

Annex B

Replacement Pages of Visual Impact Assessment

7 CONCLUSION AND SUMMARY

7.1.1 The Applicant proposes to rezone the Application Site from “I(D)”, “R(A)” and “AGR” to “R(A1)” zone to enable a comprehensive residential development. The Proposed Development is proposed with a maximum PR of 6 with a maximum BH of +156mPD. Upon full completion, the Proposed Development will bring about a total of 1,439 residential units.

7.1.2 The visual appraisal summary of comparing the Interim Scenario with the Proposed Development is provided below.

Table 7.1 Visual Appraisal Summary

Viewpoint	Visual Composition	Visual Obstruction	Effect on Visual Resources	Effect on Public Viewers	Visual Sensitivity	Overall
VP1: Nam Sang Wai River Education Trail	Negligible	Negligible	Negligible	Negligible	High	Negligible
VP2: Pok Wai South Road	Negligible	Negligible	Negligible	Negligible	Medium	Negligible
VP3: Sha Po Tsuen Basketball Court	Slightly Adverse	Slightly Adverse	Slightly Adverse	Slightly Adverse	Medium	Slightly Adverse
VP4: Footbridge of San Tam Road / San Tin Highway	Negligible	Negligible	Negligible	Negligible	Low	Negligible
VP5: Fung Kat Heung Basketball Court	Slightly Adverse	Slightly Adverse	Slightly Adverse	Slightly Adverse	Medium	Slightly Adverse
VP6: Kai Kung Leng	Negligible	Slightly Adverse	Negligible	Negligible	High	Slightly Adverse
VP7: Along Nam Sang Wai Road near Hung Mo Kiu and Opposite to Chi Ho Road	Negligible	Slightly Adverse	Negligible	Negligible	Medium	Slightly Adverse
VP8: Along the Bridge of Hung Mo Kiu	Negligible	Slightly Adverse	Negligible	Negligible	Medium	Slightly Adverse
VP9: At the Peak of Ho Hok Shan	Negligible	Slightly Adverse	Negligible	Negligible	High	Slightly Adverse

7.1.3 The Proposed Development is anticipated to be completed by 2035, after the completion of the planned Sha Po public housing development and the planned Au Tau Station of the Northern Link Main Line. As compared with the planned Sha Po public housing, whose potential impact on the surrounding areas was depicted in the Interim Scenario, the Proposed Development with a comparatively lower BH and stepped height amongst itself would result in **negligible to slightly adverse** visual impact

to the surrounding areas in view of its scale. Besides, the Proposed Development is proposed with a wide range of mitigation design measures to further soften the inevitable visual impact brought. This includes soft landscaping and fencing along the eastern boundary abutting the Local Access Road; appropriate façade design in terms of color tones; optimized BH and tower footprint to avoid wall effect; setback along the eastern boundary; careful tower disposition to facilitate a 15m wide air corridor; and provision of extensive at-grade open space and landscape area to enhance annual and summer prevailing wind flow.

7.1.4 Overall, the visual impact of the Proposed Development is considered acceptable in the urban environment.