Appendix 3

VISUAL IMPACT ASSESSMENT

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

VISUAL IMPACT ASSESSMENT

PREPARED BY

STEPHEN LAI STUDIO LIMITED

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1 INTRODUCTION

1.1 BACKGROUND

The Hong Kong Police Force (Applicant) intends to develop a Junior Police Officers Married Quarters (Proposed JPOMQ) at Tung Chung Area 134, Lantau Island (Application Site).

The Application Site is located in Tung Chung East (TCE) of Tung Chung New Town Extension (TCNTE). It is predominantly zoned "Government, Institution or Community (1)" ("G/IC (1)") with minor encroachment into the "Government, Institution or Community" ("G/IC") zone. The "G/IC" and "G/IC (1)" zones are subject to BH restrictions of 50mPD and 70mPD respectively. A Section 16 (S16) Planning Application is being submitted in support of the Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "G/IC(1)" Zone and Proposed Flat (Police Married Quarters) in "G/IC" Zone at the Application Site.

Stephen Lai Studio Limited is commissioned to prepare a Visual Impact Assessment (VIA) to assess the visual impact arising from the Proposed JPOMQ in support of the S16 Planning Application.

Figure 1.1 shows the site location.

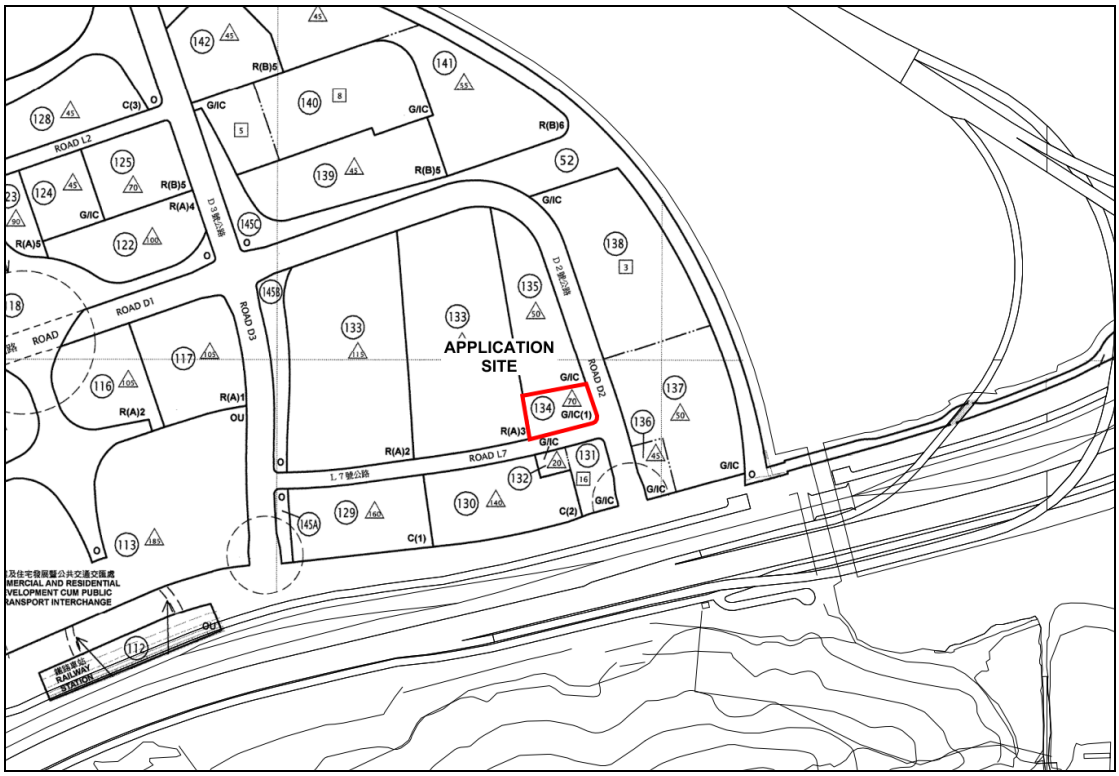


FIGURE 1.1 Site Location Plan

1.2 OUTLINE OF THE VISUAL IMPACT ASSESSMENT

This report is structured to provide a comprehensive assessment of the visual impact of the Proposed JPOMQ. It is organized into several key sections:

- Section 2 outlines the methodology for this VIA.
- Section 3 outlines the visual context and the visual elements of the Application Site.
- Section 4 explains the baseline scheme and proposed scheme of the development.
- Section 5 identifies the assessment area (i.e. visual envelope) and the specific viewpoints (VPs) selected for analysis.
- Section 6 includes detailed assessments of each viewpoint, examining effects on visual composition, visual obstruction, public viewers, and visual resources.
- Section 7 summarizes the findings of the VIA and presents overall conclusions regarding the proposed scheme's compatibility with the surrounding environment.

2 METHODOLOGY FOR VISUAL IMPACT ASSESSMENT

2.1 METHODOLOGY

This VIA aims to evaluate the potential visual impact of the Proposed JPOMQ on public viewers. This VIA will be conducted based on the requirements of Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No.41). The methodology comprises the following key steps designed to evaluate the potential visual impacts of the Proposed JPOMQ on the surrounding environment:

2.1.1 Identification of Baseline Conditions

An assessment of the existing visual environment will be conducted to establish baseline conditions. During the assessment, the actual assessment area will be determined based on the size and the distance of the Proposed JPOMQ.

2.1.2 Selection of Viewing Points and Identification of Visual Elements

VPs will be identified based on their strategic locations and accessibility to the public. These points will represent the perspectives of sensitive viewers and will be assessed at human eye level. Additionally, all relevant visual elements within the assessment area will be catalogued, including major physical structures, visual attractors and visual detractors.

2.1.3 Appraisal of Visual Changes

The potential visual changes resulting from the Proposed JPOMQ will be appraised. Visual changes may be positive or negative and they are not necessarily mutually exclusive. The appraisal will cover the following aspects:

- Effects on Visual Composition
- Effects on Visual Obstruction
- Effects on Public Viewers
- Effects on Visual Resources

2.1.4 Overall Visual Impact Evaluation

The overall visual impact evaluation will consider the sensitivity of key public viewers, visual resources and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area, and the planning intention and known planned developments of the area. The impacts will be concluded and classified into categories: enhanced, partly enhanced/ partly adverse, negligible, slightly adverse, moderately adverse, or significantly adverse.

3 VISUAL CONTEXT AND VISUAL ELEMENTS

3.1 SITE LOCATION AND EXISTING CONDITION

The Application Site is located at the junction of Road D2 and Road L7 in TCNTE, covering an area of approximate 4,876m^2. It is situated in a newly reclamation land, which is currently under Site Formation Works **(refers to Figure 1.1 & 3.1)**.

The Application Site predominantly falls within the "G/IC(1)" zone with minor encroachment into the "G/IC" zone which covered by the Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 **(refers to Figure 3.2)**.

FIGURE 3.1 Aerial Photo of the Site and Surrounding Context

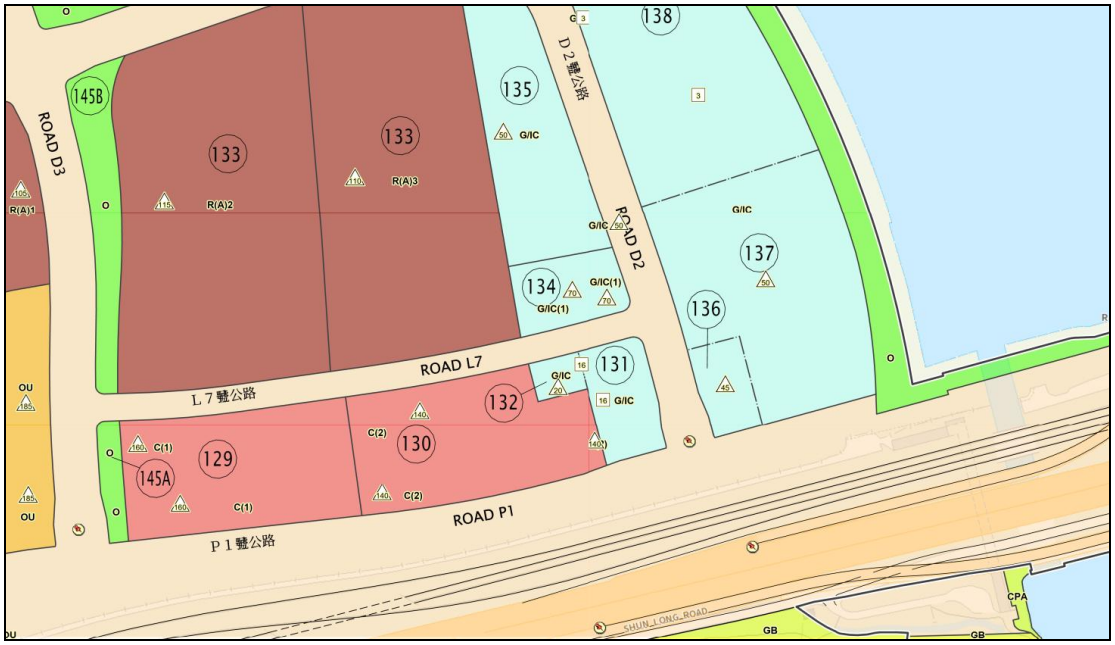


FIGURE 3.2 Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2

3.2 SURROUNDING CONTEXT

The surrounding land uses include "G/IC", "Commercial" ("C"), and "Residential (Group A)" ("R(A)") zones.

Much of the land to the north, northeast, east, and southeast is "G/IC" sites. The major planned facilities in those areas include a sports ground (Area 138), post-secondary institution and other educational uses (Areas 137), other educational uses (Area 135), a police station (Area 131), a sewage pumping station (Area 132), and a fire station (Area 136).

To the south and southwest are "C(1)" and "C(2)" zones, with building height restrictions of 160mPD and 140mPD respectively.

To the west and northwest are the public housing developments falling within "R(A)2" and "R(A)3" zones. The residential developments with building height restrictions ranging from 125mPD to 135mPD was approved on 21.06.2024 (i.e. Planning Application No. A/I-TCE/4).

3.3 VISUAL ELEMENTS

The visual outlook is shaped by the combined composition of all the visual elements which come into sight of the viewers. All key visual elements, including any major physical structures, visual resources or attractors and/or visual eyesores or detractors that currently exist or are known to be planned within the assessment area are listed below:

3.3.1 Key Positive Visual Elements

- Planned sports ground at the northeast of the Application Site (Area 138)
- Planned linear park (Area 145B)
- Planned waterfront promenade (Area 52)
- Views to Por Kai Shan

3.3.2 Key Negative Visual Elements

- Planned sewage pumping station at the south of the Application Site (Area 132)
- Traffic along the nearby roads and railway (Existing North Lantau Highway, Tung Chung Line, and Airport Express Line)

4 PROPOSED DEVELOPMENT

4.1 BASELINE SCHEME

The baseline scheme of the Application Site is prepared based on the 2nd Revised Technical Paper on Revised Preliminary Layout Plan of the previous Planning and Engineering Study on the Remaining Development in Tung Chung - Feasibility Study under Agreement No. CE 32/2011 (CE) in 2012. The baseline scheme represented the fundamental development potential of the Application Site and will be used for comparison under this VIA.

4.2 PROPOSED SCHEME

The Proposed JPOMQ comprises 2 nos. of residential towers with a maximum building height of 105mPD. The 27 storeys residential towers sit on a 3 storeys podium, which will provide about 432 residential units with a designed population of approximately 1,167.

Key developments parameters of the Proposed JPOMQ are summarised in **Table 4.1**.

TABLE 4.1 Key Development Parameters

Development Parameters	Proposed JPOMQ
Site Area	About 4,876m^2
Proposed Maximum Building Height	No more than 105mPD
Proposed No. of Towers	2
Proposed No. of Storey	27 storeys residential tower above 3 storeys of podium
No. of Flat	About 432
Estimated Population (1)	About 1,167
Plot Ratio	6.5
Site Coverage - Above 15m - Below 15m	 Not more than 37.5% Not more than 80%
GFA	About 31,694m^2
Proposed Open Space (2)	Not less than 1,167m^2
Note: (1) Assuming 2.7 persons per flat. (2) Calculated based on a provision of 1m^2 per person.	

4.3 DESIGN CONSIDERATION

Considering the increased building height under the proposed scheme, the following design measures will be included to enhance the visual quality of the Proposed JPOMQ:

- Landscape treatments will be implemented at both at-grade and podium levels to enhance green coverage and reduce the visual impact of the Proposed JPOMQ.
- Large shrubs and green hedge will be provided along the boundary fence wall to soften the solid mass the Proposed JPOMQ and act as green buffer plantings to the surrounding developments.
- Row of new trees on will be provided on ground floor at the north side, acts as a greenery backdrop to the view from podium floor and a green buffer to the adjacent lots.
- The Proposed JPOMQ will conform to the overall visual context and the intended stepped building height concept of TCE.
- Light tone façade material/ finishes will be explored to minimize the visual impact of the Proposed JPOMQ. The mitigation measures at the facade treatment will be explored at the detailed design stage.

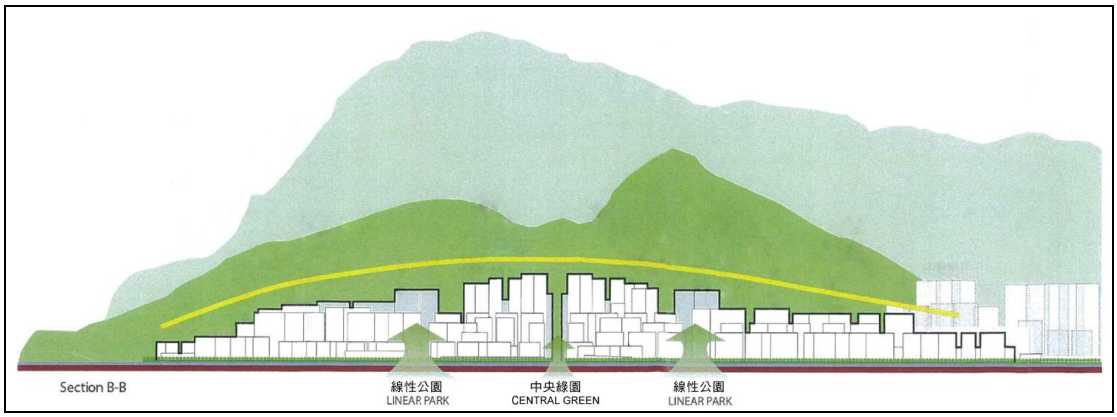


FIGURE 4.1 Building Height Concept of TCE (Extracted from the Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2)

5 IDENTIFICATION OF BASELINE VISUAL CONDITION

5.1 ASSESSMENT AREA

In accordance with TPB PG-No.41, the assessment area is determined by the distance 3H, where H is the proposed height of the development (105mPD). The assessment area for the Application Site encompasses the general area of TCNTE, which includes Road L7, Road D2, and the adjacent developments. The assessment area is shown in **Figure 5.1**.

5.2 VIEWING POINTS

VPs have been identified are representative of all sensitive viewers in direct sight of the Proposed JPOMQ. The selected VPs include public areas for outdoor facilities, recreation, rest, leisure, walking, and prominent travel routes which are easily accessible by the public. The locations of the VPs are shown in **Figure 5.1**.

5.2.1 VIEWPOINT 1 - VIEW FROM TUNG MUI ANCIENT TRAIL

VP1 is a static VP taken from Tung Mui Ancient Trail, which is located about 315m to the South of the site. The VP is along the hiking trail connected to Mui Wo, visited by hikers and other recreational users, with a panoramic view over TCNTE. In view of the hikers are transient in nature, the visual sensitivity of this VP is identified with **low to medium** visual sensitivity.

5.2.2 VIEWPOINT 2 - VIEW FROM THE PLANNED LINEAR PARK AT TUNG CHUNG AREA 145B

VP2 is a static VP situated about 310m to the west of the site and located in the planned Linear Park at Tung Chung Area 145B. The VP is expected to be a district open space connecting the non-building area (NBA) within the adjacent site (i.e. Area 133). This District Open Space is mainly for passive activity use and routine circulation passageway only. The duration of stay will be few minutes walking distance, but will have longer duration when taking rest in this District Open Space, such as estimated 1 hour in general. In view of the high pedestrian flow and short viewing distance, the VP is identified with **medium to high** visual sensitivity.

5.2.3 VIEWPOINT 3 - VIEW FROM THE PLANNED WATERFRONT PROMENADE AT TUNG CHUNG AREA 52

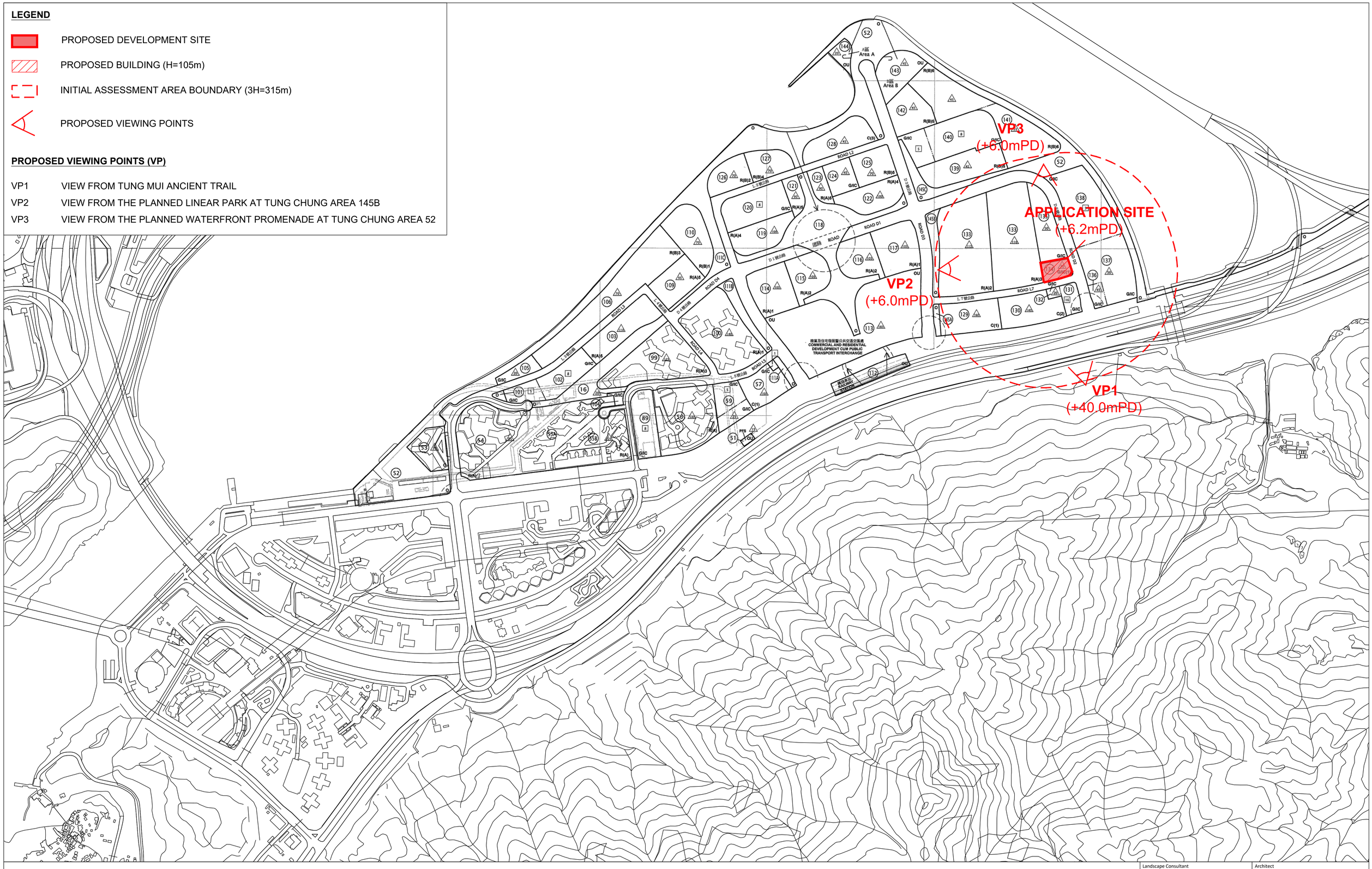
VP3 is a static VP located about 280m to the north of the site. The VP is situated on the planned Waterfront Promenade at Tung Chung Area 52, which is expected to be the regional open space in the TCNTE and frequently used by the public. It is mainly a passageway toward the waterfront, estimate that there should have no planned seating space and so that the major activity is for circulation purpose only, the duration of stay will be few minutes walking distance. In view of the high pedestrian flow and short viewing distance, the VP is identified with **medium to high** visual sensitivity.

LEGEND

- PROPOSED DEVELOPMENT SITE
- PROPOSED BUILDING (H=105m)
- INITIAL ASSESSMENT AREA BOUNDARY (3H=315m)
- PROPOSED VIEWING POINTS

PROPOSED VIEWING POINTS (VP)

VP1	VIEW FROM TUNG MUI ANCIENT TRAIL
VP2	VIEW FROM THE PLANNED LINEAR PARK AT TUNG CHUNG AREA 145B
VP3	VIEW FROM THE PLANNED WATERFRONT PROMENADE AT TUNG CHUNG AREA 52



PLAN FOR KEY VISUAL ELEMENTS FOR VIA (FIGURE 5.1)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

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6 VISUAL APRAISAL

6.1 INTRODUCTION

The visual impacts of the Proposed JPOMQ on the selected VPs are assessed and described in this section. The locations of the VPs are shown in **Figure 5.1**.

6.2 VIEWPOINT 1 - VIEW FROM TUNG MUI ANCIENT TRAIL

The comparison of the Proposed JPOMQ under baseline scheme and proposed scheme for this VP is shown in **Figure 6.1**.

6.2.1 Effects on Visual Composition

The existing visual composition of this VP comprises vegetation, the highway, and the railway in the foreground. The background consists of the planned developments at the TCNTE, the sea, and open sky. From this VP, the Proposed JPOMQ, along with the nearby public housing developments at Area 133 and commercial developments at Area 130, creates a cluster of high-rise development. The maximum building height of both baseline and proposed schemes is lower than the maximum building height of the surrounding developments in Area 129, 130, and 133. Consequently, the proposed scheme has a **negligible** visual impact on the overall visual composition from this VP.

6.2.2 Effects on Visual Obstruction

In comparison to the baseline scheme, the proposed schemes will slightly obstruct more views of the sea and open sky in the background. However, they contribute to a cohesive building form alongside the surrounding developments. The change in visual impact between the baseline and proposed schemes is considered **slightly adverse**, as most of the sky and sea views remain unobstructed.

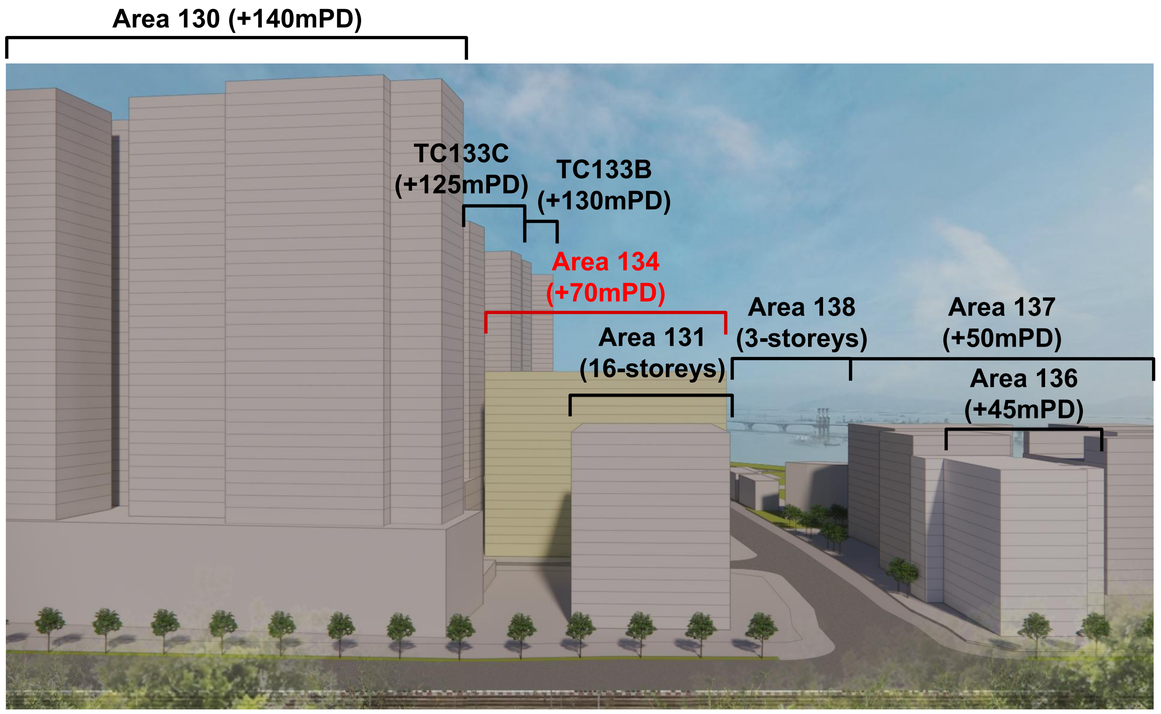
6.2.3 Effects on Public Viewers

The public viewers of this VP are mostly hikers and other recreational users, whom are of transient nature. When viewing from this VP, both baseline and proposed schemes of the Proposed JPOMQ will be part of the cluster of high-rise development and with a slightly lower building height compared with the surrounding developments in Area 130 and 133. Therefore, the Proposed JPOMQ will not be incompatible or isolated. The visual change to the viewers is **slightly adverse**.

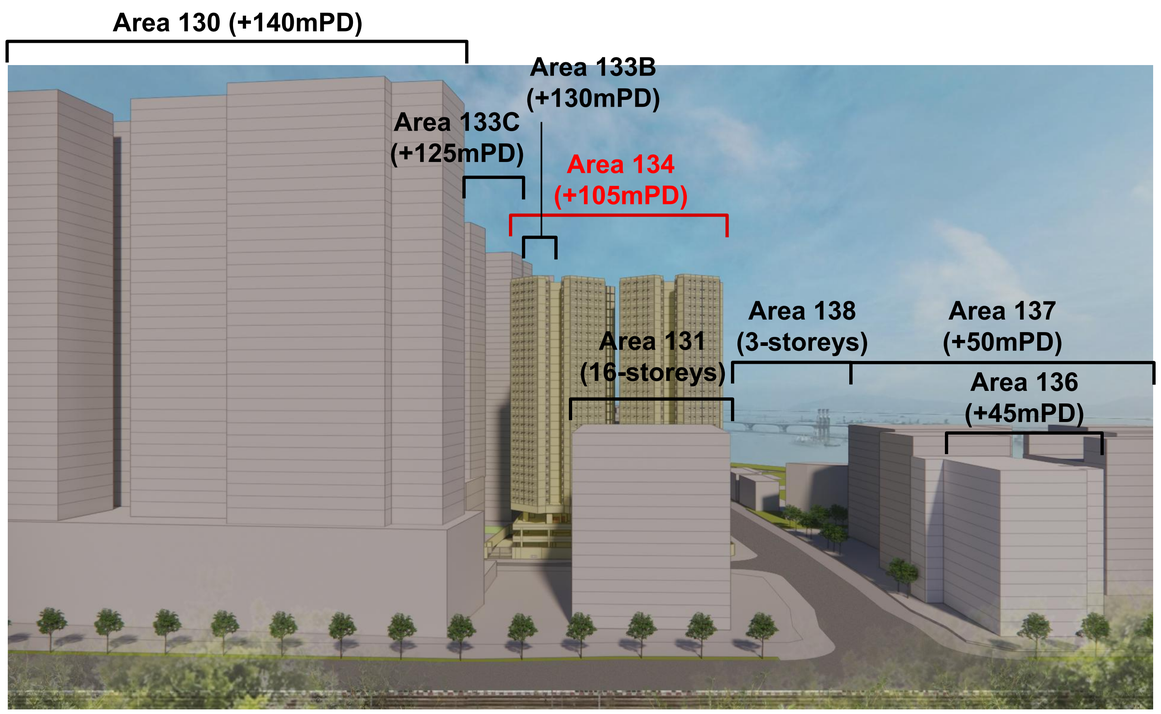
6.2.4 Effects on Visual Resources

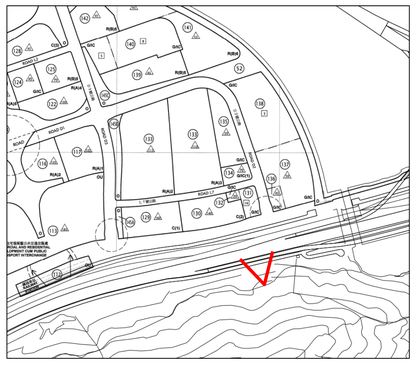
The open sky view and sea view at the background is the major visual resources at this VP. Both baseline and proposed schemes of the Proposed JPOMQ will be integrated with the overall planned development at the TCNTE and most of the sky and sea views remain unobstructed. There is **negligible** impact to the visual resources.

BASELINE SCHEME



PROPOSED SCHEME





LEGEND

Proposed Development of Area 134

VIEWPOINT 1 - VIEW FROM TUNG MUI ANCIENT TRAIL (FIGURE 6.1)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

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6.3 VIEWPOINT 2 - VIEW FROM THE PLANNED LINEAR PARK AT TUNG CHUNG AREA 145B

The comparison of the Proposed JPOMQ under baseline scheme and proposed scheme for this VP is shown in **Figure 6.2**.

6.3.1 Effects on Visual Composition

This VP captures the NBA, footbridge, covered walkways, and residential buildings within Area 133 in the foreground. The Proposed JPOMQ, open sky view, and the mountain are in the background. Upon completion, the Proposed JPOMQ will form a cluster of high-rise developments with the surrounding residential developments. Although the building height of the proposed scheme is slightly higher than the baseline scheme, there is **negligible** visual impact in terms of visual composition from this VP.

6.3.2 Effects on Visual Obstruction

A large portion of the mountain and open sky view will have been blocked by the footbridge, covered walkways, and residential buildings within Area 133. The Proposed JPOMQ will be behind and partly blocked by the developments within Area 133. Although the proposed scheme with a higher building height of 105mPD will slightly obstruct more sky view compared with the baseline scheme, the mountain in the background will not be obstructed further under the proposed scheme. As such, there is **negligible** obstruction to the visual permeability compared with the baseline scheme.

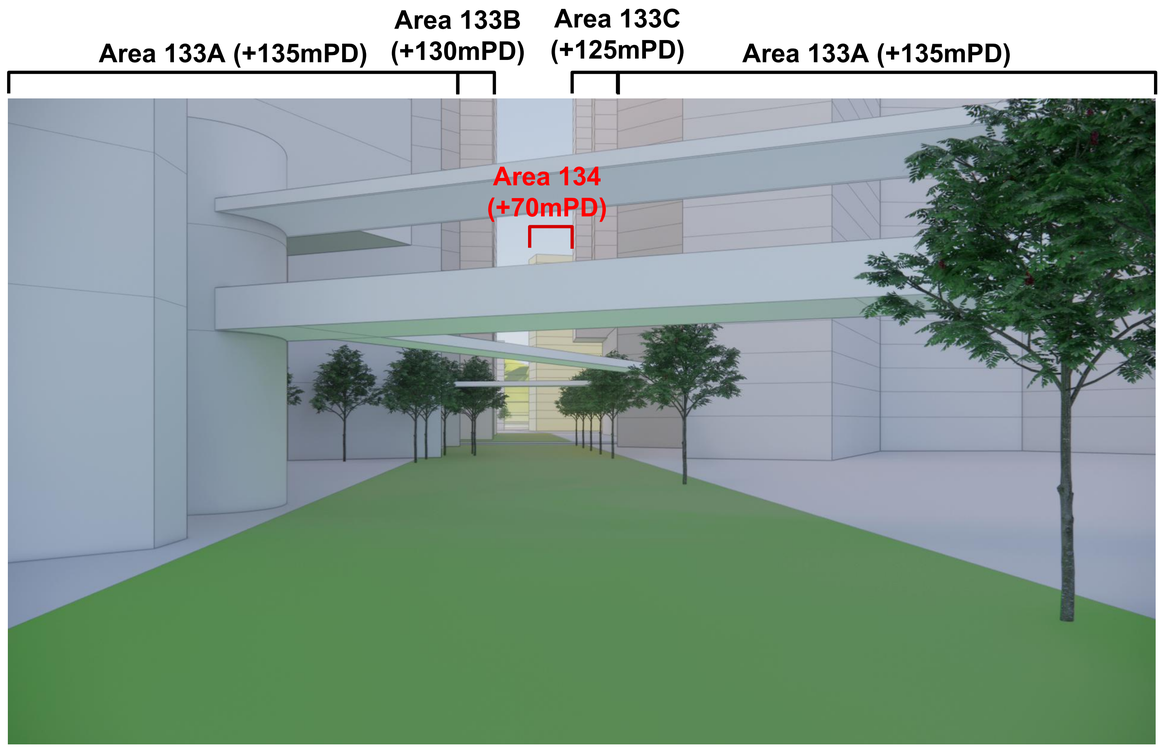
6.3.3 Effects on Public Viewers

At glimpse of the view, the pedestrian and other recreational users will perceive the Proposed JPOMQ as a visual extension of the cluster of high-rise development at Area 133, the visual change to these viewers is **negligible**.

6.3.4 Effects on Visual Resources

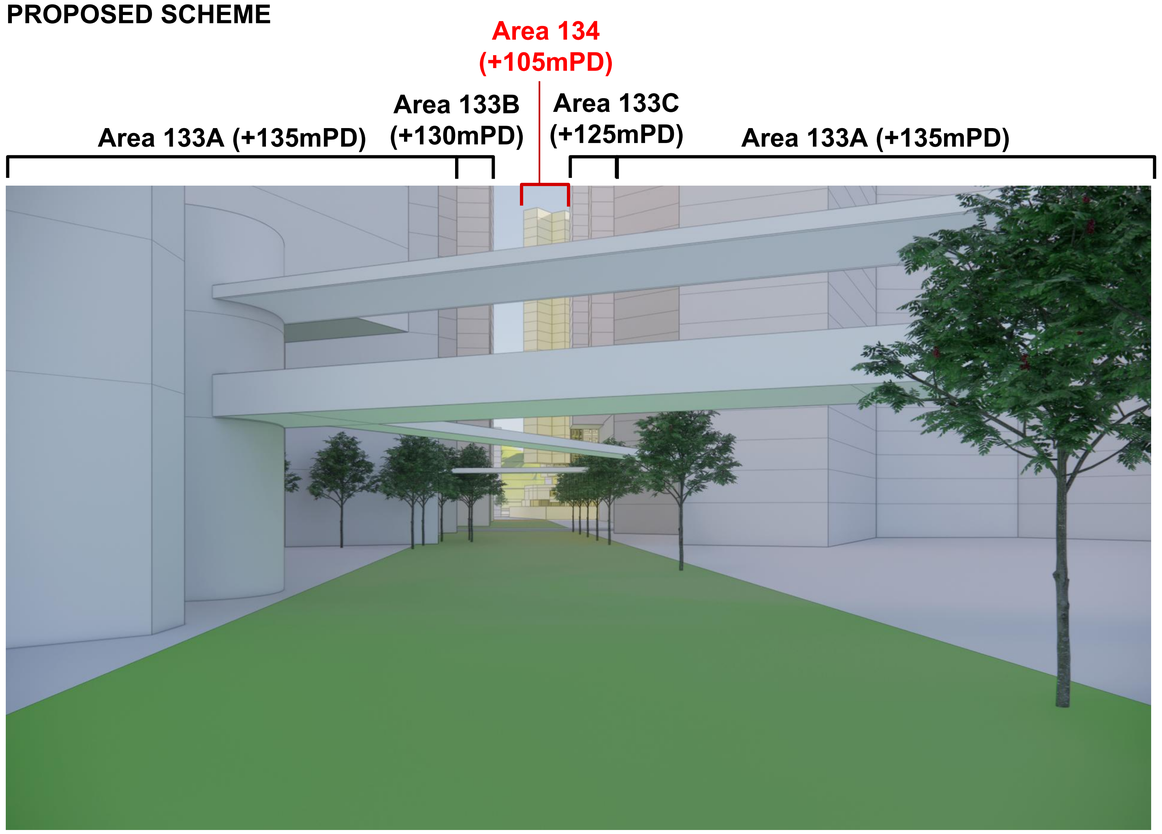
The greenery in the foreground is the major visual resources at this VP and a portion of the mountain and open sky view will have been blocked by the surrounding developments and Proposed JPOMQ under the baseline scheme. Therefore, it is anticipated there will be **negligible** impact to the visual resources brought by the Proposed JPOMQ as compared with the baseline scheme.

BASELINE SCHEME

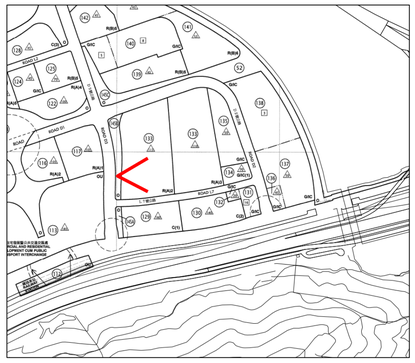


Non-building area within Area 133

PROPOSED SCHEME



Non-building area within Area 133



LEGEND

Proposed Development of Area 134

VIEWPOINT 2 - VIEW FROM THE PLANNED LINEAR PARK AT TUNG CHUNG AREA 145B (FIGURE 6.2)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

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6.4 VIEWPOINT 3 - VIEW FROM THE PLANNED WATERFRONT PROMENADE AT TUNG CHUNG AREA 52

The comparison of the Proposed JPOMQ under baseline scheme and proposed scheme for this VP is shown in **Figure 6.3**.

6.4.1 Effects on Visual Composition

This VP comprises the planned waterfront promenade at Area 52 and planned sports ground at Area 138 in the foreground. The Proposed JPOMQ and planned post-secondary institution and other educational uses at Area 135 are to the right of this VP. The mountain and sky view between the Proposed JPOMQ and other planned developments in TCNTE will form the background. From this VP, the Proposed JPOMQ, along with the nearby public housing developments at Area 133 and commercial developments at Area 130, creates a cluster of high-rise development. The maximum building height of both baseline and proposed schemes is lower than the maximum building height of the surrounding developments in Area 129, 130, and 133. As such, there is **negligible** impact to the overall visual composition.

6.4.2 Effects on Visual Obstruction

A portion of the mountain and open sky view will have been blocked by the Proposed JPOMQ and surrounding developments under the baseline scheme. Under the proposed scheme, the mountain in the background will not be obstructed further. Although the increased building height will obstruct slightly more sky view, the degree of visual obstruction is minor as compared with the baseline scheme. Most of the sky view and mountain remain unobstructed. Therefore, there is **slight adverse** obstruction to the visual permeability compared with the baseline scheme.

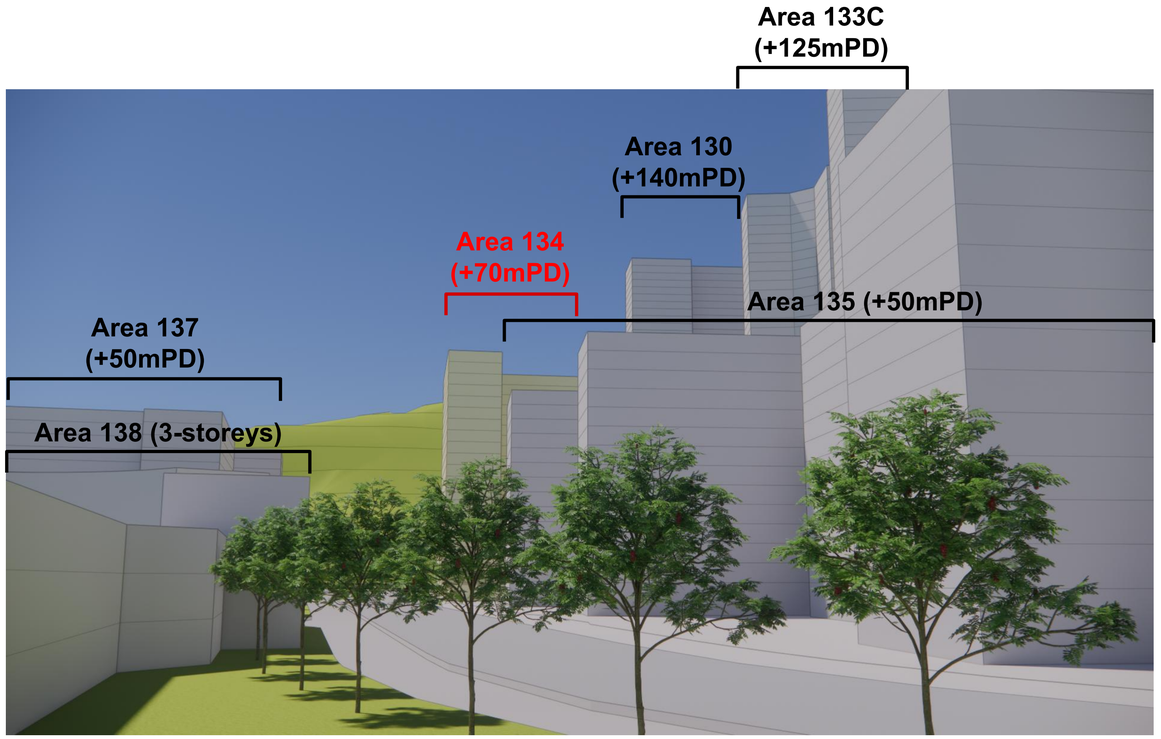
6.4.3 Effects on Public Viewers

The public viewers of this VP are targeted to be recreational users. The viewers will likely perceive the Proposed JPOMQ as part of the cluster of high-rise developments with the surrounding residential developments, which is not incompatible nor an outlier. The visual change to the viewers is considered **slight adverse**.

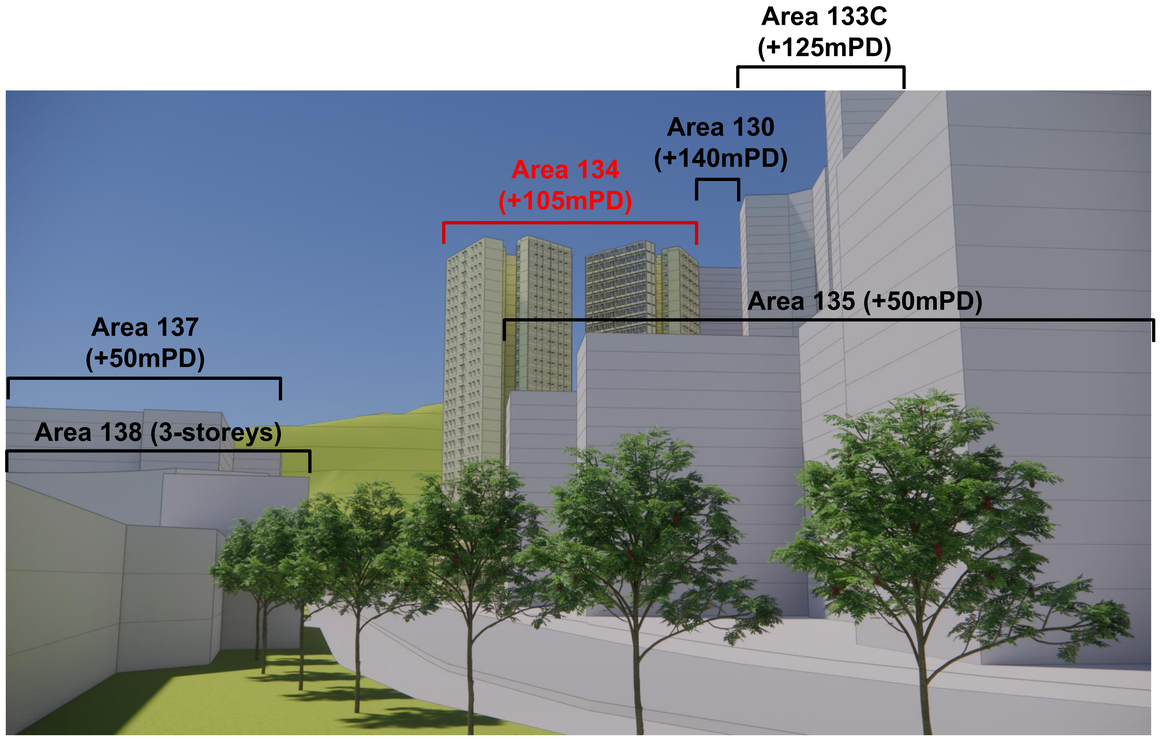
6.4.4 Effects on Visual Resources

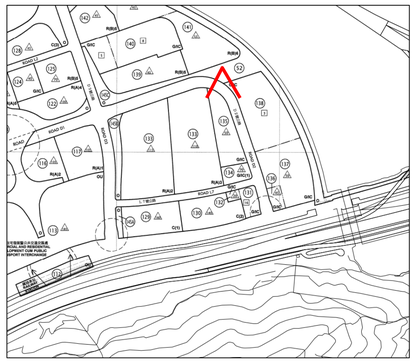
The greenery in the foreground is the major visual resources at this VP and a portion of the mountain and open sky view will have been blocked by the Proposed JPOMQ under the baseline scheme. Therefore, it is anticipated there will be **slight adverse** impact to the visual resources brought by the Proposed JPOMQ as compared with the baseline scheme.

BASELINE SCHEME



PROPOSED SCHEME





LEGEND

Proposed Development of Area 134

VIEWPOINT 3 - VIEW FROM THE PLANNED WATERFRONT PROMENADE AT TUNG CHUNG AREA 52 (FIGURE 6.3)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

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7 CONCLUSION AND SUMMARY OF IMPACTS

7.1 SUMMARY OF VISUAL IMPACTS

Based on the analysis on the appraisal of visual changes on Visual Composition, Visual Obstruction, Effects on Public Views and Effects on Visual Resources, the overall visual impact caused by the Proposed JPOMQ of the VPs are presented in **Table 5.1**.

TABLE 5.1 Summary Table of Visual Impacts

VPs	Visual Composition	Visual Obstruction	Effects on Public Viewers	Effects on Visual Resources	Visual Sensitivity	Overall
VP1: View from Tung Mui Ancient Trail	Negligible	Slightly Adverse	Slightly adverse	Negligible	Low to Medium	Slightly adverse
VP2: View from the Planned Linear Park at Tung Chung Area 145B	Negligible	Negligible	Negligible	Negligible	Medium to High	Negligible
VP3: View from the Planned Waterfront Promenade at Tung Chung Area 52	Negligible	Slightly adverse	Slightly adverse	Slightly adverse	Medium to High	Slightly adverse

In conclusion, the proposed scheme will incur slightly adverse impacts on the identified VPs and is compatible with the surrounding developments in TCNTE. The integration of the Proposed JPOMQ into the existing visual landscape ensures that key visual resources, such as views of the sky and sea, remain largely unobstructed. While there may be slight adverse effects on visibility at certain points, these changes do not detract significantly from the overall visual experience. Additionally, the proposed scheme respects the stepped building height profile in TCE, further enhancing the coherence of the built environment while maintaining the visual integrity of the area. The proposed scheme with a maximum building height of 105mPD is acceptable in visual terms.