

Appendix F

Revised Visual Impact Assessment

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (Cap.131)
TO REZONE THE APPLICATION SITE FROM
“GREEN BELT” AND AREA SHOWN AS “ROAD” TO
“RESIDENTIAL (GROUP C) 5” FOR
PROPOSED RESIDENTIAL DEVELOPMENT AT
VARIOUS LOTS IN D.D.210 AND ADJOINING GOVERNMENT LAND,
PAK WAI, SAI KUNG

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1. INTRODUCTION

- 1.1 This Visual Impact Assessment (“VIA”) is prepared in support of the Section “S.12A” Planning Application to rezone the Application Site from “Green Belt” (GB) and area shown as “Road” to “Residential (Group C) 5” for proposed residential development at various lots in D.D.210 and adjoining government land, Pak Wai, Sai Kung.
- 1.2 The Application Site situates in a flat plain valley floor off the roundabout of Hiram’s Highway.
- 1.3 This VIA is prepared to assess the visual impact of the Proposed Development at the Application Site to demonstrate that there will be no resultant adverse visual impacts on the surrounding environment.
- 1.4 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 of the Proposed Development;
 - 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 Surrounding Areas

2.1 The Site and Its Surrounding

The subject site comprises Lot 13 (part), 14 (part), 15 (part), 16 (part), 17, 19 (part), 20, 21, 23, 25, 26, 27, 28, 29, 30, 31 (part), 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 45, 46 RP, 47 RP, 48 RP, 49 RP, 50 RP, 51 RP, 52 (part) and 53 RP, and adjoining Government Land. In DD210, Pak Wai, Sai Kung. Its total area is about 12,692m². It was once an active agricultural nursery before 1990, but is now left vacant, covered by abandoned agricultural land and disorderly vegetation for many years. The subject site falls within an area zoned “GB” and area shown as “Road” in the Draft Ho Chung Outline Zoning Plan No. S/SK-HC/12.

2.2 Developments in the vicinity of the subject site are predominantly of low- to medium-density sites zoned for Residential (Group C) (“R(C)”), Residential (Group D) (“R(D)”), Residential (Group E) (“R E”), Village Type Development (“V”), Other Specified Uses (“OU”) or Comprehensive Development Area (“CDA”). Most of them are luxury apartments or houses. 3-storey houses in “V” zone are also found. Some of the village houses are in poor conditions as a result of the lack of management and maintenance.

2.3 In the north and west by terraced agricultural land where a number of abandoned houses are also found. Much of the agricultural land has been abandoned. A residential development, namely Marina Cove (with about 500 houses and 2 towers of 6-storey apartments) and Pak Wai Village are situated immediately on the opposite side of Hiram’s Highway. Hing Keng Shek Village which is connected to the Hing Keng Shek Road. It is located further north of the Application Site. The western boundary of the Application Site has an average level of +15mPD. The terraced slope induces an angle smaller than 15 degrees in general.

2.4 The Application Site is located in a flat plain valley floor at relatively low levels ranging from 4.1mPD to 5.7mPD. This section of Hiram’s Highway is at +7.3mPD while Hing Keng Shek Road is at +7.1mPD.

3. **The Proposed Scheme at the Application Site**

3.1 The Proposed Development at the Application Site comprises of 4 residential towers of 3 and 4 storeys, with building height (BH) of about 16.475mPD and 19.800mPD respectively. Its planning and design principles are summarized as follows :

3.2 **Achieving an environmentally sensitive design:** The residential tower blocks are carefully dispositioned to minimize environmental impacts from road traffic. The major facades with openable windows are oriented to avoid the excessive traffic noise as far as possible.

3.3 **Ensuring visual compatibility with the surrounding:** To realise a visually harmonious build form, the BH of the 4 residential towers in the Proposed Development have been carefully arranged in 2 different building height (from 3 to 4 storeys).descending from the hillside in the north towards the main road in the south which will be compatible with the immediate residential neighborhood.

3.4 **Fulfilment of Sustainable Building Design Guidelines:** The residential towers are planned in 4 building blocks. A minimum of site coverage of greenery is provided in the development and not less than 20% of greenery is provided at pedestrian zone to enhance the environment quality of pedestrian urban space and to mitigate heat island effect.

3.5 **Enhancing pedestrian comfort:** A 2m-wide public footpath will be constructed along the eastern portion of the site boundary to provide public users with an unrestricted 24-hour access between the Hiram's Highway in the south and the village settlements and temporary structures in the north of the Application Site. The public footpath will be aligned with a tree row to provide shading and pleasant pedestrian environment.

3.6 The key development parameters of the Proposed Development at the Application Site are listed in Table 3.1.

Table 3.1 Key Development Parameters of the Proposed Development

Development Parameters	Indicative Scheme
Site Area	About 12,692 m ²
Plot Ratio (PR)	0.6
Total GFA	About 7,615.2 m ²
• Domestic GFA	About 7,615.2 m ²
• Non-domestic GFA	Nil
No. of Residential Blocks	4
Building Height of Residential Blocks	4 storeys for Block 1 4 storeys for Block 2 4 storeys for Block 3 3 storeys for Block 4 (excluding a 1-level basement)
Site Coverage	Not more than 20%
No. of Units	About 120
Average Unit Size	About 63.5 m ²
Design Population ^[1]	About 360
Greenery Coverage	Not less than 20%
Private Open Space	Not less than 360 m ²
Residents' Clubhouse	One 1-storey block with GFA of not more than 380.76 m ² ^[2]

Remark:

^[1] A person per flat (ppf) of 3 is adopted with reference to the PPF DCCA (Q02) Pak Sha Wan (Source: 2021 Population Census).

^[2] According to APP-104, a maximum 5% of total domestic GFA could be applied for GFA concession for use as a clubhouse in a development with domestic GFA of up to 25,000m². The clubhouse GFA proposed to be exempted from GFA calculation.

4. Assessment Area and Selection of Viewing Points

- 4.1 According to the TPB PG No. 41, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development i.e. 13.3m. Thus, a radius of 40m (i.e. 13.3m x 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 1 refers).
- 4.2 When assessing the potential visual impacts of the Proposed Development, the classification of VPs is categorized as follows:

Table 4.1 Classification of Visual Sensitivity

Receivers	Main Activities	Sensitivity
Residents	Those viewers live in Hing Keng Shek Village	High
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travelers	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

- 4.3 A total of 6 VPs including short, medium and long ranges considered to be the most affected by the Proposed Development at the Application Site (Figure 1 refer) will be assessed. They include:

- 4.4 **VP1: Entrance Gate of Pak Wai** – This VP is located to the southeast of the Application Site at roundabout of Hiram’s Highway which is a strategic road connecting Sai Kung Town Centre, Kowloon East and Tsueng Kwan O. This VP is selected to assess the street-level visual impacts on car users, pedestrians and cyclists passing by Hiram’s Highway. This location at about 70m to the southeast of the Application Site. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.
- 4.5 **VP2: Hing Keng Shek Village Office (村公所)** – This VP is located at about 245m to the North of the Application Site. This VP is the only publicly-accessible location to assess the compatibility of the Proposed Development with the overall visual impacts of the existing residential developments of Hing Keng Shek village. Also, it is a place where the villagers would gather for social activities and interaction. Hence, the visual sensitivity of this VP is considered **high**.
- 4.6 **VP3: Pak Wai Bus Stop (Southbound)** – This VP locates at the South of the subject site, located at about 40m. This is to assess the street level visual impacts on car users, cyclists and pedestrians walking from Hing Keng Shek Village, Pak Wai Village and nearby households. Due to its transient nature, the visual sensitivity of this VP is considered **medium**.
- 4.7 **VP4: Bus Stop in front of Marina Cove Shopping Centre** – Located at about 510m to the South of the Application Site. This VP situates at the bus stop in front of the shopping centre of Marina Cove. This VP is selected to evaluate the long range visual impacts on road users and pedestrians. Due to its transient nature, the visual sensitivity of this VP is regarded as **medium**.
- 4.8 **VP5: Ho Chung Public Toilet** – As a common spot for pedestrians, local users and residents to Ho Chung, located at about 650m to the Southwest of the Application Site. It is selected to assess the long-range visual impacts. The visual sensitivity of this VP is considered **medium**.

- 4.9 **VP6: Tin Hau Temple at Nam Wai** – It is a local temple, located at about 942m to the southeast of the Application Site and is selected for its popularity with people visiting the temple. It represents the long-range street-level view of recreational users while viewing towards the direction for the Proposed Development. Due to the frequent use of the temple, the visual sensitivity of this VP is considered **high**.

5. **Assessment of Visual Impact**

- 5.1 This Section evaluates the visual impact of the Proposed Development. Reference is made to TPB PG No. 41 and the visual appraisal for the Proposed Development is carried out on the aspects of ‘visual composition’, ‘visual obstruction’, ‘effect on public viewer’ and ‘effect on visual resources’⁵. The overall visual resultant impact of the Development is appraised based on the classifications of visual impacts as set out in the TPB PG No. 41, which include ‘enhanced’, ‘partly enhanced/partly adverse’, ‘negligible’, ‘slightly adverse’, ‘moderately adverse’ and ‘significantly adverse’⁶.

VP1: Entrance Gate of Pak Wai

- 5.2.1 This short range VP represents the views of pedestrians and car users of Hiram’s Highway with a view towards the Application Site from the south-east.
- 5.2.2 **Effects on Visual Composition** – The visual composition from this VP comprises the roundabout at the front and the ridgeline at the back of Wong Ngau Shan and Sam Fai Tin. The Proposed Development at the Application Site locates in the valley and is partly visible behind the proposed trees. The visual variation in building height (ranging from 3-4 storeys) descending from the hillside in the North towards the main road in the South, will screen out part of the building bulk. Hence, the effects of the Proposed Development on visual composition are considered slightly adverse.
- 5.2.3 **Effects on Visual Obstruction and Visual Permeability** – Part of the development at the Application Site from this VP are screened off by the proposed trees in the foreground. The development blocks the greenery in the background. The impacts of the Proposed Development on visual permeability and visual openness are slightly adverse.

5.2.4 **Effects on Public Viewers** – As a short-range transient VP, car users/passers-by are expected to experience minimal visual changes brought about by the development at the Application Site. The planting of trees along the south-east site boundary and the demolition of the existing temporary structures will increase the visual quality and will bring the impact on public viewers to be slightly adverse.

5.2.5 **Effects on Visual Resources** – The major visual resources of this VP comprise the variety of greenery/ vegetation in the foreground, middle-ground, and the open key view. The quality and character of these visual resources will remain unharmed. Therefore, the effect on visual resources to this VP are slightly adverse.

5.2.6 In summary, the landscaping at the street level, as well as proposed planting along the site boundary will serve to soften the form of the structures. In considering all of the above, the visual impacts to this VP are slightly adverse.

VP2: Hing Keng Shek Village Office (村公所)

5.3.1 This VP locates at the Hing Keng Shek Village Office and represents the kinetic view to recreational users who have a direct view towards the Application Site from the North. The villager office is a local gathering place at Hing Keng Shek village.

The Proposed Development will be completely screened off by the existing trees and will not be visible to viewers at this VP.

5.3.2 **Effects on Visual Composition** – The visual composition of this VP is dominated by trees and vegetation. The Proposed Development will be completely screened off by the existing trees and will not be visible to residents/ viewers outside the Village Office. Therefore, the effects on visual composition to this VP are negligible.

5.3.3 Effects on Visual Obstruction, Public Views and Visual Resources

As the Proposed Development will be fully screened off by the existing trees and vegetation. There will be negligible effects on visual obstruction, public views and visual resources to this VP with the proposed development.

Overall, the Proposed Development is completely obscured by the dense vegetation. It will not be visible to residents/ viewers. Existing visual resources will not be affected by the Proposed Development. Hence, the visual impact to this VP is negligible.

VP3: Pak Wai Bus Stop (Southbound)

5.4.1 This short-range VP represents views of car users, pedestrians and cyclists travel along Hiram's Highway. The Proposed Development will be partly screened off by the trees and houses in the foreground such that only part of the buildings will be visible.

5.4.2 **Effect on Visual Composition** – The visual composition of this VP mainly comprises the Hiram's Highway, the valley with the temporary structure and the ridgeline. The Proposed Development locates at left and Hing Keng Shek Village in the background with mountains and open sky as backdrop. In order to screen out any adverse visual elements of the building mass, proposed planting is provided along the site boundary which help to blend in with the landscape in the background harmoniously. Thus, the effects of the Proposed Development on visual composition are considered slightly adverse.

5.4.3 **Effect on Visual Obstruction and Visual Permeability** –The development blocks the greenery in the background. Visual permeability and openness with the Proposed Development are slightly adverse.

5.4.4 **Effects on Public Viewers** – As a short range transient VP, car users, pedestrians and cyclists are expected to experience minimal visual changes brought by the Development at the Application Site. The demolition of the temporary structure and the **proposed** planting of trees along the site boundary will enhance the visual quality and bring the impact on public viewers to **slightly adverse**.

5.4.5 **Effects on Visual Resources** – The **visual variation** in BH design of the Proposed Development will bring a more interesting built form. **As only the upper portion of the building would be seen. No important views and key visual openness will be blocked.** The effect on visual resources brought by the Proposed Development has been reduced to slightly adverse.

Continuation of view to the green backdrop formed by the mountain range is available from this VP, given the considerable distance of the Proposed Development and transient nature of pedestrians, the visual impacts of this VP is considered slightly adverse.

VP4: Bus Stop in front of Marina Cove Shopping Centre

5.5.1 This medium-range VP represents the views of bus stop users in front of Marina Cove shopping centre.

5.5.2 **Effects on Visual Composition** – The visual composition of this VP comprises the noise barriers along the right-hand side, the Hiram's Highway and the valley. The Proposed Development sits roughly at left of this photo. The road lamp-posts align in front of the Proposed Development and noise barriers lie on the right hand side. The Proposed Development would be behind the retaining structures and trees. **The effects of the proposed development are considered negligible.**

5.5.3 **Effect on Visual Obstruction and Visual Permeability** – Due to the present of the lamp posts, the noise barriers and the traffic, the Proposed Development will be completed screened off by the retaining structures. The effects of the Proposed Development on visual obstruction and visual permeability are considered negligible.

5.5.4 **Effect on Public Viewers** – Due to the Proposed Development will be completed screened off by the retaining structures and trees. There is no change in views to public viewers before and after the development. Therefore, the effects on public viewers are considered negligible.

5.5.5 **Effect on Visual Resources** – It is observed that the Proposed Development will not affect the mountain backdrop and will not introduce any additional visual obstruction to the mountain backdrop. As a result, the effects of the Proposed Development on visual resources are considered negligible.

Overall, the Proposed Development is blocked by the retaining structures and trees. No important views and key visual openness are expected to be blocked by the Proposed Development. The Proposed Development will not cause significant visual changes. Also, existing visual resources will not be affected by the Proposed Development as well. Therefore, the visual impact to this VP is negligible.

VP5: Ho Chung Public Toilet

5.6.1 This long-range VP represents views from Ho Chung area, including the village house there. The Ho Chung public toilet has relatively more local gathering here.

5.6.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the low-rise residential houses and ATV building. The Application Site and development is not visible at this view. The Application Site will be completed screened off by the village houses and ATV buildings in the foreground. The effects of the Proposed Development on visual composition are considered negligible.

5.6.3 Effects on Visual Obstruction, Public Views and Visual Resources

As the Proposed Development will be fully screened off by the existing village houses and ATV building. There will be negligible effects on visual obstruction, public views and visual resources to this VP with the proposed development

Overall, the Proposed Development will not cause significant visual changes as the existing view is characterized by dominance of existing village houses and ATV building in the foreground. Existing visual resources will not be affected by the Proposed Development. Therefore, the visual impact to this VP is negligible

VP6: Tin Hau Temple at Nam Wai

5.7.1 This long-range VP locates at Tin Hau Temple at Nam Wai. It represents views of recreational users and public visiting Tin Hau Temple, viewing toward the direction of the Proposed Development.

5.7.2 **Effects on Visual Composition** – The visual composition of this VP consists ridgeline of Wong Ngau Shan which forms part of Ma On Shan Country Park. The residential development Maria Cove situates above the coastal line and scatter structures at Hing Keng Shek situates above Marina Cove. The Application Site locates between Hing Keng Shek structures and Maria Cove. The Development appears a minor extension at the top of existing building. The effects on visual composition are considered negligible.

5.7.3 **Effects on Visual Obstruction and Visual Permeability** – The development will be appeared as an extension of the existing structures of Marina Cove and it brings negligible impact on visual obstruction and visual permeability.

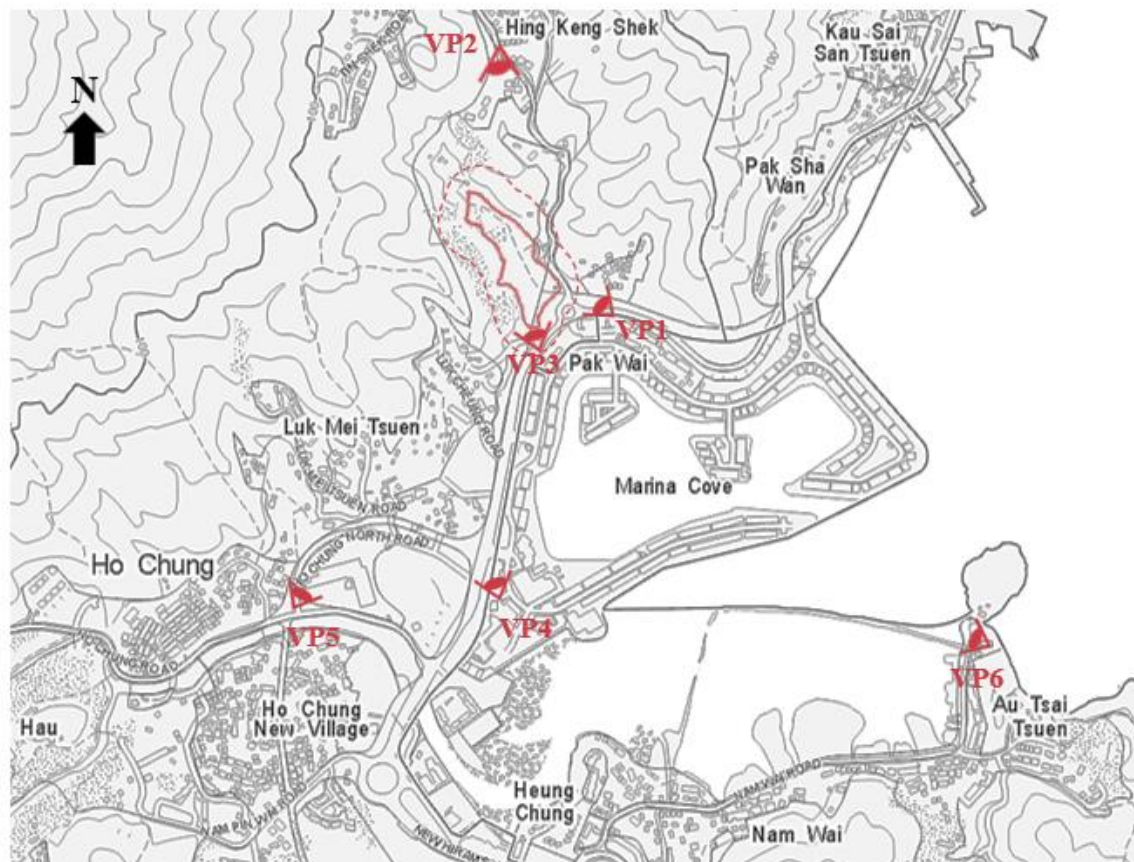
5.7.4 **Effects on Public Viewers** – The Development will be integrated into the existing structures and it will bring very little impact to the Public Viewers. As the Proposed Development will be less visible behind Marina Cove. The effects of the Proposed Development on public viewers are considered negligible.

5.7.5 Effects on Visual Elements/ Resources – The major visual resources of this VP, i.e. the lush vegetation in the surrounding, will not be altered by the Proposed Development. Also, it has no effect on the sky view. Therefore, the effects on visual resources on the Proposed Development are considered negligible.

Overall, the scale of the Proposed Development in this view is compatible with the surrounding area. No important views and key visual openness are expected to be blocked. Thus, the visual impact to this VP is negligible.

6. **Conclusion**

- 6.1 In an earnest endeavor to take forward the proposed low-density residential development at the Application Site, a S12A Planning Application is submitted for Proposed Amendment to the Draft Ho Chung OZP No. S/SK-HC/12 to rezone the Application Site from “Green Belt” and Area Shown as “Road” to “Residential (Group C)5” to facilitate a Proposed Residential Development at Various Lots in D.D. 210 and adjoining Government Land, Pak Wai, Sai Kung. This VIA is prepared in support of the Planning Application.
- 6.2 In this VIA, a total of 6VP’s (including short-, medium-, and long-range VPs) are assessed. It is noticed that VP1 and VP3 both would bring slightly adverse visual impacts and the rest are considered negligible visual impacts with the Proposed Development. It is anticipated the Proposed Development would maintain a balance and harmonious visual context with the surrounding context.
- 6.3 Based on the above, the Proposed Development at the Application Site is unlikely to induce any significant adverse effects on the visual characters of the surrounding landscape.



VP1: Entrance Gate of Pak Wai

VP2: Hing Keng Shek Village office (村公所)

VP3: Pak Wai Bus Stop (Southbound)

VP4: Bus Stop in front of Marina Cove Shopping Centre

VP5: Ho Chung Public Toilet

VP6: Tin Hau Temple at Nam Wai

Legend

 Application Site

 Assessment Area (BH = $13.3 \times 3 = 40\text{m}$) *

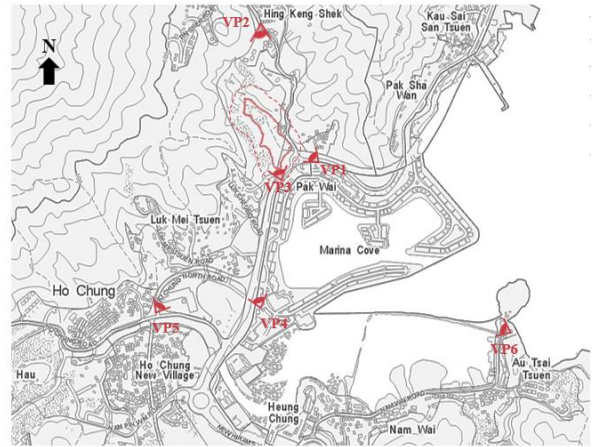
 Proposed Viewpoint

*The Assessment Area is subject to further study of the Indicative Scheme. With the intention for low-density residential development at the Application Site, the building height (BH) used to determine the Assessment Area has been referenced from Marina Cove Stage 3, with the maximum BH of 6 storeys.

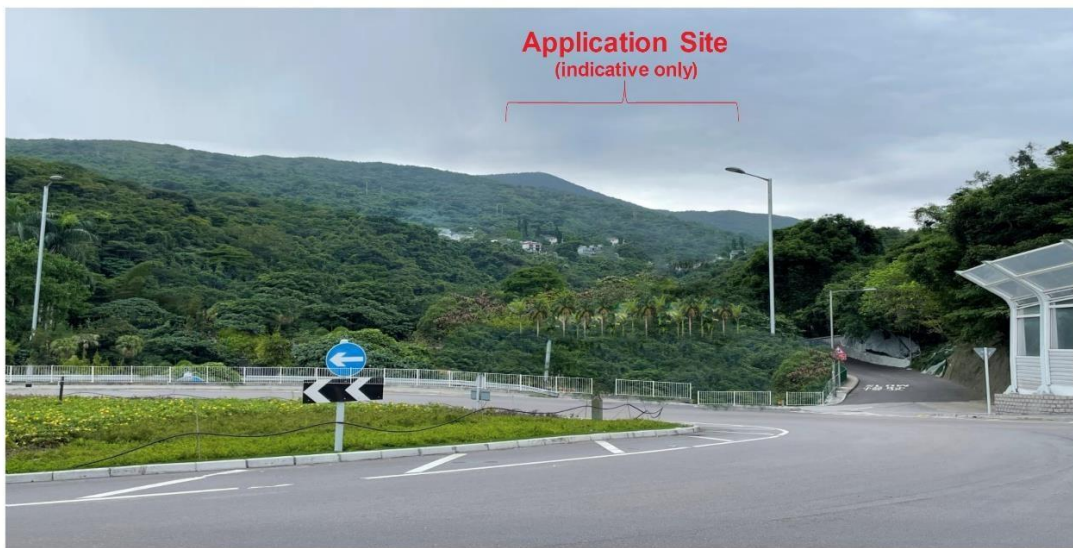
Source: Planning Data from Town Planning Board Survey Base Map from LandsD, Statutory Planning Portal 2 (<https://www1.ozp.tpb.gov.hk/gos/default.aspx?>)

Proposed Viewpoints

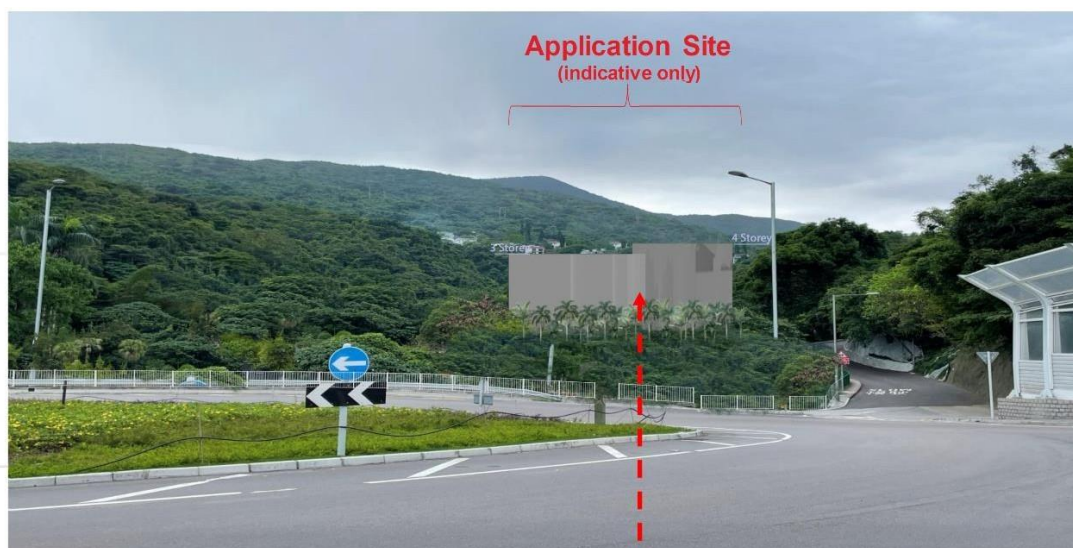
Figure 1



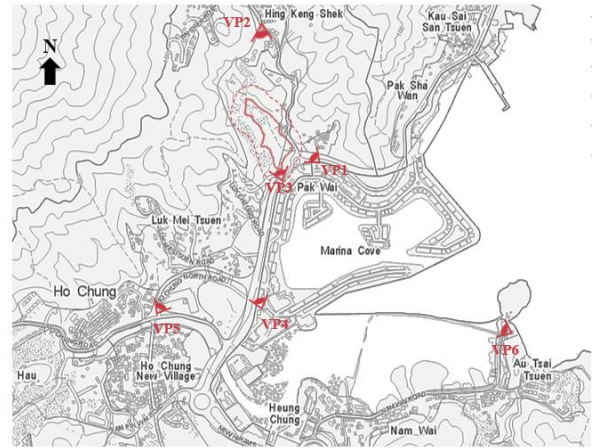
VP 1 : Entrance Gate of Pak Wai (Existing Condition)



(Proposed Scheme)



Proposed Development Building Profile



VP 2 : Hing Keng Shek Village office (村公所)

(Existing Condition)

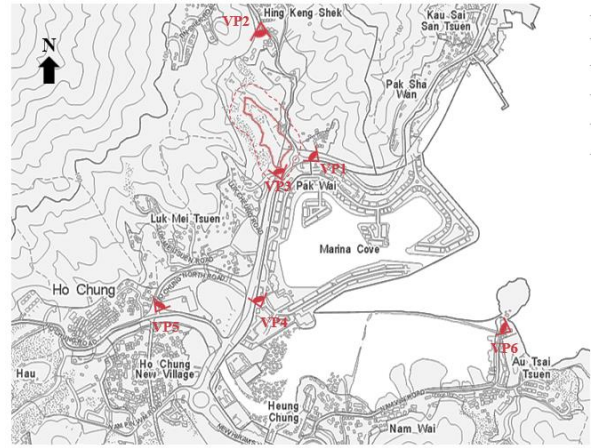


(Proposed Scheme)



Note:

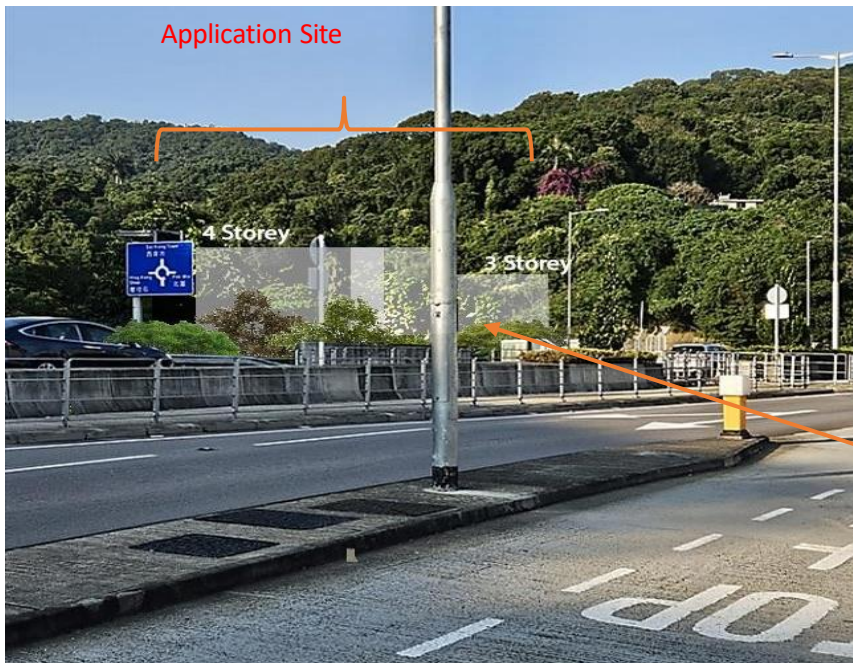
The development is invisible at VP2



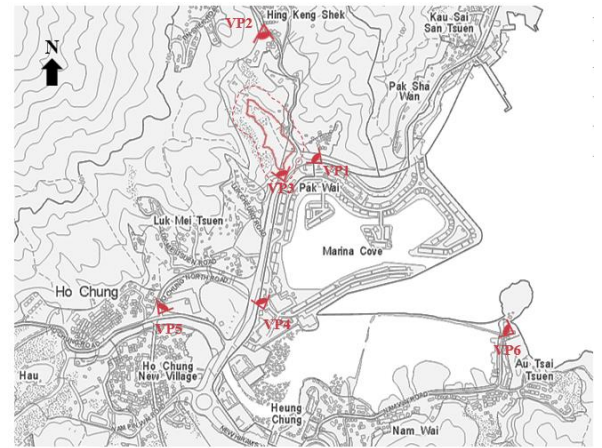
VP 3 : Pak Wai Bus Stop (Southbound) (Existing Condition)



(Proposed Scheme)



Proposed Development
Building Profile

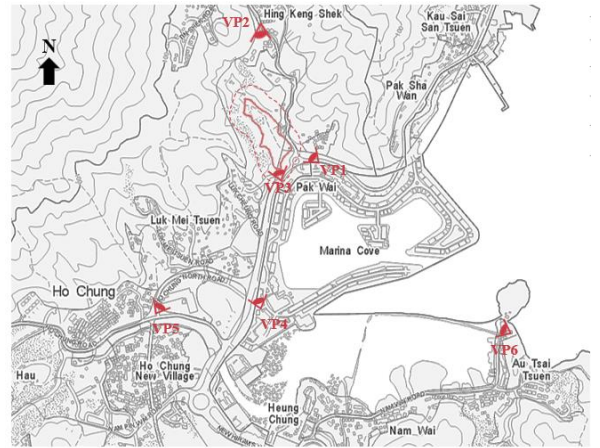


VP 4 : Bus Stop in front of Marina Cove Shopping Centre (Existing Condition)



(Proposed Scheme)





VP 5 : Ho Chung Public Toilet (Existing Condition)



(Proposed Scheme)

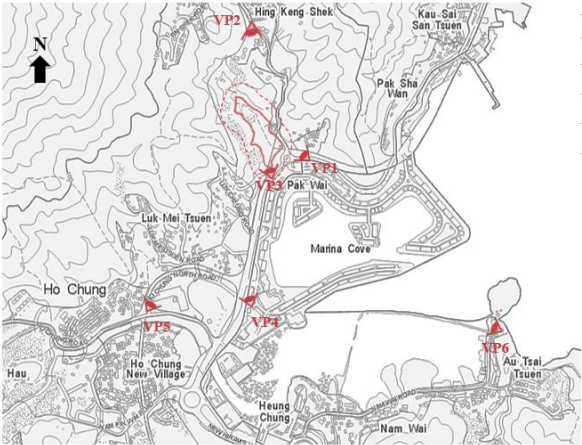


Note:

Our proposed development highest point is **19.8** mPD.

The development is invisible at VP5

**VP 6 : Tin Hau Temple at Nam Wai
(Existing Condition)**



(Proposed Scheme)

