SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (PUBLIC RIDING SCHOOL) WITH ANCILLARY FACILITIES AT GOVERNMENT LAND IN D.D. 233, THE RESTORED LANDFILL SITE (TKOL II/III) IN TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

- Supplementary Planning Statement -

Volume 2 of 3

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Appendix 4

VISUAL IMPACT ASSESSMENT

VISUAL IMPACT ASSESSMENT IN SUPPORT OF THE SECTION 16 PLANNING APPLICATION FOR PROPOSED PLACE OF RECREATION, SPORTS OR CULTURE (PUBLIC RIDING SCHOOL) WITH ANCILLARY FACILITIES AT GOVERNMENT LAND IN D.D. 233, THE RESTORED LANDFILL SITE (TKOL II/III) IN TKO AREA 105, TSEUNG KWAN O (GLA TSK-500 (PART))

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1 INTRODUCTION

1.1 This Visual Impact Assessment ("**VIA**") is prepared in support of the Section 16 ("**S16**") Planning Application to allow for the development of a Public Riding School with ancillary facilities (e.g. utility trench) (collectively as the "**PRS**") at Government Land in D.D. 233, The Restored Landfill Site (TKOL II/III) in TKO Area 105, New Territories ("**TKOL II/III**") for the HKJC Public Riding Schools Limited (the "**Applicant**"). The Application Site comprises of three (3) existing platforms and land required for the provision of ancillary utility trench connecting to the three (3) platforms (collectively as the "**Application Site**") within TKOL II/III. The PRS aligns with the Government's policy objectives in fostering more public participation in the community through wider visibility and popularity of horse riding, supporting equestrian as an elite sport, and maintaining Hong Kong as a centre for major international sports events.

1.2 The Application Site is predominately zoned "Open Space" ("**O**") on the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/32 ("**Approved OZP**"), whilst a strip of area at the north is zoned "Green Belt" ("**GB**") and a minor portion abutting Chun Sing Street is zoned "Other Specified Uses" annotated "Industrial Estate" ("**OU(Industrial Estate)**") on the Approved OZP (**Figure 1** refers). The PRS with ancillary facilities ('Horse Riding School' subsumed under 'Place of Recreation, Sports or Culture' use) is a Column 2 use under the "O", "GB" and "OU(Industrial Estate)" zones that may be permitted with or without conditions on Application under S16 of the Town Planning Ordinance ("**TPO**"). There are no plot ratio ("**PR**"), building height ("**BH**"), and site coverage ("**SC**") restrictions imposed on the "O", "GB" and "OU(Industrial Estate)" zones of the Approved OZP. While a portion of TKOL II/III falls within the Clear Water Bay Country Park ("**CWBCP**"), the Application Site does not involve any areas falling within the Country Park Boundary.

1.3 Townland Consultants Limited ("**TOWNLAND**") is commissioned by the Applicant to prepare and submit this VIA in support of the S16 Planning Application. The PRS is located on three (3) platforms, namely the Lower Platform (i.e. Reception and Hospitality Lounges) (approx.+6.0mPD), Middle Platform (i.e. Pony Paddock & Pavilion I)(approx. +40.0mPD) and Upper Platform (i.e. Horse Paddock & Pavilion II) (approx.140.0mPD), with a proposed total GFA of approx. 9,000m^2 and a proposed building height of 4.8m to 7.7m. An ancillary utility trench connecting to the three (3) platforms is also proposed to accommodate various essential utilities services in support of the PRS operations.

1.4 This VIA is prepared in accordance with the Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Board ("**TPB PG-No. 41A**"). The main aim of a VIA is to present sufficient information in a structured manner to facilitate the Town Planning Board ("**TPB**"/"**BOARD**") to visualise the relationship of the PRS with the surrounding context. This VIA will demonstrate that the PRS will not result in any pronounced changes in development scale, intensity or visual change from key public viewing points against the Existing Condition.

1.5 The outline of this VIA is set out as follows:

- Section 2 outlines the visual context and visual elements of the Site and its Surrounding Area;
- Section 3 describes the main development parameters for the PRS;
- Section 4 identifies the Assessment Area and analyses the potential Viewpoints ("**VPs**");
- Section 5 identifies and evaluates the potential visual impacts from the identified VPs;
- Section 6 assesses the overall visual impact of the PRS; and
- Section 7 concludes the VIA.

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2 VISUAL CONTEXT AND VISUAL ELEMENTS

Local Context

2.1 The Application Site comprises of the three (3) relatively flat platforms and the land required for the provision of ancillary utility trench connecting to the platforms to accommodate proposed essential utilities in supporting the operation of PRS (***Figure 1*** refers). TKOL II/III is a restored landfill capped with vegetation. It has a total area of approx. 40 ha, of which the Application Site is approx. 46,500m^2. The Application Site falls within the part of the existing Government Lot Allocation GLA-TSK 500 allocated to the EPD for aftercare works.

Surrounding Context

2.2 Generally, TKOL II/III is predominantly surrounded by densely vegetated areas, except area to the west where various existing and planned high-rise residential developments, industrial buildings/ data centres are located. Various bus stops and Green Minibus stops are along Wan Po Road and Wan O Road.

2.3 Key visual elements surrounding the Application Site are summarised below (***Figure 2*** refers):

- To the immediate north of the Application Site is a densely vegetated area with hilly terrain (positive visual element). The Clear Water Bay Country Park is located to the immediate northeast and east of the Application Site, including Miu Tsai Tun (approx. 330mPD) and High Junk Peak (approx. 340mPD) (positive visual elements).

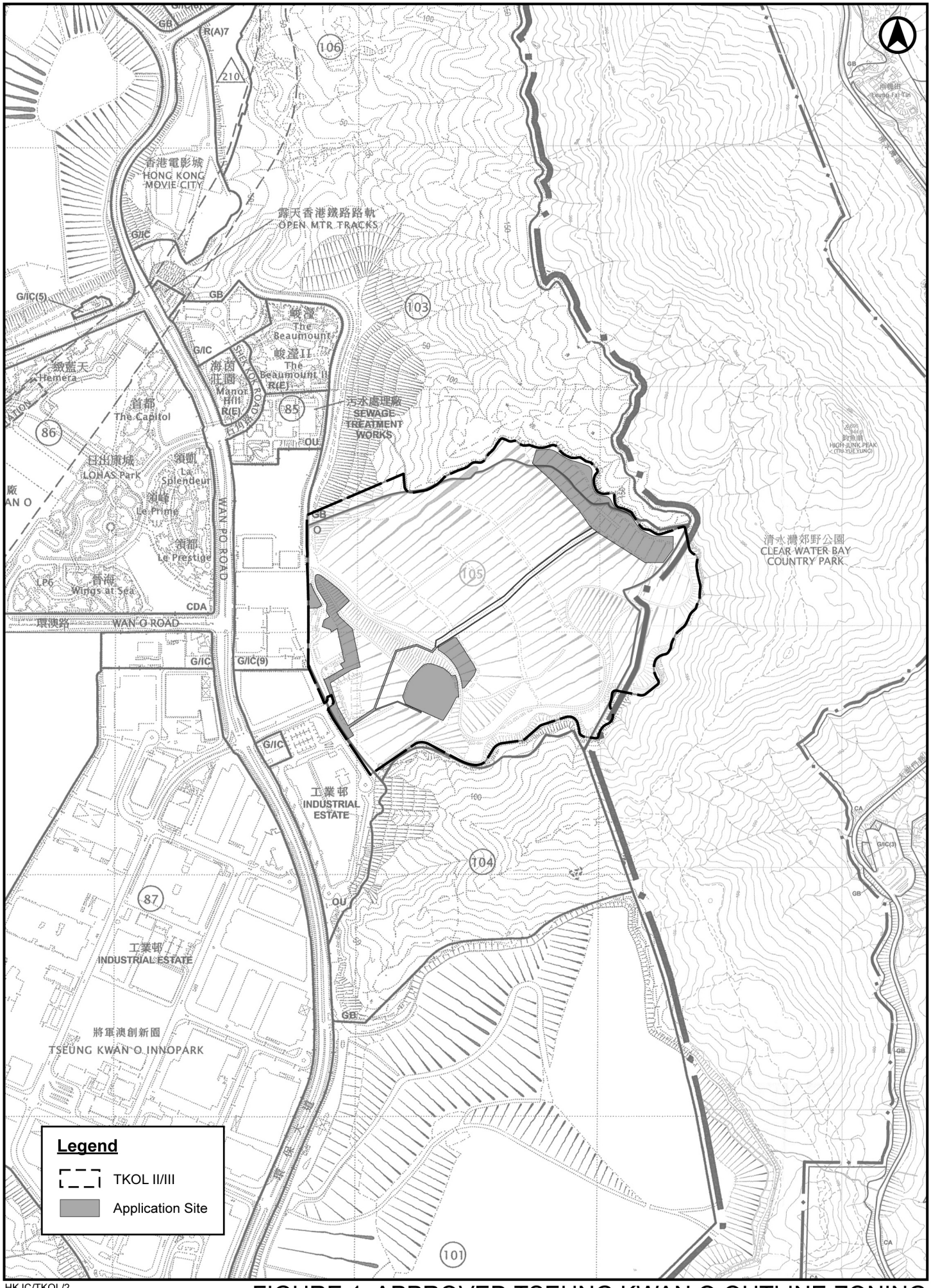
- To the immediate south of the Application Site is the foothill of Tai Chik Sha with dense vegetation (positive visual element). South East New Territories Landfill, currently a negative visual element but to be transformed to a positive visual element after restoration, is located to the further south of the Application Site.

- To the southwest of the Application Site is Tseung Kwan O InnoPark (up to approx. 79.8mPD), a cluster of industrial buildings (negative visual elements). Buildings to the immediate southwest include HSBC Building TKO (approx. 28.2mPD), Tai Chik Sha Fire Station cum Ambulance Depot (approx. 20.8mPD), and HKCOLO (approx.19.6mPD) (neutral visual elements).

- To the immediate west of the Application Site are MEGA Plus Data Centre (approx. 59.6mPD), MEGA IDC Data Centre (approx. 60mPD), and a G/IC Site reserved for a Communications Tower (approx. 76mPD) (the "**Communications Tower**"). These are neutral visual elements.

- To the further west of the Application Site across Wan Po Road is LOHAS Park, a large-scale comprehensive residential/ commercial development and supporting community facilities with maximum BH up to approx. 217.3mPD. A planned Joint-user Building with Government Laboratory Facilities with a BH of approx. 95mPD is located on Wan O Road opposite to LOHAS Park. These are neutral visual elements.

- To the immediate northwest of the Application Site consists of Tseung Kwan O Preliminary Treatment Works (negative visual element) (approx.15.1mPD), Shrewsbury International School Hong Kong (neutral visual element) (approx. 40.9mPD), and a cluster of high-rise residential developments (neutral visual elements), namely Manor Hill (approx. 129.9mPD) and The Beaumount (approx. 133.3mPD) and The Beaumount II (approx. 135mPD).



HKJC/TKOL/2

FIGURE 1 APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/32 (EXTRACT)

SCALE 1 : 10,000

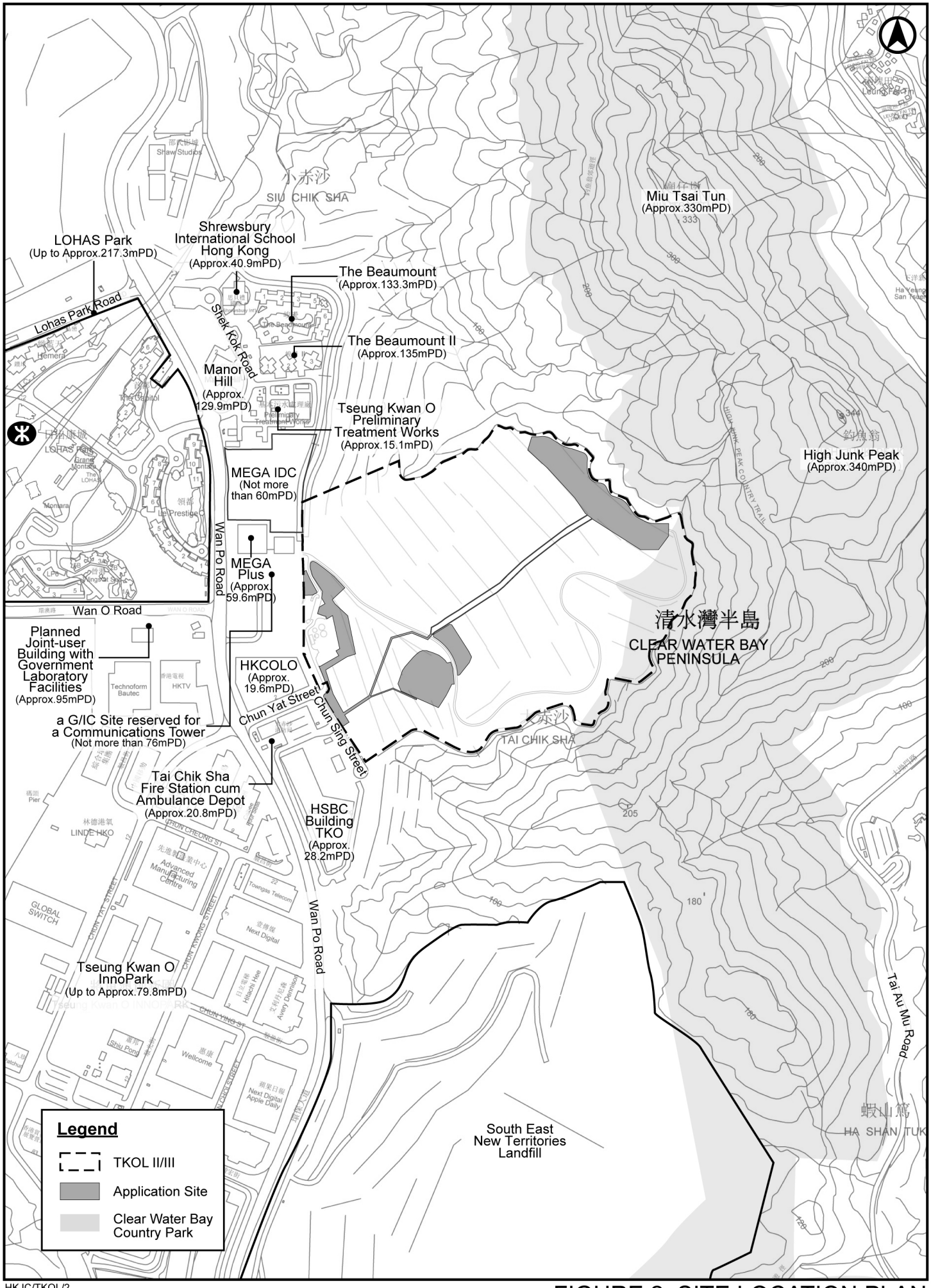


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FIGURE 2 SITE LOCATION PLAN

SCALE 1 : 10,000

3 THE DEVELOPMENT PROPOSAL

The Public Riding School

3.1 The Environmental Protection Department ("**EPD**") has long been supportive of the development of restored landfills into popular and well utilised recreational and sports facilities and of suitable proposals from organizations or groups to develop self-funded recreational facilities and operate the facilities on a non-profit-making and self-financing basis on restored landfills with the support/consent of relevant policy bureau and departments. Building on the successful precedents, the Applicant has expressed to EPD in developing the three (3) relatively flat platforms deemed technical feasible and safe for recreational use into Hong Kong's fourth PRS as outlined in the Supplementary Planning Statement ("**SPS**").

3.2 The PRS will adopt an integrated design and engineering approach combining strategies as mentioned in the SPS to ensure no disruption to the ongoing waste degradation process and aftercare works and facilities of the restored landfill, in compliance to the loading capacities of the platforms, as well as ensure the safety of all riders and visitors within the PRS. Ultimately, the PRS will offer an immersive equestrian experience through visitor-centric amenities that integrates with the natural landscape and promotes horse welfare and safety.

3.3 The PRS is located on three platforms, namely the Lower Platform (i.e. Reception and Hospitality Lounges) (approx.+6.0mPD), Middle Platform (i.e. Pony Paddock & Pavilion I)(approx. +40.0mPD) and Upper Platform (i.e. Horse Paddock & Pavilion II) (approx.140.0mPD). The platforms are connected by an ancillary utility trench to house the essential utilities service to enable PRS operation and an existing internal road currently used by EPD for aftercare and monitoring works of TKOL II/III. The PRS will incorporate various outdoor equestrian facilities, including Lungeing Pen, Horse Walker, Spelling Yards and Arenas. A Pony Viewing Area, unique to this PRS, is provided as a Public Planning Gain. In support of the operation of the PRS, various ancillary low-rise building structures are proposed at the platforms, including administration blocks, storerooms, E&M Blocks, and staff blocks (staff resting area and coach duty room) etc. The Master Layout Plan of The PRS is provided in ***Figure 3***.

3.4 The key development parameters are summarised in ***Table 3.1***.

Table 3.1 Development Schedule

TECHNICAL SCHEDULE OF THE PRS	
Overall Development	
Application Site Area	Approx. 46,500m^2 (consisting areas of the three platforms (43,700m^2) and associated ancillary utility trench (2,800 m^2))
Total GFA	Approx. 9,000 m^2
Domestic	Approx. 200m$^{2*(1)}$
Non-domestic	Approx. 8,800m^2
Total Site Coverage	Approx. 20.9%
Domestic	Approx. 0.4%
Non-domestic	Approx. 20.5%
Building Height	
Storeys	Proposed 1 storey
Main Roof (m)*(2)	Proposed 4.8 to 7.7m
No. of Building Blocks	Proposed 17 nos.
Lower Platform – Reception and Hospitality Lounges	
Site Area	Approx.10,200 m^2
GFA	
Domestic	Approx. 200m$^{2*(1)}$
Non-domestic	Approx. 980m^2
Site Coverage	
Domestic	Approx. 0.4%
Non-domestic	Approx. 3.2%
Building Height	
Storeys	Proposed 1 storey
Main Roof (m)	Proposed 4.8m to 7.0m
Main Roof (mPD)*(2)	Proposed +11.5mPD to +18.5mPD
No. of Building Blocks	Proposed 5 nos.
Middle Platform – Pony Paddock & Pavillion I	
Site Area	Approx.12,800 m^2
GFA	
Domestic	N/A
Non-domestic	Approx. 2,480 m^2
Site Coverage	
Domestic	N/A
Non-domestic	Approx. 5.3%
Building Height:	
Storeys	Proposed 1 storey
Main Roof (m)	Proposed 6.0m to 7.7m
Main Roof (mPD)	Proposed. +46.3mPD to +48.2mPD
No. of Building Blocks	Proposed 4 nos.
Upper Platform – Horse Paddock & Pavilion II	
Site Area	Approx. 20,700 m^2
GFA	
Domestic	N/A
Non-domestic	Approx. 5,340 m^2
Site Coverage	
Domestic	N/A
Non-domestic	Approx. 12.0%
Building Height:	
Storeys	Proposed 1 storey
Main Roof (m)	Proposed 5.0m to 7.7m
Main Roof (mPD) *(2)	Proposed +144.8mPD to +148.1mPD
No. of Building Blocks	Proposed 8 nos.

**(1) Domestic GFA for Coach Duty Room for the coach staying on shift*
**(2) The proposed buildings will be supported on varying levels of foundations on platform.*

ARENA 4
ARENA 3
E&M BLOCK (144.8mPD)
A'
RETAINING WALL
STABLE (146.6mPD)
+132.5mPD
SPELLING YARD
STAFF BLOCK (145mPD)
FARRIER & VETERINARY ROOM (145.3mPD)
UPPER PLATFORM
JUDGE BOX
RETAINING WALL
+140mPD
+136mPD
LUNGEING PEN
HORSE WALKER
STABLE (146.6mPD)
THE HORSE PADDOCK & THE PAVILION II (ADMINISTRATION BUILDING) (148.1mPD)
ARENA 2
LOWER PLATFORM
EXISTING CATCHPIT
COACH DUTY ROOM (16.7mPD)
COACH DUTY ROOM (18.5mPD)
+13.6mPD
CENTRAL FODDER STORE (14.6mPD)
PONY VIEWING AREA
+9mPD
WELCOME HUB (ADMINISTRATION BUILDING) (15.9mPD)
A
+5.5mPD
INGRESS/ EGRESS POINT
E&M BLOCK (11.5mPD)
CHUN SING STREET
ANCILLARY UTILITY TRENCH
EXISTING ACCESS ROAD
(UPGRADING AND WIDENING WORKS TO BE CONDUCTED BY EPD)
SPELLING YARD
MIDDLE PLATFORM
FARRIER & VETERINARY ROOM (46.3mPD)
WASH BOX
STABLE (48.2mPD)
+40.6mPD
LUNGEING PEN
HORSE WALKER
E&M BLOCK (46.7mPD)
THE PONY PADDOCK & PAVILION I (ADMINISTRATION BUILDING) (48mPD)
ARENA 1

LEGEND:

- BUILDING BLOCKS (1 STOREY)
- CANOPY/ COVERED WALKWAY
- EXISTING GREENERY
- LANDSCAPE AREA
- EQUINE FACILITIES/ HORSE PATH
- TKOL STAGE II/ III SITE BOUNDARY (GLA-TSK 500)
- PUBLIC RIDING SCHOOL DEVELOPMENT BOUNDARY/ APPLICATION SITE
- CAP ZONE OF LANDFILL
- CLEARWATER BAY COUNTRY PARK ZONE
- NO-BUILD ZONE LINE/ AREA
- EXISTING EPD FACILITIES

HKJC/TKOL/2

FIGURE 3 MASTER LAYOUT PLAN OF THE PUBLIC RIDING SCHOOL

4 ASSESSMENT AREA

4.1 An Assessment Area (i.e. visual envelope) is delineated for the VIA to cover the area of visual influence within which the PRS with ancillary facilities is pronouncedly visible from key public viewers (***Figure 4*** refers). As per Para. 4.3 of TPB PG-No. 41A, the assessment boundary is set out with regard to the size and BH of the PRS, the distance and location of public viewers, the potential visibility from the selected viewing points, the hilly terrain of the Site and the topographical conditions of the surrounding environment.

5 IDENTIFICATION AND CLASSIFICATION OF VPS

5.1 As per para. 4.5 of TPB PG-No. 41A, the VIA focuses on public views and local vantage points as these areas are easily accessible and popular to the public. The VIA may also assess the impact on public viewers from the most influenced viewing points. This may include users of the key pedestrian nodes, open space, public areas for outdoor facilities, recreation, rest, leisure, walking and prominent travel routes in the surrounding neighbourhood. Six (6) VPs have been selected to effectively represent the public views in relation to the PRS, covering the fields of views from all public viewers in direct sight of the PRS (***Figure 4*** refers).

5.2 A brief description and evaluation of the identified VPs is outlined below:

- **Viewpoint 1 (VP1): View from Tseung Kwan O Waterfront Park** – This is a long-range static VP located approx. 2.1km northwest of the Application Site along the TKO Waterfront Park near Tseung Lam Highway Garden. It is a public recreational open space along the TKO Waterfront and a popular spot among locals that provides a panoramic view of Junk Bay, TKO South and the mountain backdrop at Clear Water Bay Country Park. This VP represents the users of the waterfront who may use the space for walking, exercising, cycling, resting, sitting-out or sightseeing. Given the recreational nature of activities at this VP and the panoramic coastal views, the sensitivity of this VP is considered **high**.

- **Viewpoint 2 (VP2): View from the Footpath on Tseung Kwan O Cross Bay Bridge** – This is a long-range kinetic VP located approx.1.2km west of the Application Site along the footpath on the TKO Cross Bay Bridge that spans over Junk Bay. It is a marine crossing that consists of carriageway, footpath and cycle track. This VP represents the users of the Bridge, pedestrian passers-by and cyclists who would use the space for commuting, exercising, leisure or sightseeing with occasional view towards the Application Site. While the viewers at this VP are primarily engaged in walking/transient activities, the public attachment of the landmark bridge, the sensitivity at this viewpoint is considered **medium**.

- **Viewpoint 3 (VP3): View from the Green Minibus Terminus outside The Beaumount II on Shek Kok Road** – This is a medium-range static VP located 450m northwest of the Application Site at the green minibus terminus outside The Beaumount II. This VP represents the pedestrian passers-by, nearby residents, students and workers in the vicinity. The public viewers at this VP are primarily transient in nature and/or waiting for public transportation, as such, the sensitivity of this VP is considered **low**.

- **Viewpoint 4 (VP4): View from the Junction of Wan O Road and Wan Po Road** – This is a short-range kinetic VP located approx. 250m west of the Application Site at the junction of Wan O Road and Wan Po Road with busy traffic flow. This VP represents the nearby workers, visitors, residents, pedestrian passers-by and cyclists that may transverse through this junction with occasional view towards the Application Site. Given the transient nature of this VP, the sensitivity of this VP is considered **medium**.

- **Viewpoint 5 (VP5): View from the Bus Stop outside Advanced Manufacturing Centre on Chun Kwong Street** – This is a medium-range static VP located approx. 460m southwest of the Application Site adjacent to the Advanced Manufacturing Centre at TKO InnoPark on Chun Kwong Street. This VP represents the pedestrian passers-by and workers of TKO InnoPark. The public viewers at this VP are primarily transient in nature and/or waiting for public transportation, as such, the sensitivity of this VP is considered **low**.

- **Viewpoint 6 (VP6): View from High Junk Peak** – This is a medium-range static VP located approx. 540m northeast of the Application Site along the High Junk Peak Country Trail. This is an elevated VP at approx. 340mPD offering a panoramic view of TKO South, Lei Yue Mun and Hong Kong Island. This VP represents the users of the trail for leisure, exercise and sightseeing purposes with direct sightline and frequent view towards the Application Site. Due to the recreational nature of viewer activities, the substantial value ascribed by the public to the panoramic TKO south, coastal and mountain scenery, the sensitivity of this VP is considered **high**.

5.3 The results from the initial assessment reveal that views of the Application Site from three (3) out of the six (6) locations investigated (i.e. VPs 1,3 and 4) are fully blocked.

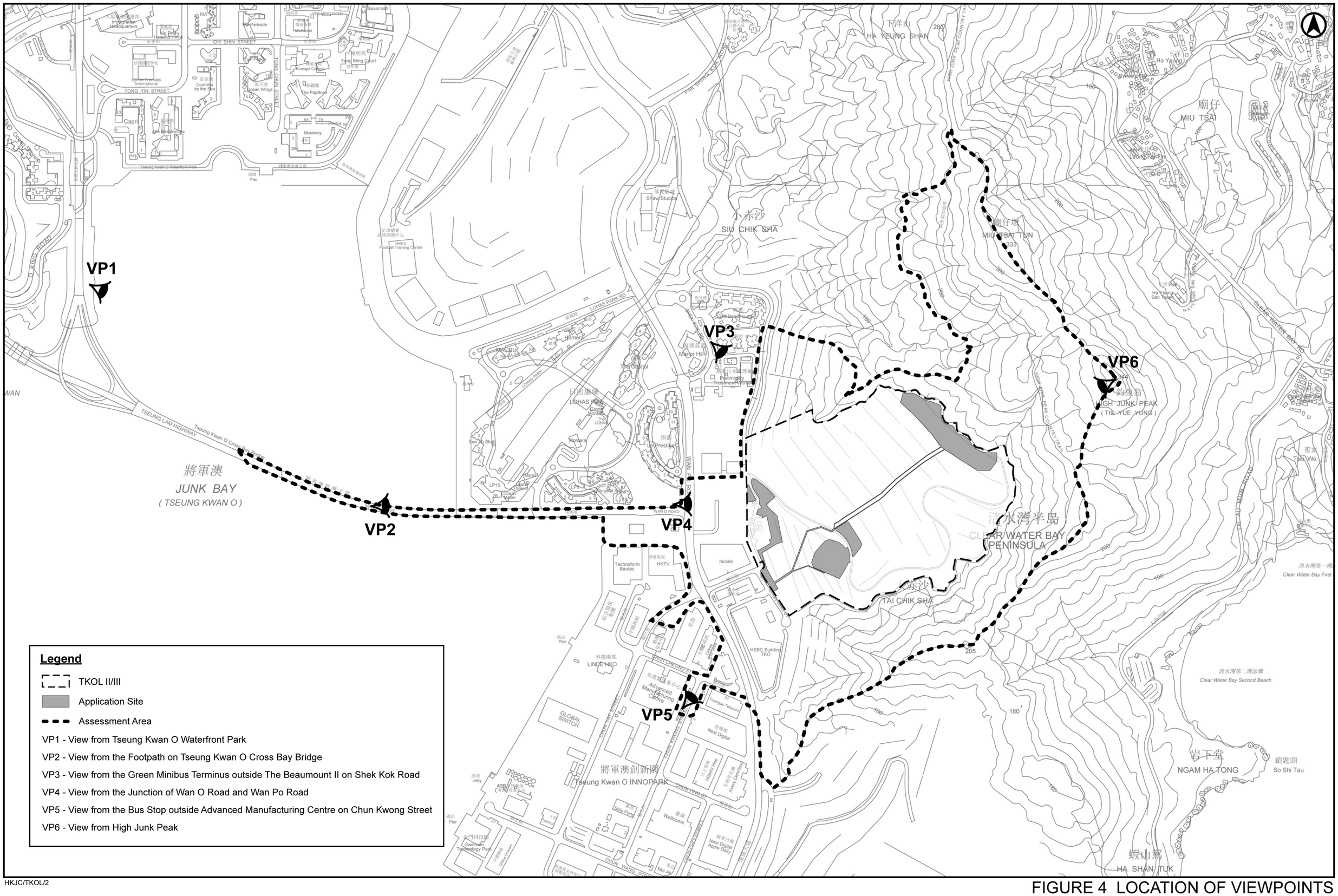


FIGURE 4 LOCATION OF VIEWPOINTS

SCALE 1 : 10,000

6 ASSESSMENT OF VISUAL IMPACTS

6.1 This Section evaluates the visual impact of the PRS with ancillary facilities by comparing it with the Existing Condition. Reference is made to TPB PG-No. 41A and the following Table (***Table 6.1*** refers) summarises the relevant appraisal components. Generally, the visual appraisal for the PRS is carried out on the basis of visual composition, visual obstruction, and visual change. ***Table 6.1*** summarises the major considerations to be discussed for each appraisal component.

Table 6.1 - Appraisal Components

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in location, massing, height, disposition, scale, form, proportion and character vis-à-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.
Visual Obstruction	The applicant should appraise if the Proposed Scheme may improve or degrade the condition, quality and character of visual resources. 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 Scheme from all key public viewing points.
Visual Change	The effects of visual changes from key public viewing points with direct sightlines (considering degree of visibility and viewing distance) to the Proposed Scheme should be assessed and demonstrated in VIA. The changes in the existing and future public views should be compared before and after the Proposed Scheme.

6.2 TPB PG-No. 41A sets out the classifications of visual impact and its associated description. The classifications are tabulated below (***Table 6.2*** refers) to appraise the Overall Visual Resultant Impact of the PRS at the VPs identified (***Para. 4.12 of TPB-PG No. 41A*** refers).

Table 6.2 - Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Beneficial	The impact is beneficial if the project will complement the visual character of its setting, and/or will improve overall visual quality.
Negligible	The impact is negligible if the assessment indicates that there will be no noticeable effects or insignificant visual effects caused by the project.
Slight	The impact is slight if there will be slight adverse visual effects caused by the project.
Moderate	The impact is moderate if there will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures.
Substantial	The impact is substantial if the adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts.

6.3 Photomontages at ***Figures 5-10*** illustrate the condition(s) of the PRS with ancillary facilities and/or against Existing Condition.

Viewpoint 1 (VP1): View from Tseung Kwan O Waterfront Park (***Figure 5*** refers)

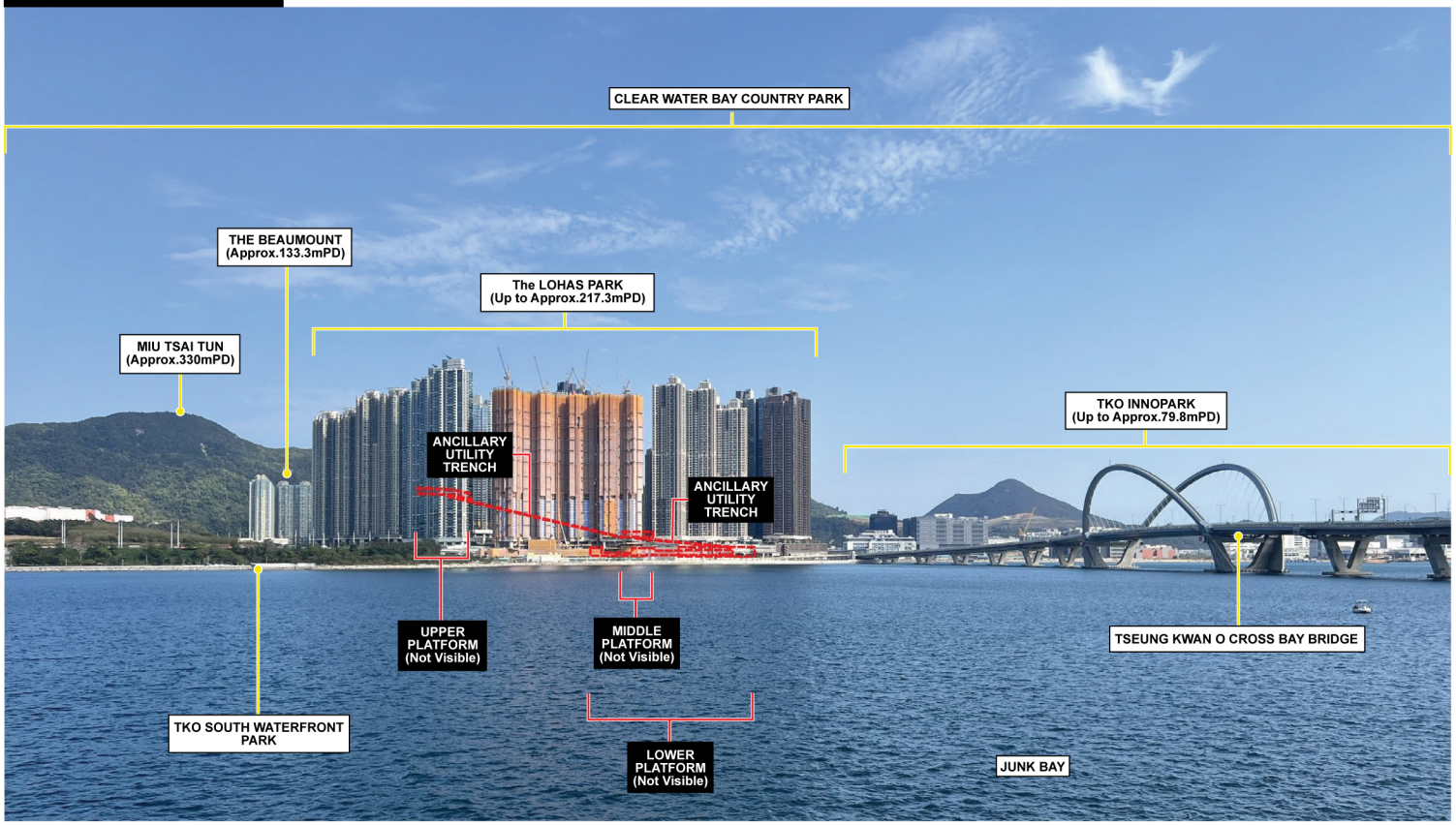
6.4 **Visual composition:** The visual elements of this VP comprise of Junk Bay (positive visual element) in the foreground, Tseung Kwan O Cross Bay Bridge (neutral visual element), high-rise residential developments (neutral visual element) in LOHAS Park and the Beaumount (neutral visual element), TKO Innopark (negative visual element), and TKO South Waterfront Park with trees (positive visual elements) in the middle ground; and mountain and open sky backdrops (positive visual element) (positive visual elements). Given the Application Site is completely screened by the high-rise residential developments in front, there is no change to the visual composition at this VP in when compared with Existing Condition.

6.5 **Visual obstruction**: Since the Application Site is fully screened by the residential developments in front with the mountain and open sky backdrops remaining unaffected, there is no change to the visual openness and degree of obstruction at this VP when compared with Existing Condition. As a result, the Proposed Scheme will not degrade the condition, quality and character of this VP when compared with Existing Condition.

6.6 **Visual Change:** There is no change in views as the Proposed Scheme is not visible from this VP. Additionally, not least the considerable viewing distance between the VP and the Application Site, the public viewers at this VP are generally engaged in recreational activities and would be less sensitive to visual changes.

6.7 Overall, as the Application Site is entirely obscured by the high-rise residential development in front, resulting in no alterations to the visual composition, openness or degree of obstruction at this VP, the resultant visual impact caused by the PRS is considered **negligible**.

PROPOSED SCHEME



Legend

- Application Site
- Surrounding Visual Elements

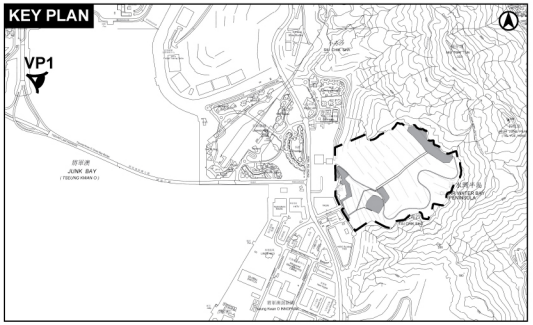


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FIGURE 5 VIEWPOINT 1 : VIEW FROM TSEUNG KWAN O WATERFRONT PARK

Viewpoint 2 (VP2): View from the Footpath on Tseung Kwan O Cross Bay Bridge (***Figure 6*** refers)

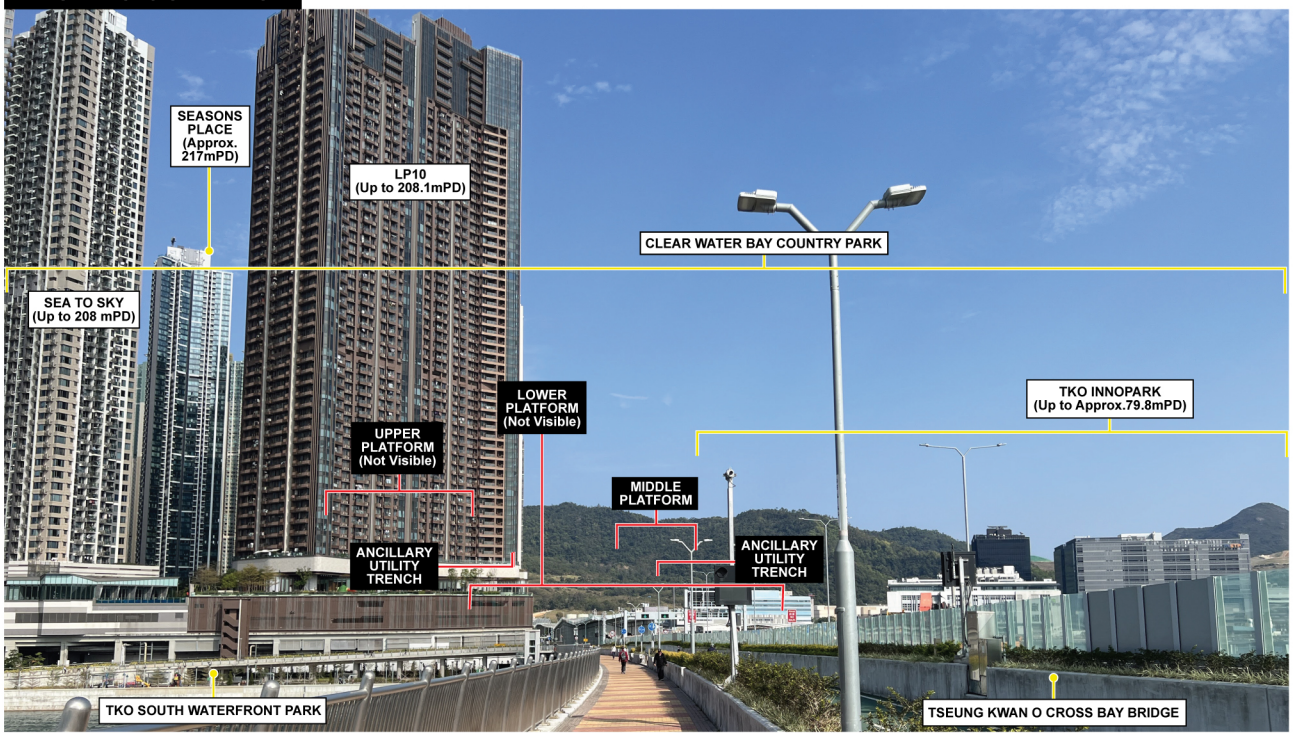
6.8 **Visual composition:** The visual elements of this VP comprise of various street furniture (neutral visual element), roadside plantings (positive visual element) and noise barrier (negative visual element) on the TKO Cross Bay Bridge in the foreground; a cluster of high-rise residential developments of LOHAS Park (neutral visual elements) (including LP6, Sea to Sky and Seasons Place), the Communications Tower (neutral visual elements), the planned Joint-user Building with Government Laboratory Facilities (neutral visual elements) and low to medium-rise developments of TKO InnoPark (negative visual element) in the middle ground; and the vegetation within TKOL II/ III, Clear Water Bay Country Park and open sky view (positive visual elements) in the background. The Lower and Upper Platforms and the majority of the utility trench of the PRS will be completely screened by the developments in the foreground. Only a very minor portion of the low-rise structures at the Middle Platform are visible from this VP, blending seamlessly into the background with negligible impact to the visual composition of this VP.

6.9 **Visual obstruction**: The Middle Platform will obscure a very minor portion of the existing vegetation within the TKOL II/III, the view towards the mountain and open sky backdrops remains unobstructed when compared to the Existing Condition. The degree of visual obstruction by the PRS is considered negligible and the visual openness is largely preserved as compared to the Existing Condition. Additionally, this VP is distant from the Application Site and the low-rise and low-density PRS with nature-inspired and earth-tone design are able to well-integrated with the natural settings in the background and surrounding context. Overall, the PRS will not degrade the condition, quality and character of this VP when compared to Existing Condition.

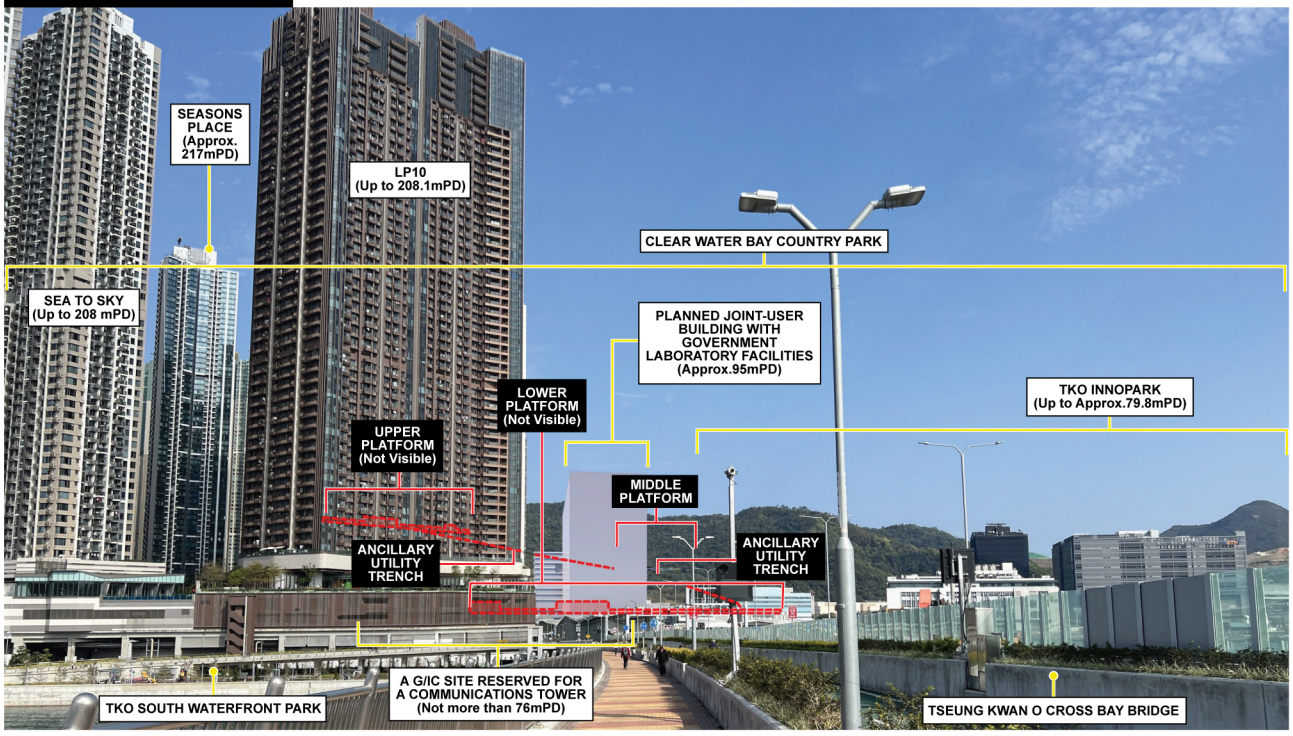
6.10 **Visual Change:** Given the long viewing distance between this VP and the Application Site, reduction in visibility of the Application Site as result of developments in the foreground, and the low-rise and low-density nature of the PRS, the low-rise man-made structures are barely visible to the public viewers at this VP and resulting in minimal visual change.

6.11 Only a minor portion of the low-rise structures at the Middle Platform will be visible at this VP and will blend with the natural surroundings, resulting in no notable alteration to the visual openness or obstruction of the mountain and sky backdrops. As such, the visual difference compared to the existing condition is negligible. Given the transient nature of this VP and its distance from the Application Site, the overall resultant visual impact caused by the PRS at this VP is considered **negligible.**

EXISTING CONDITION



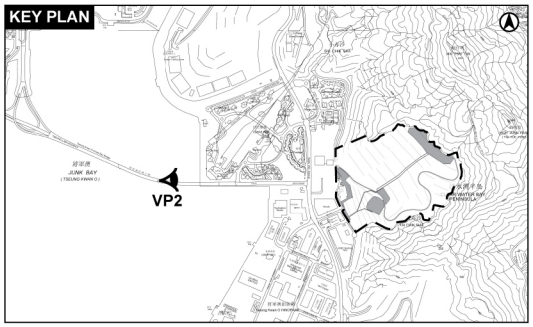
PROPOSED SCHEME



Legend

- Application Site
- Surrounding Visual Elements

KEY PLAN



Source of the Development Parameters of the Communications Tower: Discussion Paper No. PWSC(2013-14)28 for Public Works Subcommittee of Finance Committee dated 18 December 2013

Source of the Joint-user Building with Government Laboratory Facilities: Sai Kung District Council Meeting paper for 3 January 2023 SKDC(M) Paper No. 1/23

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FIGURE 6 VIEWPOINT 2 : VIEW FROM THE FOOTPATH ON TSEUNG KWAN O CROSS BAY BRIDGE

Viewpoint 3 (VP3): View from the Green Minibus Terminus outside The Beaumount II on Shek Kok Road (***Figure 7*** refers)

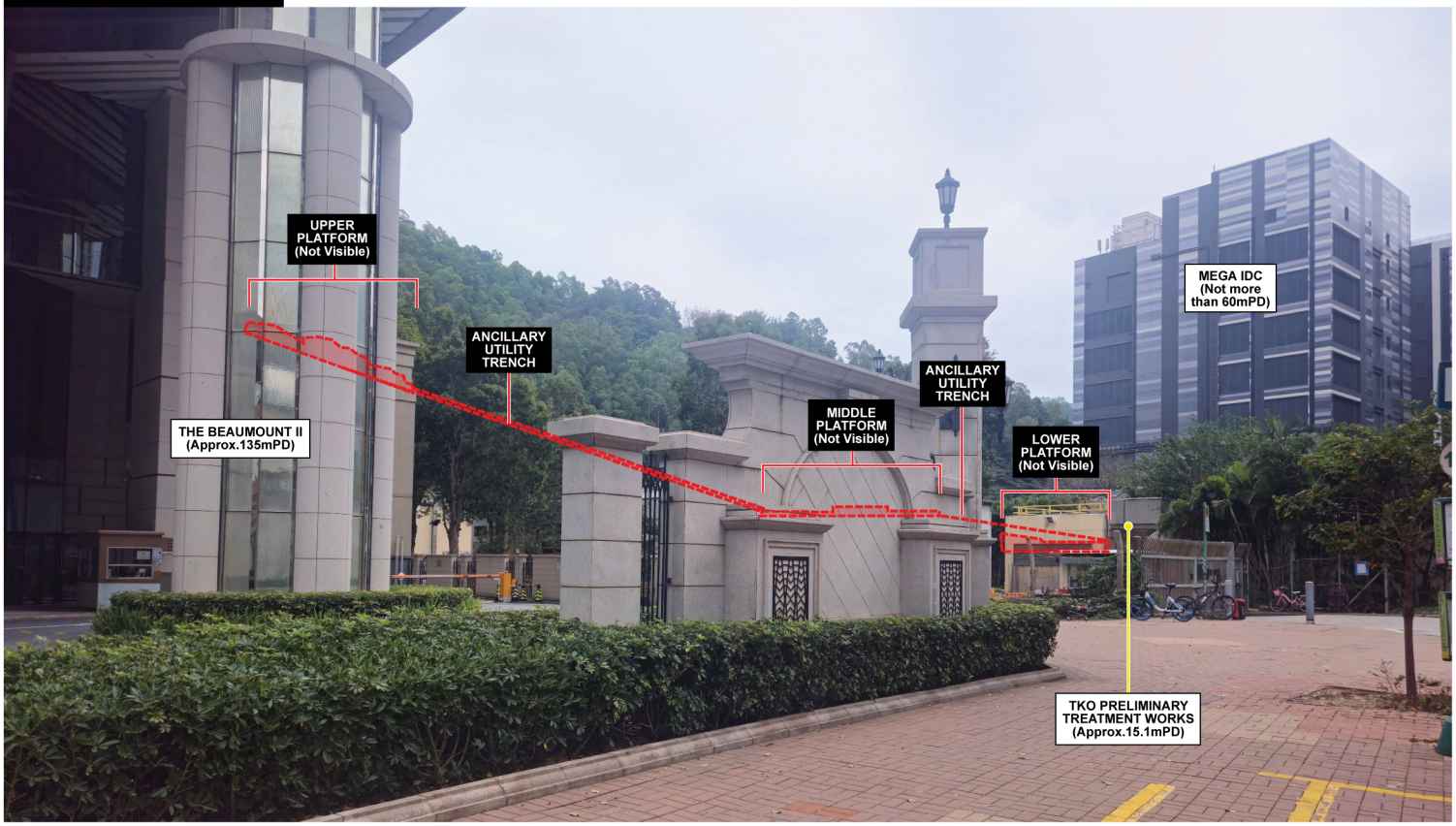
6.12 **Visual composition:** The visual elements of this VP comprise of footpath (neutral visual element) and shrub planting (positive visual element) in the foreground; facilities and building structures of The Beaumount II (neutral visual elements), TKO Preliminary Treatment Works (negative visual element), Mega IDC(neutral visual elements) and densely vegetated mountain in the middle ground; and the open sky backdrop. As the Application Site is fully screened by the existing man-made structures and dense vegetation in front, the visual composition at this VP remains unchanged when compared to Existing Condition.

6.13 **Visual obstruction**: Given the Application Site is completely obscured by the existing developments and the densely vegetated mountain in the middle ground and the open sky backdrop remains unaffected, there is no visual obstruction at this VP. The visual openness and the conditions, quality and characters of the assessment area will not be degraded when compared with Existing Condition.

6.14 **Visual Change:** The public viewers at this VP primarily engage in waiting for public transportation with only occasional views towards the Application Site. Further, since the Application Site is fully screened by the existing developments and densely vegetated mountain in front, the visual openness is fully preserved and there is no visual change to be experienced by the public at this VP when compared to Existing Condition.

6.15 The Application Site is fully screened by existing man-made structures and dense vegetation, leaving the visual elements and openness at this VP unchanged. In this regard, there will not be visual change for the public viewers, and the overall resultant visual impact caused by the PRS at this VP is considered **negligible** when compared to the Existing Condition.

PROPOSED SCHEME



Legend

- Application Site
- Surrounding Visual Elements

KEY PLAN

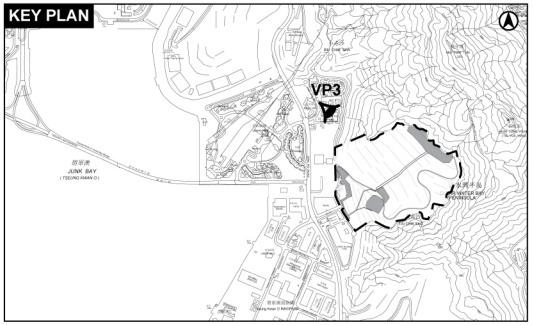


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FIGURE 7 VIEWPOINT 3 : VIEW FROM THE GREEN MINIBUS TERMINUS OUTSIDE THE BEAUMOUNT II ON SHEK KOK ROAD

Viewpoint 4 (VP4): View from the Junction of Wan O Road and Wan Po Road (***Figure 8*** refers)

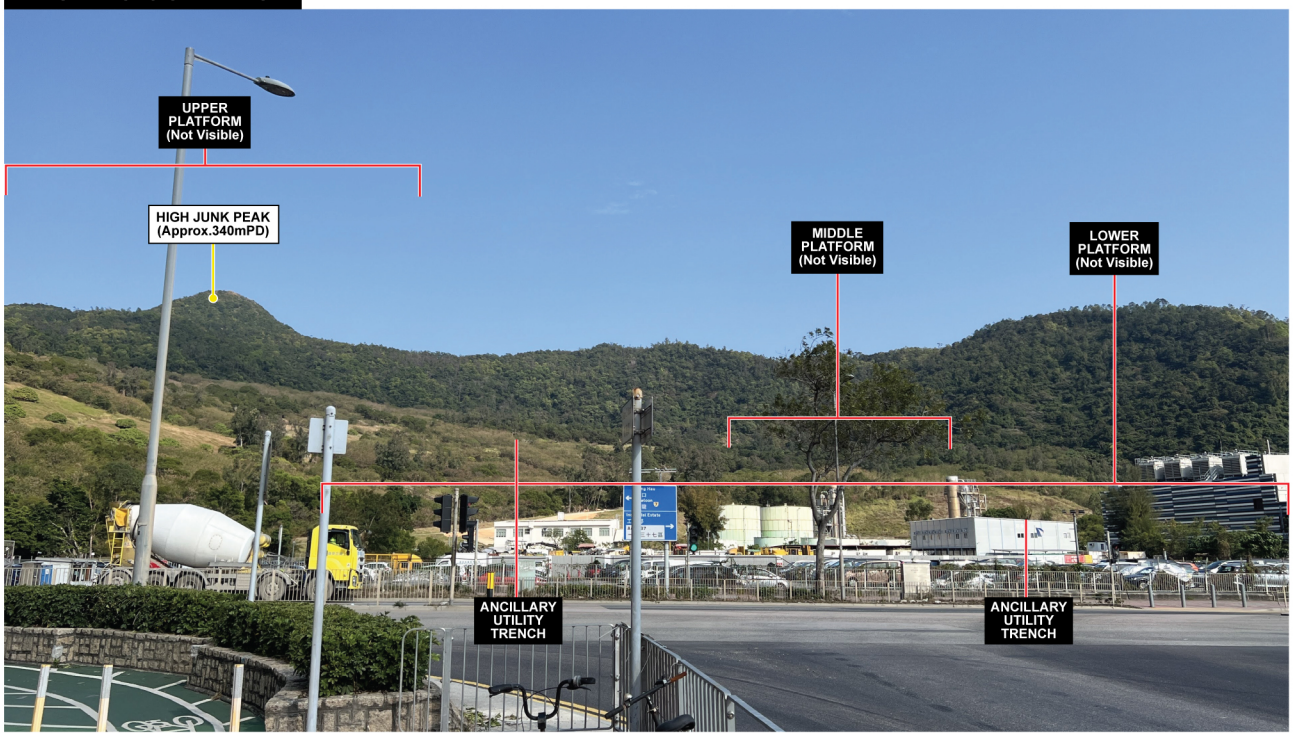
6.16 **Visual composition:** The major visual elements of this VP comprise of cycling track, junction, street furniture (neutral visual elements), and roadside planting (positive visual element) in the foreground; the Communications Tower (neutral visual element) in the middle ground; and the High Junk Peak and open sky view (positive visual elements) in the background. Given the Application Site is completely obscured by the Communications Tower in the middle ground and the mountain and open sky backdrops remain unaffected by the PRS, there is no alteration of the visual composition due to the PRS when compared to Existing Condition.

6.17 **Visual obstruction**: Since the PRS is fully blocked by the Communications Tower in the middle ground, and the obstruction to the mountain and open sky backdrop will solely result from the Communications Tower, the PRS introduces no additional visual obstruction at this VP. Overall, the visual openness and the condition, quality and character of this VP will not be affected by the PRS at this VP.

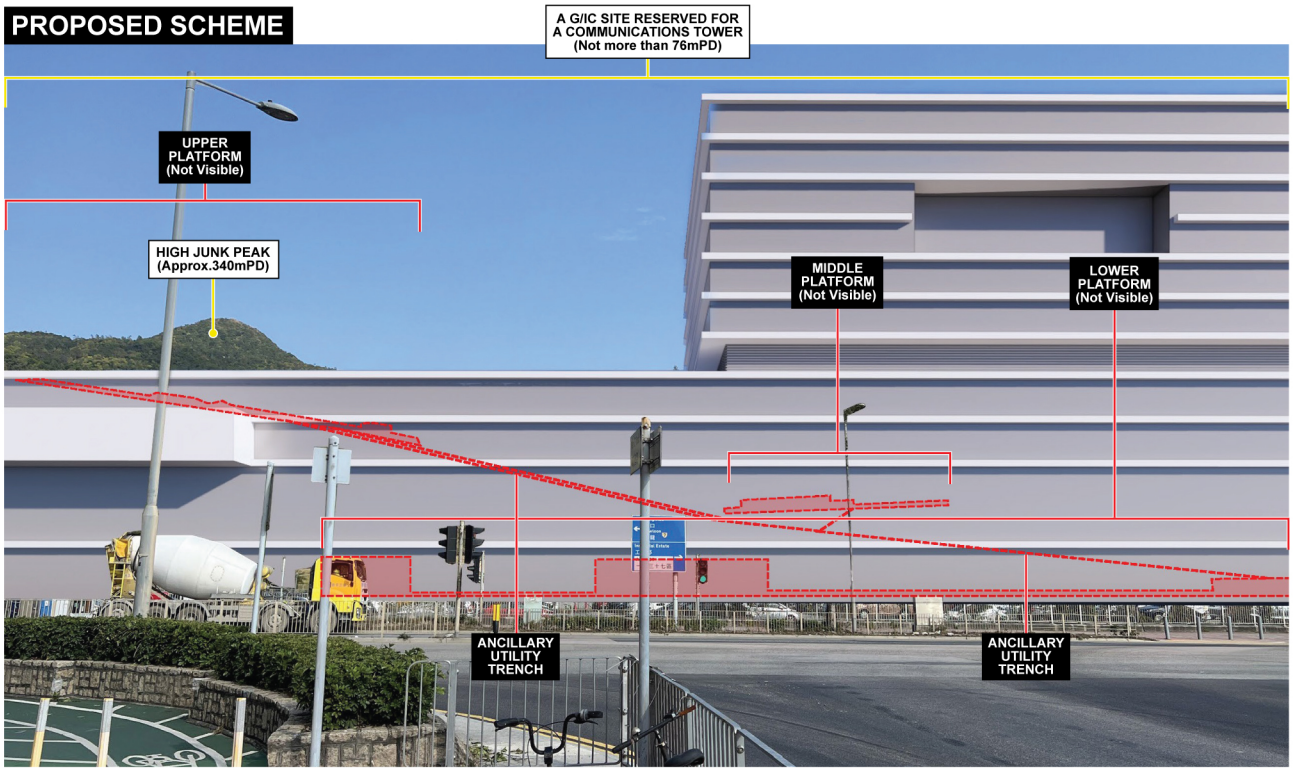
6.18 **Visual Change:** Given the visual prominence of the Communications Tower in the middle ground and the PRS will be fully screened, the PRS will not introduce visual change at this VP. With no direct sightline to the Application Site, the visual change to be experienced by public viewers at this VP is predominantly attributed to the Communications Tower.

6.19 Since the PRS will be fully screened by the Communications Tower in front and will not introduce alterations to the visual composition, the degree of visual obstruction and openness, and visual change, the overall resultant visual impact caused by the PRS at this VP is considered **negligible.**

EXISTING CONDITION



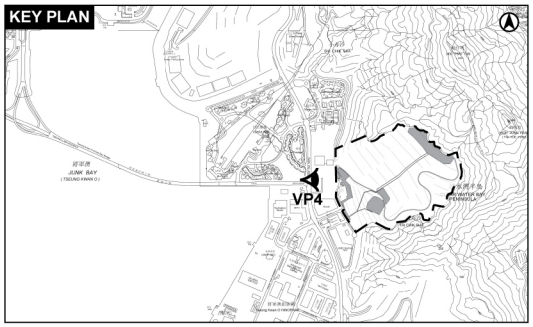
PROPOSED SCHEME



Legend

- Application Site
- Surrounding Visual Elements

KEY PLAN



Source of the Development Parameters of the Communications Tower: Discussion Paper No. PWSC(2013-14)28 for Public Works Subcommittee of Finance Committee dated 18 December 2013

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FIGURE 8 VIEWPOINT 4 : VIEW FROM THE JUNCTION OF WAN O ROAD AND WAN PO ROAD

Viewpoint 5: View from the Bus Stop outside Advanced Manufacturing Centre on Chun Kwong Street (***Figure 9*** refers)

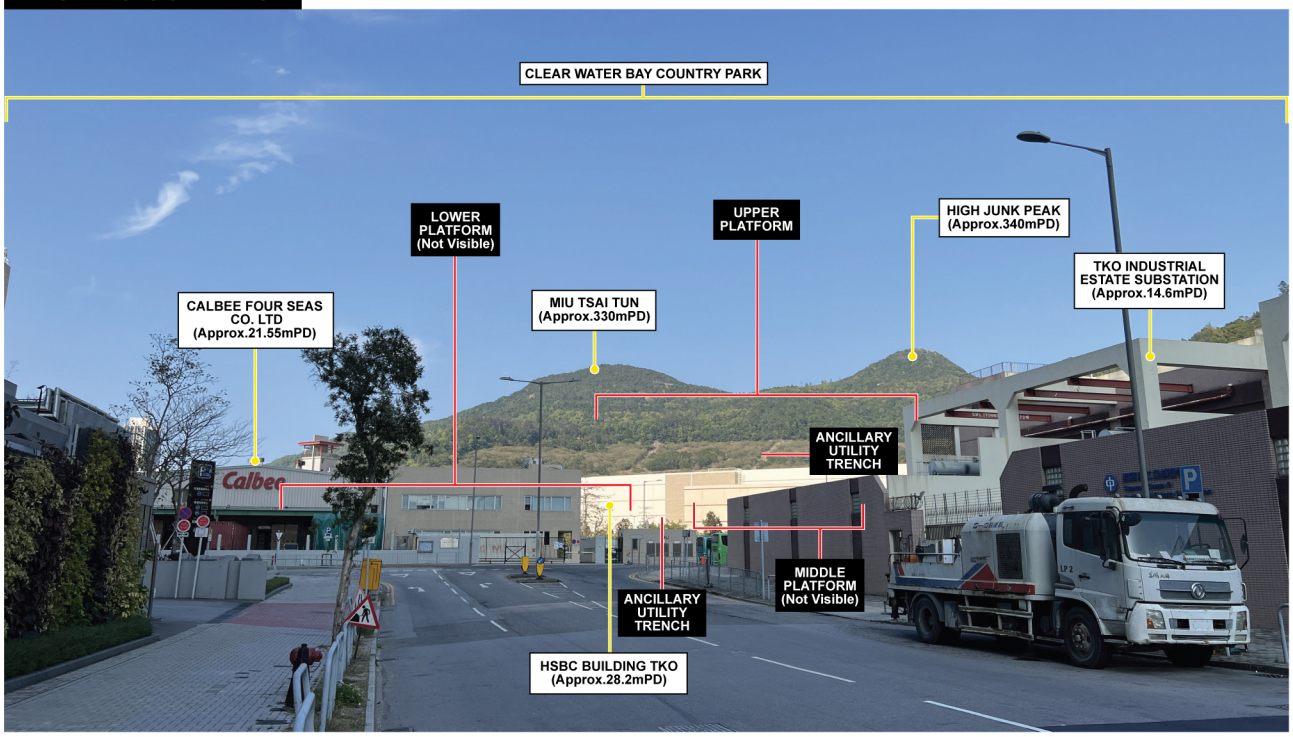
6.20 **Visual composition:** Major visual elements of this VP comprise of TKO Industrial Estate Substation (negative visual element) and Calbee Four Seas Co. Ltd (neutral visual element) in the foreground; HSBC Building TKO (neutral visual element) in the middle ground; and TKOL II/III, Clear Water Bay Country Park and open sky view (positive visual elements) in the background. The Upper Platform of the PRS will be visible from this VP, while the Lower and Middle Platforms will be entirely screened by the existing man-made structures in the foreground and middle ground. Due to the long distance between this VP and the Upper Platform as well as the low-rise nature of the building structures, only a minor portion mountain backdrop will be blocked. Although a minor portion of vegetation will be removed due to the utility trench along the existing nullah, there is negligible change to the visual composition. Given majority of visual elements are not affected, the visual composition of this VP will not be significantly altered when compared to the Existing Condition. Mountain backdrop, yet the overall visual openness remains largely unaffected.

6.21 **Visual obstruction**: While the Upper Platform of PRS and the ancillary utility trench will lead to a very minor obstruction to the mountain backdrop yet the overall visual openness will remain unchanged. The degree of obstruction is considered negligible, and the condition, quality and character of this VP will largely be preserved and will not be degraded due to the PRS when compared to the Existing Condition.

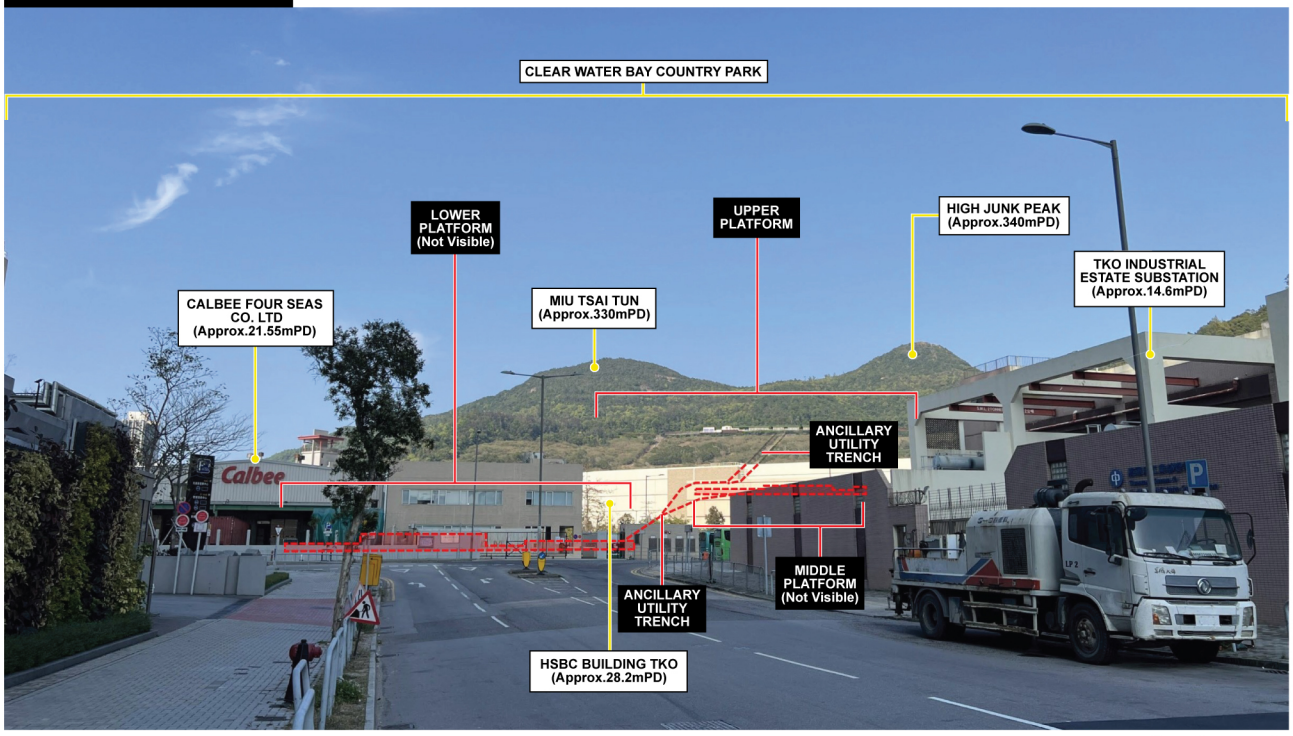
6.22 **Visual Change:** In view of the distance between this VP and the Application Site and the marginally visible low-rise structures at the Upper Platform, the visual change to be experienced by the public is considered minimal. Façade treatments (e.g. use of nature themed and earth tone colour and materials) and landscape treatment (e.g. ornamental tree plantings, etc) will be incorporated to soften the building edge, enhance the visual amenity of the PRS and allow the man-made structures blend in with the surrounding natural landscape.

6.23 In view of the transient nature of this VP, the low-rise nature of the proposed structures, and the considerable distance from this VP, the overall visual openness remains largely unchanged. Despite the minor obstruction to the mountain backdrop caused by the low-rise structures at the Upper Platform and the ancillary utility trench, such impact is considered minimal. Furthermore, carefully designed façade treatments and landscaping will allow the PRS to integrate harmoniously with the natural surroundings. In light of the above, the overall resultant visual impact caused by the PRS at this VP is considered **negligible** when compared to the Existing Condition.

EXISTING CONDITION



PROPOSED SCHEME



*For reference only

Legend

- Application Site
- Surrounding Visual Elements

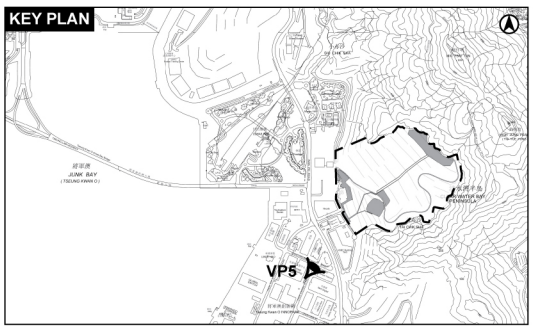


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FIGURE 9 VIEWPOINT 5 : VIEW FROM THE BUS STOP OUTSIDE ADVANCED MANUFACTURING CENTRE ON CHUN KWONG STREET

Viewpoint 6: View from High Junk Peak (***Figure 10*** refers)

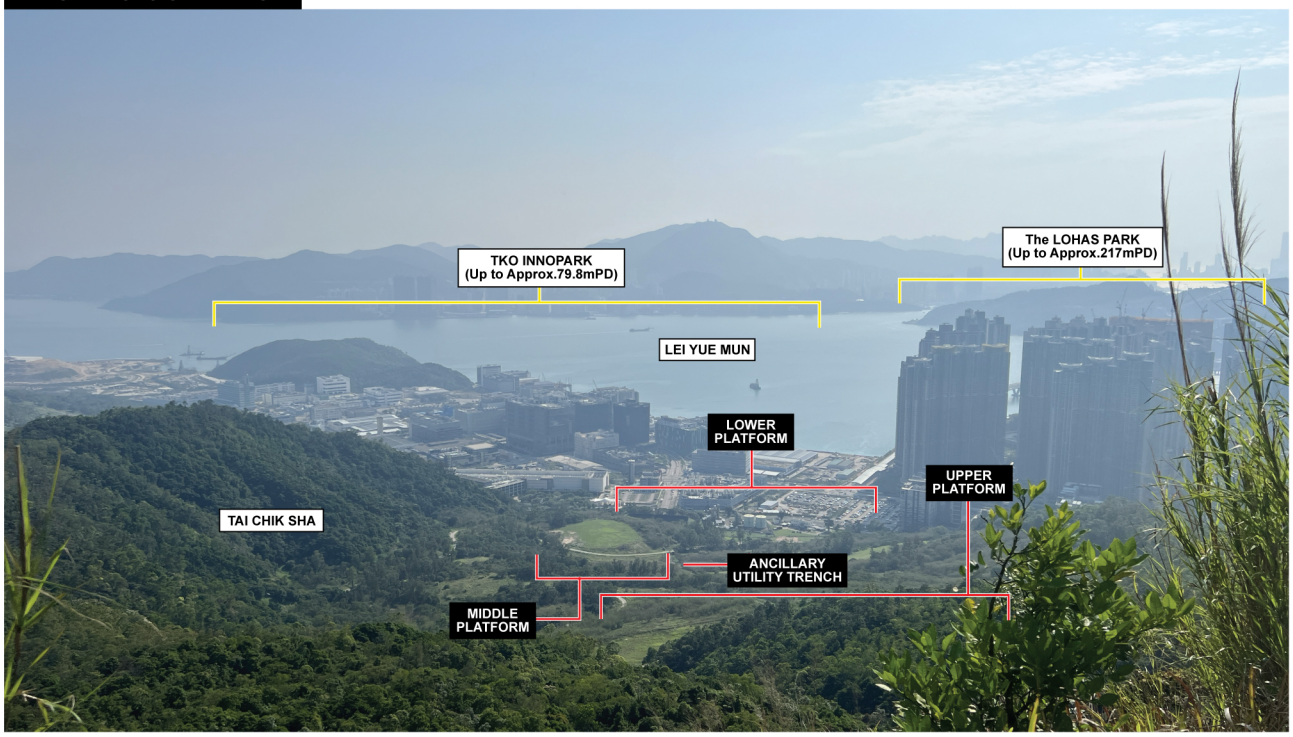
6.24 **Visual composition:** The major visual elements of this VP include the dense vegetation of Clear Water Bay Country Park (positive visual element) in the foreground; TKOL II/ III and Tai Chik Sha (positive visual elements) in the middle ground; the LOHAS Park (neutral visual elements), the Communications Tower (neutral visual element), planned Joint-user Building with Government Laboratory Facilities (neutral visual element), TKO InnoPark (negative visual element), Lei Yue Mun (positive visual element), mountain range on Hong Kong Island (positive visual element) and the open sky (positive visual element) in the background. The majority of the Upper Platform is mostly screened by the existing vegetation in the foreground, whilst the Lower Platform, Middle Platform, and the ancillary utility trench remain visible at this VP. Although the PRS will introduce various man-made structures and pavements which replaced the existing greenery within the Site, the scale and massing of the PRS is not incompatible with the remaining portion of TKOL II/ III. Given the vegetation still dominates the visual composition of this VP, the visual composition will not be significantly altered by the PRS.

6.25 **Visual obstruction**: Despite there are some vegetation clearances due to the PRS, the PRS will not lead to any obstruction to the view of the key positive visual elements as shown in the photomontages. In addition, the low-rise and low-intensity nature of the PRS is not incompatible with the surrounding natural environment. Most importantly, the existing panorama and visual openness are preserved. As such, the condition, quality and character of this VP will largely be preserved and will not be degraded when compared to the Existing Condition.

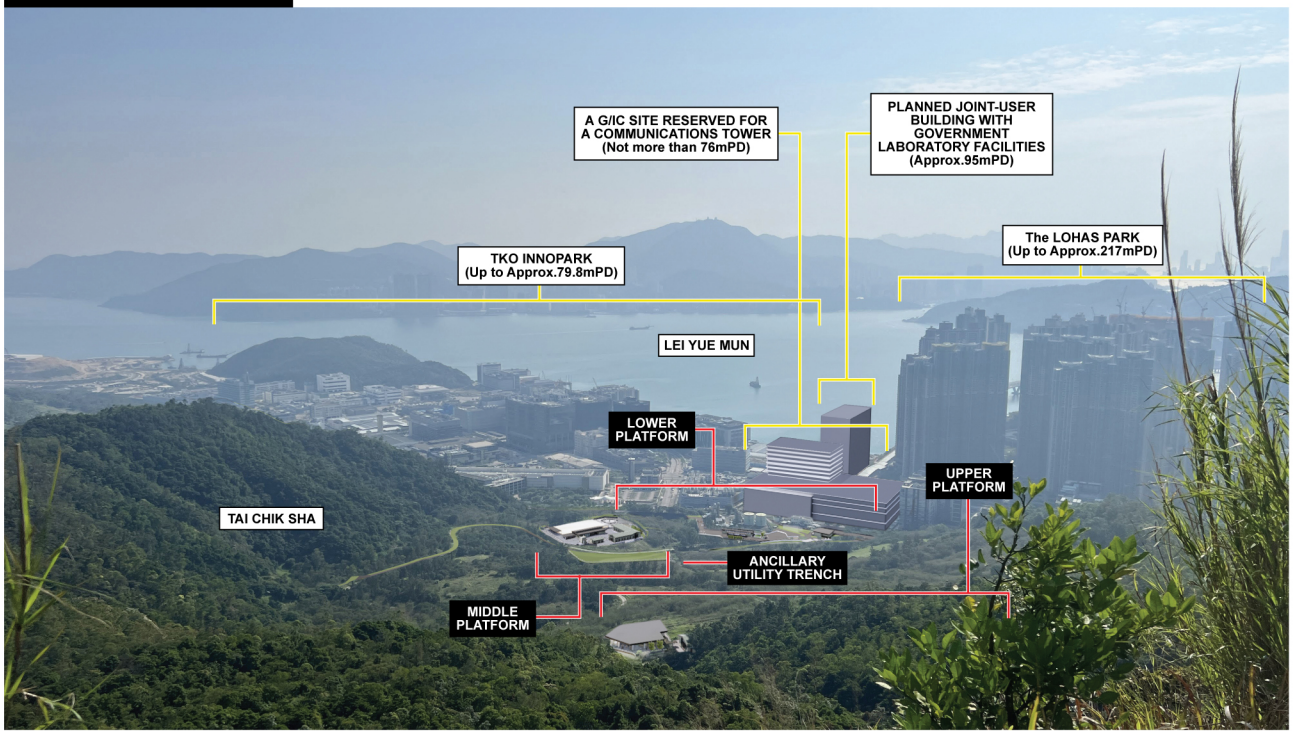
6.26 **Visual Change:** This VP along the High Junk Peak Country Trail offers panoramic vistas of the cityscape of TKO South and Lei Yue Mun harbour view. While the PRS will not obstruct any views towards the abovementioned panorama, the introduction of man-made structures at various platforms of TKOL II/III and the ancillary utility trench will inevitably lead to some visual changes. Nevertheless, the development nature of the PRS is not incompatible with the natural setting of the Application Site. Further, façade treatments incorporating nature-inspired designs, earth-tone colours and materials, along with the thoughtfully designed landscape features will be incorporated to integrate the man-made structures with the surrounding natural landscape. Landscape treatment, the Pony Viewing Area with grassy features at the Lower Platform, extensive Spelling Yards at the Middle Platform, and landscape buffer at the northern boundary of the Upper Platform to blend with the adjacent woodland and CWBCP. These measures will soften the building edges of the PRS and year-round colour to enhance the aesthetic appeal of the PRS while reinforcing the natural character of TKOL II/III. In this connection, the effect of visual changes is considered slight with the mitigation measures in place further enhancing the overall visual amenity value within TKOL II/III.

6.26.1 The low-rise and low-density PRS will neither significantly alter the visual compositions (e.g. CWBCP, Lei Yue Mun, mountain range on Hong Kong Island and the open sky) nor obstruct major views of these positive visual elements. Although the PRS may result in some visual change, it is considered slight. Mitigation measures (i.e. façade design and landscape treatments) which elevate the aesthetic appeal and reinforce the natural character of TKOL II/II will be incorporated. In light of the above, the overall resultant visual impact caused by the PRS at this VP is considered **negligible** when compared to the Existing Condition.

EXISTING CONDITION



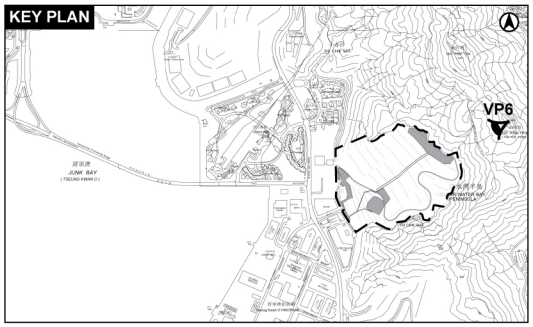
PROPOSED SCHEME



*For reference only

Legend

- Application Site
- Surrounding Visual Elements



Source of the Development Parameters of the Communications Tower: Discussion Paper No. PWSC(2013-14)28 for Public Works Subcommittee of Finance Committee dated 18 December 2013

Source of the Joint-user Building with Government Laboratory Facilities: Sai Kung District Council Meeting paper for 3 January 2023 SKDC(M) Paper No. 1/23

FIGURE 10 VIEWPOINT 6 : VIEW FROM HIGH JUNK PEAK

7 CONCLUSION

7.1 The PRS is a low-rise and low-density recreational facility for the after use of the restored landfill with unique topographical conditions. The massing, scale and BH of the building structures are also not incompatible with natural setting at the TKOL II/III. Ultimately, the PRS will invigorate the Application Site by introducing a visually captivating and nature-inspired design that harmonizes with its natural surroundings. Furthermore, landscape treatments have been incorporated where appropriate and grassy features of the PRS facilities can enhance visual interest. Public viewers at elevated places could enjoy unobstructed vistas of graceful horse movements, which will foster a deeper sense of connection to the equestrian environment. The overall design of the PRS intend to transform the currently vacant site into a community-focused landmark while enhancing the visual interest of the restored landfill and enriching the character of the surrounding area.

7.2 This VIA is undertaken to evaluate the visual impact of the PRS against the Existing Condition. A total of Six (6) VPs were identified with three (3) VPs assessed while the Application Site is not visible from three (3) VPs. With support of the photomontages, the VIA concludes that the PRS will have **negligible** visual impacts at the identified VPs. ***Table 7.1*** summarises the overall cumulative visual impact by the PRS compared to the Existing Condition.

Table 7.1 – Summary Table of Visual Impact

Viewpoints Assessed	Sensitivity	Resultant Visual Impact
Viewpoint 1: View from Tseung Kwan O Waterfront Park	High	Negligible
Viewpoint 2: View from Tseung Kwan O Cross Bay Bridge	Medium	Negligible
Viewpoint 3: View from the Minibus Terminus outside The Beaumount II on Shek Kok Road	Low	Negligible
Viewpoint 4: View from the Junction of Wan O Road and Wan Po Road	Medium	Negligible
Viewpoint 5: View from the Bus Stop outside Advanced Manufacturing Centre on Chun Kwong Street	Low	Negligible
Viewpoint 6: View from High Junk Peak	High	Negligible

Edited &
Approved by: Vincent Lau

Prepared by: Agnes Leung

Date: 30 January 2026
File Ref: HKJC/TKOL/2