

classified as a *High* sensitivity group as their attention is on their surroundings compared to football players who would have a *Low* sensitivity rating as their attention is focused on the pitch.

- (c) For those people who view the scheme from public thoroughfares, the degree of visual intrusion experienced depends on the speed of travel and whether views are continuous or only occasional. Generally, the slower the speed of travel and the more continuous the viewing experience, then the greater the degree of sensitivity. Generally, those travelling by car or by train are classified as a *Medium* sensitivity group.

The existing views of each of the Public VSRs (and the private residential VSRs) are briefly described and considered in terms of their visual elements and resources, visual composition and degree of visual obstruction.

3.3 Identification of Source of Visual Impacts

- 3.3.1 The key sources of visual impact of the Proposed Development are identified. These will generally be items such as the completed buildings themselves, and associated physical structures such as refuse collection points, service buildings, walls, fences and roads used to service the development. For the purposes of this VIA, only sources of impact during the operational stages of the development are considered. It should be noted that Sources of Impact may be Positive or Negative.

3.4 Mitigation Proposals

- 3.4.1 Mitigation proposals to reduce the significance of visual impacts from the various sources are proposed. Mitigation measures can be part of the project design (e.g. the location of buildings; massing and height of buildings; colour treatment of building facades) or can be added to the basic project design (e.g. tree planting to screen a development). The mitigation proposals identified are broad in their nature and subject to the detailed design of the project.

3.5 Appraisal of Significance of Visual Impact

Under TPB PG-No.41, the significance of visual impacts is appraised with reference to **Key Viewing Points** around the Project Site as seen by **Public VSRs**. The 'significance' of a visual impact is defined as a function of the *sensitivity* of a Receiver and the effect or *magnitude of change* to the visual character experienced by that Receiver. The criteria used to determine the magnitude of change on the assessment area and the sensitive public viewers are:

- (a) The effect of the proposed development on the overall **visual composition** of the area in terms of visual balance, compatibility, harmony, unity and contrast;
 - (b) The effect of the proposed development in terms of **visual obstruction** with an assessment of visual obstruction and loss of views or visual openness due to the proposed development;
 - (c) The **effect on public viewers** taking account of the cumulative impact of known and planned developments and the public perception of the existing value attached to the current views. The effects of the visual changes are graded in terms of magnitude as *Substantial*, *Moderate*, *Slight* or *Negligible*; and
 - (d) The **effect on key visual resources** including an assessment of the changes to the condition, quality and character that the assessment area will experience.
- 3.5.2 Overall residual impacts identified are based upon the assessment of the completed project (as temporary construction stage impacts are not required under TPB PG-No.41). Impacts are also assessed on the assumption that mitigation measures are in place (and in the case of planting, that it is fully mature).
 - 3.5.3 By synthesizing the receptor sensitivity with the magnitude of change. The impact significance is rated qualitatively as *Significant Adverse*, *Moderately Adverse*, *Slightly Adverse*, *Negligible* or *None* (refer **Table 3.1**

below). **Negligible** impacts are deemed to make no significant difference to the character of views, even though the Application Site and development may be physically visible in them. Impacts are negative unless expressly stated as positive.

3.5.4 Table 3.1 – Visual Impact Significance

Magnitude of Change	Substantial	Moderately Adverse	Moderately Adverse / Significantly Adverse	Significantly Adverse
	Moderate	Slightly Adverse / Moderately Adverse	Moderately Adverse	Moderately Adverse / Significantly Adverse
	Slight	Negligible / Slightly Adverse	Slightly Adverse / Moderately Adverse	Moderately Adverse
	Negligible	Negligible	Negligible	Negligible
	None	None	None	None
		Low	Medium	High
		Receptor Sensitivity		

Note: The colours in the above table categorise the total spectrum of impacts rising from the lowest value at the bottom left corner to the highest value at the top right corner. It may be seen that for some combination of classification levels of Magnitude of Change and Receptor Sensitivity, there are 2 possible impact significance thresholds. When the Magnitude of Change and Receptor Sensitivity are assessed to be towards the higher ends of each classification level the resultant impact significance would be deemed to be the higher of the two impact significance thresholds.

Source: Urbis Limited.

3.6 Conclusions – Evaluation of Overall Visual Impact

The report concludes with a summary discussion of the key visual impacts. The Conclusion provides a brief analysis of results and highlights key issues relating to visual impact, including a discussion of any impacts in the Statutory Planning Intention with Regard to Visual Amenity. Finally, a single summary assessment of the impacts is made based on the following thresholds stated in TPB PG-No.41:

- **Enhanced** – if the proposed development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points;
- **Partly enhanced/partly adverse** – if the proposed development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points;
- **Negligible** – if the proposed development will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area;
- **Slightly adverse** – if the proposed development will, with or without mitigation measures, result in overall terms some negative visual effects to most of the identified key public viewing points;
- **Moderately adverse** – if the proposed development will, with or without mitigation measures, result in overall terms negative visual effects to most of the key identified key public viewing points; and

- a) *Effect on Visual Composition:* The existing visual composition will be little changed from this viewpoint following construction due to the existing mature tree screen in the foreground along the NTMDC and along the perimeter of the Application Site further in the background. Following construction, only glimpse views of the Proposed Development will be visible through the screening trees.
- b) *Effect on Visual Obstruction:* Given that only glimpse views of the Proposed Development through the tree screen will be available from this viewpoint, the visual obstruction to the existing visual context is low.
- c) *Effect on Visual Elements and Resources:* The visual elements and resources upon completion of the Proposed Development would remain largely unchanged when viewed from this location.
- d) *Effect on Public Viewers:* The public usage of Yau Pok Road is relatively low and the sensitivity of this VSR group is assessed as **Low**. Following construction, views towards the Proposed Development will be screened by existing trees along the NTMDC. The magnitude of change is assessed as **Negligible** and the resulting visual impact significance following mitigation is **Negligible**.

9.4.3 VSR T2 (VP2): Pedestrians and Drivers on Fairview Park Boulevard (Annex B.9)

Pedestrians and drivers on Fairview Park Boulevard are located approximately 410m from the Application Site. The existing panoramic view from this bridge crossing is dominated by the NTMDC channel and its tree-lined banks, and open sky above. A group of existing retail / eating place buildings near the junction of Kam Pok Road / Fairview Park Boulevard is partially visible along the eastern edge of NTMDC.

- a) *Effect on Visual Composition:* Following construction, the visual composition will be slightly changed. The upper storeys of the Proposed Development will be visible from this distance.
- b) *Effect on Visual Elements and Resources:* The visual elements and resources upon completion of the Proposed Development would remain largely unchanged when viewed from this location. The only resource affected will be a portion of the open skyline.
- c) *Effect on Public Viewers:* Following construction, the Proposed Development will constitute a **Slight** magnitude of change and when combined with the **Medium** sensitivity of the pedestrians and drivers will result in **Slightly Adverse** visual impact significance. Mitigation measures including appropriate architectural finishes and chromatic treatments compatible with adjacent developments and the existing visual context will help integrate the Proposed Development into the visual context.

9.4.4 VSR T3 (VP3): Pedestrians and Drivers at the junction of Kam Pok Road / Castle Peak Road (Annex B.10)

Pedestrians and drivers at the junction of Kam Pok Road/Castle Peak Road are located approximately 200m from the Application Site. The existing panoramic view from this junction is dominated by its existing mature tree-lined along the Kam Pok road.

- a) *Effect on Visual Composition:* The existing visual composition is of the road junction in the foreground and a thick screen of roadside trees to the south and north. Following construction, the Proposed Development would not be visible from this viewpoint due to the existing mature tree screen to the south alongside Kam Pok Road. The Proposed Sewage Pumping Station approved under EIA Report No. EIA-094/2004 will be partially visible on the northern side of the road, with existing trees mostly screening it.
- b) *Effect on Visual Obstruction:* Given that the Proposed Development will not be visible from this viewpoint, no visual obstruction to the existing visual context will occur.
- c) *Effect on Visual Elements and Resources:* The condition and the character of the existing environment would remain unchanged upon completion of the Proposed Development as it will be entirely screened by trees.

- d) *Effect on Public Viewers:* The sensitivity of this VSR group is assessed as **Low**. Following construction, the public viewers will have no direct view of the Proposed Development, the magnitude of change is assessed as **None** due to the existing mature tree screen. The resulting visual impact significance following mitigation is **None**.

9.4.5 VSR REC1 (VP4): Visitors at Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Annex B.11)

Visitors at Ha Chuk Yuen Sitting Out Area at Castle Peak Road are located approximately 230m from the Application Site. The existing panoramic view from this area is dominated by the existing 3-storey residential houses and open sky above.

- a) *Effect on Visual Composition:* Following construction only a small portion of the upper storeys of the Proposed Development will be partially visible above the existing village development and through existing vegetation. This change will be barely perceptible and the existing visual composition will remain essentially unchanged.
- b) *Effect on Visual Obstruction:* The very small portion of the Proposed Development that will be visible above the roofline of the existing village development will obstruct only a small amount of open skyline.
- c) *Effect on Visual Elements and Resources:* The only visual element affected will be a barely perceptible amount of the open skyline above the existing roofline of the existing village development.
- d) *Effect on Public Viewers:* Following construction, the Proposed Development will constitute a **Negligible** magnitude of change and when combined with the **Low** sensitivity of the VSR group, will result in **Negligible** visual impact significance. Façade mitigation measures will promote the visual integration of the small visual portion with the existing vegetation screens and village housing skyline.

9.4.6 VSR REC2 (VP5): Hikers on Yau Tam Mei Hill (Annex B.12)

Hikers on Yau Tam Mei Hill are located approximately 900m to the southeast toward the Application Site. The existing visual components are Lam Tsuen Country Park Hill to the southwest with several existing private residential development with existing mature trees in the middle ground, Yoho Town in the background and an open sky above.

- a) *Effect on Visual Composition:* This viewpoint currently experiences an elevated panoramic view towards Yuen Long to the southeast, with mountain ranges to the south. Following construction, hikers at Yau Tam Mei Hill will have partial views of the Proposed Development. The Proposed Development will be visible as a new medium-rise element in the centre of the view. However, the future public housing development near Mo Fan Heung in Sha Po North (185mPD) and the NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood will also be visible from this VP.
- b) *Effect on Visual Obstruction:* Upon completion of the Proposed Development, a portion of the development area to the southeast will be obstructed. The mountain ridgelines and the skyline behind will not be obstructed.
- c) *Effect on Visual Elements and Resources:* The open green nature of the site will be replaced by the proposed residential towers with peripheral screening by trees. Some of the green areas south of the Proposed Development will be screened by the towers. No other visual resources will be affected. The existing panoramic view of Yuen Long Town will remain largely unchanged.
- d) *Effect on Public Viewers:* Following construction, the public housing development near Mo Fan Heung in Sha Po North and the future NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood will also be seen at this VP. The sensitivity of this VSR group is assessed as **High**. In the context of the elevated, panoramic views from the hill and the distance of view, the magnitude of perceived visual change will be **Slight**. The resulting visual impact significance will be **Moderately Adverse** following mitigation.

9.4.7 VSR REC3 (VP6): Hikers on Lam Tsuen Country Park Hill (Annex B.13)

Hikers on Lam Tsuen Country Park Hill are located approximately 2500m from the Application Site. The existing panoramic view is dominated by several existing residences, existing ponds and Kam Tin River with existing mature trees in the middle ground. Further in the background, Yoho and Tin Shui Wai Towns lie to the west with Shenzhen and Deep Bay beyond. There is an expansive open sky vista above the distant ridgelines.

- a. *Effect on Visual Composition:* The existing visual composition is an elevated panoramic view to the northwest with hills in the foreground, a flat floodplain in the middle ground and Deep Bay beyond. The Proposed Development will be visible as a new element in developed lowlands. It will also be surrounded by other approved private residential developments (the approved Planning Applications: A/YL-MP/247 & 247-1, A/YL-MP/287, Y/YL-NSW/7, A/YL-NSW/241, Y/YL-NSW/3), the approved Light Public Housing development (A/YL-MP/341)), the approved public housing development in Sha Po North, and the future NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood. Due to the distance of view, it will represent only a minor new element within the overall visual composition. The character of the open panoramic view will remain largely unchanged.
- b. *Effect on Visual Obstruction:* The medium-rise towers of the Proposed Development will obstruct views of a small portion of the developed and vegetated lowland behind. However, it will not obstruct existing ridgelines or skylines.
- c. *Effect on Visual Elements and Resources:* The visual elements and resources including Kam Tin River, associated ponds and extensive vegetation with an open sky view will not be affected upon completion of the Proposed Development.
- d. *Effect on Public Viewers:* The sensitivity of this VSR group is assessed as **High**. In the context of the elevated, open, panoramic views from the hill, the magnitude of visual change will be **Slight**. The resulting visual impact significance is assessed as **Moderately Adverse** following mitigation. The proposed architectural and chromatic treatment will help reduce the perceived visual mass of the buildings and the amenity planting within the proposed developments will promote its integration with the adjacent existing and planned residential developments.

9.5 Other VSRs

- 9.5.1 There are two schools within the Fairview Area (e.g. Bethel High School and Wong Chan Sook Ting Memorial School). As they are not accessible by the general public, they are not defined as key public viewpoints under TPB PG No. 41. Generally, the staff and pupils in the schools / institutional VSRs may experience partial views of the proposed development. The sensitivity of these VSRs to visual change is considered to be low due to the nature of activity which is focused within the building and grounds. Following construction, peripheral tree planting around the site will be provided to help screen and soften views of the proposed development and the resulting overall visual impact significance is considered **Slight to Negligible**.

Table 3 - Summary of Visual Impact Assessment

Key Visually Sensitive Receivers (VSRs) and VSR Type	VSR Type	Degree of Visibility of Source(s) of Visual Impact (Full, Partial, Glimpse, Nil)	Approx. Distance Between VSR & Nearest Source(s) of Impact	Magnitude of Change (Substantial, Moderate, Slight, Negligible, None)	Visual Sensitivity of VSRs (Low, Medium, High) / Number of VSRs (Very Few, Few, Many, Very Many)	Resultant Overall Visual Impact (None, Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Note: all visual impacts are adverse unless stated otherwise Mitigation Measures Mitigation measures are subject to Detail Design
VSR T1 (VP1 – Annex B.8) Travelers on Yau Pok Road	Travelers (pedestrians, cyclists and Drivers)	Glimpse	90m	Negligible	Low/ Few	Negligible
VSR T2 (VP2 – Annex B.9) Travelers on Fairview Park Boulevard	Travelers (pedestrians and Drivers)	Partial	410m	Slight	Medium / Very Many	Slightly Adverse - Site Layout - Scale form and massing - Building gap - Façade finishes and chromatic treatments
VSR T3 (VP3 – Annex B.10) Travelers at the Junction of Kam Pok Road / Castle Peak Road	Travelers (pedestrians and Drivers)	None	200m	None	Low / Many	None
VSR REC1 (VP4 – Annex B.11) Visitors at Ha Chuk Yuen Sitting out Area	Recreational	Glimpse	230m	Negligible	Low/ Few	Negligible

APPENDIX B – VISUAL IMPACT ASSESSMENT (REV. 0)

Key Visually Sensitive Receivers (VSRs) and VSR Type	VSR Type	Degree of Visibility of Source(s) of Visual Impact (Full, Partial, Glimpse, Nil)	Approx. Distance Between VSR & Nearest Source(s) of Impact	Magnitude of Change (Substantial, Moderate, Slight, Negligible, None)	Visual Sensitivity of VSRs (Low, Medium, High) / Number of VSRs (Very Few, Few, Many, Very Many)	Resultant Overall Visual Impact (None, Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Note: all visual impacts are adverse unless stated otherwise Mitigation Measures Mitigation measures are subject to Detail Design
VSR REC2 (VP5 – Annex B.12) Hikers on Yau Tam Mei Hill	Recreational	Full	900m	Slight	High/ Many	Moderately Adverse <ul style="list-style-type: none"> - Site Layout - Scale form and massing - Building setback - Façade finishes and chromatic treatments - G/F and Podium Planting
VSR REC3 (VP6 – Annex B.13) Hikers on Lam Tsuen Country Park Hill	Recreational	Full	2500m	Slight	High/ Many	Moderately Adverse <ul style="list-style-type: none"> - Site Layout - Scale form and massing - Building gap - Façade finishes and chromatic treatments

Types of Key Visually Sensitive Receivers (VSRs): T - Transport Related VSRs; GIC – Government, Institutional or Community VSRs; REC- Recreational VSRs
 stitutional or Community VSRs; REC- Recreational VSRs
 Note: All impacts are negative unless otherwise stated.

10. CONCLUSION AND SUMMARY OF IMPACTS

The Application Site is situated between the existing large-scale, visually monotonous low-density suburban residential estates and the future high-density Comprehensive Residential Neighbourhood development node of the NOL. The proximity of the Application Site to the newly completed drainage channel and existing major infrastructure (e.g. Castle Peak Road and San Tin Highway), and a range of public transport services (including the future NOL) makes it well suited to accommodate a medium-density suburban residential development.

The buildings vary in height with a stepped profile from east to west and are arranged in an organic manner to create visual interest. The façade colour scheme will help the Proposed Development to blend in with the surrounding visual context. The residential blocks have been setback to provide a suitable level of separation from the neighbouring sites and VSRs. The provision of a basement carpark will maximise the provision of green open space at ground level.

Two of the six VSRs assessed will experience **Moderately Adverse** residual visual impact following mitigation; one of the VSRs will experience **Slightly Adverse** and two of the VSRs will experience **Negligible** residual visual impacts after mitigation and, one VSR will experience no (**None**) residual visual impacts after mitigation. With extensive greening provided on the site and enhancement of the visual permeability of the development (e.g. block disposition to create adequate building separations and more articulation for the development frontage to minimize the wall effect), the effects of visual change from key public VSRs with direct sightlines to the Proposed Development are generally considered acceptable. In most cases, only the upper storeys of part of the Proposed Development will be visible whilst the lower storeys will be largely screened by existing tree screens and proposed buffer planting.

The Proposed Development will replace the existing abandoned agricultural land with a comprehensively designed residential development which has an integrated green infrastructure. The conversion of a neglected site of low visual quality to a well landscaped residential development may be considered as an overall enhancement to the general character of the assessment area. The current development scheme will be compatible with surrounding residential developments. Whilst its height will be greater than existing low-rise development, this is in line with the future development nodes in the adjacent rural Ngau Tam Mei and Kam Tin North areas where taller developments are permitted and / or are being planned by the government. The high-rise development allows for the provision of a greater amount of open and green space at ground level which provides opportunity for planting screens as mitigation.

A summary of the ratings of all assessed VSRs finds that based on the criteria of TPB PG-No. 41, the overall visual impact of the Proposed Development is considered to be **Slightly Adverse**, that is, the Proposed Development will, with or without mitigation measures, in overall terms have some negative visual effects to most of the identified key public viewing points. In comparison to the existing site conditions, it is considered that the Proposed Development will make a generally positive contribution to the evolving suburban visual character of the area which is close to the future high-density Comprehensive Residential Neighbourhood development node around the NOL Ngau Tam Mei Station.