

10.1 Land Use Impact

10.1.1 The impact on the land use will be determined by assessing the cumulative impacts generated by visual aspects; landscape context; noise; air and water quality; increases in traffic generation; traffic access and physical impacts due to the works areas and final project construction. Each land use type will be assessed separately due to the diversity of implications that may occur arising from the scheme according to location; existing condition and expected potential. The assessment will outline the implications the scheme will have on existing land uses both in the short and long term and the impact on development potential of the areas in the vicinity.

10.1.2 The study area for the assessment of land use impacts is based on the 'Visual Envelope' as outlined in the Landscape and Visual Impact Assessment. As the visual impact for this project will have the widest influence off-site, the indirect permanent impact on the land use zoning across the visual envelope will be assessed.

10.2 Land Use Identification

10.2.1 An identification of the land use types within the visual envelope is based on the current Sha Tin Outline Zoning Plan (OZP) No. S/ST/12 gazetted in May 1999 to provide further detail on the expected land use types. Liaison with the Planning Department has also been undertaken to ascertain future possible amendments to the OZP and the general planning strategy for the area.

10.2.2 Land Use Impact

The implications of the widening of the Tai Po Road in respect to each land use zoning in the OZP are identified as positive and negative impacts. The various impacts have been categorized utilizing a seven-point scale as follows:

- Significant adverse impact (SAI)*
- Moderate adverse impact (MAI)*
- Slight adverse impact (SLAI)*
- No change (NC)*
- Slight beneficial impact (SLBI)*
- Moderate beneficial impact (MBI)*
- Significant beneficial impact (SBI)*

The identification of the main land use zonings surrounding the Shatin Section and the impact of the road improvement works is listed in Table 10.2.1. and their spatial extent is illustrated in Figures 10.1 according to the OZP.

| Key | Section | Land Use | Zoning | Notation | Impact |
|-----|---------|--|--|----------|--------|
| 1 | A | KCR Railway and Shatin Station | Other Specified Uses | OU | SLAI |
| 2 | A | Grand Central Plaza | Commercial | C | SLAI |
| 3 | A | RSD Headquarters | Government, Institutional or Community | G/IC | SLAI |
| 4 | A | Tin Liu / Pai Tau / Pai Tau Hang / Sheung Wo Che / Ha Wo Che | Village | V | SLAI |
| 5 | A | Sui Wo Court | Residential (A) | R(A) | SLAI |
| 6 | A | Tung Lo Wan / Lai Chi Yuen | Residential (B) | R(B) | SLAI |
| 7 | A | Vegetated Slope Areas | Open Space | O | NC |
| 8 | A | Open Space Areas near FTR / Higher Vegetated Slopes / To Fung Shan | Green Belt | GB | NC |
| 9 | A | Greenwood Terrace / Garden Villa | Residential (B) | R(B) | SLAI |
| 10 | A | Jockey Club Ti-I College | Government Institutional or Community | G/IC | SLAI |
| 11 | B | Shing Min River Promenade Area No.3 | Open Space | O | NC |
| 12 | B | Shatin Technical Institute | Government, Institutional or Community | G/IC | SLBI |
| 13 | B | Wo Che Estate / Lek Yuen Estate | Residential (A) | R(A) | MAI |
| 14 | B | Yuen Wo Road Indoor Recreation Centre | Government, Institutional or Community | G/IC | NC |
| 15 | B | Central Shatin | Commercial / Residential | C/R | SLAI |
| 16 | B | Shatin Town Hall | Government, Institutional or Community | G/IC | SLAI |
| 17 | B | Shatin Park | Open Space | O | NC |

10.3 Implications on Land Use Zoning

10.3.1 Short and Long Term

In respect to the specific implications of the road improvement works on the land use zonings it is possible to conclude that there is no conflict with the known future planned developments. The main reason for this is that the road improvement works incorporate only modifications of the existing alignment so therefore the effect on land uses will be confined to the land use zoning for the Tai Po Road (Shatin Section). There are no major engineering works or proposed new alignments and therefore the specific land use zoning for the road improvement works will not require any gazetted amendments.

10.3.2 The Temporary Works Area will be ~2,200m². The suitable area has not been identified with DLO for the use for works area. However, Highways Department will follow the engineering conditions (including the provision of landscaping if required by the engineering conditions) on this land allocation in the future.

10.3.3 Development Potential

The development potential in respect to the land uses in the vicinity of the Shatin Section will improve considerably due to the installation of the extensive noise barriers and additional planting. These landscape mitigation measures will improve the aesthetic impact created by the existing Shatin Section. The OZP indicates that there will be a number of proposed residential developments within the visual envelope. There is only one major development in the immediate vicinity of the Shatin Section. As confirmed with Housing Authority, the residential development in Fung Wo Lane (Planning Area 8) comprises a 39-storey tower above a podium. The development is located adjacent to the Shatin Section in close proximity to the Fung Wo Lane footbridge. The development will considerably benefit from the proposed road improvements including the extensive noise barriers that will reduce the noise and aesthetic impact created by the existing carriageway. The other significant planned residential developments are all located at a considerable distance from the Shatin Section and therefore their development potential is not affected by the road improvements.