

Appendix G

Visual Impact Assessment

**Application for Permission Under Section 16 of
the Town Planning Ordinance (Cap. 131) for
Proposed Comprehensive Development
including Flats, Retail and Community
Facilities and Minor Relaxation of Plot Ratio
and Building Height Restriction in
“Comprehensive Development Area” Zone at
Various Lots in S.D.4 and Adjoining
Government Land, Kau Wa Keng, Kwai
Chung**

Visual Impact Assessment

Issue 1 | February 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 299277

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Appendices

Appendix A

The Approved Scheme

1. Introduction

- 1.1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the Section 16 Planning Application for Proposed Comprehensive Development including Flats, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height Restriction in “Comprehensive Development Area” Zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung (“the Application Site”).
- 1.1.1.2 The Application Site, with an area of about 48,313.167 m², is located at the Kau Wa Keng valley floor abutting Lai King Hill Road. According to the Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32, the Application Site is zoned “CDA” with the planning intention for “*comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities*” as stated in the Notes of the OZP. The “CDA” zone is subject to a maximum plot ratio of 5.0 and a maximum building height of +120mPD as stipulated on the OZP.
- 1.1.1.3 The Application Site is subject to a previous Planning Application No. A/KC/489 approved with conditions in 2023 (“the Approved Scheme”), which offers a pragmatic and comprehensive development option with considerable planning merits that unleashes the development potentials of the “CDA” while improving the quality of life of the residents in the neighbourhood. In response to the territorial needs for more housing supply, suggestion from TPB members for more retail and social welfare facilities, as well as public aspiration for conservation of historic buildings, the Applicant would like to put forward a “The Proposed Scheme”, which offers further planning and design merits in addition to the Approved Scheme at the Application Site
- 1.1.1.4 The Proposed Scheme at the Application Site has been prepared to realise the planning intention of the “CDA” zone under private sector initiative, to unleash the long-wasted development potential of the area, address environmental issues and improve the living conditions of the area in a holistic manner. The Proposed Scheme, comprising 15 building blocks with a domestic plot ratio of not more than 6, a non-domestic plot ratio of not more than 0.5, and a maximum building height of not more than +147.55mPD, will provide about 7,052 housing flats upon full development. Please refer to the Master Layout Plan of the Proposed Scheme in **Appendix A of the Supporting Planning Statement**.
- 1.1.1.5 Point (d) of Paragraph 2.3 of the Town Planning Board Guidelines (TPB PG) No. 41 states that a VIA is required when “the proposal is within an area, for example areas zoned “Comprehensive Development Area”, subject to comprehensive planning and design control in the form of planning brief, design brief or submission of Master Layout Plan for TPB’s approval”. Accordingly, this VIA is prepared to assess the visual impacts of the Proposed Scheme against the Approved Scheme.
- 1.1.1.6 This VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Proposed Scheme on the Visually Sensitive Receivers relevant to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Proposed Scheme as compared to the Approved Scheme.

1.1.1.7 The outline for the VIA is set out below:

- **Section 2** outlines the visual context of the Application Site and its Surrounding Areas;
- **Section 3** describes the main design principles of the Proposed Scheme;
- **Section 4** identifies the Assessment Area and provides an analysis of the viewing points;
- **Section 5** assesses the visual impacts; and
- **Section 6** concludes the VIA.

2. Visual Context of the Application Site and Surrounding Areas

2.1 Site Context and Existing Land Use

- 2.1.1.1 The Application Site, with a site area of about 48,313.167 m², situates to the north of Lai King Hill Road and lies at the Kau Wa Keng valley floor with a natural topography which rises from about +4mPD from the southwest towards the northeast to about +19mPD. The Application Site is conveniently located within walking distance to the MTR Mei Foo Station and is surrounded by residential neighbourhoods with convenient access to public transport and amenities of the Mei Foo area.
- 2.1.1.2 The southern portion of the Application Site is largely unused land with scattered temporary structures, a few domestic structures of the Kau Wa Keng San Tsuen, an open-air temporary refuse collection point and a hobby farm for rent which was previously an illegal barbeque venue. The northeastern portion is occupied by the Kau Wa Keng Old Village with substandard living environment and minimal infrastructural provision. The existing structures within the Application Site are typically 1 to 3 storeys high. There are 12 existing Grade 3 historic buildings scattering within the Old Village.
- 2.1.1.3 Located at the city centre with connectivity to public transport, the Application Site has been designated as “CDA” since 1992 with the planning intention for *“comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities”*. According to the Notes of the OZP, the “CDA” zone is subject to a maximum plot ratio of 5.0 and a maximum building height of +120mPD.

2.2 Surrounding Context

- 2.2.1.1 The Application Site is surrounded by a mix of land uses, characterised as follows (please refer to **Figure 1** for the location plan):
- The Application Site is surrounded on three sides by steep vegetated slope of Kau Wa Keng valley to the **north, east and west**. To the **immediate northwest** of the Application Site is Kau Wa Keng San Tsuen at the upper valley. To the **further north** on the headland are prominent high-rise residential towers of Wah Yuen Chuen and Lai King Disciplined Services Quarters with building heights ranging from about +215mPD to +260mPD.
 - To the **immediate southeast** is Chung Shan Terrace comprising house-type developments of 2 to 4 storeys high on a higher platform zoned “Residential (Group B) 1” (“R(B)1”).
 - To the **south** across Lai King Hill Road are a cluster of residential developments, including the high-rise Lai Yan Court, Wah Lai Estate, Wah Fung Garden and Lai Chi Kok Bay Garden zoned “Residential (Group A)” (“R(A)”) and Nob Hill within the “R(A)1” zone (all subject to a maximum building height restriction (BHR) of +120mPD), and the medium-rise Happy Villa within the “R(B)5” zone with a maximum BHR of +80mPD. To the **further south** are Lai Chi Kok Park, MTR Mei Foo Station and Mei Foo Sun Chun.

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- To the **further southwest** on the hilltop are the Princess Margaret Hospital with existing building heights up to +147mPD (Block S of Princess Margaret Hospital) and the work-in-progress redevelopment of Kwai Chung Hospital. The BH Restrictions of these developments are +110mPD and +125mPD respectively as stipulated on the OZP. A S16 planning application No. A/KC/451 seeking minor relaxation of BHR for the redevelopment of Kwai Chung Hospital to +120mPD was approved with conditions in March 2018.

3. Proposed Development

3.1 Introduction

- 3.1.1.1 As discussed in **Section 1**, the Proposed Scheme at the Application Site is designed using the Approved Scheme (approved planning application A/KC/489) as a basis, and provided with planning and design enhancement in response to territorial need of housing, suggestion from TPB members and public aspirations. The Proposed Scheme has been designed having due regard to various site constraints such as multiple land ownership as well as technical considerations such as air ventilation, sewerage/ drainage provision, environmental and transport arrangement. It comprises of 15 building blocks with ancillary facilities such as clubhouse, refuse collection point and local open space, retail shops as well as various social welfare facilities to serve the community. Overall speaking, the Proposed Scheme will have a domestic PR of not more than 6, non-domestic PR of not more than 0.5, and a maximum building height of not more than +147.55mPD.
- 3.1.1.2 General planning and design principles of the Proposed Scheme are described in **Section 3.2** below.

3.2 General Planning and Design Principles

3.2.1 Retaining all the Planning Merits under the Approved Scheme

- 3.2.1.1 The Proposed Scheme will inherit all planning merits under the Approved Scheme by following the same set of building and landscape design principles, which includes:
- A pragmatic phasing strategy to spearhead the long-awaited CDA development;
 - Phasing out the unregulated land uses for a well-managed and maintained residential neighbourhood;
 - Contribution to private housing supply to meet the ever-increasing housing needs of Hong Kong;
 - Provision of social welfare facilities¹ and enhancement of the existing open-air temporary refuse collection point to serve wider community;
 - Provision of three north-south-oriented, 15m-wide air paths cum visual corridors to respect the site and surrounding context; and
 - Full compliance with the Sustainable Building Design Guidelines (SBDG).

¹ The Approved Scheme provided a wide range of social welfare facilities, including (1) Home Care Services for Frail Elderly Persons, (2) School Social Work Office (Hong Kong Family Welfare Society), (3) Neighbourhood Elderly Centre, (4) 60-place Day Care Centre for the Elderly, (5) Office Base of On-site Pre-school Rehabilitation Services, and (6) 60-place Special Child Care Centre

- 3.2.1.2 Adding on these planning principles, this application intends to optimize the development potential of the Application Site to contribute more to the territorial housing supply. Furthermore, the Proposed Scheme proposes a conservation strategy for the 12 existing Grade 3 historic buildings to preserve the local history and provide ample open space. More importantly, compared to the Approved Scheme, the Proposed Scheme will provide additional social welfare facilities and retail facilities to serve the community. It demonstrates that the Proposed Scheme will not only retain all planning merits of The Approved Scheme, but also take a step further to enhance the development proposal and bring greater planning merits in Kau Wa Keng.

3.2.2 Strategizing Pragmatic Phasing to Unleash Development Potential of Kau Wa Keng

- 3.2.2.1 With an earnest endeavour to take forward the comprehensive redevelopment of Kau Wa Keng which has shown no solid implementation progress since its designation as a “CDA” zone owing to the complicated land issue, the Proposed Scheme will adhere to the phased development strategy formulated under the Approved Scheme, taking into account of the existing land ownership pattern, of which 69.43% of private land has been fully acquired/under acquisition by the Applicant. A consolidated piece of land owned by the Applicant will be readily available for early phase development (Phase 1A and Phase 1B), which will in turn catalyse the redevelopment of the remaining areas of Kau Wa Keng. A Master Layout Plan (MLP) has been delicately prepared to ensure comprehensiveness of the development that respects the planning intention of the “CDA” zone.

3.2.3 Utilisation of Under-Managed Land Resources

- 3.2.3.1 The stagnant development, complicated land issue and lack of management at Kau Wa Keng area has resulted in under-utilisation of precious land resources for 32 years, since it was zoned as a “CDA” zone in 1992. The unlawful use of land for unauthorised venues results in security concern and nuisances to surrounding residential neighbourhood. Early realisation of the Proposed Scheme in Phase 1A and Phase 1B will facilitate a gradual transformation of the entire Kau Wa Keng into a well-managed and maintained residential neighbourhood provided with good amenities, while at the same time eliminating recurrence of uncoordinated and illegal developments for the interest of the public.

3.2.4 Full Respect of the Site and Surrounding Contexts

- 3.2.4.1 The Proposed Scheme considers the existing site context in a comprehensive manner. The design responds to the valley setting of Kau Wa Keng by gradually ascending BH and site formation levels from the southwest to the northeast to form a stepped building height profile (BH ranging from +136.85mPD to +147.55mPD as measured from main roof) harmonizing with the surrounding topography. With a stepped BH design, the Proposed Scheme harmonizes with the existing height profile of the wider Kau Wa Keng, characterized by a gradual increase in BH from the residential clusters (maximum BH of +120mPD) south of Lai King Shan Road to the prominent high-rise residential towers (maximum BH ranging from +215mPD to +260mPD) on the headland of Golden Hill (peak at +360.6mPD).

- 3.2.4.2 The minor relaxation of PR and BH proposed in this Application will not compromise the compatibility with the surrounding context but will complement the existing topographic curvature at Kau Wa Keng. To further mitigate potential impacts and ensure compatibility with the surrounding villages, the scheme preserves three north-south-oriented 15m-wide air paths cum visual corridors, enhancing the visual permeability of the Proposed Scheme. In addition, the Proposed Scheme provides a diagonal 15m air path on podium level aligned in a NE-SW direction, further improving the air ventilation of the Proposed Scheme.

3.2.5 Creating a Liveable Neighbourhood with Sustainable and Sensitive Building Designs

- 3.2.5.1 With a view to enhance liveability, the Proposed Scheme is carefully designed in full compliance with the Sustainable Building Design Guidelines (SBDG) in terms of building separation, building setback and site coverage of greenery. With environmentally sensitive design including careful building disposition and setbacks as well as noise mitigation measures, it will assure a quality living environment for future residents in the area.

3.2.6 Optimising the Development Potentials to Provide Quality Housing Supply by Private Initiatives

- 3.2.6.1 In line with the Government's initiative to make sufficient private housing supply at urban centre, the Proposed Scheme aims to enhance private housing provision to meet Hong Kong's growing demand under private initiatives. Capitalising a sizable urban site with convenient public transport accessibility, the Proposed Scheme is intended to increase private flat supply committed in the Approved Scheme, while not compromising compatibility with the surroundings. The early phase development is anticipated to provide about 3,457 flats in total (i.e. about 26% of the Government's annual private housing supply target²) by 2032 without the need to mobilise public resources. Upon full development, the scheme will provide about 7,052 private housing units to contribute to territorial housing need. Compared to the Approved Scheme (domestic PR5), the Proposed Scheme (domestic PR6) will increase flat supply by 1,079 units (i.e. +18.06%), offering additional housing units with a diverse range of flat sizes.

3.2.7 Providing Additional Retail and Social Welfare Facilities

- 3.2.7.1 In response to TPB members' suggestions on the Approved Scheme to provide additional retail shops and more social welfare facilities, the Proposed Scheme significantly increases public and community amenities to serve future residents and the wider community. In addition to the social welfare facilities committed in the Approved Scheme, additional social welfare facilities have been introduced in the Proposed Scheme, including two Child Care Centres (CCC), two Day Care Centres for the Elderly (DE) and two Residential Care Homes for the Elderly (RCHE). The total GFA for social welfare facilities will account for not less 5% of the domestic GFA and transform the future CDA into an inclusive residential neighbourhood offering a variety of community supporting services.

² Average annual private housing supply target estimated from the total private housing supply target for the ten-year period from 2024-25 to 2033-34 (i.e. 132,000 flats), as stated in the Long Term Housing Strategy Annual Progress Report 2023.

- 3.2.7.2 All social welfare facilities are located on the lower floors of residential blocks connected by internal roads, and supported by dedicated parking spaces and loading/unloading bays at ground level for convenience of future users. Retail shops, neighbourhood stores, and restaurants will be situated on the lower floors within podiums to serve the daily needs of residents and users of the social welfare facilities. By opening up internal roads and pedestrian access, the Proposed Scheme will connect nearby neighbourhoods, creating a vibrant activity centre for leisure and well-being in the Kau Wa Keng area.

3.2.8 Integration of Conservation and Development

- 3.2.8.1 Opportunity has also been explored in the Proposed Scheme to retain the existing 12 Grade 3 historic buildings within the Old Village reminiscing the long history of Kau Wa Keng. Under the Proposed Scheme, one Graded historic building is located at Phase 1B while the remaining 11 Graded historic buildings are in Remaining Phase B. In the Approved Scheme, all historic buildings are proposed to be preserved in-situ. The Proposed Scheme takes a step further to actively incorporating all graded buildings into the design by dedicating non-domestic GFA to enable adaptive reuse of the historic buildings while respecting their original physical fabric. For example, these buildings could be converted into retail or community spaces, such as exhibition and visitor centres, local convenience stores and cafeteria for public appreciation and usage.
- 3.2.8.2 This approach aims to encourage visits from both local residents and the general public, thereby better integrating the historic buildings into daily life. The new design and usage of the historic buildings will also be linked to their historical narratives, promoting the significance of heritage preservation and educating the general public about Kau Wa Keng's rich history. The architecture and open spaces of the Proposed Scheme will also be tailored to resonate with the architectural style of the historic buildings, blending seamlessly into the historic ambience of the Application Site.

3.2.9 Fostering a vibrant and inclusive neighbourhood in the Kau Wa Keng Area

- 3.2.9.1 The Proposed Scheme aims to transform Kau Wa Keng area into a vibrant and inclusive neighbourhood, facilitating a seamless transition from the lively urban environment in the north, to a tranquil leisure environment in the north at the Kau Wa Keng valley area. In the southern part of the Proposed Scheme, adjacent to the dense urban development along Lai King Hill Road, retail shops, social welfare facilities, open spaces, and landscaped environments are designed at ground level of the Proposed Scheme, creating an engaging atmosphere and offering a picturesque view. Gradually transiting from this dynamic ambience, historical theme plazas are anchored with the graded historic buildings in the northern part of the Proposed Scheme, creating a serene environment complemented by the natural landscape of Kau Wa Keng Valley. Retail shops, social welfare facilities and open spaces within the Proposed Scheme are located at convenient locations and connected by public accesses that will operate during reasonable hours. This arrangement ensures that these facilities serve future residents and visitors effectively.

- 3.2.9.2 The Proposed Scheme will enhance accessibility to the surrounding residential developments and villages, thereby improving the overall walking experience in the Kau Wa Keng area. Under this initiative, pedestrian access to Kau Wa Keng San Tsuen will be maintained and improved. The current footpath along the nullah, spanning Phase 1A and Remaining Phase A, will be retained and widened during Phase 1A development. Upon implementation of Remaining Phase A, a minimum 3m-wide pedestrian access meeting HKPSG requirements will be provided along the western boundary. Additionally, the existing walkway to Kau Wa Keng Old Village from Lai King Hill Road, within Remaining Phase B, will be voluntarily widened from 2m to at least 5.5m after the completion of Phase 1B and before the development of Remaining Phase B. By enhancing access for the communities along Lai King Hill Road, offering services that satisfy community needs, and providing open spaces with public access during reasonable hours (please refer to Public Access Plan in **Appendix A of the Supporting Planning Statement**), the proposed scheme will promote a lively and inclusive community in the Kau Wa Keng area.

3.3 Key Development Parameters

- 3.3.1.1 Key development parameters of the Proposed Scheme and the comparison with the Approved Scheme are summarised in **Table 3.1**. More detailed breakdown of the non-domestic GFA under the Proposed Scheme is presented in **Table 3.2**.
- 3.3.1.2 Please refer to **Appendix A of the Supporting Planning Statement** for the Master Layout Plan.

Table 3.1 Key Development Parameters of the Proposed Scheme

Key Development Parameters		Proposed Scheme				Approved Scheme (b)	Difference (a) – (b)	
		Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B			Total (a)
Site Area (About) (m ²) ^[1]		13,577.341	10,111.772	7,934.713	16,689.341	48,313.167	48,313.167 ^[1]	-
Development Site Area (About) (m ²) ^[2]		13,568.646	10,111.772	7,934.713	16,689.341	48,304.472	48,304.472	-
Plot Ratio (PR) (Not more than)	Total	6.5	6.5	6.5	6.5	6.5	5	+1.500 (+30.00%)
	Domestic PR	6	6	6	6	6	4.923	+1.077 (+21.88%)
	Non-Domestic PR	0.5	0.5	0.5	0.5	0.5	0.077 ^[3]	+0.423 (+549.35%)
GFA (Not more than) (m ²)	Total	88,196.199	65,726.518	51,575.635	108,480.716	313,979.068	241,522.360	+72,456.708 (+30.00%)
	Domestic GFA	81,411.876	60,670.632	47,608.278	100,136.046	289,826.832	237,781.360	+52,045.472 (+21.89%)
	Non-domestic GFA (Error! Reference source not found. refers)	6,784.323	5,055.886	3,967.357	8,344.670	24,152.236	3,741.000 ^[3]	+20,411.236 (+545.61%)
Building Height (Main Roof) (Not more than)		+145.55 mPD	+144.20 mPD	+143.70 mPD	+147.55 mPD	+147.55 mPD	+120.00mPD	+27.550 (+22.96%)
No. of Blocks ^[8]		5	2	2	6	15	14	+1 (7.14%)
No. of Storeys (Not more than) (All excluding 2 basement levels)		39	38	38	40	40	35	+5 (14.29%)
No. of Storeys (Podium)		2-4	3	3	3-4	2-4	-	-
Site Coverage (Not more than) ^[4]		33.33%	33.33%	33.33%	33.33%	33.33%	33.33%	-
No. of Flats (About) ^[5]		1,981	1,476	1,158	2,437	7,052	5,973	+1,079 (+18.06%)
Anticipated Population (About) ^[6]		5,348	3,985	3,126	6,579	19,038	17,321	+1,717 (9.91%)
Local Open Space (Not less than) (m ²)		5,348	3,985	3,126	6,579	19,038	17,321	+1,717 (9.91%)

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Key Development Parameters			Proposed Scheme					Approved Scheme (b)	Difference (a) – (b)
			Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Total (a)		
Parking Provision									
Parking Spaces	Car Parking Spaces	Residential	397	288	228	483	1,396	1,245	151
		Visitor (part of the residential parking spaces)	25	10	10	25	70	70	-
		Retail	16	11	10	6	43	0	43
		Social Welfare Facilities	-	1	4	2	7	-	NA ^[7]
	Motor-cycle	Residential	20	15	12	25	72	62	10
		Retail	2	2	1	1	6	0	6
	Private Light Bus (for Social Welfare Facilities)		6	1	9	1	17	5	NA ^[7]
	48-Seater Coach (for Social Welfare Facilities)		-	-	-	1	1	1	NA ^[7]
	Loading/ Unloading Bays	Private Car / Taxi Pick-up / Drop-off (for Social Welfare Facilities):		-	1	-	1	2	-
Heavy Goods Vehicles		Residential	5	2	2	5	14	14	-
		Retail	1	1	1	1	4	0	4
Light Goods Vehicles		Social Welfare Facilities	-	1	1	2	4	-	NA ^[7]
		Retail	2	1	1	1	5	0	5
Ambulance (for Social Welfare Facilities)		1	-	-	1	2	1	NA ^[7]	
Shared-use for Private Light Bus and LGV (for Social Welfare Facilities)		1	-	-	-	1	-	NA ^[7]	
Shared-use for Private Light Bus and Ambulance (for Social Welfare Facilities)		1	-	2	-	3	1	NA ^[7]	

Notes:

Numbers may not add up due to rounding

- [1] The Application Site boundary follows the “CDA” zoning boundary with an area of about 48,313 m². The Application Site Area of 48,313.167 m² (\approx 48,313m² rounding off to nearest integer) based on the digital planning data obtained from the Town Planning Board website is adopted for the calculation of GFA.
- [2] The Development Site Area is adopted for GFA and PR calculations. The minor difference between the Application Site Area and the Development Site Area is due to the exclusion of Lot 3167 in S.D.4, Nos. 49 and 49A Kau Wa Keng San Tsuen, which slightly encroaches the western boundary of the “CDA” zoning boundary (with an existing structure on it), from GFA and PR calculations. The slight area involved (about 8.7 m²) occupies about 0.018% of the Application Site area.
- [3] The non-domestic GFA for the Approved Scheme is for social welfare facilities.
- [4] This is the maximum permissible percentage site coverage under the Building (Planning) Regulations.
- [5] Proposed flat size ranges from 35m² to 100m². Average flat size is assumed to be about 40m².
- [6] A person per flat (PPF) ratio of 2.7 is adopted with reference to the PPF of the Kwai Chung District as reported in the 2021 Population By-census by the Census and Statistics Department.
- [7] As the composition of the social welfare facilities are different for the Approved Scheme and The Proposed Scheme, the parking provision for social welfare facilities is not comparable.
- [8] The number of blocks does not include the preserved Graded historic buildings. Block 15 is a podium structure featuring retail facilities within Remaining Phase B.

Table 3.2 Breakdown for Non-domestic GFA

Proposed use		Proposed Scheme				
		Phase 1A	Phase 1B	Remaining Phase A	Remaining Phase B	Total
Social Welfare Facilities						
Proposed Facilities	Net Operating Floor Area (NOFA) (m ²) ^[1]	GFA (m ²)				
Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based)	256.900	513.800 ^[3]	-	-	-	513.800
School Social Work Office (SSWO) (Hong Kong Family Welfare Society)	325.100	650.200 ^[3]	-	-	-	650.200
200-place Child Care Centre (CCC)	1035.000	2,070.000	-	-	-	2,070.000
100-place Day Care Centre for the Elderly (DE)	632.500	1,265.000	-	-	-	1,265.000
Neighbourhood Elderly Centre (NEC)	328.000	-	656.000 ^[3]	-	-	656.000
Residential Care Home for the Elderly (RCHE) (100 places)	1,354.000	-	2,708.000	-	-	2,708.000
60-place Day Care Centre for the Elderly (DE)	358.000	-	-	716.000 ^[3]	-	716.000
Office Base of On-site Pre-school Rehabilitation Services (Capacity: 125)	196.000	-	-	392.000 ^[3]	-	392.000
120-place Day Care Centre for the Elderly (DE) (non-kitchen based)	711.000	-	-	1,422.000	-	1,422.000
60-place Special Child Care Centre (SCCC)	409.400	-	-	-	818.800 ^[3]	818.800
100-place Child Care Centre (CCC)	530.000	-	-	-	1,060.000	1,060.000
Residential Care Home for the Elderly (RCHE) (150 places)	1,913.000	-	-	-	3,826.000	3,826.000
Social Welfare Facilities Sub-total (% to Domestic GFA by phases)		4,499.000 (5.53%)	3,364.000 (5.54%)	2,530.000 (5.31%)	5,704.800 (5.70%)	16,097.800 (5.55%)
Retail Facilities		2,285.323	1,516.286	1,437.357	832.970	6,071.936
Graded Historic Buildings ^[2]		-	175.600	-	1,806.900	1,982.500
Total Non-Domestic GFA		6,784.323	5,055.886	3,967.357	8,344.670	24,152.236

Notes:

Numbers may not add up due to rounding

^[1] An assumption of NOFA-to-GFA conversion factor of 2 is adopted for the social welfare facilities. The exact GFA for the respective social welfare facilities are subject to review based on operational requirement in detailed design stage.

^[2] The Non-Domestic GFA of the Graded Historical Buildings is estimated based on the building footprint and building height available at Digital Topographic Map provide by Lands Department.

^[3] These social welfare facilities were proposed under the Approved Scheme.

4. Assessment Area & Selection of Viewing Points

4.1 Assessment Area

- 4.1.1.1 An assessment boundary is delineated for the VIA according to the TPB PG-No. 41 on the basis of the overall building height (BH) of the Proposed Scheme, i.e. about 142.55m (+147.55mPD with about +5mPD at lowest site formation level close to Lai King Hill Road). According to the TPB PG-No. 41, the Assessment Area is defined by approximately three times of overall BH of the Proposed Scheme. As such, a radius of 427.65m (i.e. $142.55\text{m} \times 3$) from the boundary of the Application Site has been adopted as a starting point in defining the assessment boundary. Viewing points (VPs) are selected within and slightly beyond the Assessment Area with consideration of their public usage and visual sensitivity (**Figure 2a** refers).
- 4.1.1.2 As per paragraph 4.5 of the TPB PG-No. 41, the visual impact would also take into account views from key strategic vantage points, if applicable. Reference is made to the Urban Design Appraisal of Kwai Chung Area prepared by the Planning Department in 2012³ which has identified key long-range vantage points capturing the visual structure of Kwai Chung area. Since the Proposed Scheme at the Application Site may be visible from those key vantage points looking towards the Ha Kwai Chung area especially those at higher elevations, those key vantage points have also been included for assessing visual impact of the Proposed Scheme on the panoramic views to Kwai Chung area therefrom (**Figure 2b** refers).
- 4.1.1.3 When assessing the potential visual impacts of the Proposed Scheme, the classification of VPs is categorised as follows:

Table 4.1 Classification of Visual Sensitivity

Receivers	Main Activities	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot	Medium
Occupational	Those viewers who would view the Application Site from their workplaces	Low

4.2 View Points

- 4.2.1.1 A total of 8 VPs including short, medium and long range considered to be the most affected by the proposed development at the Application Site (**Figures 2a and 2b** refer) will be assessed. They include:

³ Attachment VI of the Metro Planning Committee (MPC) Paper No. 6/12 dated 30 March 2012 in relation to the Proposed Amendments to the Draft Kwai Chung OZP No. S/KC/25 refers.

4.2.2 VP1: Kau Wah Keng Village Playground

- 4.2.2.1 Next to the Kau Wa Keng San Tsuen Village Office, it is the only public playground with a basketball court serving the entire Kau Wa Keng area. Located at about 100m to the north of the Application Site, this VP allows assessment of the short-range visual impact on users engaging in active recreational activities. Since users of the Village Playground (basketball court) are less likely to be attracted by the surrounding view, the visual sensitivity of this VP is considered **medium**.

4.2.3 VP2: Wa Lai Path

- 4.2.3.1 Wa Lai Path is a frequently used pedestrian route linking the Lai Chi Kok Bus Terminus at the ground level of Nob Hill and nearby residential neighbourhoods including Kau Wa Keng, Lai Chi Kok Bay Garden, Wah Fung Garden and Lai Yan Court. This VP, located at about 210m to the south of the Application Site, is selected to assess short-range visual impact on transient pedestrians/passengers walking from the Lai Chi Kok Bus Terminus. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.

4.2.4 VP3: Castle Peak Road – Kwai Chung

- 4.2.4.1 Castle Peak Road – Kwai Chung is a primary distributor running in a north-south direction situated on the foothill of Golden Hill (around 55mPD to 85mPD). A short-range VP located at a distance of about 210m to the east of the Application Site is explored to assess possible visual changes experienced by travellers (particularly drivers) along the Castle Peak Road northbound. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.

4.2.5 VP4: Lai Chi Ling Road Lookout Point

- 4.2.5.1 Located at about 340m to the west of the Application Site at the Lai Chi Ling Road Sitting-out Area, this VP allows visitors to enjoy panoramic view of mainly the entire Kwai Tsing Container Terminals and the western Hong Kong Island to the further southwest, as well as part of the Kau Wa Keng valley. This VP represents the medium-range views of passive recreational users at the Lookout Point. It is also one of the key vantage points of the area as identified in the Urban Design Appraisal of Kwai Chung Area. The visual sensitivity of this VP is thus considered **high**.

4.2.6 VP5: Lai Chi Kok Park Children's Playground

- 4.2.6.1 Lai Chi Kok Park, a key district open space for the Kwai Chung and Mei Foo area, is a popular destination of both active and passive recreational uses conveniently located next to the MTR Mei Foo Station. On top of the station podium is the Children's Playground which attracts kids and parents especially during evenings and weekends. Located at about 540m to the south of the Application Site slightly beyond the Assessment Area, this VP allows assessment of the medium-range visual impact on active recreational users in the park. Since users are likely to be engaging in active recreational uses at the location with less attention on the view, the visual sensitivity of this VP is considered **medium**.

4.2.7 VP6: Stonecutters Bridge

- 4.2.7.1 This long-range VP at about 2.6km to the southwest of the Application Site represents the view available to transient drivers/passengers travelling eastbound along the Stonecutters Bridge (part of Route 8) looking northeast towards the Kwai Chung area. This key kinetic vantage point was identified in the Urban Design Appraisal of Kwai Chung Area, and it is selected for assessing the impact of the Proposed Scheme on the overall visual composition of the surrounding area against the backdrop of Golden Hill. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.

4.2.8 VP7: Tsing Yi Public Pier

- 4.2.8.1 This VP forms part of the popular waterfront promenade along the eastern shore of Tsing Yi Island facing Rambler Channel, providing a panoramic view of Kwai Chung stretching from the Tsing Lai Bridge on the north to Kwai Tsing Container Terminals on the south. This long-range VP, located at about 2.9km to the northwest of the Application Site, is identified in the Urban Design Appraisal of Kwai Chung Area as a key vantage point representing the visual impact on sightseers and other recreational users. The visual sensitivity of this VP is considered **high**.

4.2.9 VP8: Tsing Yi Sai Shan

- 4.2.9.1 At the hilltop of Tsing Yi Sai Shan of about 260mPD in height, this long-range VP at a distance of about 3.6km to the west of the Application Site is strategically selected to assess the impact of the Proposed Scheme on the overall visual composition of the entire Kwai Chung area as identified in the Urban Design Appraisal of Kwai Chung Area. Also, by itself an outdoor recreational destination, this VP allows assessment of the visual impact on hikers and sightseers at the hilltop. The visual sensitivity of this VP is thus considered **high**.

5. Assessment of Visual Impact

- 5.1.1.1 This Section evaluates the visual impact of the Proposed Scheme by comparing it with the Approved Scheme (the MLP of the approved planning application A/KC/489). The Approved Scheme, comprising 15 building blocks with an overall plot ratio of not more than 5 and maximum building height of not more than +120mPD, fully complies with the OZP requirements for the Kau Wa Keng “CDA” zone. Please refer to **Appendix A** for the layout plan of the Approved Scheme.
- 5.1.1.2 Reference is made to TPB PG-No. 41⁴ and the visual appraisal for the Proposed Scheme is carried out on the aspects of ‘visual composition’, ‘visual obstruction’, ‘effect on public viewers’ and ‘effect on visual resources’ as summarised in **Table 5.1** below.

Table 5.1 Appraisal Aspects

Appraisal Aspects	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and character vis-a-viz the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public VPs within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public VPs with direct sightlines to the proposed development should be assessed and demonstrated in the VIA. The changes in views to the existing and future public viewers should be compared before and after the proposed development. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.
Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the proposed development may improve or degrade the condition, quality and character of the assessment area and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development.

⁴ Paragraph 4.10 of the TPB PG-No. 41 refers.

- 5.1.1.3 The overall visual resultant impacts of the Proposed Scheme are appraised based on the classifications of visual impacts as set out in the TPB PG No. 41, which include ‘enhanced’, ‘partly enhanced/partly adverse’, ‘negligible’, ‘slightly adverse’, ‘moderately adverse’ and ‘significantly adverse’ as tabulated in below.

Table 5.2 Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the proposed development in overall term will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.
Partly Enhanced/ Partly Adverse	If 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.
Negligible	If the proposed development will, with or without mitigation measures, in overall terms have insignificant visual effects to 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.
Slightly Adverse	If 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.
Moderately Adverse	If 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.
Significantly Adverse	If the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public VPs even with mitigation measures.

5.1.2 VP1: Kau Wah Keng Village Playground (Figure 3 refers)

- 5.1.2.1 This short-range VP locates at the Kau Wah Keng Village Playground next to the Kau Wa Keng San Tsuen Village Office and represents the kinetic view to active recreational users of the Playground (basketball court) who have a direct view towards the Application Site from the north at a site level of approximately +8.3mPD. Under the Approved Scheme and The Proposed Scheme, residential blocks at the Application Site will be visible in the middle-ground with their lower floors partly screened off by lush vegetation at the periphery of the playground.

- 5.1.2.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the basketball court in the foreground and the lush vegetation (tall trees and shrubs) at the periphery of the playground in the middle-ground, obstructing features in the background including the open sky view. Both the Approved Scheme and The Proposed Scheme will be partially screened off by the trees such that only the upper parts of residential blocks will be visible. The visual context under both Schemes does not have a significant difference at this VP due to similar building disposition under both Schemes. The sky view remains visible on the right side of the VP and through the north-south-oriented 15-meter-wide visual corridors incorporated in both schemes at the centre. Hence, the Proposed Scheme’s effects on visual composition are considered **negligible** as compared to the Approved Scheme.
- 5.1.2.3 **Effects on Visual Obstruction** – The visual permeability to the sky is inevitably impeded, due to a short distance to the Application Site. Without major changes in the building disposition as compared to the Approved Scheme, the Proposed Scheme will maintain a same level of visual permeability with the Approved Scheme. Additional visual obstruction is considered limited since the 15m-wide visual corridors are maintained to ensure the visual permeability of the Proposed Scheme. Therefore, the effects of the he Proposed Scheme on visual obstruction are considered **negligible**.
- 5.1.2.4 **Effects on Public Viewers** – Due to the close distance of about 100m to the Application Site from this VP, high-rise development including both the Approved Scheme which even conforms to the OZP (with a maximum BHR of 120mPD) and The Proposed Scheme will bring about some visual changes and likely attract attention of the public viewers. Nevertheless, given the tall and dense vegetation cover in the middle-ground, both the Approved Scheme and the Proposed Scheme will be less visible behind the existing trees, relieving the oppressiveness of the buildings and alleviating the changes in views to public viewers (i.e. users engaging in active recreational uses in the basketball court) before and after the development under both Schemes. As the increase in BH under the Proposed Scheme is not observable in this short-range VP, and the building disposition largely follows the design of the Approved Scheme, including preservation of a 15-m air path cum visual corridor towards the sky view, the effects of the Proposed Scheme on public viewers are considered **negligible**.
- 5.1.2.5 **Effects on Visual Resources** – The major visual resources of this VP, i.e. the lush vegetation in the middle-ground, will not be altered by the Approved Scheme and The Proposed Scheme in the background. As for the sky view, the Proposed Scheme presents the same level of visual permeability as the Approved Scheme. Both Schemes have the same building disposition, where a 15-m air path cum visual corridor towards the sky view is preserved. Therefore, the effects on visual resources on the Proposed Scheme is considered **negligible**.
- 5.1.2.6 In summary, there is no noticeable difference between the Approved Scheme and The Proposed Scheme at this short-range VP, as the visual corridors between residential blocks under both Schemes remains the same. Overall, the visual impact of the Proposed Scheme to this VP would be **negligible** as compared with The Approved Scheme.

5.1.3 VP2: Wa Lai Path (Figure 4 refers)

- 5.1.3.1 This short-range VP locates at Wa Lai Path and represents the view to transient travellers walking from the Lai Chi Kok Bus Terminus with a direct view towards the Application Site from the south at a site level of approximately +6.1mPD. Wa Lai Path is sandwiched between residential towers of Lai Chi Kok Bay Garden and Wah Fung Garden on its left and Lai Yan Court on its right, leaving a gap of less than 10m for views towards the Approved Scheme and The Proposed Scheme at the Application Site.
- 5.1.3.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the residential towers and landscaping features at the two sides of Wa Lai Path in the foreground, as well as a minor portion of the vegetated slope of Kau Wa Keng valley in the background in the existing condition. Under both the Approved Scheme and the Proposed Scheme, only a small portion of residential block can be observed from the 10m gap, resulting in continuous visual unity with the existing high-rise developments alongside Wa Lai Path. Therefore, the effects of the Proposed Scheme on visual composition are considered **negligible**.
- 5.1.3.3 **Effects on Visual Obstruction** – Visual permeability to the open sky and the vegetated valley slope will be slightly impeded by the visible portion of residential towers under both the Approved Scheme and the Proposed Scheme. Both schemes will preserve a strip of open sky view and vegetated valley slope in the background with the 15m-wide unobstructed air path almost coincided with Wa Lai Path and will create a visually more permeable and relieving space at the centre gap of this VP. Although the BH increases in the Proposed Scheme, the proposed development looks shorter than the existing residential towers along the Wa Lai Path visual corridor at this VP. The difference between the Approved Scheme and the Proposed Scheme is barely noticeable. Therefore, the visual obstruction of the Proposed Scheme is considered **negligible**.
- 5.1.3.4 **Effects on Public Viewers** – The visual corridor of Wa Lai Path frames the background view available to pedestrians/travellers at this VP. The Approved Scheme and the Proposed Scheme render a similar view to public viewers in the prominent vanishing point of Wa Lai Path by providing a same 15m-wide visual corridor aligning Wa Lai Path. The minor increase in BH in the Proposed Scheme is not noticeable. Therefore, the effects of the Proposed Scheme on public viewers will be **negligible** as compared to the Approved Scheme.
- 5.1.3.5 **Effects on Visual Resources** – It is observed that the Approved Scheme has blocked a minor portion of the mountain backdrop. The Proposed Scheme, by adopting the same 15m-wide visual corridor along Wa Lai Path under the Approved Scheme, will seamlessly blend with the existing high-rise residential development and will not introduce any additional visual obstruction to the mountain backdrop. As a result, the effects of the Proposed Scheme on visual resources are considered **negligible**.
- 5.1.3.6 Overall, with the designation of a 15m visual corridor along the western boundary of Application Site, the current direct view to open sky and Kau Wa Keng valley will be largely maintained from this VP under the Proposed Scheme. Hence, the visual impact on this VP is considered **negligible**.

5.1.4 VP3: Castle Peak Road – Kwai Chung (Figure 5 refers)

- 5.1.4.1 This short-range kinetic VP situates at Castle Peak Road – Kwai Chung northbound and represents the view to transient drivers/passengers with a direct view towards the Application Site from the east at a site level of approximately +55mPD. With the lush vegetation on the slope near Chung Shan Terrace in the foreground, the residential blocks under both The Approved Scheme and The Proposed Scheme will be completely screened off and will not be visible to viewers at this VP.
- 5.1.4.2 **Effects on Visual Composition** – The visual composition of this VP comprises mainly the concrete-paved Castle Peak Road and the dense vegetation (tall trees) alongside in the foreground, man-made slope in the middle-ground on the right side, and existing high-rise residential blocks of Wah Lai Estate (Hei Lai House) and Lai Yan Court (Lai Lam House) with a roof level of approximately +120mPD and the open sky in the background. The residential blocks under the Proposed Scheme will be completed screened off by the dense tree cover and will not be visible to travellers along Castle Peak Road. Therefore, the effects on visual composition to this VP is **negligible**.
- 5.1.4.3 **Effects on Visual Obstruction, Public Views and Visual Resources** – As both the Approved Scheme and The Proposed Scheme will be fully screened off by the existing trees along Castle Peak Road, there will be **negligible** effects on visual obstruction, public views and visual resources to this VP with the Proposed Scheme.
- 5.1.4.4 Overall, the visual impact to this VP is **negligible**.

5.1.5 VP4: Lai Chi Ling Road Lookout Points (Figure 6 refers)

- 5.1.5.1 This medium-range VP locates at the Lai Chi Ling Road Lookout Point and represents the view to passive recreational users at the lookout point who have a direct view towards the Application Site at Kau Wa Keng valley from the west at a site level of approximately +113mPD. Under both the Approved Scheme and The Proposed Scheme, residential blocks at the Application Site will be partly screened off by the dense vegetation and Lai Chi Kok Fresh Water Service Reservoir in the foreground such that only the upper floors will be visible.
- 5.1.5.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the dense vegetation in the foreground, the grass rooftop of the Lai Chi Kok Fresh Water Service Reservoir and dense vegetation at the slope of Kau Wa Keng valley in the middle-ground, and high-rise residential developments including Lai Yan Court and Nob Hill in the background with mountains and open sky as backdrop. The residential blocks under both the Approved Scheme and the Proposed Scheme at the background will be partially screened off by the natural greenery in the middle-ground where only the upper floors can be seen. Although the Proposed Scheme will have a slightly taller BH compared to the existing high-rise cityscape on the right, the Proposed Scheme will harmoniously blend in with the cityscape in the background, with no significant difference between the Approved Scheme and the Proposed Scheme. Thus, the effects of the Proposed Scheme on visual composition are considered **negligible** as compared to the Approved Scheme.

- 5.1.5.3 **Effects on Visual Obstruction** – Visual permeability to the mountain backdrop will be slightly impeded by the residential blocks under both the Approved Scheme and The Proposed Scheme. Although the Proposed Scheme has a taller building height, it largely adheres to the building disposition of the Approved Scheme and provides visual corridors to ensure visual permeability. The ridgelines of Eagle’s Neat and Beacon Hill, as well as the open sky view can still be preserved under both cases. The effects of the Proposed Scheme on visual obstruction are therefore **negligible**.
- 5.1.5.4 **Effects on Public Viewers** – Public viewers are expected to experience limited visual changes brought by the Proposed Scheme from this VP as compared to the Approved Scheme, with the minor difference in their building disposition and building massing. The primary public view, characterised by a transition from the urban environment on the right to the natural landscape on the left, is framed by the grass rooftop of the Lai Chi Kok Fresh Water Service Reservoir and the open sky. This primary public view will remain unobstructed under both schemes. Although the Proposed Scheme features a higher BH, it forms a stepped BH profile with the surrounding environment. This profile transitions from the high-density residential towers on the right (Noh Hill: +118mPD) to the Proposed Scheme in the centre (maximum +147.55mPD), and further to Beacon Hill on the left. This design offers a more engaging view for the public compared to the Approved Scheme. Therefore, the effects of the Proposed Scheme on public viewers are **negligible**.
- 5.1.5.5 **Effects on Visual Resources** – The major visual resources of this VP comprise the variety of greenery/vegetation in the foreground, middle-ground and background, and the open sky view. The quality and character of these visual resources will remain unharmed under the Proposed Scheme against the Approved Scheme due to their similar building mass. Besides, the Proposed Scheme will adopt appropriate façade treatment to reduce the visual bulk of the building blocks. Therefore, the effects of the Proposed Scheme on visual resources are **negligible**.
- 5.1.5.6 Overall, both the Approved Scheme and the Proposed Scheme will be partly screened off by the dense vegetation in the foreground and middle-ground, and harmoniously blended in with the existing high-rise cityscape in the background. The visual impact to this VP is considered **negligible**.

5.1.6 **VP5: Lai Chi Kik Park Children’s Playground (Figure 7 refers)**

- 5.1.6.1 This medium-range VP locates at the Children’s Playground of Lai Chi Kok Park at the station podium of MTR Mei Foo Station and represents the kinetic view to active recreational users who have a direct view towards the Application Site from the south at a site level of approximately +17.1mPD. As the Application Site locates behind the existing cluster of high-rise residential developments, only upper floors of residential blocks will be partly visible, and the rest will be screened off by Lai Chi Kok Bay Garden and Lai Yan Court under both the Approved Scheme and The Proposed Scheme.

- 5.1.6.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the Children Play Area in the foreground, the Princess Margaret Hospital at the hilltop and Nob Hill in the middle-ground, and high-rise residential developments including Lai Chi Kok Bay Garden and Lai Yan Court in the background with open sky as backdrop. Most of the residential blocks under both the Approved Scheme and the Proposed Scheme will be screened off by the cluster of high-rise residential estates and only a portion of residential blocks under both the Approved Scheme and the Proposed Scheme can be visible from this VP. Due to distance from the Application Site, this visible portion of the Proposed Scheme will be blended in with the existing residential cluster. Hence, the effects of the Proposed Scheme on visual composition are considered **negligible**.
- 5.1.6.3 **Effects on Visual Obstruction** – The Approved Scheme will cause visual obstruction to the major visual resources of this VP, i.e. the open sky view, where a residential block is visible. Under the Proposed Scheme, there will be two residential blocks visible but largely blocked by the residential towers of Lai Chi Kok Bay Garden in the background. The Proposed Scheme will form a harmonious part of the residential cluster in the background at this distant view. The difference between the Approved Scheme and the Proposed Scheme in visual permeability is hardly noticeable. Therefore, the effect on visual obstruction is regarded **negligible**.
- 5.1.6.4 **Effects on Public Viewers** – The Children’s Playground is mainly for users engaging in active recreational uses at the Play Area who are less attentive to distant views towards the Application Site. Only a minor portion of The Proposed Scheme is visible and considered subtle in nature as it blends in with the cityscape on the right. Additionally, the 15-m air path cum visual corridor ensure the visual permeability of the Proposed Scheme. Hence, the effects on public views are **negligible**.
- 5.1.6.5 **Effects on Visual Resources** – While the Proposed Scheme would slightly block a minor portion of the sky in its backdrop, the open sky view will not be degraded by the Proposed Scheme, which will be blended in with the cluster of high-rise residential development in the background similar to the Approved Scheme. The presence of the Proposed Scheme alone is not visually intrusive to the open sky backdrop. Hence, the effects of the Proposed Scheme on visual resources are considered **negligible**.
- 5.1.6.6 Similar to the Approved Scheme, the Proposed Scheme will naturally blend into the residential cluster in the background, resulting in **negligible** effects on visual composition, visual obstruction, public viewers and visual resources in this VP.

5.1.7 **VP6: Stonecutters Bridge (Figure 8 refers)**

- 5.1.7.1 This long-range kinetic VP locates at the Stonecutters Bridge eastbound and represents the view to transient drivers/passengers with a direct view towards the Application Site at inland Kwai Chung area from the southwest at a site level of approximately +87.9mPD. The residential blocks under both the Approved Scheme and the Proposed Scheme will be blended in with the surrounding high-rise developments and obstructed by the more prominent features in the middle-ground and background, including Kwai Tsing Container Terminals at the waterfront and the hospital cluster at the hilltop.

- 5.1.7.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the bridge structures in the foreground, Rambler Channel and Kwai Tsing Container Terminals in the middle-ground and the clusters of existing high-rise developments as well as the mountainous backdrop in the background. Both the Approved Scheme and the Proposed Scheme will be largely screened off by the hospital cluster comprising Princess Margaret Hospital and the planned redevelopment of the Kwai Chung Hospital, such that only a small portion of the upper floors of the residential blocks at the Application Site can be seen from this VP. Furthermore, due to distance from the Application Site and the blending in of the visible portion of the Proposed Scheme with the surrounding developments, the effects of the Proposed Scheme on visual composition are considered **negligible**.
- 5.1.7.3 **Effects on Visual Obstruction** – The visual permeability to the open sky view will be maintained, as the proposed development in both the Approved Scheme and the Proposed Scheme is confined within the mountain backdrop. Despite a minor relaxation BH, the Proposed Scheme will not obstruct the ridgeline of Golden Hill, resulting in no significant difference in Visual Obstruction compared to the Approved Scheme. Therefore, the effects of the Proposed Scheme on visual obstruction are therefore **negligible**.
- 5.1.7.4 **Effects on Public Viewers** – Due to the transient nature of this long-range VP with a speed limit of 80 km/hour, public viewers passing by this VP could hardly notice any visual changes arising from the Proposed Scheme as compared with the Approved Scheme, as majority of buildings will be screened off and will not intrude the existing ridgeline. Hence, the effects on public viewers owing to the Proposed Scheme are considered **negligible**.
- 5.1.7.5 **Effects on Visual Resources** – The major visual resources of this VP are the Rambler Channel in the middle-ground, as well as the ridgeline and sky view at the background. Both the Approved Scheme and the Proposed Scheme retain the sky view. Since both Schemes are well retained within the mountain backdrop, the Proposed Scheme with taller BH will not induce additional impact compared to the Approved Scheme. Besides, the view of Rambler Channel will not be affected under both Schemes. Thus, the Proposed Scheme will create **negligible** impact on the visual resource.
- 5.1.7.6 As a result, there will be **negligible** impacts associated with this VP upon realisation of the Proposed Scheme, due to the long-range from the VP, the blending in with the surrounding context as well as the transient nature of this VP.

5.1.8 **VP7: Tsing Yi Public Pier (Figure 9 refers)**

- 5.1.8.1 This long-range VP locates at the Tsing Yi Public Pier, which is a popular sightseeing spot at the waterfront promenade along the eastern shore of Tsing Yi Island, and represents the view to passive recreational users with a direct view towards the Application Site from the northwest at a site level of approximately +4.1mPD. Views towards both the Approved Scheme and the Proposed Scheme will be completely screened off by the hill in the middle ground where high-rise residential development including Highland Park and Lai King Disciplined Services Quarters are located.

- 5.1.8.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the Rambler Channel in the foreground, Kwai Tsing Container Terminals in the middle-ground on the right side, high-rise clusters of residential developments including Highland Park and Woodland Villas situated on the headland/foothill and open sky as backdrop. As the Proposed Scheme will be completed screened off by the hill on which Highland Park is situated, it will not be visible to users engaging in photo-taking and passive recreational activities at the Tsing Yi Public Pier. Therefore, the effects on visual composition to this VP is **negligible**.
- 5.1.8.3 **Effects on Visual Obstruction, Public Views and Visual Resources** – As both the Approved Scheme and the Proposed Scheme will be fully screened off by the hillslope where high-residential developments are located, there will be **negligible** effects on visual obstruction, public views and visual resources to this VP with the Proposed Scheme.
- 5.1.8.4 Overall, the Proposed Scheme will bring **negligible** visual impact to this VP.

5.1.9 **VP8: Tsing Yi Sai Shan (Figure 10 refers)**

- 5.1.9.1 This long-range VP locates at the hilltop of Tsing Yi Sai Shan and represents the view to hikers with a direct view towards the Application Site at the other side of Rambler Channel from the west at a site level of approximately +258mPD. Centrally located at this VP, the residential blocks under both the Approved Scheme and the Proposed Scheme at the Application Site are hidden behind the lush vegetation at the valley area and only the upper levels could be marginally visible to hikers at this VP.
- 5.1.9.2 **Effects on Visual Composition** – The visual composition of this VP comprises densely vegetated hillslope of Tsing Yi Sai Shan in the foreground, a panoramic view of the city skyline of Tsing Yi and Kwai Chung at the two sides of Rambler Channel in the middle-ground, and the Kowloon Peninsula in the background on the right, coupled with a continuous mountainous backdrop and the open sky view. With a modest scale of development, both the Approved Scheme and the Proposed Scheme will be harmoniously blended with the surrounding visual context without altering the key visual composition of this long-range VP. Since there would be no noticeable difference between the two Schemes due to attenuation of distance, the effects of the Proposed Scheme on visual composition are considered **negligible**.
- 5.1.9.3 **Effects on Visual Obstruction and Visual Resources** – Both the Approved Scheme and the Proposed Scheme will only be slightly visible from this long-range VP and blend in with the existing city skyline, resulting in no visual obstruction to the key visual resources available to this VP, in particular the mountainous backdrop and open sky view which scratch over the entire VP. Although the Proposed Scheme has a taller BH, the BH increase is fully contained within the natural backdrop and is hardly noticeable in distance. Hence, the effects of the Proposed Scheme on visual obstruction and visual resources are considered **negligible**.

- 5.1.9.4 **Effects on Public Viewers** – This key vantage point as identified in the Urban Design Appraisal represents the view to hikers and sightseers overlooking the cityscape at the two sides of Rambler Channel. Due to its modest scale of development which is fully compatible and in harmony with the valley setting and surrounding developments, and the minor increase in BH of the Proposed Scheme as compared to the Approved Scheme will be unlikely to attract attention of hikers. Public viewers are likely to be visually attracted to significant visual resources such as the Rambler Channel and Kwai Tsing Container Terminals in the middle-ground, Kowloon Peninsula in the background as well as ridgelines and open sky view at this VP. Therefore, the effects of the Proposed Scheme on public viewers are considered **negligible**.
- 5.1.9.5 Overall, due to the long-range from the VP and the blending in with the visual characters of the city skyline, the visual impact of the Proposed Scheme to this VP is considered **negligible**.

5.1.10 Summary

5.1.10.1 A summarised assessment of the visual impacts when the Proposed Scheme is in place against the Approved Scheme is given in **Table 5.3** below.

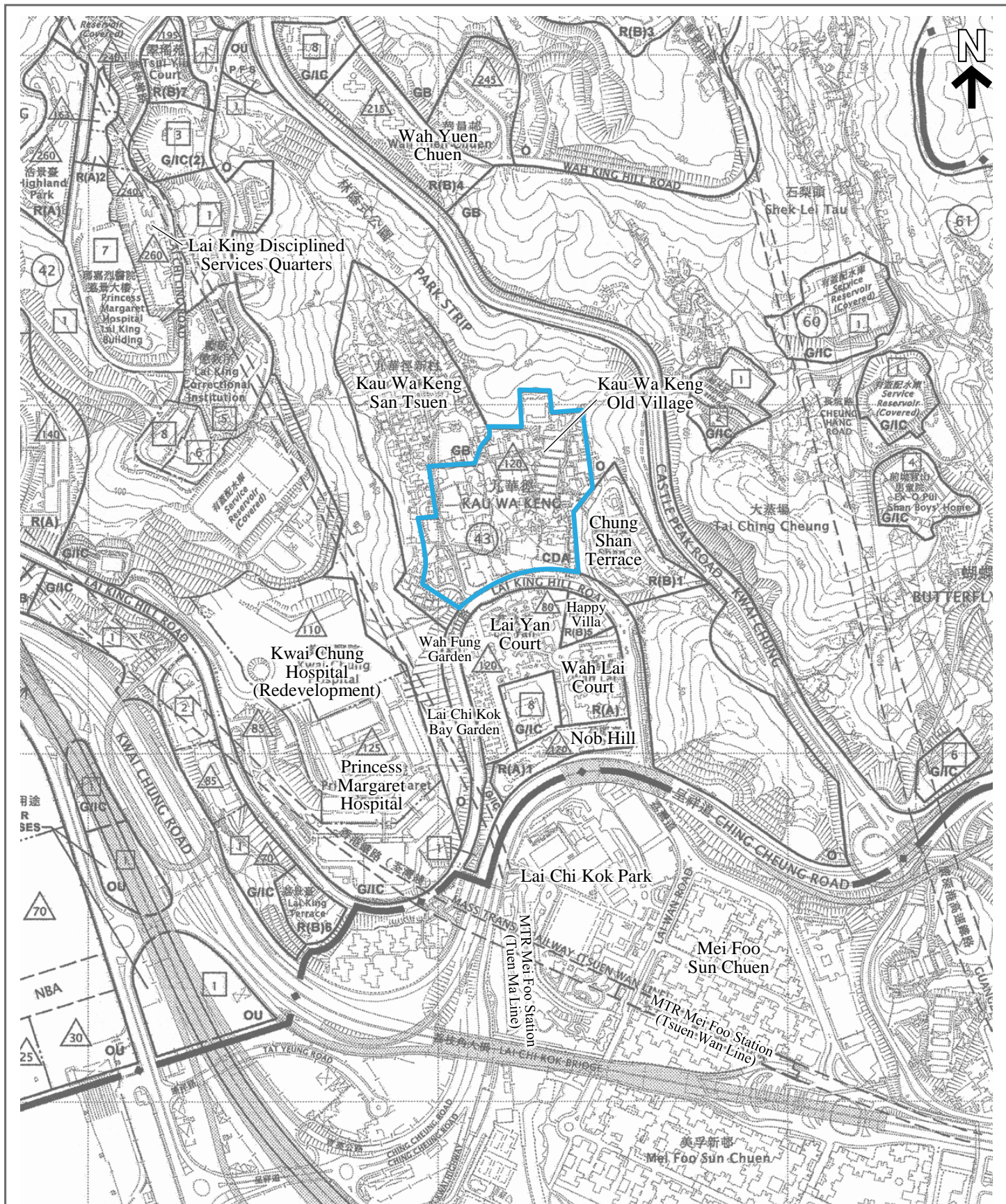
Table 5.3 Summary of visual impacts

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Elements/Resources	
VP1 Kau Wah Keng Village Playground	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP2 Wa Lai Path	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP3 Castle Peak Road – Kwai Chung	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP4 Lai Chi Ling Road Lookout Point	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP5 Lai Chi Kok Park Children's Playground	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP6 Stonecutters Bridge	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP7 Tsing Yi Public Pier	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP8 Tsing Yi Sai Shan	High	Negligible	Negligible	Negligible	Negligible	Negligible

6. Conclusion

- 6.1.1.1 In an earnest endeavour to take forward the comprehensive residential development at the Application Site, a Section 16 Planning Application for Proposed Comprehensive Development including Flat, Retail and Community Facilities and Minor Relaxation of Plot Ratio and Building Height in “CDA” zone at Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung is submitted to the Town Planning Board. This VIA is prepared in support of the Planning Application.
- 6.1.1.2 In this VIA, a total of 8 VPs (including short-, medium-, and long-range VPs) are assessed based on the comparison between the Proposed Scheme and the Approved Scheme on the visual acceptability. All 8 VPs were identified with negligible impacts on the visual quality of the Proposed Scheme as compared with the Approved Scheme. With incorporation of design features including wind and visual corridors, façade treatment, as well as the careful building disposition and setback, it is anticipated the Proposed Scheme would maintain a balanced and harmonious visual context with the surrounding context.
- 6.1.1.3 Based on the above, the Proposed Scheme at the Application Site is unlikely to induce any significant adverse effects on the visual characters of the surrounding townscape.

Figures



LEGEND

Application Site

ZONING

C	Commercial	O	Open Space
CDA	Comprehensive Development Area	OU	Other Specified Uses
G/IC	Government, Institution or Community	R(A)	Residential (Group A)
GB	Green Belt	R(B)	Residential (Group B)

Figure No.	Scale	Figure Title
1	1:7,500	Location Plan
ARUP	Date	Source
	June 2024	Extracted from Approved Kwai Chung Outline Zoning Plan No. S/KC/32

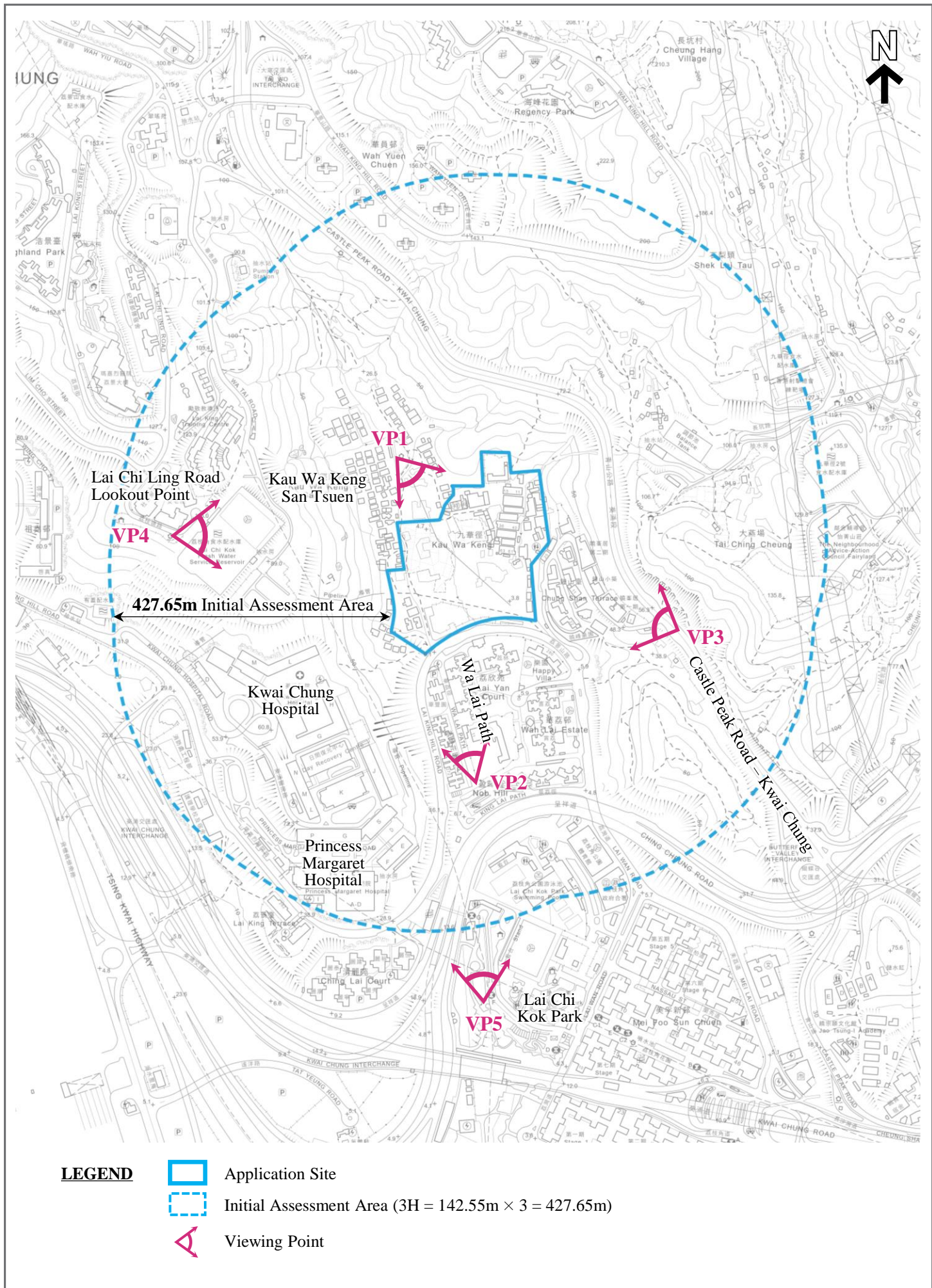
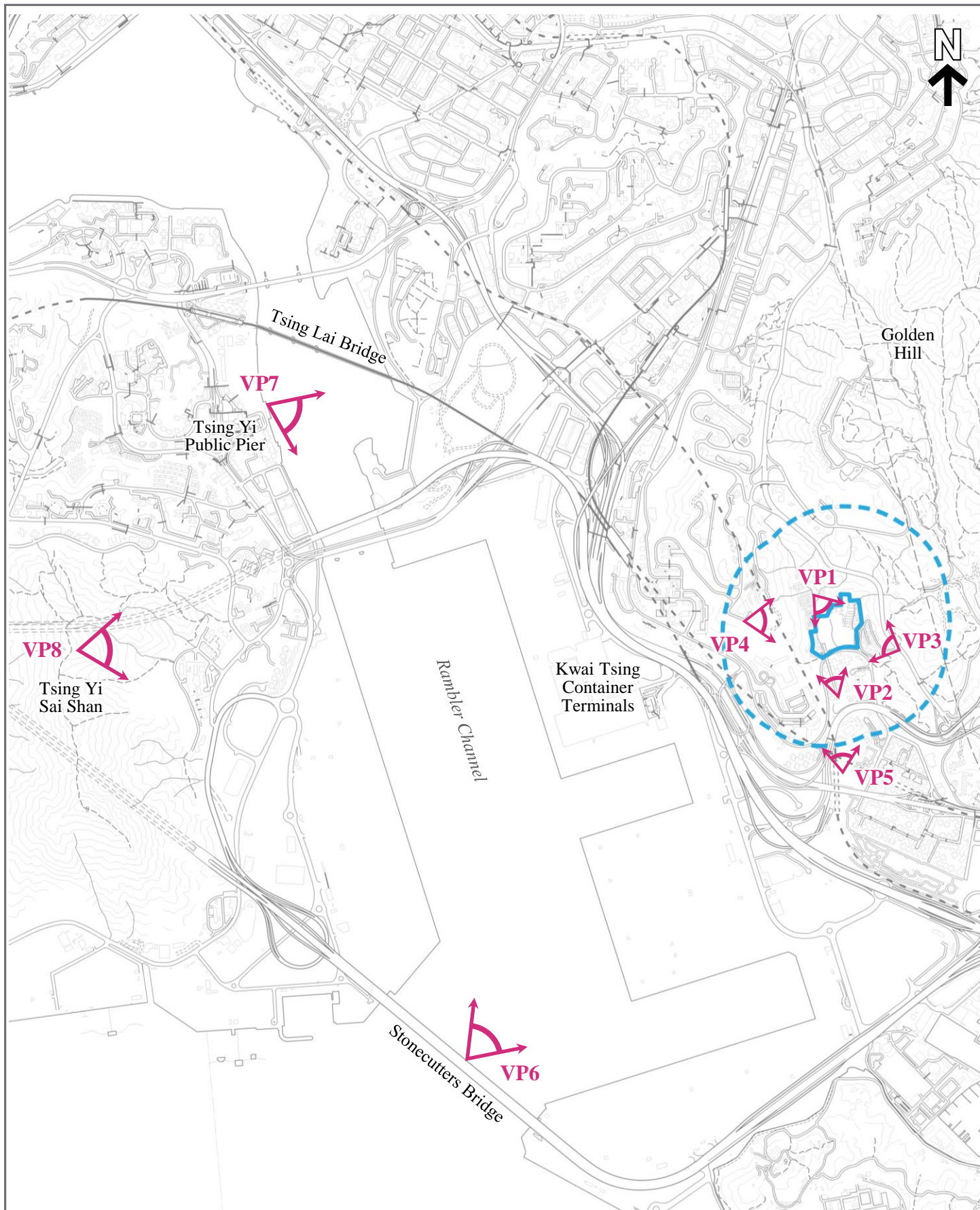


Figure No.	Scale	Figure Title
2a	1:7,500	Assessment Area and Location of Viewing Points
ARUP	Date	Source
	June 2024	



LEGEND

- ▭ Application Site
- ▭ Initial Assessment Area ($3H = 142.55m \times 3 = 427.65m$)
- Viewing Point

Figure No.	Scale	Figure Title
2b	1:25,000	Assessment Area and Location of Viewing Points
ARUP	Date	Source
	June 2024	

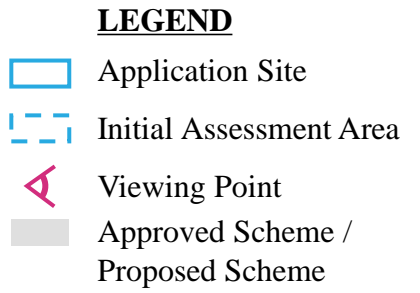
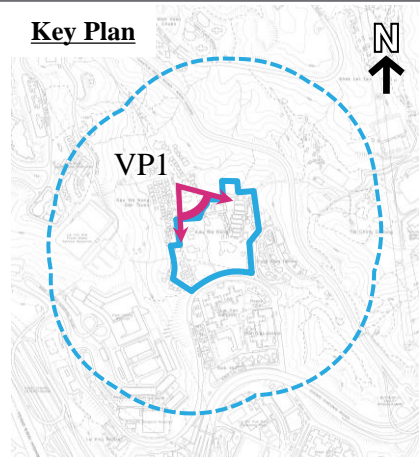
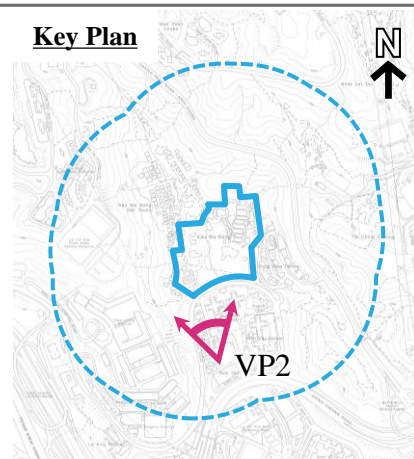


Figure No.	Scale	Figure Title
3	N/A	Viewing Point 1 : Kau Wa Keng Village Playground
ARUP	Date June 2024	Source -

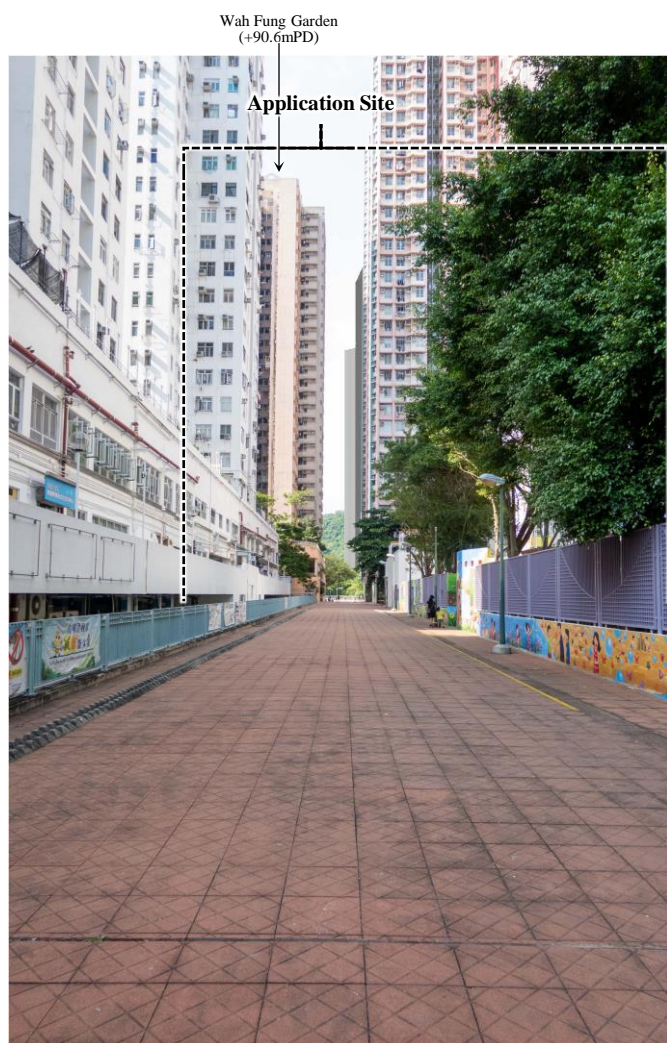


Existing Condition

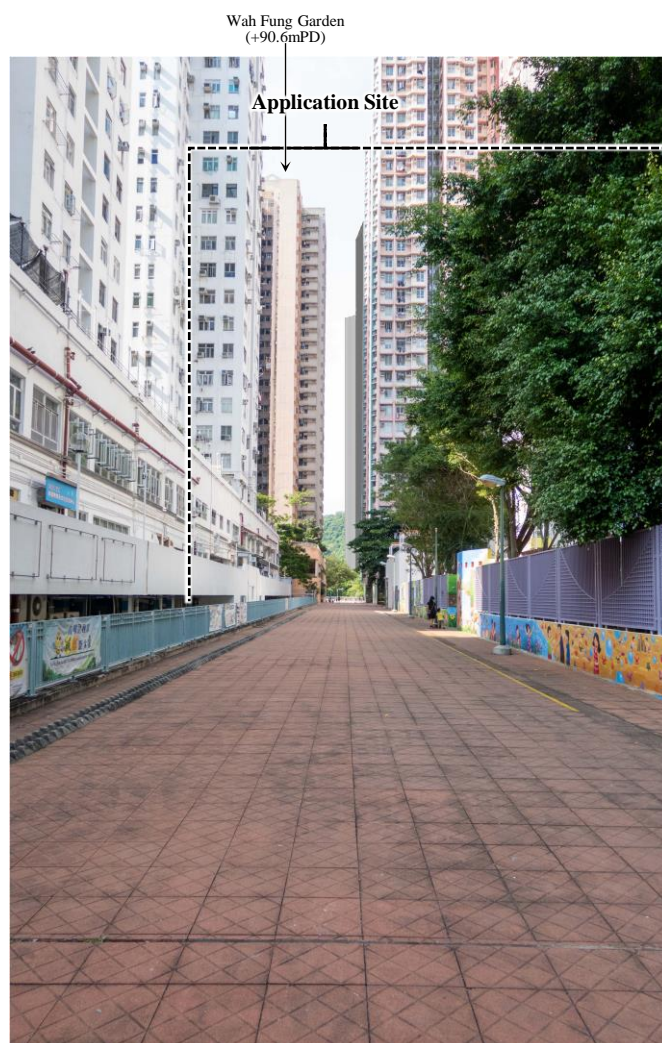


LEGEND

- Application Site
- Initial Assessment Area
- ↖ Viewing Point
- Approved Scheme / Proposed Scheme



Approved Scheme



Proposed Scheme

Figure No.	Scale	Figure Title
4	N/A	Viewing Point 2 : Wa Lai Path
ARUP	Date June 2024	Source -

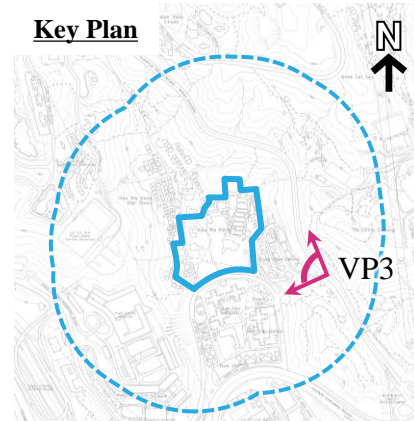
Wah Lai Estate
(+120mPD) Lai Yan Court
(+120mPD)

Application Site







Existing Condition

Key Plan



LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Approved Scheme / Proposed Scheme (Shielded Portion)

Wah Lai Estate
(+120mPD) Lai Yan Court
(+120mPD)

Application Site



Approved Scheme

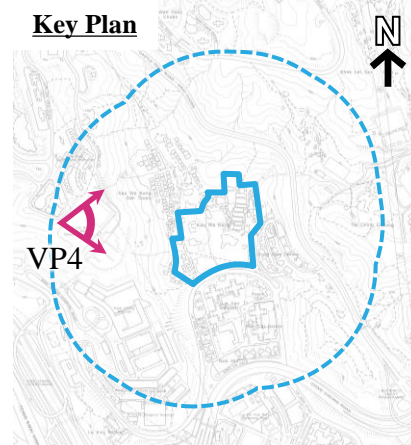
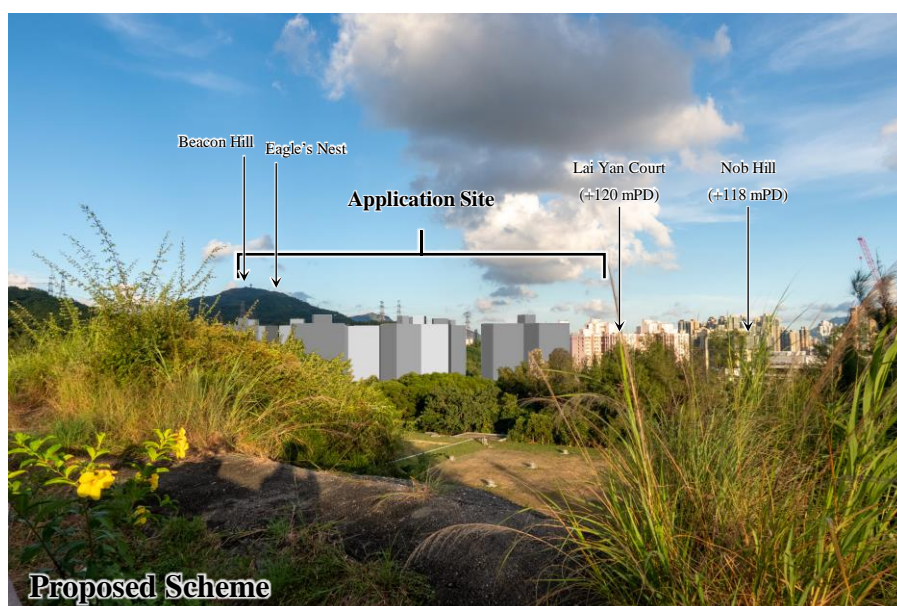
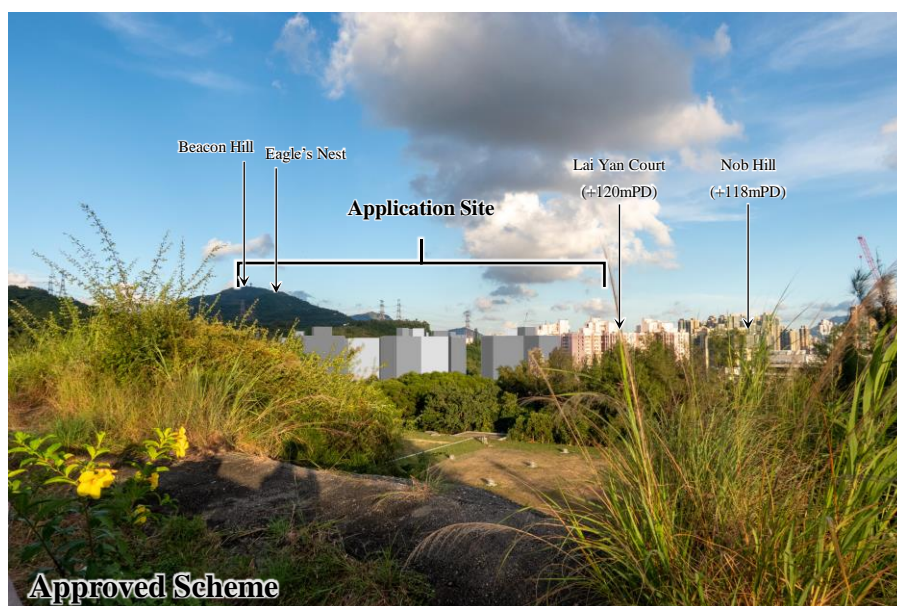
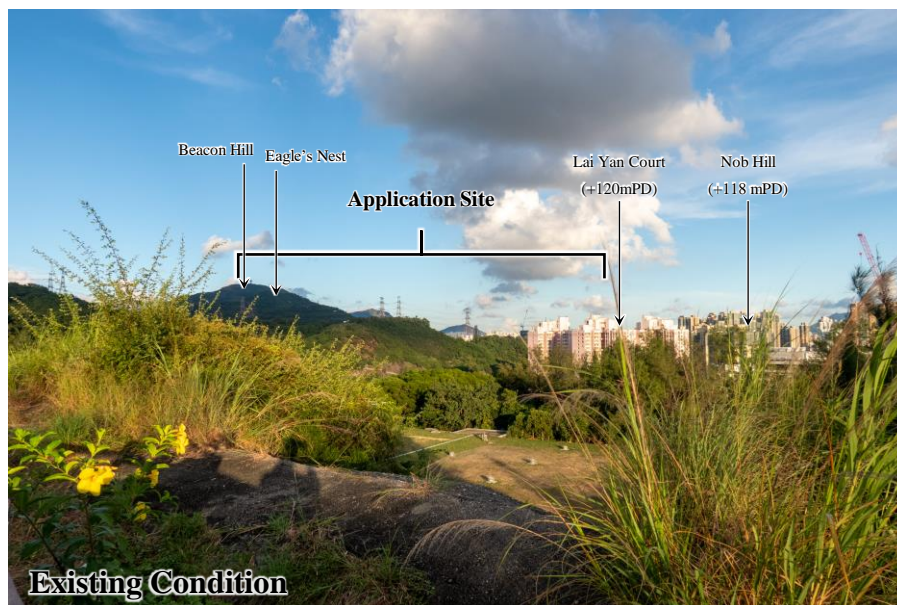
Wah Lai Estate
(+120mPD) Lai Yan Court
(+120mPD)

Application Site



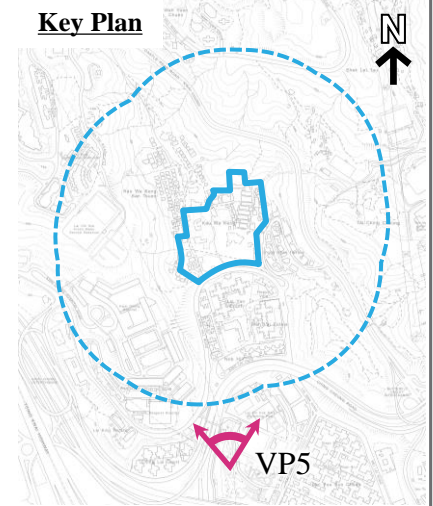
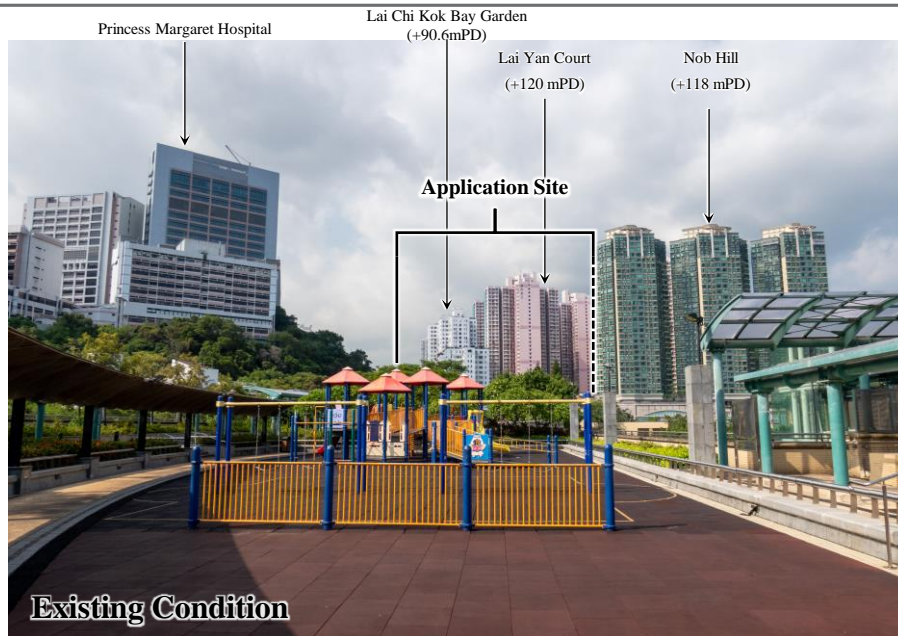
Proposed Scheme

Figure No.	Scale	Figure Title
5	N/A	Viewing Point 3 : Castle Peak Road – Kwai Chung
ARUP	Date	Source
	June 2024	-



- LEGEND**
- Application Site
 - Initial Assessment Area
 - ◀ Viewing Point
 - Approved Scheme / Proposed Scheme

Figure No.	Scale	Figure Title
6	N/A	Viewing Point 4 : Lai Chi Ling Road Lookout Point
ARUP	Date June 2024	Source -



- LEGEND**
- Application Site
 - Initial Assessment Area
 - ↖ Viewing Point
 - Approved Scheme / Proposed Scheme

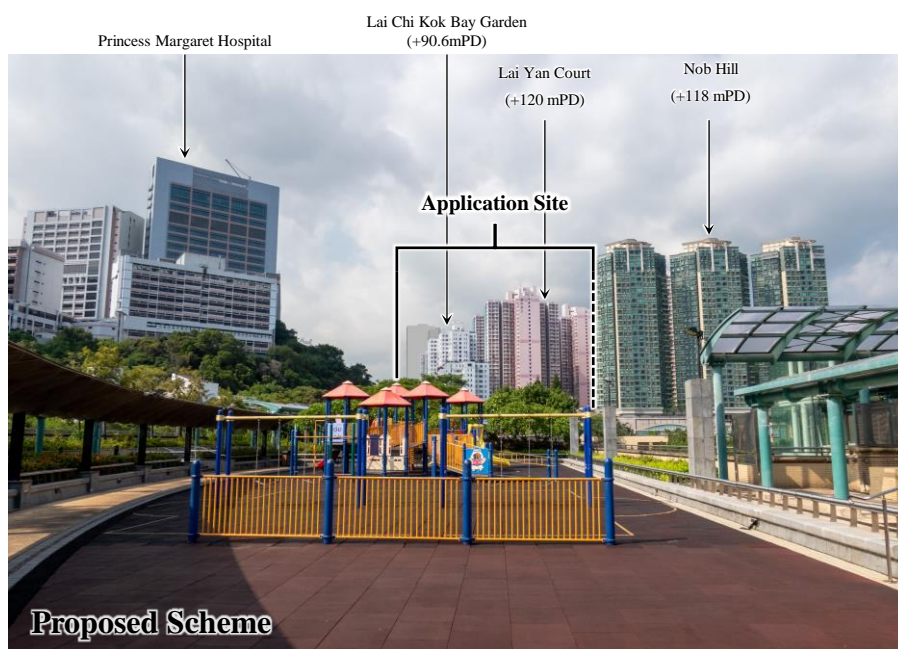


Figure No.	Scale	Figure Title
7	N/A	Viewing Point 5 : Lai Chi Kok Park Children's Playground
ARUP	Date June 2024	Source -



Existing Condition

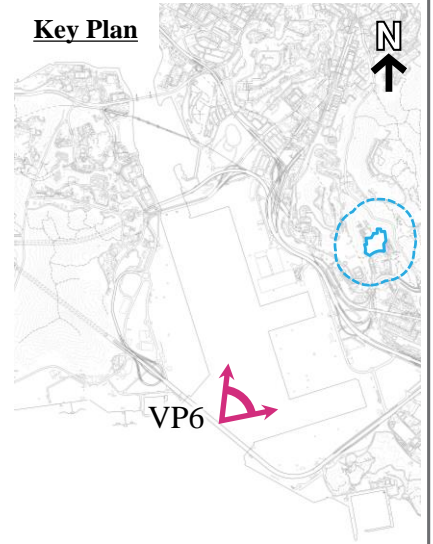


Approved Scheme



Proposed Scheme

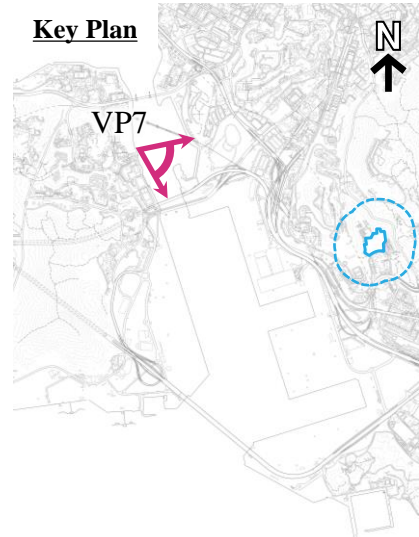
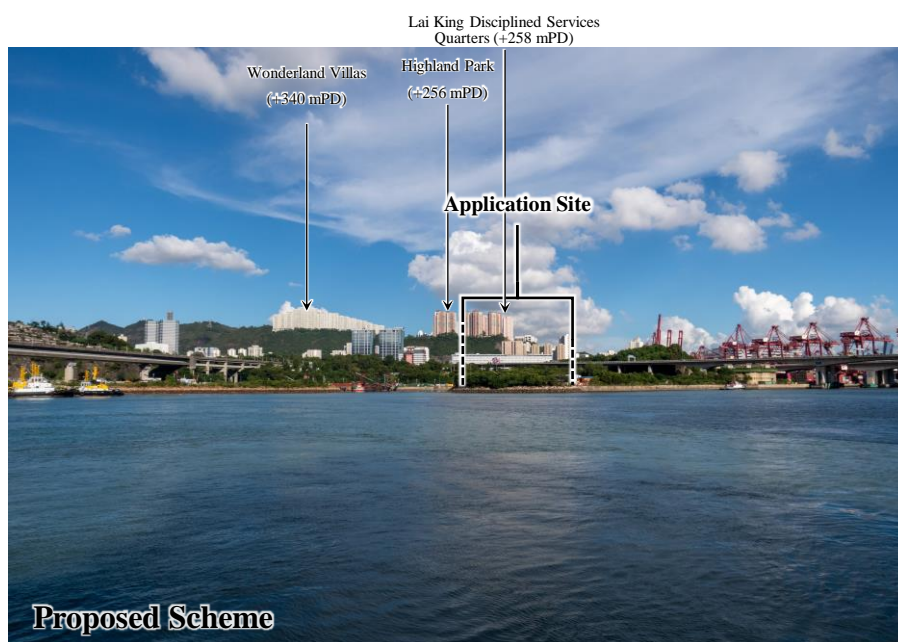
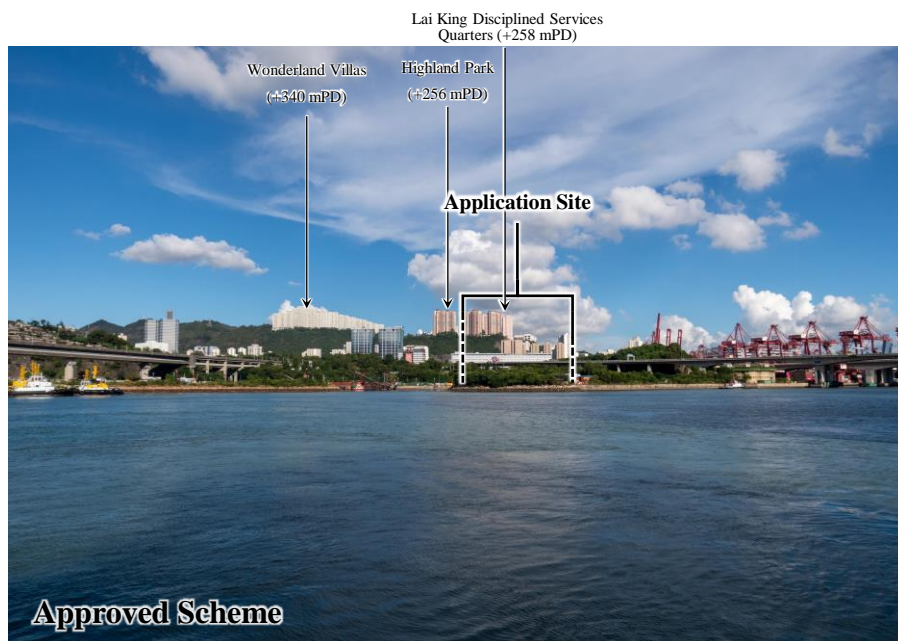
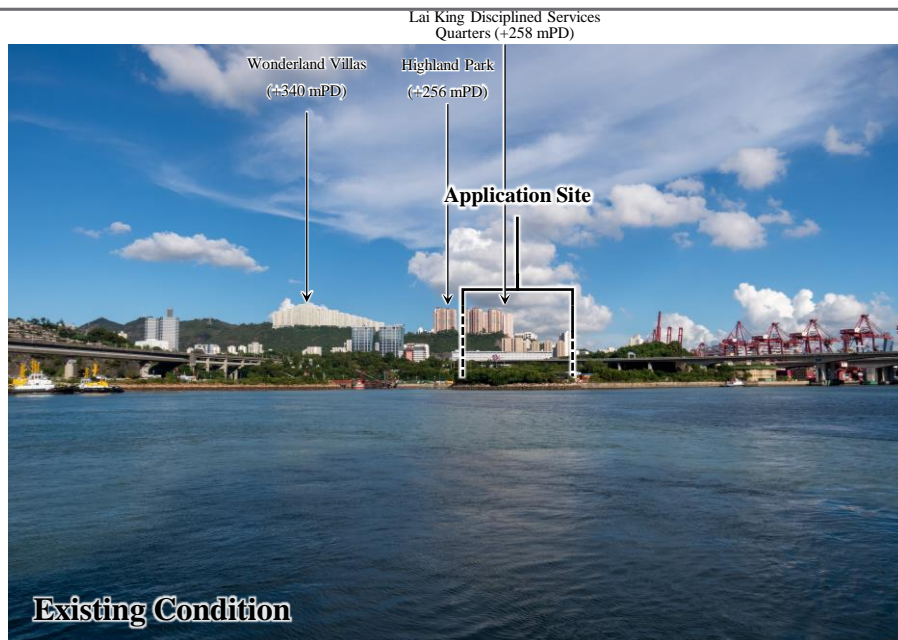
Key Plan



LEGEND

- Application Site
- Initial Assessment Area
- ↗ Viewing Point
- Approved Scheme / Proposed Scheme

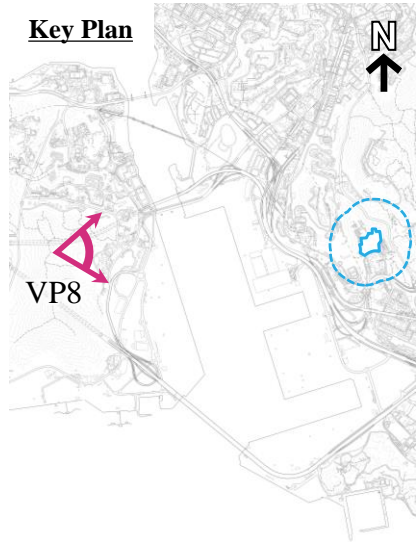
Figure No.	Scale	Figure Title
8	N/A	Viewing Point 6 : Stonecutters Bridge
ARUP	Date June 2024	Source -







- LEGEND**
- Application Site
 - Initial Assessment Area
 - ↖ Viewing Point
 - Approved Scheme / Proposed Scheme

Figure No.	Scale	Figure Title
9	N/A	Viewing Point 7 : Tsing Yi Public Pier
ARUP	Date June 2024	Source -

Key Plan



LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Approved Scheme / Proposed Scheme



Existing Condition

New Block for Lai King Building of
Princess Margaret Hospital (+206mPD)
(under Application No. A/KC/470)



Approved Scheme

New Block for Lai King Building of
Princess Margaret Hospital (+206mPD)
(under Application No. A/KC/470)

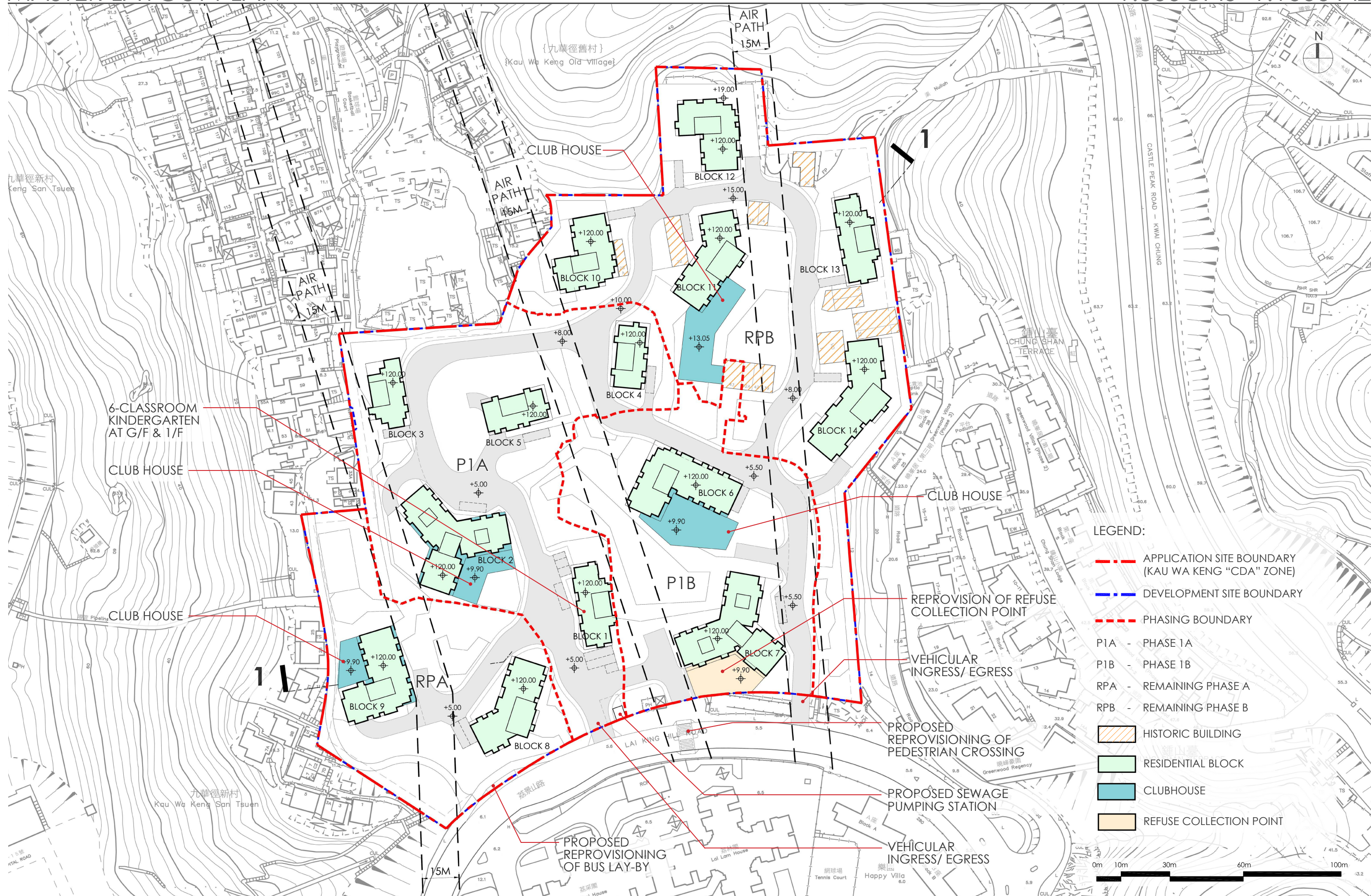


Proposed Scheme

Figure No.	Scale	Figure Title
10	N/A	Viewing Point 8 : Tsing Yi Sai Shan
ARUP	Date	Source
	June 2024	-

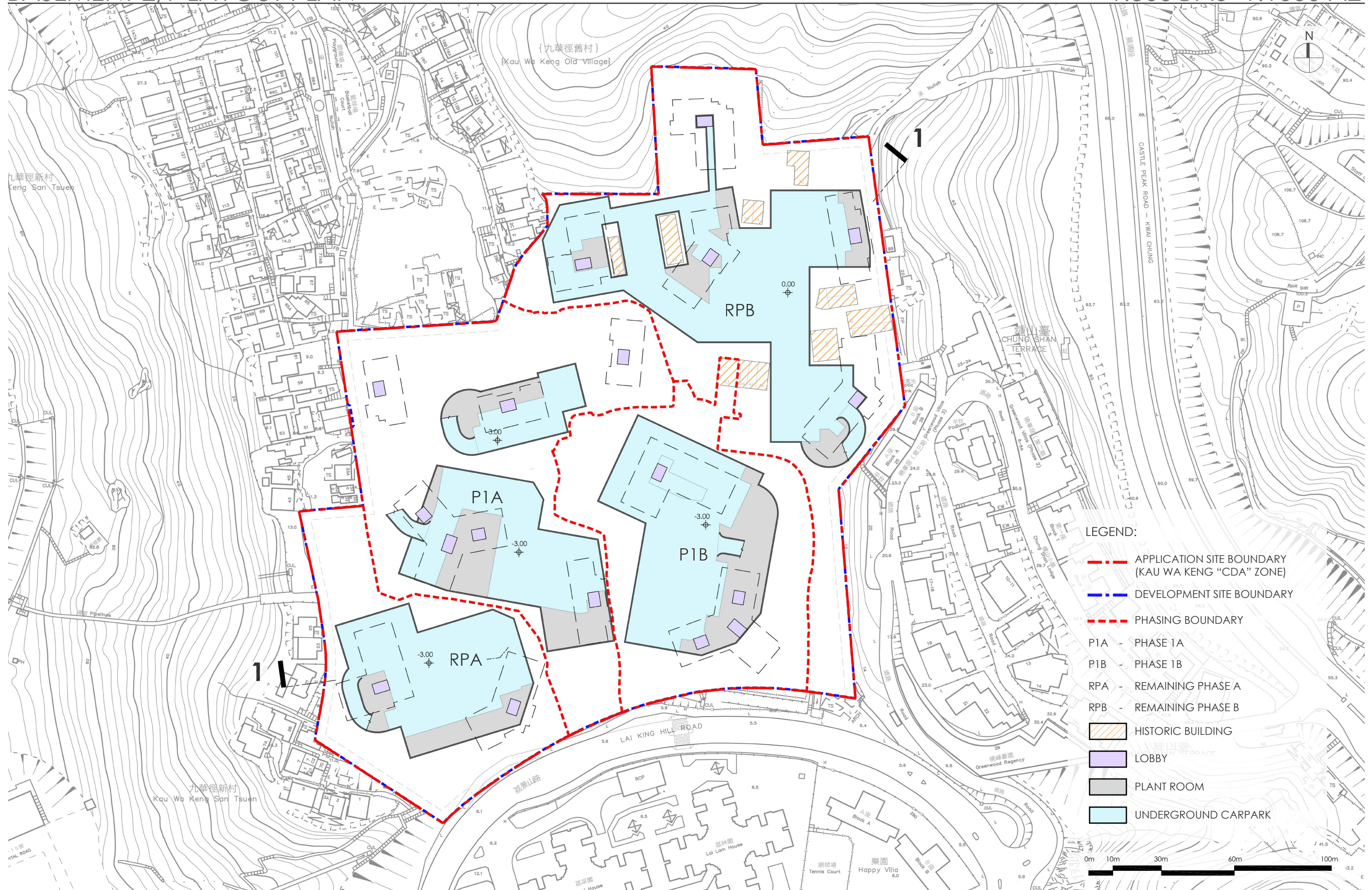
Appendix A

The Approved Scheme



BASEMENT 2/F LAYOUT PLAN

1:500@A0 1:1000 A2



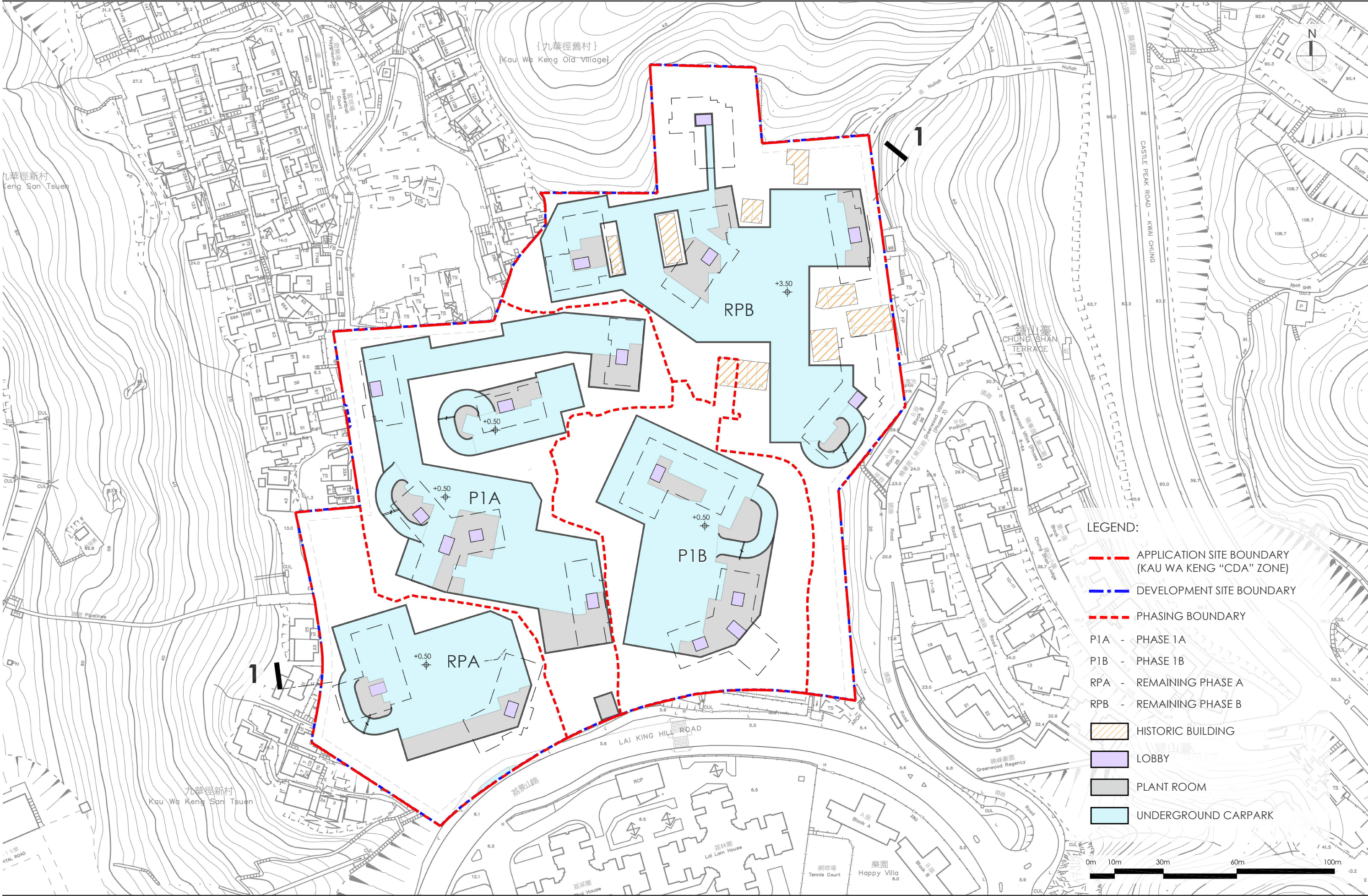
LEGEND:

- APPLICATION SITE BOUNDARY (KAU WA KENG "CDA" ZONE)
- DEVELOPMENT SITE BOUNDARY
- PHASING BOUNDARY
- P1A - PHASE 1A
- P1B - PHASE 1B
- RPA - REMAINING PHASE A
- RPB - REMAINING PHASE B
- HISTORIC BUILDING
- LOBBY
- PLANT ROOM
- UNDERGROUND CARPARK

0m 10m 30m 60m 100m

BASEMENT 1/F LAYOUT PLAN

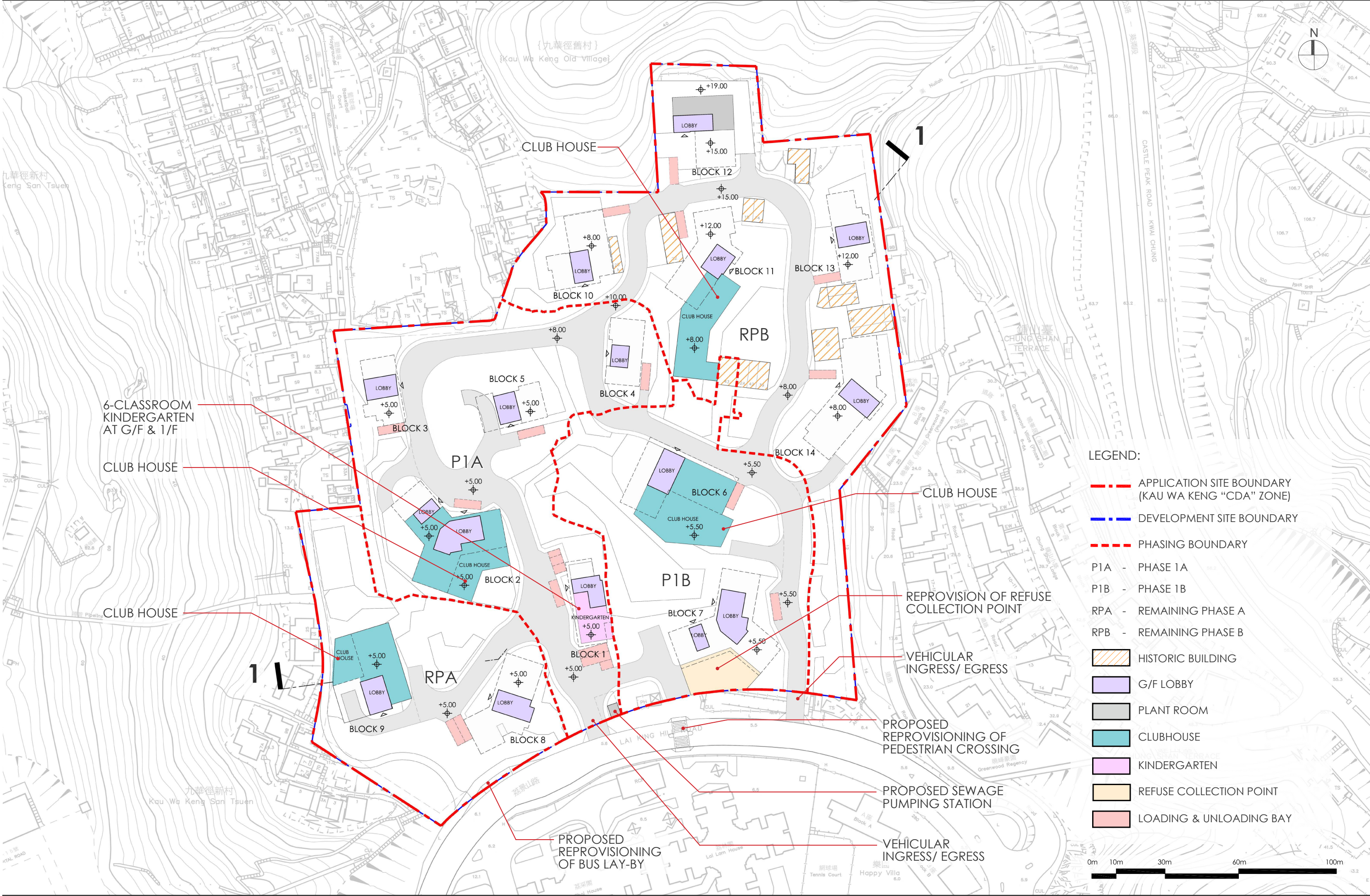
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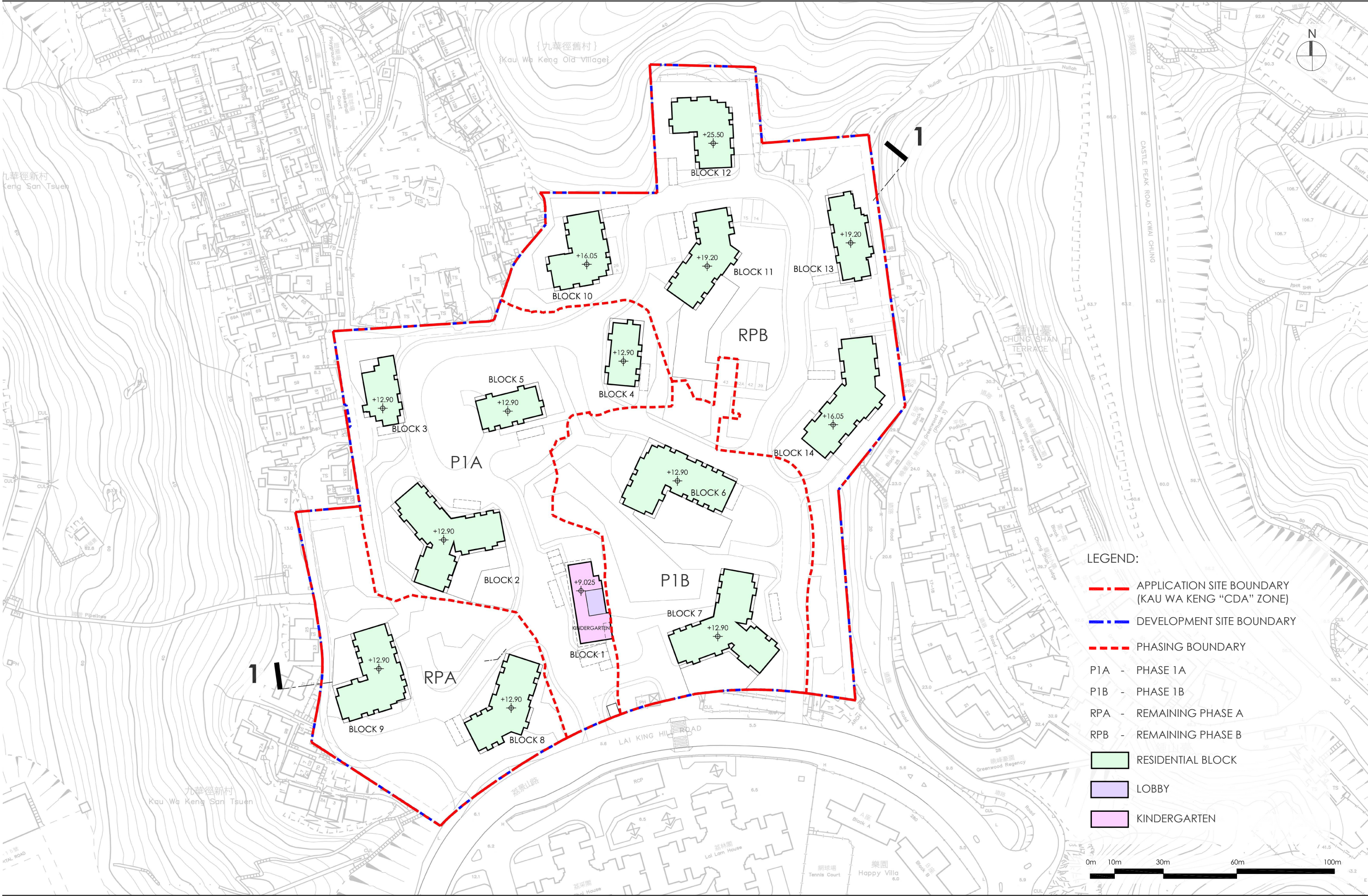


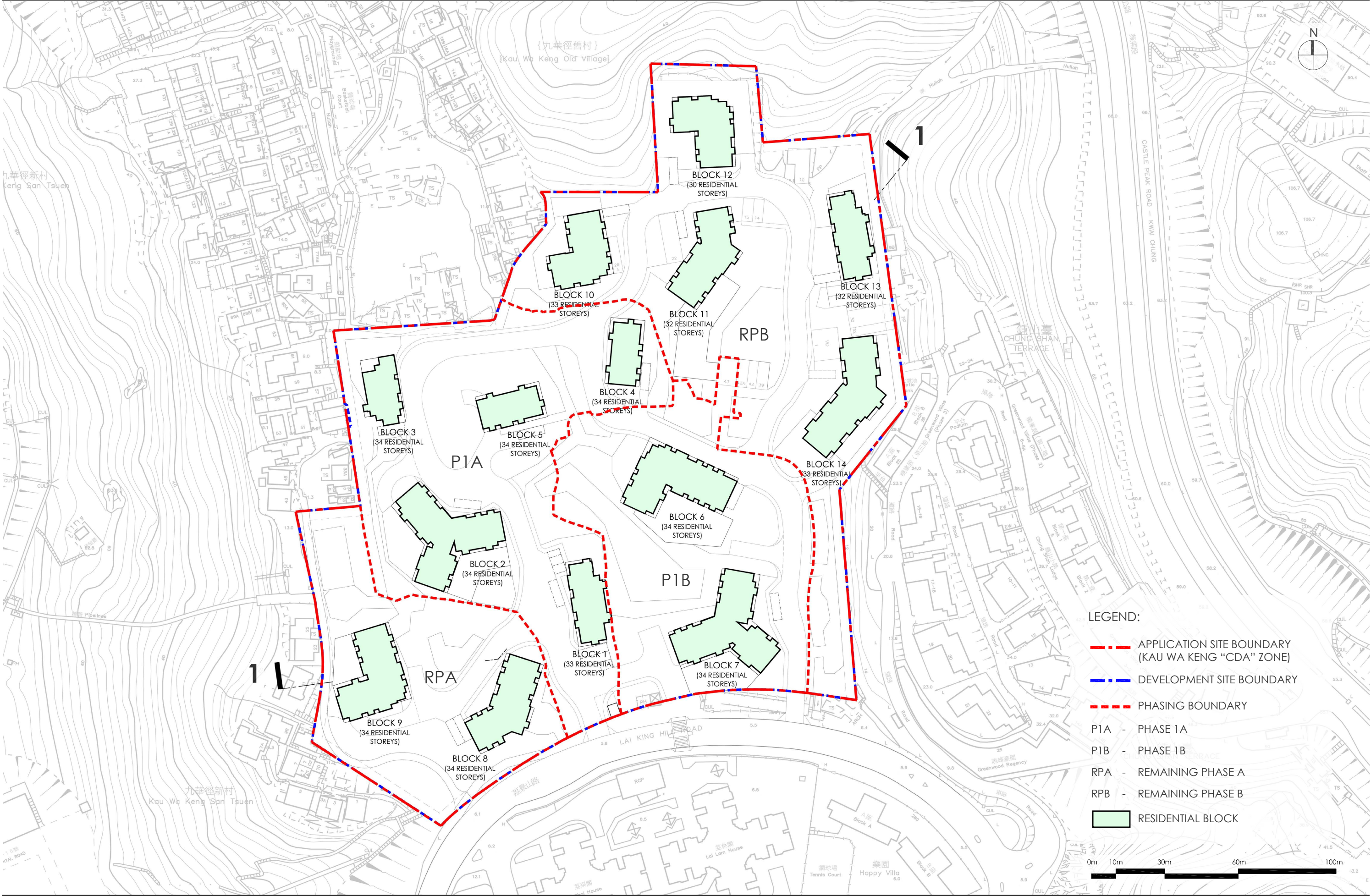
- LEGEND:
- APPLICATION SITE BOUNDARY (KAU WA KENG "CDA" ZONE)
 - DEVELOPMENT SITE BOUNDARY
 - PHASING BOUNDARY
 - P1A - PHASE 1A
 - P1B - PHASE 1B
 - RPA - REMAINING PHASE A
 - RPB - REMAINING PHASE B
 - HISTORIC BUILDING
 - LOBBY
 - PLANT ROOM
 - UNDERGROUND CARPARK

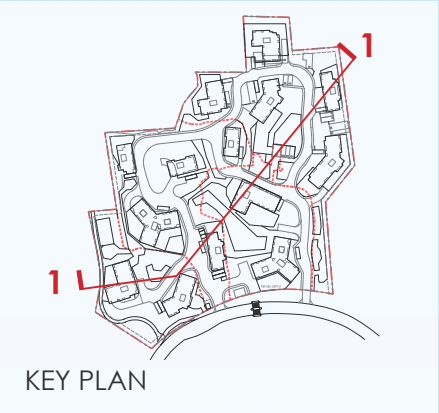
GROUND FLOOR LAYOUT PLAN

1:500@A0 1:1000 A2









- LEGEND:
- APPLICATION SITE BOUNDARY (KAU WA KENG "CDA" ZONE)
 - PHASING BOUNDARY
 - P1A - PHASE 1A
 - P1B - PHASE 1B
 - RPA - REMAINING PHASE A
 - RPB - REMAINING PHASE B
 - HISTORIC BUILDING
 - LOBBY
 - PLANT ROOM
 - CLUBHOUSE
 - KINDERGARTEN
 - CARPARK
 - TRANSFER STRUCTURE

