

## Appendix D

### 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**

## **CONTENTS**

- 1. Introduction**
- 2. Visual Context of the Application Site and Surrounding Areas**
- 3. The Proposed Development at the Application Site**
- 4. Assessment Area and Selection of Viewing Points**
- 5. Assessment of Visual Impact**
- 6. Conclusion**

## **LIST OF FIGURES**

Figure 1      Proposed Viewpoints

## **LIST OF PHOTOS**

- |     |  |
|-----|--|
| 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                        |

## **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 12,692m<sup>2</sup>. 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 steps. Such design has established an interesting building profile.
- 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 pedestrian will be constructed along the site boundary providing a comfortable footpath for public.

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**

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

Remark:

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

<sup>[2]</sup> 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 25,000m<sup>2</sup>. 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 are considered to be the most affected by any development on the Application Site (**Figure 1** refers). 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. This VP is selected to assess the street-level visual impacts on car users, pedestrians and cyclists passing by Hiram’s Highway. The visual sensitivity of this VP is considered **medium**.



- 4.5 **VP2: Hing Keng Shek Village Office (村公所)** – This VP is located to the northeast of the Application Site situated in Hing Keng Shek village. It was taken at Hing Keng Shek Village Office (村公所). 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. 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. The Pak Wai bus stop (Southbound). This is to assess the street level visual impacts on car users, pedestrians and cyclists passing by Hiram's Highway. The visual sensitivity of this VP is considered **medium**.
- 4.7 **VP4: Bus Stop in front of Marina Cove Shopping Centre** – This VP situated at the bus stop in front of shopping centre of Marina Cove. This VP is selected to evaluate the long range visual impacts on road users. The visual sensitivity of this VP is regarded as **medium**.
- 4.8 **VP5: Ho Chung Public Toilet** – This VP locates at a common spot for pedestrians, local users and residents to Ho Chung locating to the south 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** – This VP situated at a local temple locating 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’<sup>5</sup>. 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’<sup>6</sup>.

### **VP1: Entrance Gate of Pak Wai**

- 5.2 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.
- 5.3 **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 stepped height design with lower overall building height (BH) further scales down the building mass. Visual composition under the Proposed Development is considered slightly adverse.
- 5.4 **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. Visual permeability and visual openness under the Proposed Development are slightly adverse.

- 5.5 **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 a minimal.
- 5.6 **Effects on Visual Resources** – From this VP, the stepped BH design of the Proposed Development will create a more interesting built form while retaining some degree of visual openness. The effect on visual resources brought by the Proposed Development has been reduced to a minimal.
- 5.7 In summary, the Proposed Development has **slightly adverse** the view from this VP by breaking down its building mass and adopting lower overall BH and stepped BH profile.

**VP2: Hing Keng Shek Village Office (村公所)**

- 5.8 This short range VP represents views from Hing Keng Shek village. The villager office is a local gathering place at Hing Keng Shek village. The visual composition of this VP is dominated by trees and vegetation. The Proposed Development is not visible. There will not be any impacts for public within this VP.

### **VP3: Pak Wai Bus Stop (Southbound)**

- 5.9 This short-range VP represents views of car users, pedestrians and cyclists travel along Hiram's Highway.
- 5.10 **Effect on Visual Composition** – The visual composition of this VP comprises the Hiram's Highway, the valley with the temporary structure and the ridgeline. The Proposed Development locates at left hand side of the photo. The demolition of temporary structure and the planting of trees along the south-east site boundary enhances the visual quality at street level and this help to scale down the building mass. Visual composition under the Proposed Development is considered slightly adverse.
- 5.11 **Effect on Visual Obstruction and Visual Permeability** – Part of the Development from this VP is screened off by the proposed trees in the foreground. The development blocks the greenery in the background. Visual permeability and openness with the Proposed Development are slightly adverse.
- 5.12 **Effects on Public Viewers** – As a short range transient VP, car users, pedestrians and cyclists are expected to experience minimal visual changes bringing by the Development at the Application Site. The demolition of the temporary structure and the planting of trees along the site boundary will enhance the visual quality and bring the impact on public viewers to a minimal.
- 5.13 **Effects on Visual Resources** – The stepped BH design of the Proposed Development will bring a more interesting built form while retaining some degree of visual openness. The effect on visual resources brought by the Proposed Development has been reduced to a minimal.

#### **VP4: Bus Stop in front of Marina Cove Shopping Centre**

- 5.14 This medium-range VP represents the views of bus stop users in front of Marina Cove shopping centre.
- 5.15 **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 situates 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 Proposed Development would not be visible from this viewpoint.

- 5.16 **Effect on Visual Obstruction and Visual Permeability** – Due to the present of the lamp posts, the noise barriers and the traffic, the effect on visual obstruction and visual permeability under the Proposed Development is considered negligible.
- 5.17 **Effect on Public Viewers** – As a medium range VP, public waiting at the bus stop are expected to experience minimal visual changes brought by the Development.
- 5.18 **Effect on Visual Resources** – The effects on visual resources brought by the Proposed Development is considered negligible.

#### **VP5: Ho Chung Public Toilet**

- 5.19 This medium-range VP represents views from Ho Chung area, including the village house there. The Ho Chung public toilet has relatively more local gathering here. The visual composition of this VP is dominated by the village house and ATV building. The Application Site and development is not visible due to the elevation. There will not be any impacts for public viewers with this VP.

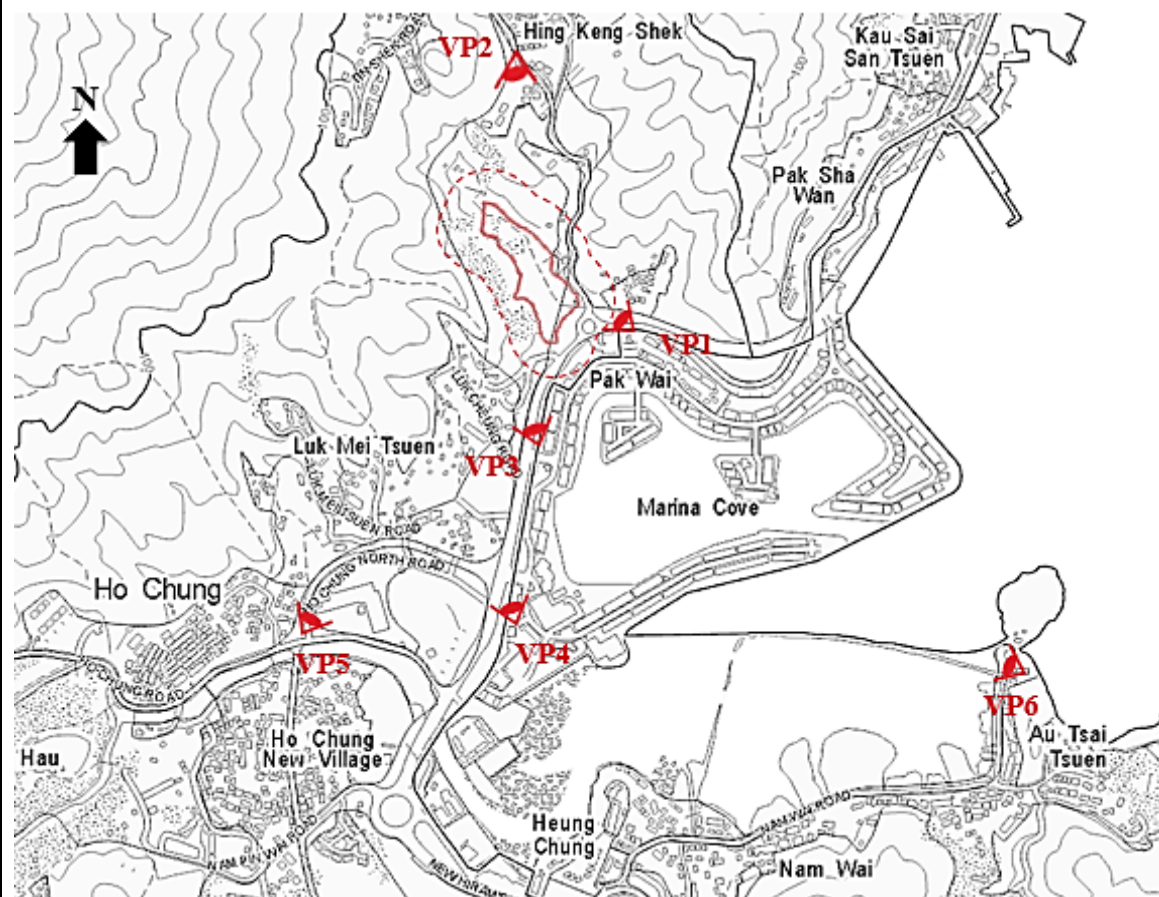
#### **VP6: Tin Hau Temple at Nam Wai**

- 5.20 Long-range VP represents views of recreational users and public using Tin Hau Temple at Nam Wai. The proposed development was put in an enlarge existing condition to show its relationship to the existing structure.
- 5.21 **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 visual composition under the Proposed Scheme is negligible.
- 5.22 **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.
- 5.23 **Effects on Public Viewers** – The Development will be integrated into the existing structures and it will bring very little impact to the Public Viewers.
- 5.24 **Effects on Visual Elements/ Resources** – The Proposed Development will not degrade any visual elements or resources to its surroundings. Therefore, the effect on visual elements/ resources is negligible.

## **6. Conclusion**

- 6.1 A total of 6 VPs are assessed in this VIA on the visual acceptability of the Proposed Development at the Application Site.
- 6.2 It should be noted that the development scale and design of the Proposed Development have been thoroughly considered in order to realise a visually harmonious built form with the surrounding. Apart from adopting stepped height profile, trees have been proposed along the site boundary to enhance the visual quality of the Proposed Development.
- 6.3 Out of the 6 VPs, it is noticed that VP1 and VP3 both would bring slightly adverse visual quality and the rest are consider negligible visual quality with the Proposed Development.

In this respect, the Proposed Development is considered to be acceptable in terms of visual impact.



- 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 x 3 = 40m) \*
- ▶ Proposed Viewpoint

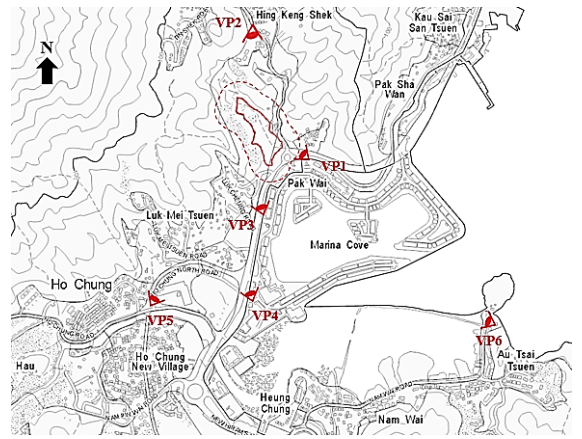
\*The Assessment Area is subject to further study of the Indicative Scheme. With the intention for low-density residential development at the Application Site, the building height (BH) used to determine the Assessment Area has been referenced from Marina Cove Stage 3, with the maximum BH of 6 storeys.

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?>)

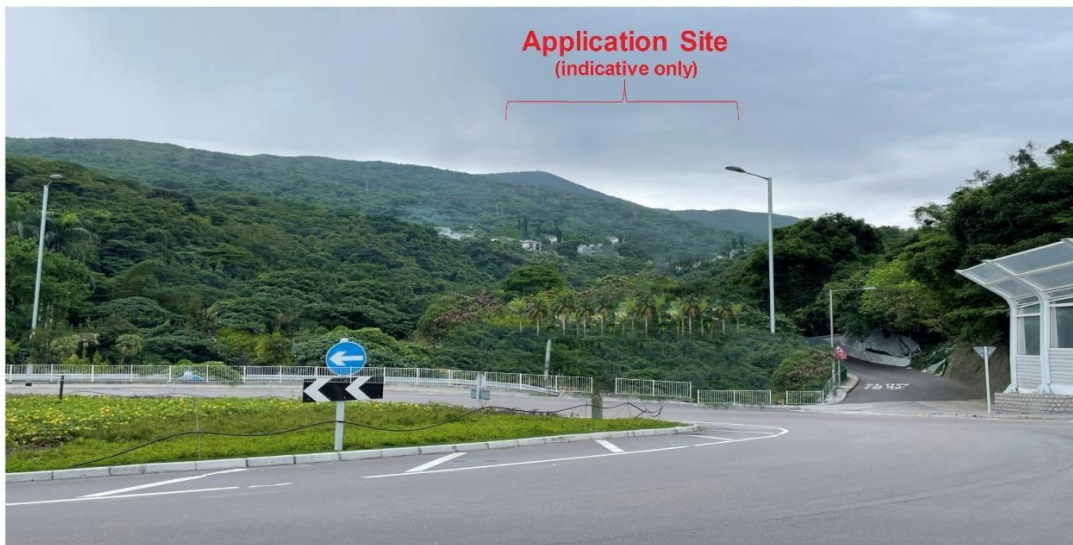
**Proposed Viewpoints**

**Figure 1**

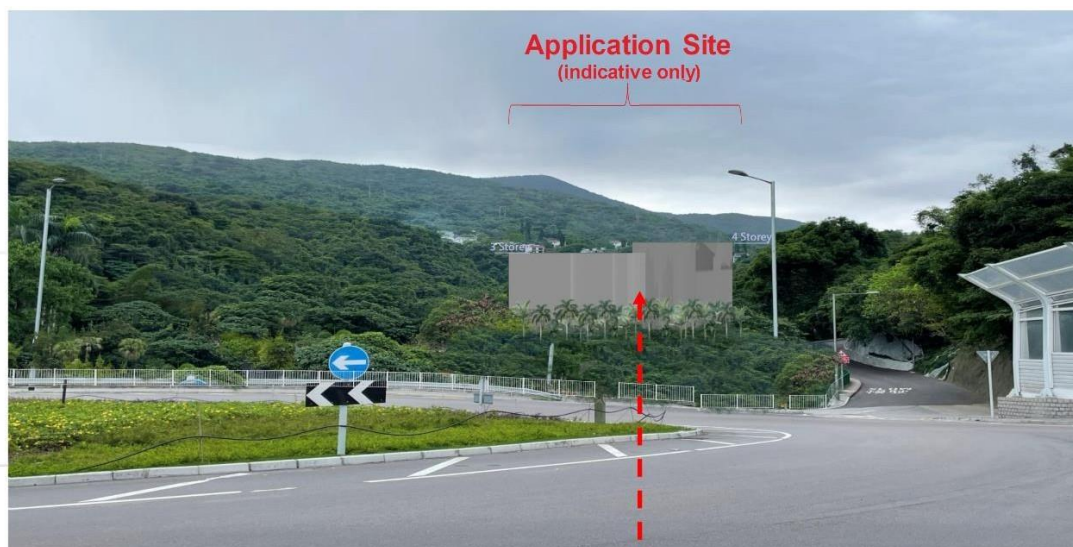




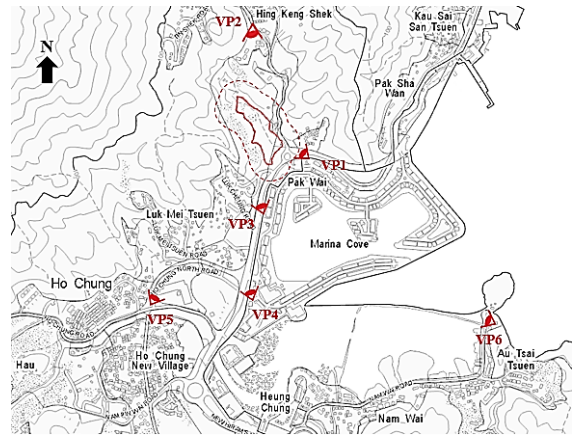
## VP 1 : Entrance Gate of Pak Wai (Existing Condition)



## (Proposed Scheme)



Proposed Development Building Profile



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

### (Existing Condition)



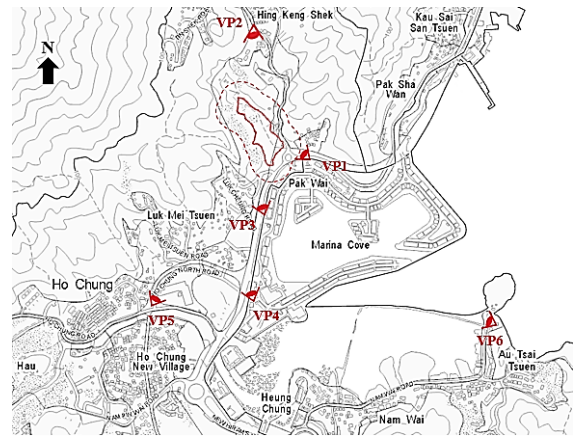
### (Proposed Scheme)



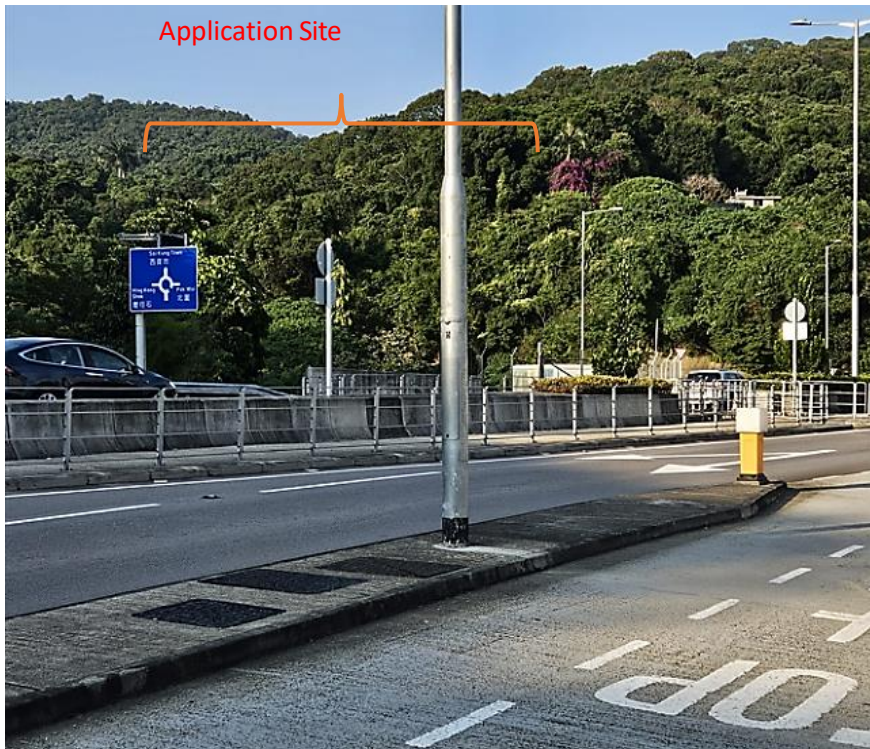
#### Note:

The development is invisible at VP2

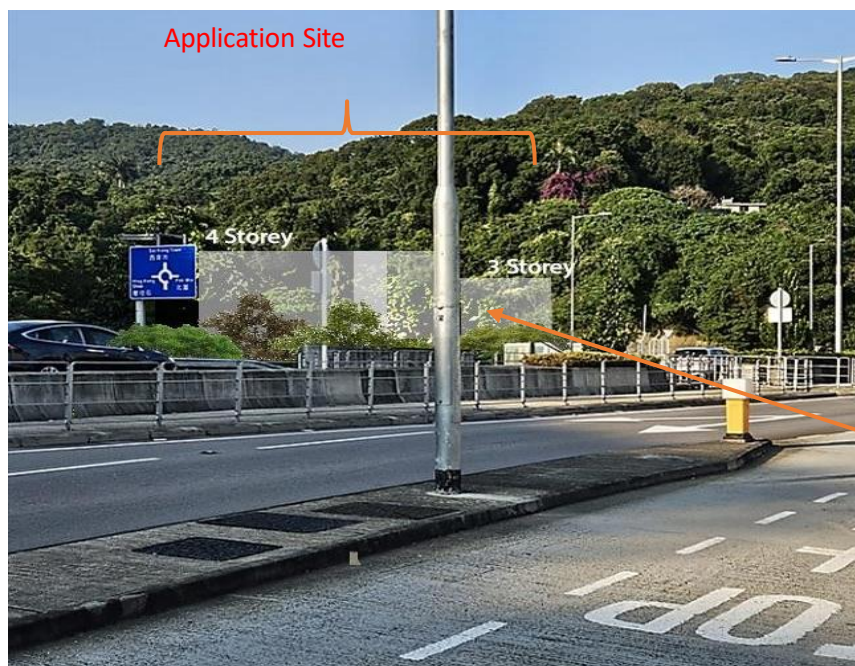




## VP 3 : Pak Wai Bus Stop (Southbound) (Existing Condition)

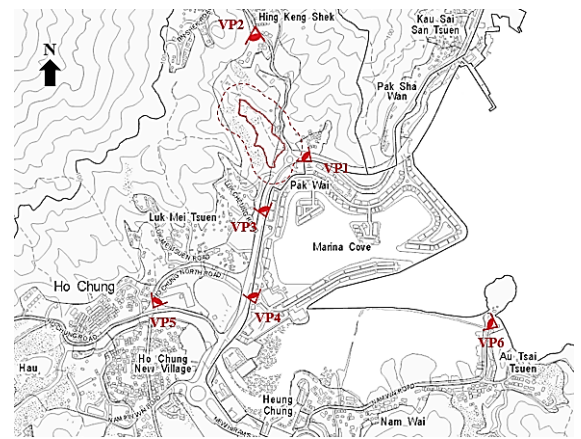


## (Proposed Scheme)



Proposed Development  
Building Profile



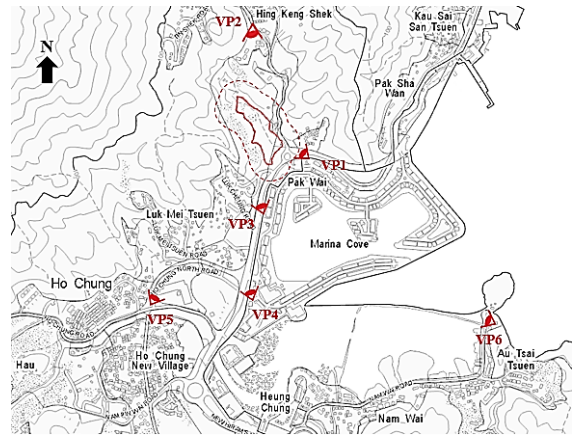


## VP 4 : Bus Stop in front of Marina Cove Shopping Centre (Existing Condition)



## (Proposed Scheme)





## VP 5 : Ho Chung Public Toilet (Existing Condition)



## (Proposed Scheme)



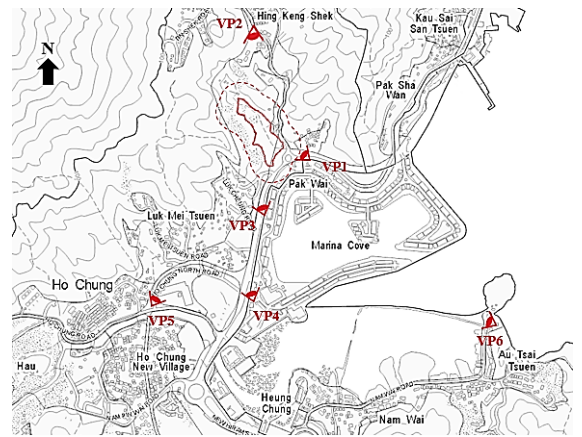
Note:

Our proposed development highest point is

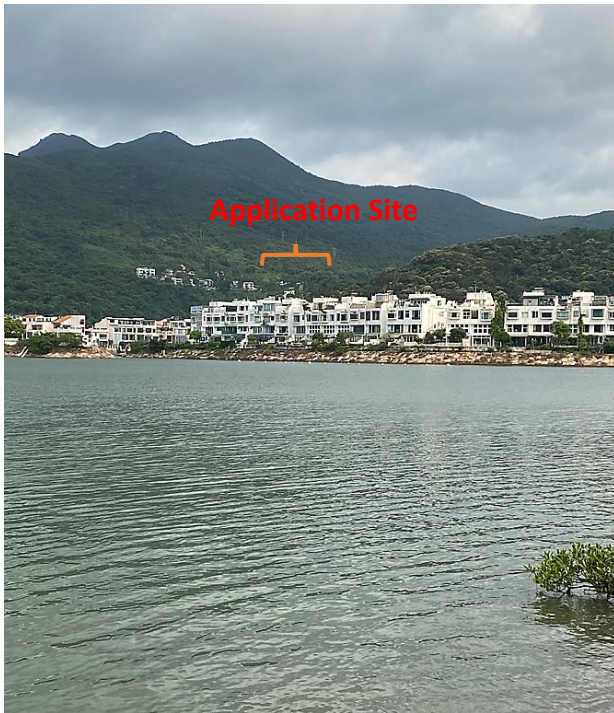
**19.8** mPD.

The development is invisible at VP5





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



## (Proposed Scheme)

