

Annex F Revised Visual Impact Assessment

Application for Amendment of Plan under
Section 12A for the Town Planning
Ordinance (Cap. 131) for Proposed Mixed
Use Development at Lots 796 and 1008
RP in D.D. 77 and Adjoining Government
Land in Ping Che, Ta Kwu Ling, New
Territories
Visual Impact Assessment

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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.

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1 INTRODUCTION

- 1.1.1 This Visual Impact Assessment (“VIA”) is prepared in support of the Planning Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Mixed Use Development (Residential and Commercial) at Lot 796 and 1008 RP at D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories.
- 1.1.2 The Application Site falls within the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14 (the “OZP”). With a site area of about 17,821.2m², majority part of the Application Site (about 56.2%) falls within the “OS” zone. A minor portion of the land within the Application Site are zoned as “AGR” (about 5,421m², about 30.4%). The remaining area is shown as ‘Road’ (about 2,387m², about 13.4%) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14.
- 1.1.3 To the **north** of the Application Site is an island street block surrounded by Ng Chow South Road, Ng Chow Road and Ping Che Road, which mainly comprises of “Industrial (Group D)” (“I(D)”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) zone. Open storages and temporary structures are mainly identified within the “I(D)” zone. The “G/IC” zone is currently occupied by the Ta Kwu Ling Rural Centre Government Offices, Ping Che Nursing Home Limited and car parks. Ping Che New Village and its sitting out area are found to be located at the “GB”. To the **east** of the Application Site to the east of Ping Che Road is zoned as “OS”, currently occupied by temporary structures and rural workshops. There is a “G/IC” zone surrounded by this “OS” zone. It is currently the Baptist Convention of Hong Kong Baptist Assembly. To the **south** of the Application Site to the east of an unnamed local road comprises of a mix of land uses including “AGR”, “GB” and “OS” zone. To the **west** of the Application Site is mainly zoned as “AGR”. To the further west, there are two “V” zones, currently Ha Shan Kai Wat and Sheung Shan kai Wat, identified along with adjacent “GB” zones. Taking into account the Application Site is situated along the existing Ping Che Road and in close proximity to the planned Ping Che Station under proposed Northern Link Eastward Extension, an immense amount of development potential is identified in the Application Site. An Indicative Scheme comprises 4 residential towers and 1 commercial tower has been prepared under this Planning Application.
- 1.1.4 Completed and published in 2017, the Preliminary Feasibility Study on Developing the New Territories North (the “NTN Study”) recommended Ping Che (within Ta Kwu Ling NDA) together with nearby areas in the NTN to conduct a comprehensive planning harnessing the development potential. It was also stated NTN is intended to be developed into a modern new town with a similar scale as the Fanling/Sheung Shui New Town in accordance with 2013 Policy Address. The NTN Study suggested that transit-oriented development (“TOD”) should be adopted in the planning of the Potential Development Areas (“PDAs”) to provide opportunities to create core areas of highly concentrated activities and development intensity adjacent to planned or possible stations.
- 1.1.5 The Application Site falls within the Ta Kwu Ling NDA which forms the NTN New Town, alongside Heung Yuen Wai and Queen’s Hill Potential Development Areas. Under Development Scenario II of the NTN Study, which is a high-residential development scenario, the Application Site and the vicinity were planned for a commercial development with a PR (“PR”) of 6.5, residential development with a PR of 7.5 and 5, as well as mixed

use development with domestic plot ratio (“DPR”) of 6.5 and non-domestic plot ratio (“non-DPR”) of 1.5.

1.1.6 Point (g) of paragraph 2.3 of the Town Planning Board Guidelines No. 41 (“TPB PG-No. 41”) states that a VIA is required when “*the proposal may affect existing visually sensitive areas, visual amenities and visual resources on-site or off-site enjoyed by the public due to its nature, scale, location, visual prominence, design, relationship to the site context, etc.*” Accordingly, this VIA is prepared to evaluate the visual compatibility and degree of anticipated visual impacts of the Indicative Scheme on the Visually Sensitive Receivers (“VSRs”) relevant to the Application Site according to the requirements listed under TPB PG-No. 41. Having considered the development potential for the existing zonings as well as the planned developments in TKL NDA as part of the NTN development, a reasonably foreseeable future condition have been incorporated in the evaluation of visual impacts. This VIA mainly evaluates on the visual acceptability of the **Indicative Scheme** against the **OZP Compliant Scheme**.

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 Area;
- **Section 3** describes the main design principles for the **OZP Compliant Scheme with Indicative Scheme**;
- **Section 4** identifies the Assessment Area and provides an analysis of the viewing points (“VPs”);
- **Section 5** assesses the visual impacts; and
- **Section 6** concludes the VIA.

2 VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING AREA

2.1 Site Context and Existing Land Use

- 2.1.1 The Application Site is about 17,821.2m², of which about 7,883m² (about 44.2% of the Application Site) is under private ownership (i.e Lots 796 and 1008 RP) under sole ownership by the Applicant. The remaining area is occupied by Government land.
- 2.1.2 The core area of the Application Site is currently used as open storage of construction materials. The northern portion of the Application Site along Ping Che Road is currently comprising a strip of trees and vegetation. Several temporary structures are found in the southern portion of the Application Site.
- 2.1.3 There is an existing vehicular and pedestrian access to the northern-east of the Application Site connecting to Ping Che Road.

2.2 Surrounding Context

- 2.2.1 The Application Site is predominantly surrounded a number of brownfield uses such as open storage, workshops, plants and factories. A number of existing village type developments are also located near to the Application Site (**Figure 1** refers):
- To the **immediate north** of the Application Site is an island street block bounded by Ng Chow South Road, Ng Chow Road and Ping Che Road, mainly comprises of “Industrial (Group D)” (“I(D)”), “Government, Institution or Community” (“G/IC”) and “Green Belt” (“GB”) zone. Open storages and temporary structures are mainly identified within the “I(D)” zone. The “G/IC” zone is currently occupied by the Ta Kwu Ling Rural Centre Government Offices, Ping Che Nursing Home Limited, a number of local shops and restaurants and open air car parks. Ping Che New Village and it's sitting out area can be found on the “GB” zone. To the **further north**, Sun Uk Tsai Village and Ping Che Tsuen can be found on “Village Type Development” (“V”) zone to the north of Ng Chow South Road. An “Open Space” (“O”), currently occupied by Ping Che Mini-Soccer Pitch can also be found serve the existing surrounding population in the village. Consideration amount of open storage and rural workshop uses in temporary structures can be found in areas zoned as “AGR” and “I(D)” intermixing with the rural villages.
 - The **immediate east** of the Application Site is largely zoned as “OS” along both side of the Ping Che Road, currently occupied by container storage and rural workshops. A “G/IC” zone can be found in Pak Hok Shan, currently occupied by the Baptist Convention of Hong Kong Baptist Assembly.
 - The **immediate south** of the Application Site of a mix of land uses comprising mainly of “OS” and “AGR” zones. Only limited agricultural activities but majority open storage and rural workshop uses are found within the “AGR” zone. To the **further south** is the larger “GB” zone which surrounds the ridgeline of Tsung Shan with the highest point at about 105mPD.
 - To the **west** of the Application Site is largely zoned as “AGR” on the OZP. It is observed that majority of “AGR” zone to the **immediate west** of the Application Site are largely

occupied by open storage and rural workshops, while more agricultural activities can only be found on the “AGR” zone to the **further west** near Ping Che Yuen Ha.

2.2.2 Please refer to **Figure 1** for the surrounding context of the application site.

3 The Indicative Scheme

3.1 Introduction

- 3.1.1 The Indicative Scheme has been carefully design having due regard to various technical considerations such as air ventilation, existing trees, environmental and transport arrangement. The Indicative Scheme comprises of 5 residential towers with BH ranging from 47 storeys (+171.83mPD) to 48 storeys (+175mDP), one 35-storey commercial tower (+169.7mPD) for hotel, office, retail, childcare centre and day care centre for the elderly and one 1-storey block for club house. Overall speaking, the Indicative Scheme will have a maximum domestic PR of 5.9 plus a non-domestic PR of not more than 1.1, with a maximum BH of +175mPD.
- 3.1.2 The general planning and design principlless of the indicative development scheme shall refer to **Section 4** in the supporting planning statement.

3.2 Proposed Key Development Parameters

- 3.2.1 The proposed key development parameters of the **Indicative Scheme** are summarised in **Table 3.1** below. Please also refer to **Appendix A** of the Supporting Planning Statement for the architectural plan of the **OZP Compliant Scheme with Indicative Scheme**.

Table 3.1 Proposed Key Development Parameters of the **Indicative Scheme**

Key Development Parameters	Indicative Scheme			
Site Area	About 17,821.2m ²			
GFA and PR	GFA		PR	
	Domestic	About 105,145m ²	Not More than 5.9	
	Non-domestic	About 19,603m ² ^[1]		Not More than 1.1
		Retail:	2,400m ²	
		Office:	About 11,500m ²	
	Hotel:	About 5,703m ²		
Social Welfare Facilities ^[2]	About 1,953m ² including: <ul style="list-style-type: none"> About 787.6m² for a 60-place Day Care Centre for the Elderly; and About 1,166m² for a 100-place Child Care Centre 			
No. of Blocks	Domestic	5		
	Non-domestic	1		
Building Height (Main Roof) &	Domestic Blocks	Not more than 175 mPD		
		47 – 48 storeys (excluding basement)		

No. of Storeys	Non-domestic Block	Not more than 170 mPD	
		35 storeys (excluding basement)	
Site Coverage	Domestic	Below 15m	Not more than 75%
		Above 15m	Not more than 37.5%
	Non-domestic	Below 15m	Not more than 100%
		Over 24m but not exceeding 27m	Not more than 90%
		Above 27m	Not more than 62.5%
No. of Flats	About 2,205 units		
Average Flat Size (m ² GFA)	About 47m ²		
Anticipated Population (About) ^[3]	About 6,174		
No. of Hotel Rooms	About 70 rooms		
Local Open Space	Not less than 6,174m ²		
Greenery Provision	Not less than 3,564m ² (20%)		
No. of Parking Spaces and Loading / Unloading Spaces	Private Car Parking Spaces:	725 (including 6 no. of parking space for disabled users)	
	Motorcycle parking spaces:	33	
	Goods vehicle loading / unloading bays:	18	
	Lay-bys for taxi and private car:	2	
	Lay-by for single deck tour bus:	1	
Anticipated Completion Year	2032		

Notes:

[1] Excluding gross floor area for Clubhouse which could be exempted. According to Building (Planning) Regulations 23(3)(a) and PNAP APP-104, for total domestic GFA of up to about 3,468.3m², maximum 5% of the total domestic GFA could be exempted from GFA calculation.

[2] The GFA for the 60-place Day Care Centre for the Elderly (DCC for the Elderly) and the 100-place Child Care Centre (CCC) are calculated based on 2.2 times the respective **Net Operational Floor Area (NOFA)** requirement of 358m² for DCC for the Elderly and 530m² for the CCC as stipulated in HKPSG Chapter 3. Please note that the GFA for the proposed DCC for the Elderly and CCC will be subject to review based on operational requirements and liaison with Government departments in detailed design stage. The GFA of the said social welfare facilities is also disregarded in the calculation of PR/GFA.

[3] A person per flat (PPF) ratio of 2.8 is adopted with reference to the PPF of TPU (620, 622, 641 642, and 651, 653) as reported in the 2021 Population Census by the Census and Statistics Department.

4 ASSESSMENT AREA AND SELECTION OF VIEWING POINTS

4.1 Assessment Area

4.1.1 According to the TPB PG-No. 41, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development (175mPD – 16mPD site formation level), i.e. 159m. Thus, a radius of 477m (i.e. 159m × 3) from the boundary of the Application Site defines the boundary of the Assessment Area, within which key public viewing points (“VPs”) are selected for assessment accordingly (**Figure 2** refers).

4.2 Selection of Viewing Points

4.2.1 When assessing the potential visual impacts of the **OZP Compliant Scheme with Indicative Scheme**, the classification of VPs is categorised as follows:

Table 4.1 Classification of VPs

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

4.2.2 A total of 5 VPs are considered to be impacted by the **OZP Compliant Scheme with Indicative Scheme** at the Application Site (**Figure 2** refers). Additionally, considerations are also given to the future scenario of the **New Territories North New Town Development (including Ping Che as part of the Ta Kwu Ling NDA)** for comprehensive assessment. The evaluated short-range, medium-range and long-range VPs include:

4.2.3 **VP1: Ping Che Mini-Soccer Pitch** – This VP is located at about 230m to the south of the Application Site, it is a public playground with 1 football court and 1 children playground. This VP allows for the assessment of medium-range visual impact on the users who engage in sport activities and enjoy leisure activities. 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**.

4.2.4 **VP2: Hong Kong Baptist Assembly** – This VP is located at the entrance of Hong Kong Baptist Assembly. It is a camp site and expected to attract youngsters and visitor for outdoor activities. This VP is located at about 320m to the southeast of the Application Site. It is identified mainly for assessing medium-range street-level visual impact on recreational users in the camp site. 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**.

- 4.2.5 **VP3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices** – This VP is located at about 142m to the north of the Application Site near Ta Kwu Ling Rural Centre Government Offices. It allows the visual impact on pedestrians and road users to be assessed at the short-range street level. The nature of this VP is transient and the visual sensitivity of this VP is considered **Medium**.
- 4.2.6 **VP4: Tsung Shan** – This long-range VP is located at viewing pavilion on Tsung Shan at about 790m to the southwest of the Application Site. It is a long-range VP representing views of hiker and recreational users to enjoy an elevated and panoramic view of Ping Che. Given the low usage at daily operation, the visual sensitivity of this VP is considered **Medium**.
- 4.2.7 **VP5: Wo Keng Shan** – This VP is located at Robin’s Nest Jeep Track in Wo Keng Shan. It is a hiking trail where hikers and visitor can enjoy an elevated and panoramic view of Ping Che and the natural environment. This VP, located at about 3.2km to the northeast of the Application Site, is selected to assess far-range visual impact on hikers and sightseers engaging in hiking activities. Given the low usage at daily operation and far viewing distance, the visual sensitivity of this VP is considered **Medium**.

5 ASSESSMENT OF VISUAL IMPACT

- 5.1.1 This Section examines the visual impact of the **OZP Compliant Scheme with Indicative Scheme by comparing it with the Planned Condition, thus consideration with the future completion of the NTN Development.** Reference is made to TPB PG No. 41 and the following Table (**Table 5.1**) summarises the relevant appraisal aspects. The visual appraisal for the Indicative Scheme is carried out on the basis of ‘visual composition’, ‘visual obstruction’, ‘effect on public viewers’ and ‘effect on visual resources’.

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-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	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 viewing points within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public viewing points 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.

- 5.1.2 TPB PG No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated below to appraise the Overall Visual Resultant Impact of the Proposed development on the Visual Sensitive Receivers (Para. 4.11 of the HKPSG refers). This Section evaluates the visual impact of the Proposed development as compared with the Planned Condition with the existing and planned developments in the surroundings.

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 viewing points.
Partly Enhanced/Partly Adverse	If the proposed development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.
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 viewing points, 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 viewing points.
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 viewing points.
Significantly Adverse	If the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

Relevant Development Information of New Territories North New Town and Man Kam To (NTN Development) (ESB-341/2021)

- 5.1.3 Noted that the Application Site is located within the proposed tentative boundary of New Territories North New Town which the EIA study for such is under preparation during the course of the study for this application. The latest available information on the development of New Territories North New Town Development and Man Kam To (NTN development) has been obtained on the public domain and relevant government departments have been consulted for development details and programme. Yet, the exact programme and development details for its implementation is yet to be confirmed.
- 5.1.4 Based on the EIA Project Profile and Study brief for Development of New Territories North New Town and Man Kam To (NTN Development) (ESB-341/2021), the NTN remaining phase development is proposed for housing, economic and employment-generating developments. It contains area about 1,100 ha, including Ping Che and Ta Kwu Ling which the Application Site is located at. The works for the development include site formation works and the associated infrastructure works. The said infrastructure works would include the necessary slope works, roadworks, sewerage works, sewage pumping station, sewage treatment works, drainage works, waterworks, utility works, fresh water and flushing water service reservoirs, rock caverns, cycle tracks, etc. within or outside the proposed boundaries of the Project for serving the proposed development. As refer to the Project Profile, the broad land use concepts identified for the NTN development would be further review, such as commercial, residential, industrial estate, science park, logistic industries, etc..
- 5.1.5 As refer to the Project Profile, the Planning and Engineering (P&E) study including the EIA study for NTN Development is targeted to commence in latter half of 2021 for completion within a study period of about 36 months. Subject to the recommendations of the P&E study, detailed design and associated statutory procedures of the NTN Project will follow. Outline implementation programme for the development will be formulated under the NTN Project.
- 5.1.6 Since the implementation details of NTN Development is yet to be confirmed, this study covers the scenario without NTN development in place for completeness and aims to demonstrate that there is feasible solution to meet relevant environmental standards.
- 5.1.7 Please refer to Figure 3 to 7 for the additional demonstration of NTN development under the OZP Compliant Scheme and the Indicative Scheme.

Mitigation Measures

- 5.1.8 The towers are sensitively designed with appropriate building separation to allow visual permeability, while complying with the building separation requirements as stipulated in PNAP APP-152 SBDG. Furthermore, design details, such as articulated façades and landscaping, are proposed to enhance visual interest, to reduce collective visual mass, and to harmonise with surroundings.

VP1: Ping Che Mini-Soccer Pitch (Figure 3 refers)

- 5.1.9 This medium-range VP is located at Ng Chow Road near San Uk Tsai Village and represents the kinetic view of active recreational users who have a direct view towards the Application

Site from the south. As the application site situates behind the existing cluster of trees and low-rise workshops, only the upper part of the towers will be visible under the Indicative Scheme.

- 5.1.10 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises roadside trees and a warehouse-like structure in the foreground and the open sky in the background. Under the OZP Compliant Scheme with Indicative Scheme, the lower part of the towers will be blocked by the roadside trees in the foreground, whereas only upper portion of the towers will block partially the open sky as compared to OZP Compliant Scheme. Therefore, the effects of the OZP compliant Scheme with Indicative Scheme on visual composition are considered **slightly adverse**.
- 5.1.11 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky view at the backdrop will be partly impeded by the proposed commercial and residential towers under the OZP Compliant Scheme with Indicative Scheme as compared with OZP Compliant Scheme. The effects of the OZP Compliant Scheme with Indicative Scheme on visual obstruction are considered **slightly adverse**.
- 5.1.12 **Effects on Public Viewers** – The Mini-Soccer Pitch is mainly for users engaging in active recreational uses at the play area who are less attentive to distant views towards the Application Site. Hence, the effects on public views are considered as **negligible**.
- 5.1.13 **Effects on Visual Elements/Resources** – The major visual resources of this VP comprise roadside trees and warehouse-like structure in the foreground and open sky view in the background which offers a mix of developments and roadside amenity in the area. Therefore, the Indicative Scheme is not anticipated to bring significant change to the visual character in this VP. The lower portion of the towers would be screened off by the existing roadside tree. The upper portion of the towers would also exist harmoniously with the existing structure. Hence, the visual effects on visual resources of the OZP Compliant Scheme with Indicative Scheme as compared with OZP Compliant Scheme are considered **negligible**. In addition, with appropriate **design mitigation measures** such as lighter colour tone façade design and architectural articulation, the building mass will be designed in a way that is more compatible with the roadside trees at the foreground in detailed design stage. Impacts on visual resources are anticipated to be mitigated.
- 5.1.14 Based on the above, the OZP Compliant Scheme with Indicative Scheme will bring **negligible** visual impact to the recreational users in Ping Che Mini Soccer. Design mitigation measures to be adopted in detailed design stage, such as lighter colour façade design and architectural articulation, will also enhance the compatibility of the Indicative Scheme thus mitigate the impacts on visual resources. Under the planning of the TKL NDA under NTN Study, Ping Che area is expected to undergo significant transformation from the existing low-rise rural character with brownfield operation to a modern new town featuring high-density development density in the near future. As illustrated in Figure 3, the Indicative Scheme with maximum building height of +175mPD is considered compatible to the surrounding building heights of +180mPD. With TKL NDA planned as a high-density modern new town featuring higher building heights, the Indicative Scheme will be compatible with the surrounding NTN development in the long term.

VP2: Hong Kong Baptist Assembly (Figure 4 refers)

- 5.1.15 This medium-range VP is located to the southeast of the Application Site at Ping Che Road. It represents views of recreational users at street level looking directly towards the

Application Site. The southeastern part of proposed commercial and residential towers at the Application Site will be visible in the background, partly screened by existing tree clusters along Ping Che Road.

- 5.1.16 **Effects on Visual Composition** – The visual composition of this VP includes Ping Che Road and low-rise workshops along the Pine Che Road in the foreground, roadside trees in the middle-ground, and open sky view in the background. As compared with OZP Compliant Scheme, the Indicative Scheme will result in additional blockage to the open sky view. Therefore, the effects of the OZP Compliant Scheme with Indicative Scheme on visual composition will be slightly adverse as compared to OZP Compliant Scheme.
- 5.1.17 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky will be impeded by the towers under the OZP Compliant Scheme with Indicative Scheme. Hence, the effects of the OZP Compliant Scheme with Indicative Scheme on visual obstruction and visual permeability are considered slightly adverse as compared to the OZP Compliant Scheme. With appropriate design mitigation measures such as wider building separation (18m) between T2 and T3 & 4, as well as T3 & 4 and T5 & 6, impacts on visual resources are anticipated to be mitigated.
- 5.1.18 **Effects on Public Viewers** – The photomontage of the OZP Complaint Scheme with Indicative Scheme at this VP demonstrates that the towers will screen off the sky view. It is evident that the effects of the Indicative Scheme on public viewers will be slightly adverse. With appropriate design mitigation measures such as wider building separation (18m) and architectural articulation, impacts on visual resources are anticipated to be mitigated.
- 5.1.19 **Effects on Visual Elements/Resources** – The towers of the Indicative Scheme partly block the open sky view at the backdrop and change the existing natural and rural visual setting. The effects on visual resources are therefore considered slightly adverse.
- 5.1.20 With reference to the above, the Indicative Scheme will bring slightly adverse visual impact to the recreational users in Hong Kong Baptist Assembly. With proposed design mitigation measures, such as building separation and architectural articulation, the visual bulkiness of the Indicative Scheme would be minimised. The disposition of towers is also carefully designed to ensure views can be maintained, thereby mitigating the visual impacts. Nonetheless, in the long term where NTN development commences, the towers of the Indicative Scheme will be further integrated into the surrounding developments in future as planned under the NTN Study. As shown in Figure 4, towers of the Indicative Scheme will be further blocked by the future development at the foreground featuring +180mPD building height. The Indicative Scheme is considered compatible with the future development in its vicinity.

VP3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices (Figure 5 refers)

- 5.1.21 This transient short-range VP is located to the north of the Application Site at Ping Che Road. It represents views of pedestrians and road users at street level looking directly towards the Application Site. As the application site situates behind the existing cluster of trees clusters along Ping Che Road and low-rise workshop, only the upper part of the Indicative Scheme will be visible under the Indicative Scheme.
- 5.1.22 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises Ping Che Road in the foreground, roadside trees along Ping Che Road and a 3-storey building and sky view in the background. With the Indicative Scheme, upper

portions of the towers would be visible while the lower portion of the towers would be screened off by the existing roadside plantation. A 30m-wide building separation is proposed to maintain the sight towards the background. Therefore, the effects of the Indicative Scheme on visual composition are considered **negligible**.

- 5.1.23 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky will be slightly impeded by the towers of the Indicative Scheme. Hence, the effects of the OZP Compliant Scheme with Indicative Scheme on visual obstruction and visual permeability are considered **slightly adverse** as compared to the OZP Compliant Scheme. With appropriate **design mitigation measures** being adopted in detailed design stage such as building separation (30m) between T1 and T2 and lighter colour tone of the façade, impacts on visual resources are anticipated to be mitigated where the Indicative Scheme could be more harmonious with the surrounding NTN development.
- 5.1.24 **Effects on Public Viewers** – From this VP, public viewers will be able to see the towers at the Application Site and open sky view will be screened off by the Indicative Scheme. As this VP is transient in nature with the public viewers being oblivious to the visual difference in the background, **negligible** impacts on the public viewers will be resulted at this VP.
- 5.1.25 **Effects on Visual Elements/Resources** – The visual resources will not be altered by OZP Compliant Scheme with Indicative Scheme in the background. The Indicative Scheme would be complementary with the existing building and Ping Che Road in the VP, thus the sky view is maintained via the building separation. As such, the effects on visual resources are considered **negligible** as compared to the OZP Compliant Scheme.
- 5.1.26 Based on the above, the visual impacts of the OZP Compliant Scheme with Indicative Scheme to the pedestrians and road users at bus stop near Ta Kwu Ling Rural Centre Government Offices are considered **negligible**. In addition, as noted from the future TKL NDA under NTN Study, developments of 180mPD and 45mPD building height would be proposed in the foreground of the VP. The Indicative Scheme will be subsumed into the future development and is anticipated to be compatible and harmonious with the planned condition in TKL NDA.

VP 4: Tsung Shan (Figure 6 refers)

- 5.1.27 This long-range VP locates at the viewing pavilion of Tsung Shan and represents the view to hikers and sightseers with a direct view towards the Application Site. **Under the Indicative Scheme**, the lower part of the towers is partly blocked by the hillside plantation, while the upper part of the towers is marginally visible to the public viewers.
- 5.1.28 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises hillside shrublands and tree groups in the foreground, low-rise buildings and roadside plantation in the middle ground, and mountains including Wo Keng Shan, Robin's Nest and Cheung Shan and open sky view in the background. The bottom portion of the towers in the Indicative Scheme will be slightly blocked by the hillside plantation. The upper part of the towers will be visible which will bring changes to the mountain view to a certain extent. The effects of the Indicative Scheme on visual composition are considered **slightly adverse**. With appropriate **design mitigation measures** such as detailed façade design, architectural articulation, building separation and greenery measures, impacts on visual composition is anticipated to be mitigated.

- 5.1.29 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the mountain view at the backdrop will be partly impeded by the towers under OZP Compliant Scheme with Indicative Scheme. The effects of the Indicative Scheme on visual obstruction are considered **slightly adverse**.
- 5.1.30 **Effects on Public Viewers** – The photomontage of the Indicative Scheme at this VP demonstrates that the towers at the Application Site will screen off part of the mountain view and change the visual quality of existing natural and rural view. Therefore, the effects of the OZP Compliant with Indicative Scheme on public viewers are considered as **slightly adverse** compared to the OZP Compliant Scheme.
- 5.1.31 **Effects on Visual Elements/Resources** – OZP Compliant Scheme with Indicative Scheme will not alter the visual element in foreground including hillside shrubland, only the mountain view in the background will be partly impeded by the towers of the Indicative Scheme. The towers are noticeable in the view and it will impact the quality and character of these visual resources. Therefore, the effects of the Indicative Scheme on visual resources are **slightly adverse**.
- 5.1.32 Based on the above, the Indicative Scheme will bring **slightly adverse** visual impact to this VP. With appropriate design mitigation measures, such as lighter colour tone façade design and architectural articulation, impacts on visual composition are anticipated to be mitigated to allow a more harmonious fit between the Indicative Scheme and the vicinity. Nevertheless, the NTN development is anticipated to bring significant change to existing character with brownfield operations in Ping Che area. In the near future, the Indicative Scheme is anticipated to be further integrated into wider Ping Che and Ta Kwu Ling area, which are intended to undergo high-density development which would be developed with building height up to +210mPD (Figure 6 refers). Upon the commencement of NTN development, the Indicative Scheme fit in appropriately with the future building profile, thus forming part of the city skyline in TKL NDA.

VP 5: Wo Keng Shan (Figure 7 refers)

- 5.1.33 This far-range VP is located to the northeast of the Application Site at hiking trail of Wo Keng Shan. It represents views of hikers and sightseers at an elevated level looking directly towards the Application Site. The southern part of proposed commercial and residential towers at the Application Site will be visible in the middle ground.
- 5.1.34 **Effects on Visual Composition** – The visual composition from this VP under the existing condition includes hillside plantation in the foreground, low-rise buildings and roadside plantation in the middle ground, and high-rise developments in Fanling with mountains and open sky as backdrop. The residential towers under OZP Compliant Scheme with Indicative Scheme at the background will partially block the view towards Ma Tau Leng. In addition, the proposed residential and commercial towers only take a small proportion in the overall view and does not change the overall visual setting as compared with OZP Compliant Scheme. The effects of the OZP Compliant Scheme with Indicative Scheme on visual composition are considered **negligible** as compared to the OZP Compliant Scheme.
- 5.1.35 **Effects on Visual Obstruction and Visual Permeability** – Under the OZP Compliant Scheme with Indicative Scheme, although the towers would be feasible from the VP, the visual permeability would not be affected due to its minimal presence. The mountain backdrop with ridgeline and the open sky view would be maintained and remained

unchanged. Therefore, the effects of the **OZP Compliant Scheme with Indicative Scheme** on visual obstruction are therefore considered **negligible**.

- 5.1.36 **Effects on Public Viewers** – Public viewers are expected to experience minimal visual changes brought by the OZP compliant Scheme with Indicative Scheme from this VP as compared to the OZP compliant Scheme, since the Indicative Scheme constitutes a trivial proportion in the overall panoramic view. The effects of the Indicative Scheme on public viewers are **negligible**.
- 5.1.37 **Effects on Visual Elements/Resources** – The major visual resources of this VP comprise hillside plantation in the foreground and mountain view and open sky in the background. The quality and character of these visual resources will remain unchanged under the **OZP Compliant Scheme with Indicative Scheme** as the towers take an insignificant proportion in the overall view and does not dominate the existing natural and rural visual character. Therefore, the effects of the Indicative Scheme on visual resources are **negligible**.
- 5.1.38 Based on the above, the Indicative Scheme will bring **negligible** visual impact to this VP. In addition, the NTN development is anticipated to bring significant change to the existing character with brownfield operations in Ping Che area. In the near future, the Indicative Scheme is anticipated to be further integrated into wider Ping Che and Ta Kwu Ling area, which are intended to undergo high-density development. With the NTN development, the VP would observe high-rise developments up to building height of +230mPD, bringing drastic changes to the planning circumstances (Figure 7 refers). The Indicative Scheme would be blocked by certain buildings of the NTN development, thus blending into the high-rise city skyline in TKL NDA easily.

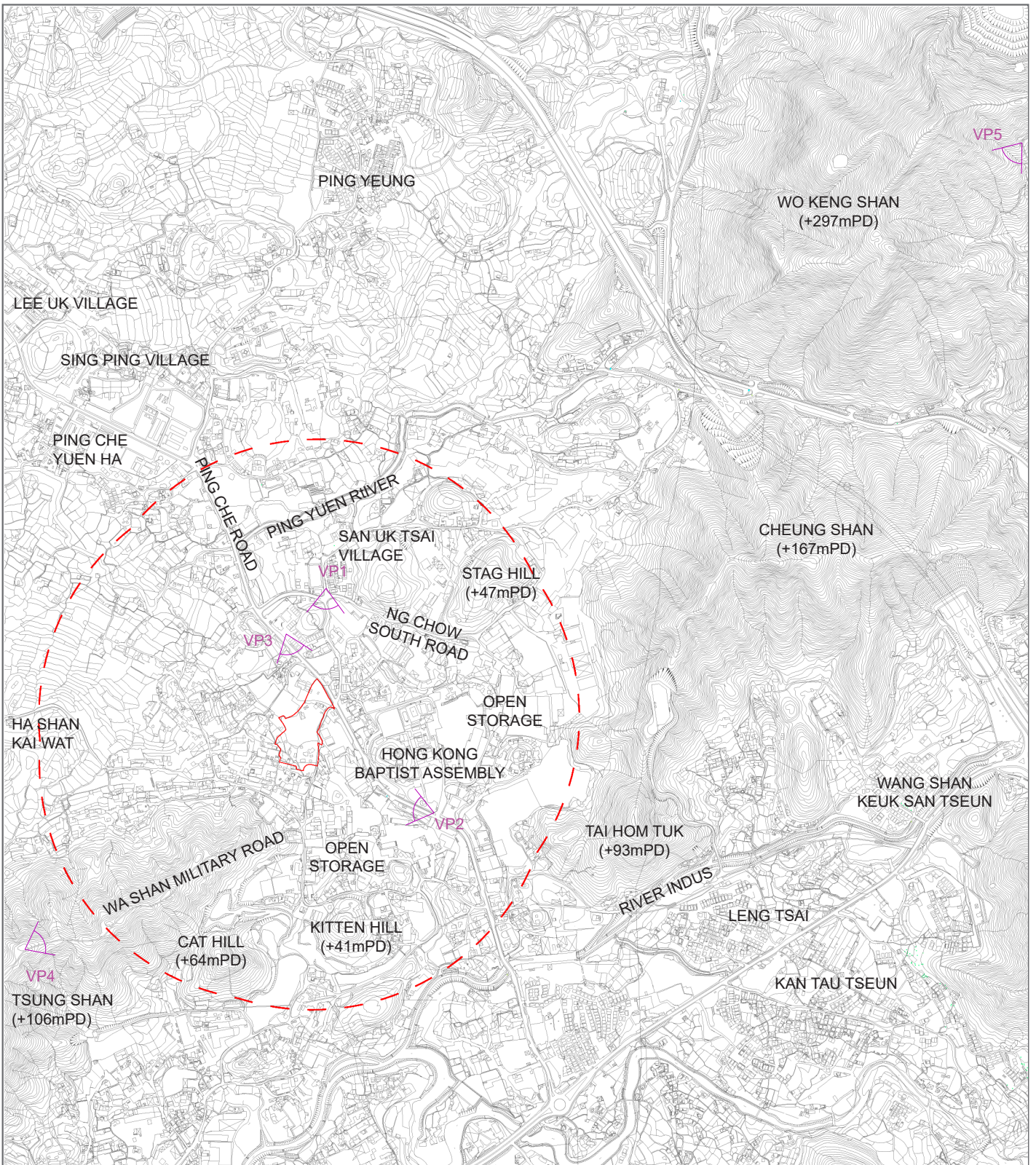
5.1.39 A summarised assessment of the visual impacts of the Indicative Scheme is given in **Table 5.3**.

Table 5.3 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP 1: Ping Che Mini Soccer	Medium	Slightly adverse	Slightly adverse	Negligible	Negligible (Mitigated by design measures)	Negligible (Mitigated by design measures)
VP 2: Hong Kong Baptist Assembly	Medium	Slightly adverse	Slightly adverse (Mitigated by design measures)	Slightly adverse (Mitigated by design measures)	Slightly adverse	Slightly adverse (Mitigated by design measures)
VP 3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices	Medium	Negligible	Slightly adverse (Mitigated by design measures)	Negligible	Negligible	Negligible (Mitigated by design measures)
VP 4: Tsung Shan	Medium	Slightly adverse (Mitigated by design measures)	Slightly adverse	Slightly adverse	Slightly adverse	Slightly adverse (Mitigated by design measures)
VP 5: Wo Keng Shan	Medium	Negligible	Slightly adverse	Negligible	Negligible	Negligible

6 CONCLUSION

- 6.1.1 This VIA is prepared in support of the Planning Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Mixed Use Development (Residential and Commercial) at Lot 796 and 1008 RP at D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories, to facilitate the implementation of a quality commercial and residential development at the Application Site. A total of 2,205 private residential units will be delivered together with retail, club house, children care centre and day care center to serve the neighbourhood.
- 6.1.2 In this Visual Impact Assessment, a total of 5 VPs (including short, medium and long-range) have been assessed, which are of medium visual sensitivity. In short, 2 VPs are identified with partly enhanced visual impact and 3 VPs is identified with negligible visual impact under the **OZP Compliant Scheme with Indicative Scheme**.
- 6.1.3 In addition, design features incorporated into the Indicative Scheme, including the carefully designed building disposition/ layout to maximise the visual permeability, integrated landscape design to enhance the visual amenity of the area as well as the compatible scale and building density with the surrounding residential development, the Indicative Scheme contributes to enhance the visual quality of the area by replacing the underutilized Application Site by a well-managed and high quality residential development.
- 6.1.4 Based on the above, the Proposed Amendment demonstrated by the Indicative Scheme is considered to be fully acceptable from visual perspective.



LEGEND

- Application Site
- Initial Assessment Area Boundary
• 3H: BH (159m*3) = about 477m
- ◁ Proposed Viewpoints

PROPOSED VIEWPOINT (VP)

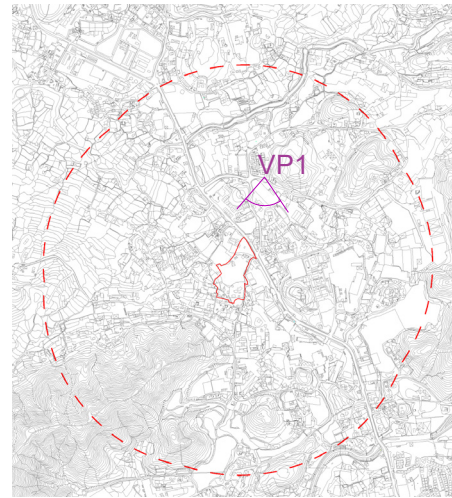
- VP1 Ping Che Mini Soccer
- VP2 Hong Kong Baptist Assembly
- VP3 Bus Stop at Ta Kwu Ling Rural Centre Government Offices
- VP4 Tsung Shan
- VP5 Wo Keng Shan

Figure No.	Scale	Figure Title
Fig. 2	1:15,000	Assessment Area and Location of Viewing Points
ARUP	Date Feb 2024	Source -

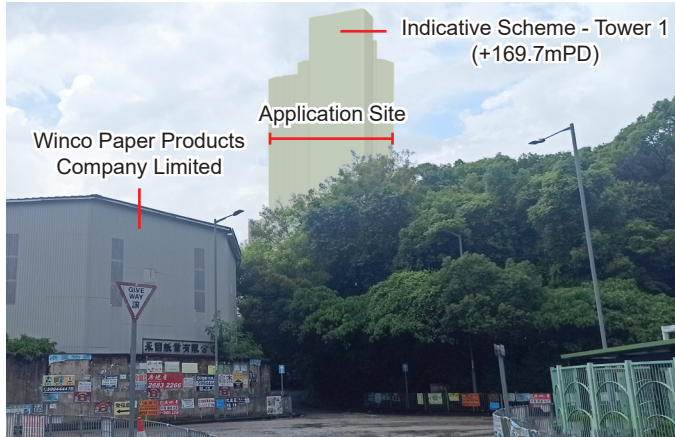
OZP Compliant Scheme



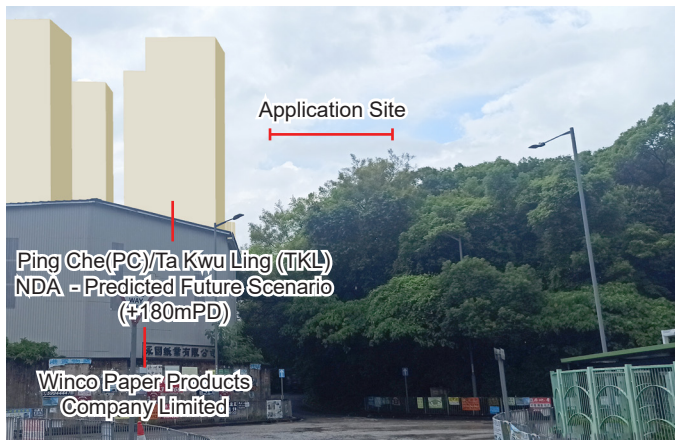
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

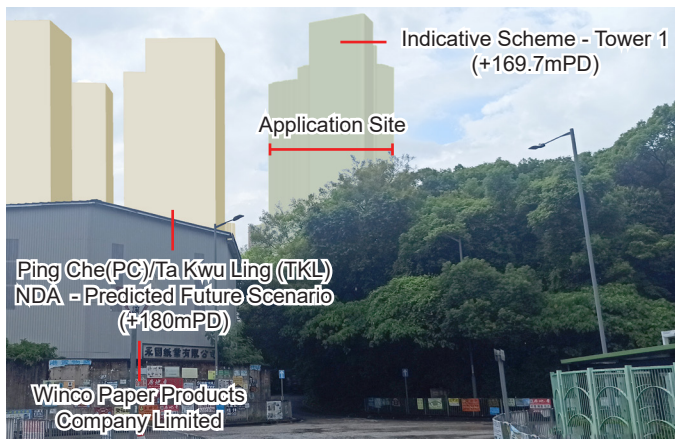
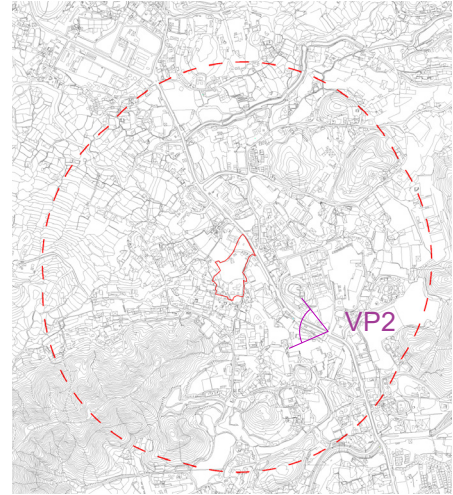


Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Ping Che Mini Soccer
ARUP	Date Feb 2024	Source -

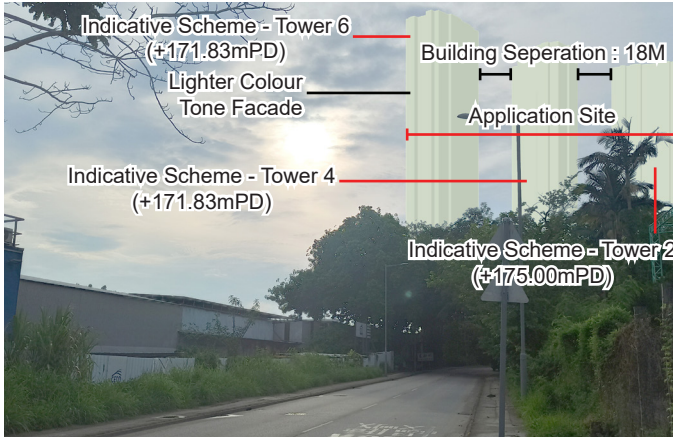
OZP Compliant Scheme



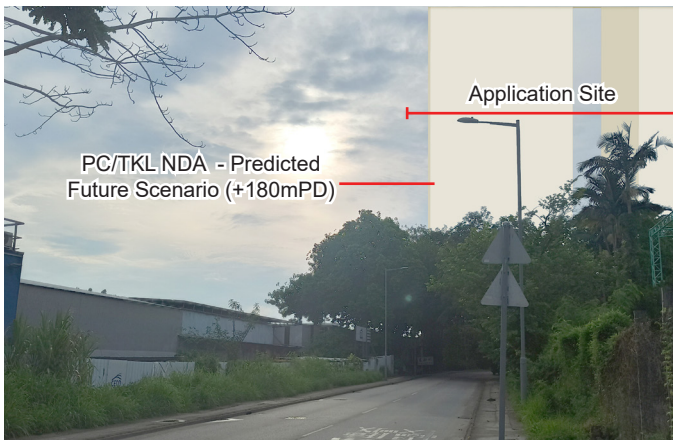
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

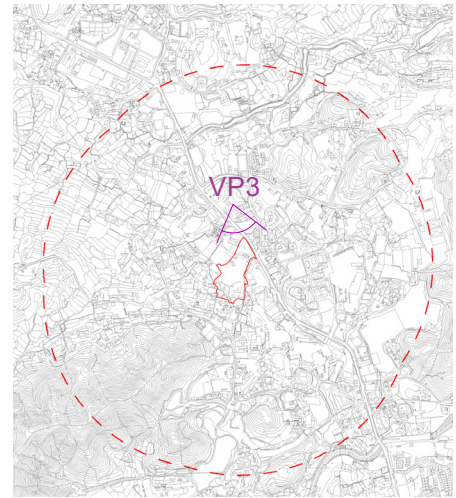


Figure No.	Scale	Figure Title
Fig. 4	N/A	Viewing Point 2 : Hong Kong Baptist Assembly
ARUP	Date	Source
	Feb 2024	-

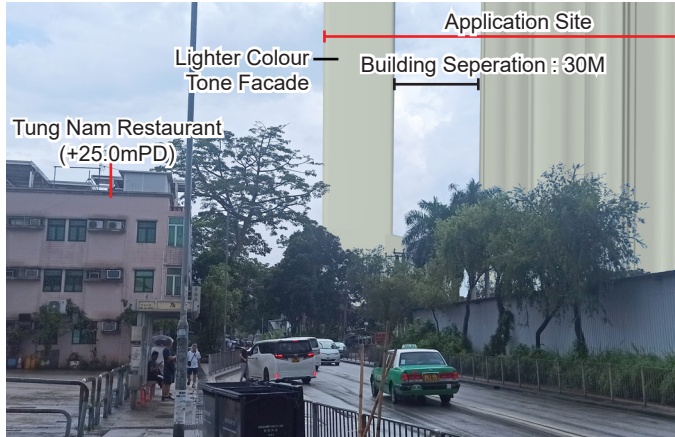
OZP Compliant Scheme



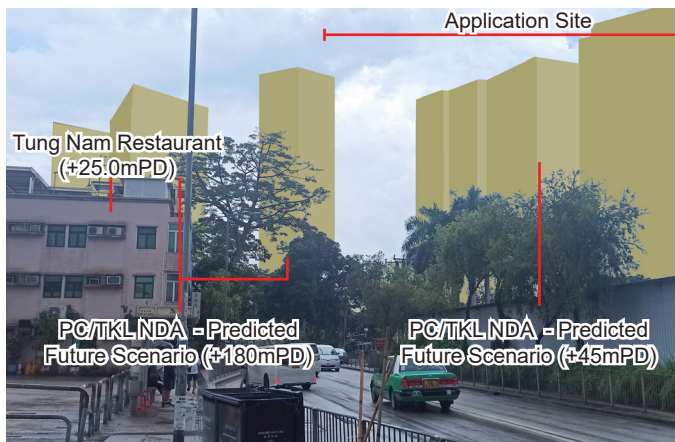
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

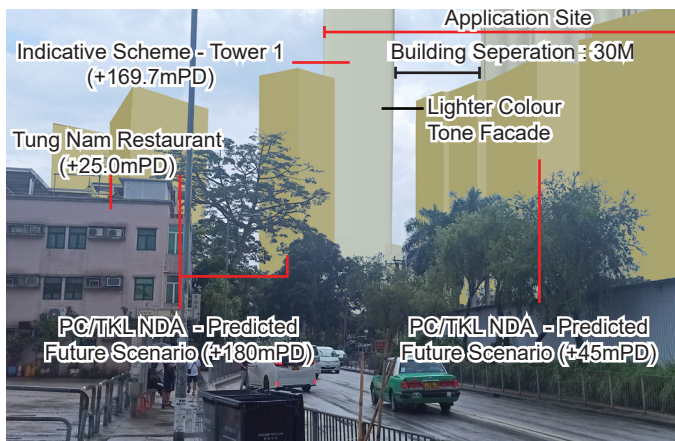
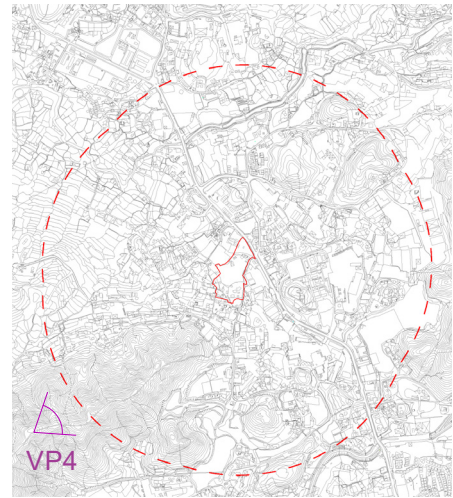


Figure No.	Scale	Figure Title	Viewing Point 3 : Bus Stop at Ta Kwu Ling Rural Centre Government Offices
Fig. 5	N/A		
ARUP	Date Feb 2024	Source	-

OZP Compliant Scheme



Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme

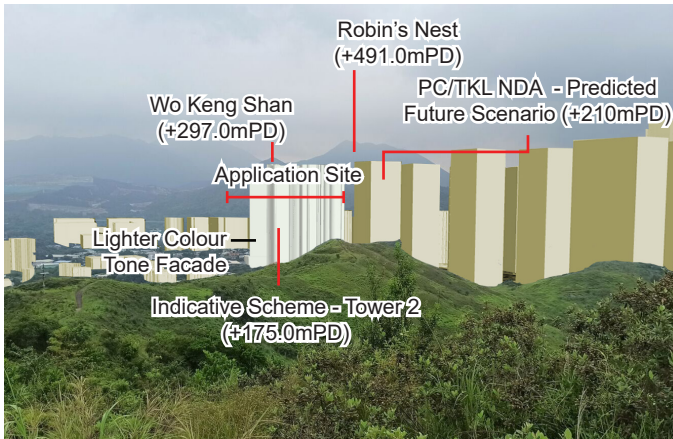
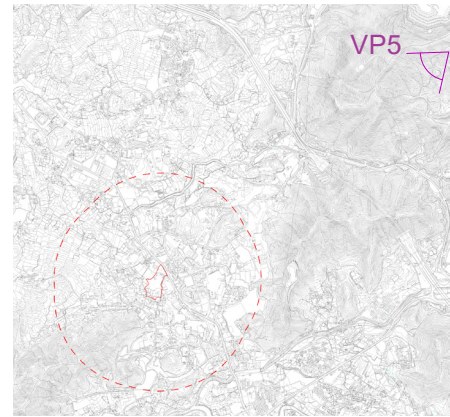


Figure No.	Scale	Figure Title
Fig. 6	N/A	Viewing Point 4 : Tsung Shan
ARUP	Date	Source
	Feb 2024	-

OZP Compliant Scheme



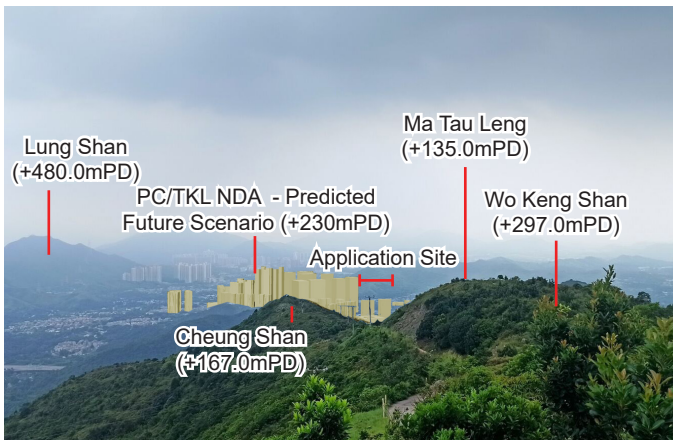
Key Plan



OZP Compliant Scheme + Indicative Scheme



OZP Compliant Scheme + NTN Development



OZP Compliant Scheme + NTN Development + Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 7	N/A	Viewing Point 5 : Wo Keng Shan
ARUP	Date	Source
	Feb 2024	-