

Appendix F Visual Impact Assessment

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Open Space” to “Residential (Group A) 11” at Sha Tin Town Lot 310 in D.D. 184, Sha Tin, New Territories

Visual Impact Assessment

Issue 1 | July 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Arup Hong Kong Limited



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1. Introduction

1.1 Background

- 1.1.1 This Visual Impact Assessment (“VIA”) is prepared in support of the Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) pertain to the Amendment of Plan for Proposed Residential Development with ‘Social Welfare Facility’, ‘Religious Institution’ and ‘Shop and Services’ (“Proposed Amendment”) at Sha Tin Town Lot (STTL) 310 in D.D. 184, Sha Tin, New Territories (“the Application Site”).
- 1.1.2 The Application Site falls within the Draft Sha Tin Outline Zoning Plan No. S/ST/39 (the “OZP”). With a site area of about 5,225m², the Application Site falls within the “O” zone.

1.2 Scope of this Report

- 1.2.1 Point (g) of paragraph 2.3 of the Town Planning Board Guidelines No. 41A (“TPB PG-No. 41A”) states that a VIA is required when “*the proposal may affect existing visually sensitive areas, visual amenities and visual resources on-site or off-site enjoyed by the public due to its nature, scale, location, visual prominence, design, relationship to the site context, etc.*” Accordingly, this VIA is prepared to evaluate the visual compatibility and degree of anticipated visual impacts of the Indicative Scheme on key public viewing points (“VPs”) relevant to the Application Site according to the requirements listed under TPB PG-No. 41A.
- 1.2.2 The outline of 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 Indicative Scheme;
 - **Section 4** identifies the Assessment Area and provides an analysis of the viewing points (“VPs”);
 - **Section 5** assesses the visual impacts; and
 - **Section 6** concludes the VIA.

2. Visual Context of the Application Site and its Surrounding Area

2.1 Site Context and Existing Land Use

- 2.1.1 The Application Site is located at a single lot in STTL 310 in Sha Tin. With a site area of about 5,225 m², the Application Site is entirely zoned as “Open Space” in the Draft Sha Tin OZP No. S/ST/39. The Site is entirely constituted by one private lot owned by the Applicant.
- 2.1.2 The Application Site is currently used as Hong Kong Bible Research and Education Centre as a religious institution. There are three building blocks within the lot, which it primarily functions for worship and bible study. The Site is fenced off and gated with restricted public access. Strips of trees and vegetations are identified along both sides of the fence.

2.2 Surrounding Context

- 2.2.1 The Application Site is situated in a high and low residential neighbourhood in Sha Tin area along the Shing Mun River Promenade.
- To the **immediate north** of the Application Site is the Shing Mun River Promenade.
 - To the **immediate east** adjoining the Application Site are residential developments including Garden Villa and Ng Yuen. Ng Yuen is a Grade 3 historic building located within an “O” zone. The building, together with clusters of temporary structures in the surrounding area, belong to the Application Site under planning application No. Y/ST/62. To the further east alongside the Shing Mun River is the Shing Mun River Promenade Garden No. 1 and playgrounds.
 - To the **immediate south** of the Application Site is the cycling track of Sha Tin South next to Tai Chung Kiu Road separating by a small slope under “O” zone.
 - To the **immediate west** of the Application Site is also part of the cycling track of Sha Tin South next to the Lion Rock Tunnel Road. To the further southwestern across the Lion Rock Tunnel Road is the high-rise residential development named as “The Riverpark” under “R(A)7” zone subject to a maximum of 90,655m² GFA and a maximum BH of 160mPD, approved by the Rural & NT Planning Committee on 08 October 1999.
- 2.2.2 Please refer to **Figure 2.4** of the **Supporting Planning Statement** for the surrounding context of the Application Site.

3. The Indicative Scheme

3.1 Introduction

- 3.1.1 The Indicative Scheme has carefully considered various technical aspects such as air ventilation, the presence of existing trees, environmental and transport arrangement.
- 3.1.2 The Indicative Scheme has been purposefully designed to integrate the mixed-use components, i.e. residential, religious, commercial, and open space elements, in the form of 2 towers with a proposed maximum building height of not more than +109.0mPD. Overall speaking, the Indicative Scheme will have a maximum domestic PR of 5.0 plus a non-domestic PR of not more than 1.28.
- 3.1.3 The general planning and design principles of the indicative development scheme shall refer to **Section 4** in the **Supporting Planning Statement**.

3.2 Proposed Key Development Parameters

- 3.2.1 The proposed key development parameters of the Indicative Scheme are summarised in **Table 3.1** below. Please also refer to **Appendix A** of the **Supporting Planning Statement** for the architectural drawings of the Indicative Scheme.

Table 3.1 Proposed Key Development Parameters of the Indicative Scheme

Development Parameters	
Application Site	About 5,225 m ²
Current Zoning	Open Space ("O")
Proposed Zoning	Residential (Group A)11 ("R(A)11")
Total Plot Ratio (PR)	Not more than 6.28
Domestic PR	5.0
Non-domestic PR	1.28
Total Gross Floor Area (GFA)	About 32,805 m ²
• Domestic GFA	About 26,125 m ²
• Non-domestic GFA	About 6,680 m ²
➢ RCHE (including 100-beds) ^[1]	➢ About 2,980 m ²
➢ Bible Research and Education Centre	➢ About 2,900 m ²
➢ Parents/Relative Resource Centre (PRC) ^[2]	➢ About 238 m ²
➢ Retail	➢ About 562 m ²
Maximum Building Height (Main Roof)	Not more than 109.0mPD
No. of Residential Towers	2
No. of Storeys (Excluding 1 storey of basement carpark)	31 storeys
Maximum Site Coverage	Not more than 33.33%
No. of Residential Units	About 450
Anticipated Population ^[3]	About 1,125
Average Flat Size	About 58.06 m ²

Development Parameters	
Clubhouse GFA ^[4]	About 1,050 m ²
Private Open Space	Not less than 1m ² per resident
Public Open Space	Not less than 1,200 m ² at grade
Tentative Completion Year	2032

Remarks:

- [1] The GFA for the 100-place RCHE are calculated based on 2.2 times the NOFA requirement of 1,354m² for 100-place RCHE as stipulated in HKPSG Ch.3. Please note that the GFA for the proposed RCHE will be subject to review based on operational requirements and liaison with Government Departments in detailed design stage.
- [2] The GFA are calculated based on 1.4 times the NOFA requirement of 170m² for PRC according to SWD's advice.
- [3] A Person Per Occupied Flat (PPOF) ratio of 2.5 is adopted with reference to the average domestic household size of the Tertiary Planning Unit 755 as reported in the 2021 Population Census published by the Census and Statistics Department.
- [4] Proposed clubhouse GFA (5% of total domestic GFA) is exempted from GFA calculation.

4. Assessment Area and Selection of Viewing Points

4.1 Assessment Area

- 4.1.1 According to the TPB PG-No. 41A, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development (109mPD – 5mPD site formation level), i.e. 104m. Thus, a radius of 312m (i.e. $104\text{m} \times 3$) 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 1.1** refers).

4.2 Selection of Viewing Points

- 4.2.1 When assessing the potential visual impacts of the Indicative Scheme, the classification of VPs is categorised as follows:

Table 4.1 Classification of VPs

Type of the viewers	Main activities/value attached to the views	Sensitivity
Recreational	Those viewers who would view the Development Sites while engaging in recreational activities	Medium - High
Travellers	Those viewers who would view the Development Sites from vehicles or on foot	Low - Medium
Occupational	Those viewers who would view the Development Sites from their workplaces	Low

- 4.2.2 A total of 8 VPs is considered to be mostly impacted by the Indicative Scheme at the Application Site (**Figure 1.1** refers). The evaluated short-range, medium-range and long-range VPs include:
- 4.2.3 **VP1: Footbridge across Che Kung Temple MTR Station**– This VP is located to the west of the Application Site, at a distance of 350m. It is a footbridge which mainly serves pedestrians. The viewers will mainly focus on walking with less attention on the view. Since it is a medium-range viewpoint and viewers will have a short period of time overlooking at the Proposed Development. Therefore, the visual sensitivity of this VP is considered **Medium**.
- 4.2.4 **VP2: Promenade facing the Proposed Development across the River** – This VP is located to the north of the Application Site, at a distance of 115m. It is a short-range viewpoint that have a closer view of the Proposed Development. The main users of the promenade include the elderly, children, families and other residents. Users are expected to engage in recreational activities at this VP, such as strolling and cycling along the promenade and singing karaoke at the promenade. Viewers will have a relatively longer period of time overlooking the Proposed Development. Therefore, the visual sensitivity of this VP is considered **High**.
- 4.2.5 **VP3: Shing Mun River Promenade Garden No.1** – This VP is located to the northeast of the Application Site, at a distance of 280m. The main users of this garden are recreational users, such as children, the elderly and other residents. The viewers may have a longer time

lingering at the garden. The viewpoint is short-range, and viewers have a longer time overlooking the Proposed Development. Thus, the visual sensitivity of this VP is considered **High**.

- 4.2.6 **VP4: Tsang Tai Uk Playground** – This VP is located at Tsang Tai Uk Playground, to the southeast of the Application Site and at a distance of 260m. The main users of this playground are teenagers and basketball players. Viewers mainly focus on playing basketball, with a short duration viewing the Proposed Development. Therefore, the visual sensitivity of this VP is considered **Medium**.
- 4.2.7 **VP5: Tsang Tai Uk** – This VP is located at a car park in Tsang Tai Uk, to the southeast of the Application Site, at a distance of 365m. The main users are predominantly Tsang Tai Uk residents. The viewers will overlook the Application Site from a medium-range distance. Given the medium viewing distance and transient view, the visual sensitivity of this VP is considered **Low**.
- 4.2.8 **VP6: Sha Tin Park Promenade** – This VP is located to the northeast of the Application Site, at a distance of 430 m. It is a promenade where residents and visitors can enjoy the Shing Mun River view. This medium-range viewpoint is recreational, where viewers would linger and stroll along the promenade. Given the high usage during daily operations and the long duration of viewing the proposed development, the visual sensitivity of this VP is considered **High**.
- 4.2.9 **VP7: Wilson Trail Section 5 in Lion Rock Country Park** – This VP is to the southwest of the Application Site, at a distance of 1.55km. It is a hiking trail where hikers and visitor can enjoy an elevated and broad view of Sha Tin and the Application Site. This VP is selected to assess far-range visual impacts on hikers and sightseers engaging in hiking activities. Given the medium duration of viewing the proposed development and far viewing distance, the visual sensitivity of this VP is considered **Medium**.
- 4.2.10 **VP8: Lei Uk Tsuen Garden No.1** – This VP is located to the southwest of the Application Site, at a medium-range distance of 370m. The main users of this garden are predominantly residents of the nearby village houses in the immediate proximity. The viewers are recreational users. Given the above, the visual sensitivity of this VP is considered **Low**.

5. Assessment of Visual Impact

- 5.1.1 This Section examines the visual compatibility and degree of anticipated visual impacts of the Indicative Scheme on the key VPs in relation to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Indicative Scheme against the existing condition.
- 5.1.2 Reference is made to TPB PG No. 41A and the following Table (**Table 5.1**) summarises the relevant appraisal aspects. The visual appraisal for the Indicative Scheme is carried out considering the aspects of ‘visual composition’, ‘visual obstruction’ and ‘visual change’, which affect the magnitude of changes. The aspect of ‘visual change’ can be graded as negligible, slight, moderate or substantial.

Table 5.1 Appraisal Aspects

Appraisal Aspects	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and character vis-à-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may improve or degrade the condition, quality and character of visual resources. A development may also cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public viewing points within the assessment area. Blockage or partial blockage of views which substantially reduce visual permeability, existing panorama, vistas, visual resources or visual amenities should be avoided or minimized, in particular with regard to impact on prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, area of special character, streetscape, townscape, natural and built heritage, and public realm related to the development, etc.
Visual Change	The effects of visual changes from key public viewing points with direct sightlines (considering degree of visibility and viewing distance) to the proposed development should be assessed and demonstrated in the VIA. The changes in the existing and future public views should be compared before and after the proposed development. The appraisal should take into account any likely visual concerns from the general public, e.g. concerns on sore thumb development, visual impermeability, wall effect, neighbourhood identity and character, etc.

- 5.1.3 TPB PG No. 41A sets out the classifications of visual impact and its associated description. The classifications are tabulated below to appraise the overall visual resultant impact from the proposed development.

Table 5.2 Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Beneficial	If the project will complement the visual character of its setting, and/or will improve overall visual quality.
Negligible	If the assessment indicates that there will be no noticeable effects or insignificant visual effects caused by the project.
Slight	If there will be slight adverse visual effects caused by the project.
Moderate	If 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.
Substantial	If the adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts.

VP1: Footbridge across Che Kung Temple MTR Station (Figure 1.2 refers)

- 5.1.4 This medium-range VP is approximately 350m away from the Application Site and represents the transient view of pedestrians crossing the footbridge.
- 5.1.5 **Effects on Visual Composition** – The proposed development is lower than The Riverpark at approximately +160mPD, demonstrating a high compatibility with the existing developments in terms of building height. In addition, the proposed development overlaps with the impact footprint of the existing Jat Ming Chuen. Therefore, the proposed development respects the existing building disposition and rhythm of view corridors along the promenade. To sum, the visual harmony is maintained.
- 5.1.6 **Effects on Visual Obstruction** – The key visual resources are the continuous open sky backdrop, the intermittent ridgeline views of Buffalo Hill and Lion Rock, Shing Mun River and the riverbank vegetation. Similarly, as the proposed development visually overlaps with the existing Jat Ming Chuen, which has already caused partial blockage of the Buffalo Hill ridgeline, the impact generated by the proposed development is an extension, and the intrusion to the open sky is in a local extent. Nevertheless, the continuity of the open sky is preserved, the visual permeability and sense of openness are strongly maintained. The foreground resources including lush riverbank greenery are not interfered by the proposed development. As such, the riverfront vistas, scenic quality, and overall public-realm amenity condition would remain well preserved.
- 5.1.7 **Effects on Visual Change** – Since the proposed development overlaps with the impact footprint of the existing Jat Ming Chuen, a minor visual change for public viewers is caused. In addition, the sightline of public viewers to the open sky is maintained given the preservation of view corridors. Given that the key public viewers at this VP are footbridge crossers, whose viewing duration is short, and the promenade identity and riverfront character are preserved, the effects on visual change are considered as **slight**.
- 5.1.8 Based on the above, there will be **slight** impacts associated with VP1.

VP2: Promenade facing the Proposed Development across the River (Figure 1.3 refers)

- 5.1.9 This short-range VP is approximately 115m away from the Application Site and represents key public viewers of diverse recreational users along the promenade.
- 5.1.10 **Effects on Visual Composition** – The existing visual composition of this VP consists of Shui Chuen O ridgeline framed by riverine developments in two clusters. As the proposed development is lower than the existing The Riverpark at approximately +160mPD, it blends in harmoniously with the existing cluster in compatible building height. Furthermore, the proposed development overlaps with the impact footprint of the existing Fung Shing Court, hence it incurs an extended impact on Shui Chuen O ridgeline. Given the above, the visual balance and the panoramic composition is generally maintained.
- 5.1.11 **Effects on Visual Obstruction** – The key visual resources are the continuous open sky backdrop, the ridgeline view of Shui Chuen O, Shing Mun River and the riverbank vegetation. The proposed development causes local intrusion to the open sky resource. Nevertheless, the proposed visual corridor and building height strongly preserve the open sky continuity, and the visual permeability and sense of openness are maintained. Similarly, as the proposed development overlaps with the impact footprint of the existing Fung Shing Court, an extended but local visual obstruction to the Shui Chuen O ridgeline incurred by the proposed development is noted.
- 5.1.12 **Effects on Visual Change** – Since the proposed development overlaps with the impact footprint of the existing Fung Shing Court, there would be some extension of impact on visual change for public viewers, although in a local extent. It is mainly the sightline towards the Shui Chuen O ridgeline against the open sky being affected. Nevertheless, the proposed development's view corridor safeguards the visual permeability for public viewers. Given the above, and the promenade's ambience and panoramic visual character are preserved, the effects on visual change are considered as **moderate**.
- 5.1.13 Based on the above, there will be **moderate** impacts associated with VP2.

VP3: Shing Mun River Promenade Garden No.1 (Figure 1.4 refers)

- 5.1.14 This short-range VP is approximately 280m away from the Application Site and represents key public viewers of passive recreational users.
- 5.1.15 **Effects on Visual Composition** – The proposed development partially overlaps with the impact footprint of the existing The Riverpark, which results in a highly compatible development cluster in terms of building scale and disposition. Although the open sky portion is impeded, the proposed development is screened by the vegetation of the Garden in the foreground, the overall visual harmony is largely maintained.
- 5.1.16 **Effects on Visual Obstruction** – Similarly, as the proposed development partially overlaps with the impact footprint of the existing The Riverpark, the intrusion to the open sky incurred by the proposed development can be regarded as an extension of existing impact in a local extent. Nevertheless, the open sky resource remains dominant. Another key visual resource of greenery in the Garden is not impacted by the proposed development. Therefore,

the existing condition of the key visual resources, the sense of openness and verdancy are strongly maintained, hence the amenity resources and values are preserved.

- 5.1.17 **Effects on Visual Change** – Given the short-range viewing distance, the proposed development is inevitably viewed with a direct sightline in closeness to public viewers. Nevertheless, as the proposed development is screened by and blends in with the vegetation at the Garden, the visual change from viewers is softened. Overall, the park urban landscape and viewers' visual permeability are strongly maintained. Hence, the visually retreat character, the tranquil Garden quality of community identity and significance for viewers are preserved. Given the above, the effects on visual change from viewers are graded as **slight**.
- 5.1.18 Based on the above, there will be **slight** impacts associated with VP3.

VP 4: Tsang Tai Uk Playground (Figure 1.5 refers)

- 5.1.19 This short-range VP is approximately 260m away from the Application Site and represents active recreational users engaged in basketball and other playground sports.
- 5.1.20 **Effects on Visual Composition** – While the proposed development erects new blocks and partially reduces the Needle Hill ridgeline portion, it is lower than the existing developments at approximately +150 to +200mPD, resulting in a highly compatible development scale and height. In addition, the proposed development's disposition preserves view corridors to the summit and generally maintains the open sky and ridgeline proportion. Furthermore, the proposed development adopts a twin towers massing which is similar and compatible with the existing The Riverpark and The Pavilia Farm, the visual harmony is maintained.
- 5.1.21 **Effects on Visual Obstruction** – The key visual resources are the open sky and Needle Hill ridgeline in the background. While the proposed development causes partial blockage of the ridgeline view and some loss of the open sky, the extent is local, the summit and the overall sense of openness is generally maintained. Furthermore, as the proposed development adopts a twin towers design, which is similar to the existing building bulk i.e. The Riverpark, the overall building disposition, building gaps and visual permeability at this VP are preserved.
- 5.1.22 **Effects on Visual Change** – As the proposed development is of similar residential nature and a comparable building height with the existing developments, it results in high compatibility with the existing elements i.e. the railway viaduct, the high-rise The Riverpark, although the ridgeline view becomes intermittent; the urban fringe character is maintained. Furthermore, the key public viewers are active recreational users, whose attention focuses on playground sports. Given the above, and the preserved visual character and visual permeability, the effect on visual change is considered **moderate**.
- 5.1.23 Based on the above, there will be **moderate** impacts associated with VP4.

VP 5: Tsang Tai Uk (Figure 1.6 refers)

- 5.1.24 This medium-range VP is approximately 365m away from the Application Site and represents the transient view of carpark users from the local communities.

- 5.1.25 **Effects on Visual Composition** – The visual composition of this VP consists of a railway viaduct at the centre, framed by residential developments of The Riverpark and Jat Ming Chuen. The proposed development causes some loss of open sky at the centre in a local extent. Nevertheless, the proposed development's building height and density are comparable with the existing developments at approximately +95 to +160mPD, hence the visual harmony is preserved. Furthermore, the open sky continuity remains and the proportion is maintained.
- 5.1.26 **Effects on Visual Obstruction**– The key visual resources are the open sky and the viaduct side greenery. While the proposed development causes some loss of the open sky, the extent is local and the visual permeability is strongly preserved with a view corridor. Therefore, the overall sense of openness is maintained. No obstruction on the greenery is noted and the amenity value of viaduct-side landscape remains.
- 5.1.27 **Effects on Visual Change** – The visual permeability is preserved with the proposed development's view corridor, and the public viewers' direct access and sightline to the open sky remain dominant. Part of the proposed development overlaps with the existing massing of Scenery Court and the railway viaduct, which avoids wall effect and integrates with the existing urban fringe and infrastructural character of this VP. Given the above, the effects on visual change is considered **slight**.
- 5.1.28 Based on the above, there will be **slight** impacts associated with VP5.

VP 6: Sha Tin Park Promenade (Figure 1.7 refers)

- 5.1.29 This medium-range VP is approximately 430m away from the Application Site and represents key public viewers of diverse recreational users along the promenade.
- 5.1.30 **Effects on Visual Composition** – While the proposed development increases the development density of the existing cluster consisting of The Riverpark, it is lower than and highly compatible with the approximately +160mPD building height. As the proposed development's location visually overlaps with the existing Chun Shek Estate and The Riverpark, its disposition integrates with the existing cluster harmoniously. Therefore, the proportion of riverine development is generally preserved with some loss of the open sky portion. In parallel, the proportion of the blue green visual elements including the Lion Rock ridgeline, the riverbank landscape and the Shing Mun River strongly remains.
- 5.1.31 **Effects on Visual Obstruction** – The proposed development impedes the open sky resource, by an extension from the existing impact footprint from the massing of The Riverpark and Chun Shek Estate. Nevertheless, no impact is incurred by the proposed development to the ridgeline and the riverbank greenery. Therefore, the visual permeability is largely maintained. Given the above, the visual character, the wide visual catchment and overall sense of openness at this VP is strongly preserved.
- 5.1.32 **Effects on Visual Change** – While the proposed development brings a closer view of building façade to public viewers, the building bulk largely overlaps with the existing development mass i.e. The Riverpark and Chun Shek Estate. Therefore, the proposed development integrates with the existing development cluster and avoids wall effect, with the visual permeability largely preserved from public viewers' sightline. Overall, the development scale with sparse clusters along the promenade is preserved, the riverfront

urban skyline and identity are minimally altered. Given the above, the effects on visual change is graded as **slight**.

- 5.1.33 Based on the above, there will be **slight** impacts associated with VP6.

VP 7: Wilson Trail Section 5 in Lion Rock Country Park (Figure 1.8 refers)

- 5.1.34 This long-range VP is approximately 1.5km away from the Application Site and represents hikers and other recreational users with an elevated view.

- 5.1.35 **Effects on Visual Composition** – The proposed development is highly compatible with the existing developments in terms of building height and density. In detail, the proposed development visually displaces the existing residential developments of Hoi Ning Building and Kai Ning Building. Therefore, the proposed development blends in with the existing context, which results in a visually harmonious building cluster that incurs no additional impact to the visual composition of this VP.

- 5.1.36 **Effects on Visual Obstruction** – The proposed development is visually contained within the building footprint of the existing developments and incurs no interference on the key visual resources. The open sky, the greenery and the ridgeline remain unaffected, and the visual permeability is strongly preserved. Therefore, the overall sense of openness is not altered.

- 5.1.37 **Effects on Visual Change** – Similarly, as the proposed development visually displaces the existing Hoi Ning Building and Kai Ning Building, it remains highly compatible with the existing development in terms of scale and density. Therefore, it is unlikely for the visual change to be highly noticeable. With the panoramic view strongly preserved, the quality of this VP for public viewers is maintained. Given the above, the effects on visual change are graded as **negligible**.

- 5.1.38 Based on the above, there will be **negligible** impacts associated with VP7.

VP 8: Lei Uk Tsuen Garden No.1 (Figure 1.9 refers)

- 5.1.39 This medium-range VP is approximately 370m away from the Application Site and represents key public viewers of recreational users.

- 5.1.40 **Effects on Visual Composition** – The composition of this VP consists of the garden in the foreground, The Riverpark at approximately +160mPD and Chun Shek Estate in the middle ground, as well as open view of sky in the background. The proposed development with maximum building height of not more than +109mPD 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.

- 5.1.41 **Effects on Visual Obstruction** – When viewed from this VP, the proposed development 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.

- 5.1.42 **Effects on Visual Change** – When viewed from this VP, the proposed development 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. Given the above, the effects on visual change are graded as **negligible**.
- 5.1.43 Based on the above, there will be **negligible** impacts associated with VP8.
- 5.1.44 A summarised assessment of the visual impacts of the proposed development is given in **Table 5.3**.

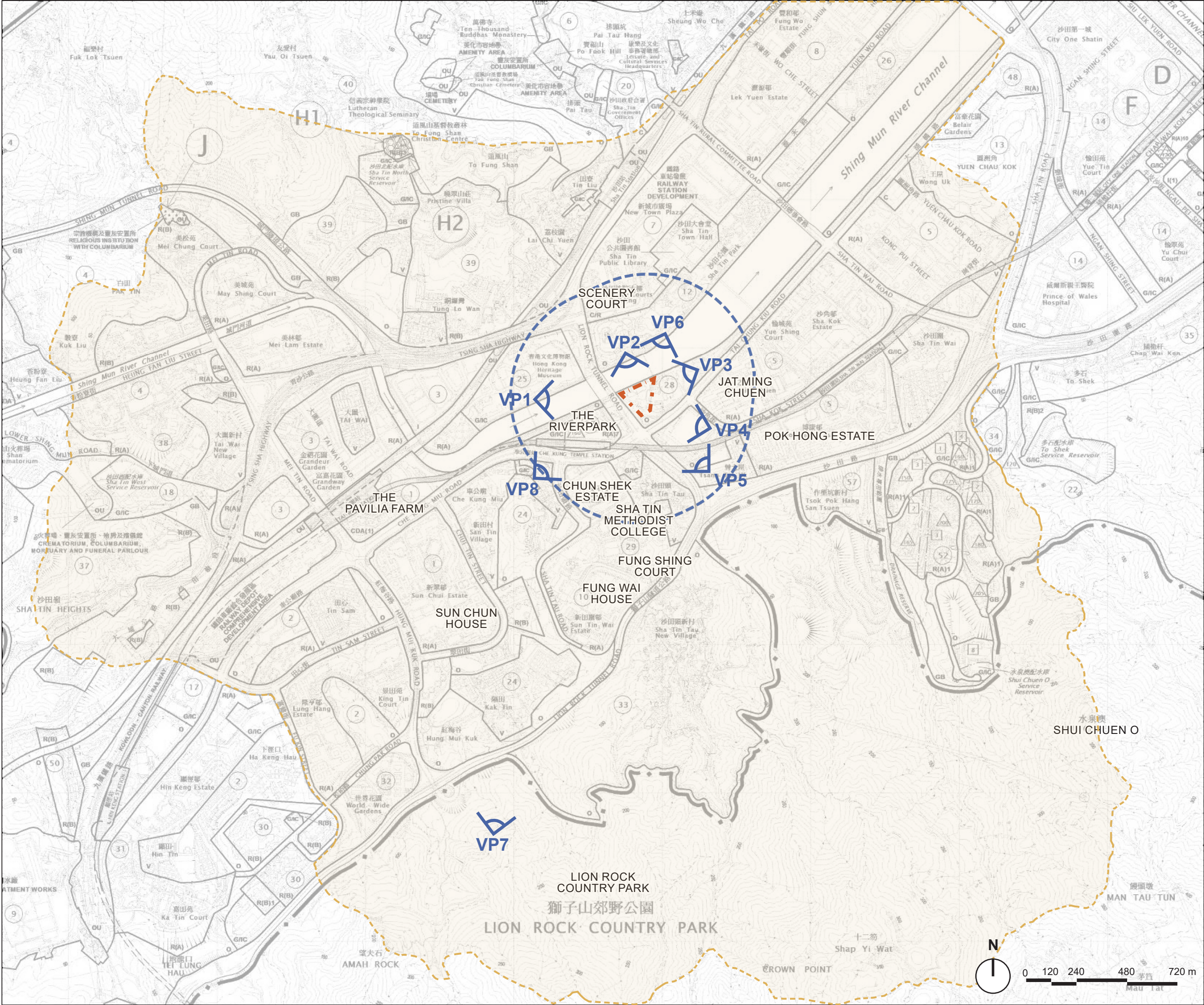
Table 5.3 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Component	Overall Visual Impact
		Visual Change	
VP 1: Footbridge across Che Kung Temple MTR Station	Medium	Slight	Slight
VP 2: Promenade facing the Proposed Development across the River	High	Moderate	Moderate
VP 3: Shing Mun River Promenade Garden No.1	High	Slight	Slight
VP 4: Tsang Tai Uk Playground	Medium	Moderate	Moderate
VP 5: Tsang Tai Uk	Low	Slight	Slight
VP 6: Sha Tin Park Promenade	High	Slight	Slight
VP 7: Wilson's Trail Section 5 in Lion Rock Country Park	Medium	Negligible	Negligible
VP8: Lei Uk Tsuen Garden No. 1	Low	Negligible	Negligible

6. Conclusion

- 6.1.1 This VIA is prepared in support of the Planning Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to rezone the Application Site from “O” to a tailor-made “Residential (Group A)11 (R(A)11)” zone for the proposed residential development with the re-provision of religious institution, shop and services, RCHE, PRC and open space. The proposed amendment aims to facilitate the realisation of the planning intention of “Open Space” at the Application Site, with a “Single Site, Multiple Use” approach to responsively address territorial housing shortage, district institutional and facilities needs and enhance local communities’ environment.
- 6.1.2 In view of the prime location along the Shing Mun River waterfront, the Proposed Amendment demonstrated by the Indicative Scheme shares similar characteristics with the existing developments, particularly The Riverpark, Jat Ming Tsuen and Sha Kok Estate, etc. Given that the proposed BH and PR of the Indicative Scheme are comparable to these sites, the proposed amendments will have no significant impact on the Building Height Profile.
- 6.1.3 In this Visual Impact Assessment, a total of 8 VPs (including short, medium and long-range) have been assessed, which comprises visual sensitivity ranged from low to high. In short, 4 VPs are identified with slight visual impact, 2 VPs are identified with moderate visual impact and 2 VPs are identified with negligible visual impact under the Indicative Scheme as compared with existing condition.
- 6.1.4 Based on the above, the visual impact of the Indicative Scheme at the Application Site is considered overall negligible to moderate, and such impact will be fully acceptable with the implementation of mitigation measures such as sensitive building disposition and layout, building separation and setback, detailed design features including aesthetic façade design and architectural articulation, no significant visual impact is anticipated.

Figures



LEGEND

Application Site Boundary

Draft Sha Tin OZP No.S/ST/39 Boundary

Assessment Area

Visual Envelope

- Viewing Point
- VP1: Footbridge across Che Kung Temple MTR Station
- VP2: Promenade facing the Proposed Development across the River
- VP3: Shing Mun River Promenade Garden No. 1
- VP4: Tsang Tai Uk Playground
- VP5: Tsang Tai Uk
- VP6: Sha Tin Park Promenade
- VP7: Wilson's Trail Section 5 in Lion Rock Country Park
- VP8: Lei Uk Tsuen Garden No. 1

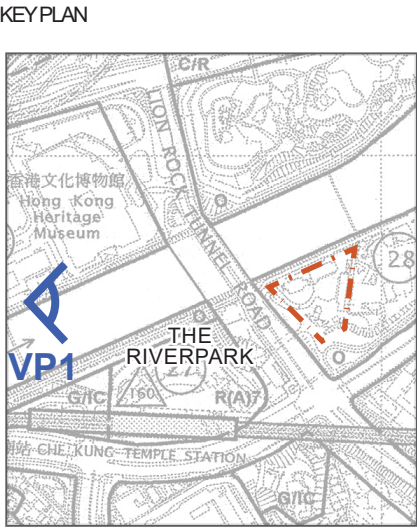
Rev	Description	By	Date
Consultant			
ARUP			
Project Title			
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from “Open Space” Zone to “Residential (Group A) 11” at Sha Tin Town Lot 310 in D.D. 184, Sha Tin			
Drawing title			
Location of Viewing Points			
Drawing no.		Figure 1.1	Rev.
Drawn	AC	Date Jul 2026	Checked GL
		Approved	CY
Scale	1:12000 @A3		Status
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Baseline Condition



Indicative Scheme



Application Site

Legend

Viewing Point

Rev	Description	By	Date
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Consultant

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Project Title

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from "Open Space" Zone to "Residential (Group A) 11" at Sha Tin Town Lot 310 in D.D. 184, Sha Tin

Drawing title

VP1: Footbridge across Che Kung Temple MTR Station

Drawing no.				Figure 1.2		Rev.	
Drawn AC		Date Jul 2026		Checked GL		Approved CY	
Scale				Status			

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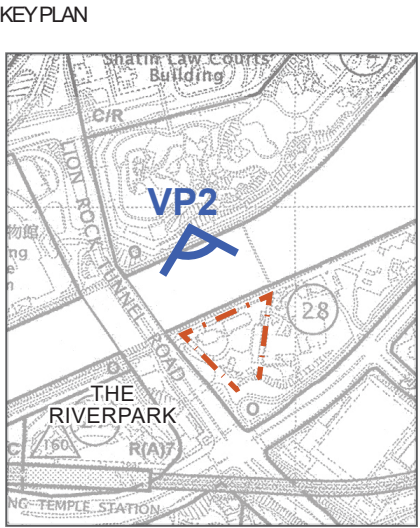




Baseline Condition



Indicative Scheme



- KEYPLAN**
- Application Site
- Legend**
- Viewing Point

Design Considerations/ Mitigation Measures

Sensitive Building Disposition

Aesthetic Facade Design and Architectural Articulation

Rev	Description	By	Date
Consultant			
ARUP			

Project Title

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap.131), to Rezone the Application Site from "Open Space" Zone to "Residential (Group A) 11" at Sha Tin Town Lot 310 in D.D. 184, Sha Tin

Drawing title

VP2: Promenade facing the Proposed Development across the River

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Drawn AC		Date Jul 2026		Checked GL		Approved CY	
Scale				Status			

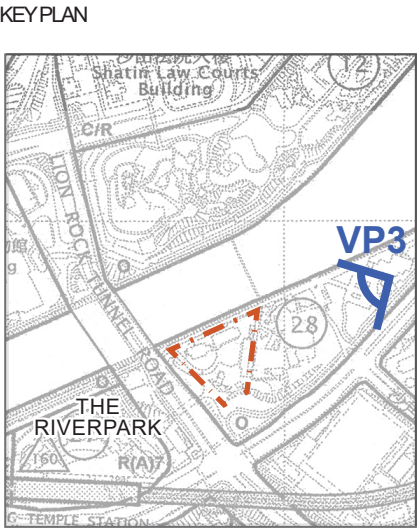
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Baseline Condition



Indicative Scheme



Application Site

Legend

Viewing Point

Rev	Description	By	Date
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Project Title

Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Open Space” Zone to “Residential (Group A) 11” at Sha Tin Town Lot 310 in D.D. 184, Sha Tin

Drawing title

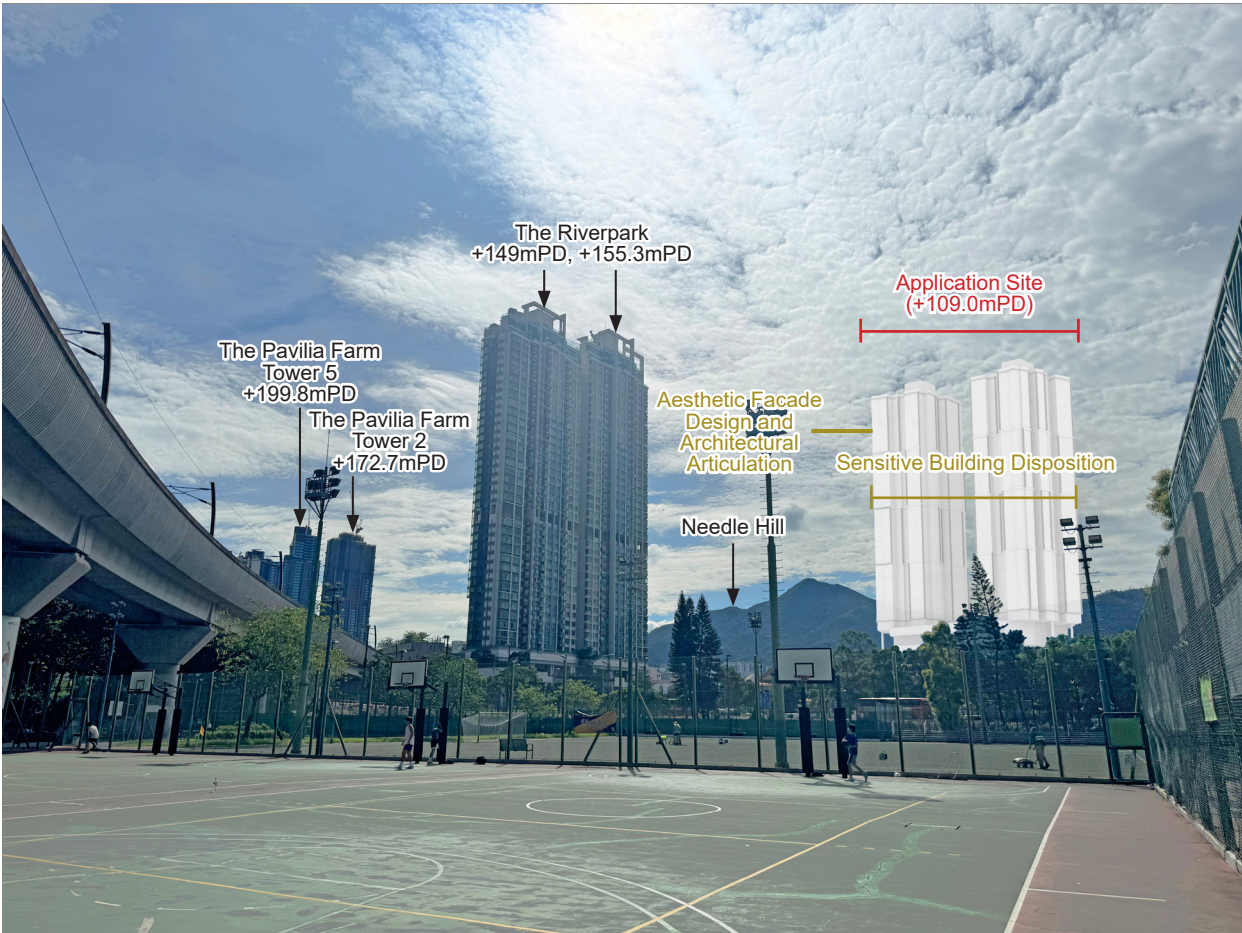
VP3: Shing Mun River Promenade Garden No.1

Drawing no.			Figure 1.4			Rev.	
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Scale				Status			

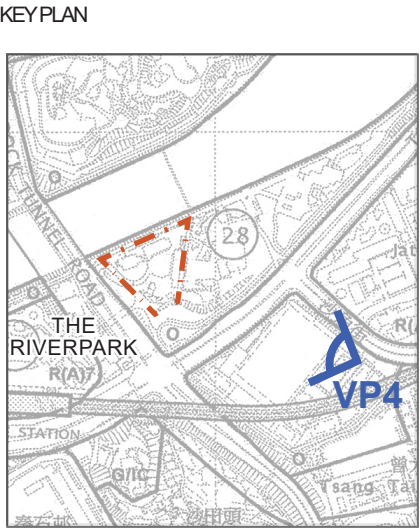
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Baseline Condition



Indicative Scheme



KEYPLAN

Application Site

Legend

Viewing Point

Design Considerations/ Mitigation Measures

Sensitive Building Disposition

Aesthetic Facade Design and Architectural Articulation

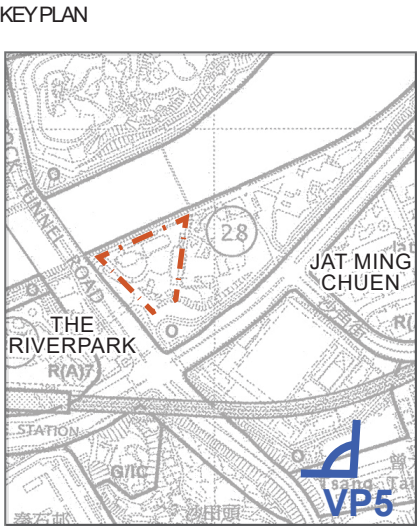
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Consultant			
ARUP			
Project Title			
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Open Space" Zone to "Residential (Group A) 11" at Sha Tin Town Lot 310 in D.D. 184, Sha Tin			
Drawing title			
VP4: Tsang Tai Uk Playground			
Drawing no.		Rev.	
Figure 1.5			
Drawn	AC	Date	Jul 2026
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Scale		Status	
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Baseline Condition



Indicative Scheme



Application Site

Legend
Viewing Point

Rev	Description	By	Date
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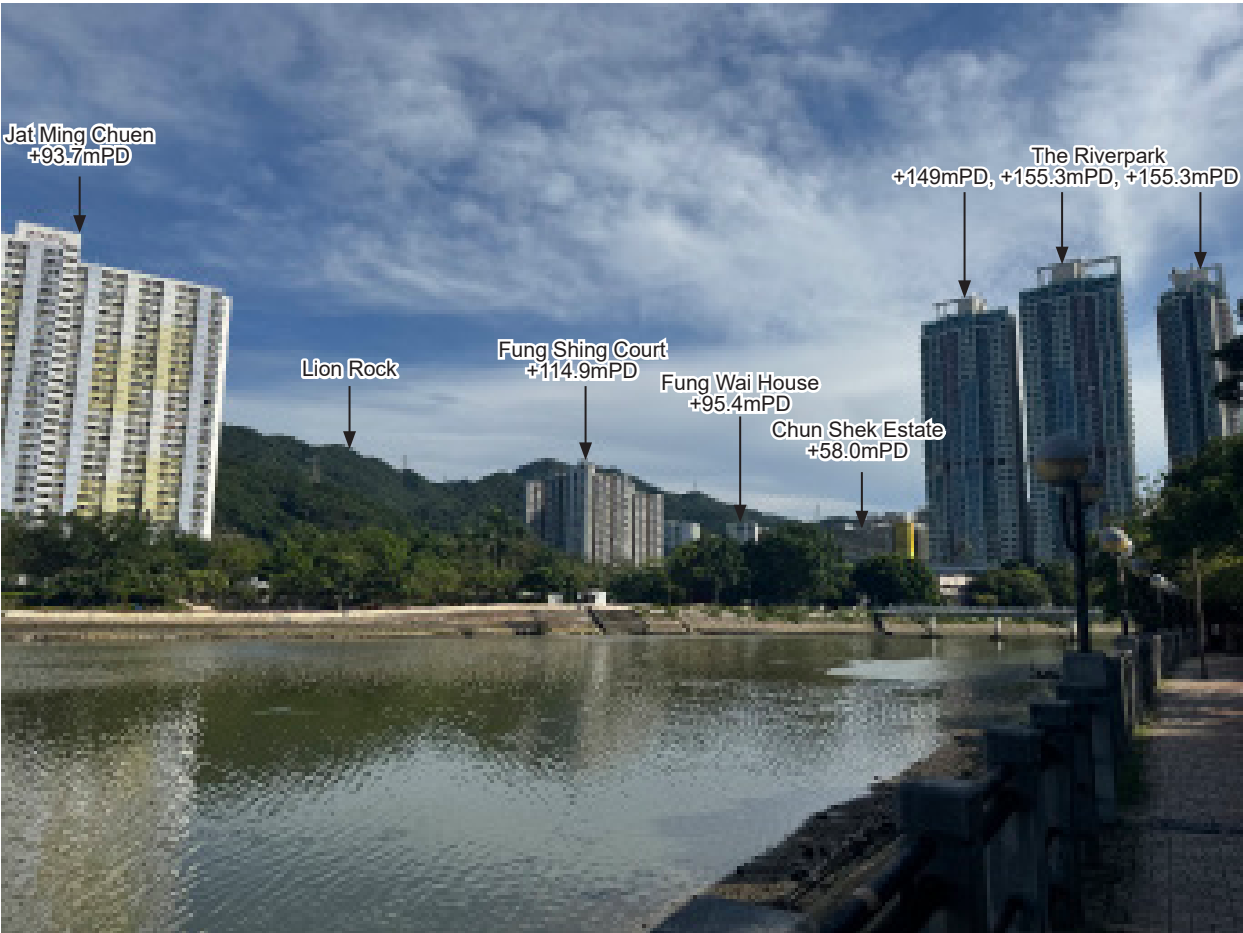
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Project Title
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Open Space" Zone to "Residential (Group A) 11" at Sha Tin Town Lot 310 in D.D. 184, Sha Tin

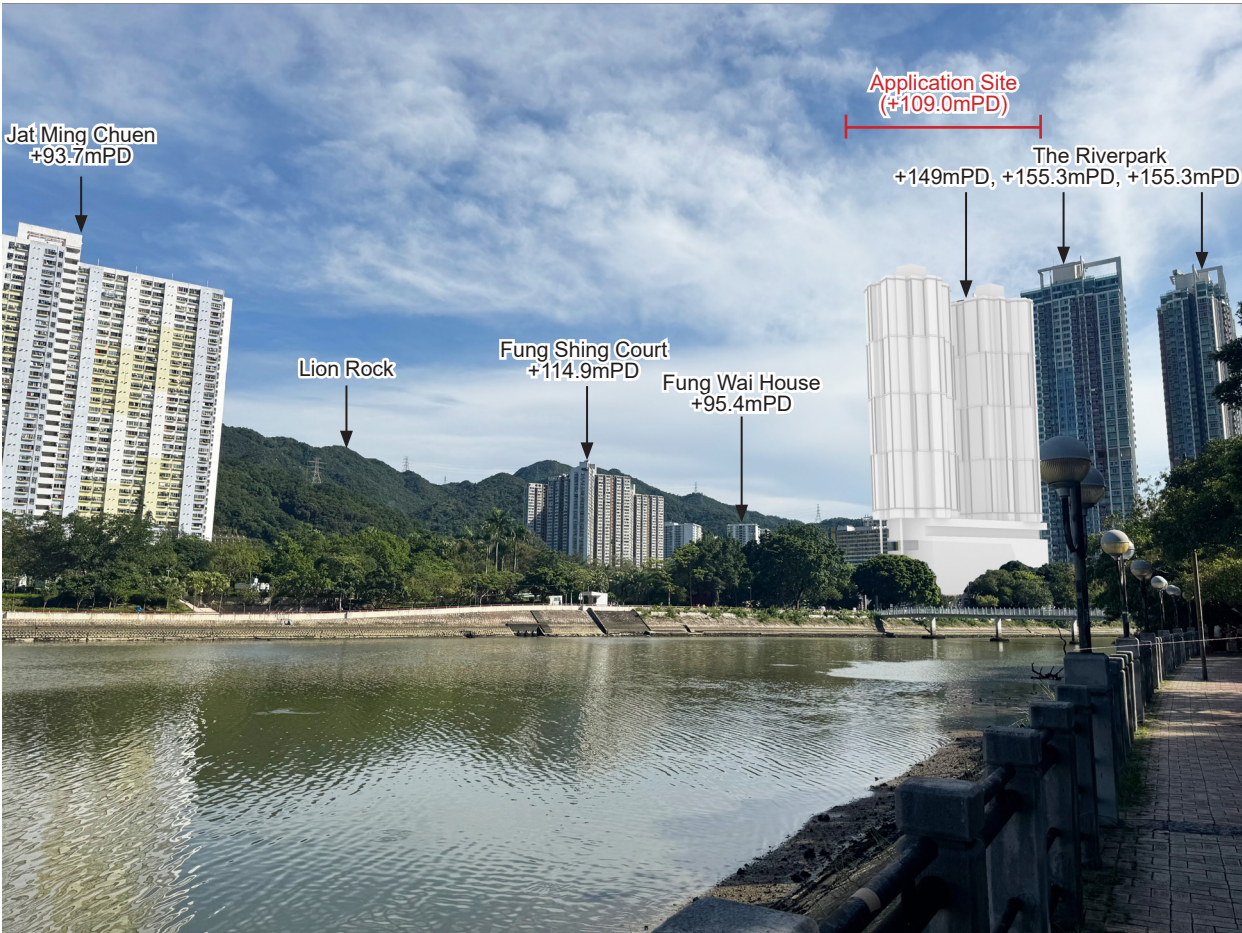
Drawing title
VP5: Tsang Tai Uk

Drawing no.		Figure 1.6		Rev.
Drawn	AC	Date	Jul 2026	Checked
				GL
Scale		Status		Approved
				CY

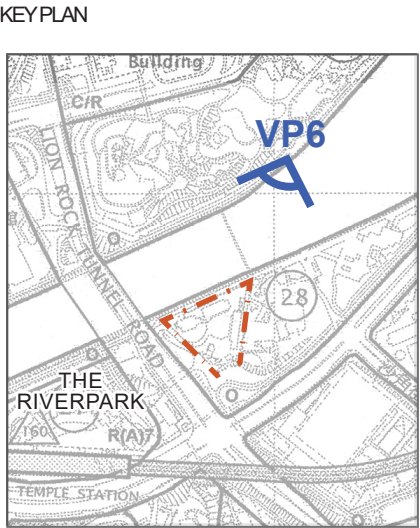
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Baseline Condition



Indicative Scheme



Application Site

Legend
Viewing Point

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Project Title
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from "Open Space" Zone to "Residential (Group A) 11" at Sha Tin Town Lot 310 in D.D. 184, Sha Tin

Drawing title
VP6: Sha Tin Park Promenade

Drawing no.				Figure 1.7		Rev.	
Drawn AC		Date Jul 2026		Checked GL		Approved CY	
Scale				Status			

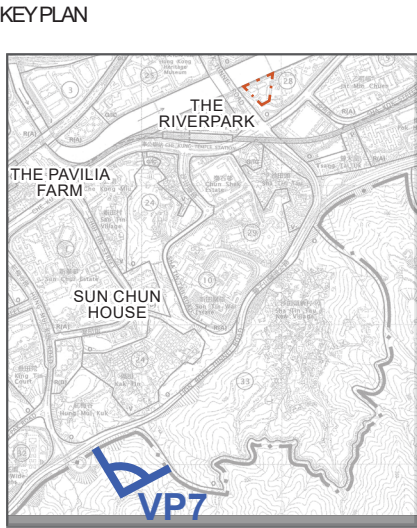
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Baseline Condition



Indicative Scheme



Application Site

Viewing Point

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ARUP			

Project Title
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Drawing title
VP7: Wilson’s Trail Section 5 in Lion Rock Country Park

Drawing no.		Figure 1.8		Rev.
Drawn	AC	Date	Jul 2026	Checked
Scale		Status		Approved
				CY

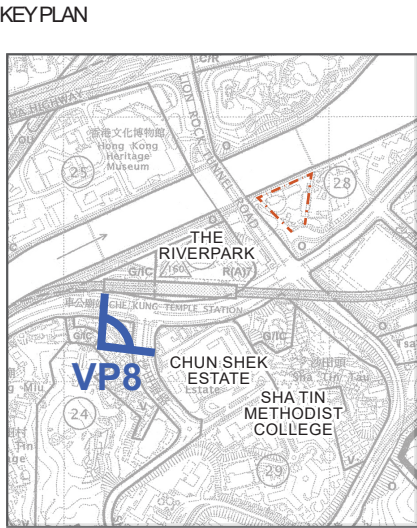
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Baseline Condition



Indicative Scheme



Application Site

Legend
Viewing Point

Rev	Description	By	Date
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ARUP

Project Title
Application for Amendment of Plan under S12A of the Town Planning Ordinance (Cap. 131), to Rezone the Application Site from “Open Space” Zone to “Residential (Group A) 11” at Sha Tin Town Lot 310 in D.D. 184, Sha Tin

Drawing title
VP8: Lei Uk Tsuen Garden No. 1

Drawing no.				Figure 1.9		Rev.	
Drawn AC		Date Jul 2026		Checked GL		Approved CY	
Scale				Status			

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