

Attachment 6

5.4.2 Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road is used by visitors mainly going to/from the area. Users will tend to focus on walking rather than concentrate on the background setting as the viewers will have a transitional view with a **short** duration as they move away from the bus stop. In addition, with the setback from the road and also surrounding vegetation, the visual impact of the Proposed Centre would be minimal in nature. As such, these public viewers are considered to have a **Low Sensitivity** to visual change.

5.5 Viewing Point 4: Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road

5.5.1 This VP of Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road is about 45m from the Site and is situated at the road level of South Lantau Road to the northeast of the Site. This view represents the view of the pedestrian passers-by and local residents going to/from the Proposed Centre. The existing views comprises of the South Lantau Road in the foreground, the football field and surrounding vegetation in the middle ground and the surrounding vegetation in the distance background. There is also a view of the open sky in the background.

5.5.2 Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road is used mainly by visitors at the area. Users will tend to focus on waiting for the bus or focus on walking from the Proposed Centre rather than concentrate on the background setting at this VP. As such, these public viewers are considered to have a **Low Sensitivity** to visual change.

5.6 Viewing Point 5: South Lantau Road Pedestrian Walkway

5.6.1 This short-range VP is located about 8m to the northwest of the Site, facing toward the Proposed Centre at the pedestrian level. This VP represents the view of the pedestrian passers-by and local residents going to/from the Proposed Centre. Due to the short-range distance this VP is mainly facing the Proposed Centre which is setback with ~~8.3m~~ 7.3m from the South Lantau Road carriageway. The existing views comprises of the South Lantau Road in the foreground with an unobstructed view of the open sky in the background.

5.6.2 South Lantau Road pedestrian walkway is used by visitors to the area. The pedestrian walkway is only used by a small number on a daily basis and most people are traveling by in transit only. Users will tend to focus on walking along the South Lantau Road in this VP. However, the public perception of the value attached to the view is high. The viewers will have a transitional view with a short duration as they move toward the bus stop. As such, these public viewers are considered to have a **Medium Sensitivity** to visual change.

6. Appraisal and Evaluation of Visual Impacts

6.1 Appraisal of Visual Changes

6.1.1 With reference to Para 4.10 of TPB PG-No. 41, to appraise the effects of visual changes on the assessment area and sensitive public viewers, the following aspects should be considered:-

a) Visual Composition

“Visual composition is the total visual effects of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-a-vis 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”.

d) Slightly Adverse

“if the proposed development will, with or without mitigation measures, result in overall term some negative visual effects to most of the identified key public viewing points”;

e) Moderately Adverse

“if the proposed development will, with or without mitigation measures, result in overall term negative visual effects to most of the identified key public viewing points”; and

f) Significantly Adverse

“if the proposed development will in overall term cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.”

6.3 Mitigation Measures

- 6.3.1 To address or minimise possible visual impact, the sources of impact need to be identified and suitable mitigation measures are proposed as appropriate so that the significance of impacts is reduced. Mitigation measures could relate to the building design itself (e.g. location, design, colour and façade features) or could involve the overall project design (e.g. landscaping, such as tree planting to screen a development and enhance views).
- 6.3.2 To address the visual impact, the Proposed Centre would adopt a low building profile design with a maximum high of 4.35m (1 storey) (**Figure 3.2** refers) which retain the background open sky view (**Figure 7.5** refers) and the building setback with ~~8.3m~~ 7.3m from the road (**Figure 3.1** refers) will provide a longer distance from the South Lantau Road pedestrian walkway to lessen the visual impact.

7. Assessment of Visual Impacts

7.1 Introduction

- 7.1.1 This section assesses the visual changes in visual quality for each VP comparing the Proposed Centre and the existing site.
- 7.1.2 Photomontages of VPs are used to assess the visual impact of the Proposed Centre and the existing site. Please refer to **Figures 7.1 to 7.5** for the photomontages of the assessments.

7.2 Viewing Point 1 – Shui Hau Wan Sandflat

- 7.2.1 The view of the Proposed Centre from the Shui Hau Wan Sandflat will be approximately 195m. After construction, the Proposed Centre will not be visible to the users of this area.

Visual Composition

- 7.2.2 This VP is from the Shui Hau Wan Sandflat towards the Proposed Centre. The current visual composition is comprised of the view of the Shui Hau Wan Sandflat, the water front (depending on the tides) and Shui Hau Wan in the foreground with a panoramic view of Kau Nga Ling and Pak Kung Au in the background. As illustrated in **Figure 7.1**, the Proposed Centre will not be visible from this VP, due to its low building height of 4.35m (single-storey) and building setback with ~~8.3m~~ 7.3m from the road. Therefore, the Proposed Centre will have no impact on the visual composition in terms of visual balance compatibility, harmony, unity or contrast at this VP. Given the above, the effect on the existing visual composition will be **Negligible**.

not be affected by the Proposed Centre compared to the existing context, and no change to the quality and character of the assessment area will be caused due to the distance and the elevation differences.

- 7.3.6 In summary, the visual impact of the Proposed Centre compared to the existing site, viewed from this VP is assessed to be **Negligible**.

7.4 Viewing Point 3 – Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road

- 7.4.1 The view of the Proposed Centre compared to the existing site from the Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) will be partially screened by the existing vegetation on the pedestrian South Lantau Road and surrounding vegetation in the foreground.

Visual Composition

- 7.4.2 This existing view currently comprises of the South Lantau Road in the foreground, the South Lantau Road, and surrounding vegetation in the middle ground and the surrounding vegetation in the distance background. Due to the low building height of 4.35m (single-storey) (**Figure 3.2** refers) and building setback with ~~8.3m~~ 7.3m from the road (**Figure 3.1** refers), only part of the building would be visible in the background. After construction, users will experience minimal views of the Proposed Centre compared to the existing site due to the low-profile development and the setback from the road (**Figure 7.3** refers). Given that only a small part of the building would be visible, the Proposed Centre compared to the existing site will not be too intrusive to the existing visual composition and visual character. It will form a relatively inconspicuous feature as it lies beyond the road and is partially screened by the existing football field and vegetation. In this connection, the Proposed Centre compared to the existing site will have a **Negligible** impact on the visual balance, compatibility, or harmony at this VP.

Visual Obstruction

- 7.4.3 The presence of the Proposed Centre compared to the existing site will not result in a large visual obstruction of the background given the low height profile and the setback from the road of the Proposed Centre. Viewing from in front of the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) the lower part of the building of the Proposed Centre compared to the existing site is barely visible. Therefore, the degree of visual obstruction is considered **Low**.

Effect on Public Viewers

- 7.4.4 The current view for the pedestrians consists of the South Lantau Road in the foreground, and the surrounding vegetation in the middle ground and the vegetation in the distance background. Following construction, the public viewers will have minimally obscured views of the Proposed Centre compared to the existing site as only portions of the lower part of the building is only visible.
- 7.4.5 As the Proposed Centre will be setback from the South Lantau Road, the visual impact is minimal.
- 7.4.6 As the Proposed Centre is only single-storey and will have a setback from the South Lantau Road, the visual impact is minimal. Most of the viewers here will be of transient nature traveling to/from the bus stop, this will result in a **Slightly Adverse** in visual impact significance. The overall effect on the public viewers will be **Negligible**.

Effect of Visual Resources

- 7.4.7 The existing visual resources include the South Lantau Road with vegetation surrounding the open sky view in the background. The above resources would **be slightly affected** by the Proposed Centre compared to the existing context, and no change to the quality and character

of the assessment area will be caused due to the distance and the elevation differences which result in truly a **Slight** impact upon the existing Visual Elements / Resources.

- 7.4.8 In summary, the visual impact of the Proposed Centre with visual mitigation measures compared to the existing site, viewed from this VP is assessed to be **Slightly Adverse**.

7.5 Viewing Point 4 – Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) on the South Lantau Road

- 7.5.1 The view of the Proposed Centre compared to the existing site from Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) will be partially screened by surrounding vegetation in the foreground.

Visual Composition

- 7.5.2 This existing view comprises of the South Lantau Road in the foreground, the surrounding vegetation in the middle ground and the surrounding vegetation in the distance background. Due to the low building height of 4.35m (single-storey) (Figure 3.2 refers) and building setback with ~~8.3m~~ 7.3m from the road (Figure 3.1 refers), only part of the exterior wall would be visible in the background. After construction, users will experience minimal views of the Proposed Centre compared to the existing site due to the low-profile, setback design and the screening from the surrounding natural vegetation. Although the Proposed Centre drive a minimal view, the clearance of vegetations within the site boundary open up part of the sky view above the Proposed Centre, the overall visual composition will be slightly affected (Figure 7.4 refers). Given that only part of the exterior wall would be visible, the Proposed Centre as compared to the existing site, will be slightly intrusive to the existing visual composition and visual character. In this connection, the Proposed Centre will have a Slightly Adverse impact on the visual balance, compatibility, or harmony at this VP.

Visual Obstruction

- 7.5.3 The presence of the Proposed Centre compared to the existing site will not result in a large visual obstruction of the background given the low height and setback of the Proposed Centre compared to the existing site. Viewing from in front of the Lower Wan Lung Bus Stop (Tai O to Tung Chung bound) the Proposed Scheme is barely visible. Therefore, the degree of visual obstruction is considered **Low**.

Effect on Public Viewers

- 7.5.4 The current view for the pedestrians consists of the South Lantau Road in the foreground, the surrounding vegetation in the middle ground and the vegetation surrounding in the distance background. Following construction, the public viewers will have minimally obscured views from the Proposed Centre compared to the existing site as only a small portion of the building is visible.
- 7.5.5 As the Proposed Centre will be setback from the South Lantau Road, the visual impact is minimal. Most of the public viewers here will be of transient nature traveling to/from the bus stop, this will result in a **Slightly Adverse** in visual impact significance. The overall effect on the public viewers is **Negligible**.

Effect of Visual Resources

- 7.5.6 The existing visual resources include the surrounding vegetation. Part of the vegetation will be lost and changed to open sky in the Proposed Centre. The above resources would **be Slightly affected** by the Proposed Centre compared to the existing context, and there is little change to the quality and character of the assessment area will be caused due to the distance and the elevation differences which result in **Slightly Adverse** impact upon the existing Visual Elements / Resources.

7.5.7 In summary, the visual impact of the Proposed Centre with visual mitigation measures compared to the existing site, viewed from the VP is assessed to be **Slightly Adverse**.

7.6 Viewing Point 5 – South Lantau Road Pedestrian Walkway

7.6.1 This VP is 8m away from the Proposed Centre. When compared to the existing site from South Lantau Road Pedestrian Walkway, the Proposed Centre is **visible**.

Visual Composition

7.6.2 This existing view comprises of the South Lantau Road in the foreground, the South Lantau Road and surrounding vegetation in the middle ground. After construction, users will experience a view of the façade of the Proposed Centre compared with the existing site (**Figure 7.5** refers). Given that the building would be visible, the Proposed Centre will be a part of the visual character. Due to the low building height of 4.35m (single-storey) (**Figure 3.2** refers) and building setback with ~~8.3m~~ 7.3m from the road (**Figure 3.1** refers), it will form a feature as it lies beyond the road and the low building height will enlarge the open sky view in the backdrop. In this connection, the Proposed Centre compared to the existing site will have a **contrast impact** effect on the visual balance and compatibility or harmony at this VP.

Visual Obstruction

7.6.3 The presence of the Proposed Centre will result in a visual obstruction of the background. However, the setback design allows viewers to have a spacious view and more open sky as a part of the backdrop. As the proposed maximum height of the building is lower than the existing vegetation and more open sky view will be compensated in the backdrop. Therefore, the degree of visual obstruction is considered **Low**.

Effect on Public Viewers

7.6.4 The current view of the pedestrians consists of the South Lantau Road in the foreground, the dense vegetation, the lamp pole and signage. Following construction, the dense vegetation green view will be replaced by the building façade with maximum height 4.35m which open up more open sky. However, the viewers will have a transitional view with a short duration as they move toward the bus stop and the majority of visual resources in the existing view is the dense vegetation, it leads the public viewers to have a **Moderate** change of views from this VP.

Effect of Visual Resources

7.6.5 The existing visual resources include the dense vegetation and some open sky view as a background. The dense vegetation will be replaced by the façade and open sky. Due to the low building height of Proposed Centre, more open sky will be available. Existing vegetation would be lost but more open sky view will be gained. This would in **Slightly Adverse** impact upon the existing Visual Elements / Resources.

7.6.6 In summary, the visual impact of the Proposed Centre with visual mitigation measures, viewed from the VP is assessed to be **Slightly Adverse**.

8. Conclusion

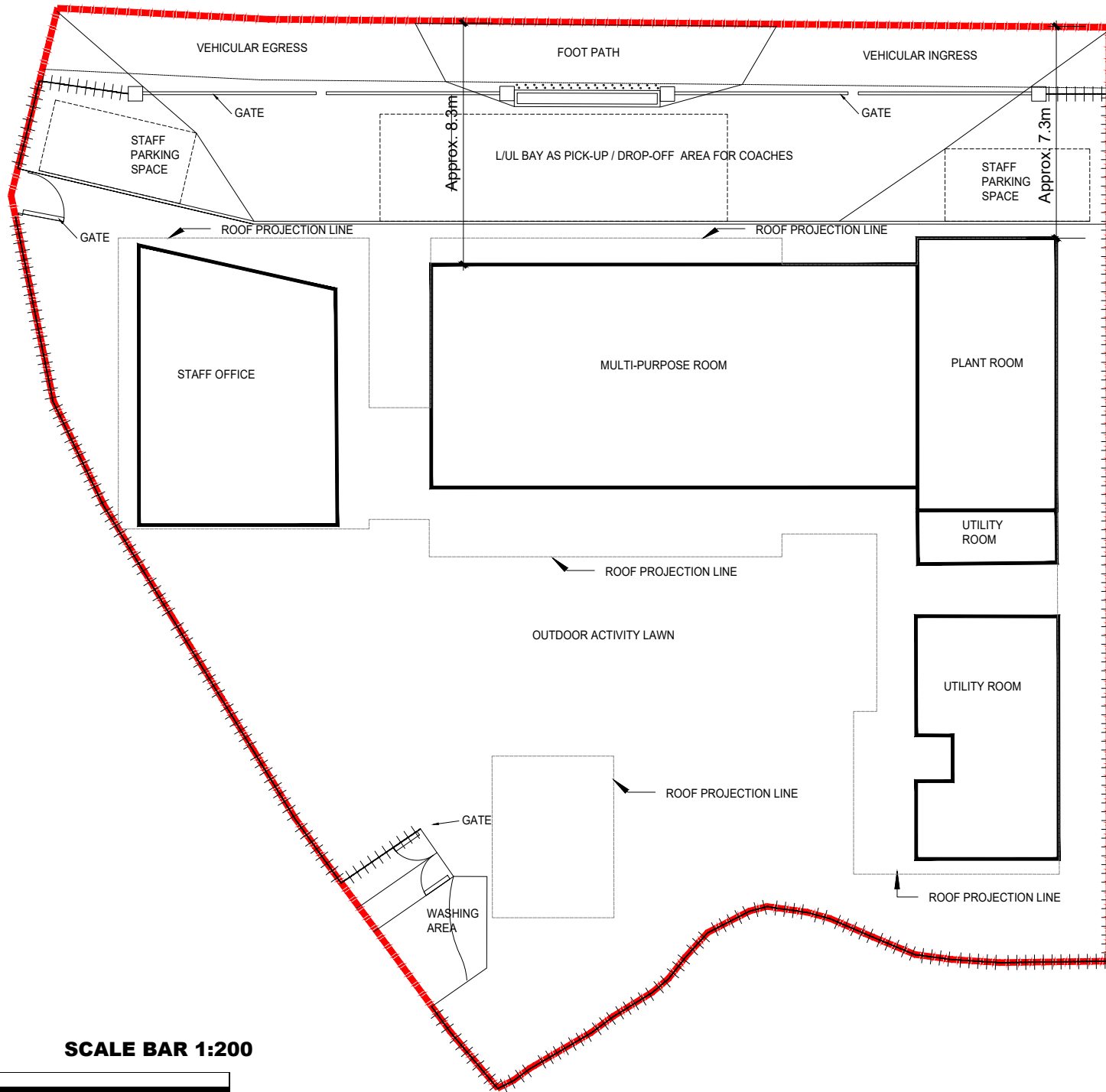
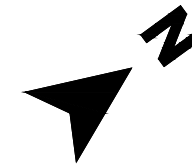
- 8.1.1 The Proposed Centre is a single-storey structure with maximum building height of about 4.35m. Given the low building height and its surrounding building height profile, the Proposed Centre in its location is considered reasonable.
- 8.1.2 After the implementation of the proposed mitigation, the Proposed Centre with visual mitigation measures has a **Slight** visual impact.
- 8.1.3 Based on the analysis of the appraisal of visual impact on the Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 8.1** below presents the overall visual impact of the Proposed Centre to the receivers of each VP.

Viewing Point (VP)	Distance from the Site	Receivers	Visual Sensitivity	Visual Impact of the Proposed Centre
VP1 – Shui Hau Wan Sandflat	195m	Visitors and users of the sandflat	Low	Negligible
VP2 – Shui Hau Wan	38m	Visitors and users of the beach and the sandflat	Low	Negligible
VP3 – Lower Wan Lung Bus Stop (Tung Chung to Tai O bound) on the South Lantau Road	47m	Pedestrians to and from the Shui Hau Area	Low	Slightly Adverse
VP4 – Lower Wan Lung Bus Stop (Tai O to Tung Chung) on the South Lantau Road	45m	Pedestrians to and from the Shui Hau Area	Low	Slightly Adverse
VP5 – South Lantau Road Pedestrian Walkway	8m	Visitors and users of South Lantau Road pedestrian walkway	Medium	Slightly Adverse

Table 8.1: Summary of Assessment of Visual Impact

- 8.1.4 To address the visual impact, the Proposed Centre would adopt a low building profile design with a maximum high in 4.35m (single-storey) (**Figure 3.2** refers) which would open up the background of open sky view and building setback with ~~8.3m~~ 7.3m from the road (**Figure 3.1** refers) will provide a spacious distance from the South Lantau Road pedestrian walkway to lessen the impact.
- 8.1.5 The VP1 and VP2 will experience **Negligible** visual impacts. For VP1 and VP2, the severity of impact is **Negligible** due to the distance of the view and screening by the vegetation. The Proposed Centre compared to the existing site will not affect the existing view currently enjoyed by the users at these VPs. For VP3 and VP4, the impact is **Slightly Adverse** due to the combined factor of the distance of the Proposed Centre and the surrounding landscape. For the VP5, the impact is **Slightly Adverse** due to the short-range viewing distance. However, given the setback from the road and landscaping screening, the viewers would only notice a small portion of the development. Therefore, all visual impact would be minimally affected due to the scale of the Proposed Centre.
- 8.1.6 This VIA concludes that the overall visual impact of the Proposed Centre at the Site to its surroundings would be **Negligible to Slightly Adverse** when compared to the existing site which is acceptable from the visual impact standpoint given the size and nature of the Proposed Centre.

SOUTH LANTAU ROAD



SCALE BAR 1:200



LEGEND:

- - - - - SITE BOUNDARY
- + + + + + - FENCE

REMARKS:

PROPOSED MAXIMUM HEIGHT OF BUILDING = 4.35m

*FOR INDICATIVE USE ONLY

File Name : .
Source : .



JOB TITLE:
Section 16 Application for
Proposed Shui Hau Education Centre on the Approved South
Lantau Coast Outline Zoning Plan NO. S/SLC/23 in Shui Hau,
Lantau Island, Hong Kong

Drawing Title
Block Plan (Ground Floor)

-	Submission	18/02/2025	Drawn	WC	Date	26/09/24	Drawing No.
A	Drawing Update	24/03/2025	Checked	RT	Approved	RT	Fig 3.1 (Sheet 1 of 2)
B	Layout Update	10/03/2025	Scale	1:200@A3		Rev.	
C	Setting Out Update	18/05/2026					
Rev	Description	Date					

B