

users/workers/drivers/local residents travelling to and from the existing open storage/port-backup operations on two sides of Kam Pok Road (Photo 1 in **Plan 11**). The existing roadside trees/vegetations and open storage activities in front of and surrounding this VP have filtered many open views towards the Subject Site. In view of the above, the visual sensitivity of the potential public viewers at this VP is considered low to moderate.

5.7 Photo 2 in **Plan 11** shows the likely effects of the visual changes due the proposed comprehensive development at this VP. As shown in the photomontage (Photo 2), substantial portion of the proposed development will be blocked/screened off by existing structures and vegetations. The proposed provision of ample peripheral tree plantings, which will also offer an effective softening or screening effect to enhance the visual amenity of the proposed development at this VP. This, together with the design intention to adopt 3-storey houses at the south-western side of the Subject Site and to provide only six 4-storey house blocks in the middle, helps to reduce the loss of visual openness at this VP. The resultant effects of visual changes due to the proposed development at this VP is moderate.

5.8 Having considered the following factors, it can be concluded that the overall resultant visual impact due to the proposed development at this particular VP is **slightly adverse**:

- i. the proposed building heights in the proposed development only ranged from 2 to 4 storey above ground level and the building heights of those peripheral houses are limited to 2 to 3-storey, despite the maximum permissible building height of the subject Site is 6 storeys including basement carpark; and
- ii. in future, both Kam Pok Road and Kam Pok Road East would be improved as proper public road with provision of extensive roadside amenity trees/vegetations on their two sides.

VP5 (Kam Pok Road West) (Plan 12)

5.9 VP5 was taken at Kam Pok Road West near Ngau Tam Mei Channel (**Plan 8**) and is about 200m southwest of the Subject Site. The major VSRs are road users/workers/drivers/local residents along this section of Kam Pok Road West and users of the surrounding open storage yards. Separating the VP5 and the Subject Site are those one to two storeys high open storage activities/car repair workshops (the maximum permissible building height in these areas is 6 storeys including carpark), nullah and Kam Pok Road (Photo 1 in **Plan 12**). The visual sensitivity of the potential public viewers at this VP is considered low.

5.10 Photo 2 in **Plan 12** shows the likely visual effects of the proposed development at this particular VP. Apart from the small part of the proposed development at the western end, the rest of the development are basically completely screened/filtered off by the existing vegetations and building structures (**Plan 12**). The visual change at this VP is slight. Having considered that the maximum permissible building height of the existing brownfield areas fronting the western side of the subject site is 6 storeys including carpark, upon full development of these areas, it is anticipated that the whole proposed development will be blocked totally by such future developments at this VP. The overall resultant visual impact due to the proposed development on the local area at this VP is **slightly adverse to negligible**.

VP6 (Local Unpaved Track near Royal Camellia) (Plan 13)

5.11 VP6 was taken at a local unpaved track near Royal Camellia about 140m north of the Subject Site. It is a secluded local 'pond side' unpaved walkway in the area (**Plan 8**). Located between this VP and the Subject Site are ponds and vegetations (Photo 1 in **Plan 13**). The visual backdrop at the VP contains a thin layer of mountain ridgelines and a group of electricity power lines and pylons. The main VSRs, if any, are the nearby local residents/visitors/ farmers. As such, the visual sensitivity of viewers at this VP is low.

5.12 Photo 2 in **Plan 13** shows the likely visual effects of the proposed development at this VP. Although a row of new peripheral trees is proposed to soften the hardlines of the building developments, the upper floors of the proposed development, particularly the 4-storey housing blocks, can still be viewed at this particular VP. Compared to maximum permissible building height of 6-storeys including basement level, the proposed 4-storey housing blocks at the middle are still one storey lower than the OZP stipulation. Therefore, the present proposed low-rise low-density housing development is not incompatible with its surrounding rural setting.

5.13 The overall visual change at the present proposed development is moderate, however given the low visual sensitivity of this VP, overall resultant visual impact is considered **moderately adverse**.

VP9 (KAM POK ROAD AND KAM POK ROAD EAST J/O) (PLAN 14)

5.14 VP9 was taken at the junction of Kam Pok Road and Kam Pok Road East and is about 42m away from the Subject Site (**Plan 8**). VSRs at this VP are road users, cyclists and pedestrians.

Separating this VP and the Subject Site are Kam Pok Road East, and its roadside trees, signages and railings (Photo 1 in **Plan 14**). Small parts of the mountain backdrop can be viewed at this VP. As this VP is located very close to the Subject Site and there are moving vehicular traffics on Kam Pok Road, and according to the TPB PG No. 41, normal field of vision at close-up VP is at 60° vertically and horizontally without straining the human eyes, the visual sensitivity at this VP is low.

5.15 Photo 2 in **Plan 14** shows the likely effects of visual changes due to the proposed development at this VP at normal horizontal human eye level. The existing roadside trees, signages and railings, together with the proposed peripheral planting, form an effective screening effect to soften the proposed development, in particular lower parts of the houses from this VP. The many upper floors of the 3-storey houses can be viewed at this VP and the mountain backdrop will be blocked. However, if a 60° vertical view line is taken place, these upper floors images could not be viewed very obviously in the field of vision when viewers are moving eastward on Kam Pok Road East. As such, the level of visual change due to the proposed development is slightly or moderately adverse.

5.16 The overall resultant visual impact due to the proposed development at this VP is **moderately adverse**.

VP10 (CYCLE TRACK ALONG KAM POK ROAD EAST) (PLAN 15)

5.17 VP10 was taken on the cycle track along Kam Pok Road East and is about 32m away from the Subject Site (**Plan 8**). VSRs at this VP are mainly moving viewers, including road users, cyclists and pedestrians (Photo1 in **Plan 15**). Separating this VP and the Subject Site are Kam Pok Road East and its roadside trees, cycle tracks, existing noise barriers, roadside plantings, planter boxes and signages. Very thin layer of mountain backdrop can able be viewed. It is also a close-up view. The visual sensitivity at this VP is low.

5.18 Photo 2 in **Plan 15** shows the likely effects of the visual changes due to the proposed development at this VP. While most of the lower parts of the development are filtered off by the existing roadside plantings and those proposed ones with the site boundary, partials of upper parts of the proposed development can still be viewed at this VP at a normal horizontal human eye level. As such, the level of visual changes due to the proposed development under the present circumstance is moderate.

5.19 The overall resultant visual impact due to the proposed development at this VP will be **moderately adverse**.

VP11 (On Kai Kung Leng) (Plan 16)

5.20 VP11 was taken on the hiking trail of Kai Kung Leng Peak at about +306.3mPD and is about 1.35km away from the Subject Site. It represents a district-wide visual context. VSRs at this VP have an unobstructed overall existing landscape view of the area including the Subject Site and its surrounding settings (**Plan 8** and Photo 1 in **Plan 16**). The visual sensitivity of viewers at this VP is medium.

5.21 Photo 2 in **Plan 16** has demonstrated that the proposed development will result in very minor effects of the visual changes to the existing settings in the area. Indeed, the provision of sizeable wetland restoration area and the low-rise (largely 2- to 3-storey above ground), together with an ample provision of on-site tree plantings/landscaping treatments, make the overall development profile blends in well with the surrounding the existing physical settings. The overall visual changes are slightly adverse. Having considered the medium visual sensitivity of viewers and slightly adverse visual changes, the overall resultant visual impact at this VP is **negligible to slightly adverse**.

6. CONCLUSION

6.2 In view of the above, it can be concluded that the present proposed compliant scheme under application for a proposed comprehensive private house (2 to 4 storeys above ground) development-cum-wetland restoration area generally blends in well with its surrounding area which now comprises predominantly of brownfield uses, ponds and low-rise low-density residential developments.

6.3 The results of the VIA have demonstrated that with the adoption of the special spatial design and architectural arrangements by using 2- to 3-storey tall houses enclosing a short row of 4-storey houses intertwined with ample tree planting and landscaping treatments, four out of 7 selected VPs are negligible to slightly adverse and other three are moderately adverse. The photomontage of VP11 in **Plan 16** has clearly shown that the proposed development scheme blends in well totally with its surrounding developments/settings.

6.4 In light of the above, the overall resultant visual impacts due to the proposed development at the seven selected VPs in this particular part of the Nam Sang Wai area are acceptable from the visual impact standpoint.

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