Appendix 4

VISUAL IMPACT ASSESSMENT

VISUAL IMPACT ASSESSMENT IN SUPPORT OF THE SECTION 12A APPLICATON FOR PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

TOWNLAND CONSULTANTS LIMITED

CONTENTS

1 INTRODUCTION

2 VISUAL CONTEXT AND VISUAL ELEMENTS

3 THE DEVELOPMENT PROPOSAL

4 INTIAL ASSESSMENT AREA

5 IDENTIFICATION AND CLASSIFICATION OF VIEWPOINTS

6 ASSESSMENT OF VISUAL IMPACTS

7 CONCLUSION

LIST OF FIGURES

FIGURE 1 SITE LOCATION PLAN 1:1000
FIGURE 2 SITE LOCATION PLAN 1:5000
FIGURE 3 LOCATION OF VIEWPOINTS
FIGURE 4 VIEWPOINT 1: VIEW FROM RIVERSIDE PROMENADE OUTSIDE HONG KONG SPORTS INSTITUTE
FIGURE 5 VIEWPOINT 2: VIEW FROM SIU LEK YUEN ROAD PLAYGROUND
FIGURE 6 VIEWPOINT 3: VIEW FROM SHEK MUN RIVERSIDE GARDEN
FIGURE 7 VIEWPOINT 4: VIEW FROM NGAU PEI SHA STREET PLAYGROUND
FIGURE 8 VIEWPOINT 5: VIEW FROM EXIT D OF MTR CITY ONE STATION
FIGURE 9 VIEWPOINT 6: VIEW FROM SHA TIN LIONS PAVILION

1 INTRODUCTION

1.1 This Visual Impact Assessment ("**VIA**") is prepared in support of the Section 12A Planning Application ("**S12A**")/ Rezoning Request ("**RR**") to amend the Approved Sha Tin Outline Zoning Plan No. S/ST/40 ("**Approved OZP**") gazetted on 17 July 2026 at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (the "**Site**"/ "**Rezoning Site**").

1.2 The Rezoning Site has an area of approx. 7,668m^2 and is currently zoned Industrial (1)" ("**I(1)**") on the Approved OZP. There are no development restrictions on plot ratio ("**PR**"), building height ("**BH**"), gross floor area ("**GFA**") or site coverage ("**SC**") stipulated on "I(I)" zone. 'Flat' is neither a Column 1 nor Column 2 use under the "I(1)" zone. This RR seeks to rezone the Site from "I(1)" zone to "Residential (Group A)10" ("**R(A)10**") zone subject to a PR restriction of 6 and BH restriction of 127mPD, as stipulated on the Plan, to facilitate the comprehensive redevelopment of two (2) existing Industrial Buildings ("**IBs**") into a private residential development with supporting commercial uses. An Indicative Development Scheme is prepared to demonstrate the feasibility of the proposed zoning and to illustrate the proposed zoning parameters.

Methodology

1.3 Para 2.3 of the *Town Planning Board ("**TPB**") Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board* ("**TPB PG-No. 41A**") states that a VIA is required when, inter alia,

(e) "the proposal involves modification of development parameters that will amount to intensification in development scale and adverse visual impact from key public viewing points;"

1.4 This VIA for the Indicative Development Scheme is submitted based on the TPB PG-No. 41A concerning the visual compatibility and degree of anticipated visual impacts on public viewers from public view points ("**VPs**").

1.5 The outline for this VIA is set out below:

- Section 2 outlines the visual context and visual elements of the Rezoning Site;
- Section 3 describes the major development parameters for the Indicative Development Scheme;
- Section 4 identifies Assessment Area;
- Section 5 identifies and analyses the potential VPs;
- Section 6 assesses the overall visual impact of the Indicative Development Scheme; and
- Section 7 concludes the VIA.

2 VISUAL CONTEXT AND VISUAL ELEMENTS

Local Context

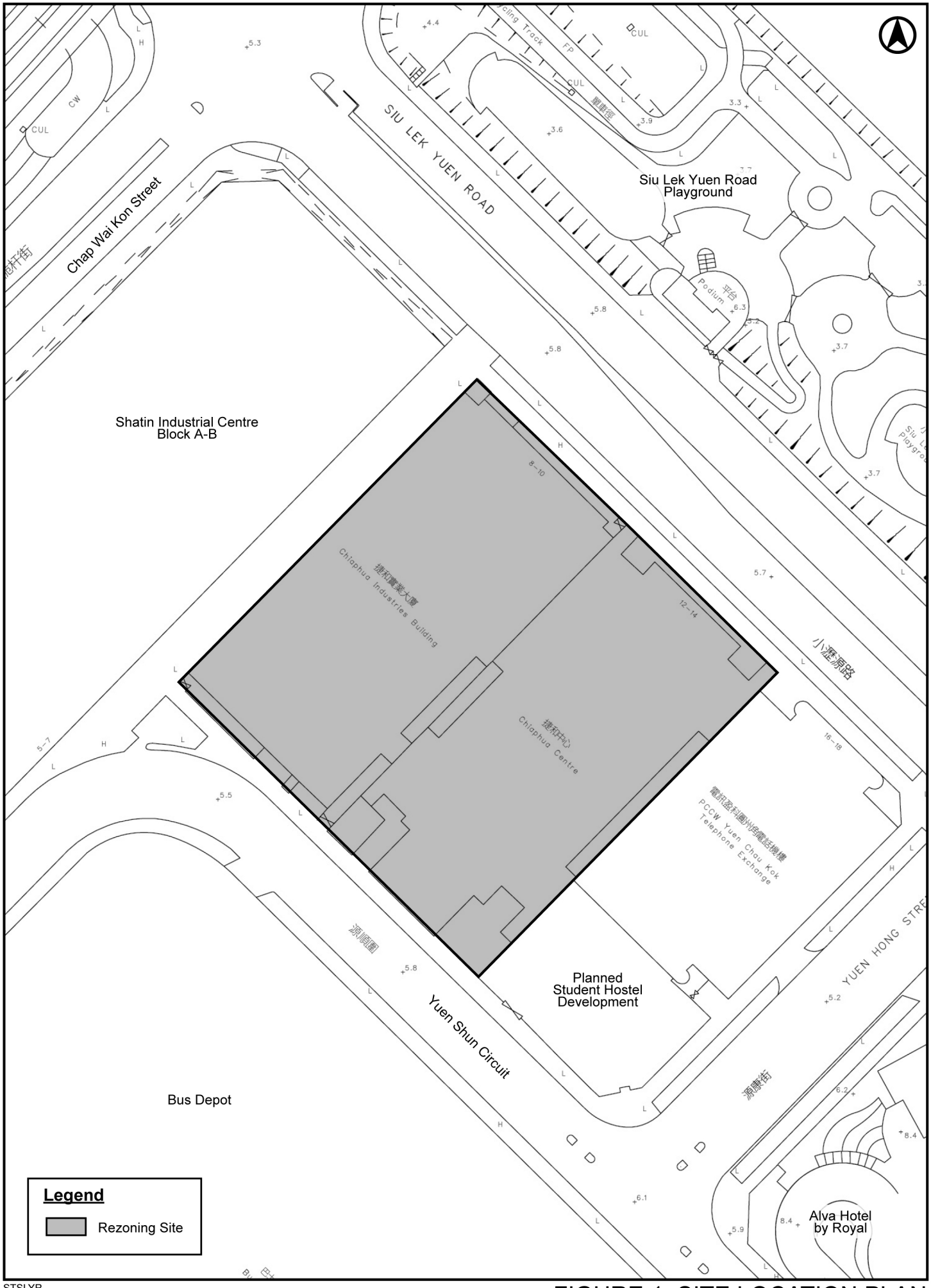
2.1 The Rezoning Site is situated at Nos. 8-14 Siu Lek Yuen Road, Sha Tin, New Territories. The Rezoning Site is located within Siu Lek Yuen Industria Area ("**SLYIA**") and bounded by Siu Lek Yuen Road to the north; PCCW Yuen Chau Kok Telephone Exchange to the east; Yuen Shun Circuit to the south; and Shatin Industrial Centre Block A-B to the west (***Figure 1*** refers). The Rezoning Site, with a total site area of approx. 7,668m^2, is currently occupied by two (2) existing IBs, namely Chiaphua Industries Building and Chiaphua Centre.

Surrounding Context

2.2 According to para. 4.8 of TPB PG-No. 41A, visual elements that are currently existing or planned in the Assessment Area should be identified, as it may affect the overall visual outlook. The key visual elements include major physical structures, visual resources or attractors (i.e. the harbour, ridgeline, viewing corridor, mountain backdrop, woodland, streams, etc), detractors or visual eyesores (i.e. pylons, sewage treatment plants, refuse collection points, ventilation shaft buildings, quarries, etc). The visual elements may be enhanced, degraded or neutralised by the overall visual impact of the given development.

2.3 The area surrounding the Rezoning Site is characterized by a mix of land uses, including industrial, residential, open space and, government, institution and community ("**GIC"**). A summary of the surrounding area is provided below (***Figure 2*** refers):

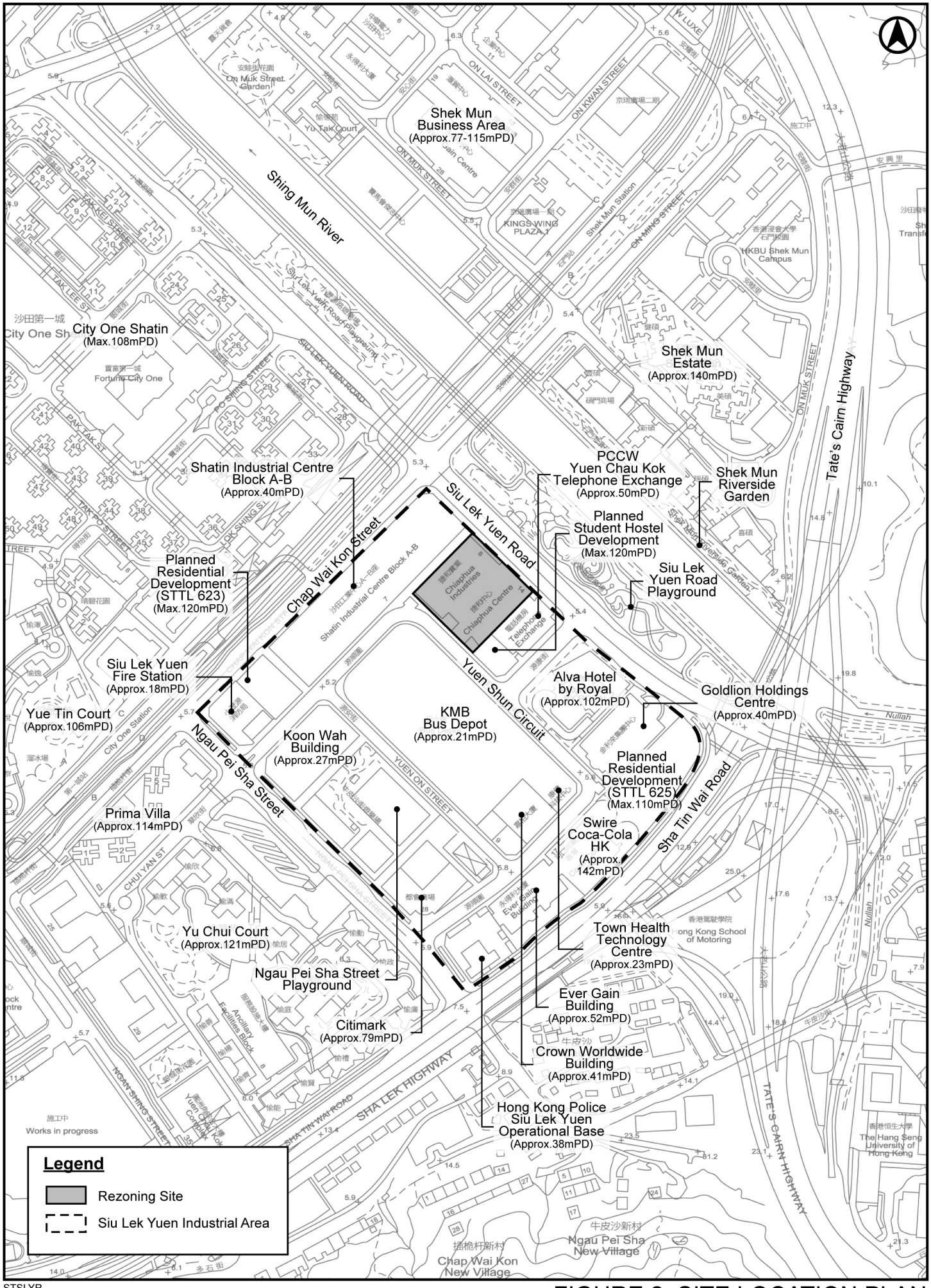
- Developments to the immediate southeast to northwest are various IBs (negative visual elements) (e.g. PCCW Yuen Chau Kok Telephone Exchange (approx. 50mPD), Swire Coca-Cola HK (approx. 142mPD), Ever Gain Building (approx. 52mPD), Crown Worldwide Building (approx. 41mPD), Koon Wah Building (approx. 27mPD) and Sha Tin Industrial Centre Block A-B (approx. 40mPD), KMB Bus Depot (approx. 21mPD) (negative visual element), commercial buildings (neutral visual elements) (e.g. Alva Hotel By Royal (approx. 102mPD), Goldlion Holdings Centre (approx. 40mPD), Town Health Technology Centre (approx. 23mPD), and Citimark (approx. 79mPD)) and a planned student hostel development (not more than 120mPD).
- To the northeast of Site are the Siu Lek Yuen Road Playground and Shing Mun River (positive visual elements). Shek Mun Estate (Max. 140mPD) (neutral visual element), a high-density public housing development, and Shek Mun Riverside Garden (positive visual element) are located to the further northeast of the Site. To the further north of the Site is the Shek Mun Business Area (approx. 77-115mPD) which comprises of industrial (negative visual elements) and commercial (neutral visual elements) developments.
- Ngau Pei Sha Street Playground (positive visual element), located to the southwest of the Rezoning Site, is an open space that accommodates various recreational and leisure activities. Hong Kong Police Siu Lek Yuen Operational Base (approx. 38mPD) and Siu Lek Yuen Fire Station (approx.18mPD) (neutral visual elements) are located to the further south and west of the Rezoning Site respectively.
- Clusters of high-density residential developments (neutral visual elements) are located to the further west, northwest and southwest of the Rezoning Site, including Yu Chui Court (approx. 121mPD), Prima Villa (approx. 114mPD), Yue Tin Court (approx. 106mPD) and City One Shatin (max. 108mPD), and two (2) sites (STTL Nos. 623 and 625) (not more than 120mPD and 110mPD respectively) to the southeast and southwest of the Site planned for private residential developments.



STSLYR

FIGURE 1 SITE LOCATION PLAN

SCALE 1 : 1,000



STSLYR

FIGURE 2 SITE LOCATION PLAN

SCALE 1 : 5,000

3 INDICATIVE DEVELOPMENT SCHEME

Existing Developments

3.1 The Rezoning Site is currently occupied by two (2) IB, namely Chiaphua Industries Building completed in 1985 and Chiaphua Centre completed in 1988. Chiaphua Industries Building has a total GFA of 13,418.964m^2 and BH of 6 storeys/ 35.45mPD while Chiaphua Centre has a total GFA of 13,703.707m^2 and BH of 6 storeys/ 35.45mPD.

Indicative Development Scheme

3.2 Per the proposed "R(A)10" zoning, an Indicative Development Scheme has been prepared adopting the proposed zoning parameters of PR of 6.0 and BH of 130mPD. Based on the Rezoning Site Area, a total GFA of approx.46,008m^2 can be yielded. The Indicative Development Scheme comprises of two (2) 32-storey residential towers above a 3-storey podium. The aboveground carparks are provided on G/F and 1/F of the podium along with supporting commercial facilities (such as Shop and Services and Eating Place use) on the G/F to serve the needs of residents and the locality and create active shop frontages to enhance street vibrancy. Residents' recreational facilities are provided on the 2/F of the podium.

3.3 The key development parameters of the existing developments and the Indicative Development Scheme are compared in ***Table 3.1*** below.

Table 3.1 Technical Schedule

Development Parameters	Existing Developments		Indicative Development Scheme
	Chiaphua Industries Building[*1]	Chiaphua Centre[*2]	
Site Area	Approx. 3,834m^2	Approx. 3,834m^2	Approx. 7,668m^2
Plot Ratio	3.50	3.57	6.0
Total GFA	Approx. 13,418.964m^2	Approx. 13,703.707m^2	Approx. 46,008m^2
Site Coverage	Approx. 77.9%	Approx. 73.7%	Above 15m: Approx. 39.76% Below 15m: Approx. 77.10%
Number of Storeys	6	6	32-storey of residential towers atop a 3-storey podium
Building Height (Main Roof Level)	35.45mPD	35.45mPD	127mPD

[*1] *The Plot Ratio, Total GFA and Site Coverage of the development are based on the approved General Building Plan under Building Regulation on 25 June 1984.*
[*2] *The Plot Ratio, Total GFA and Site Coverage of the development are based on the approved General Building Plan under Building Regulation on 22 March 1988.*

4 INITIAL ASSESSMENT AREA

4.1 An Initial Assessment Area is delineated for the VIA to cover the area of visual influence within which the Indicative Development Scheme is pronouncedly visible from public viewers. The assessment boundary is set out with regards to the BH and size of the development, the site context, the distance and location of public viewers. According to TPB PG-No. 41A, the outcome of the Initial Assessment Area is equivalent to approximately three (3) times the overall BH of the Indicative Development Scheme. Since the Proposed BH (at main roof level) of the Indicative Development Scheme is approx. 127mPD (approx. 121m from ground level), radius of approx. 363m (3 x 121m) from the Rezoning Site is defined as the Initial Assessment Area Boundary (***Figure 3*** refers).

5 IDENTIFICATION AND CLASSIFICATION OF VIEWING POINTS

5.1 As per para. 4.5 of TPB PG-No. 41A, the VIA focuses on public views and local vantage points as these areas are easily accessible and popular to the public. The VIA may also assess the impact on public viewers from the most influenced viewing points. This may include users of nearby parks, open spaces and pedestrian passers-by by the surrounding neighbourhood. In this regard, six (6) VPs have been selected to effectively represent the public views in relation to the Indicative Development Scheme (***Figure 3*** refers).

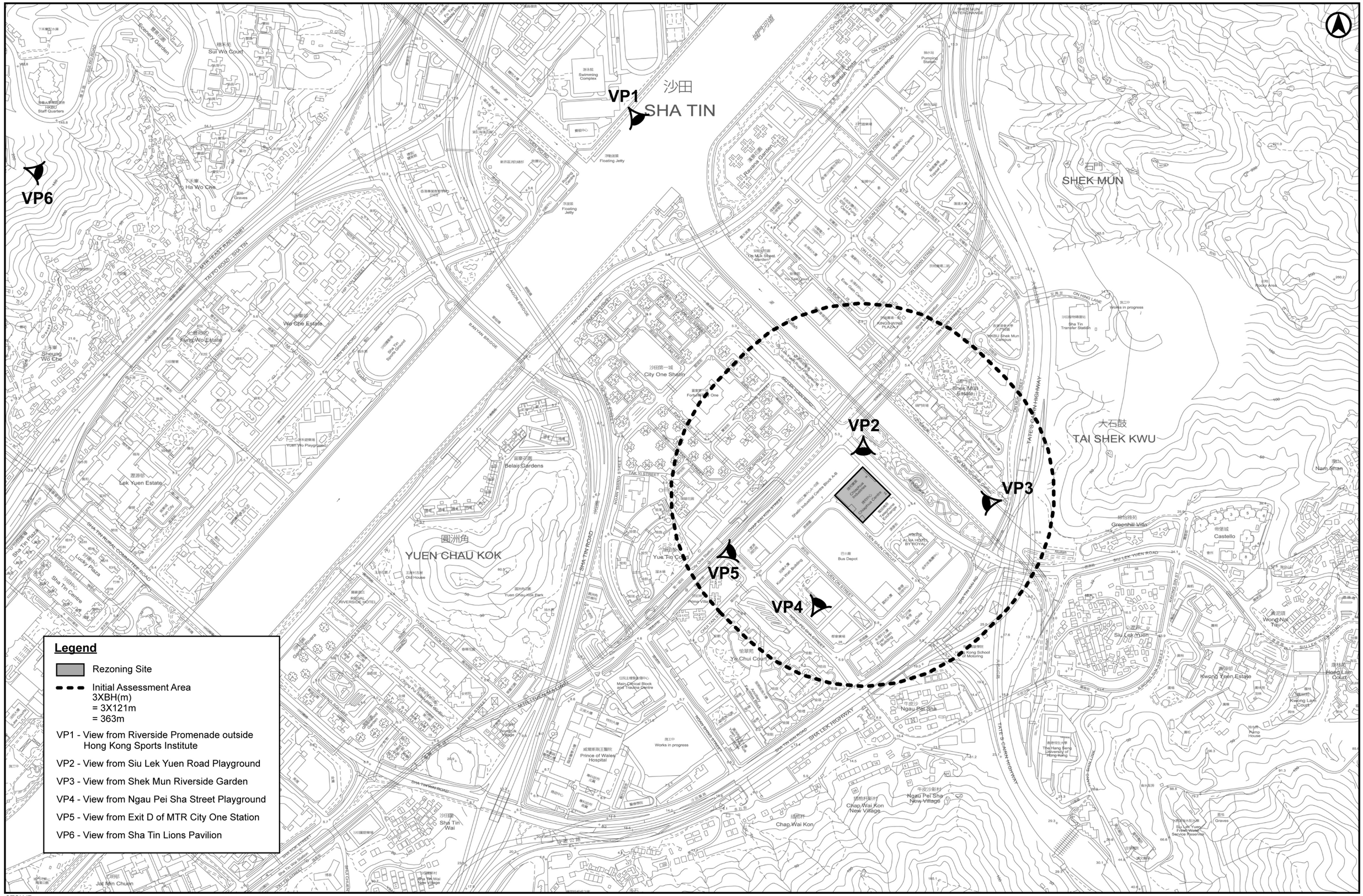
5.2 A brief description and evaluation of the identified VPs is outlined as below:

- **Viewpoint 1 (VP1): View from Riverside Promenade outside Hong Kong Sports Institute** – This is a long-range static VP located approx. 970m northwest of the Rezoning Site along the Riverside Promenade outside Hong Kong Sport Institute. It is a public recreational open space along Shing Mun Riverside Promenade and a popular spot among locals who can enjoy a panoramic view of opposite side of Shing Mun River and the mountain backdrop at Ma On Shan Country Park. This VP represents the users of the riverside who would use the space mainly for walking, exercising, cycling and resting. Considering the leisure nature at this VP and the river view in front, the sensitivity of the public viewers from this VP is considered **high**.

- **Viewpoint 2 (VP2): View from Siu Lek Yuen Road Playground –** This short-range range static VP is located at approx. 70m to the north of the Rezoning Site at Siu Lek Yuen Road Playground near On Ming Street. This VP represents users of the playground for exercising, recreation and leisure purposes. In view of the high usage of the playground and the recreational nature of activities by the public viewers, the sensitivity of the public viewers from this VP is considered **high**.

- **Viewpoint 3 (VP3): View from Shek Mun Riverside Garden –** This is a medium-range static VP located approx. 250m to the east of the Rezoning Site, an open space along Shing Mun River. This VP represents the users of the Riverside Garden for exercising, recreation, leisure, resting and sitting-out purposes. The public viewers at this VP mainly engage in leisure activities and enjoy the riverside view, therefore, the sensitivity of the public viewers from this VP is considered **high**.

- **Viewpoint 4 (VP4): View from Ngau Pei Sha Street Playground –** This is a medium range static VP is located approx. 235m to the southwest of the Rezoning Site within Ngau Pei Sha Street Playground. It represents users of the playground for exercise, recreation, and leisure purposes. Given the public viewers at this VP are primarily engaged in recreational activities , the sensitivity of the public viewers from this VP is considered **high**.



STSLYR

FIGURE 3 LOCATION OF VIEWPOINTS

SCALE 1 : 7,500

- **Viewpoint 5 (VP5): View from Exit D of MTR City One Station –** This medium-range static VP is located approx. 290m to the west of the Rezoning Site outside MTR City One Station and near the pedestrian crossing at junction of Chap Wai Kon Street and Ngau Pei Sha Street. This VP represents the pedestrian passers-by, nearby residents and workers in the area. With consideration of the transient nature of this VP and the public viewers only have brief and passing views at this VP, the sensitivity of of the public viewers from this VP is considered **low**.

- **Viewpoint 6 (VP6): View from Sha Tin Lions Pavilion –** This long-range static VP is located approx. 1.95km to the further northwest of the Rezoning Site at the Sha Tin Lions Pavilion. This is an elevated VP at approx. 196mPD and offers a panoramic view of Sha Tin and Shing Mun River. This VP is a spot with district significance and represents users of the Pavilion for leisure, resting and sightseeing purposes. Given the public viewers at this VP are enjoying the unobstructed panoramic view of Sha Tin, the sensitivity of the public viewers from the VP is considered **high**.

6 ASSESSMENT OF VISUAL IMPACTS

6.1 This Section evaluates the visual impact of the Indicative Development Scheme by referencing to the TPB PG-No. 41A. The following Table (***Table 6.1*** refers) summarises the relevant appraisal components. Generally, the visual assessment for the Indicative Development Scheme is carried out on the basis of visual composition, visual obstruction, and visual change. ***Table 6.1*** summarises the major considerations to be discussed for each appraisal component.

Table 6.1 - Appraisal Components

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in location, 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	The applicant should appraise if the Indicative Development Scheme may improve or degrade the condition, quality and character of visual resources. A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the Indicative Development Scheme from all key public viewing points.
Visual Change	The effects of visual changes from key public viewing points with direct sightlines (considering degree of visibility and viewing distance) to the Indicative Development Scheme should be assessed and demonstrated in VIA. The changes in the existing and future public views should be compared before and after the Indicative Development Scheme.

6.2 TPB PG-No. 41A sets out the classifications of visual impact and its associated description. The classifications are tabulated below (***Table 6.2*** refers) to appraise the Overall Visual Resultant Impact of the Indicative Development Scheme at the VPs identified (***Para. 4.12 of TPB-PG No. 41A*** refers).

Table 6.2- Classification of Overall Resultant Visual Impact

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

6.3 Photomontages of VP1 to VP6 are further assessed at ***Figures 4 - 9*** illustrating the Indicative Development Scheme in comparison with the Existing Condition.

VP1: View from Riverside Promenade outside Hong Kong Sports Institute (***Figure 4*** refers)

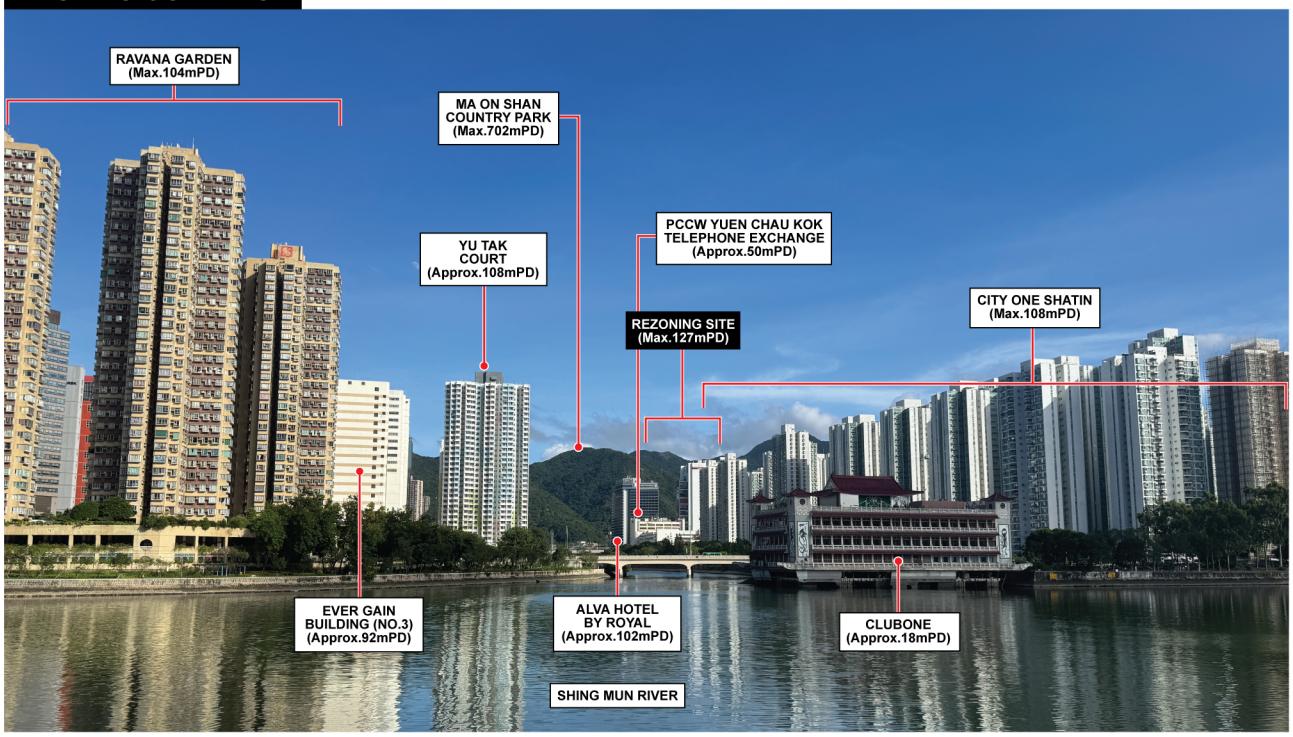
6.4 **Visual composition:** The visual elements of this VP comprise of Shing Mun River and ClubONE (positive visual elements), a landmark architecture of district significance, in the foreground. Clusters of high-rise residential and commercial developments (neutral visual elements), including Ravana Garden, Yu Tak Court, City One Shatin, planned residential development at STTL 625 and Alva Hotel by Royal are visible in the background. Some industrial developments (negative visual elements), namely Ever Gain Building No.3 and PCCW Yuen Chau Kok Telephone Exchange are also visible in the background. Ma On Shan Country Park and open sky view (positive visual elements) are forming the backdrop of this VP. When compared to the Existing Condition, the Indicative Development Scheme will block a minor portion of the view towards the mountain and sky backdrops as well as the man-made structure. However, the scale and massing of the Indicative Development Scheme are not incompatible with the surrounding high-rise residential, residential institutional and commercial developments. Given the majority of the visual elements are not affected and the long distance between this VP and the Rezoning Site, the Indicative Development Scheme will blend in with the surrounding developments and will not alter the visual composition.

6.5 **Visual obstruction**: The Indicative Development Scheme will marginally obstruct the view towards the mountain and sky backdrops when compared to Existing Condition. Given the visual openness remains unaffected, the degree of visual obstruction by the Indicative Development Scheme is considered negligible. As a result, the Indicative Development Scheme will not degrade the condition, quality and character of this VP when compared to Existing Condition

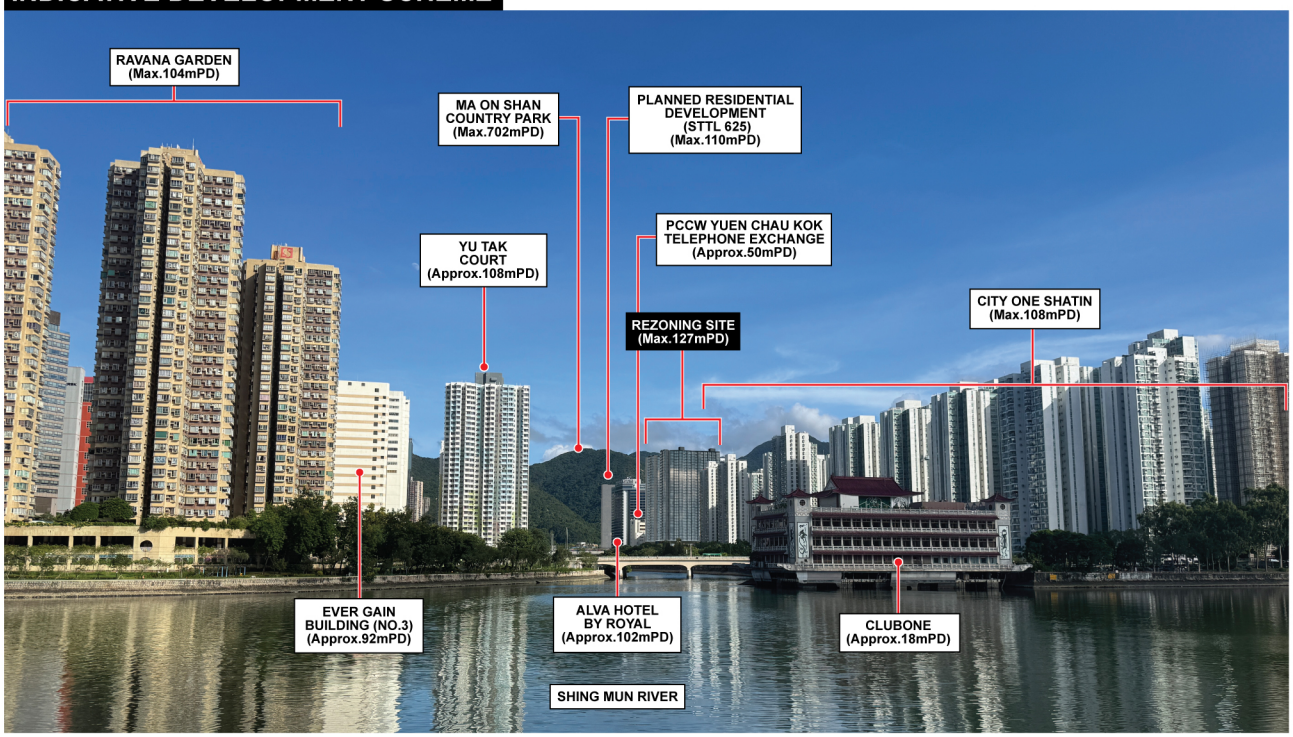
6.6 **Visual Change**: Public viewers at this VP mainly enjoy views towards Shing Mun River and open sky. Although there is a direct sightline towards the Rezoning Site, the visual change to be experienced by the public is considered minimal due to the long distance between this VP and the Rezoning Site. Furthermore, the Indicative Development Scheme has a compatible massing, BH and character with surrounding developments. The Indicative Development Scheme will blend in with the surrounding existing and planned high-rise developments. With façade treatment, the visual change in effect on public viewers is expected to be negligible.

6.7 In conclusion, the overall resultant visual impact of the Indicative Development Scheme is considered **negligible** when compared to Existing Condition.

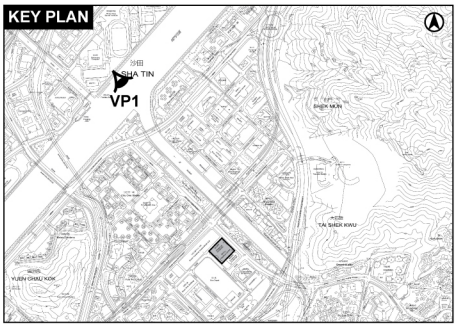
EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN



STSLYR

FIGURE 4 VIEWPOINT 1 : VIEW FROM RIVERSIDE PROMENADE OUTSIDE HONG KONG SPORTS INSTITUTE

VP2: View from Siu Lek Yuen Road Playground (***Figure 5*** refers)

6.8 **Visual composition:** The visual element of this VP includes the vegetation within Siu Lek Yuen Road Playground (positive visual element) in the foreground; the existing IBs on the Rezoning Site and PCCW Yuen Chau Kok Telephone Exchange (negative visual element) behind the vegetation; and other high-rise developments (e.g. Alva Hotel By Royal and the planned residential development at STTL 625) (neutral visual elements) along Siu Lek Yuen Road against the open sky backdrop (positive visual element). When compared to the Existing Condition, the Indicative Development Scheme with increased BH will inevitably block a portion of the open sky backdrop. Although the Indicative Development Scheme will remove the negative visual element (i.e. the IBs on the Rezoning Site), the visual openness will be affected due to the close proximity of this VP to the Rezoning Site. Therefore, the visual composition of this VP will be moderately altered when compared to the Existing Condition.

6.9 **Visual obstruction**: While the open sky is already obscured by the trees within Siu Lek Yuen Road Playground and the high-rise developments along Siu Lek Yuen Road, the Indicative Development Scheme will further obstruct the view towards the open sky above the existing treeline. Although there is a moderate degree of obstruction and the visual openness is further reduced when compared to Existing Condition due to the introduction of a high-rise development at the Rezoning Site, the Indicative Development Scheme will phase out the existing IBs through redevelopment. As a result, the conditions, quality, and character of this VP will not be significantly degraded.

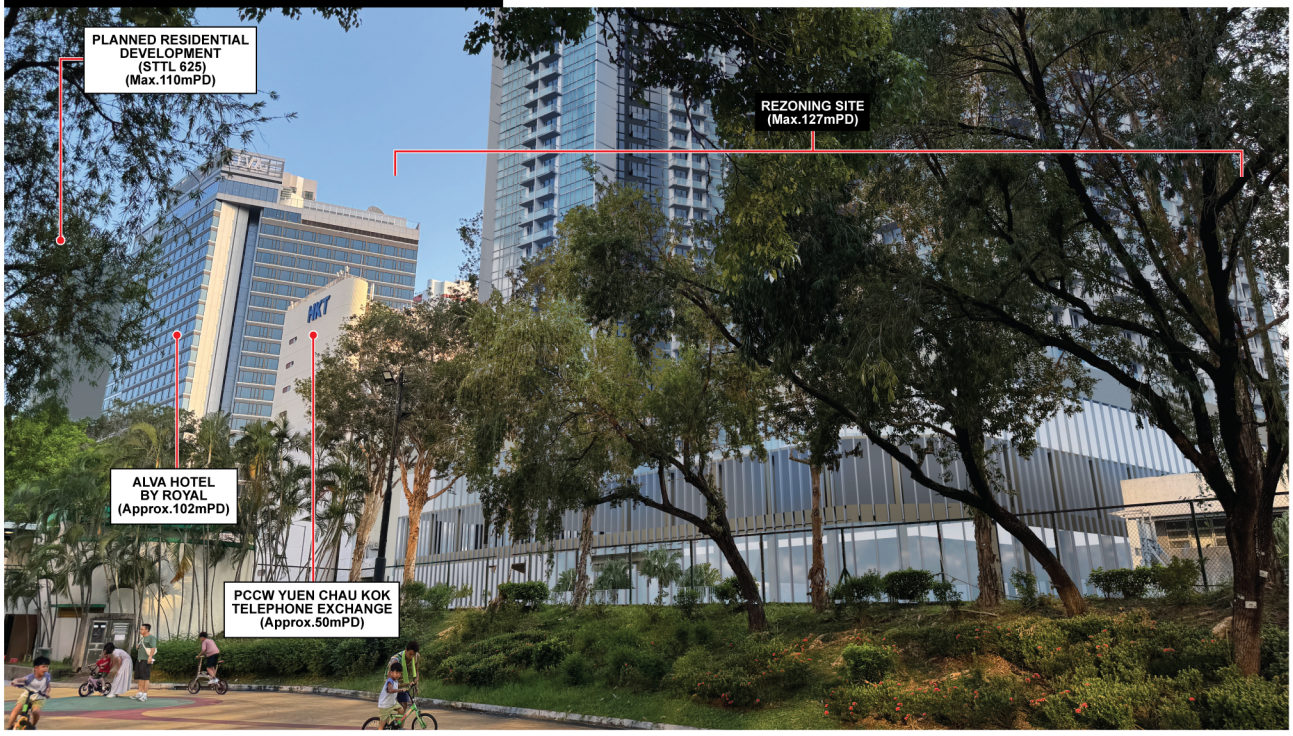
6.10 **Visual Change:** Due to the close proximity to the Rezoning Site, there will be some visual change experienced by the public viewers from this VP, although the vegetation in the foreground can provide some screening effect. However, the RR will phase out the existing IBs which are considered as eyesores and introduce a new architecture with landscape provision at low level to enhance the streetscape. Furthermore, the Indicative Development Scheme has a compatible massing, BH and character of the neighbourhood, and sensitive façade treatments (e.g. curtain wall and light-colour façade scheme that is in line with the surrounding developments) will be adopted to minimise the contrast with the open sky backdrop. Overall, the effect of visual change to be experienced by public viewers is considered moderate due to the close distance between the VP and the Rezoning Site.

6.11 Due to the close proximity between this VP and the Rezoning Site, the Indicative Development Scheme would lead to some loss of visual openness. However, the visual impact can be mitigated with the adoption of sensitive façade treatment to minimise the visual change of the Indicative Development Scheme. The Indicative Development Scheme is considered not incompatible with the surrounding developments in terms of the BH, massing and character. Furthermore, the visual eyesores in this VP (i.e. the existing IBs on the Rezoning Site) will be removed through redevelopment. In view of the above and considering the high visual sensitivity of public viewers due to the high usage of the playground, the resultant visual impact of the Indicative Development Scheme is considered **moderate** when compared to Existing Condition.

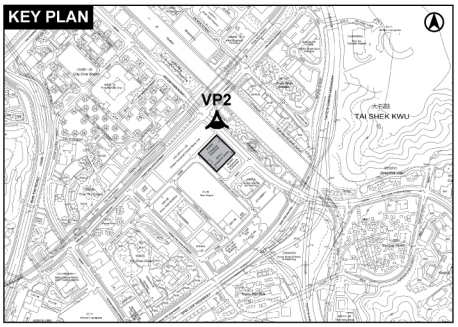
EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN



STSLYR

FIGURE 5 VIEWPOINT 2 : VIEW FROM SIU LEK YUEN ROAD PLAYGROUND

VP3: View from Shek Mun Riverside Garden (***Figure 6*** refers)

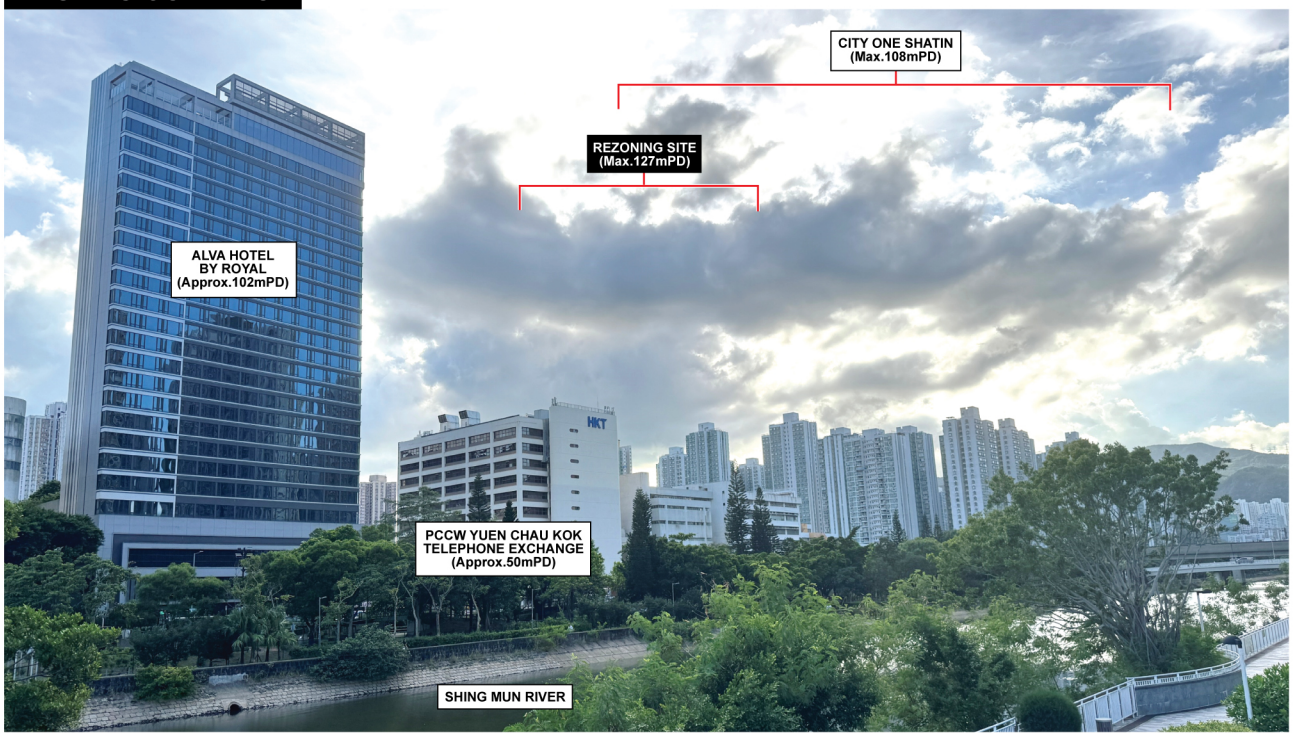
6.12 **Visual composition:** The visual elements of this VP comprise of the vegetation along Shek Mun Riverside Garden and Shing Mun River (positive visual elements), and Alva Hotel by Royal (neutral visual element) in the foreground. A Site earmarked for student hostel development at Yuen Shun Circuit (neutral visual element), PCCW Yuen Chau Kok Telephone Exchange and the IBs on the Rezoning Site (negative visual elements) are visible in the middle ground. At the distant background, City One Shatin (neutral visual element) is dominating this VP with numerous high-rise residential towers against the open sky backdrop (positive visual element). When compared to Existing Condition, the Indicative Development Scheme will block a minor portion of the open sky view and slightly alter the visual composition of this VP. However, the scale and BH of the Indicative Development Scheme is not incompatible with the nearby existing / planned high-rise developments or City One Shatin in the background and will not dominate this VP.

6.13 **Visual obstruction**: When compared to Existing Condition, the Indicative Development Scheme will result in minor obstruction of the open sky view while overall visual openness will be largely preserved. Therefore, the degree of visual obstruction is considered slight. Despite the Indicative Development Scheme will obstruct a portion of the sky backdrop, the visual openness will be largely preserved. The Indicative Development Scheme will be seen as progress to urban renewal and phasing out of industrial uses in SLYIA. Thus, the conditions, quality and character of the area will not be significantly degraded with the removal of the existing IBs on the Rezoning Site.

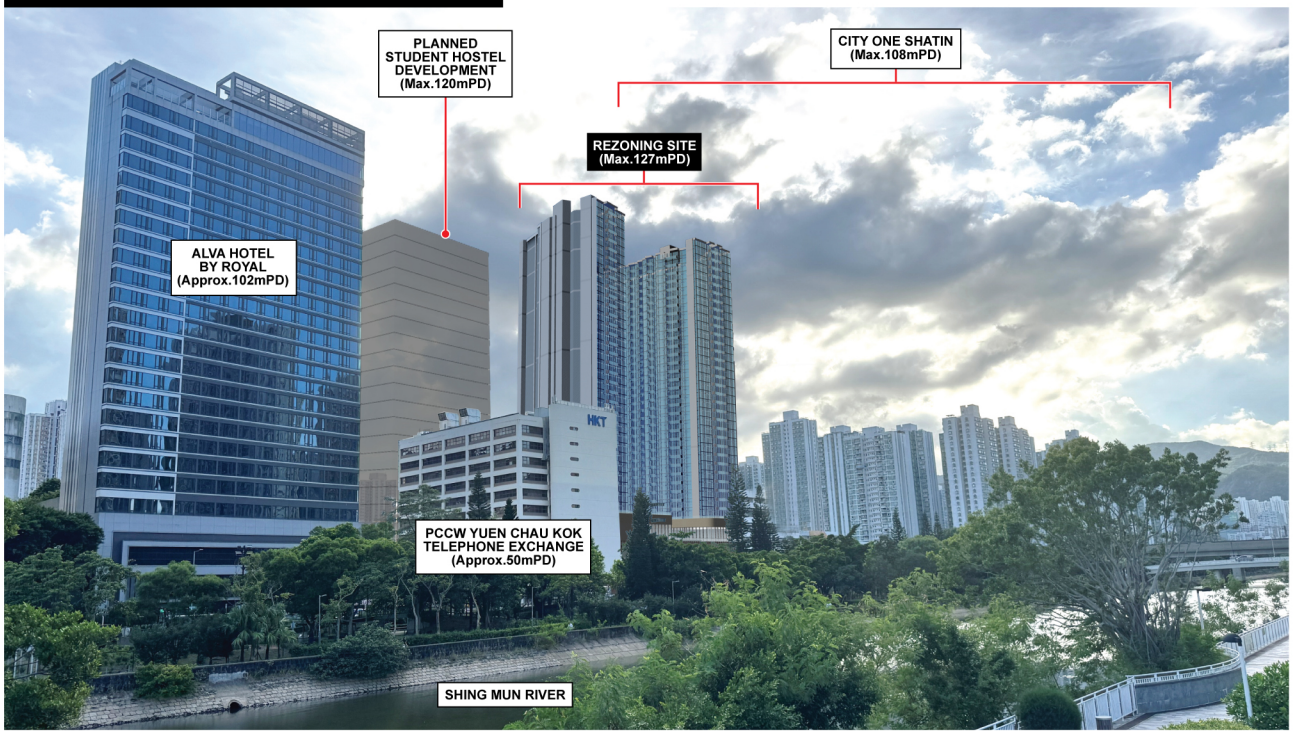
6.14 **Visual Change:** While the Indicative Development Scheme will obscure a minor portion of the sky view and lead to some visual change, this public viewers of this VP are mainly enjoying the urban landscape of Siu Lek Yuen. The Indicative Development Scheme will appear as an extension of the urbanised environment and will not lead to incompatibility with the developments in the foreground or background of this VP. In particular, the distant background of this VP is dominated by the high-density and high-rise residential developments of City One Shatin. The scale, massing and BH of the Indicative Development Scheme are in line with the existing/ planned high-rise developments in the immediate surrounding (i.e Alva Hotel by Royal and planned student hostel at Yuen Shun Circuit). The incorporation of sensitive façade treatment will also further minimise the contrast with the open sky backdrop. Moreover, the massing of the Indicative Development Scheme is articulated into two distinct towers instead of one single form, thereby introducing visual variation and avoiding a monotonous building structure. Overall, the effect of visual change is considered slight.

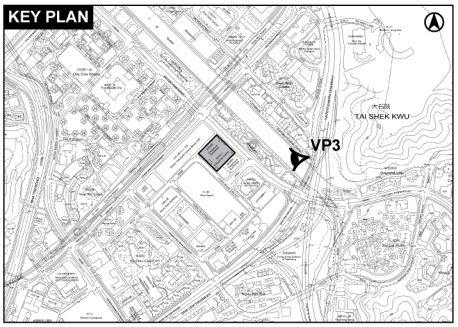
6.15 Although the VP has a direct sightline towards the Rezoning Site and a minor portion of the sky backdrop will be blocked by the Indicative Development Scheme, the visual impact can be mitigated with the adoption of sensitive façade treatments to minimise visual change, separated residential towers to avoid monotonous built form. In light of the above, the resultant visual impact of the Indicative Development Scheme is considered **slight** when compared to Existing Condition.

EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME





STSLYR

FIGURE 6 VIEWPOINT 3 : VIEW FROM SHEK MUN RIVERSIDE GARDEN

VP4: View from Ngau Pei Sha Street Playground (***Figure 7*** refers)

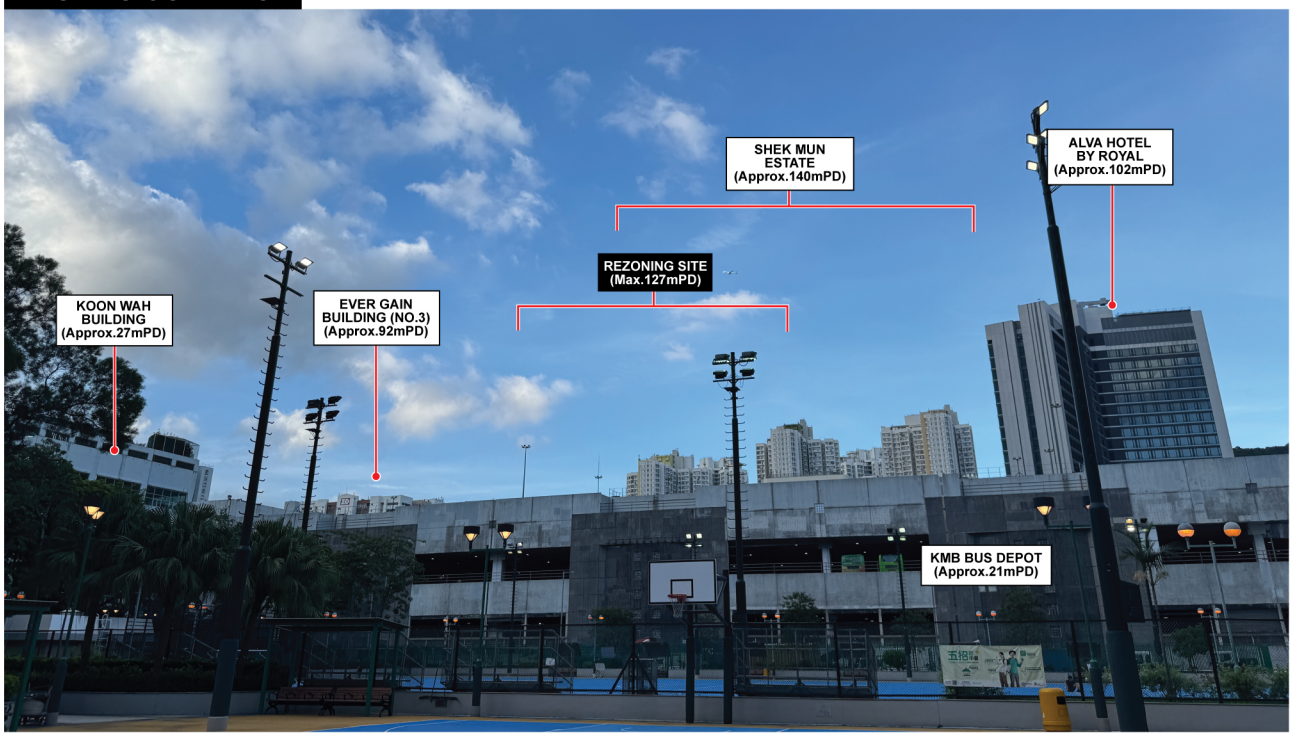
6.16 **Visual composition**: Major visual elements from this VP include vegetation and recreational facilities within Ngau Pei Sha Street Playground (positive visual elements) in the foreground. The elongated KMB Bus Depot, albeit low-rise, is prominent from this VP. Existing IBs (i.e. Koon Wah Building and Ever Gain Centre) (negative visual elements), Alva Hotel by Royal, planned student hostel development at Yuen Shun Circuit, Shek Mun Estate (neutral visual elements) and the open sky are also visible in the background. The Indicative Development Scheme will block a minor portion of the view towards the open sky backdrop and Shek Mun Estate. However, this VP is also dominated by the existing/ planned high-rise developments, the visual composition of this VP is not anticipated to be significantly altered by the Indicative Development Scheme.

6.17 **Visual obstruction**: When compared to the Existing Condition, the Indicative Development Scheme will obstruct a minor portion of the open sky backdrop and the view towards Shek Mun Estate in the distant background. Adequate building separation between the residential towers are introduced to enhance visual permeability and minimise the blockage to the open sky view. Nonetheless, the visual openness will not be significantly compromised as shown in the photomontage and the degree of visual obstruction is considered slight. Furthermore, the nature of the Indicative Development Scheme is not incompatible with the surrounding developments. Therefore, the condition, quality and character of this VP will unlikely be significantly degraded,

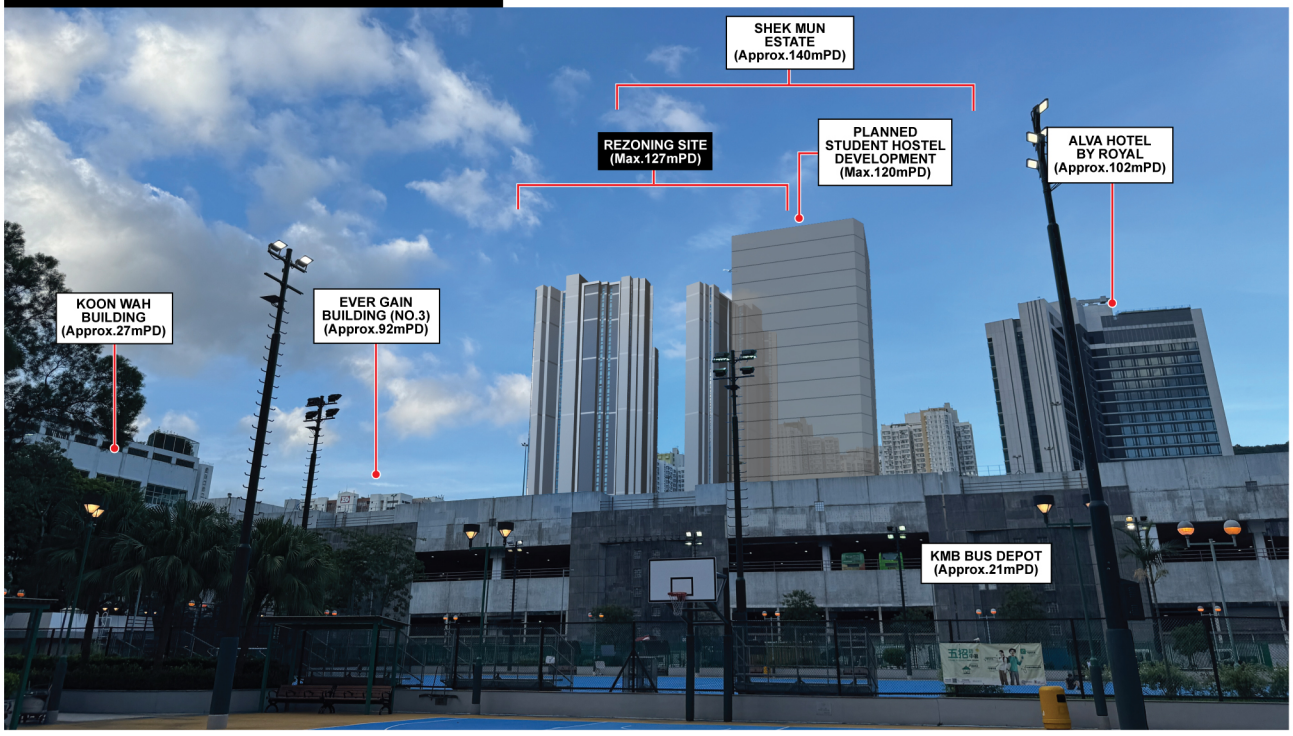
6.18 **Visual Change**: As the existing IBs within the Rezoning Site are low-rise and completely blocked by the KMB Bus Depot, the RR introducing high-rise residential development will inevitably lead to substantial visual change. However, with consideration of the adjacent planned student hostel at Yuen Shun Circuit, the Indicative Development Scheme will not appear as an out-of-context development with a compatible scale and BH. Sensitive façade treatments, such as curtain wall and light-colour façade scheme, will be adopted to reduce the contrast with the open sky backdrop and the perceivable bulk. The proposed building separation at the residential towers also preserves some view towards the open sky backdrop and minimises the visual change. Therefore, the degree on visual change on the public viewer is considered moderate.

6.19 The Indicative Development Scheme will protrude above the building line of the KMB Bus Depot in the foreground and obstruct a minor portion of the open sky and the view towards Shek Mun Estate. Nonetheless, the scale and BH of the Indicative Development Scheme are of similar scale with the nearby existing/ planned high-rise developments. While this VP is close to the Rezoning Site, the adoption of sensitive façade treatment and the provision of building separation will substantially mitigate the visual impact. As a result, the visual impact of the Indicative Development Scheme is considered **moderate**.

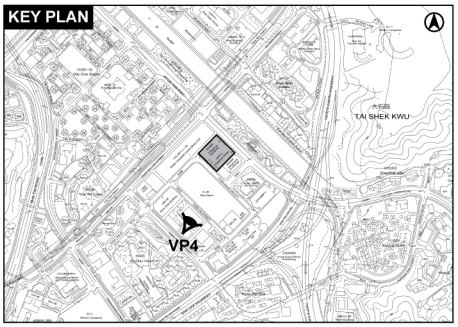
EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN



STSLYR

FIGURE 7 VIEWPOINT 4 : VIEW FROM NGAU PEI SHA STREET PLAYGROUND

VP 5: View from Exit D Of MTR City One Station (***Figure 8*** refers)

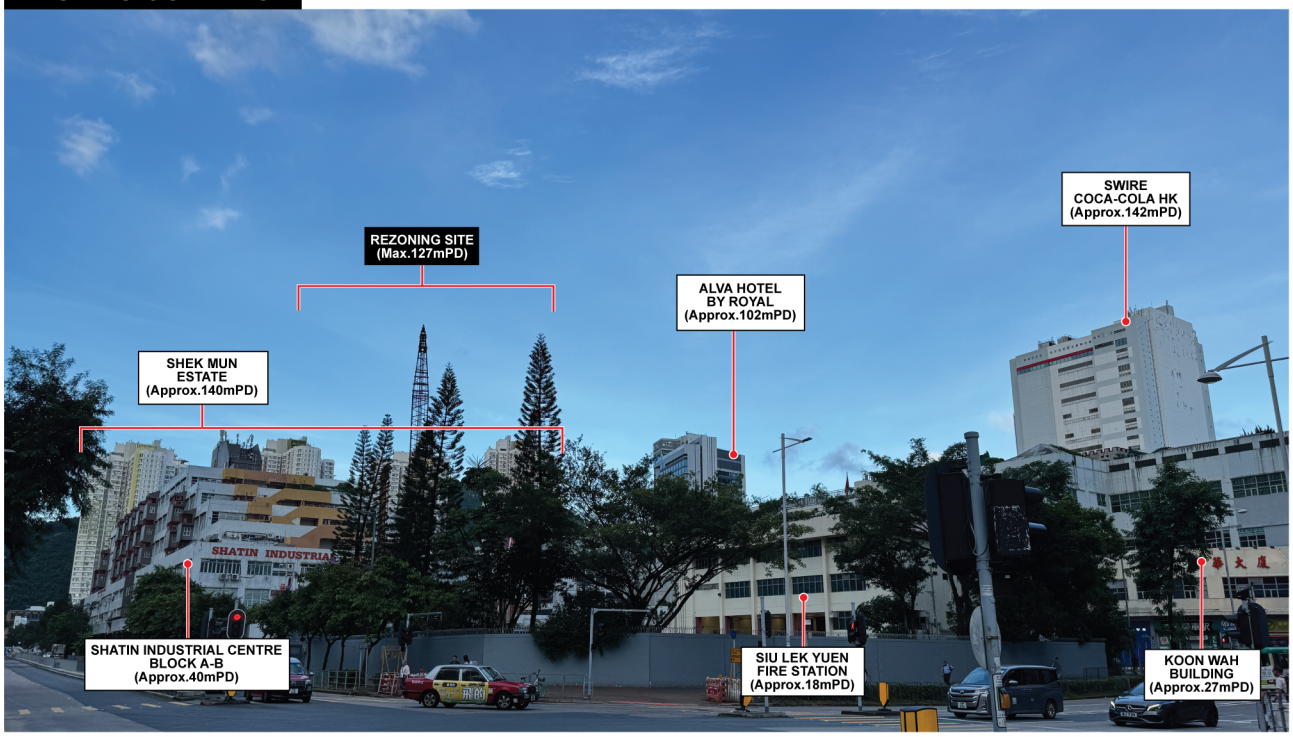
6.20 **Visual composition**: The visual elements of this VP comprise of vegetation (positive visual element) within the Siu Lek Yuen Fire Station (neutral visual element) in the foreground. In the background, various low-to-high-rise industrial buildings (e.g. Koon Wah Building, Shatin Industrial Centre Block A-B and Swire Coca-Cola HK) (negative visual elements) are visible. At the distant background, Alva Hotel by Royal, the site earmarked for a planned residential development at STTL 625 and Shek Mun Estate (neutral visual elements) are partially visible behind the man-made structure. The visual composition of this VP is dominated by the open sky backdrop (positive visual element) and the man-made structures, in particular the planned residential development at STTL 623 (neutral visual element). Given the Indicative Development Scheme will be predominantly screened by the planned residential development at STTL 623 and the vegetation in the foreground and marginally visible through the building gap, the impact to the visual composition is considered negligible.

6.21 **Visual obstruction**: The Indicative Development Scheme will obscure a very minor portion of the open sky backdrop through the building gap of the planned residential development at STTL 623. The degree of visual obstruction by the Indicative Development Scheme is considered negligible as compared to Existing Condition. Furthermore, the massing, scale, building height and character of the Indicative Development Scheme are considered not incompatible with the surrounding developments. Overall, the Indicative Development Scheme will not degrade the condition, quality and character of this VP when compared with Existing Condition.

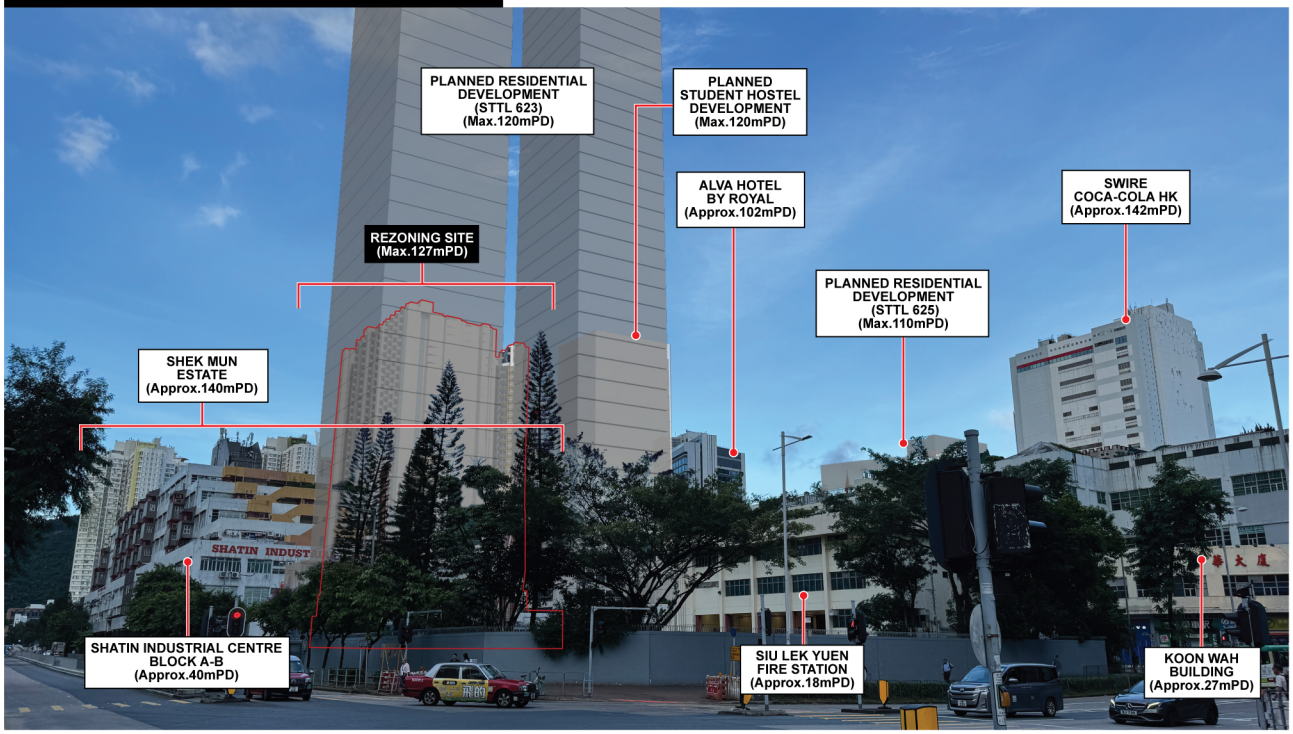
6.22 **Visual Change**: Given the Indicative Development Scheme will be substantially blocked by the planned residential development at STTL 623 and the vegetation in the foreground, the Indicative Development Scheme is only marginally visible to the public at this VP. With sensitive façade treatment and considering the long distance between this VP and the Rezoning Site, the Indicative Development Scheme will blend in with other man-made structures in the neighbourhood The visual change to be experienced by the public viewer is considered minimal.

6.23 In conclusion, the overall resultant visual impact of the Indicative Development Scheme is considered **negligible** when compared to the Existing Condition.

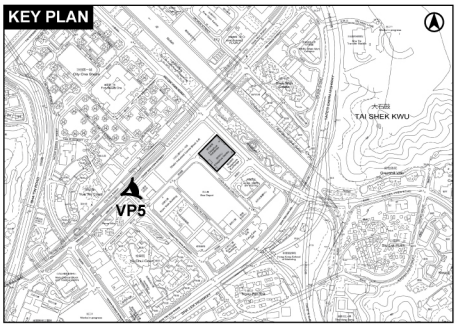
EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN



STSLYR

FIGURE 8 VIEWPOINT 5 : VIEW FROM EXIT D OF MTR CITY ONE STATION

VP 6: View from Sha Tin Lions Pavilion (***Figure 9*** refers)

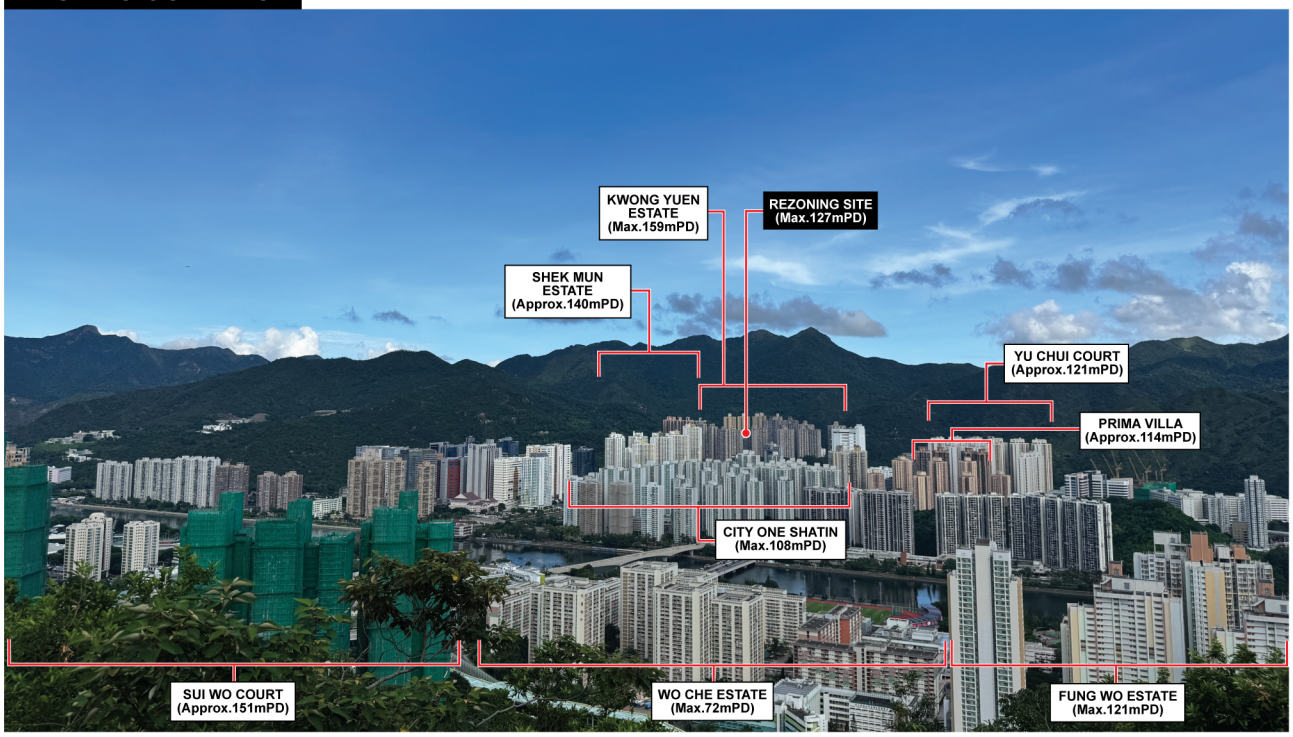
6.24 **Visual composition:** The major visual elements of this VP include the vegetation on the slope in front of the pavilion (positive visual element) and Sui Wo Court (neutral visual element) in the foreground. Various large-scale housing estates (neutral visual elements), including Wo Che Estate and Fung Wo Estate, City One Shatin, Yu Chui Estate, Prima Villa, Shek Mun Estate and Kwong Yuen Estate are visible in the middle ground and background. The planned residential and student hostel developments (neutral visual elements) in SLYIA are also partially visible among the clusters of high-rise residential developments. The mountain range and open sky (positive visual elements) form the background of this VP. The Indicative Development Scheme is of similar scale and BH with the surrounding existing/ planned developments. Due to the distance between this VP and the Rezoning Site, the Indicative Development Scheme will blend in with the densely developed area of Sha Tin and will not alter the visual composition of this VP.

6.25 **Visual obstruction:** There will be some minor obstruction of Kwong Yuen Estate by the Indicative Development Scheme but will be unnoticeable from this VP. The degree of visual obstruction is considered negligible. In addition, the building height, scale and massing of the Indicative Development Scheme is considered compatible with the surrounding developments. Therefore, the conditions, quality and character of this VP will not be degraded when compared with Existing Condition.

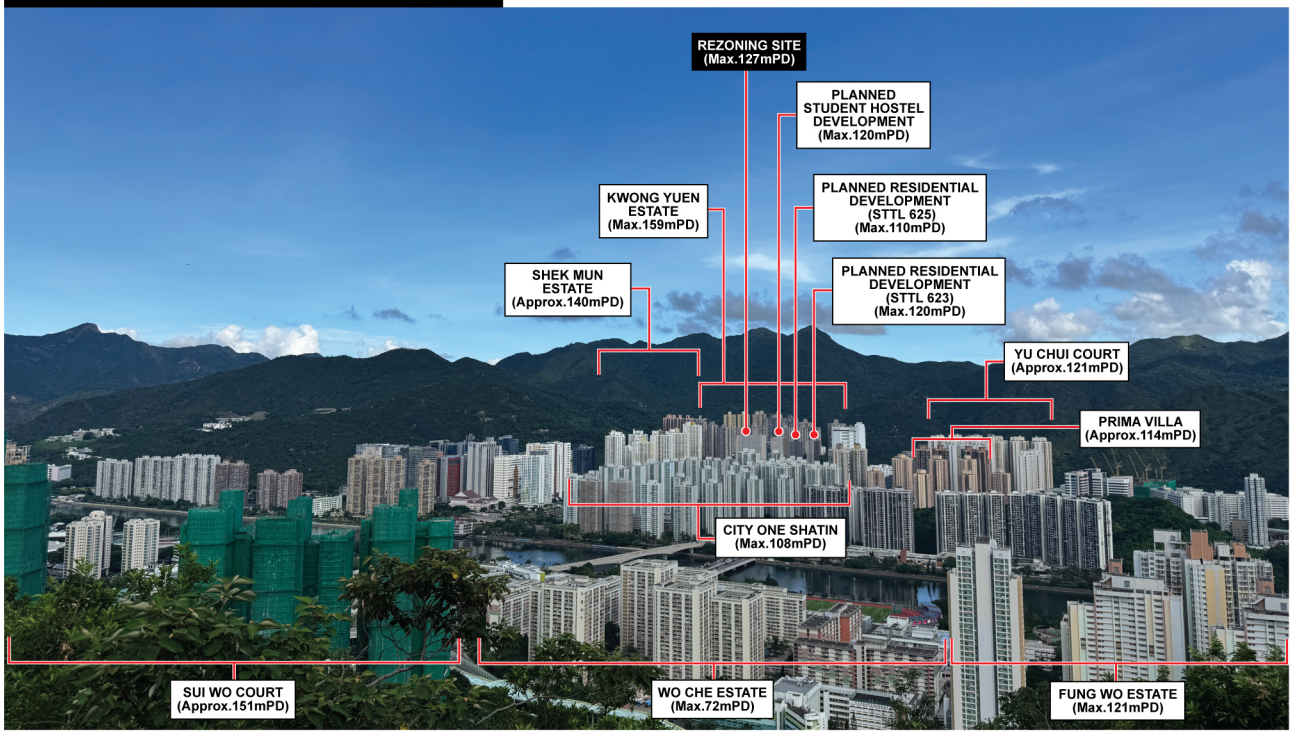
6.26 **Visual Change:** This public viewers at this VP enjoy a panorama view of Sha Tin New Town with mountain and sky backdrops. The Indicative Development Scheme is of similar scale with the surrounding developments and will blend into the densely developed urban landscape. The introduction of the Indicative Development Scheme within the building clusters will not affect the existing panoramic view and visual openness. With consideration of the distance between this VP and the Rezoning Site, the effect of visual change is considered minimal.

6.27 In light of the above, the resultant visual impact of the Indicative Development Scheme is considered **negligible** when compared to the Existing Condition.

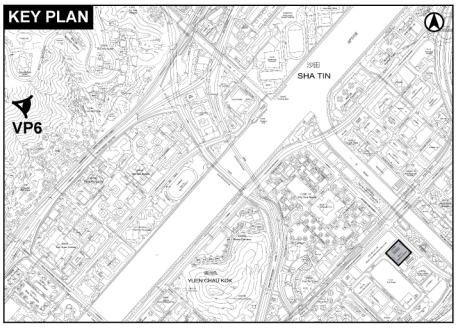
EXISTING CONDITION



INDICATIVE DEVELOPMENT SCHEME



KEY PLAN



STSLYR

FIGURE 9 VIEWPOINT 6 : VIEW FROM SHA TIN LIONS PAVILION

7 CONCLUSION

7.1 This VIA is prepared in support of the RR at Nos. 8-14 Siu Lek Yuen Road, Sha Tin, New Territories to evaluate the visual impact of the Indicative Development Scheme against Existing Condition. The Indicative Development Scheme is perceivable at all six (6) VPs.

7.2 The VIA concludes that the visual impact of the Indicative Development Scheme from selected VPs ranges from "**negligible** to "**moderate**" when compared with Existing Condition. In view of the active transformation within SLYIA, various high-rise commercial and residential developments with BH ranging from 110mPD to 120mPD are planned in the vicinity of the Rezoning Site. Moreover, an established high-rise residential development, the Shek Mun Estate with a maximum BH of 140mPD, further demonstrated that the proposed BH of 127mPD is not incompatible with the existing context. The Indicative Development Scheme is considered not incompatible with the surrounding context in terms of BH, massing, and scale. Mitigation measures, including sensitive façade treatments (e.g. curtain wall and light-colour façade scheme) and landscape treatments at podium level will be adopted to soften building edges, enhance the visual amenity of the Indicative Development Scheme and minimise the contrast with the open sky backdrop. Moreover, the two residential towers are intentionally separated to introduce a view corridor between the building masses, thereby enhancing visual permeability and retaining a greater extent of sky backdrop.

7.3 Overall, the visual impact of the Indicative Development Scheme is considered acceptable. ***Table 7.1*** summarises the overall visual impact of the Indicative Development Scheme.

Table 7.1- Summary Table of Visual Impact

Viewpoints Assessed	Visual Sensitivity	Resultant Visual Impact
VP1: View from Riverside Promenade outside Hong Kong Sports Institute	High	Negligible
VP2: View from Siu Lek Yuen Road Playground	High	Moderate
VP3: View from Shek Mun Riverside Garden	High	Slight
VP4: View from Ngau Pei Sha Street Playground	High	Moderate
VP5: View from Exit D Of MTR City One Station	Low	Negligible
VP6: View from Sha Tin Lion's Pavilion	High	Negligible

Edited &
Approved by: Vincent Lau
Prepared by: Eric Chan

File Ref: STSLYR
Date: 23 October 2026