

Annex C 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 17,821.2m<sup>2</sup>, 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 5,421m<sup>2</sup>, about 30.4%). The remaining area is shown as ‘Road’ (about 2,387m<sup>2</sup>, 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 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. Based on the evaluation, the VIA mainly comments on the visual acceptability of the **Indicative Scheme** against the **OZP Compliant Scheme**.
- 1.1.5 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 17,821.2m<sup>2</sup>, of which about 7,883m<sup>2</sup> (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 <sup>2</sup>			
GFA and PR		GFA		PR
	Domestic	About 105,145m <sup>2</sup>		Not More than 5.9
	Non-domestic	About 19,603m <sup>2</sup> <sup>[1]</sup>		Not More than 1.1
		Retail:	2,400m <sup>2</sup>	
		Office:	About 11,500m <sup>2</sup>	
		Hotel:	About 5,703m <sup>2</sup>	
	Social Welfare Facilities <sup>[2]</sup>	About 1,953m <sup>2</sup> including: <ul style="list-style-type: none"><li>About 787.6m<sup>2</sup> for a 60-place Day Care Centre for the Elderly; and</li><li>About 1,166m<sup>2</sup> for a 100-place Child Care Centre</li></ul>		
	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 <sup>2</sup> GFA)	About 47m <sup>2</sup>		
Anticipated Population (About) <sup>[3]</sup>	About 6,174		
No. of Hotel Rooms	About 70 rooms		
Local Open Space	Not less than 6,174m <sup>2</sup>		
Greenery Provision	Not less than 3,564m <sup>2</sup> (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 3,468.3m<sup>2</sup>, 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 358m<sup>2</sup> for DCC for the Elderly and 530m<sup>2</sup> 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 mostly impacted by the OZP Compliant Scheme with Indicative Scheme at the Application Site (**Figure 2** refers). 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. 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**

<b>Classification of Overall Resultant Visual Impact</b>	<b>Description</b>
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 building bulk of the towers is sensitively designed with appropriate building separation to allow visual permeability, while complying with the building separation requirements as stipulated in PNAP APP-152 SBDG. Further, design details, such as articulated façades and landscaping, are proposed to enhance visual interest, to reduce collective visual mass, and to harmonize with surroundings.

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

- 5.1.9 This medium-range VP located at Ng Chow Road near San Uk Tsai Village and represent 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 OZP Compliant Scheme with Indicative Scheme.

**5.1.10 Effects on Visual Composition** – The visual composition from this VP under the OZP Compliant Scheme comprises roadside trees and low-rise workshop in the foreground and the open sky in the background, forming a low-rise rural character in the surroundings. Under the OZP Compliant Scheme with Indicative Scheme, the extruded upper part of the Indicative Scheme will block part of the sky view in the background which will bring slight change to the existing character and visual composition, while the lower part of the Indicative Scheme will be screened by the existing roadside trees. 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 Indicative Scheme, thus visibility of the sky view above the road-side trees would be impacted, hence the effects of the OZP Compliant Scheme with Indicative Scheme on visual obstruction are considered **moderately adverse**. However, the stepped building height (BH) profile designated would allow a certain extent of permeability to enhance the compatibility of the Indicative Scheme.

**5.1.12 Effects on Public Viewers** – The Mini-Soccer Pitch is mainly for users engaging in active recreational activities at the soccer pitch who are less attentive to distant views towards the Application Site. Hence, the effects on public views are considered as **slightly adverse**.

**5.1.13 Effects on Visual Elements/Resources** – The major visual resources of this VP comprise dense tree plantings and low-rise workshop in the foreground and open sky view in the background. The Indicative Scheme will reduce the openness of the sky by screening part of the sky view in the background. However, the existing vegetation in the foreground will not be affected as the lower part of the Indicative Scheme will be screened off in the background. With appropriate design mitigation measures such as light- colour façade design, architectural articulation and appropriate landscape design, impacts on visual resources are anticipated to be mitigated, therefore bringing **slightly adverse** effects on the visual resources.

**5.1.14** Based on the above, the **OZP Compliant Scheme with Indicative Scheme** will bring **moderately adverse** visual impact to the recreational users in Ping Che Mini Soccer Pitch. Design mitigation measures to be adopted in detailed design stage, such as lighter colour façade design and architectural articulation, will enhance the compatibility of the Indicative Scheme thus mitigate the impacts on visual resources. Despite the current predominantly-rural character, Ping Che area is anticipated to undergo significant transformation to a modern new town featuring high-density development density in the near future under the NTN Study. As illustrated in OZP Compliant Scheme with NTN Development and OZP Compliant Scheme with NTN Development and Indicative Scheme in Figure 3, the Indicative Scheme with maximum BH of +175mPD is considered compatible to the surrounding BHs of +180mPD, where the future development will further interrupt the continuous sky view regardless of having their lower parts being screened of by existing low-rise structures. With TKL NDA planned as a high-density modern new town featuring higher BHs, 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 Indicative Scheme 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 mainly comprises of the Ping Che Road and low-rise workshops along Pine Che Road in the foreground, roadside trees in the middle-ground, and open sky view in the background. The composition reflects a low-rise rural character similar to the wider context in Ping Che area, as such, the introduction of high-rise towers of the Indicative Scheme will bring addition of towers to the existing open sky view in the background. Yet, the lower portion of the towers will be screened off by the existing vegetation cluster, the visual impacts will be mitigated by incorporation of 18m building separation between T2 and T3 & 4, as well as T3 & 4 and T5 & 6 to preserve part of the open sky view constituting the background at this VP. Therefore, effects of the OZP Compliant Scheme with Indicative Scheme on visual composition are considered as **slightly adverse**.

**5.1.17 Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky will be impeded. As compared with the OZP Compliant Scheme, the sky view above the roadside trees would be obstructed by the upper portion of the towers. As such, the effects of the Indicative Scheme on the OZP Compliant Scheme are considered **moderately adverse**. However, the inclusion of a building separation of 18m between T2 and T3 & 4 and T3 & 4 and T5 & 6 as a design mitigation measures will allow certain extent of visual

permeability by creating view corridors between towers for a glimpse of the sky in the backdrop. Moreover, when compared with the predicted scenario of the NTN development, the Indicative Scheme in fact bring similar effect to the VP as the anticipated developments from PC/TKL NDA of alike BHs would stand in front of the Indicative Scheme.

5.1.18 **Effects on Public Viewers** – From this VP, recreational users will be able to see the OZP Compliant Scheme with Indicative Scheme directly. However, being a VP of transient in nature as the users will stay briefly, recreational users will be focusing on activities like camping, ball games, and gatherings, and thus they are relatively oblivious to the changes in the surrounding environment. Hence, the effects on recreational users are **slightly adverse**.

5.1.19 **Effects on Visual Elements/Resources** – The visual element in this VP is the open sky view on the background and the dense tree plantings in the foreground. The Indicative Scheme will partly block the open sky view at the backdrop which would change the existing natural and rural visual setting. As such, the effects on visual resources are considered **moderately adverse**. However, the proposed building separation of 18m between each tower should retain the open sky view to a certain extent, together with other design mitigation measures to alleviate the effects on visual resources at this VP.

5.1.20 With reference to the above, the Indicative Scheme will bring **moderately adverse** visual impact to the recreational users in Hong Kong Baptist Assembly under the OZP Compliant Scheme. The proposed design mitigation measures, including the 18m building separation, stepped BH profile and architectural articulation, would minimise the visual bulkiness of the Indicative Scheme. The disposition of towers is also carefully designed to ensure views can be maintained as far as practicable, 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 OZP Compliant Scheme with NTN Development and Indicative Scheme in Figure 4, towers of the Indicative Scheme will be blocked by the NTN development of +180mPD BH at the foreground, only minimal portion of the Indicative Scheme would be visible. It could therefore be concluded that the Indicative Scheme could fully integrate into the vicinity under the NTN Study.

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 proposed development will be visible under the OZP Compliant Scheme with Indicative Scheme.

5.1.22 **Effects on Visual Composition** – The visual composition from this VP comprises Ping Che Road in the foreground, roadside trees along Ping Che Road and several 3-storey buildings in the middle-ground and other low-rise structures in the surrounding, and open sky in the background. Such composition forms a rural character with a small cluster of low-rise structure for small-scale community and retail activities along a major access road. The upper part of Indicative Scheme will mainly obstruct the right portion of the open sky view due to the erection of building mass, while the lower part of the Indicative Scheme will be screened off by the existing roadside plantation and warehouses. With appropriate design mitigation measures, such as incorporation of 30m building separation, the Indicative



Scheme would bring lower visual impact to the existing composition of this VP by maintaining the main views where community and retail activities are concentrated. The effects of the Indicative Scheme on visual composition will be **slightly adverse**.

5.1.23 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky will be significantly impeded by the Indicative Scheme. Given the predominately low-rise character, the visible towers would result in **moderately-adverse** effects on visual obstruction and visual permeability. The inclusion of a 30m-wide building separation offers visual relief to ensure views between the towers in the background of this VP. The architectural articulation and light-colour building façade could enhance the visual compatibility thus mitigate certain visual impacts.

5.1.24 **Effects on Public Viewers** – From this VP, public viewers will be able to see the developments at the Application Site and open sky view will be partly screened off by the Indicative Scheme. Given the transient nature of this VP and the public viewers' relative obliviousness to changes in the background, the Indicative Scheme will result in **slightly adverse** impacts on the public at this VP.

5.1.25 **Effects on Visual Elements/Resources** – The major visual resources of this VP consist of low-rise structures and roadside vegetation along Ping Che Road at the foreground, and the open sky view as the backdrop. The introduction of towers under the Indicative Scheme will impede a relatively large portion of sky view along Ping Che Road, resulting in contrast with the existing low-rise structures under the OZP Compliant Scheme. As such, the effects on visual resources are therefore considered as **moderately adverse**. Notwithstanding, the inclusion of 30m separations between T1 and T2 plays a crucial role to provide visual relief and corridors as far as practicable.

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 **moderately adverse** under the OZP Compliant Scheme. Design mitigation measures such as building separations, stepped BH profile, architectural articulation and building façade would alleviate concerned visual impacts at this VP. Notwithstanding, based on the predicted future scenario of TKL NDA under NTN Study (OZP Compliant Scheme with NTN Development and OZP Compliant Scheme with NTN Development and Indicative Scheme in Figure 5 refers), structures of +180mPD and +45mPD BH would be proposed behind the existing Tung Nam Restaurant and abutting Ping Che Road respectively. The Indicative Scheme will integrate with the future NTN developments ultimately where a significant portion of the Indicative Scheme along Ping Che Road would be fully blocked NTN structures. The building mass of the Indicative Scheme that is marginally visible in the future 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 both OZP Compliant Scheme and the OZP Compliant Scheme with Indicative Scheme, the lower part of the Indicative Scheme is partly blocked by the hillside plantation, while the upper part of the Indicative Scheme is visible to the public viewers.

5.1.28 **Effects on Visual Composition** – The visual composition from this VP under the OZP Compliant Scheme comprises of 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, reflecting the mountainous rural character at this VP. The Indicative Scheme will add to the existing composition with extruded building mass between the low-rise structures. As such, effects of the OZP Compliant Scheme with Indicative Scheme on visual composition are considered **moderately adverse**. It is anticipated that with appropriate design mitigation measures such as light-colour façade and greenery measures, the compatibility towards the composition of the existing view would be enhanced as far as possible.

- 5.1.29 **Effects on Visual Obstruction and Visual Permeability** – A minimal portion of the view of Wo Keng Shan will be partially impeded by the Indicative Scheme under OZP Compliant Scheme with Indicative Scheme, yet the ridgeline of Wo Keng Shan and Robin's Nest would be preserved as far as practicable. Hence, the effects of the Indicative Scheme on visual obstruction are considered **moderately adverse**. The stepped BH profile and light-colour building façade should help to alleviate the possible visual obstruction.
- 5.1.30 **Effects on Public Viewers** – This viewpoint represents hikers and sightseers from the Country Park who will mainly encounter views of the Indicative Scheme from this elevated position. Considering the low usage and transient nature of this viewpoint, public viewers will only spend a short period of time here. Therefore, the effects of the OZP Compliant with Indicative Scheme on hikers and sightseers are considered as **slightly adverse**.
- 5.1.31 **Effects on Visual Elements/Resources** – The Indicative Scheme will not alter the visual element in foreground including hillside shrubland, while the mountain view in the background will be partly impeded by the upper part of the Indicative Scheme. The Indicative Scheme is noticeable this VP, and it will impact the quality and character of these visual resources to some extent. Therefore, the effects of the Indicative Scheme on visual resources are **moderately adverse**.
- 5.1.32 Based on the above, the Indicative Scheme will bring **moderately adverse** visual impacts to this VP. With appropriate design mitigation measures, such as light-colour façade design and architectural articulation, visual impacts at this VP are anticipated to be mitigated to allow a more harmonious fit between the Indicative Scheme and the vicinity. The Indicative Scheme however is anticipated to be fully in line with the significant transformation to existing low-rise rural character in Ping Che area to be brought by NTN Study. As shown in the OZP Compliant Scheme with NTN Development and OZP Compliant Scheme with NTN Development and Indicative Scheme in Figure 6, high-density NTN developments visible at the VP could go up to +210mPD, screening off the mountainous view to a larger degree. The Indicative Scheme would fit in appropriately with the future NTN 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 Indicative Scheme 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 OZP Compliant Scheme 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. Such composition forms a mix of low rise rural

character and high-rise urban character that are both surrounded by mountains. The Indicative Scheme in the background will have a slight impact on the view towards Ma Tau Leng, but the BH of the Indicative Scheme are similar to the existing developments in Fanling, therefore, the effects of the OZP Compliant Scheme with Indicative Scheme on visual composition are considered **slightly adverse**.

- 5.1.35 **Effects on Visual Obstruction and Visual Permeability** – Under the OZP Compliant Scheme with Indicative Scheme, the towers will partially obstruct the visual permeability to the mountain backdrop without blocking the ridgeline. The effects of the OZP Compliant Scheme with Indicative Scheme on visual obstruction are therefore considered as **slightly adverse**.
- 5.1.36 **Effects on Public Viewers** – Public viewers are expected to experience limited visual changes brought by the Indicative Scheme from this VP, since the Indicative Scheme represents a relatively small obstruction within the overall view. The effects of the Indicative Scheme on public viewers are **slightly adverse**.
- 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 as the Indicative Scheme takes a small 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 **slightly adverse** 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 BH of +230mPD, bringing drastic changes to the planning circumstances (OZP Compliant Scheme with NTN Development and OZP Compliant Scheme with NTN Development and Indicative Scheme in 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	
<b>VP 1: Ping Che Mini Soccer</b>	Medium	Slightly adverse	Moderately adverse	Slightly adverse	Slightly adverse	Moderately adverse <sup>[1]</sup> (Mitigated by design measures)
<b>VP 2: Hong Kong Baptist Assembly</b>	Medium	Slightly adverse	Moderately adverse	Slightly adverse	Moderately adverse	Moderately adverse <sup>[2]</sup> (Mitigated by design measures)
<b>VP 3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices</b>	Medium	Slightly adverse	Moderately adverse	Slightly adverse	Moderately adverse	Moderately adverse <sup>[3]</sup> (Mitigated by design measures)
<b>VP 4: Tsung Shan</b>	Medium	Moderately adverse	Moderately adverse	Slightly adverse	Moderately adverse	Moderately adverse <sup>[4]</sup> (Mitigated by design measures)
<b>VP 5: Wo Keng Shan</b>	Medium	Slightly adverse	Slightly adverse	Slightly adverse	Negligible	Slightly adverse <sup>[5]</sup> (Mitigated by design measures)

<sup>[1]</sup> The visual impacts are anticipated to be largely mitigated upon the completion of the NTN Development. For details, please refer to Section 4.2.3 for the detailed description and figure 3 for photomontages of “OZP Compliant Scheme + NTN Development” and “OZP Compliant Scheme + NTN Development + Indicative Scheme” for the future NTN scenario from VP1

<sup>[2]</sup> The visual impacts are anticipated to be largely mitigated upon the completion of the NTN Development. For details, please refer to Section 4.2.4 for the detailed description and figure 4 for photomontages of “OZP Compliant Scheme + NTN Development” and “OZP Compliant Scheme + NTN Development + Indicative Scheme” for the future NTN scenario from VP2

<sup>[3]</sup> The visual impacts are anticipated to be largely mitigated upon the completion of the NTN Development. For details, please refer to Section 4.2.5 for the detailed description and figure 5 for photomontages of “OZP Compliant Scheme + NTN Development” and “OZP Compliant Scheme + NTN Development + Indicative Scheme” for the future NTN scenario from VP3

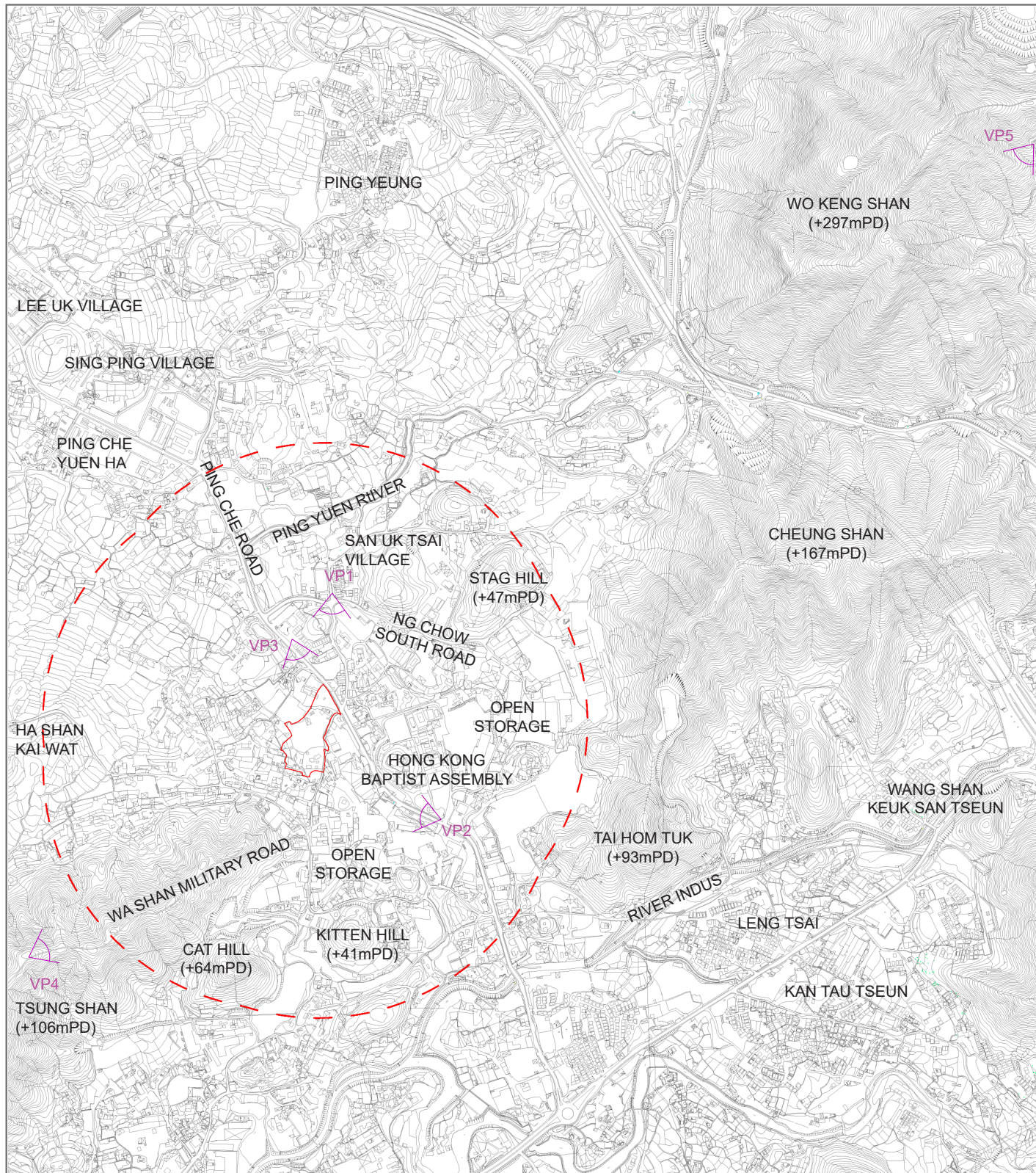
<sup>[4]</sup> The visual impacts are anticipated to be largely mitigated upon the completion of the NTN Development. For details, please refer to Section 4.2.6 for the detailed description and figure 6 for photomontages of “OZP Compliant Scheme + NTN Development” and “OZP Compliant Scheme + NTN Development + Indicative Scheme” for the future NTN scenario from VP4

<sup>[5]</sup> The visual impacts are anticipated to be largely mitigated upon the completion of the NTN Development. For details, please refer to Section 4.2.7 for the detailed description and figure 7 for photomontages of “OZP Compliant Scheme + NTN Development” and “OZP Compliant Scheme + NTN Development + Indicative Scheme” for the future NTN scenario from VP5

## 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 1,755 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, 4 VPs are identified with moderately visual impact and 1 VP is identified with slightly visual impact under the Indicative Scheme as compared with the OZP Compliant 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

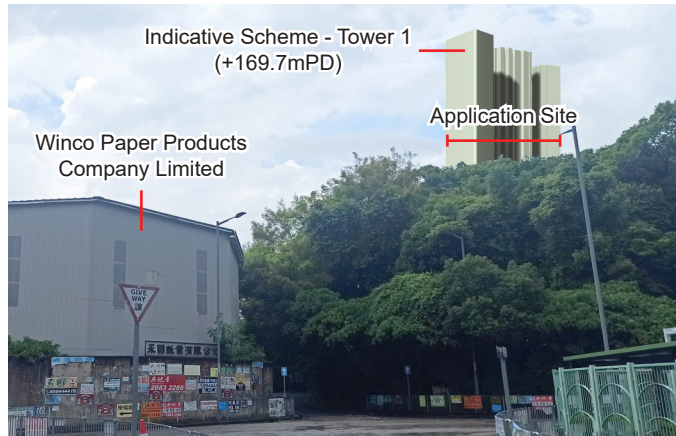
Figure No.	Scale	Figure Title
Fig. 2	1:15,000	Assessment Area and Location of Viewing Points
<b>ARUP</b>	Date July 2024	Source -



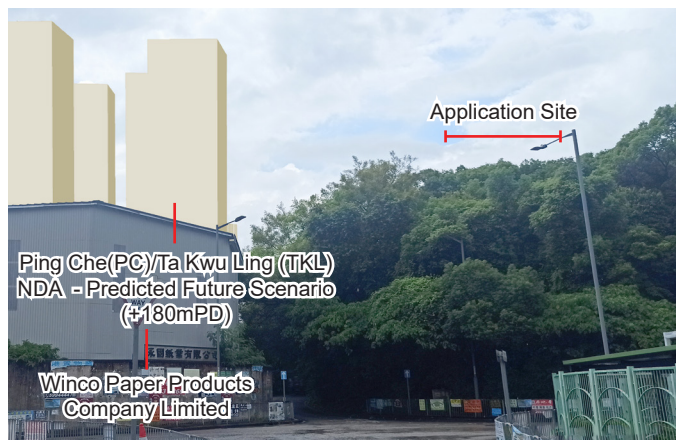
## OZP Compliant Scheme



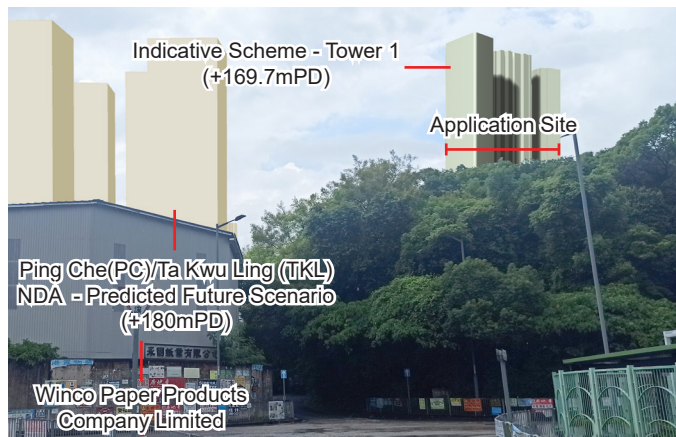
## OZP Compliant Scheme + Indicative Scheme



## OZP Compliant Scheme + NTN Development



## OZP Compliant Scheme + NTN Development + Indicative Scheme



## Key Plan

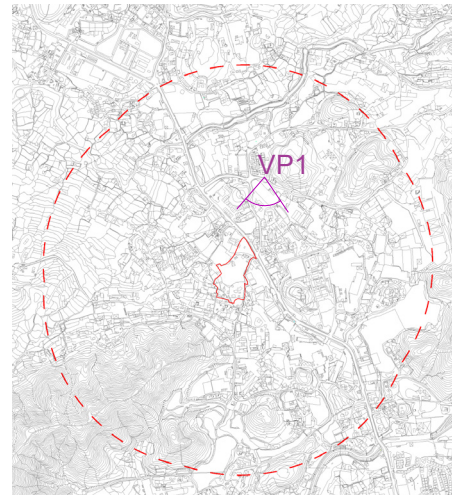


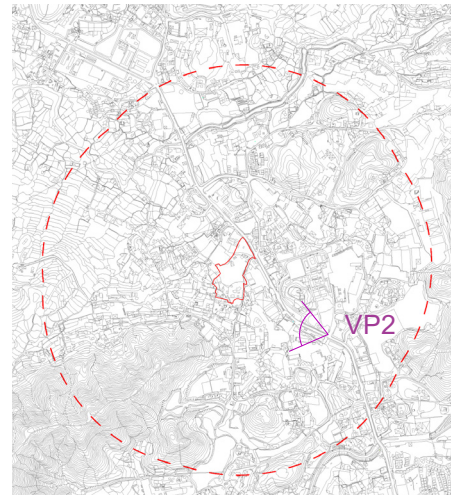
Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Ping Che Mini Soccer
<b>ARUP</b>	Date July 2024	Source -



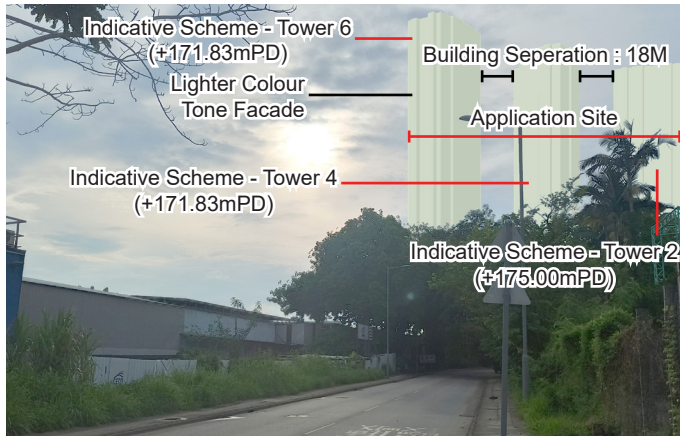
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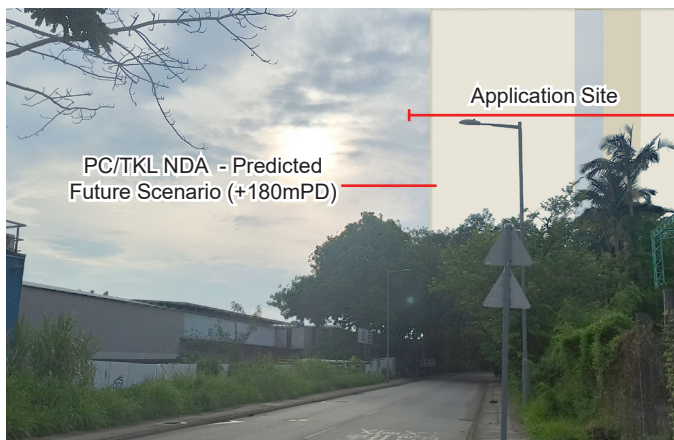
## Key Plan



## OZP Compliant Scheme + Indicative Scheme



## OZP Compliant Scheme + NTN Development



## OZP Compliant Scheme + NTN Development + Indicative Scheme



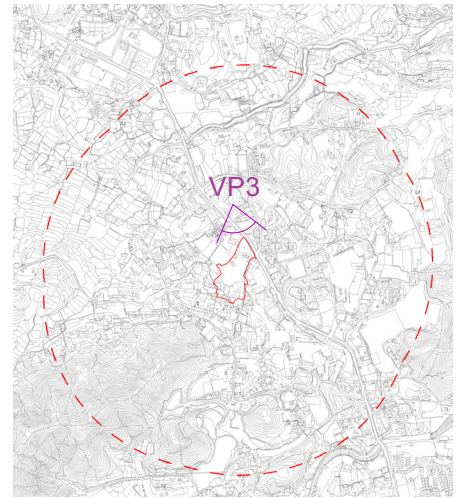
Figure No.	Scale	Figure Title
Fig. 4	N/A	Viewing Point 2 : Hong Kong Baptist Assembly
<b>ARUP</b>	Date July 2024	Source -



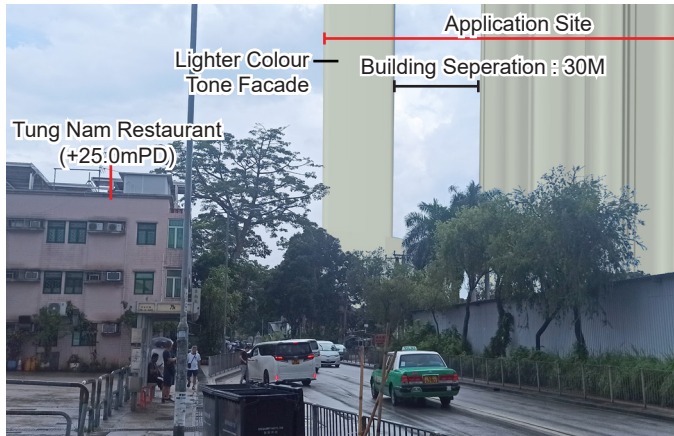
## OZP Compliant Scheme



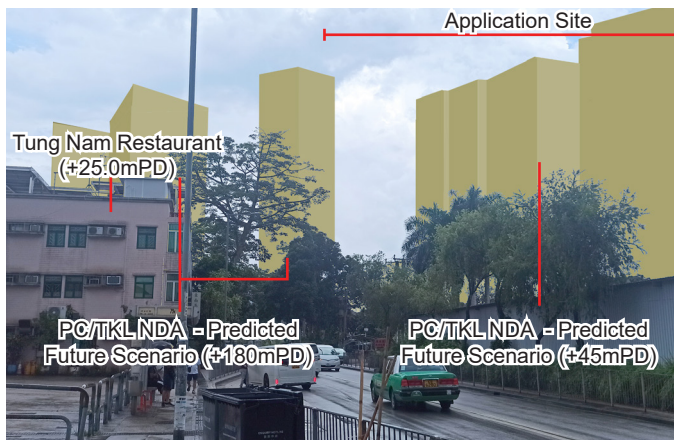
## Key Plan



## OZP Compliant Scheme + Indicative Scheme



## OZP Compliant Scheme + NTN Development



## OZP Compliant Scheme + NTN Development + Indicative Scheme

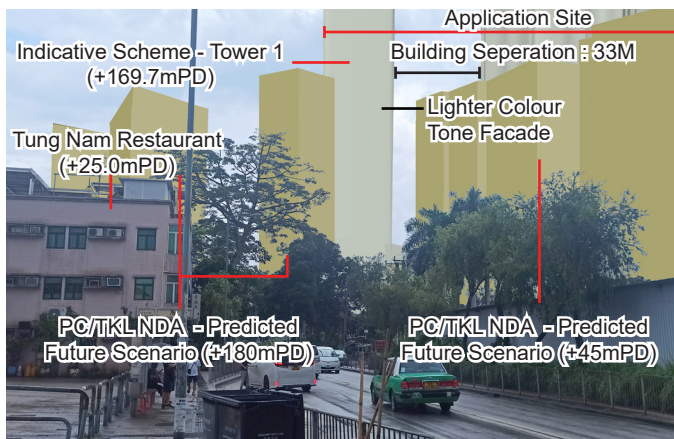


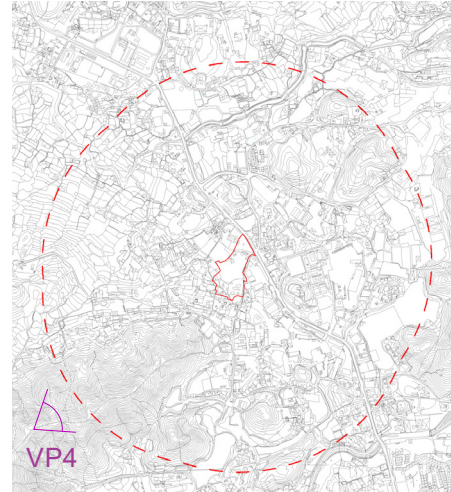
Figure No.	Scale	Figure Title	Viewing Point 3 : Bus Stop at Ta Kwu Ling Rural Centre Government Offices
Fig. 5	N/A		
ARUP	Date July 2024	Source	-



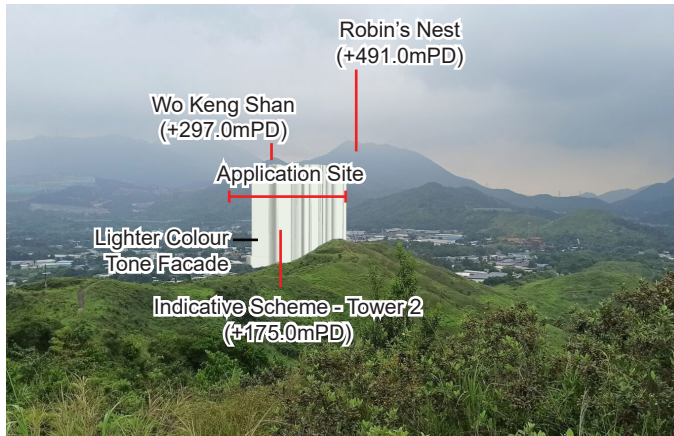
## OZP Compliant Scheme



## Key Plan



## OZP Compliant Scheme + Indicative Scheme



## OZP Compliant Scheme + NTN Development



## OZP Compliant Scheme + NTN Development + Indicative Scheme

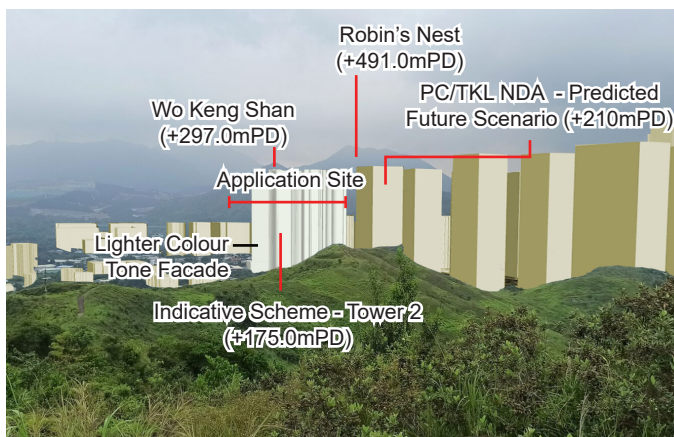
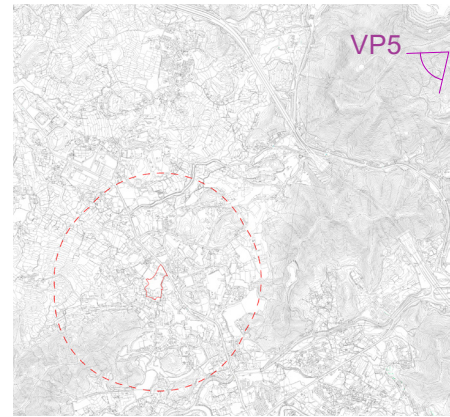


Figure No.	Scale	Figure Title
Fig. 6	N/A	Viewing Point 4 : Tsung Shan
<b>ARUP</b>	Date July 2024	Source -

## OZP Compliant Scheme



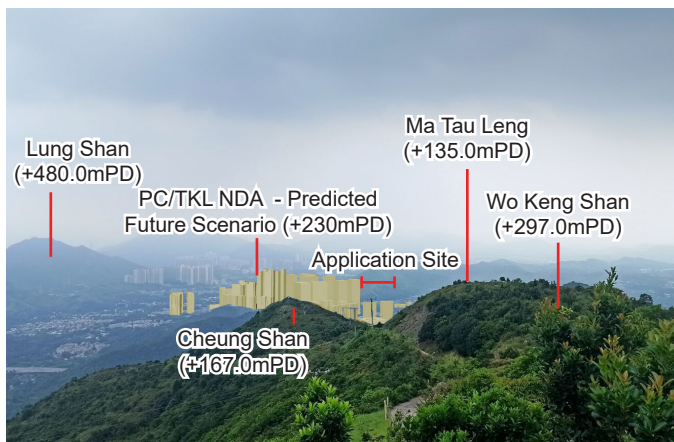
## Key Plan



## OZP Compliant Scheme + Indicative Scheme



## OZP Compliant Scheme + NTN Development



## OZP Compliant Scheme + NTN Development + Indicative Scheme

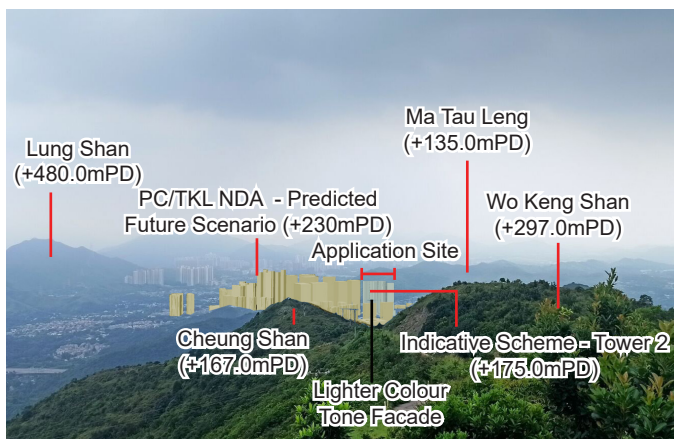


Figure No.	Scale	Figure Title
Fig. 7	N/A	Viewing Point 5 : Wo Keng Shan
<b>ARUP</b>	Date July 2024	Source -