

Appendix C 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 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 **Baseline Condition**.
- 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 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 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 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 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. The visual sensitivity of this VP is considered **High**.
- 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. The visual sensitivity of this VP is considered **High**.

5 ASSESSMENT OF VISUAL IMPACT

5.1.1 This Section examines the visual impact of the 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

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.

- 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 A Baseline Scheme (i.e. subject to a maximum GFA of 124,748.092 m² and a maximum BH of 45 storeys) has been formulated as the evaluation basis for assessing the visual impacts of the Indicative Scheme in this VIA. The baseline scheme was prepared based on typical architectural layouts generally fulfilling the Building Ordinance. The residential towers (T2 to T6) comprised of residential unit mix and were placed to provide appropriate view and sightline for each unit. Building separations of 14.5m are provided between T2 and T3, T4 and T5 for air ventilation. The towers are grouped to the east facing the proposed access road, basic prescribed windows were also provided. To synergise with the future potential railway station and reduce potential noise impact, Tower 1 (Commercial block) is placed near Ping Che Road with building separation of 14m between T1 and T2. In addition, to illustrate the reasonably foreseeable future condition of the surrounding area, the planned Ping Che NDA under Government's Study is incorporated in the Baseline Scheme and Indicative Scheme for evaluation of cumulative visual impacts.

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

- 5.1.8 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 proposed development will be visible under the Indicative Scheme.
- 5.1.9 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises roadside trees and low-rise workshop in the foreground and the open sky in the background. Under both Baseline Scheme and Indicative Scheme, a small proportion of open sky view will be screen off by the proposed development. In addition, both schemes will be in harmony with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA , but Indicative Scheme will result in additional blockage to the open sky due larger building mass as compared to Baseline Scheme. The effects of the Indicative Scheme on visual composition are considered **slightly adverse**.
- 5.1.10 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky view at the backdrop will be partly impeded by the proposed development under both Baseline Scheme and Indicative Scheme. While both schemes will in harmony with the predicted future scenario of Ping Che/Ta Kwu Ling NDA, the Indicative Scheme will introduce a larger building mass compared to the Baseline Scheme, resulting in a small portion of blockage to the open sky. The effects of the Indicative Scheme on visual obstruction are considered **slightly adverse**.
- 5.1.11 **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**.

- 5.1.12 **Effects on Visual Elements/Resources** – The major visual resources of this VP comprise roadside trees and low-rise workshop in the foreground and open sky view in the background. Although both schemes have compatible building heights with predicted future scenario of Ping Che/ Ta Kwu Ling NDA, the presence of the Indicative Scheme with larger building mass will screen off more open sky view and bring **slightly adverse** effects on the visual resources as compared with the Baseline Scheme. With appropriate design mitigation measures such as façade design and architectural articulation, impacts on visual resources are anticipated to be mitigated.
- 5.1.13 Based on the above, the Indicative Scheme will bring **negligible** visual impact to the recreational users in Ping Che Mini Soccer.

VP2: Hong Kong Baptist Assembly (Figure 4 refers)

- 5.1.14 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 development at the Application Site will be visible in the background, partly screened by existing tree clusters along Ping Che Road.
- 5.1.15 **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. Both schemes will blend in with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA due to similar building height. However, Indicative Scheme will allow more view with the sky due to reduced building mass and introduction of air path as compared with Baseline Scheme. Therefore, the effects of the Indicative Scheme on visual composition will be **partly enhanced** as compared to Baseline Scheme.
- 5.1.16 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky will be impeded by the propose development under the Baseline Scheme which has narrow gap for direct view to the sky. Although both schemes will have compatible building height with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA, the Indicative Scheme will preserve more sky view in the background by implementing more unobstructed air channels and reducing building mass. Hence, the effects of the Indicative Scheme on visual obstruction and visual permeability are considered **partly enhanced** as compared to the Baseline Scheme.
- 5.1.17 **Effects on Public Viewers** – The predicted future scenario of Ping Che/ Ta Kwu Ling NDA will be situated in front of the Application site under both Baseline and Indicative Scheme. The photomontage of the Baseline Scheme at this VP demonstrates that the proposed development will screen off the sky view between the gap of the predicted development of Ping Che/ Ta Kwu Ling NDA . For the photomontage of the Indicative Scheme, it shows that an air path is incorporated in the proposed development which allow the public to have a more direct and unobstructed view to the sky between gaps of the predicted development of Ping Che/ Ta Kwu Ling NDA as compared to the Baseline Scheme. It is evident that the effects of the Indicative Scheme on public viewers will be **partly enhanced** as compared to the Baseline Scheme.

- 5.1.18 **Effects on Visual Elements/Resources** – Although both Baseline Scheme and Indicative will be fully embedded with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA, a more permeable view to the open sky backdrops is preserved and hence enhancing the visual resources under Indicative Scheme as compare with Baseline Scheme. The effects on visual resources are therefore considered **partly enhanced** as compared to the Baseline Scheme.
- 5.1.19 With reference to the above, the Indicative Scheme will bring **partly enhanced** visual impact to the recreational users in Hong Kong Baptist Assembly.

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

- 5.1.20 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 Indicative Scheme.
- 5.1.21 **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 low-rise workshop in the middle ground and open sky in the background. The proposed development under both Baseline Scheme and Indicative Scheme will blend in with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA in the backdrop, but the Indicative Scheme has less building mass and wider air path as compared to Baseline Scheme. A greater expanse of the sky view is preserved under the Indicative Scheme. Therefore, the effects of the Indicative Scheme on visual composition will be **partly enhanced**.
- 5.1.22 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky view at the backdrop will be partly impeded by the proposed development under both Baseline Scheme and Indicative Scheme. Both schemes will incorporate building heights that are compatible with the predicted future scenario of Ping Che/Ta Kwu Ling NDA. However, the Indicative Scheme will not result in additional blockage of the open sky view due to wider air path and reduced building mass as compared with Baseline Scheme. Therefore, the effects of the Indicative Scheme on visual obstruction are considered **partly enhanced** as compared to Baseline Scheme.
- 5.1.23 **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 screened off by proposed development. 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.
- 5.1.24 **Effects on Visual Elements/Resources** – The major visual resources of this VP, i.e., roadside plantation in the middle-ground, will not be altered by both Baseline Scheme and Indicative Scheme in the background. The proposed development under both schemes will be fully embedded with predicted future scenario of Ping Che/ Ta Kwu Ling NDA in the backdrop. However, due to the preservation of a more permeable view to the open sky backdrops under Indicative Scheme, the effects on visual resources are therefore considered **partly enhanced** as compared to the Baseline Scheme.

- 5.1.25 Based on the above, the Indicative Scheme will bring **partly enhanced** visual impact to the pedestrians and road users at bus stop near Ta Kwu Ling Rural Centre Government Offices.

VP 4: Tsung Shan (Figure 6 refers)

- 5.1.26 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 Baseline and Indicative Scheme, the lower part of the proposed development is partly blocked by the hillside plantation, while the upper part of the proposed development is marginally visible to the public viewers.
- 5.1.27 **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. Both Baseline Scheme and Indicative Scheme will be slightly screened off by the hillside plantation, the upper part of both Baseline and Indicative Scheme will be marginally visible which will bring some changes to the sky view. Both Baseline and Indicative Scheme will blend into the predicted future scenario of Ping Che/ Ta Kwu Ling NDA due to similar building height. In addition, there is no noticeable difference between both Schemes in terms of building height and massing. The effects of the Indicative Scheme on visual composition are considered **negligible** as compared to the Baseline Scheme.
- 5.1.28 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the mountain view at the backdrop will be partly impeded by the proposed development under both Baseline Scheme and Indicative Scheme. In addition, both schemes will be in harmony with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA due to similar building height. Moreover, the Indicative Scheme will not result in additional blockage of the mountain view as compared with Baseline Scheme. The effects of the Indicative Scheme on visual obstruction are considered **negligible**.
- 5.1.29 **Effects on Public Viewers** – The photomontage of the Indicative Scheme at this VP demonstrates that the Proposed development at the Application Site will screen off a small proportion of the mountain view. Given that both the Baseline Scheme and Indicative Scheme have the similar building height and massing and will be compatible with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA, the effects of the Indicative Scheme on public viewers are considered as **negligible** compared to the Baseline Scheme.
- 5.1.30 **Effects on Visual Elements/Resources** – Both Baseline Scheme and Indicative Scheme will not alter the visual element in foreground including hillside shrubland and will blend in with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA, only the mountain view in the background will be partly impeded by the proposed development under both schemes. The quality and character of these visual resources will remain unchanged under the Indicative Scheme against the Baseline Scheme due to their similar building height and building mass. Therefore, the effects of the Indicative Scheme on visual resources are **negligible**.
- 5.1.31 Based on the above, the Indicative Scheme will bring **negligible** visual impact to this VP.

VP 5: Wo Keng Shan (Figure 7 refers)

- 5.1.32 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 development at the Application Site will be visible in the middle ground.
- 5.1.33 **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 blocks under both the Baseline Scheme and Indicative Scheme at the background will partially block the view towards Ma Tau Leng. There is no noticeable difference between the Baseline Scheme and Indicative Scheme. In addition, the Indicative Scheme will be visually compatible with the predicted future scenario of Ping Che/Ta Kwu Ling NDA due to similar building height. The effects of the Indicative Scheme on visual composition are considered **negligible** as compared to the Baseline Scheme.
- 5.1.34 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the mountain backdrop will be partly impeded by the residential blocks under both the Baseline Scheme and Indicative Scheme. Also, both schemes have similar building height and massing and they will have compatible building height with the predicted future scenario of Ping Che/Ta Kwu Ling NDA. Since there is no additional blockage caused by Indicative Scheme as compared with Baseline Scheme, the effects of the Indicative Scheme on visual obstruction are therefore **negligible**.
- 5.1.35 **Effects on Public Viewers** – Public viewers are expected to experience limited visual changes brought by the Indicative Scheme from this VP as compared to the Baseline Scheme, since they have similar building heights, unnoticeable difference in their building massing and similar compatibility with the predicted future scenario of Ping Che/Ta Kwu Ling NDA. The effects of the Indicative Scheme on public viewers are **negligible**.
- 5.1.36 **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. In addition, both schemes will be in harmony with the predicted future scenario of Ping Che/Ta Kwu Ling NDA due to similar building height. The quality and character of these visual resources will remain unchanged under the Indicative Scheme against the Baseline Scheme due to their similar building mass. Therefore, the effects of the Indicative Scheme on visual resources are **negligible**.
- 5.1.37 Based on the above, the Indicative Scheme will bring **negligible** visual impact to this VP.
- 5.1.38 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	Slightly adverse	Negligible
VP 2: Hong Kong Baptist Assembly	Medium	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced
VP 3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices	Medium	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced
VP 4: Tsung Shan	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP 5: Wo Keng Shan	High	Negligible	Negligible	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 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, among which 2 are of high-medium visual sensitivity and 3 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 Indicative Scheme as compared with the Baseline 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.





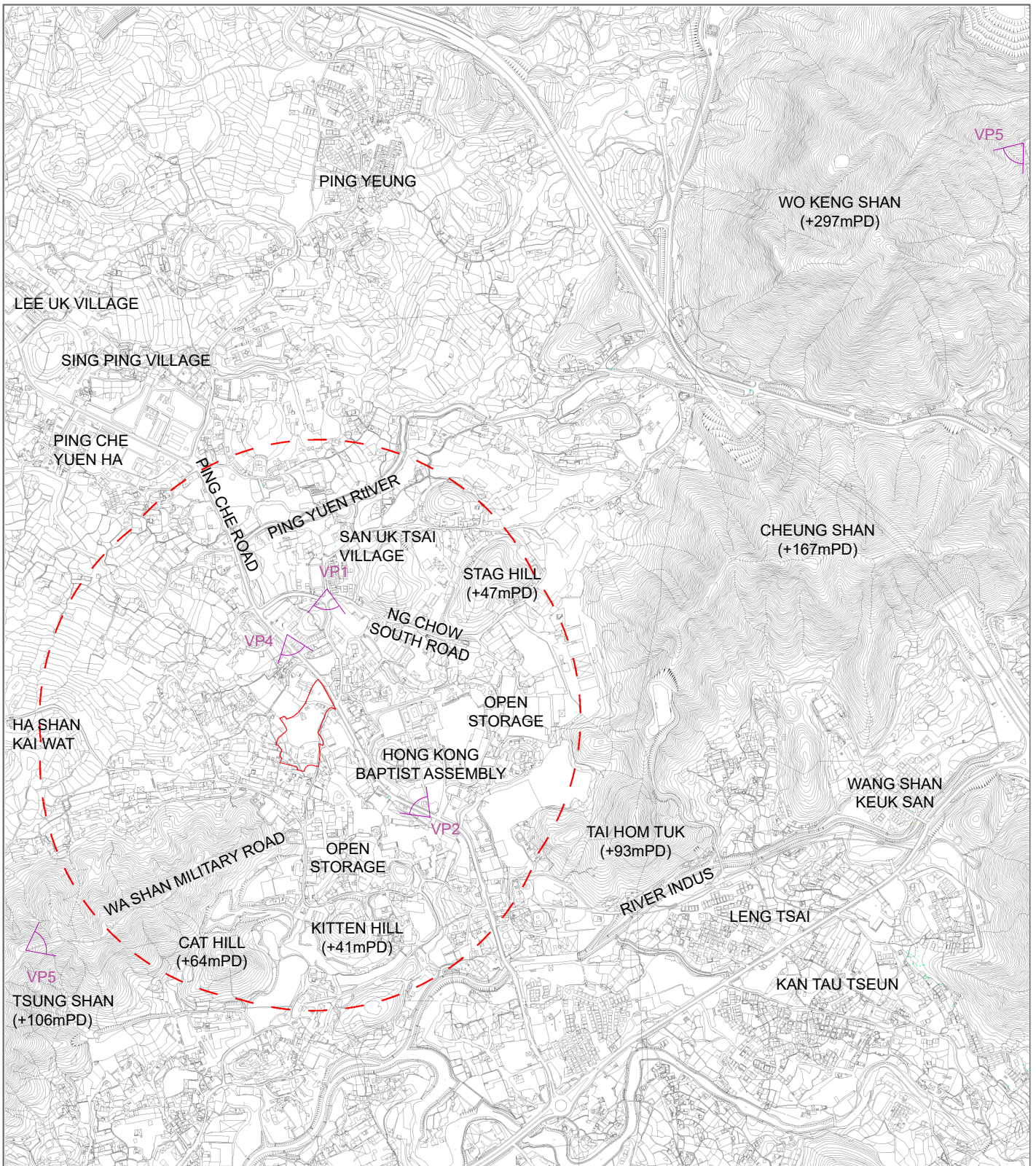
LEGEND		Application Site		Boundary of Planning Scheme
ZONING	V	“Village Type Development”	O	“Open Space”
	I(D)	“Industrial (Group D)”	AGR	“Agriculture”
	OS	“Open Storage”	GB	“Green Belt”
	G/IC	“Government, Institution or Community”		

Figure No. Fig. 1	Scale NA	Figure Title Location Plan
ARUP	Date Oct 2023	Source Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKLN/2



LEGEND

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

PROPOSED VIEWPOINT (VP)

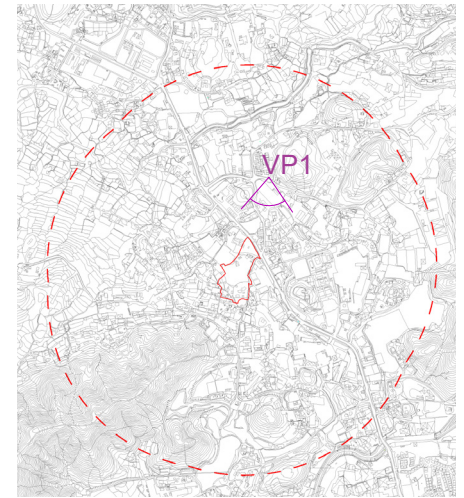
- VP1 Ping Che Mini Soccer
- VP2 Hong Kong Baptist Assembly
- VP3 Bus Stop at Ta Kwu Ling Rural Centre Government Offices
- VP4 Tsung Shan
- VP5 Wo Keng Shan

Figure No.	Scale	Figure Title	
Fig. 2	1:15,000	Assessment Area and Location of Viewing Points	
ARUP	Date	Source	
	Oct 2023	-	

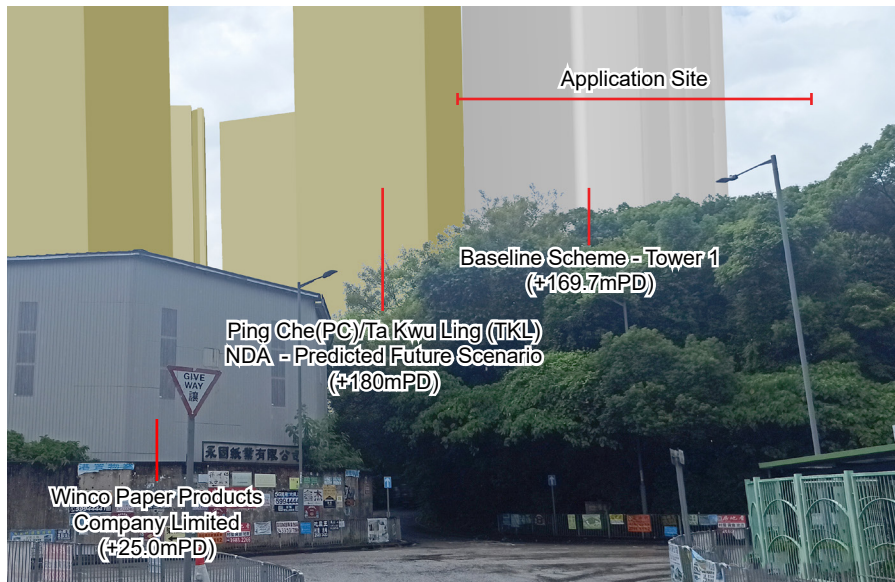
Existing Condition



Key Plan



Baseline Scheme



Indicative Scheme

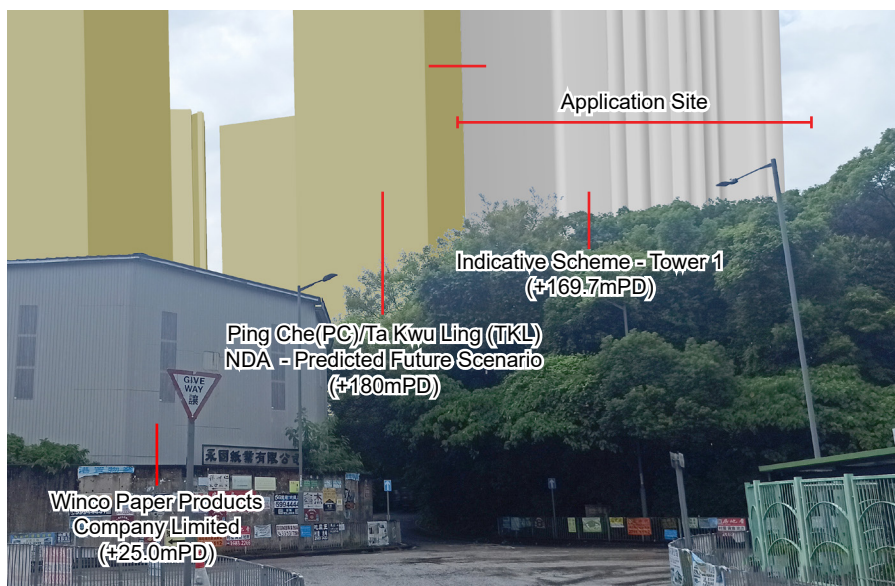
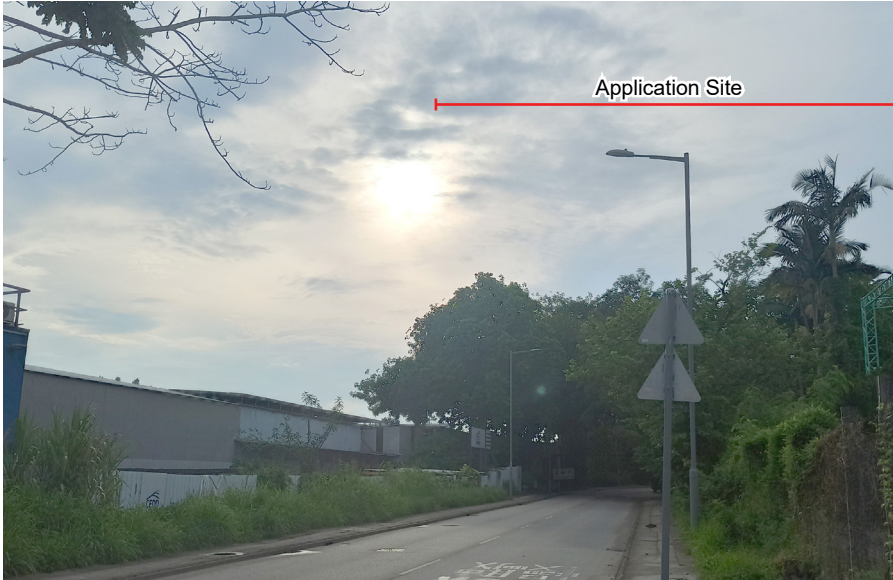
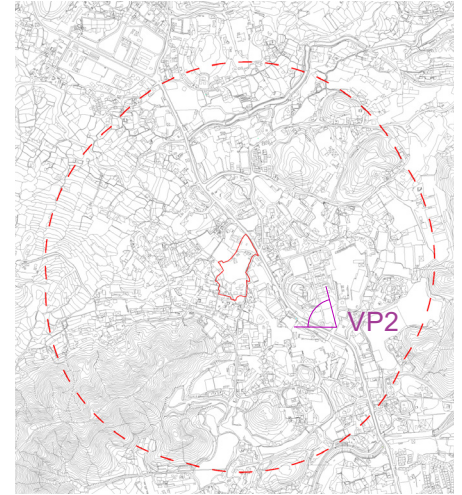


Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Ping Che Mini Soccer
ARUP	Date	Source
	Oct 2023	-

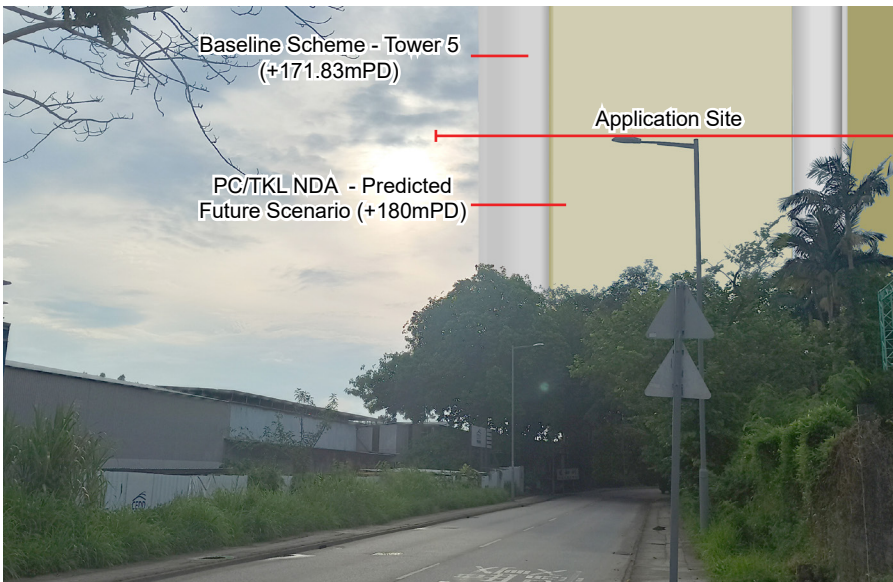
Existing Condition



Key Plan



Baseline Scheme



Indicative Scheme

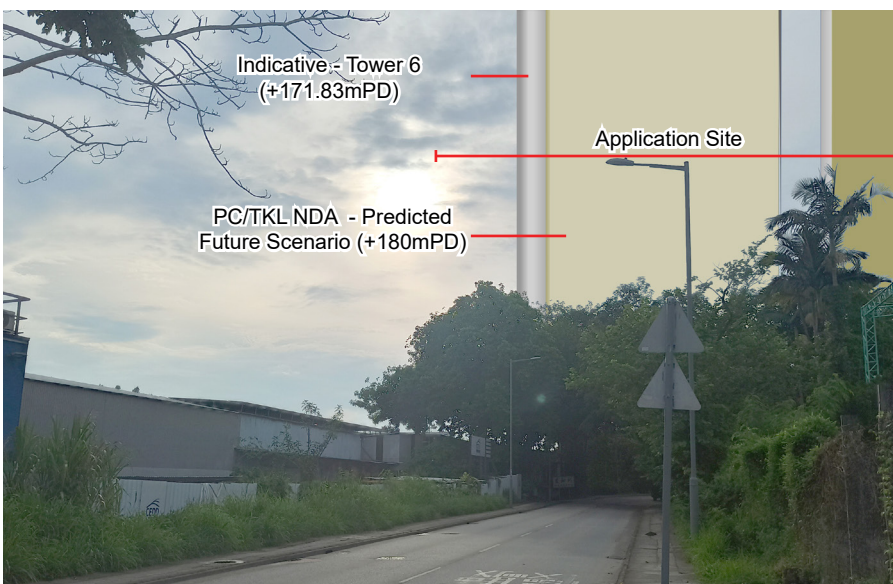
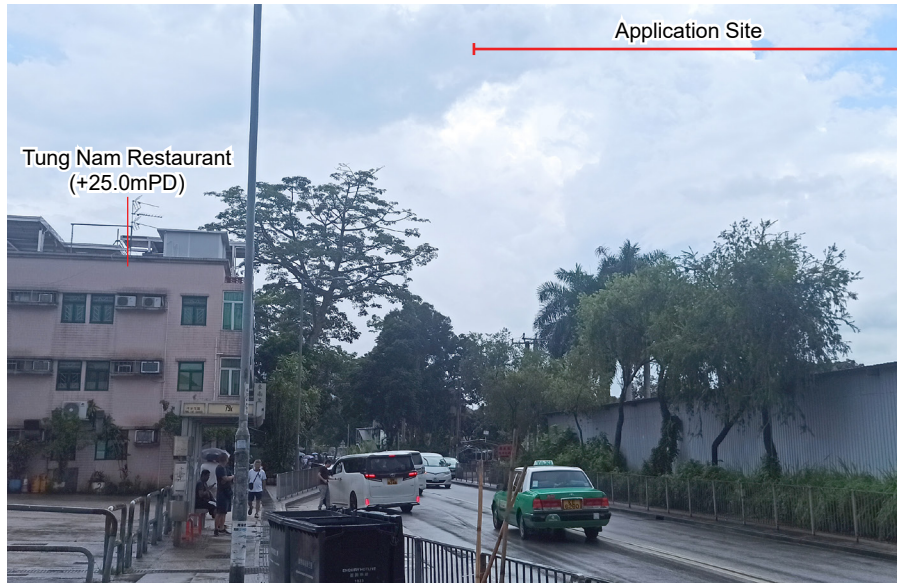
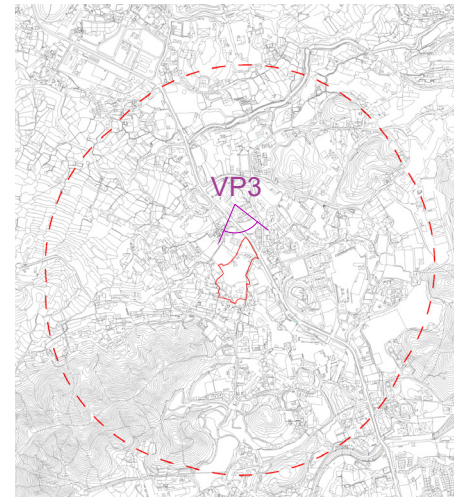


Figure No.	Scale	Figure Title
Fig. 4	N/A	Viewing Point 2 : Hong Kong Baptist Assembly
ARUP	Date	Source
	Oct 2023	-

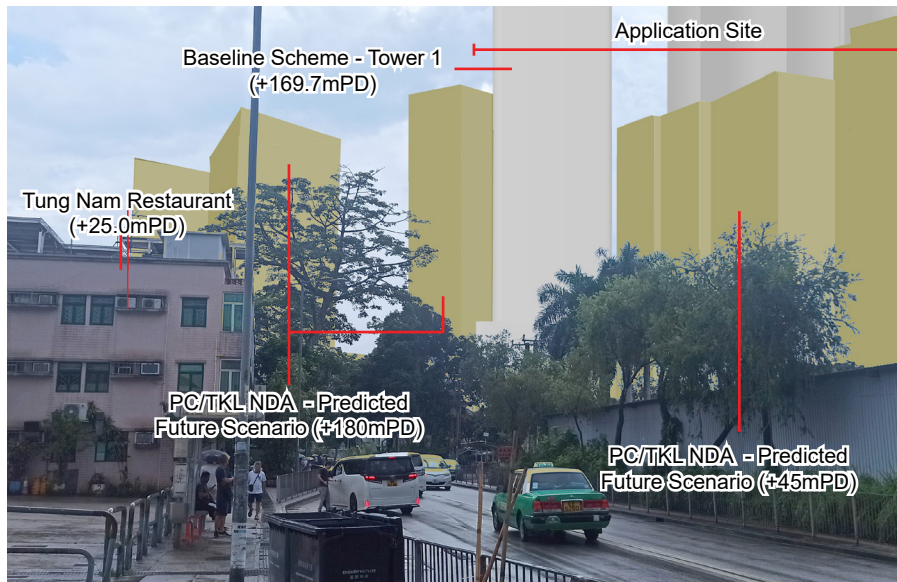
Existing Condition



Key Plan



Baseline Scheme



Indicative Scheme

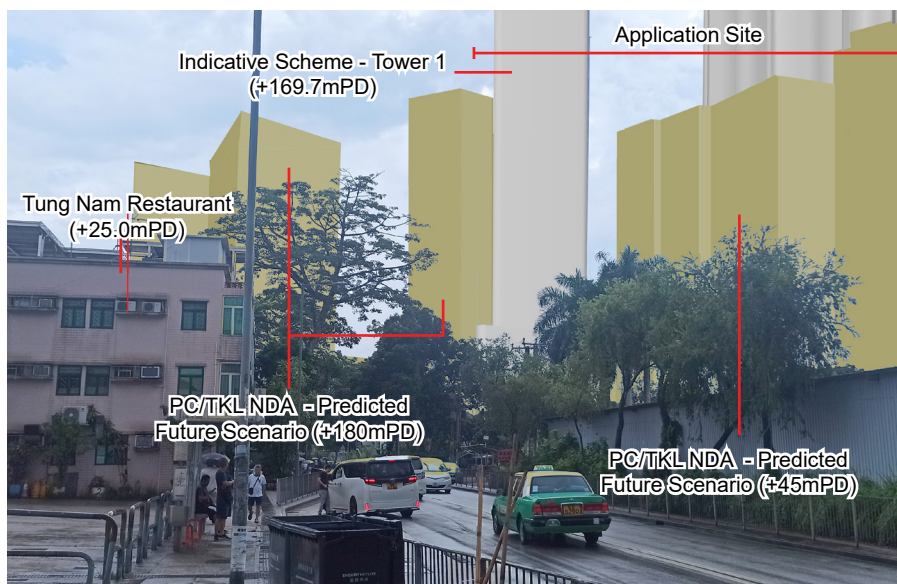
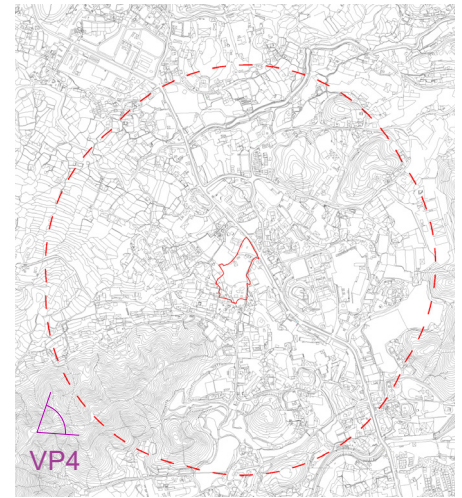


Figure No.	Scale	Figure Title	Viewing Point 3 : Bus Stop at Ta Kwu Ling Rural Centre Government Offices
Fig. 5	N/A		
ARUP	Date	Source	-
	Oct 2023		

Existing Condition



Key Plan



Baseline Scheme



Indicative Scheme

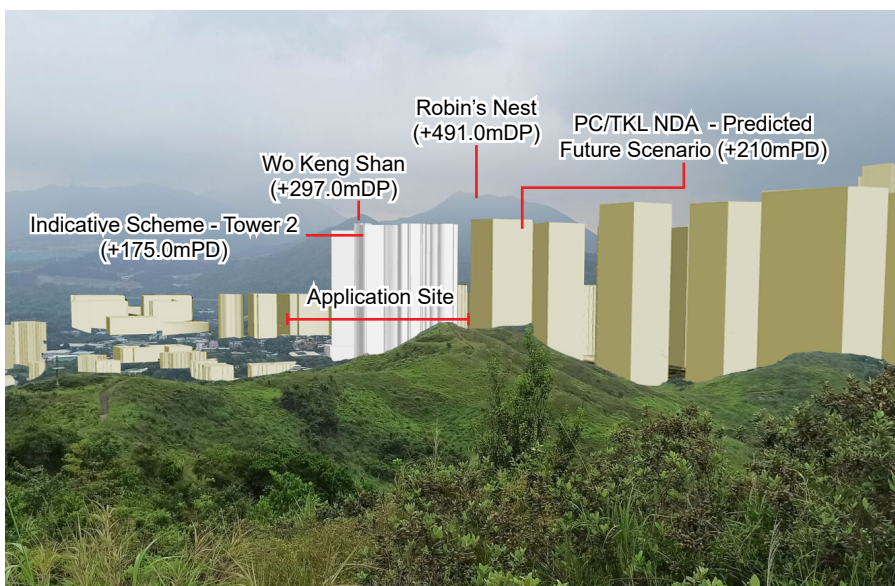
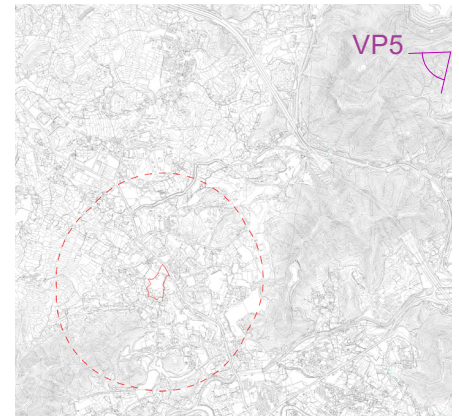


Figure No.	Scale	Figure Title
Fig. 6	N/A	Viewing Point 4 : Tsung Shan
ARUP	Date	Source
	Oct 2023	-

Existing Condition



Key Plan



Baseline Scheme



Indicative Scheme

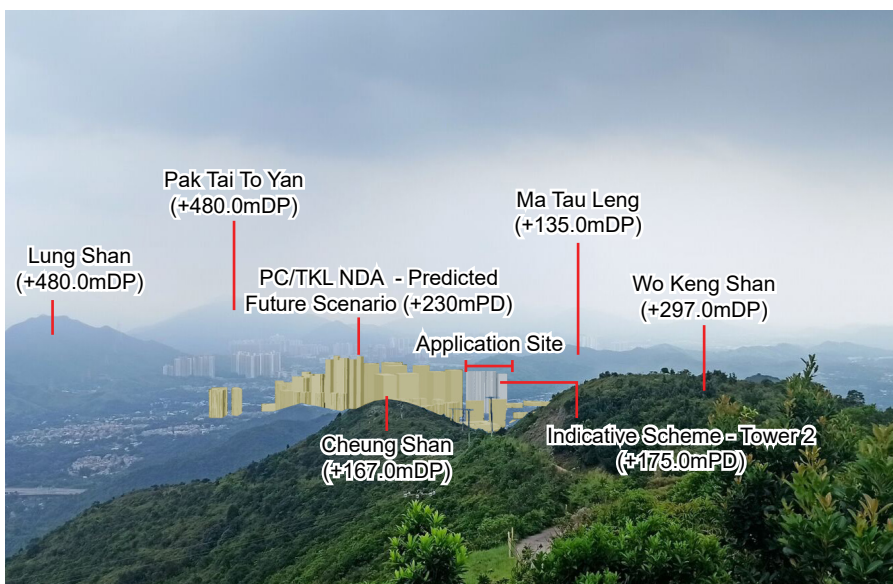


Figure No.	Scale	Figure Title
Fig. 7	N/A	Viewing Point 5 : Wo Keng Shan
ARUP	Date	Source
	Oct 2023	-