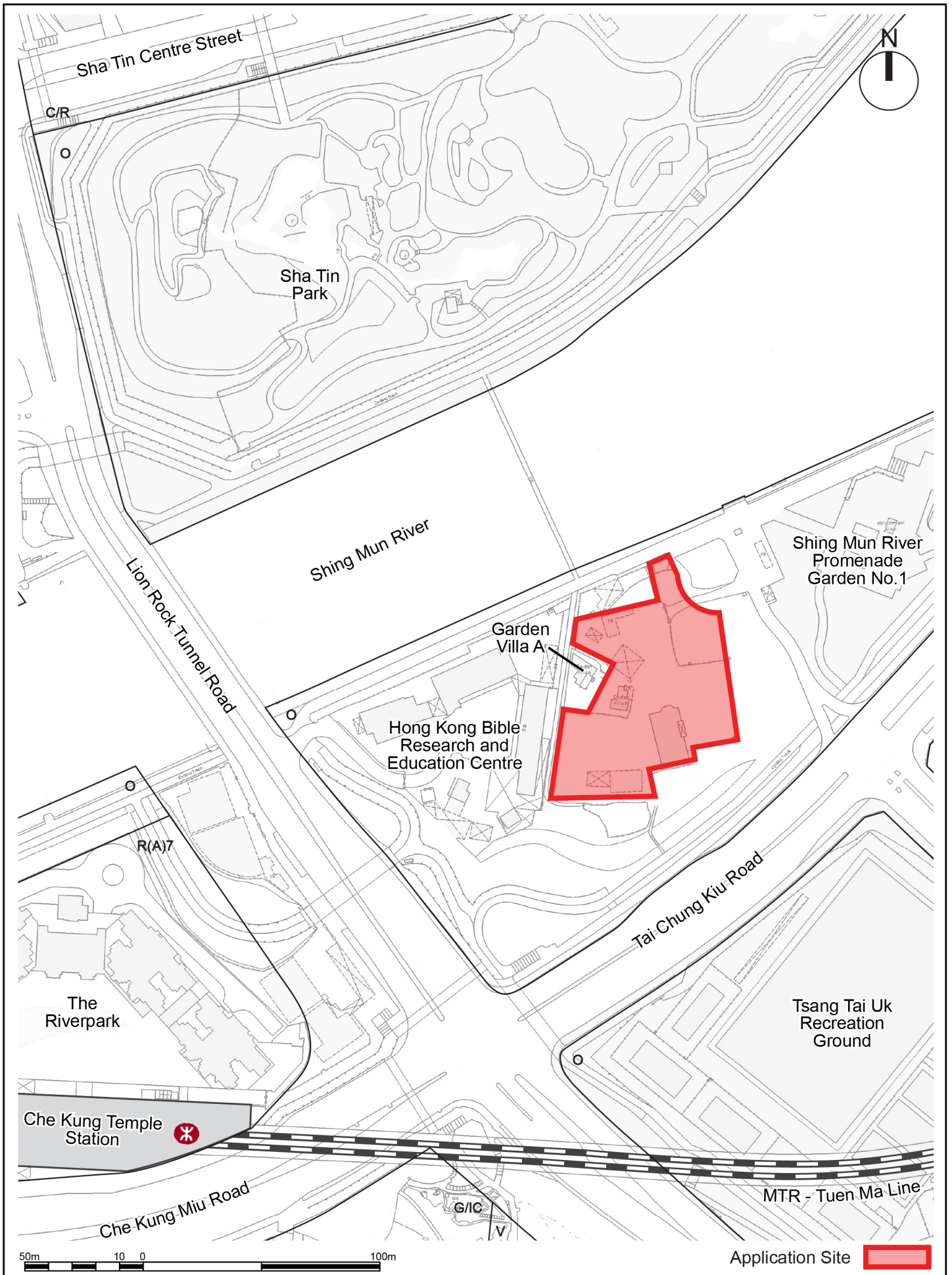

Appendix D
Visual Impact Assessment

1 INTRODUCTION

1.1 Background

- 1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the Section 12A Planning Application to rezone an area from "Open Space" ("O") to "Other Specified Uses" annotated "Hotel Development" ("OU (Hotel Development)") on the draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39 (**Figure 1.1** refers).
- 1.1.2 The Application Site is located within the Sha Tin New Town with a total site area of about 4,561.5m². The site is situated by the riverside of Shing Mun River near the existing high-rise residential developments e.g. The Riverpark (about 150-155mPD) and Jat Min Chuen (about 95mPD). To the direct east and west of the site is a public park (called Shing Mun River Promenade Garden No. 1) and two building lots (with a residential building called Garden Villa A and a religious development called the Hong Kong Bible Research & Education Centre erected thereupon) respectively. The site is only about 4-minute walk from Che Kung Temple MTR Station (about 250m) and accessible via an existing access road branched off from Tai Chung Kiu Road.
- 1.1.3 The Application Site has been left idle for years. It is currently fenced off and occupied by a building – "Ng Yuen" (built in the 1920s originally for residential use) and some temporary structures. Being a private residential site and completely fenced off on security ground, there is currently no pedestrian connection provided within the site. The surrounding existing pedestrian walkways and cycling tracks are mainly located along the riverside and major roads without any connections passing through the site. Ng Yuen is also currently physically and visually segregated by existing trees and amenity from key pedestrian walkway along Tai Chung Kiu Road at the south.
- 1.1.4 Under these circumstances, and to make better use of the valuable land resources, the Applicant proposes a hotel development with an active public realm comprising with retail/F&B and recreational elements that benefits the society through better spatial planning. The Applicant also seizes the opportunity offered by the Trunk Road T4 project now under construction by the Government to transform a proposed 'Amenity Area' to be implemented under the road project located to the south of the Application Site within the "O" zone into an active, vibrant and functional Public Open Space (POS) to enhance the public realm.
- 1.1.5 This VIA was prepared in accordance with the 'Town Planning Board Guidelines No. 41A – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board' (TPB PG-No. 41A') in order to evaluate the overall visual impact of the Proposed Development from major Public Viewing Points (VPs) due to the proposed rezoning at the Application Site.



Title	Location Plan		
-------	---------------	--	--

Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale	Figure		
NA	1.1		

1.1.6 This VIA will cover the followings:

- Section 2: describes the indicative development scheme;
- Section 3: identifies the visual context and the baseline visual condition of the Application Site;
- Section 4: identifies the key Public Viewing Points;
- Section 5: appraises the overall visual impacts induced by the Proposed Development;
- Section 6: describes the proposed mitigation measures to minimise the overall visual impacts; and
- Section 7: summarises the findings of the VIA.

2 INDICATIVE DEVELOPMENT SCHEME

2.1 Indicative Development Scheme

2.1.1 The Application Site has a total area of about 4,561.5 m². An indicative development scheme (hereafter referred to as the "Proposed Development") has been prepared to support the proposed rezoning.

2.1.2 The Proposed Development is a hotel development supported by ancillary commercial uses with a total non-domestic GFA of about 18,246m². The Proposed Development consists of 2 blocks, including (i) a new 14-storey hotel block with a maximum BH of 68mPD (up to the main roof) and (ii) the existing 2-storey Main Building of Ng Yuen which will be preserved and adaptively re-used under the Proposed Development.

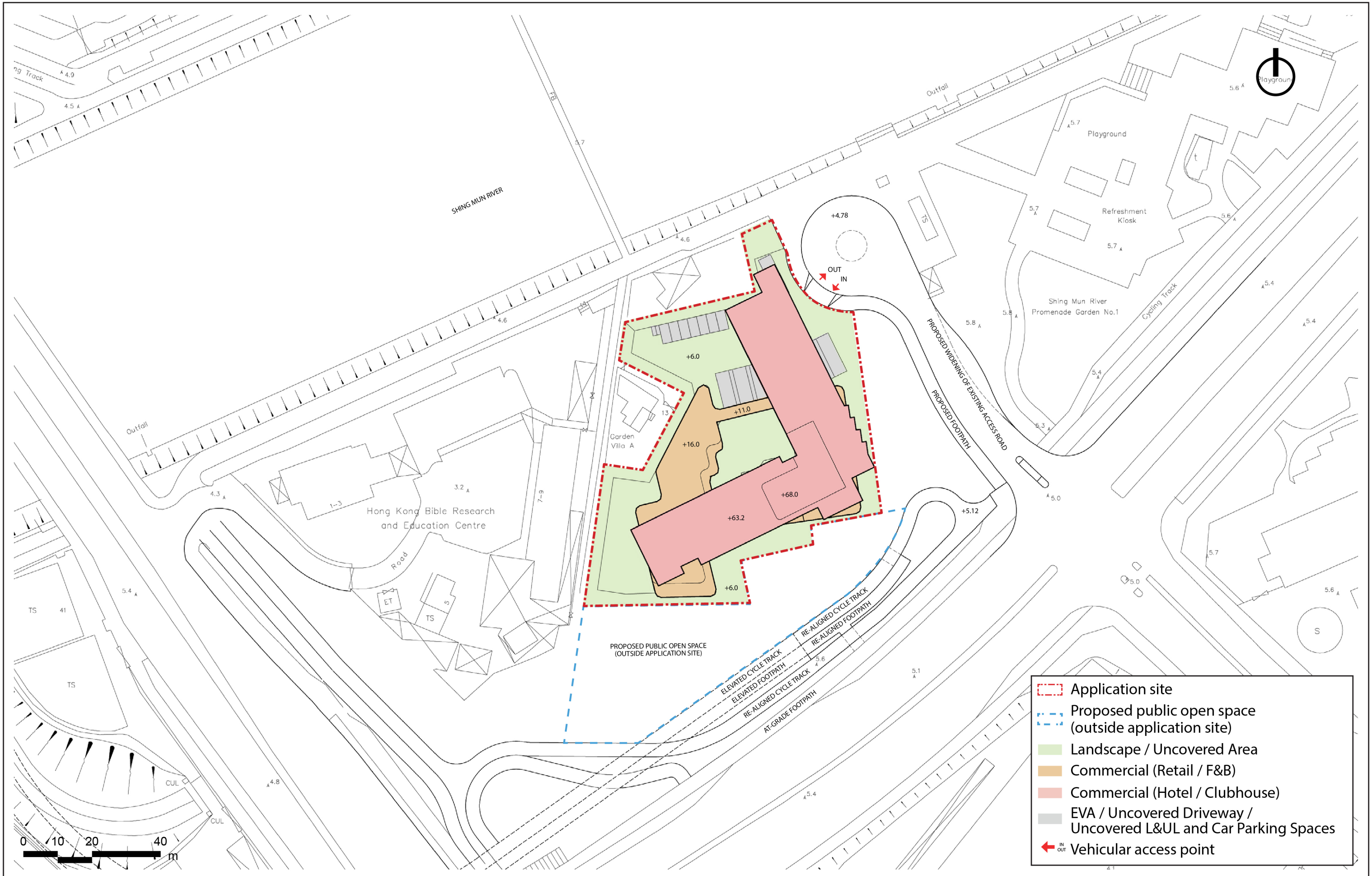
2.1.3 The Indicative Block, Floor Plans and Section Plans of the Proposed Development are shown in **Figures 2.1 to 2.6**. **Table 2.1** below highlights the major development parameters of the Proposed Development.

Table 2.1 - Major Development Parameters of the Proposed Development

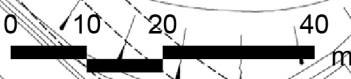
Development Parameters	Proposed Development
Application Site Area (m ²) (about)	4,561.5 ⁽¹⁾
Total Non-domestic GFA (m ²) (about) <ul style="list-style-type: none"> • Hotel • Commercial Use ⁽³⁾ 	18,246 ⁽²⁾ 17,446 800
Total Non-domestic Plot Ratio	About 4.0
Maximum Building Height (to the main roof)	Not more than 68mPD
No. of Storeys	14
Site Coverage <ul style="list-style-type: none"> • Height not exceeding 15m • Height Over 15m 	Not more than 100% Not more than 62.5%
No. of Hotel Rooms	443
No. of Blocks	2

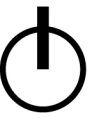
Remarks:

1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. Excluding GFA to be exempted under Building (Planning) Regulation such as back-of-house area to support the hotel, E/M plant rooms, car parking area, sky garden, etc.
3. Includes 'Shop and Services', 'Eating Place', 'Place of Entertainment' and 'Place of Recreation, Sports or Culture' uses at the commercial portion.

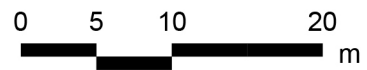


	Application site
	Proposed public open space (outside application site)
	Landscape / Uncovered Area
	Commercial (Retail / F&B)
	Commercial (Hotel / Clubhouse)
	EVA / Uncovered Driveway / Uncovered L&UL and Car Parking Spaces
	Vehicular access point





- Application site
- Landscape / Uncovered Area
- Commercial (Retail / F&B)
- Commercial (Hotel / Clubhouse)
- EVA / Uncovered Driveway / Uncovered L&UL and Car Parking Spaces



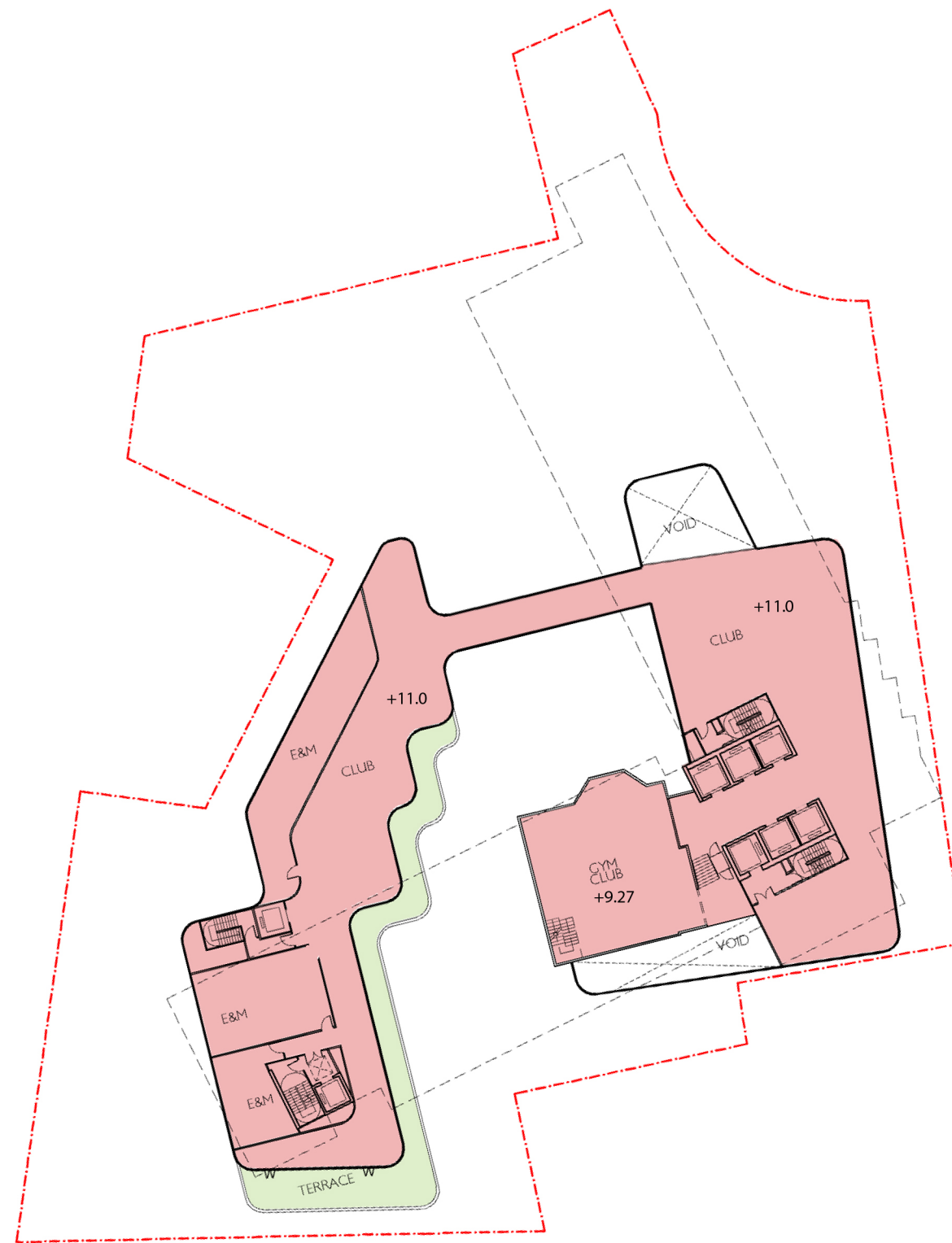
Title

Indicative G/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale	Figure		2.2

Aedas

SH



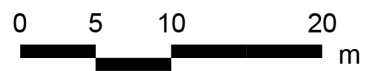
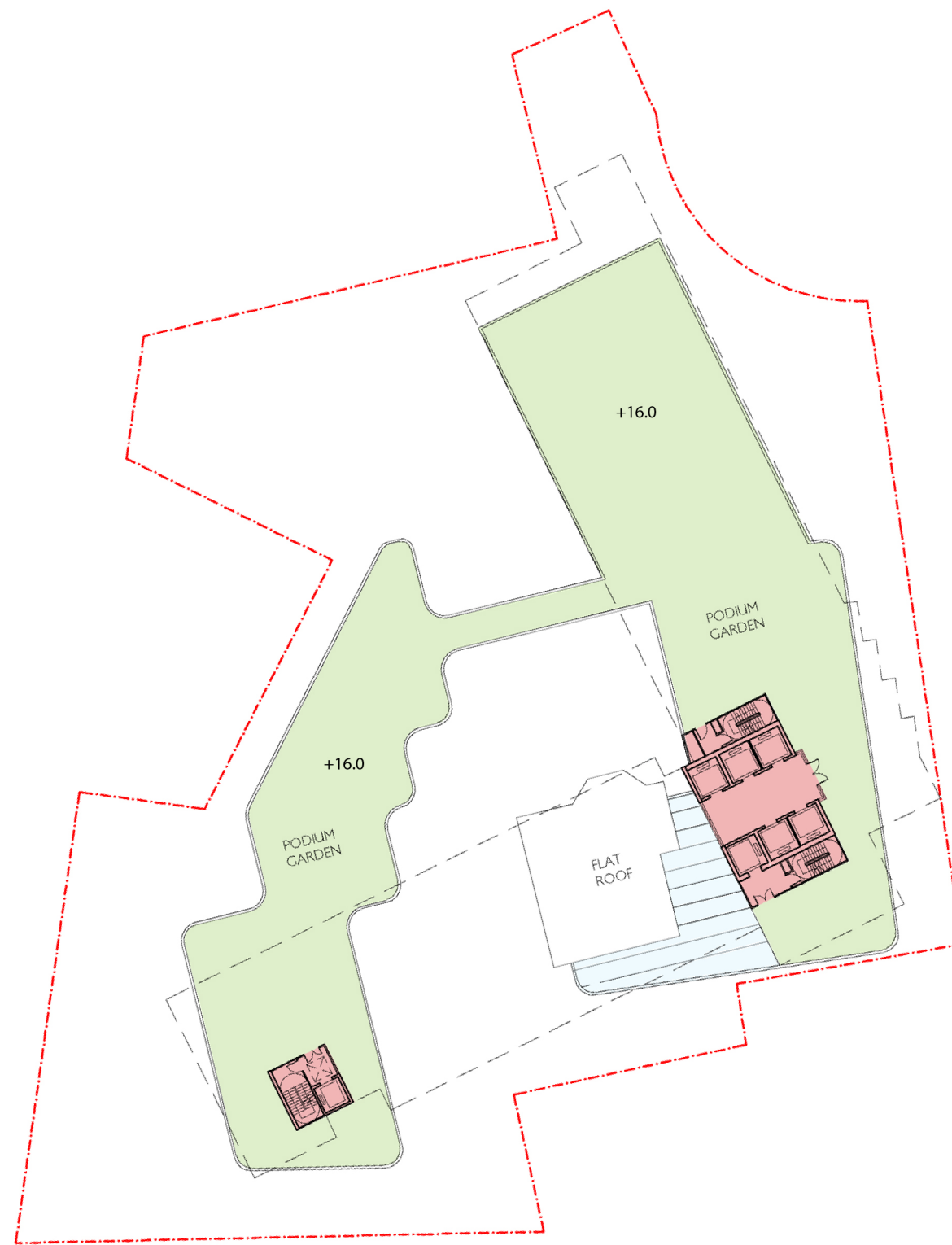
	Application site
	Landscape / Uncovered Area
	Commercial (Hotel / Clubhouse)

+ +
Aedas
+ +

Title

Indicative 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale		Figure 2.3	



	Application site
	Skylight
	Landscape / Uncovered Area
	Commercial (Hotel / Clubhouse)

Title

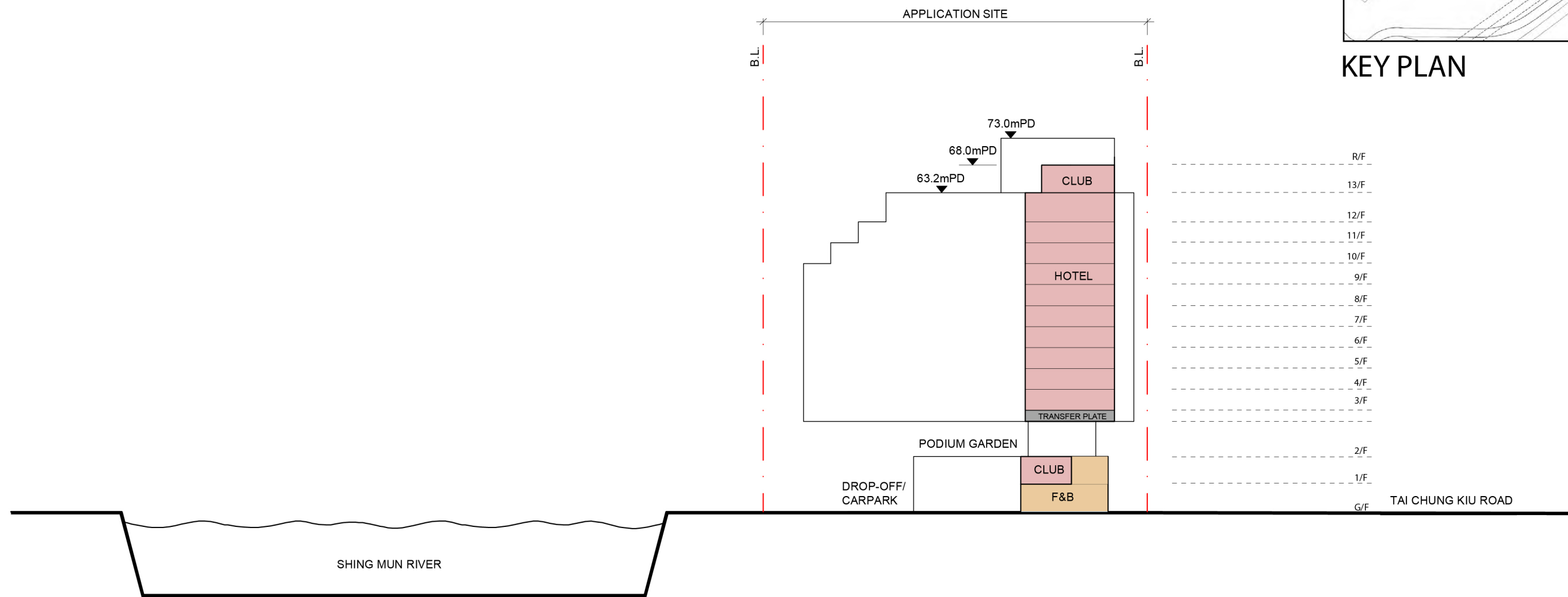
Indicative 2/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	June 2026
Scale	Figure 2.4		

Aedas



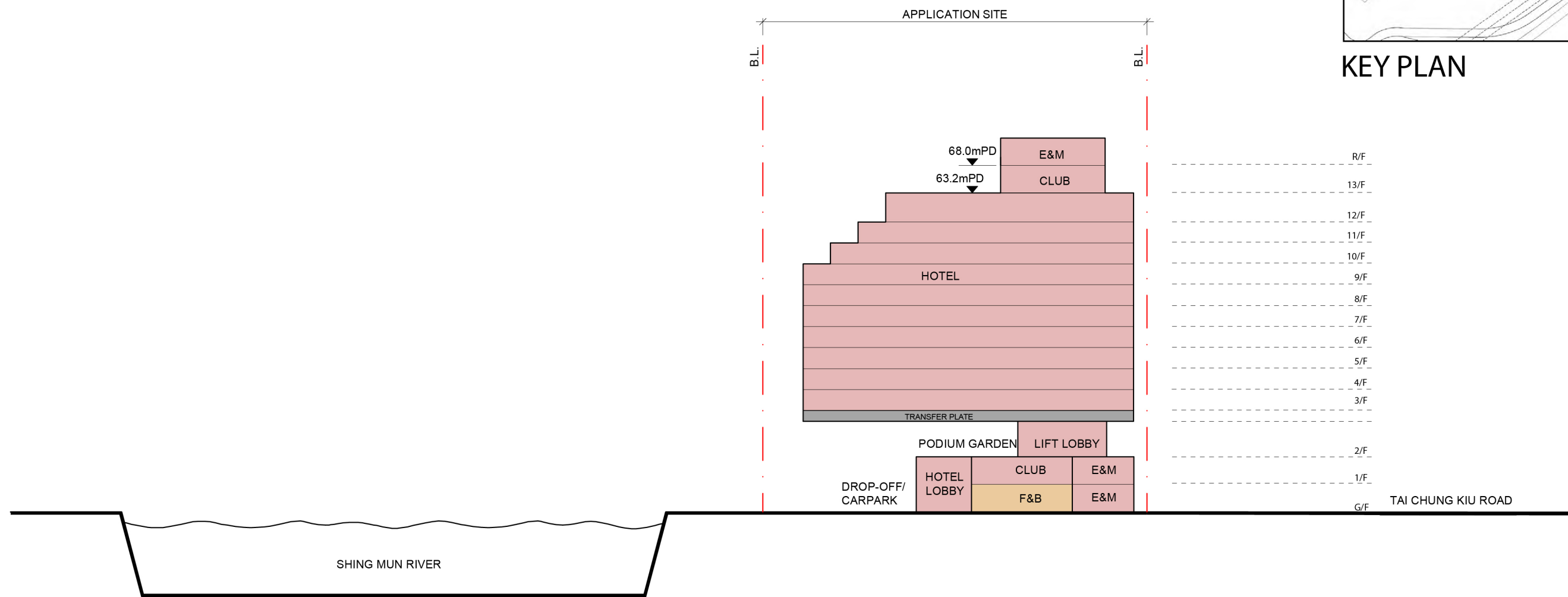
KEY PLAN



- Application site
- Landscape / Uncovered Area
- Commercial (Retail / F&B)
- Commercial (Hotel / Clubhouse)



KEY PLAN



- Application site
- Landscape / Uncovered Area
- Commercial (Retail / F&B)
- Commercial (Hotel / Clubhouse)

2.2 Planning and Design Merits

2.2.1 To demonstrate that the proposed rezoning would enable high quality hotel development at the Application Site, the major planning and design considerations of the Proposed Development are highlighted below:

- (i) the Proposed Development is able to establish pedestrian connection through the Application Site, which enhances the surrounding pedestrian network connections by providing additional linkage between the Shing Mun River promenade and Tai Chung Kiu Road;
- (ii) considering the riverine setting of the Application Site, tower setbacks of not less than 11m from the northern site boundary and not less than 9m from the western site boundary are proposed to reduce the overall bulkiness of the Proposed Development;
- (iii) the upper floors of the Proposed Development (i.e. 10F-13/F) have incorporated cascading building design to minimise building bulk and provide visual relief;
- (iv) incorporation of building voids by breaking up the bulk of the lower floors of the Proposed Development as well as provision of podium garden at 2/F;
- (v) incorporation of various building setbacks/separations in the lower floors of the Proposed Development, which includes:
 - 20m building setback from the lobby to the northern site boundary from G/F to 1/F;
 - 5m building setback from eastern commercial portion to the eastern site boundary from G/F to 2/F;
 - not less than 6m building separation between Main Building of Ng Yuen and the western commercial portion from G/F to 2/F; and
 - 10m building setback from western commercial portion to the western site boundary from G/F to 2/F.

such permeable building design can enhance visual permeability at pedestrian level and will be adopted as far as possible at subsequent development stages while their exact locations and dimensions will be subject to detailed design; and

- (vi) the Proposed Development has included 800m² of non-domestic GFA for commercial uses on the G/F to serve the future hotel users and surrounding neighbourhood, as well as pedestrians and cyclists along the riverside promenade and the future 'POS' to the south of the Application Site.

3 BASELINE VISUAL CONDITION

3.1 Visual Context & Character

3.1.1 With a total site area of about 4,561.5 m², the Application Site is situated by the riverside of Shing Mun River and is about 250m to the northeast of the Che Kung Temple Station. The site is accessible via an existing access road branched off from Tai Chung Kiu Road.

3.2 Visual Elements and Resources

3.2.1 The visual context, which is shaped by various visual elements which come into sights of the viewers, are described below. All major visual elements, including the visual resources or attractors and visual eyesores or detractors that currently exist, planned or committed are identified below. Different visual elements may enhance, degrade or neutralise the overall visual impact of the subject Proposed Development being assessed.

Visual Amenities or Attractors

3.2.2 The **Hong Kong Heritage Museum** is located about 450m to the west of the Application Site, it is a famous public museum of history, art and culture within Sha Tin New Town and is therefore a major visual attractor in the area.

3.2.3 The **Shing Mun River** is a water channel that runs through the central area of Sha Tin and act as a major focal point within the Sha Tin New Town. Various watersports and cultural event (e.g., Dragon Boat Racing Competition) are organized in the river annually. The unique location and cultural value of the river makes it one of the major visual amenities in the area. The **Promenade of Shing Mun River** also consists of continuous sidewalks and cycling track that connect to various parts of the Sha Tin New Town. Since the promenade is frequently visited by pedestrians and cyclists, it is considered a major visual attractor of the area.

3.2.4 There are various **Open Spaces within the Sha Tin New Town** (e.g. Sha Tin Park, Shing Mun River Promenade Garden No.1, Tsang Tai Uk Recreation Ground, Lek Uk Tsuen Garden No.1). These open spaces offered various types of recreational activities and are frequently visited by local residents. These open spaces are considered as visual amenities of the area.

3.2.5 About 300m to the southeast of the Application Site is the **Tsang Tai Uk**, which is one of the best preserved walled villages in Hong Kong. Due to its unique historic and cultural value, it is graded as a Grade 1 Historic Building in Hong Kong. While portion of the village is still inhabited, visitors are allowed to explore the courtyard and the ancestral hall. Tsang Tai Uk is frequently visited by local residents and tourists, which makes this location a visual attractor of the area.

3.2.6 About 400m to the northeast of the Application Site is the **Lek Yuen Bridge**, which is one of the several pedestrian bridges crossing the Shing Mun River. It connects the Sha Tin Park to its northwest and various public housing estate to its southwest. It is anticipated to be one of the major pedestrian nodes of the nearby residents and visitors of the Sha Tin Park, which acts as a visual attractor of the area.

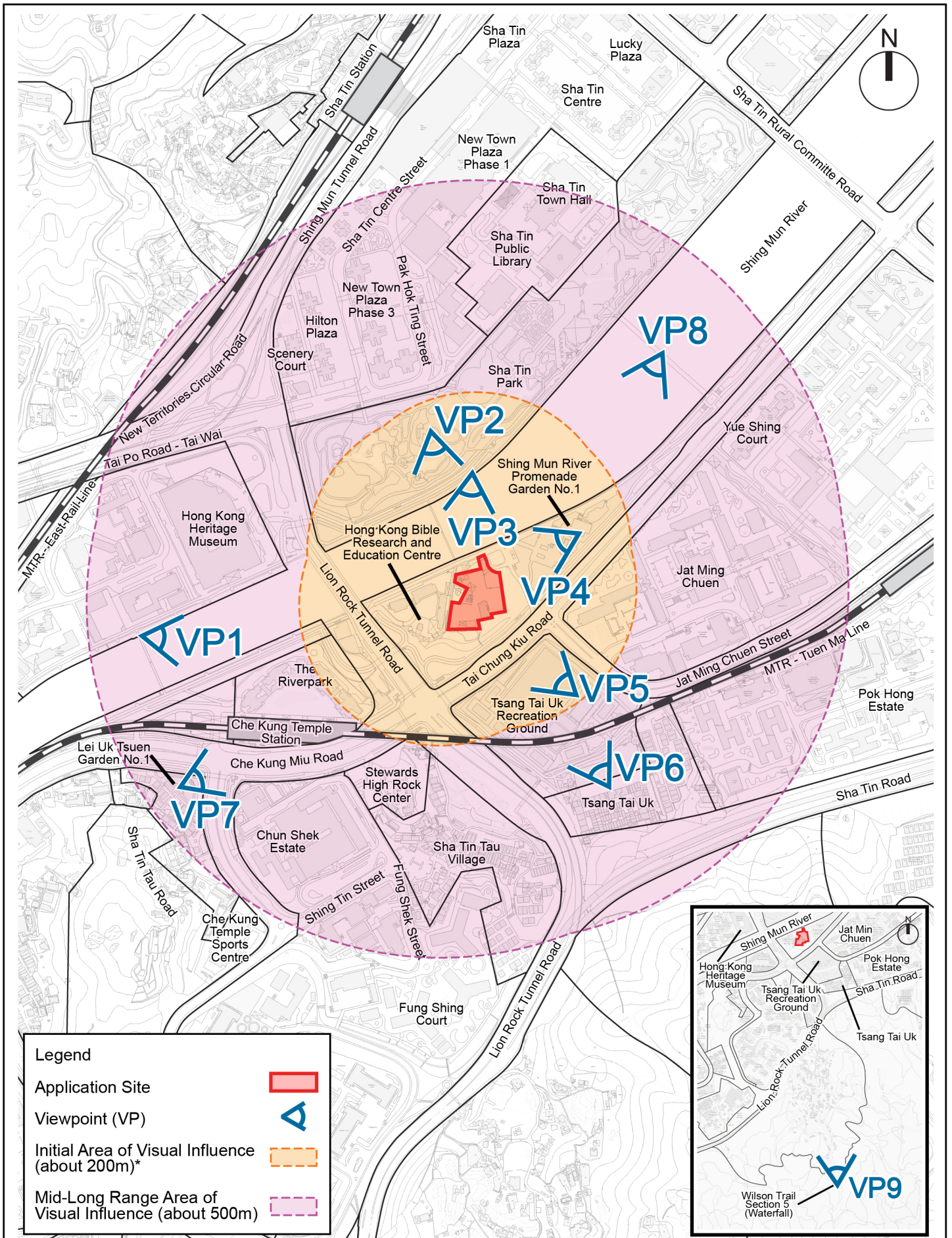
3.2.7 About 1.5km to the south of the Application Site is the **Wilson Trail Section 5**, which is one of the famous hiking trails in Hong Kong and is frequently visited by local and overseas hikers. The section of trail act as a visual amenity of the area.

Visual Detractors

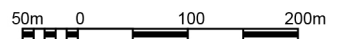
- 3.2.8 The **Tuen Ma Line Viaduct** in the vicinity of the Application Site is an elevated railway track that cuts through the Che Kung Temple and Sha Tin Wai area. Due to its bulkiness in an elevated location, it is considered to be a major visual detractors of the area.
- 3.2.9 The Application Site is surrounded by various **medium-to-high-rise developments (i.e. The Riverpark, Jat Min Chuen and clusters of residential/commercial developments near the Sha Tin Station)**. The urbanized landscape of the Sha Tin New Town limits the connection of people with the natural environment could be treated as a visual detractors of the area.

3.3 Assessment Area

- 3.3.1 According to the TPB PG-No. 41A, the assessment area (i.e. the visual envelop) should be determined having regard to the size of the Proposed Development, the distance of the development and its potential visibility from the selected public viewing points, and the actual site and surrounding topographical conditions by ground inspection. Given that the absolute BH of the Proposed Development is about 62m, the initial area of visual influence of the Proposed Development is therefore 3 x 62m, which is about 200m.
- 3.3.2 Having regard to the size and height of the Proposed Development, the subject assessment area covers locations with potential visibility of the Application Site in the Sha Tin areas. 9 nos. of Public Viewing Points (VPs) within the assessment area have been identified for the subject VIA (**Figure 3.1** refers). Detailed appraisal of visual changes at these VPs are discussed in the following sections.



*The absolute BH of the Proposed Development is about 62m. The initial area of visual influence of the Proposed Development is therefore 3 x 62m, which is about 200m.



	Title	Checked	DH	Drawn	PW
	Location of Selected Public Viewpoints	Rev	0	Date	June 2026
		Scale	NA	Figure	3.1

4 PUBLIC VIEWING POINTS

- 4.1 As stated in TPB PG No. 41A, Public Viewing Points (VPs) include strategic and popular local viewing points, as well as viewing points at the adjacent neighbourhood, particularly those easily accessible and popular to the public or tourists. VPs could be kinetic or static, they include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the Proposed Development.
- 4.2 The sensitivity of the VPs can be qualitatively graded as "high, medium or low" taking into account the activity/type of the viewers and the public perception of value attached to the views being assessed.
- 4.3 With consideration to the nature of the people who are mostly affected by the proposed visual changes, the VPs of the subject VIA are categorised into two groups, namely:
- Static** - General public have sights on the Proposed Development while engaging in working or recreational facilities. Their visual sensitivity varies depending on the type of activities they are engaging in.
- Kinetic** - General public have sights on the Proposed Development in public passageways. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.
- 4.4 **Table 4.1** lists out the selected VPs of the subject VIA and their sensitivity. Existing views of different VPs are provided on **Figures 5.1 to 5.9**.

Table 4.1 – Selected Public Viewing Points

Selected Public Viewing Points (VPs)	Approx. Viewing Distance and Direction	Visual Sensitivity
<p>VP1: Promenade outside Hong Kong Heritage Museum</p> <p>Hong Kong Heritage Museum is a famous public museum of history, art and culture within the Sha Tin New Town. The promenade outside the museum consists of pedestrian walkway, cycling track and a continuous strip of dense vegetation. The location of this VP is located at one of the intersections between the promenade and a bridge leading to the other side of the Shing Mun River, where the Application Site is not blocked by the dense vegetation.</p> <p>Kinetic – Pedestrian travelling along the promenade and bridge.</p>	<p>About 450m to the west of the Application Site</p>	<p>High</p>
<p>VP2: Sha Tin Park (South Garden Children Playground)</p> <p>Sha Tin Park is a major District Open Space within the Sha Tin New Town, while the South Garden Children Playground is one of the major playgrounds within the park. The playground is frequently visited by children, families and elderlies living in the nearby areas to conduct various recreational activities.</p> <p>Static – Recreational users of the children playground.</p>	<p>About 200m to the northwest of the Application Site</p>	<p>High</p>
<p>VP3: Promenade Facing the Proposed Development across Shing Mun River Channel</p> <p>The promenade along the two sides of the Shing Mun River have continuous sidewalks and cycling tracks that connect to various parts of the Sha Tin New Town. This VP represents a portion of the promenade outside Sha Tin Park, which is frequently used by pedestrian and cyclists.</p> <p>Kinetic – Pedestrian and cyclists travelling along the promenade.</p>	<p>About 150m to the north of the Application Site</p>	<p>High</p>
<p>VP4: Shing Mun River Promenade Garden No.1</p> <p>Shing Mun River Promenade Garden No. 1 is an open space located to the directly northeast of the Application Site. The garden is used by children, families and elderlies living in the nearby areas to conduct various recreational activities.</p> <p>Static – Recreational users of the Promenade Garden.</p>	<p>About 150m to the northeast of the Application Site</p>	<p>High</p>
<p>VP5: Tsang Tai Uk Recreation Ground</p> <p>Tsang Tai Uk Recreation Ground is an open space with diversified recreational facilities (i.e. soccer pitch, basketball court, sitting-out area and children playground). The recreation ground is frequently used by children, students, adults and elderlies living in the nearby neighbourhood to conduct various recreational activities.</p> <p>Static – Recreational users of the recreation ground.</p>	<p>About 200m to the southeast of the Application Site</p>	<p>High</p>

Selected Public Viewing Points (VPs)	Approx. Viewing Distance and Direction	Visual Sensitivity
<p>VP6: Main Entrance of Tsang Tai Uk</p> <p>Tsang Tai Uk is one of the best preserved walled villages in Hong Kong, due to its unique historic and cultural value, it is graded as a Grade 1 Historic Building in Hong Kong. While portion of the village is still inhabited, the visitors are allowed to explore the courtyard and the ancestral hall. The subject VP is located outside the main entrance of Tsang Tai Uk, which is the most frequently used access of the historic building. With such viewing location and angle, the subject VP is facing away from Tsang Tai Uk and viewed towards the adjacent parking lot, Tuen Ma Line Viaduct and other nearby residential development.</p> <p>Static – Residents and visitors of Tsang Tai Uk.</p>	<p>About 300m to the southeast of the Application Site</p>	<p>Low</p>
<p>VP7: Lei Uk Tsuen Garden No.1</p> <p>Lei Uk Tsuen Garden No. 1 is an open space located to the south of Che Kung Temple Station. It is mainly used by residents of the nearby village houses and residential developments to conduct various recreational activities.</p> <p>Static – Recreational users of the open space.</p>	<p>About 450m to the southwest of the Application Site</p>	<p>Low</p>
<p>VP8: Lek Yuen Bridge</p> <p>Lek Yuen Bridge is one of the several pedestrian bridges crossing the Shing Mun River. It connects Sha Tin Park to its northwest and various public housing estates to its southwest. It is anticipated to be one of the major pedestrian nodes of the nearby residents and visitors of the Sha Tin Park.</p> <p>Kinetic – Pedestrian travelling along the bridge.</p>	<p>About 400m to the northeast of the Application Site</p>	<p>Medium</p>
<p>VP9: Wilson Trail Section 5 (Waterfall)</p> <p>Wilson Trail Section 5 is one of the famous hiking trails in Hong Kong and is frequently visited by local and overseas hikers. This section of Wilson Trail is surrounded by dense vegetation, which limits the view towards Sha Tin New Town. This VP is located near a waterfall to the south of Sha Tin Tau New Village and can view the Sha Tin New Town through an opening of the dense vegetation.</p> <p>Kinetic – Hikers of the Wilson Trail Section 5.</p>	<p>About 1.5km to the south of the Application Site</p>	<p>Medium</p>

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to "TPB PG-No. 41A", the appraisal of visual changes to VPs can be determined by three aspects:

- 1) Visual Composition (i.e. total visual effects of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-à-vis the overall visual backdrop);
- 2) Visual Obstruction (i.e. 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); and
- 3) Visual Change (i.e. the effects of visual changes from key public viewing points within direct sightlines (considering degree of visibility and viewing distance) to the Proposed Development).

5.1.2 After consideration of the above three aspects, the resultant magnitude of visual changes can be rated as "Substantial", "Moderate", "Slight" or "Negligible".

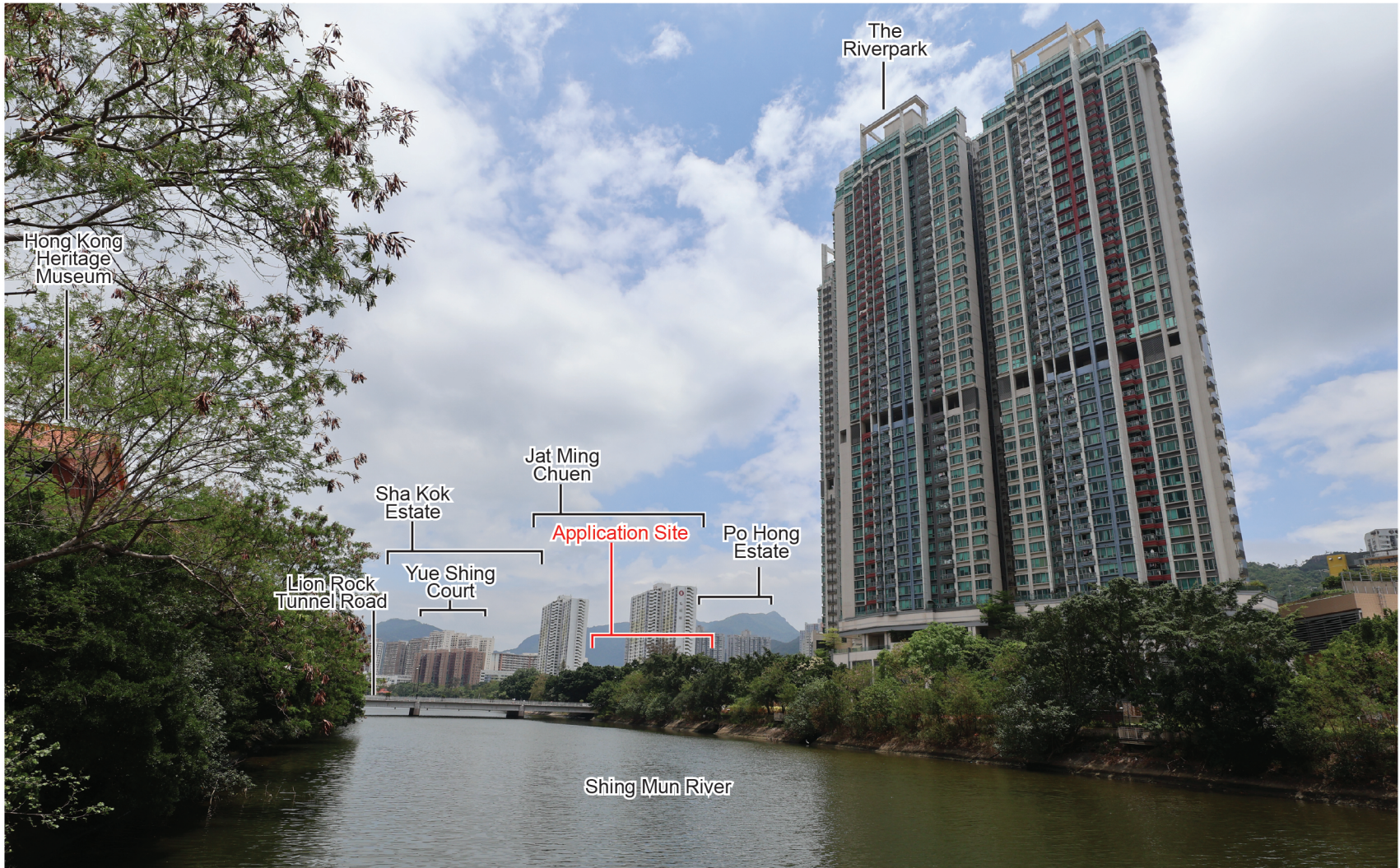
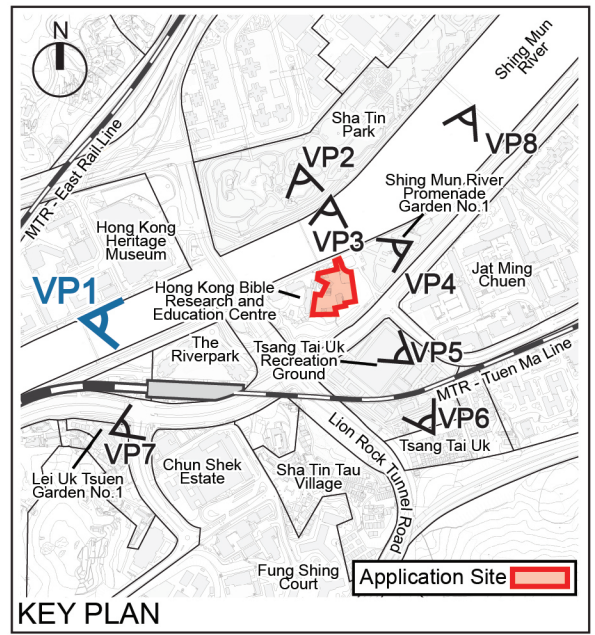
5.1.3 According to 'TPB PG-No. 41A', the classification of the significance of the overall visual impacts and its associated descriptions are set out in **Table 5.1** below.

Table 5.1 - Classification of Overall Visual Impact

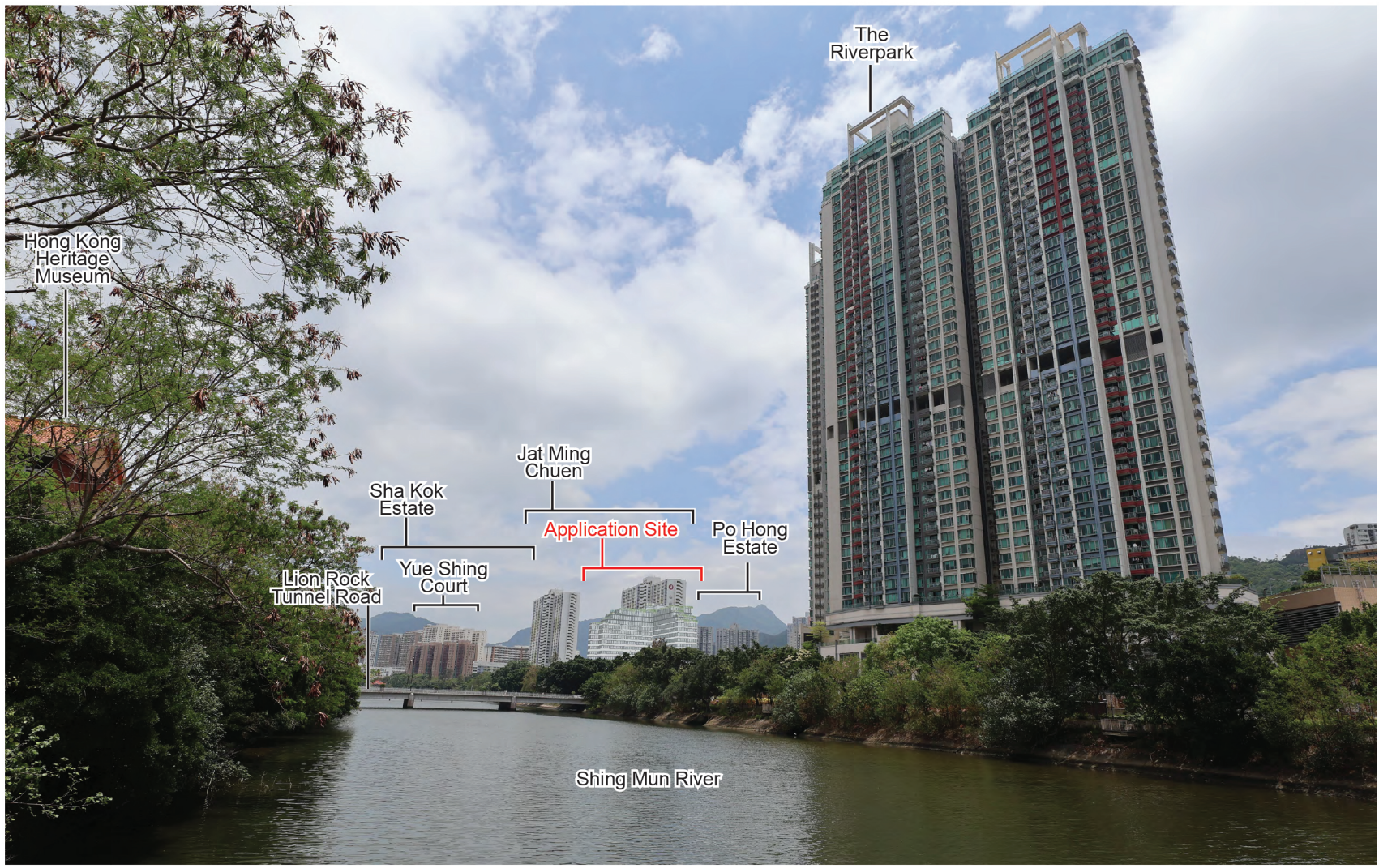
Classifications	Descriptions
Substantial	The adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts.
Moderate	There will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures.
Slight	There will be slight adverse visual effects caused by the project.
Negligible	There will be no noticeable effects or insignificant visual effects caused by the project.
Beneficial	The project will complement the visual character of its setting, and/or will improve overall visual quality.

5.2 Appraisal of Overall Visual Impacts

5.2.1 The appraisal of overall visual impacts at the key VPs induced by the Proposed Development are described in **Table 5.2** below. The corresponding photomontages are attached in **Figures 5.1 to 5.9**.

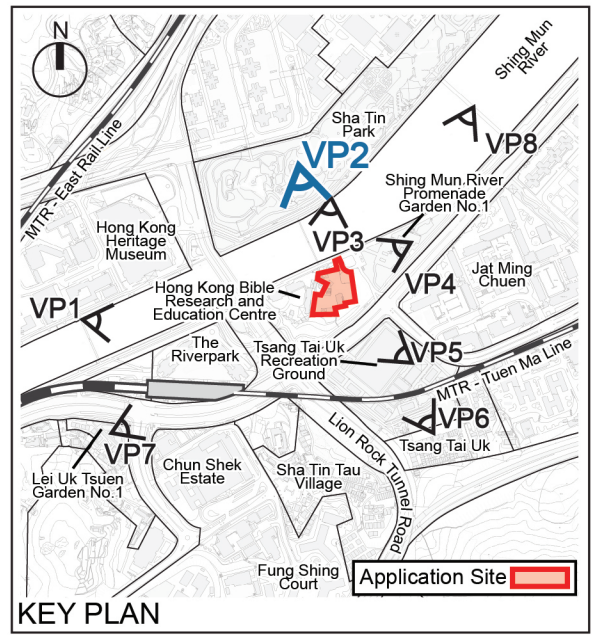


Existing View



Proposed Scheme

Title	VP1 Promenade outside Hong Kong Heritage Museum			
	Checked	DH	Drawn	PW
	Rev	1	Date	June 2026
	Scale	N / A	Figure	5.1

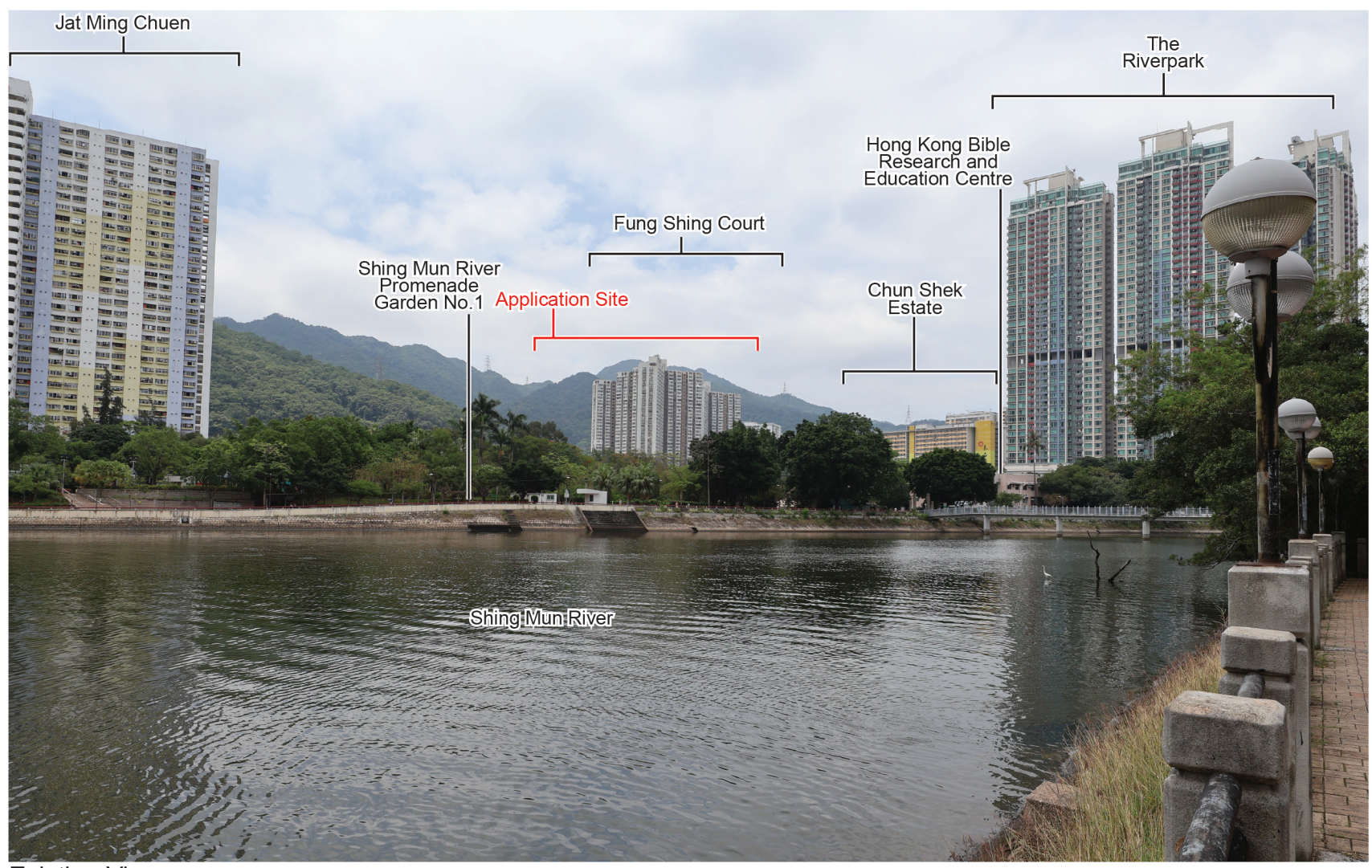
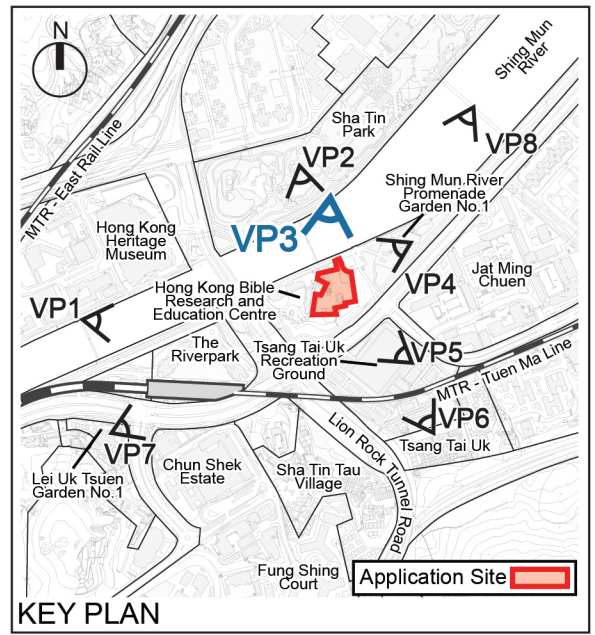


Existing View

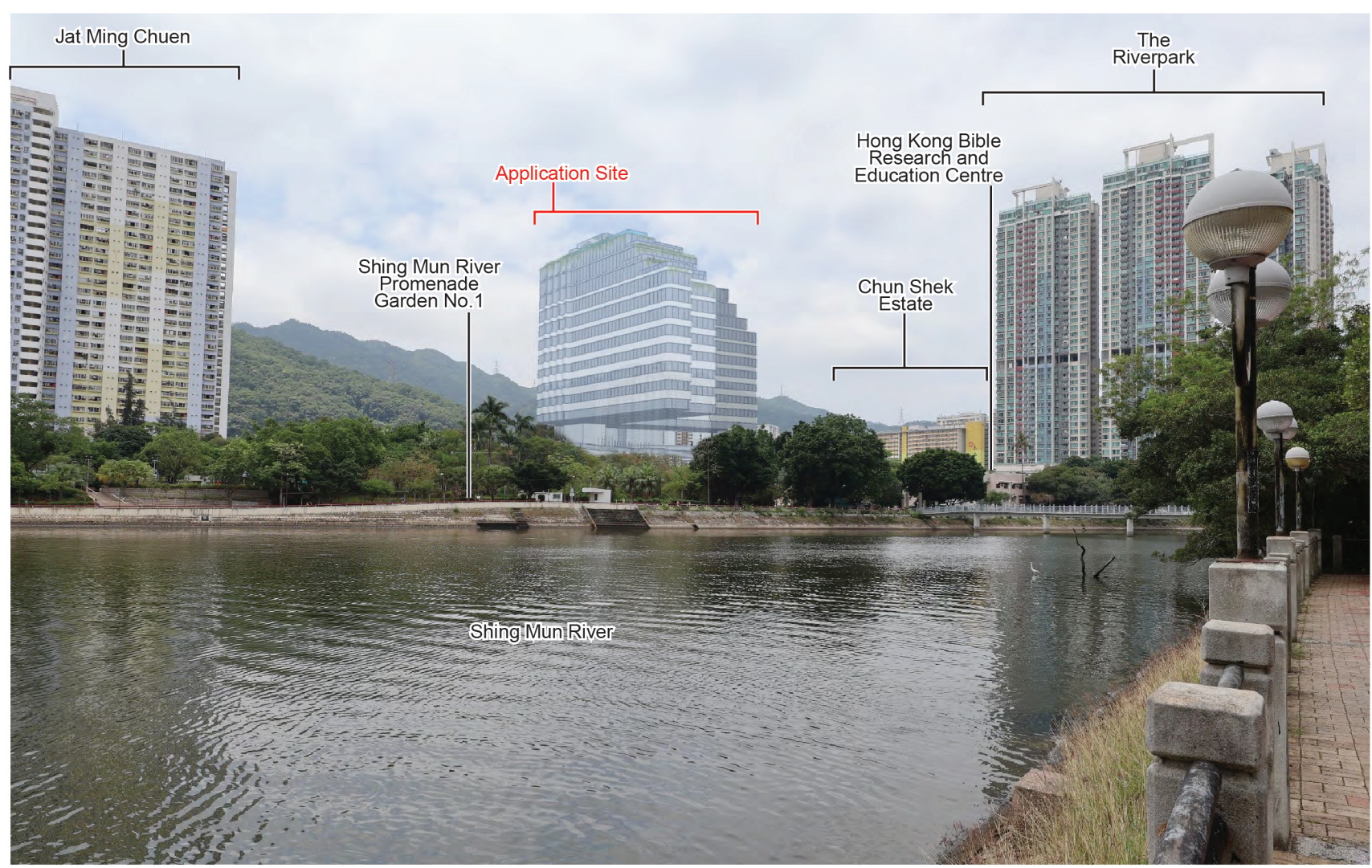


Proposed Scheme

Title	VP2 Sha Tin Park (South Garden Children Playground)			
	Checked	DH	Drawn	PW
	Rev	1	Date	June 2026
	Scale	N / A	Figure	5.2

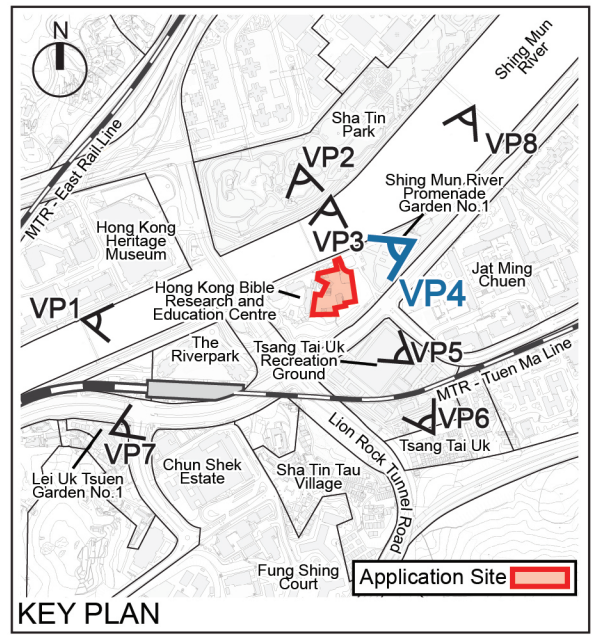


Existing View



Proposed Scheme

Title VP3 Promenade Facing the Proposed Development across Shing Mun River Channel	Checked	DH	Drawn	PW
	Rev	1	Date	June 2026
	Scale	N / A	Figure	5.3

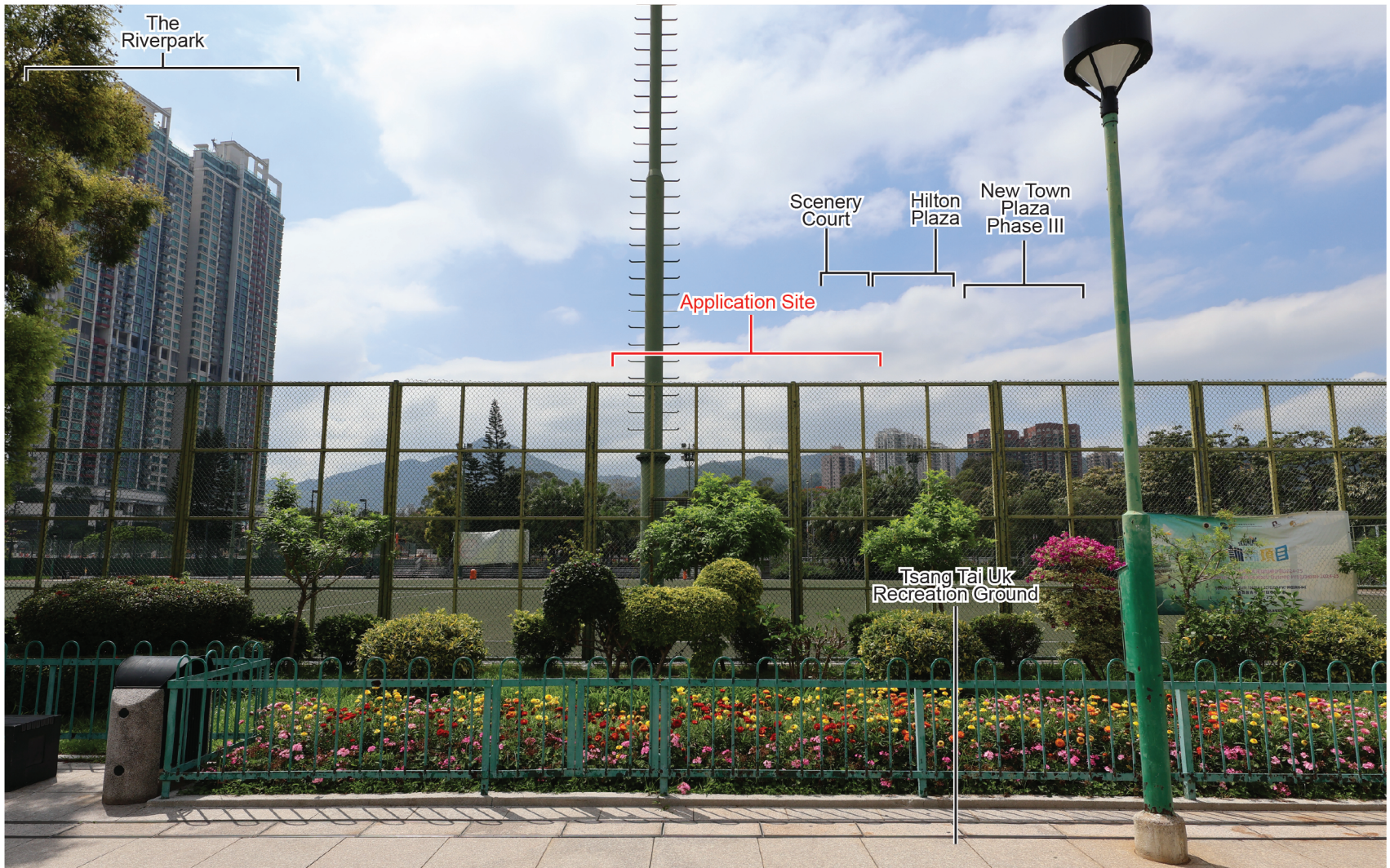
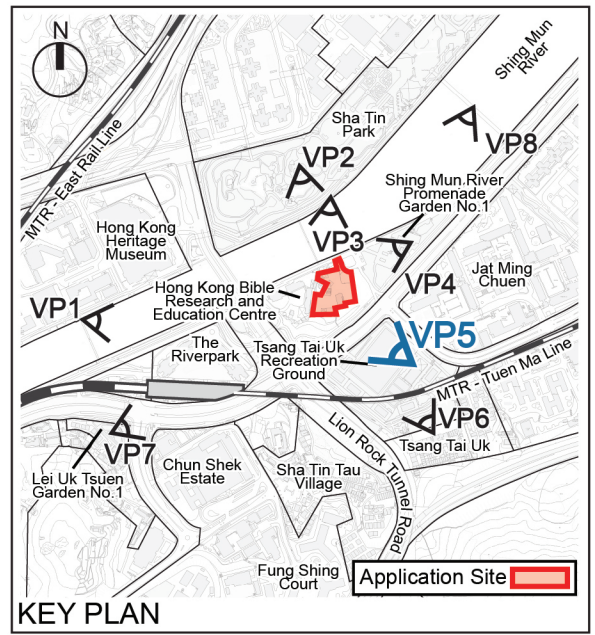


Existing View

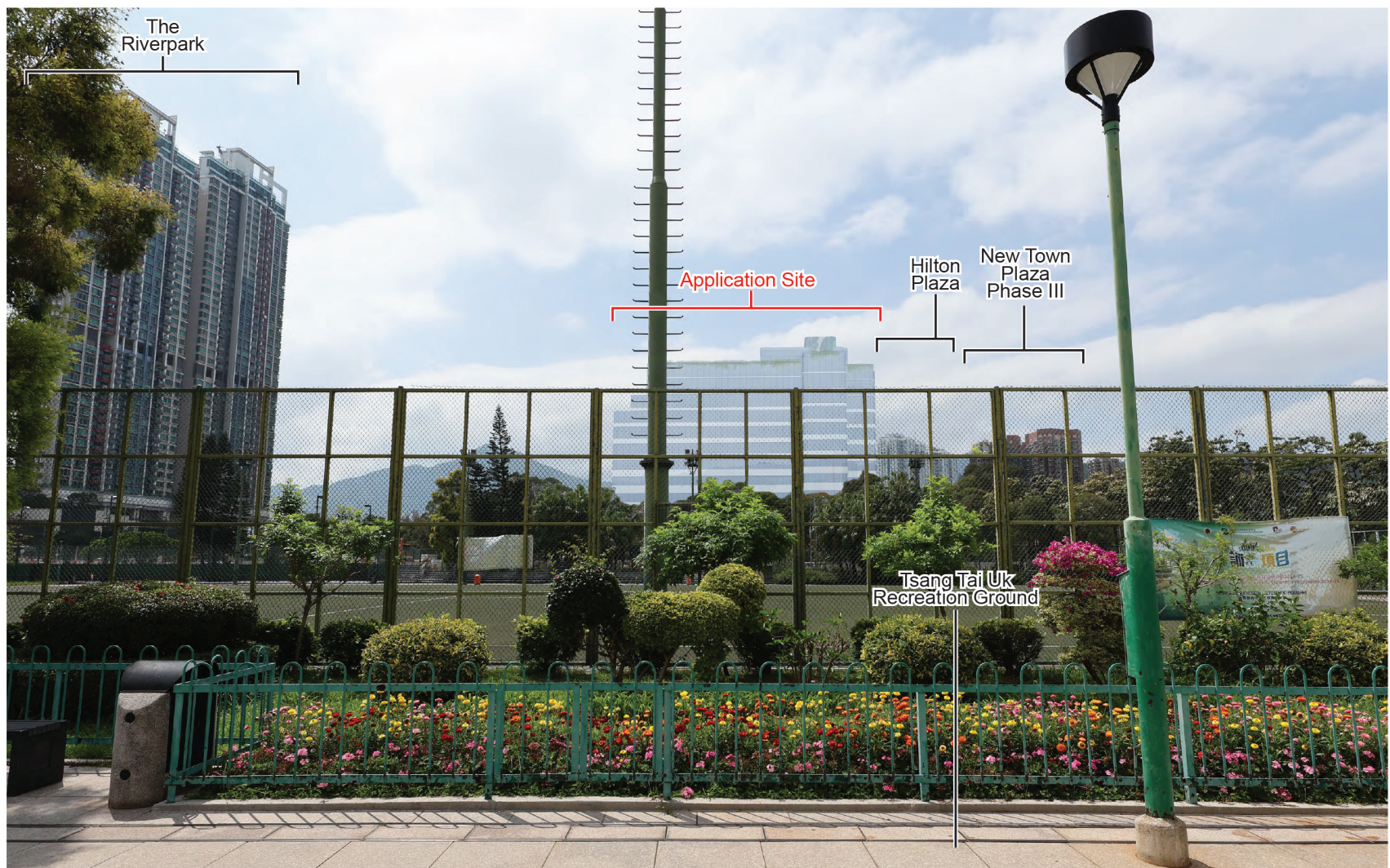


Proposed Scheme

Title	VP4 Shing Mun River Promenade Garden No.1			
	Checked	DH	Drawn	PW
	Rev	1	Date	June 2026
	Scale	N / A	Figure	5.4

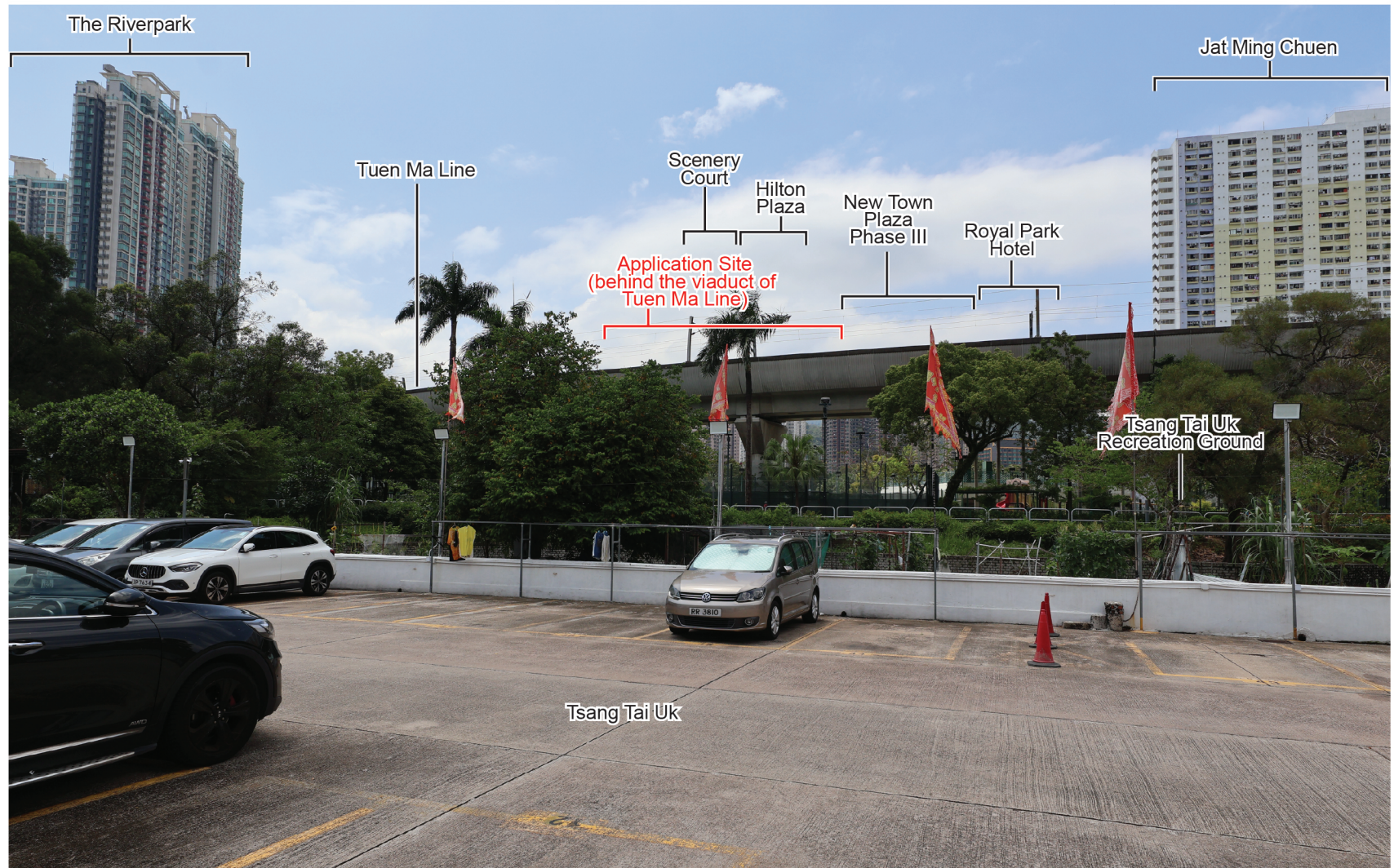
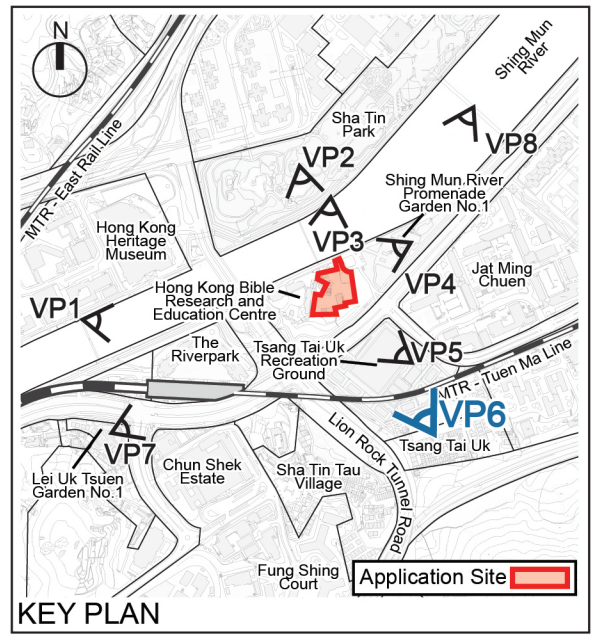


Existing View

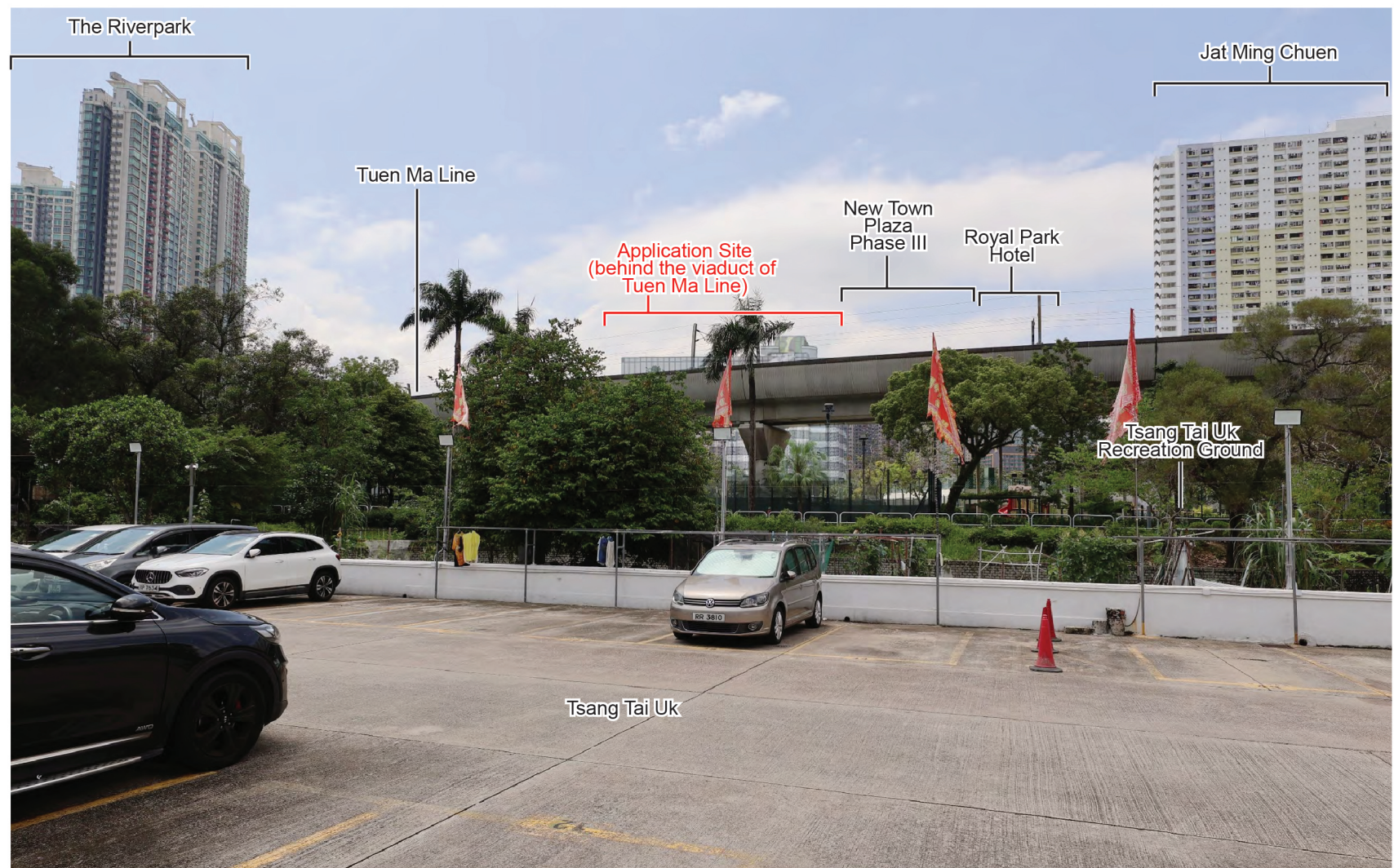


Proposed Scheme

Title	VP5 Tsang Tai Uk Recreation Ground			
	Checked	DH	Drawn	PW
	Rev	1	Date	June 2026
	Scale	N / A	Figure	5.5



Existing View

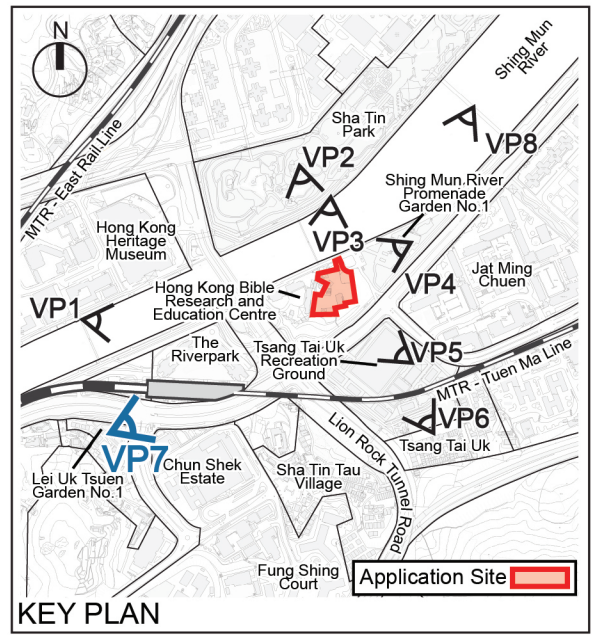


Proposed Scheme

Title

VP 6 Main Entrance of Tsang Tai Uk

Checked	DH	Drawn	PW
Rev	1	Date	June 2026
Scale	N / A	Figure	5.6



Existing View

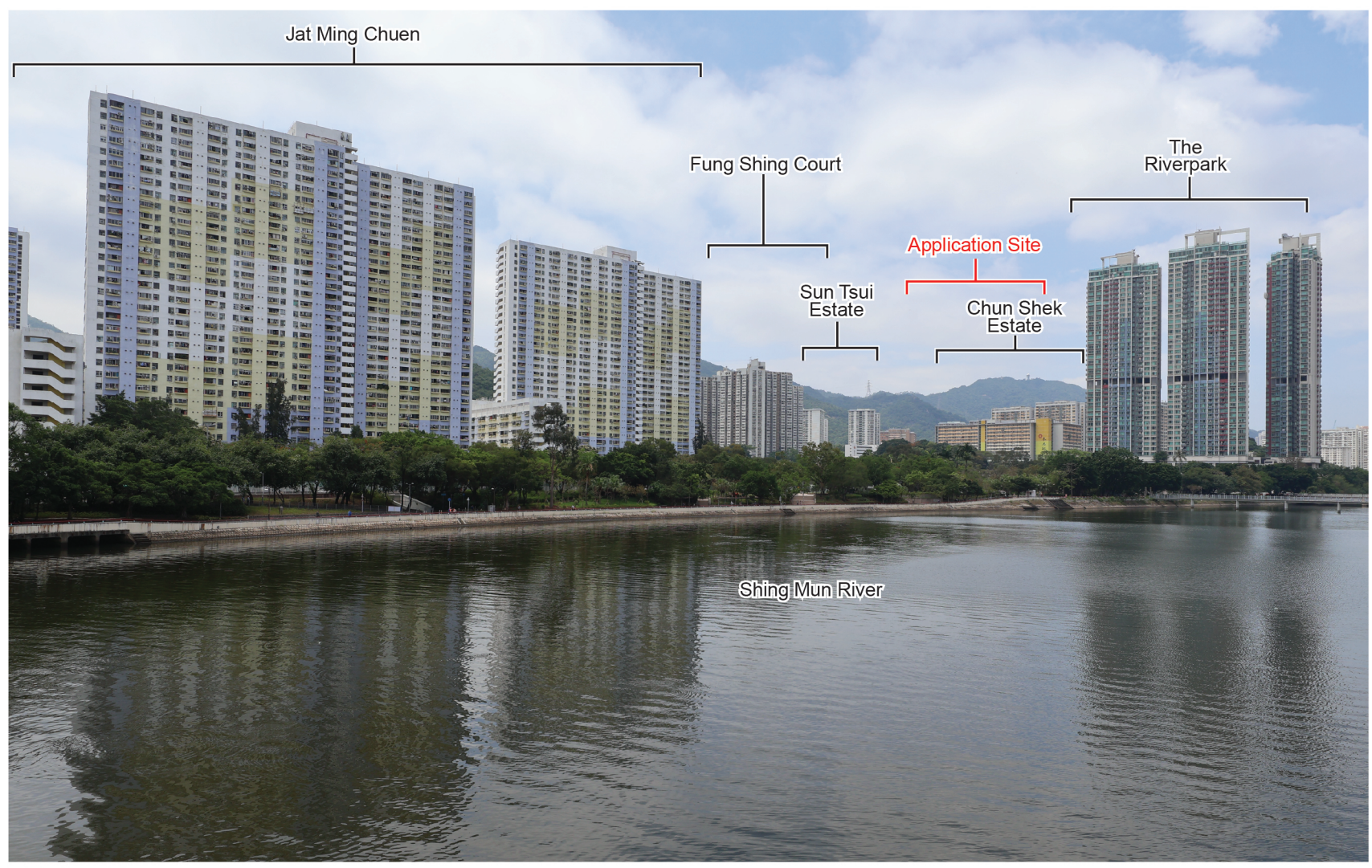
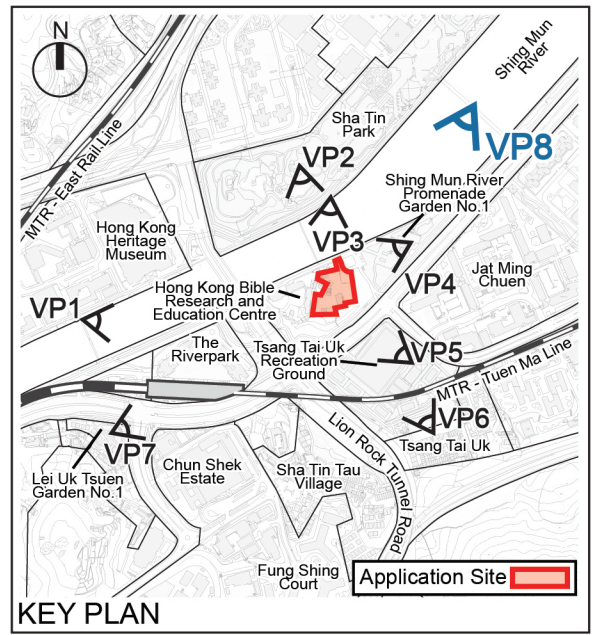


Proposed Scheme

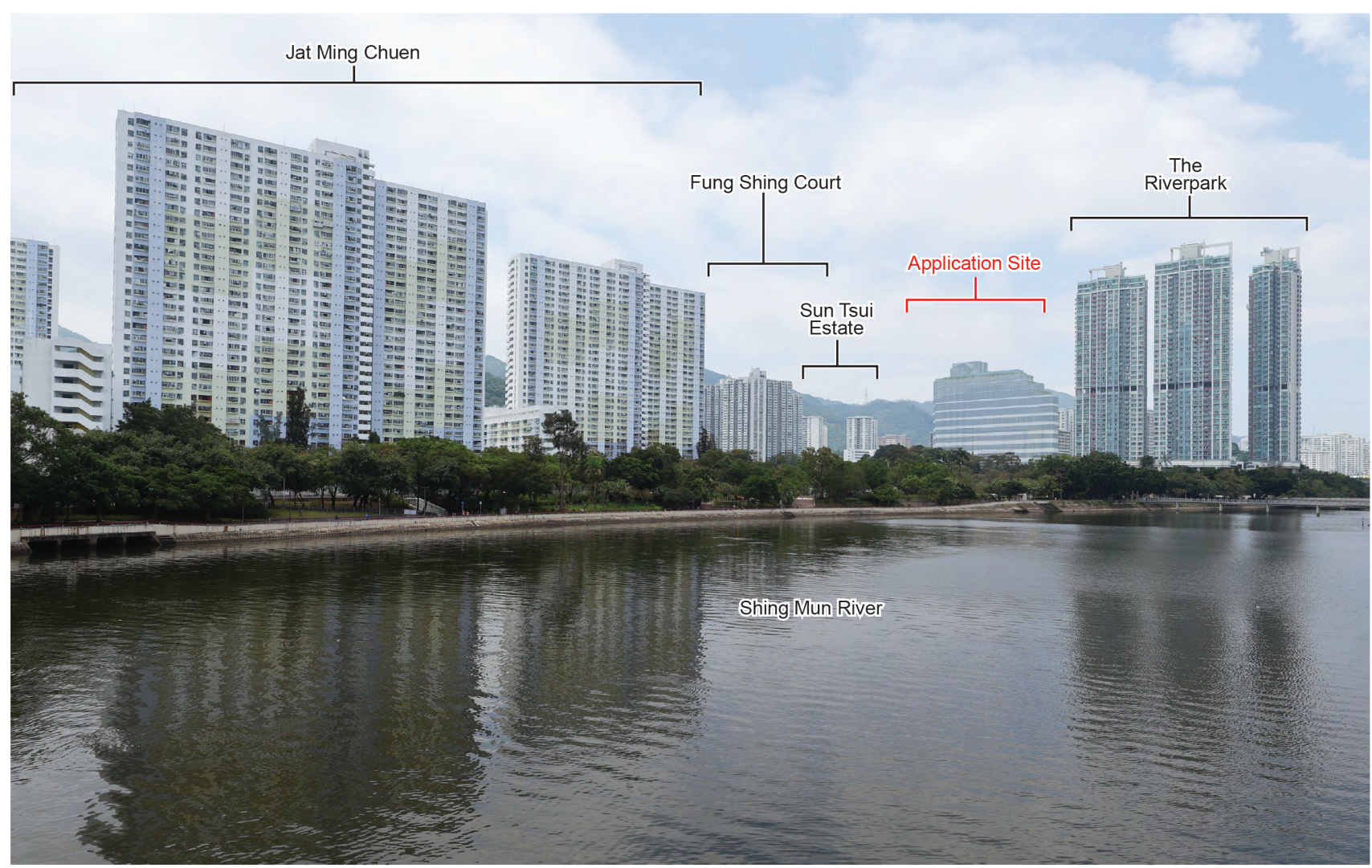
Title

VP7 Lei Uk Tsuen Garden No.1

Checked	DH	Drawn	PW
Rev	1	Date	June 2026
Scale	N/A	Figure	5.7

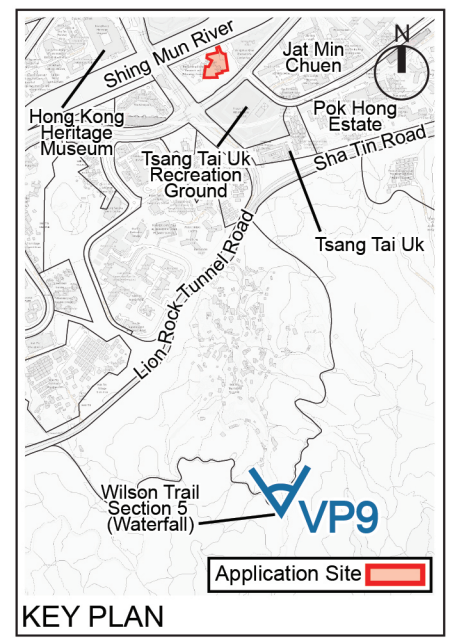


Existing View

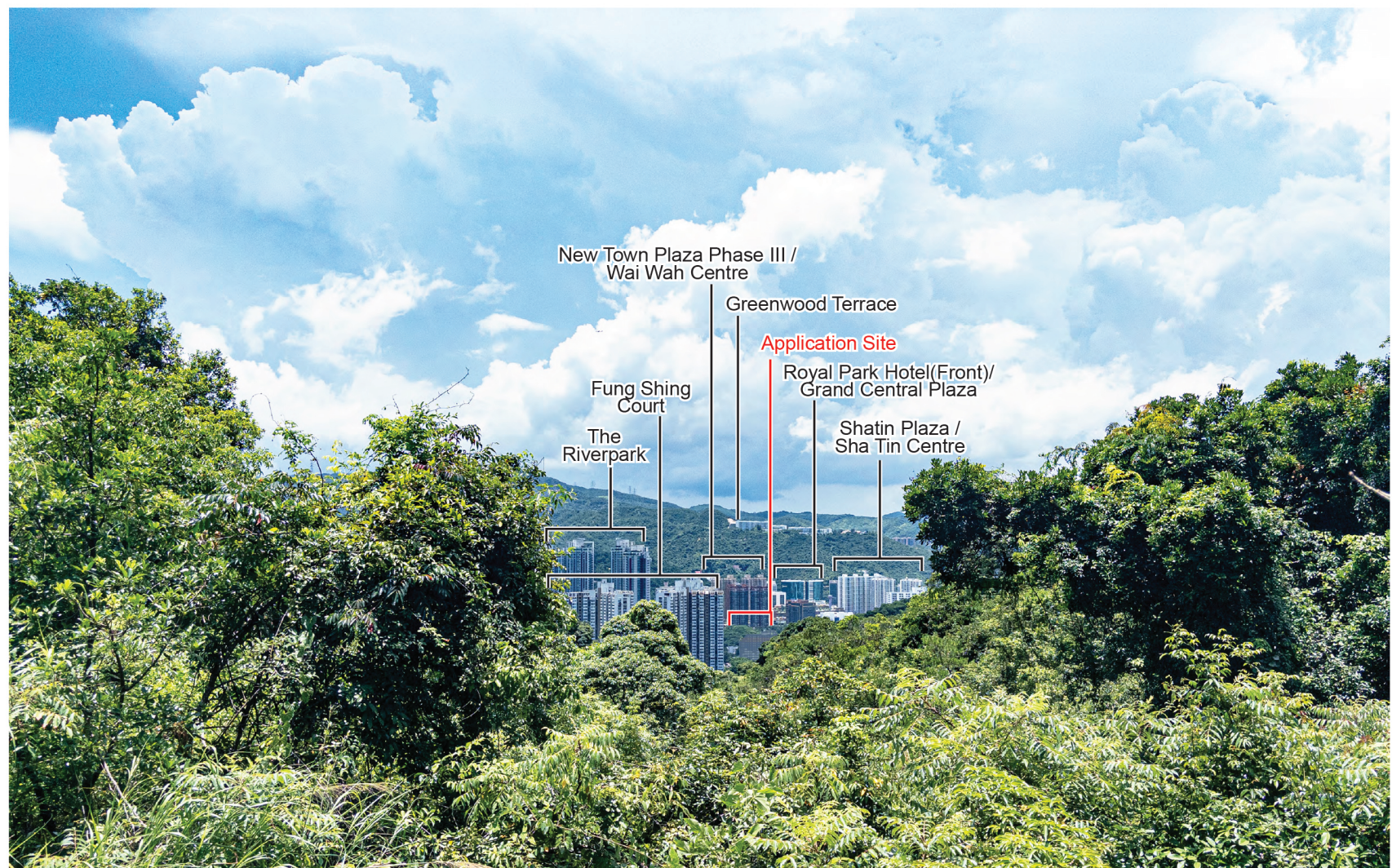


Proposed Scheme

Title	VP8 Lek Yuen Bridge			
	Checked	DH	Drawn	PW
	Rev	1	Date	June 2026
Scale	N / A		Figure	5.8



Existing View



Proposed Scheme

Title

VP9 Wilson Trail Section 5 (Waterfall)

Checked	DH	Drawn	PW
Rev	1	Date	June 2026
Scale	N / A	Figure	5.9

Table 5.2 - Appraisal of Overall Visual Impacts of Selected VPs

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP1: Promenade outside Hong Kong Heritage Museum	Kinetic	About 450 to the west of the Application Site	The visual components at this VP consist of Shing Mun River with vegetation along the two sides of the river banks, high-rise residential development The Riverpark (155mPD) at the foreground, and various residential developments at the middle and background. Apart from Shing Mun River, the VP is also characterized by its open sky view. The Proposed Development, located at the middle ground of this VP and being visible in front of existing residential developments, will be able to blend in well with the existing development context and become part of the urban landscape of the Sha Tin New Town. With a building height of 68mPD, the medium-rise hotel development could be viewed as an extension and integral part of the existing developments. The Proposed Development will also be partially screened off by the existing vegetation along Shing Mun River. As such, the Proposed Development is able to achieve harmony with its surrounding visual composition.	When compared with the existing high-rise residential development The Riverpark (155mPD), which occupies majority of the middle ground and being the most prominent visual obstruction of this VP, the Proposed Development with a maximum building height of 68mPD will only affect a minor portion of the open view of sky and mountains in the background. The cascading building design at the upper floors of the Proposed Development will also help reduce the visual bulk of the building. There will only be slight degree of visual obstruction of the existing view due to the Proposed Development.	The open view of sky is mainly blocked by The Riverside at the foreground. Located at the middle ground of the VP, the Proposed Development will be visible in front of the existing residential developments such as Jat Ming Estate, Pok Hong Estate and Sha Kok Estate at the middle ground. The pedestrian travelling along the promenade and the bridge is transient in nature and short in duration, they will also be focusing on their destinations along Shing Mun River with only occasional view towards the Proposed Development. The Proposed Development will therefore only induce slight visual change and visual concerns from the general public.	Slight	High	Slight

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP2: Sha Tin Park (South Garden Children Playground)	Static	About 200m to the northwest of the Application Site	The visual composition at this VP consists of the recreational facilities in the children playground and its vegetation in the foreground, various high-to-medium-rise residential developments (65-155mPD) in the middle ground (including The Riverpark, Jat Ming Chuen and Pok Hong Estate), as well as open view of sky in the background. With a building height of 68mPD, the medium-rise proposed hotel development would be visually compatible with the existing developments in the middle ground and become part of the urban landscape of the Sha Tin New Town. Besides, a major portion of the Proposed Development will be screened off by the existing vegetation in the foreground. As such, the Proposed Development is compatible with its surrounding visual composition.	When considering the surrounding high-to-medium-rise development (65-155mPD) in the middle ground, the Proposed Development with a maximum building height of 68mPD will only affect a minor portion of the open view of sky in the background. The cascading building design at the upper floors of the Proposed Development will also be visible at this VP which will help reduce the visual bulk of the building and hence potential visual obstruction. There will only be slight degree of visual obstruction of the existing view due to the Proposed Development.	The Proposed Development is mainly screened off by the existing vegetation in the foreground and will only affect a minor portion of the open view of sky. The major visual elements of this VP remains to be the children playground in the foreground and open view of sky in the background. The users of the children playground will be focusing on their recreational activities with only occasional view towards the Proposed Development. The Proposed Development will therefore only induce slight visual change and visual concerns from the general public.	Slight	High	Slight

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP3: Promenade Facing the Proposed Development across Shing Mun River Channel	Kinetic	About 150m to the north of the Application Site	The visual composition at this VP consists of Shing Mun River in the foreground, various high-to-medium-rise residential development (65-155mPD) in the middle ground (including The Riverpark, Jat Ming Chuen and Chun Shek Estate), as well as open view of sky and mountains in the background. The Proposed Development with a building height of 68mPD will be compatible with the nearby Jat Min Chuen and The Riverpark. Considering the surrounding urban context of the Application Site as well as the development scale of the Proposed Development, the Proposed Development could still be considered as one of the developments along the riverine area with relatively lower development intensity as compared with the adjacent high-rise residential development The Riverpark. Besides, the Proposed Development will also be partially screened off by the existing vegetation along Shing Mun River. As such, the Proposed Development is compatible its surrounding visual composition.	The existing open view of sky and mountains have already been obstructed by the existing high-to-medium-rise developments (i.e. The Riverpark and Jat Min Chuen). The Proposed Development with a maximum building height of 68mPD will cause some degree of visual obstruction to the open view of sky and mountains in the background. The cascading building design at the upper floors, building setback from Shing Mun River and the permeable building design at the lower floors of the Proposed Development will also help reduce the visual bulk of the building. There will be slight degree of visual obstruction of the existing view due to the Proposed Development.	The view resources of this VP include Shing Mun River, existing vegetation along the river bank, the open view of sky and mountains. While the river and vegetation located in the foreground will remain, the open sky view and mountains at the background have already been obstructed by The Riverside and Jat Min Chuen in the middleground. Located at the middle ground of the VP, the Proposed Development will cause some degree of visual obstruction to the open view of sky and mountains in the background. The lower portion of the Proposed Development will also be screened off by existing vegetation along the Shing Mun River. The pedestrian and cyclist travelling along the promenade is transient in nature and short in duration, they will also be focusing on their destinations with only occasional view towards the Proposed Development. The Proposed Development will therefore induce slight visual change and visual concerns from the general public.	Slight	High	Moderate

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP4: Shing Mun River Promenade Garden No.1	Static	About 150m to the northeast of the Application Site	The visual composition of this VP consists of the promenade garden in the foreground, a high-rise residential development (i.e.The Riverpark (155mPD)) in the middle ground as well as open view of sky in the background. With a BH of 68mPD, a major portion of the Proposed Development will overlap with the towers of The Riverpark behind, the Proposed Development will therefore able to blend in well with the existing urban landscape of the Sha Tin New Town. Besides, the lower portion of the Proposed Development will also be screened off by the existing vegetation in the foreground. As such, the Proposed Development is compatible with its surrounding visual composition.	The existing open view of sky has already been obstructed by The Riverpark (155mPD) in the middle ground. The Proposed Development with a maximum building height of 68mPD will mostly overlap with the towers of The Riverpark when viewed from this angle. The cascading building design at the upper floors of the Proposed Development will also help reduce the visual bulk of the building. There will only be slight degree of visual obstruction of the existing view due to the Proposed Development.	The major visual elements of this VP are existing vegetation in promenade garden in the foreground as well as open view of sky in the background. The open view of sky has already been blocked by The Riverside in the middle ground. The Proposed Development will mostly overlap with the towers of the Riverpark. Besides, the lower portion of the Proposed Development will also be screened off by existing vegetation within the promenade garden. The users of the promenade garden will be focusing on their recreational activities with only occasional view towards the Proposed Development. The Proposed Development will therefore only induce slight visual change and visual concerns from the general public.	Slight	High	Slight

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP5: Tsang Tai Uk Recreation Ground	Static	About 200m to the southeast of the Application Site	The composition of this VP consists of the soccer pitch in the foreground, The Riverpark (155mPD) and other high-rise residential and hotel developments in the middle ground (including New Town Plaza, Hilton Plaza and Royal Park Hotel (about 100mPD)), as well as open view of sky and mountains in the background. The Proposed Development, located at the middle ground of this VP will be visible in front of existing high-rise developments (i.e. New Town Plaza, Hilton Plaza and Royal Park Hotel). Nonetheless, it will be visually compatible with the BH of The Riverpark (155mPD). The development will therefore be able to be viewed as an extension of the urban landscape of the Sha Tin New Town. Besides, the lower portion of the Proposed Development will be screened off by the existing vegetation in the foreground. As such, the Proposed Development is compatible with its surrounding visual composition.	The existing open view of sky and mountains have already been obstructed by The Riverpark (155mPD) and other high-rise residential development in the middle ground. The Proposed Development with a maximum building height of 68mPD will partially overlap with the towers of the New Town Plaza, Hilton Plaza and Royal Park Hotel when viewed from this angle. Despite causing some degree of visual obstruction to the open view of sky and mountain backdrop, the cascading building design at the upper floors and the permeable building design at the lower floors of the Proposed Development will help reduce the visual bulk of the building. There will be slight degree of visual obstruction of the existing view due to the Proposed Development.	The open view of sky and mountains have already been obstructed by The Riverside and other high-rise residential development in the middle ground. The Proposed Development will partially overlap with the towers of the New Town Plaza, Hilton Plaza and Royal Park Hotel. Besides, the lower portion of the Proposed Development will also be screened off by existing vegetation and fences within the recreation ground. The users of the recreation ground will be focusing on their various forms of recreational activities with only occasional view towards the Proposed Development, The Proposed Development will therefore induce slight visual change and visual concerns from the general public.	Slight	High	Moderate
VP6: Main Entrance of Tsang Tai Uk	Static	About 300m to the southeast of the Application Site	The composition of this VP consists of the car park outside Tsan Tai Uk in the foreground, the Tuen Ma Line Viaduct, The Riverpark (155mPD) and Jat Min Chuen in the middle ground, as well as open view of sky in the background. The Proposed Development with BH of 68mPD will be mostly screened off by the existing Tuen Ma Line Viaduct in the middle ground and vegetation in the foreground. Since there will only be glimpsed view towards the Proposed Development. As such, the Proposed Development is compatible with its surrounding visual composition.	When viewed from this VP, the Proposed Development with BH of 68mPD will only slightly exceed the height of the existing Tuen Ma Line Viaduct in the middle ground. Besides, most of the Proposed Development are screened off also by vegetation in the foreground. The Proposed Development will therefore induce negligible visual obstruction of the open view of sky in the background.	The Proposed Development will be mainly screened off by the existing Tuen Ma Line Viaduct in the middle ground and vegetation in the foreground. The major visual elements of this VP will remain as car park in the foreground and open view of sky in the background. The residents and visitors of Tsang Tai Uk will be focusing on the activities within the walled village with only occasional view towards the Proposed Development. The Proposed Development will therefore only induce negligible visual change and visual concerns from the general public.	Negligible	Low	Negligible

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP7: Lei Uk Tsuen Garden No.1	Static	About 450m to the southwest of the Application Site	The composition of this VP consists of the garden in the foreground, The Riverpark (155mPD) and Chun Shek Estate in the middle ground, as well as open view of sky in the background. The Proposed Development with BH of 68mPD will be entirely blocked by the towers of The Riverpark in the middle ground. The Proposed Development will therefore induce no impact to the overall visual composition at this VP.	When viewed from this VP, the Proposed Development with BH of 68mPD will be entirely blocked by the towers of The Riverpark in the middle ground. The Proposed Development will therefore induce no visual obstruction of the existing view since it is not visible from this VP.	When viewed from this VP, the Proposed Development with BH of 68mPD will be entirely blocked by the towers of The Riverpark in the middle ground. The visual elements of this VP will remain as garden in the foreground, urban landscape in the middle ground and open view of sky in the background. The Proposed Development will induce no visual change and visual concerns from the general public since it is entirely blocked by the towers of The Riverpark when viewed from this VP.	Negligible	Low	Negligible
VP8: Lek Yuen Bridge	Kinetic	About 400m to the northeast of the Application Site	The view of this VP consists of the Shing Mun River in the foreground, various high-to-medium-rise residential developments in the middle ground (including The Riverpark (155mPD), Jat Min Chuen, Chun Shek Estate, Fung Shing Court and Sun Tin Wai Estate), as well as open view of sky and mountains in the background. The Proposed Development, located at the middle ground of this VP will be visible in front of existing residential developments (e.g., Fung Shing Court and Chun Shek Estate). With a BH of 68mPD, the medium-rise Proposed Development will be compatible with the BH of the neighbouring The Riverpark and Jat Min Chuen and could be viewed as an extension of the existing urban landscape of the Sha Tin New Town. The Proposed Development is also partially screened off by the existing vegetation along the Shing Mun River. As such, the Proposed Development is able to achieve harmony with its surrounding visual composition.	A portion of the existing open view of sky and mountains in the background has already been screened off by existing high-to-medium-rise residential developments in the middle ground (e.g. The Riverpark and Jat Min Chuen), the Proposed Development with a maximum building height of 68mPD will only affect a minor portion of the open view of sky and mountains in the background. The cascading building design at the upper floors and the permeable building design at the lower floors of the Proposed Development will also help reduce the visual bulk of the building. There will only be slight degree of visual obstruction of the existing view due to the Proposed Development.	The existing open view of sky and mountains has already been blocked by The Riverpark at the foreground. Located at the middle ground of the VP, the Proposed Development will be visible in front of the existing residential developments such as Fung Shing Court and Chun Shek Estate at the middle ground. The pedestrian travelling along the bridge is transient in nature and short in duration, they will also be focusing on their destinations with only occasional view towards the Proposed Development. The Proposed Development will therefore only induce slight visual change and visual concerns from the general public.	Slight	Medium	Slight

Selected Public Viewing Points (VPs)	VP Type	Approx. Viewing Distance and Direction	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP9: Wilson Trail Section 5 (Waterfall)	Kinetic	About 1.5 km to the south of the Application Site	The composition of this VP consists of very dense vegetation in the foreground, limited view of Sha Tin New Town in the middle ground as well as open view of sky and mountains in the background. This VP captures mostly the natural landscape with limited view of Sha Tin New Town in an elevated location. The Proposed Development with BH of 68mPD can be viewed in front of the various high-to-medium-rise developments within the Sha Tin New Town. Nonetheless, in view of its relatively lower development intensity and building height, the Proposed Development will completely blend in with other existing developments in the New Town. As such, the Proposed Development is able to achieve harmony with its surrounding visual composition.	When viewed from this distance and elevated location, the Proposed Development with BH of 68mPD will be able to blend in well with the existing high-to-medium-rise developments within the Sha Tin New Town. There will be no visual obstruction of the open view of sky and mountains in the background due to the Proposed Development.	When viewed from this distance and elevated location, the Proposed Development with BH of 68mPD will be visually integrated with the existing high-to-medium-rise developments within the Sha Tin New Town. The major visual elements of this VP remain as dense vegetation in the foreground, urban landscape in the middle ground as well as open view of sky and mountains in the background. Besides, the visitors of the trail will mainly focus on the trail ahead or enjoy the natural landscape. There will only be rare view towards the Proposed Development from this elevated location. The Proposed Development will therefore only induce negligible visual change and visual concerns from the general public.	Negligible	Medium	Negligible

6 PROPOSED MITIGATION MEASURES

- 6.1 The proposed mitigation measures aims to minimise potential visual impacts from the Proposed Development and add visual interest to the surrounding environment (**Figures 6.1 to 6.3** refers):

Tower Setbacks from Site Boundary

- considering the riverine setting of the Application Site, tower setbacks of not less than 11m from the northern site boundary and not less than 9m from the western site boundary are proposed to reduce the overall bulkiness of the Proposed Development;

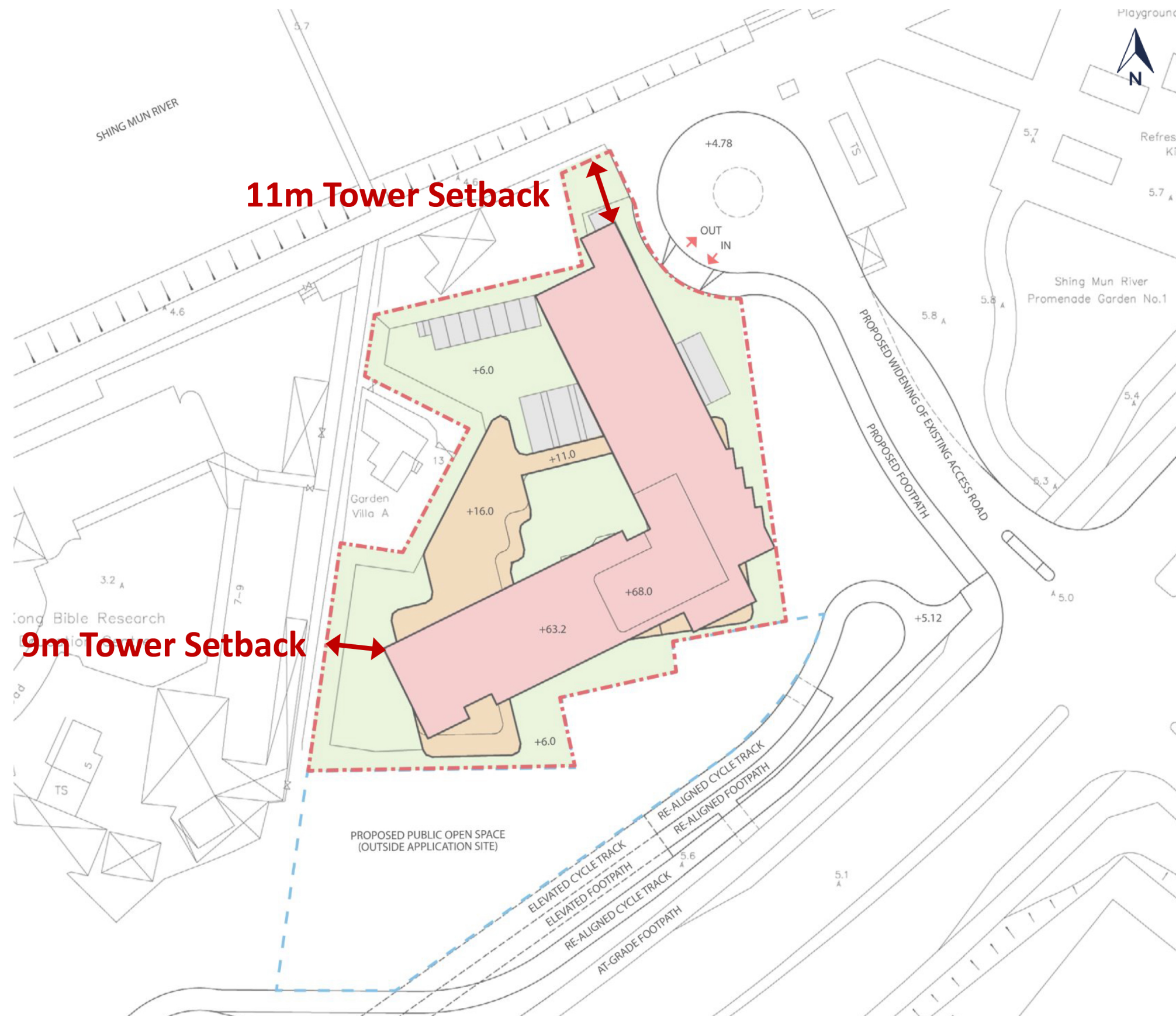
Cascading Building Design

- the upper floors of the Proposed Development (i.e. 10F-13/F) have incorporated cascading building design to minimise building bulk and provide visual relief;

Permeable Building Design

- incorporation of building voids by breaking up the bulk of the lower floors of the Proposed Development as well as provision of podium garden at 2/F; and
- incorporation of various building setbacks/separations in the lower floors of the Proposed Development, which includes:
 - 20m building setback from the lobby to the northern site boundary from G/F to 1/F;
 - 5m building setback from eastern commercial portion to the eastern site boundary from G/F to 2/F;
 - not less than 6m building separation between Main Building of Ng Yuen and the western commercial portion from G/F to 2/F; and
 - 10m building setback from western commercial portion to the western site boundary from G/F to 2/F.

such permeable building design can enhance visual permeability at pedestrian level and will be adopted as far as possible at subsequent development stages while their exact locations and dimensions will be subject to detailed design.



* Indicative and for reference only. Location and dimensions indicated on plan subject to detailed design

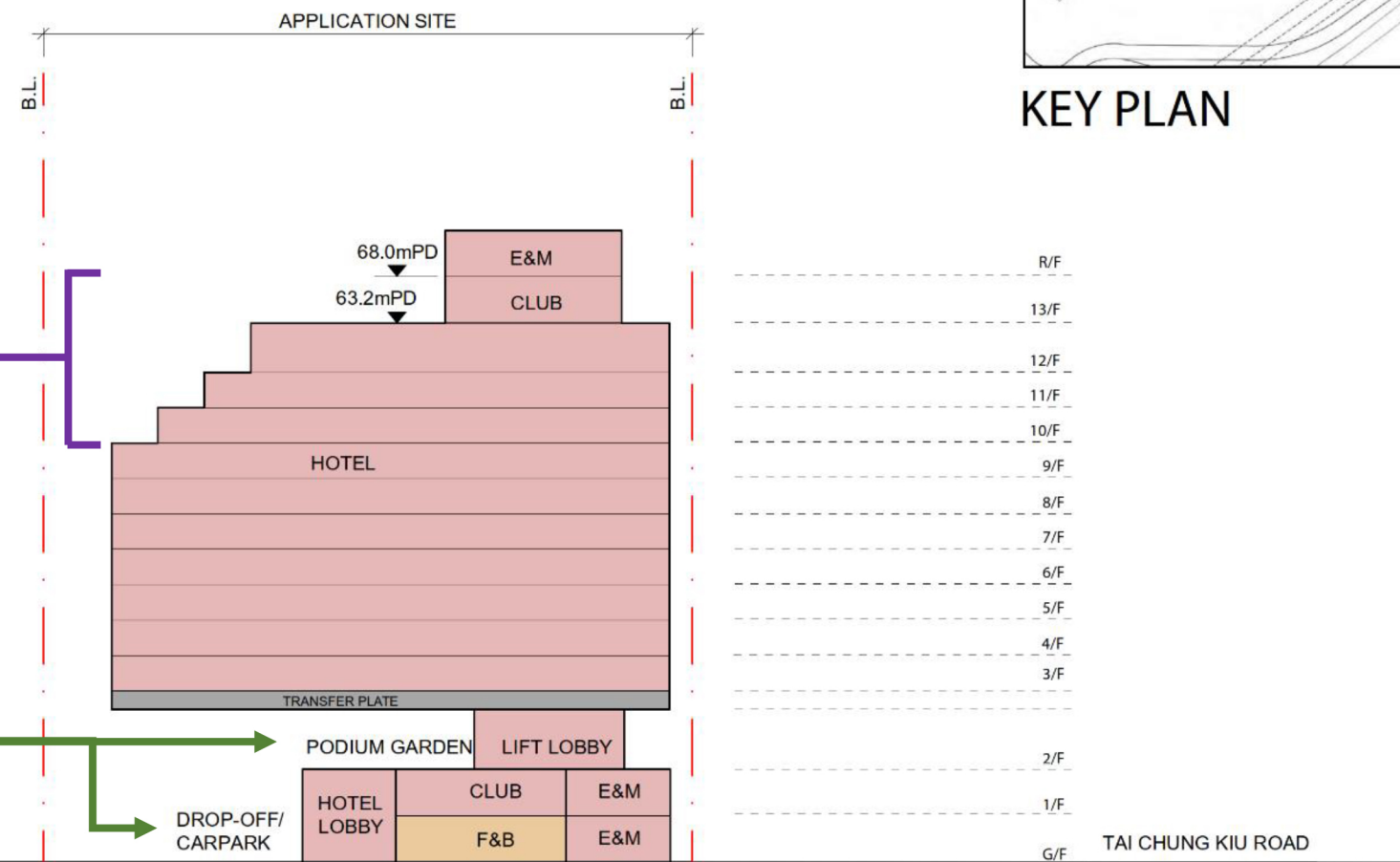
Indicative Block Plan



KEY PLAN

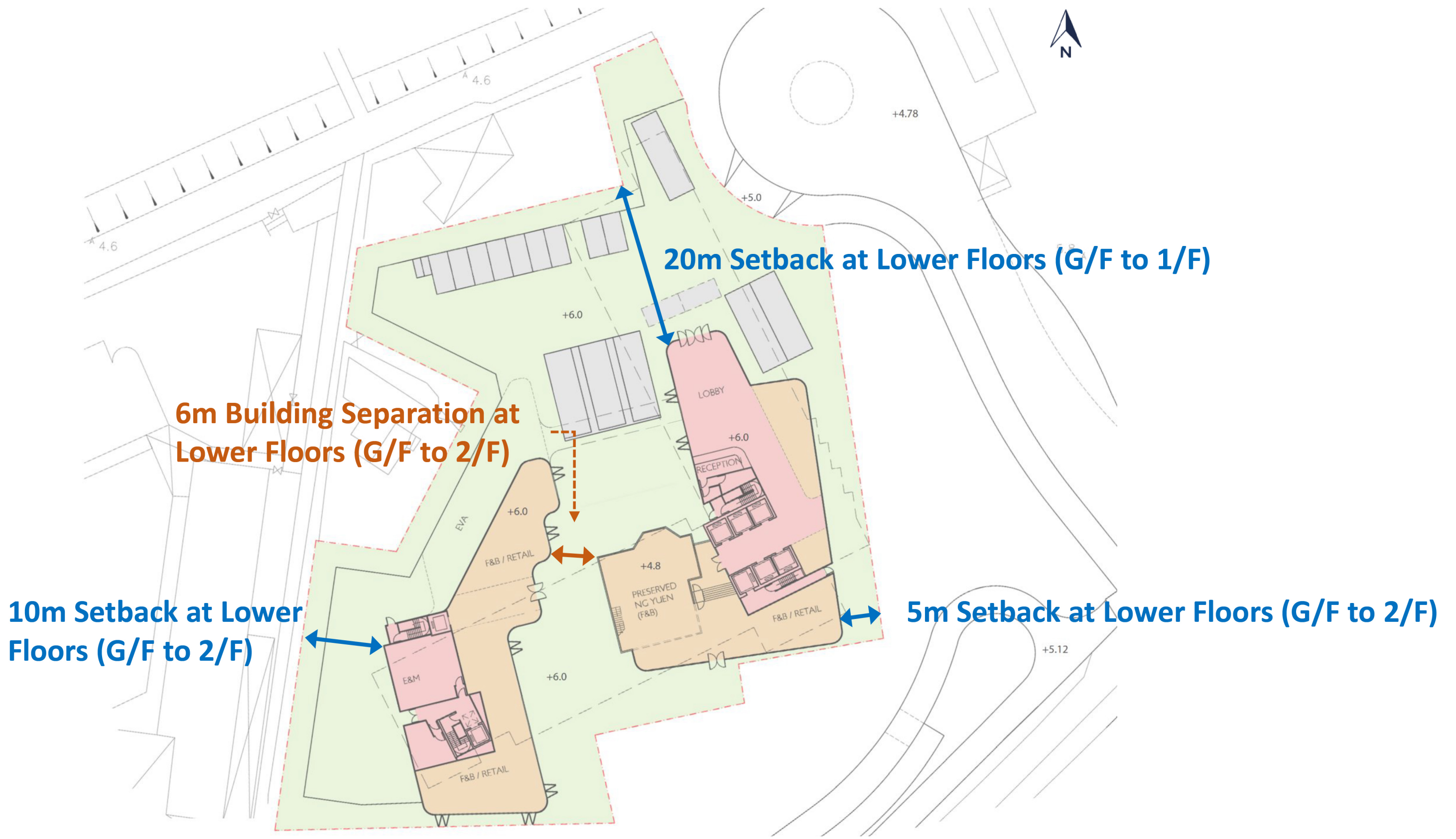
Cascading Building Design at upper floors (i.e. 10/F – 13/F)

Incorporation of Building Voids by Breaking up the Bulk of the Lower Floors and Provision of Podium Garden at 2/F



* Indicative and for reference only. Location and dimensions indicated on plan subject to detailed design

Indicative Section B-B Plan



** Indicative and for reference only. Location and dimensions indicated on plan subject to detailed design*

Indicative G/F Plan

7 CONCLUSION

- 7.1 This VIA is submitted to in order to evaluate the overall visual impacts on major Public Viewing Points (VPs) due to the Proposed Development at the Application Site.
- 7.2 A total of 9 key VPs have been selected to evaluate the overall visual impact of the Proposed Development. With reference to the analysis and as illustrated on the photomontages taken at the selected VPs, 7 out of the 9 selected VPs would have "Negligible" to "Slight" visual impact, while 2 out of the 9 selected VPs would have "Moderate" visual impact.
- 7.3 The proposed visual mitigation measures, which includes the incorporation of permeable building design, tower setbacks from site boundary and cascading building design will add visual interest and allow the Proposed Development to be visually compatible with its surrounding environment.
- 7.4 In conclusion, the Proposed Development will induce negligible to moderate visual impact to its surrounding. However, with the incorporation of various visual mitigation measures, the visual impact of the Proposed Development will be greatly minimised.