit No. EP-548/2018/A, EP-549/2018, EP-550/2018/A, EP-551/2018/A & EP-553/2018/A Condition 3.3.

Should you have any queries or require further information, please feel free to contact us or the undersigned at Tel: 2959-6059 or Fax: 2959-6079.

Yours sincerely,
For and on Behalf of
Ford Business International Limited

Tam Tak Wing
Environmental Team Leader
Encl.

cc Telemax Mr. Nelson TAM By email

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Tel (852) 2959-6059
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Our Ref. : TEEM/816/24/L/170/JYT
Job No. : TM0816-22
Date : 25 July 2024

By Email

AECOM Asia Co., Ltd.
12/F, Grand Central Plaza, Tower 2
138 Shatin Rural Committee Road
Shatin, Hong Kong

Attn.: Mr. Alex Chan

Dear Alex,

Agreement No. WD/06/2022
Site Formation and Infrastructure Works for
Yuen Long South First Phase Development
Independent Environmental Checker's Verification Letter for
Environmental Permit No. EP-548/2018/A, EP-549/2018, EP-550/2018/A, EP-551/2018/A & EP-553/2018/A Condition 3.3
Submission of Landscape and Visual Baseline Report (Version 2)

With reference to the Landscape and Visual Baseline Report (Version 2) (Ref. No.: TCS01267/22/600/R0052v2) submitted by the Environmental Team (ET) via email on 24 July 2024, we are pleased to inform that we have no adverse comment on the captioned submission. In accordance with the Condition 3.3 of EP-548/2018/A, EP-549/2018, EP-550/2018/A, EP-551/2018/A & EP-553/2018/A, we hereby verify this submission.

Should you have any queries, please do not hesitate to contact the undersigned at (852) 3610 8701 or our Mr. Michael Fong at (852) 3610 8706 or our Mr. Vince Lo at (852) 3610 8787 or our Mr. Jacky Tsang at (852) 3610 8735.

Yours faithfully,

For and on behalf of
Telemax Environmental and Energy Management Limited

Ir Nelson Tam
Independent Environmental Checker

c.c. Ford Business International Ltd. (ET) - Attn: Mr. Tam Tak Wing / Ms. Nicola Hon

EM / NT / MF / VL / JYT

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1 INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Ford Business International Limited (hereinafter called "Ford") was awarded the Civil Engineering and Development Department (CEDD) Agreement Contract No. WD/07/2022 – Yuen Long South First Phase Development - Environmental Team on 26 October 2022. The Contractor period is 78 months, which covers the construction period and the first-year operation period for the Works Contracts 1, 2 and 3 under the Yuen Long South First Phase Development (hereinafter named as "the Project).

1.1.2 The Yuen Long South (YLS) Planning and Engineering Study is a Designated Project under *Item 1 Schedule 3* of the Environmental Impact Assessment Ordinance. In November 2017, Environmental Impact Assessment (EIA) report for YLS Development (Register no.: AEIAR-215/2017) was approved by the Director of Environmental Protection pursuant to EIAO (hereinafter called "the approved EIA Report"). The approved EIA report (AEIAR-215/2017), the approval letter with conditions and recommendations and the relevant Environmental Permit (EP) issued subsequently. To implement the Project, there are various infrastructure items among some of which are classified as DPs under *Schedule 2 of the EIA Ordinance*.

1.1.3 The YLS Development is currently being implemented by three phases: First Phase, Second Phase and Third Phase. The site formation and engineering infrastructure works to support the First Phase Development will be delivered through three works contracts, as listed as below:-

(a) CEDD Contract No. YL/2021/03 - Site Formation and Infrastructure Works for Yuen Long South First Phase Development - Contract 1
(b) CEDD Contract No. YL/2021/04 - Site Formation and Infrastructure Works for Yuen Long South First Phase Development - Contract 2 (the designated works of Contract 2 are governed by EP-549/2018 & EP-553/2018/A)
(c) CEDD Contract No. YL/2022/01 - Site Formation and Infrastructure Works for Yuen Long South First Phase Development - Contract 3 (the designated works of Contract 3 are governed by EP-548/2018/A, EP-549/2018, EP-550/2018/A & EP-551/2018/A)

1.1.4 The layout plan for Contracts 1, 2 and 3 of YLS First Phase Development is shown in ***Appendix A***.

1.2 PURPOSE OF SUBMISSION

1.2.1 In accordance with the updated Environmental Monitoring and Audit Manual (Rev.10) (hereinafter named as "updated EM&A Manual") the Project, the landscape and visual baseline will be determined with reference to the habitat maps included in the EIA Report and detailed tree survey to be completed before the works can commence as well as preliminary site conditions verification surveys. In addition, according to Condition 3.3 of relevant EPs of YLS First Phase Development (i.e., EP-548/2018/A, EP-549/2018, EP-550/2018/A, EP-551/2018/A & EP-553/2018/A), Baseline Monitoring Report shall be submitted to the Director at least 2 weeks before commencement of the construction of the Project.

1.2.2 Baseline Monitoring Report for air quality, noise and water quality monitoring was submitted to Environmental Protection Department (EPD) on 7 July 2023. To facilitate reporting, separate baseline report for landscape & visual monitoring is submitted as

supplementary to the baseline report monitoring.

2 LANDSCPE AND VISUAL BASELINE OF YLS FIRST PHASE DEVELOPMENT

2.1 GENERAL

2.1.1 The approved EIA Report (AEIAR-215/2017) has recommended Environmental Monitoring & Audit (EM&A) for landscape and visual mitigation measures to be undertaken during the design, construction and operational stages of the project. The design, implementation and maintenance of landscape mitigation measures is a key aspect of this and should be checked to ensure that they are fully realized and that potential conflicts between the proposed landscape measures and any other project works and operational requirements are resolved at the earliest possible date and without compromise to the intention of the mitigation measures. In addition, implementation of the mitigation measures recommended by the EIA will be monitored through the site audit programme.

2.2 REQUIREMENT

2.2.1 According to the Section 10.3.1 of the updated EM&A Manual of the Project, the landscape and visual baseline will be determined with reference to the habitat maps included in the EIA Report and detailed tree survey to be completed before the works can commence as well as preliminary site conditions verification surveys.

2.2.2 Whilst detail tree survey findings undertaken by the Main Contractors of the Site Formation and Infra-structure Works for the Yuen Long South First Phase Development - Contract 1, 2 and 3 are yet available in full during the time of reporting; with reference to the Section 10 of the approved EIA Report (Ref. AEIAR-215/2017 - Housing Sites in Yuen Long South), a site conditions verification survey has been conducted in April to June 2023 to verify if there are any major changes in the landscape and visual conditions that are applicable to the Project Area of the above three contracts.

2.2.3 Since the landscape and visual assessment of the approved EIA report applied to the whole project area of the housing sites in Yuen Long south and the current 3 Contracts only cover the site formation and infra-structures works included in the first phase of the proposed development, only those identified/described LR, LCA and VSR that are relevant to the current Projects will be addressed in this baseline monitoring, i.e., the LR and LCA are located within 500m of the Project Areas, and the VSR will be affected by the works of the three current Contracts.

2.3 SURVEY METHOD

2.3.1 Site conditions verification surveys were conducted in April to June 2023 around the project areas under the Contract 1, 2 and 3 of the Site Formation and Infra-structure Works for the Yuen Long South First Phase Development - (hereafter refer as “Project Areas” in this report, see ***Figure A***), and cover 500m from the work boundaries of each of the Contract. In particularly, those Landscape Resources (LRs) and Landscape Character Areas (LCAs) identified in the approved EIA Report and applicable to the Project Areas were revisited as far as practicable to verify if there are any major changes in the landscape baseline with reference to the approved EIA Report.

2.3.2 On the other hand, those visual sensitive receivers (VSRs) identified in the approved EIA Report for the Yuen Long South Development Project and applicable to the Project Areas were revisited as far as practicable to verify if there are any major change of visual baseline

with reference to those presented in the approved EIA Report.

3 RESULTS

3.1 LANDSCAPE RESOURCES (LRS)

3.1.1 16 LRs has been identified in the approved EIA report as shown in the ***Appendix B*** and listed below (see the approved EIA Report for detailed descriptions of the LRs), in which the LR6 - Reservoir is considered inapplicable as the "Tan Kwai Tsuen North Fresh Water Service Reservoir" is located beyond 500m from the Project Area of the three Contracts.

- LR1 – Agricultural Land, this LR is subcategorized as follows:
  - LR1a – Active Agricultural Land
  - LR1b – Abandoned Agricultural Land
  - LR1c – Orchard
- LR2 – Lowland Mixed Trees, Shrubland and Grassland
- LR3 – Hillside Shrubland and Grassland
- LR4 – Secondary Woodland
- LR5 – Plantation
- LR6 – Urban Park
- LR7 – Road and Urban Infrastructure
- LR8 – Major Transport Corridor
- LR9 – Urbanised Development
- LR10 – Village Type Development
- LR11 – Open Storage/ Rural Built Area
- LR12 – Disturbed Area
- LR13 – Agricultural Pond
- LR14 – Channelised Watercourse
- LR15 – Watercourses of higher ecological value

3.1.2 The above 15 LRs were revisited as far as practicable and the updated baseline conditions of those LRs are presented in ***Figure B***. No major change of those landscape resource / element was identified during the site verification survey.

3.2 LANDSCAPE CHARACTER AREAS (LCAS)

3.2.1 8 LCAs were identified and described in the approved EIA report (***Appendix C***), in which the LCA4 and LCA6 are considered inapplicable to the current context as LCA 4 refers to the "settled valley landscape" at south of Yeung Ka Tsuen and LCA 6 refers to a very small portion of the core of the Yuen Long New Town, where both of them are located beyond 500m of the *Project Areas*. The 6 LCAs applicable to the current Contracts include the followings and their detailed descriptions were presented in the approved EIA Report:

- LCA1 – Miscellaneous Rural Fringe Landscape, this LCA is subcategorized as follows:
  - LCA1a – Miscellaneous Rural Fringe Landscape - Open Storage/ Rural Built Area
  - LCA1b – Miscellaneous Rural Fringe Landscape - Lowland Agricultural Land
- LCA2 – Miscellaneous Urban Fringe Landscape

- LCA3 – Upland and Hillside Landscape
- LCA5 – Park Urban Landscape
- LCA6 – "Hui" Urban Landscape
- LCA7 – Urban Peripheral Village Landscape
- LCA8 – Transportation Corridor Landscape

3.2.2 The above 7 LCAs were revisited as far as practicable and the updated conditions of those LCAs are presented in ***Figure C***. Major changes of those landscape resource / element have not been noted during the site verification survey.

3.3 VISUAL SENSITIVE RECEIVERS (VSRS)

3.3.1 The VSR plan in the approved EIA report is shown in ***Appendix D***, and the updated views of the VSRs identified for the whole Yuen Long South Development Project and applicable to the three sites formation and infra-structure works contracts were taken with similar views as far as possible/practicable during the site verification survey (see the locations of those viewpoints in ***Appendix E***. ***Figure D*** provides a comparison of the photographs taken during the site verification survey and those presented in the approved EIA Report.

3.3.2 As a whole it is considered that all of the changes in the baseline conditions of those Visual Sensitive Receivers relevant to the current works are rather minor and would not causing a significant change in the overall landscape and visual baseline condition; and the results of the landscape and visual impact assessment presented in the approved EIA Report would remain valid. Additional landscape and visual mitigation measures other than those recommended in the approved EIA Report are thus not required.

4 CONCLUSION

4.1.1 A site conditions verification surveys were conducted in April to June 2023 around the project areas under the Contract 1, 2 and 3 of the Site Formation and Infra-structure Works for the Yuen Long South First Phase Development and the LRs, LCAs, as well as VSRs that are relevant to the above 3 Contracts have been verified as far as practicable with photographic records taken. It is concluded that, with reference to the Landscape and Visual Assessment presented in the approved EIA Report, the landscape and visual baseline conditions within the 3 work contracts are similar to those presented in the approved EIA Report. The Landscape and Visual Assessment is considered remain valid and additional landscape and visual mitigation measures other than those recommended in the approved EIA Report are thus not required.

Figure A

Project Area of the 3 Work Contracts

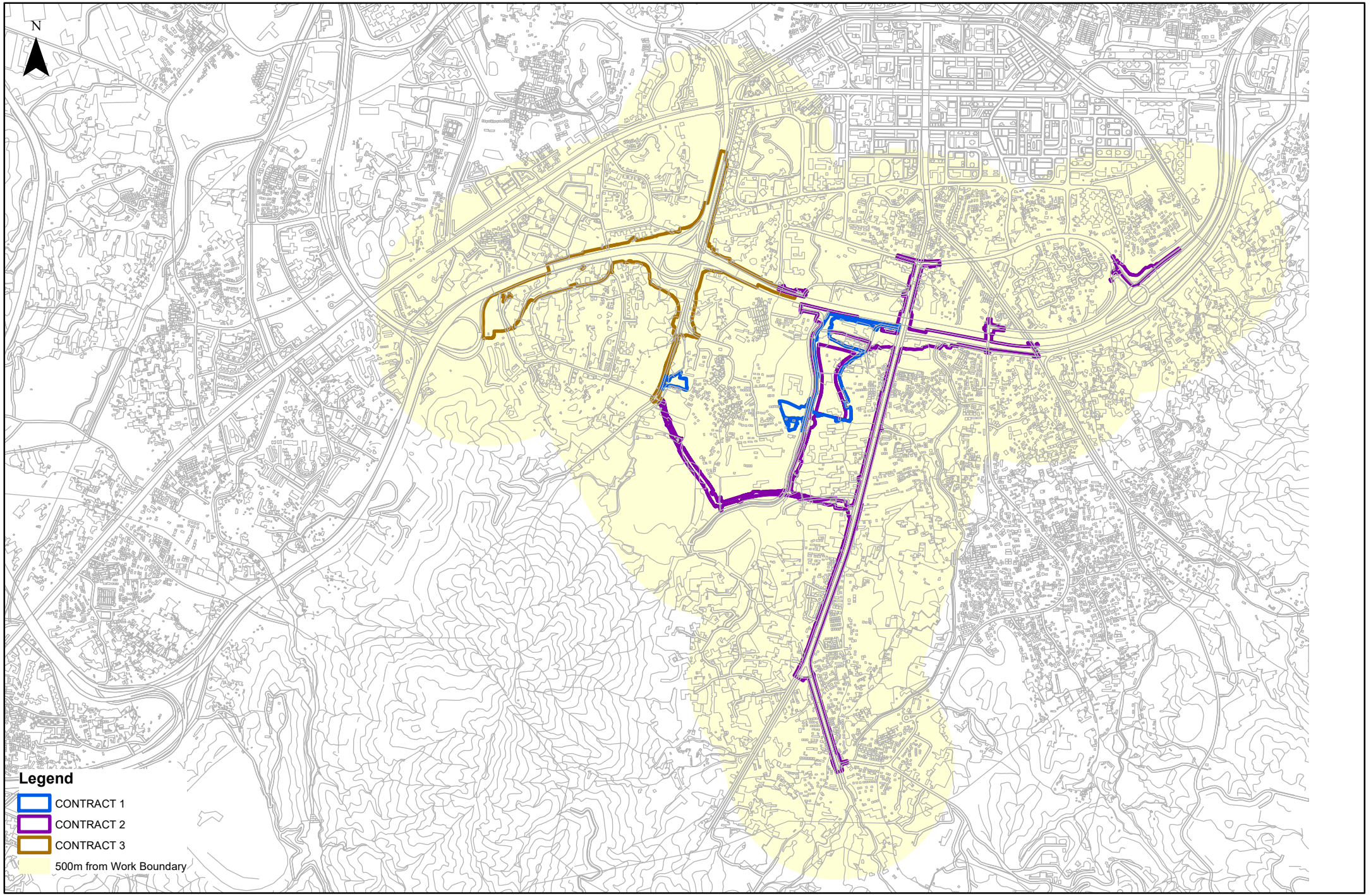

N
Legend
CONTRACT 1
CONTRACT 2
CONTRACT 3
500m from Work Boundary

Figure B

Photographs of Landscape Resources

LR 1a Active Agricultural Land

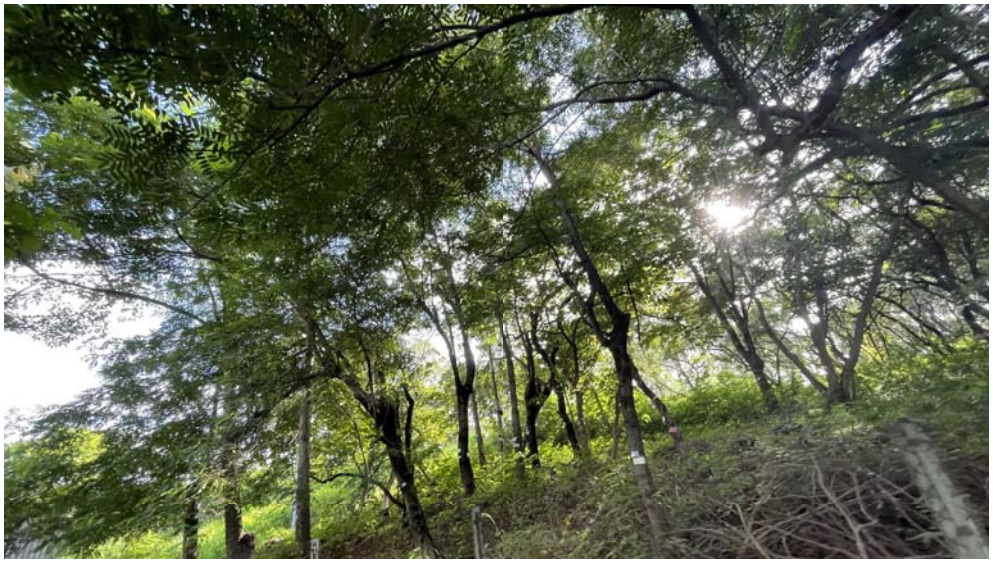
LR 1b Abandoned Agricultural Land

LR 1c Orchard

LR 2 Lowland Mixed Trees, Shrubland and Grassland

LR 3 Hillside Shrubland and Grassland

LR 4 Secondary Woodland



LR 5 Plantation

LR 6 Urban Park 2

LR 7 Road and Urban Infrastructure

LR 8 Major Transport Corridor-

LR 9 Urbanised Development2

LR 10 Village Type Development

LR 11 Open Storage Rural Built Area

LR 12 Disturbed Area

LR 13 Agricultural Pond

LR 14 Channelised Watercourse

LR 15 Watercourses of higher ecological value

Figure C

Photographs of Landscape Character Areas

LCA1 - Miscellaneous Rural Fringe Landscape

LCA2 – Miscellaneous Urban Fringe Landscape

LCA3 – Upland and Hillside Landscape

LCA5 – Park Urban Landscape

LCA6 - Hui Urban Landscape

LCA7 – Urban Peripheral Village Landscape

LCA8 – Transportation Corridor Landscape

Figure D

Photographs of VSR (compared with EIA Report)

VSR1 Yuen Long Park Tower

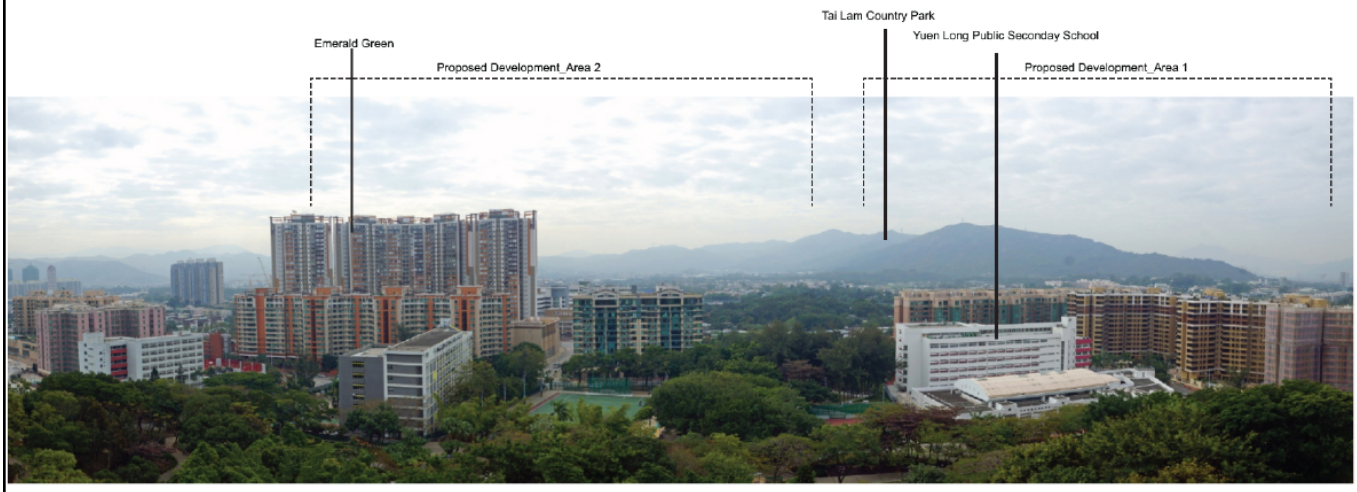


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR3 Tong Yan San Tsuen Track

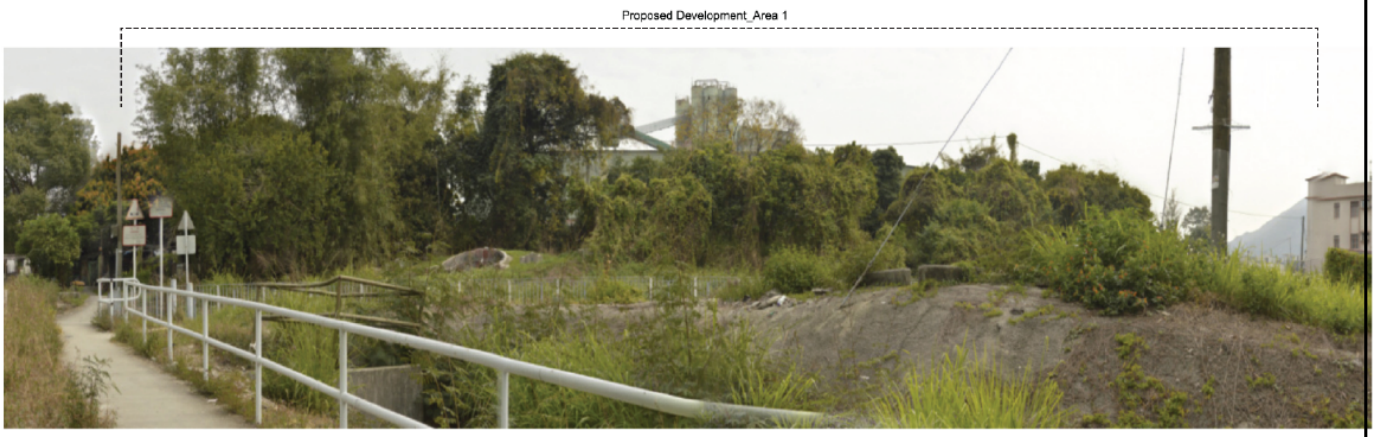


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR5 Forefront Cyber Centre

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey *

Photo shown in the EIA Report was taken from the rooftop of the Forefront Cyber Centre, which was inaccessible in this reporting, and photo was taken from an alternative location north of the Yuen Long Highway that could provide a view of the Project Site

VSR6 Jasper Court and Long Tin Road

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR8 Tong Yan San Tsuen Interchange

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR9 Intersection of Kung Um Road and Shap Pat Heung Road

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR10 Intersection of Lam Hei Road and Kung Um Road

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR11 Tin Liu Tsuen

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR12 Chun Fai Garden

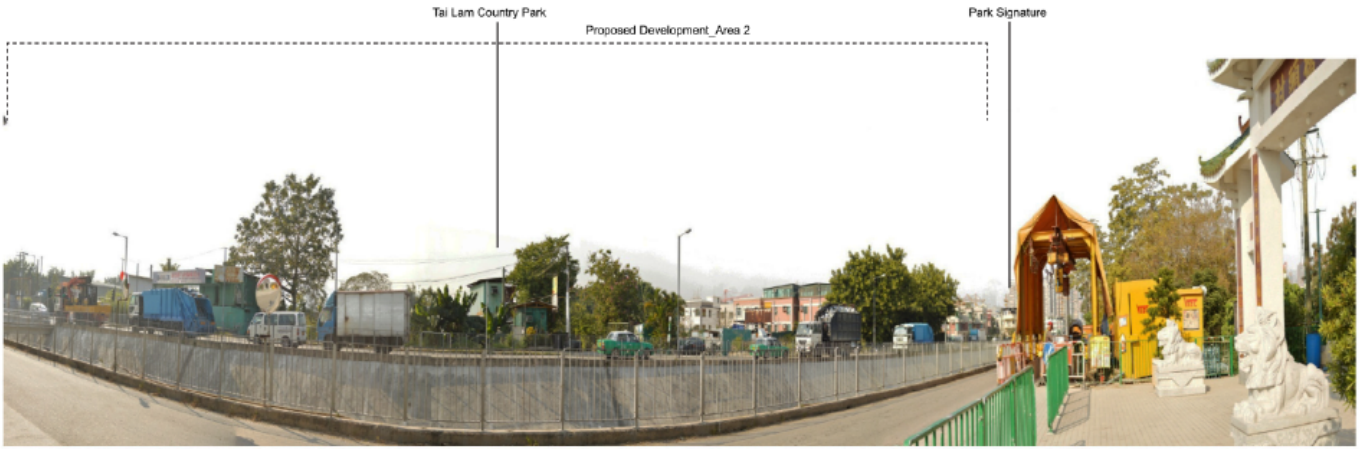


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR13 Pathway near Muk Kiu Tau Tsuen

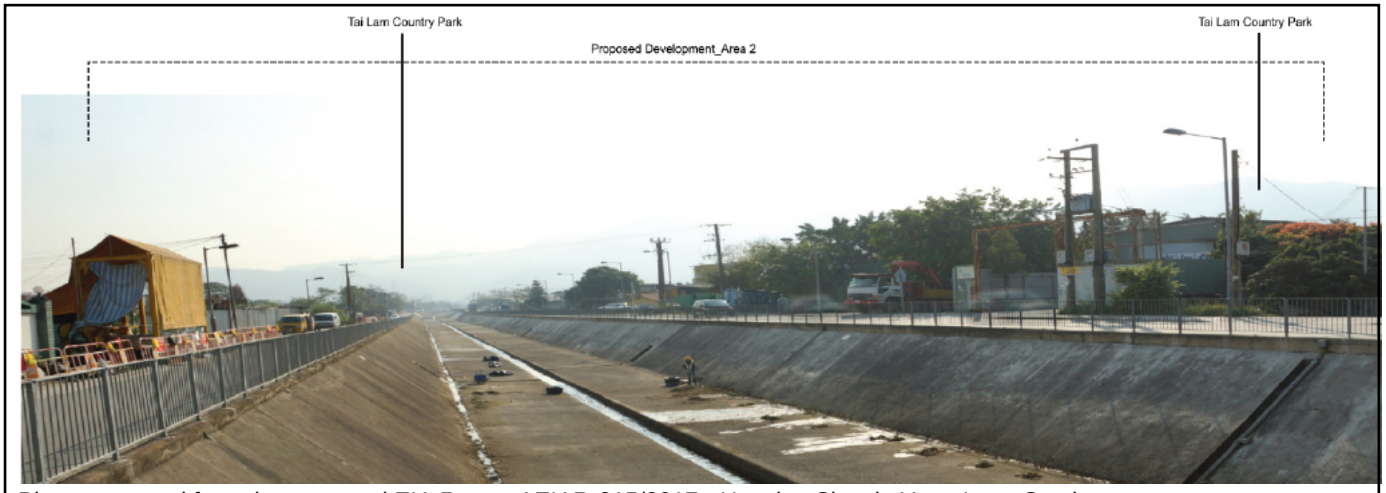


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR14 Kiu Hing Road near Pak Sha Tsuen

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR15 One Hyde Park Bus Station

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR16 Channel Pathway on Kung Um Road

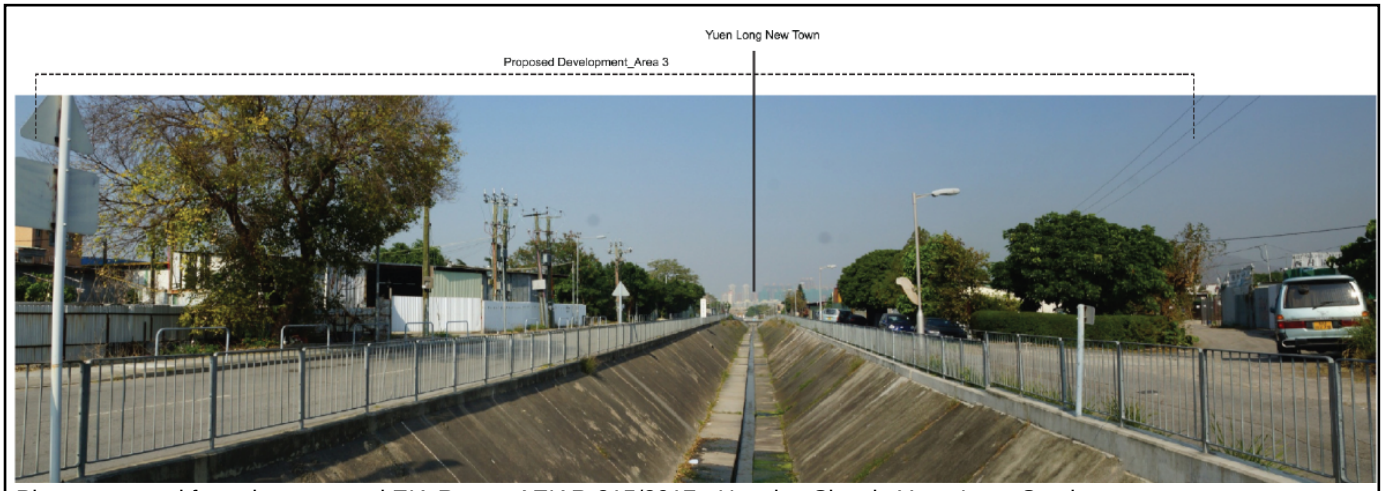


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR17 Pak Sha Tsuen Facing Southwest

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

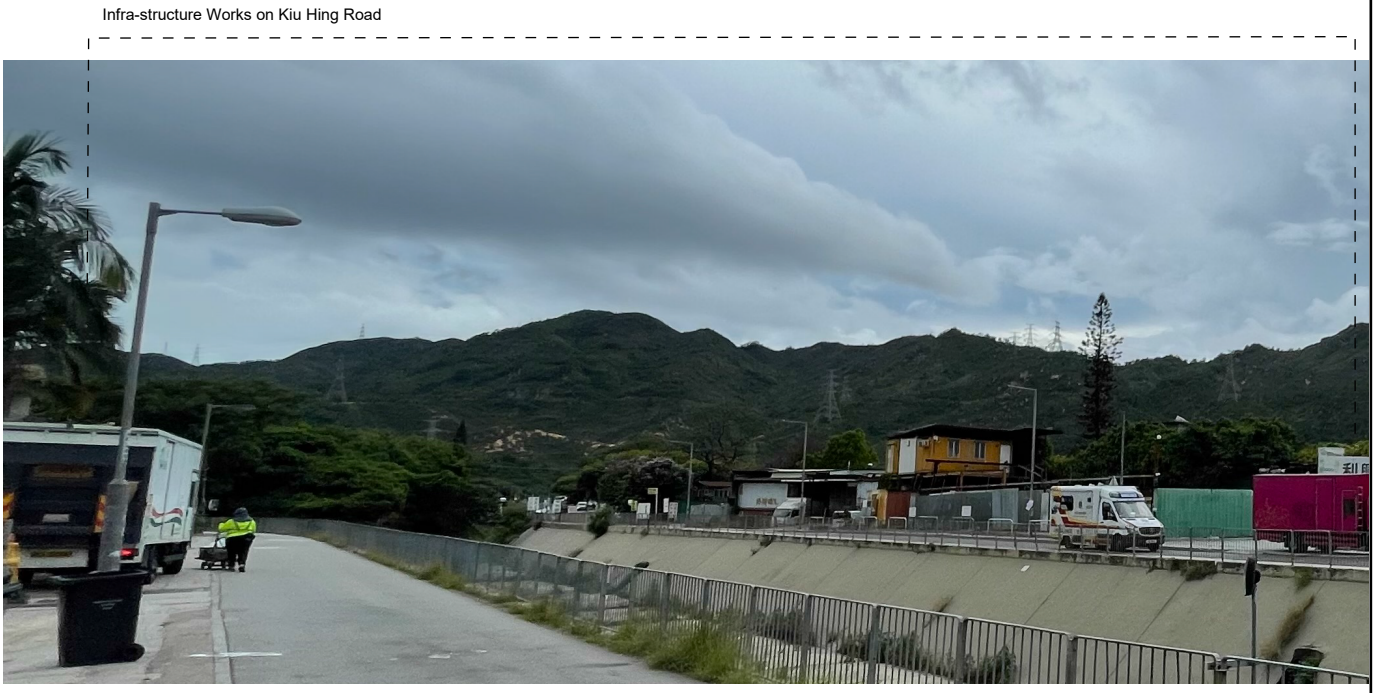


Photo taken during Site Conditions Verification Survey

VSR19 Tai Lam Mountain Facing East

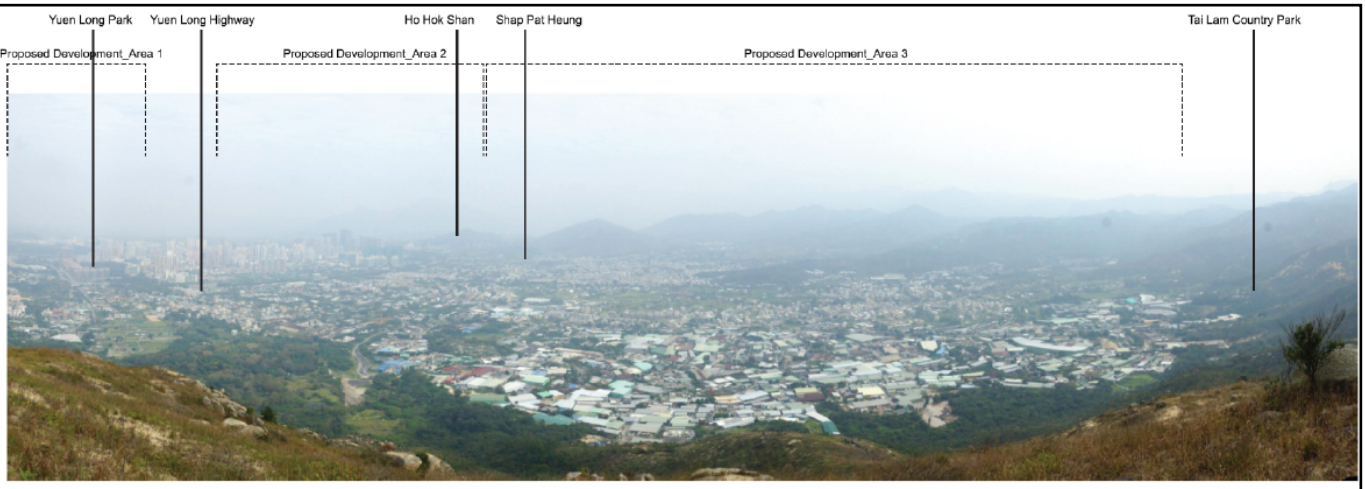


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

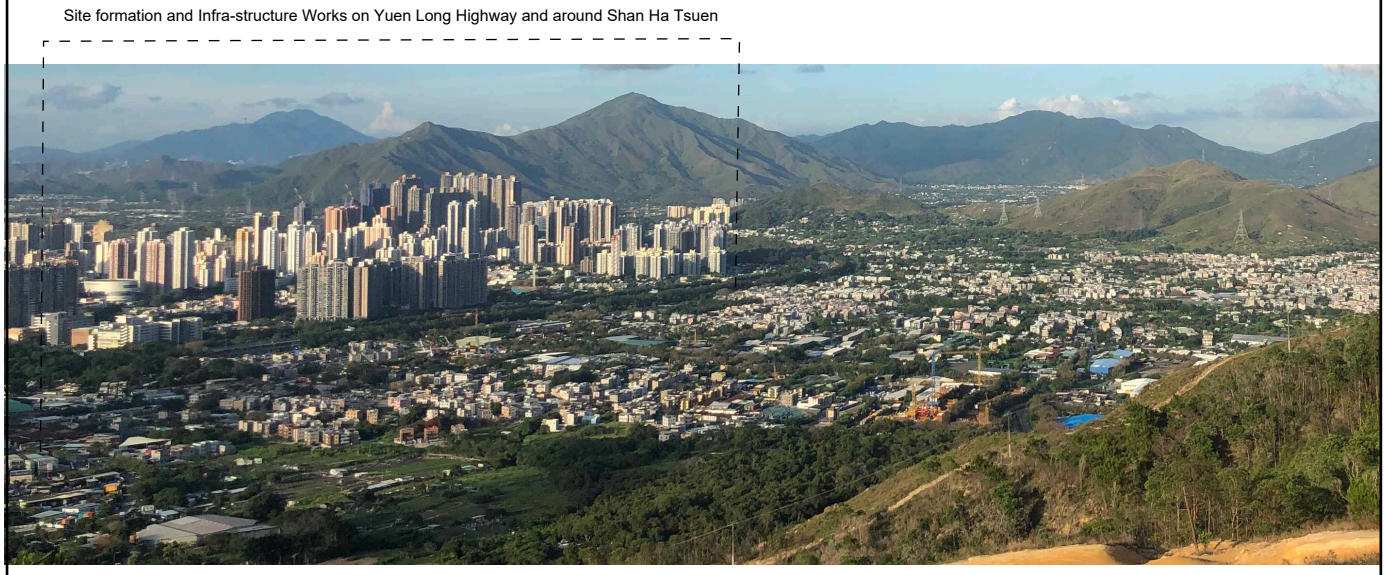


Photo taken during Site Conditions Verification Survey

VSR24 Tai Lam Mountain Facing Northeast

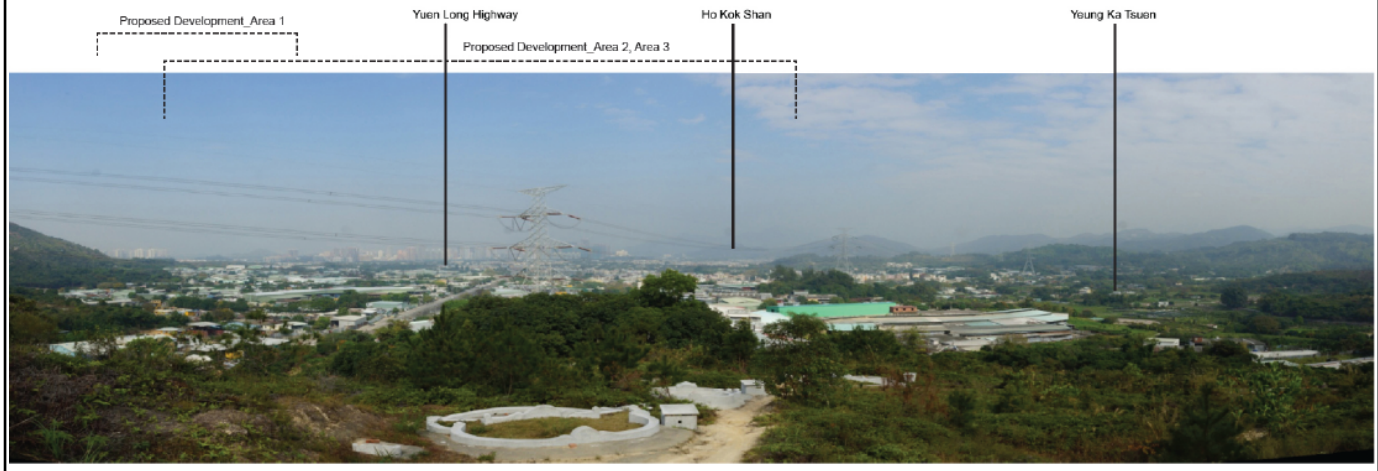


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR29 Sham Chung Tsuen

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR30 Shan Ha Tsuen

Tai Lam Country Park

Proposed Development_Area 1

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Tai Lam Country Park

Photo taken during Site Conditions Verification Survey

VSR40 Intersection of Tai Tong Road

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR42 Tai Shu Ha Road East Facing Northwest

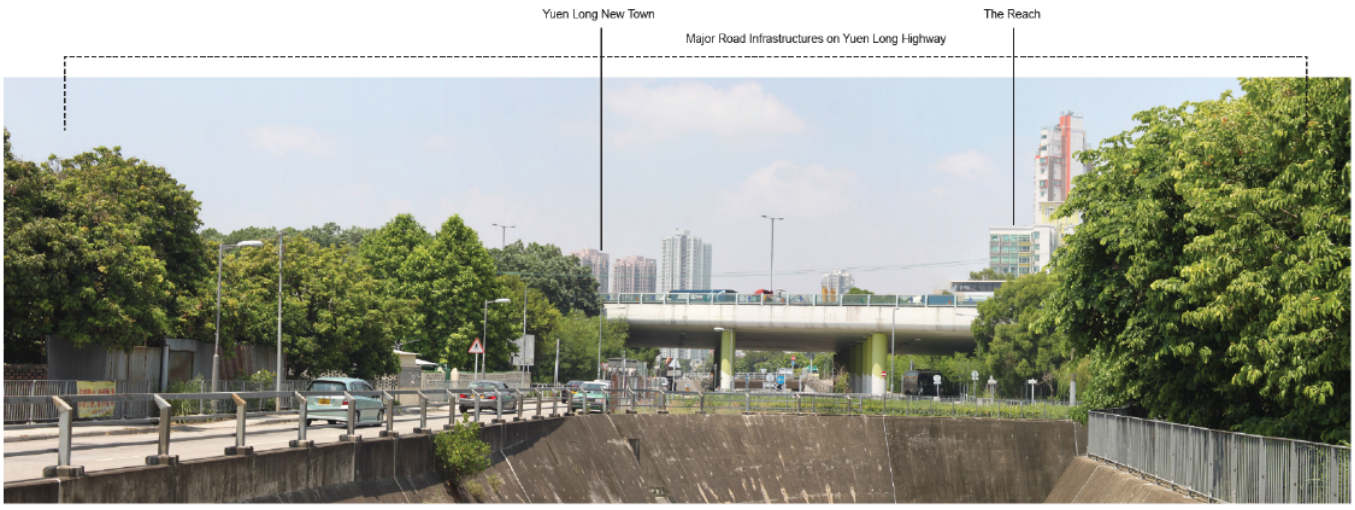


Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

Photo taken during Site Conditions Verification Survey

VSR44 Shap Pat Heung Road near La Grove

Photo extracted from the approved EIA Report AEIAR-215/2017 - Housing Sites in Yuen Long South

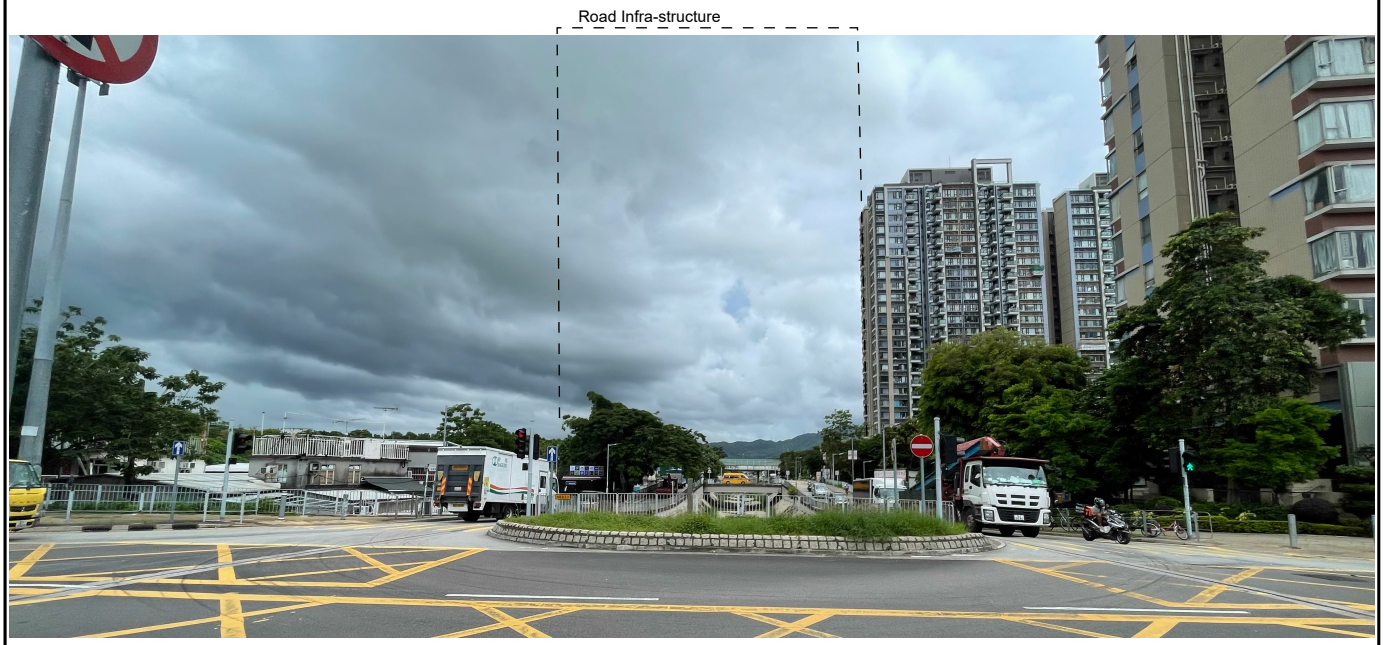


Photo taken during Site Conditions Verification Survey

Appendix A

The Layout Plan for YLS First Phase Development

位置圖
LOCATION PLAN

元朗
YUEN LONG

KAI SHAN

CHU WONG LING

Tsoning Temple

元朗
YUEN LONG

唐人新村交匯處
TONG YAN SAN TSUEN INTERCHANGE

朗天路 LONG TIN ROAD

十八鄉路 SHAP PAT HEUNG ROAD

元朗公路 YUEN LONG HIGHWAY

擬議鄉村遷置區用地一
PROPOSED VILLAGE RESITE 1

擬議鄉村遷置區用地二
PROPOSED VILLAGE RESITE 2

朗達路 LONG HON ROAD

擬議公共休憩用地
PROPOSED PUBLIC OPEN SPACE SITE

擬議公營房屋用地
PROPOSED PUBLIC HOUSING SITE

林泰東路 LAM TAI EAST ROAD

公慶路 KUNG UM ROAD

僑興路 KIU HING ROAD

黃泥墩村路 WONG NAI TUN TSUEN ROAD

圖例 LEGEND

- Contract No. YL/2021/03 (Contract 1)
- Contract No. YL/2021/04 (Contract 2)
- Contract No. YL/2022/01 (Contract 3)

CONSTRUCTION CONTRACTS UNDER YUEN LONG SOUTH FIRST PHASE DEVELOPMENT

R:\Drawing-WDOST-Z\WDOST-Z0327\WDOST-Z0327.dgn

28/04/2022

A3 297mm x 420mm

Appendix B

Landscape Resource Plan in the approved EIA Report

DO NOT SCALE DRAWING. CHECK ALL DIMENSIONS ON SITE.
ALL RIGHTS RESERVED.
© OVE ARUP & PARTNERS HONG KONG LIMITED.

Figure 10.6d

Figure 10.6a

Figure 10.6b

Figure 10.6c

San Wai

Existing inlet chamber of the NWNT effluent tunnel at San Wai for discharging to the Urmston Road submarine outfall

Sik Kong Wai

Tin Shing Court

Kong Sham Western Highway

San Sang Tsuen

Ping Shan

Castle Peak Road – Ping Shan

Fui Sha Wai

Yuen Long Park

Yuen Long

Lung Tin Tsuen

YOHO Midtown

Pok Oi Hospital

Sheung Yau Tin Tsuen

Ng Tin Pok

Fraser Village

Yuen Long Highway

Tong Yan San Tsuen

Tin Shui Wai West Interchange

Lam Hau Tsuen

Sham Chung Tsuen

Tin Liu Tsuen

Shung Ching San Tsuen

Shap Pat Heung

Hung Shui Kiu

Shan Ha Tsuen

Lam Tei West Road

Muk Kiu Tau Tsuen

Cheung Ngau Shan

Tong Tau Po Tsuen

Tan Kwai Tsuen

Tai Tong

Shui Tsiu San Tsuen

Proposed Area for Woodland Compensation

Pak Sha Tsuen

Wong Nai Tun Tsuen

Kiu Hing Road

Tai Tong Tsuen

Yeung Ka Tsuen

Lam Tei Quarry

N

0 100 200 300 400 500
METRES

Legend

- 500m Assessment Area
- Potential Development Area (PDA)
- Works Boundary Outside PDA
- New Sewer from YLS STW to the Existing Inlet Chamber of the NWNT Effluent Tunnel at San Wai for Discharging to the Urmston Road Submarine Outfall
- Tai Lam Country Park

Landscape Resources (LR)

- 1a. Active Agricultural Land
- 1b. Abandoned Agricultural Land
- 1c. Orchard
- 2. Lowland Mixed Trees, Shrubland and Grassland
- 3. Hillside Shrubland and Grassland
- 4. Secondary Woodland
- 5. Plantation
- 6. Urban Park
- 7. Road and Urban Infrastructure
- 8. Major Transport Corridor
- 9. Urbanised Development
- 10. Village Type Development
- 11. Open Storage/Rural Built Area
- 12. Disturbed Area
- 13. Agricultural Pond
- 14. Channelised Watercourse
- 15. Watercourses of Higher Ecological Value
- 16. Reservoir
- Important Trees
- Register OVTs

Rev	Description	By	Date
D	FOURTH ISSUE	GL	07/17
C	THIRD ISSUE	GL	05/17
B	SECOND ISSUE	GL	01/17
A	FIRST ISSUE	GL	12/16

Consultant

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Contract No. and Title

Agreement No. CE 35/2012(CE)

Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title

Landscape Resources Plan

Drawing no.	Rev.
Figure 10.6	D

Drawn	Date	Checked	Approved
GL	07/17	CY	FC

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Appendix C

Landscape Character Areas Plan in the approved EIA Report

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Figure 10.4d

Figure 10.4a

Figure 10.4b

Figure 10.4c

San Wai
Existing inlet chamber of the NWNT effluent tunnel at San Wai for discharging to the Urmston Road submarine outfall
Sik Kong Wai
Tin Shing Court
Kong Sham Western Highway
San Sang Tsuen
Ping Shan
Castle Peak Road - Ping Shan
Fui Sha Wai
Yuen Long Park
Yuen Long
YOHO Midtown
Pok Oi Hospital
Lung Tin Tsuen
Sheung Yau Tin Tsuen
Wa Tin Pok
Fraser Village
Yuen Long Highway
Tong Yan San Tsuen
Tin Shui Wai West Interchange
Yeung Hau Temple
Cheung Ancestral Hall
Lam Hau Tsuen
Shan Ha Tsuen
Hung Shui Kiu
Sham Chung Tsuen
Tin Liu Tsuen
Shung Ching San Tsuen
Shap Pat Heung
Lam Tei West Road
Muk Kiu Tau Tsuen
Cheung Ngau Shan
Tong Tau Po Tsuen
Tai Tong
Shui Tsiu San Tsuen
Tan Kwai Tsuen
Pak Sha Tsuen
Wong Nai Tun Tsuen
Tai Tong Tsuen
Kiu Hing Road
Yeung Ka Tsuen
Lam Tei Quarry

0 100 200 300 400 500
METRES

Legend

- 500m Assessment Area
- Potential Development Area (PDA)
- Works Boundary Outside PDA
- New Sewer from YLS STW to the Existing Inlet Chamber of the NWNT Effluent Tunnel at San Wai for Discharging to the Urmston Road Submarine Outfall
- Temple or Heritage Buildings

Landscape Character Areas (LCA)

1a. Miscellaneous Rural Fringe Landscape - Open Storage / Rural Built Area
1b. Miscellaneous Rural Fringe Landscape - Lowland Agricultural Land
2. Miscellaneous Urban Fringe Landscape
3. Upland and Hillside Landscape
4. Settled Valley Landscape
5. Park Urban Landscape
6. 'Hui' Urban Landscape
7. Urban Peripheral Village Landscape
8. Transportation Corridor Landscape

Rev	Description	By	Date
D	FOURTH ISSUE	GL	07/17
C	THIRD ISSUE	GL	05/17
B	SECOND ISSUE	GL	01/17
A	FIRST ISSUE	GL	12/16

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Contract No. and Title
Agreement No. CE 35/2012(CE)
Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title
Landscape Character Areas Plan

Drawing no.	Rev.
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Drawn	Date	Checked	Approved
GL	07/17	CY	FC

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Appendix D

Visual Sensitive Receiver Plan in EIA

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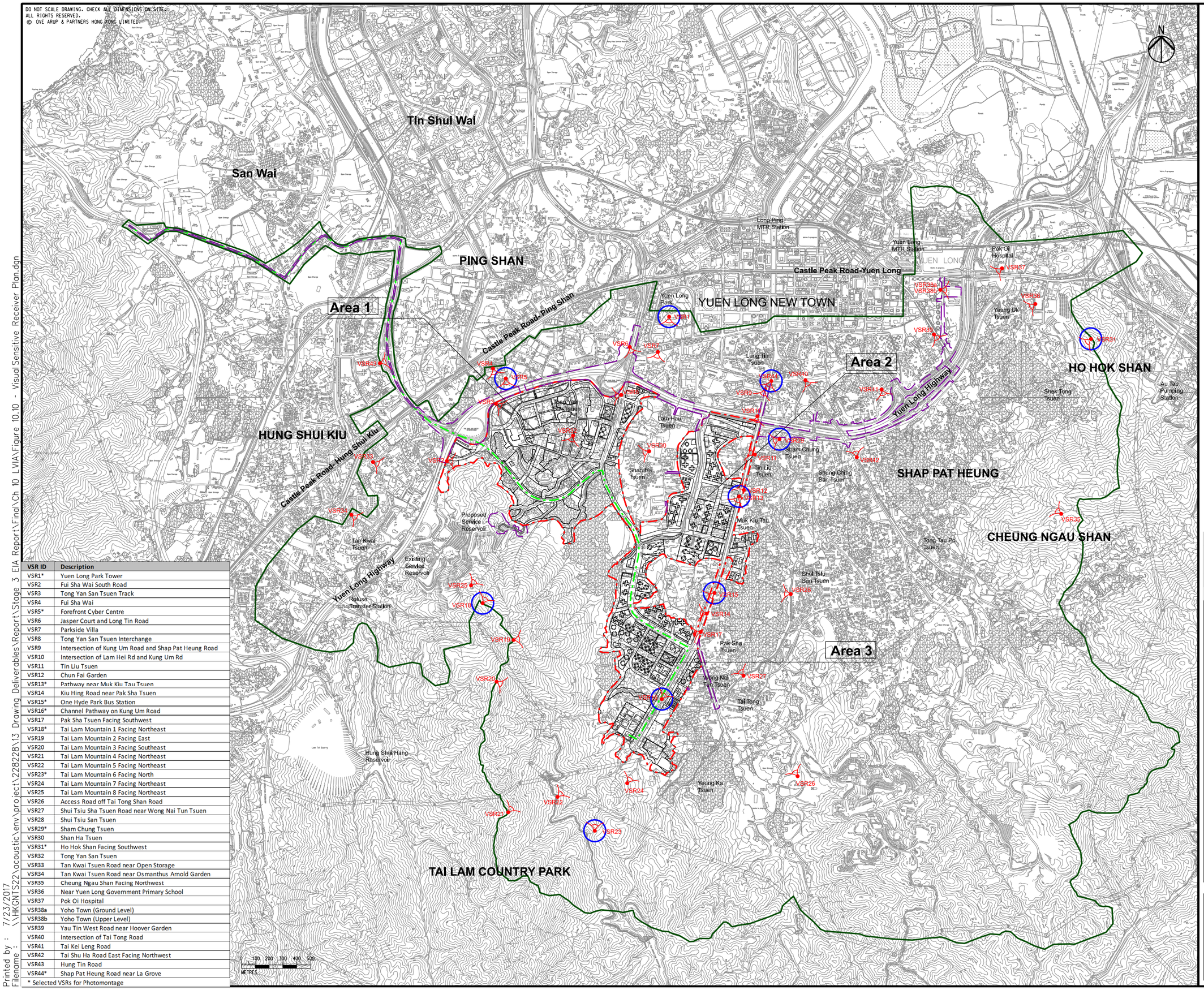

VSR ID	Description
VSR1*	Yuen Long Park Tower
VSR2	Fui Sha Wai South Road
VSR3	Tong Yan San Tsuen Track
VSR4	Fui Sha Wai
VSR5*	Forefront Cyber Centre
VSR6	Jasper Court and Long Tin Road
VSR7	Parkside Villa
VSR8	Tong Yan San Tsuen Interchange
VSR9	Intersection of Kung Um Road and Shap Pat Heung Road
VSR10	Intersection of Lam Hei Rd and Kung Um Rd
VSR11	Tin Liu Tsuen
VSR12	Chun Fai Garden
VSR13*	Pathway near Muk Kiu Tau Tsuen
VSR14	Kiu Hing Road near Pak Sha Tsuen
VSR15*	One Hyde Park Bus Station
VSR16*	Channel Pathway on Kung Um Road
VSR17	Pak Sha Tsuen Facing Southwest
VSR18*	Tai Lam Mountain 1 Facing Northeast
VSR19	Tai Lam Mountain 2 Facing East
VSR20	Tai Lam Mountain 3 Facing Southeast
VSR21	Tai Lam Mountain 4 Facing Northeast
VSR22	Tai Lam Mountain 5 Facing Northeast
VSR23*	Tai Lam Mountain 6 Facing North
VSR24	Tai Lam Mountain 7 Facing Northeast
VSR25	Tai Lam Mountain 8 Facing Northeast
VSR26	Access Road off Tai Tong Shan Road
VSR27	Shui Tsiu Sha Tsuen Road near Wong Nai Tun Tsuen
VSR28	Shui Tsiu San Tsuen
VSR29*	Sham Chung Tsuen
VSR30	Shan Ha Tsuen
VSR31*	Ho Hok Shan Facing Southwest
VSR32	Tong Yan San Tsuen
VSR33	Tan Kwai Tsuen Road near Open Storage
VSR34	Tan Kwai Tsuen Road near Osmanthus Arnold Garden
VSR35	Cheung Ngau Shan Facing Northwest
VSR36	Near Yuen Long Government Primary School
VSR37	Pok Oi Hospital
VSR38a	Yoho Town (Ground Level)
VSR38b	Yoho Town (Upper Level)
VSR39	Yau Tin West Road near Hoover Garden
VSR40	Intersection of Tai Tong Road
VSR41	Tai Kei Leng Road
VSR42	Tai Shu Ha Road East Facing Northwest
VSR43	Hung Tin Road
VSR44*	Shap Pat Heung Road near La Grove

* Selected VSRs for Photomontage

Legend

- Potential Development Area (PDA)
- Visual Envelope
- Works Boundary Outside PDA
- New Sewer from YLS STW to the Existing Inlet Chamber of the NWNT Effluent Tunnel at San Wai for Discharging to the Urmston Road Submarine Outfall
- VSR Location
- VSR for Photomontage

Rev	Description	By	Date
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Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation

Drawing title

Visual Sensitive Receiver Plan

Drawing no.			Rev.
Figure 10.10			D
Drawn	Date	Checked	Approved
GL	07/17	CY	FC
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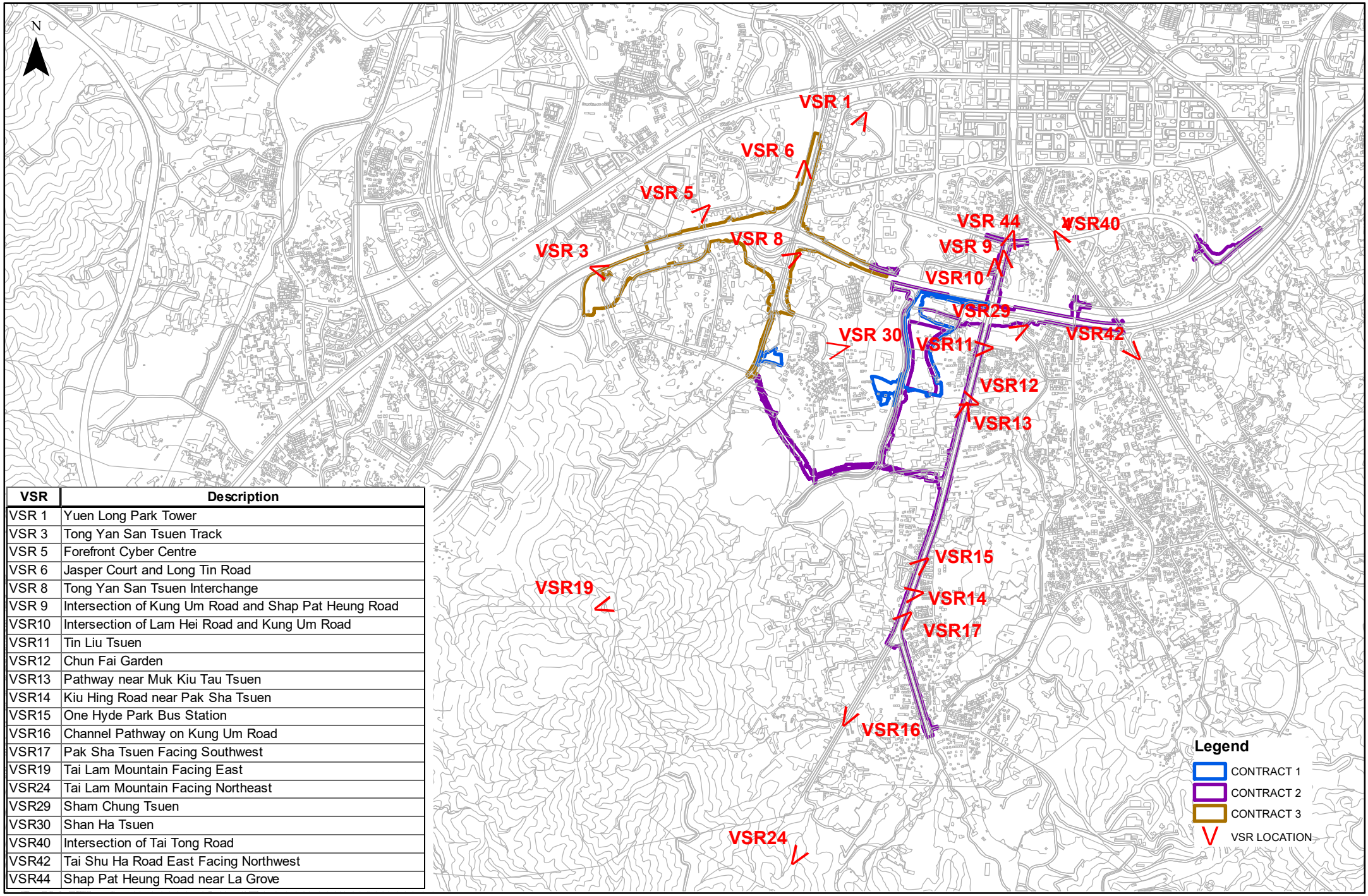
Appendix E

Visual Sensitive Receiver Plan for Baseline of YLS First Phase Development



VSR	Description
VSR 1	Yuen Long Park Tower
VSR 3	Tong Yan San Tsuen Track
VSR 5	Forefront Cyber Centre
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VSR30	Shan Ha Tsuen
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VSR42	Tai Shu Ha Road East Facing Northwest
VSR44	Shap Pat Heung Road near La Grove