# **Appendix 4**

Visual Appraisal

Section 16 Planning Application for

Proposed Minor Relaxation of Plot Ratio Restriction (20% of Non-domestic Plot Ratio Conversion to Domestic Plot Ratio. Total Plot Ratio Remains Unchanged.) for Mixed Use Development

at Planning Areas 28A and 28B, Hung Shui Kiu

Visual Appraisal

June 2025

#### **Visual Appraisal**

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#### **Visual Appraisal**

#### 1 Introduction

- 1.1 This visual appraisal is prepared in support of the section 16 Planning Application for proposed minor relaxation of plot ratio restriction (20% of the non-domestic plot ratio conversion to domestic plot ratio. Total plot ratio remains unchanged.) for mixed use development at Planning Areas 28A and 28B of the Hung Shui Kiu/Ha Tsuen New Development Area (hereafter referred to as "the Application Sites").
- 1.2 The Application Sites have a total area of about 82,027m² (with the area of Planning Area 28A being about 43,001m² and Planning Area 28B about being 39,026m²). The Application Sites are zoned as "Other Specified Uses" annotated "Mixed Use" on the approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/2 (hereafter referred to as "the Approved OZP"). Under the Approved OZP, the Application Sites are subject to a maximum plot ratio of 7.0 (of which the domestic plot ratio should not exceed 4.5). In addition, the eastern portion of Planning Area 28A is subject to a maximum building height of 180mPD with its western portion for non-domestic development subject to a maximum building height of 180mPD. Planning Area 28B is subject to a maximum building height of 180mPD.
- 1.3 Since the total plot ratio and maximum building height of the Proposed Development under the section 16 Planning Application will not exceed the statutory planning restrictions as stipulated on the Approved OZP, and the Application Sites will be surrounded by planned high-density and high-rise commercial/residential developments upon completion of the Hung Shui Kiu/Ha Tsuen New Development Area, this visual appraisal is carried out to appraise the additional visual impacts brought by the proposed minor relaxation of plot ratio restriction (Current Scheme) (Figure 1 refers), as compared to the Baseline Scheme (Figure 2 refers).
- 1.4 The Baseline Scheme is developed based on the statutory planning restrictions as stipulated on the Approved OZP mentioned in Paragraph 1.2 above, without the proposed minor relaxation of plot ratio restriction. Based on the statutory planning restrictions as stipulated in the Approved OZP, the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan No. D/HSK/2, and the section 16 planning application no. A/HSK/452 approved on 23 June 2023, other planned/ committed developments are also reflected in the photomontages under both scenarios for reference.
- 1.5 Four viewing points (VPs) are identified. The evaluation of the visual impacts will cover the overall visual composition and visual changes to the public viewers.

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#### 2 Visual Context and Visual Elements

- 2.1 The Application Sites are currently occupied by brownfield operations, intermixed with temporary structures and scattered with some vegetations.
- 2.2 Key visual elements surrounding the Proposed Development upon completion of the Hung Shui Kiu/Ha Tsuen New Development Area are summarized below:
  - To the immediate west of the Proposed Development will be the future Hung Shui Kiu MTR Station and the planned Regional Plaza, which connects to the planned district open space in Planning Area 33. To the further west across the Regional Plaza is the planned commercial developments at Planning Areas 32A to 32D subject to a maximum building height of 200mPD.
  - Some village type developments, including Tin Sam Tsuen, subject to a maximum building height of 3 storeys are located to the immediate north of the Application Sites.
  - To the south of the Application Sites is a cluster of planned Government, Institutional or Community developments which include the Regional Government Complex (Planning Area 26A) subject to a maximum building height of 130mPD and a District Police Station cum Police Married Quarters (Planning Area 26B) subject to a maximum building height of 130mPD.
  - High-rise and high-density residential developments (Planning Areas 27A to 27C) with proposed building heights ranging from 160mPD to 175mPD are planned to the immediate east of the Application Sites. A Pedestrian Street is planned between Planning Areas 28A and 28B, leading to Planning Areas 27A and 27B as well as the Chung Uk Tsuen Light Rail Stop.

#### 3 The Proposed Development

- 3.1 This section 16 Planning Application seeks planning permission for minor relaxation of plot ratio restriction from a maximum domestic of 4.5 to 5 (i.e. +0.5 or +11%) and a maximum non-domestic plot ratio from 2.5 to 2 (i.e. -0.5 or -20%) with the overall plot ratio remaining as 7, and the maximum building height remaining unchanged as not more than 180mPD for permitted residential and commercial development at the Application Sites.
- 3.2 The major development parameters of the Current Scheme as compared to the provision under the Approved OZP (Baseline Scheme) are summarized in *Table 1*.

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#### 4 Selection of Viewing Points

4.1 Considering the existing and planned visual context of the surroundings as well as the scale of the Proposed Development, four VPs are selected. Their locations are indicated in *Figure 3*:

#### Viewing Point 1 (VP1) from Yick Yuen Road

This VP is located approximately 170m to the southwest of the Application Sites along existing Yick Yuen Road, which will be transformed into part of the planned Regional Plaza upon completion of the Hung Shui Kiu/Ha Tsuen New Development Area. The Regional Plaza is one of the important "breathing and leisure" spaces within the high-density built-up area of the town centre. This VP is selected to assess the visual impact from the perspective of future users of the Regional Plaza and passengers going to/from the Hung Shui Kiu MTR Station in the future town centre as well as the users of the planned riverside promenade along the southern periphery of the commercial core. Given the high sensitivity of the potential active and passive recreational receivers in the Regional Plaza and its close proximity to the Application Sites, the visual sensitivity of this VP is considered as high (*Figure 4* refers).

#### • Viewing Point 2 (VP2) from Tin Sum Tsuen Playground

This VP is located within Tin Sam Tsuen and is approximately 300m to the north of the Application Sites. This VP is a playground where the residents nearby conduct active recreational activities. This VP represents the view of its recreational users and residents from the existing low-rise village type developments around. Given that the Application Sites will be partly screened off by the existing village type developments at the foreground, balancing with the high sensitivity of the recreational receivers, the visual sensitivity of this VP is considered as **medium** (*Figure 5* refers).

#### Viewing Point 3 (VP3) from Tin Sam Channel Riverside

This VP is located along the Tin Sam Channel within the planned district open space in Planning Area 33. It is also the intersection point of the planned riverside promenade with two designated major view corridors/ breezeways to the immediate northwest of Regional Plaza and the Hung Shui Kiu MTR Station. It is approximately 200m to the northwest of the Application Sites. The planned district open space in Planning Area 33 serves the needs of residents as well as the general public in the district. This VP is selected to assess the visual impact

#### **Visual Appraisal**

from the perspective of future users of this planned district open space and passengers going to/from the Hung Shui Kiu MTR Station in the future town centre as well as the users of the planned riverside promenade along the northern periphery of the commercial core. Given the high sensitivity of the potential active and passive recreational receivers in the planned district open space and its close proximity to the Application Sites, the visual sensitivity of this VP is considered as **high** (*Figure 6* refers).

#### Viewing Point 4 (VP4) from Chung Uk Tsuen Light Rail Stop

This VP is next to the Chung Uk Tsuen Light Rail Stop, which will be the eastern end of the planned Pedestrian Street. It is approximately 200m to the east of the Application Sites. The planned Pedestrian Street connects the Chung Uk Tsuen Light Rail Stop to the Regional Plaza and the Hung Shui Kiu MTR Station. This VP is selected to assess the visual impact from the perspective of future users of the planned Pedestrian Street as well as passengers going to/ from the Hung Shui Kiu MTR Station and the Chung Uk Tsuen Light Rail Stop. Given its close proximity to the Application Sites, the visual sensitivity of this VP is considered as high.

However, given that its view is largely blocked by the existing dense vegetation and structures, the visual impacts to this VP will not be evaluated in detail. That said, it is anticipated that the view will be screened off by the future residential developments at Planning Areas 27A and 27B, which are located immediate next to the VP (*Figure 7* refers).

#### 5 Assessment of Visual Impacts

#### VP1 from Yick Yuen Road (*Figure 4* refers)

5.1 The view will be screened off by the Tuen Ma Line viaduct and dominated by the Proposed Development in the background. Compared to the Baseline Scheme, the building footprint of some towers of the Current Scheme will be slightly enlarged to accommodate the additional domestic floor area converted from non-domestic floor area. However, the building massing and disposition of the Current Scheme will remain largely the same, therefore the Current Scheme will have similar impact in terms of visual openness and visual obstruction to sky view as compared to the Baseline Scheme. Despite of the high visual sensitivity of this VP, the visual differences brought by the Current Scheme are minor. The visual impact from this VP is considered as **negligible**.

#### **Visual Appraisal**

#### VP2 from Tin Sum Tsuen Playground (Figure 5 refers)

5.2 The visual composition of this VP remains largely unchanged for the Current Scheme as compared to the Baseline Scheme, with the existing low-rise village type developments of Tin Sam Tsuen at the foreground backed by the planned high-rise developments at Planning Areas 27A, 27B, 32A, 32B and 32D. Compared to the Baseline Scheme, building footprints are slightly enlarged in the Current Scheme. However, these changes are barely noticeable. As a result, the Current Scheme will create similar extent of obstruction to the open sky as compared to the Baseline Scheme. Due to the insignificant visual differences brought by the Current Scheme, the visual impact from this VP is considered as **negligible**.

#### VP3 from Tin Sam Channel Riverside (*Figure 6* refers)

5.3 The view will be screened off by the Tuen Ma Line viaduct and partly occupied by the Proposed Development in the background. Compared to the Baseline Scheme, the building footprint of some towers of the Current Scheme will be slightly enlarged to accommodate the additional domestic floor area converted from non-domestic floor area. However, the building massing and disposition of the Current Scheme will remain largely the same, therefore the Current Scheme will have similar impact in terms of visual openness and visual obstruction to sky view as compared to the Baseline Scheme. Despite of the high visual sensitivity of this VP, the visual differences brought by the Current Scheme are minor. The visual impact from this VP is considered as **negligible**.

#### 6 Conclusion

- 6.1 This visual appraisal is carried out to appraise the additional visual impacts brought by the Current Scheme as compared to the Baseline Scheme, in view that the Proposed Development under the section 16 Planning Application is subject to a maximum plot ratio of 7.0 and a maximum building height of 180mPD as stipulated in the Approved OZP, and the Application Sites will be surrounded by planned high-density and high-rise commercial/residential developments upon completion of the Hung Shui Kiu/Ha Tsuen New Development Area.
- 6.2 Four VPs are identified. For VPs 1 to 3, the evaluation of the visual impacts assesses the overall visual composition and visual changes to the public viewers. However, given that the view at VP4 is largely blocked by existing dense vegetation and structures, the visual impact to this VP is not evaluated in detail.

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6.3 Based on the visual appraisal, since the proposed total plot ratio and maximum building height of the Current Scheme are the same as the Baseline Scheme, there are barely noticeable visual differences between the two schemes. The visual changes between both schemes are considered insignificant. As such, the overall visual impact is **negligible**.

Table 1: Comparison of Major Development Parameters between the Provision under the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (Baseline Scheme) and the Current Scheme

Major Development Parameters	Under the Approved OZP (Baseline Scheme) (a)		Current Scheme (b)		Difference (b) – (a)	
	Planning Area 28A	Planning Area 28B	Planning Area 28A (1)	Planning Area 28B <sup>(1)</sup>	Planning Area 28A	Planning Area 28B
Site Area (about)	43,001m <sup>2</sup>	39,026m <sup>2</sup>	43,001m <sup>2</sup>	39,026m <sup>2</sup>	No Change	No Change
Maximum Total Plot Ratio	7	7	7	7	No Change	No Change
Maximum Domestic Plot Ratio	4.5	4.5	5	5	+0.5 (+11%)	+0.5 (+11%)
Maximum Non- domestic Plot Ratio	2.5	2.5	2	2	-0.5 (-20%)	-0.5 (-20%)
Total Gross Floor Area (about)	301,007m <sup>2</sup>	273,182m²	301,007m <sup>2</sup>	273,182m <sup>2</sup>	No Change	No Change
Domestic Gross Floor Area (about)	193,504.5m <sup>2</sup>	175,617m²	215,005m <sup>2</sup>	195,130m²	+21,500.5m <sup>2</sup> (+11%)	+19,513m <sup>2</sup> (+11%)
Residential					(11170)	(11170)
Non-domestic Gross Floor Area (about)	107,502.5m <sup>2</sup>	97,565m²	86,002m <sup>2 (2) (3)</sup>	78,052m <sup>2 (3)</sup>	-21,500.5m <sup>2</sup> (-20%)	-19,513m <sup>2</sup> (-20%)
Maximum Building Height	Western Portion: Not more than 60mPD Eastern portion: Not more than 180mPD	Not more than 180mPD	Western Portion: Not more than 60mPD Eastern portion: Not more than 180mPD	Not more than 180mPD	No Change	No Change
Number of Residential Storeys (excluding podium, residential lobby and refuge floor)	N/A	N/A	About 38 - 41 storeys	About 38 - 41 storeys	N/A	N/A
No. of Blocks	N/A	N/A	8	8	N/A	N/A
Site Coverage	N/A	N/A	Not more than 65%	Not more than 65%	N/A	N/A
No. of Flats (about) <sup>(4)</sup>	3,870	3,512	4,300	3,902	+430 (+11%)	+390 (+11%)
Anticipated Population (about) (5)	10,836	9,834	12,040	10,926	+1,204 (+11%)	1,092 (+11%)

#### Notes

<sup>(1)</sup> Future developments in Planning Areas 28A and 28B will be bound by the proposed plot ratio, should the application be approved. The maximum building height of the Proposed Development is determined by the OZP stipulation, while other development parameters are indicative only. Future developments of Planning Areas 28A and 28B will be governed by Master Layout Plan submission, as an administrative measure under the lease.

<sup>(2)</sup> Including a public transport interchange with gross floor area of not less than 10,000m<sup>2</sup> in Planning Area 28A. Details to be determined in the Master Layout Plan submission under the lease.

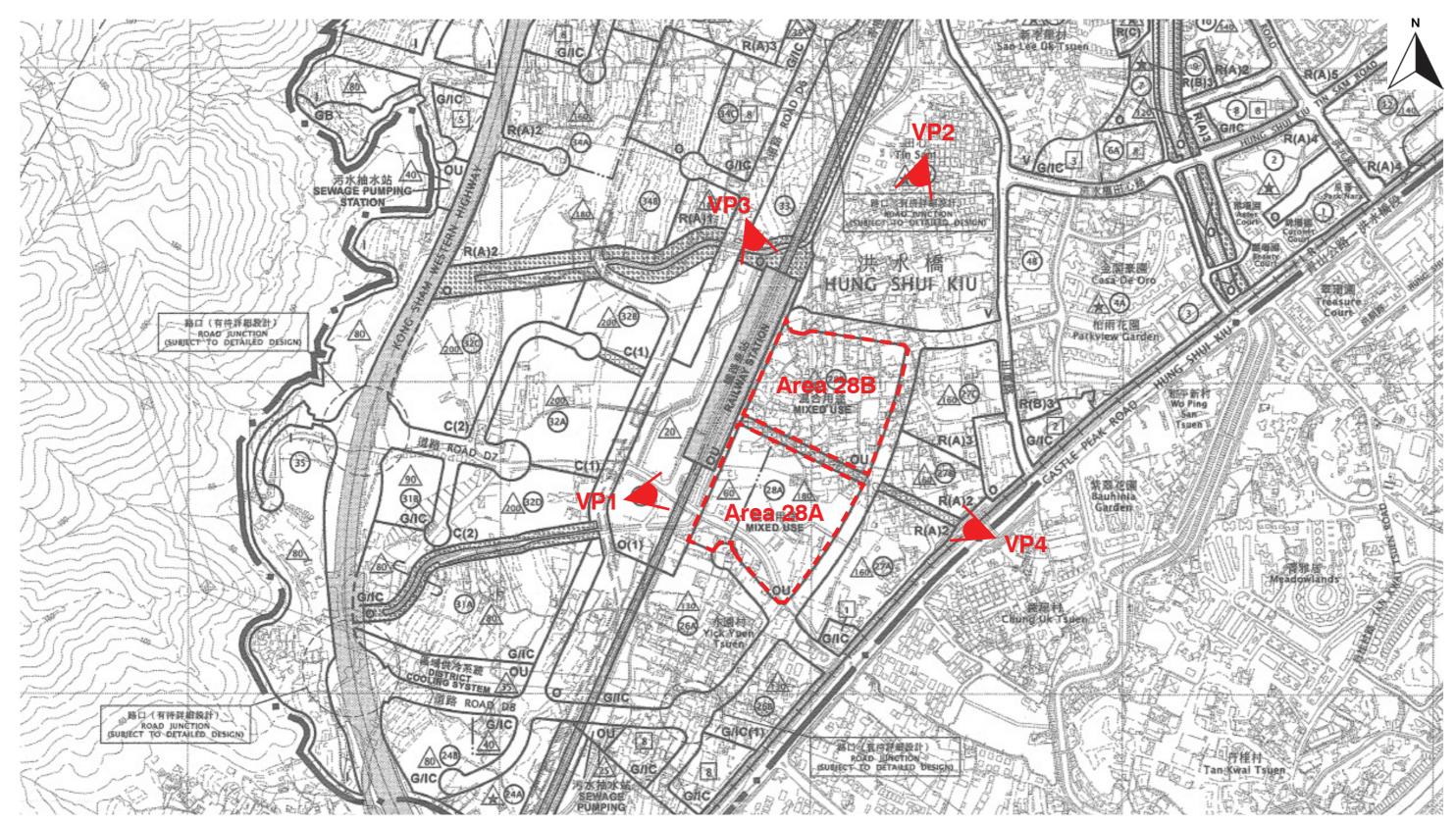
<sup>(3)</sup> Planning Areas 28A and 28B in total will provide a maximum of 1,050 number of park-and-ride parking spaces. Details to be determined in the Master Layout Plan submission under the lease.

<sup>(4)</sup> An average flat size of 50m<sup>2</sup> is adopted for residential use.

<sup>(5)</sup> A person per occupied flat of 2.8 is assumed based on the average domestic household size in Yuen Long District as reported in the 2021 Population Census by the Census and Statistics Department.







### **LEGEND**



**Application Sites** 



**Viewing Point** 

Figure 3
Scale N. A.
MAR 2025

LOCATION OF VIEWING POINTS





## **Existing View**

#### **Application Sites**









**Current Scheme** 

### **Baseline Scheme**

Figure 4
Scale N.A.
MAR 2025

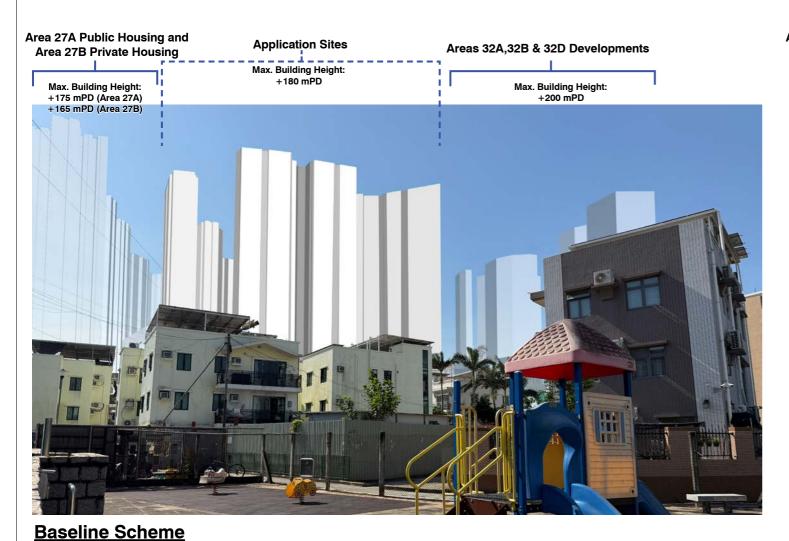
VIEWING POINT 1 FROM YICK YUEN ROAD



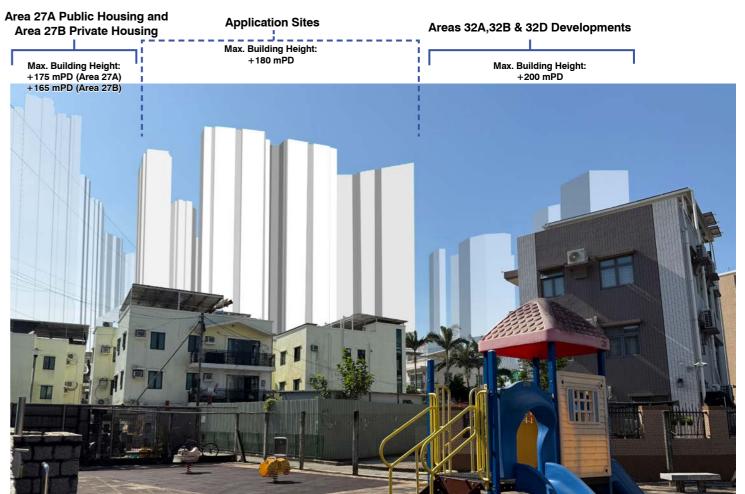
**Application Sites** 



### **Existing View**







**Current Scheme** 

Scale N.A.

Figure 5

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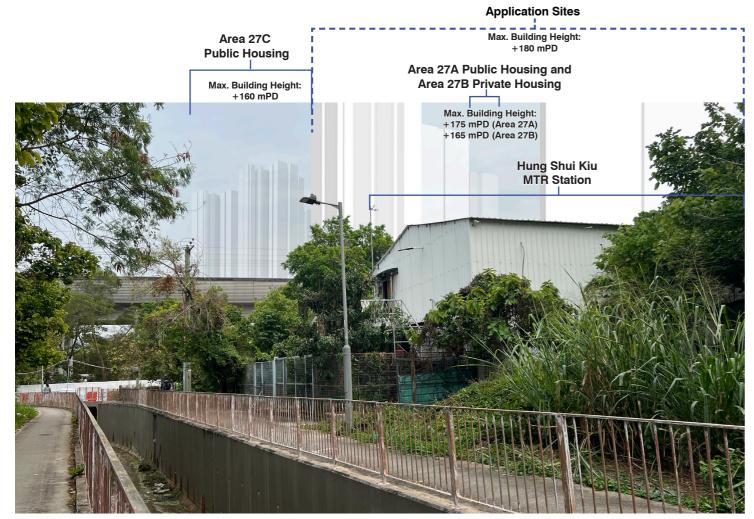
VIEWING POINT 2 FROM TIN SUM TSUEN PLAYGROUND



**Application Sites** 

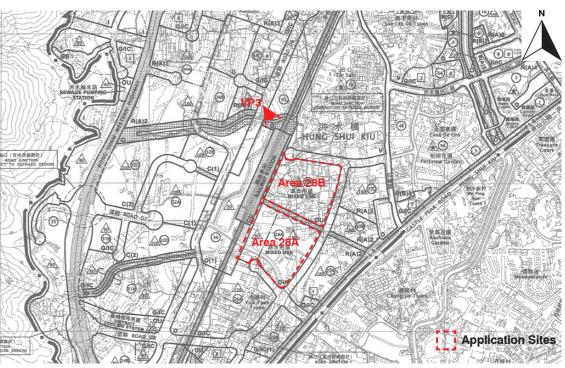


**Existing View** 



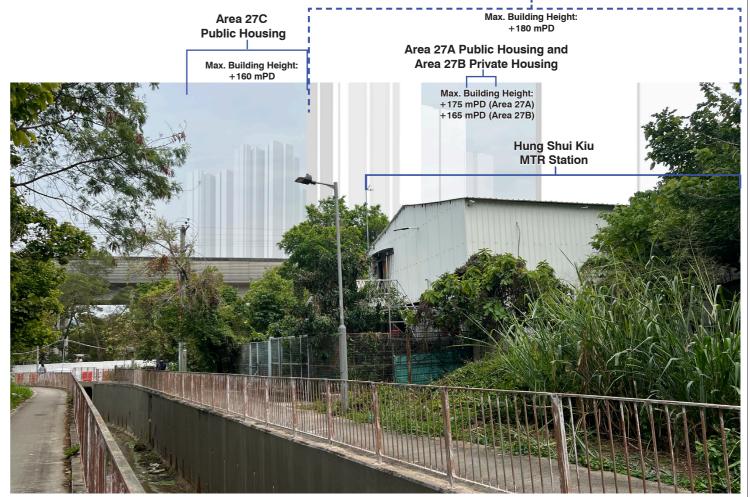
**Baseline Scheme** 

Figure 6
Scale N.A.
MAR 2025



**Key Plan** 

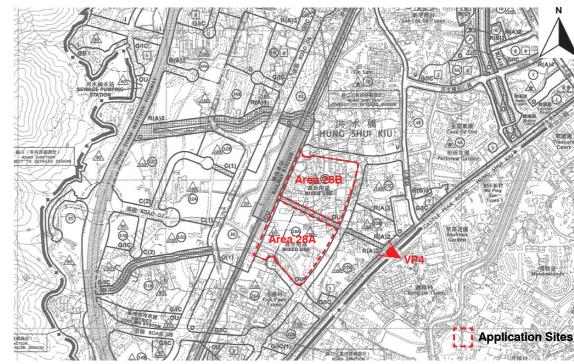
#### **Application Sites**



**Current Scheme** 

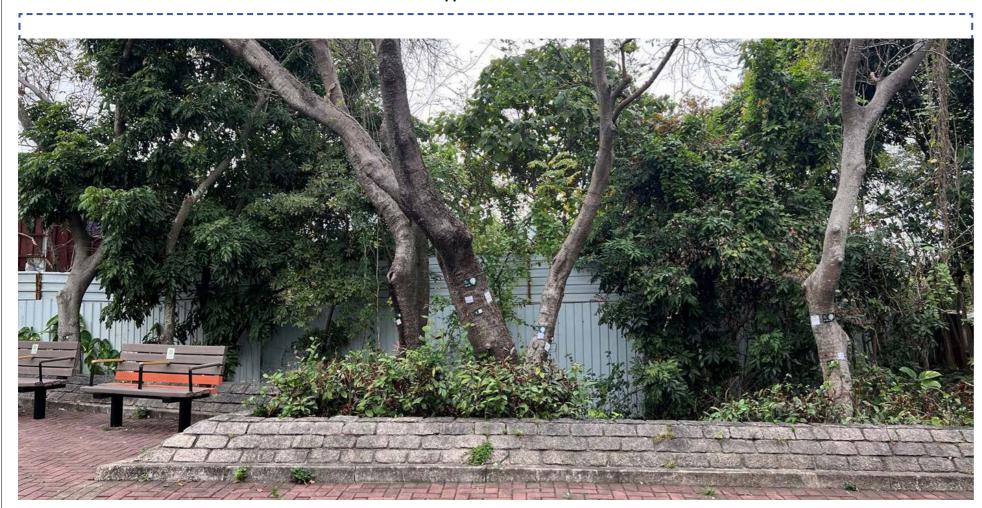
VIEWING POINT 3
FROM TIN SAM CHANNEL RIVERSIDE





Key Plan

### **Application Sites**



### **Existing View**

Figure 7
Scale N. A.
MAR 2025

VIEWING POINT 4
FROM CHUNG UK TSUEN LIGHT RAIL STOP

