

S16 PLANNING APPLICATION
APPROVED FANLING/SHEUNG SHUI OZP NO. S/FSS/28

Proposed Minor Relaxation of Maximum Total Plot Ratio and
Building Height Restriction for Planned Public Housing
Development at Po Shek Wu Road

Visual Appraisal

July 2024

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1. Introduction

1.1 This Visual Appraisal (VA) is prepared by the Hong Kong Housing Authority (HA) as the project proponent in support of a Section 16 Planning Application for minor relaxation of maximum total plot ratio (PR) and building height restriction (BHR) for the public housing development at Po Shek Wu Road (the Application Site) (Figure 1 in the Supporting Planning Statement). The site context and development proposal are presented in Sections 2 and 3 of the Supporting Planning Statement.

2. Viewpoints

2.1 A total of six viewpoints (VPs) from different directions and distances, which were used in the approved Visual Appraisal during the previous OZP amendments, are adopted (**Plan 1** refers). These VPs represent the view of pedestrian nodes which are accessible by the public and/or from key public open spaces:

- VP1: Sheung Shui MTR Station (**Plan 2** refers)
- VP2: North District Sports Ground (**Plan 3** refers)
- VP3: Sheung Shui Tung Hing Road Sitting-out Area (**Plan 4** refers)
- VP4: Footbridge at Choi Yuen Road (**Plan 5** refers)
- VP5: Footbridge linking Tai Tau Leng and Hak Ka Wai (**Plan 6** refers)
- VP6: Wu Tip Shan (**Plan 7** refers)

3. Visual Appraisal

3.1 The objective of this appraisal is to evaluate the visual impact of the proposed minor relaxation of maximum total PR from 7.0 to 7.5 and BHR from 130mPD to 149mPD for the proposed public housing development at Po Shek Wu Road. Six photomontages (**Plans 2 to 7**) are prepared to illustrate the visual changes between the Proposed Scheme and Current Scheme at the above VPs.

3.2 To demonstrate the comprehensive picture upon development, the planned public housing developments at Sheung Shui Areas 4 and 30 Site 1 and Site 2 which are not under the present application and subject to detailed design, are also shown on the photomontages, when visible.

VP1: Sheung Shui MTR Station (**Plan 2** refers)

3.3 This VP is located at about 200m to the southeast of the Application Site at the

footbridge connecting from Choi Yuen Estate to Sheung Shui MTR station, representing the visual impact of the proposed developments to the southeast of the Application Site. The visual content consists of the ancillary facilities block at Po Shek Wu Estate and the high-rise residential development at Po Shek Wu Estate in the front and other residential buildings in surrounding neighbourhood.

- 3.4 High-rise residential development at Po Shek Wu Estate, dominated the view at this VP. The proposed development will be partially blocked by the footbridge and the ancillary facilities block at Po Shek Wu Estate in the foreground. As illustrated in the photomontages, the view will be generally dominated by the Po Shek Wu Estate in the foreground whereas the proposed development situated at its east will be of similar scale and height. Visual changes between the Proposed Scheme and the Current Scheme are minor with similar impact on the visual composition and resources. The visual impact from the minor relaxation is slight from this VP.

VP2: North District Sports Ground (Plan 3 refers)

- 3.5 This VP is located at about 400m to the northeast of the Application Site at North District Sports Ground, one of the largest sport centres in the neighbourhoods, representing the visual impact of the proposed development to the northeast of the Application Site. The view is taken at the edge of the Sports Ground near the parking lot, which consists of parking facilities and vegetation. The visual context is characterized by low-rise buildings with two high-rise buildings in the background.
- 3.6 The proposed development will be partially blocked by residential buildings in the foreground. The Proposed Scheme, with minor relaxation of PR and BHR, will not cause adverse visual impact to the users of the sports ground as compared with the Current Scheme. The photomontage shows that the visual changes from the minor relaxation of PR and BHR are slight.

VP3: Sheung Shui Tung Hing Road Sitting-out Area (Plan 4 refers)

- 3.7 This VP is located at about 450m to the northwest of the Application Site at the parking lot of Sheung Shui Wai Loi Tsuen, representing the visual impact of the proposed development to the northwest of the Application Site. The visual context of this view consists of some low-rise village housings at Po Sheung Tsuen and also vegetation in the sitting out area.
- 3.8 The view is partially dominated by vegetation and the village houses. As illustrated in the photomontages, the proposed development will be entirely screened off by the

village houses and vegetation. The Proposed Scheme, with minor relaxation of PR and BHR, will have negligible changes to the visual openness.

VP4: Footbridge at Choi Yuen Road (Plan 5 refers)

- 3.9 This VP is located at about 450m to the west of the Application Site at the footbridge across Shek Sheung River connecting to Choi Yuen Road, representing the visual impact of the proposed development to the west of the Application Site. The visual context consists of two medium-rise industrial buildings on the left and some residential buildings (i.e. Choi Yuen Estate) on the right with vegetation and Shek Sheung River in the foreground.
- 3.10 The existing industrial building on the left and the planned high-rise residential development at Sheung Shui Areas 4 and 30 Site 1 dominated the view at this VP. The proposed development will be mostly blocked by the industrial building in the foreground. As illustrated in the photomontages, the view will be generally dominated by the industrial building and the planned public housing development at Sheung Shui Areas 4 and 30 Site 1 in the foreground whereas the proposed development will be mostly screened off. Visual changes between the Proposed Scheme and the Current Scheme are minor with similar impact on the visual composition and resources. The visual impact from the minor relaxation is slight from this VP.

VP5: Footbridge linking Tai Tau Leng and Hak Ka Wai (Plan 6 refers)

- 3.11 This VP is located at about 600m to the southwest of the Application Site at the footbridge linking Tai Tau Leng and Hak Ka Wai, representing the visual impact of the proposed development to southwest of the Application Sites. The view context consists of some vegetation along the Fanling Highway and few residential buildings on the right. This VP captures an open view towards the proposed development.
- 3.12 Although the proposed development would slightly reduce the visual openness and creating moderate visual impact, the photomontage demonstrated that the proposed development will blend in well with the nearby existing and planned high-rise residential developments and could be considered as an extension of the high-rise building clusters around Sheung Shui Town Centre. The Proposed Scheme, with minor relaxation of PR and BHR, will not result in significant visual impact.

VP6: Wu Tip Shan (Plan 7 refers)

- 3.13 This VP is located at about 2.3km to the southeast of the Application Site at the Wu Tip Shan Path, representing the visual impact of the proposed development to the southeast

of the Application Site. The path is one of the popular hiking trail and is easily accessible to the public. The photomontage shows that the proposed developments will be largely screened off by the surrounding residential buildings. The building height and massing of the proposed development are compatible with the surrounding buildings, and blend with the existing view, thus the proposed development will not create significant difference to the visual character. The Proposed Scheme, with minor relaxation of PR and BHR, does not result in significant visual obstruction and will have negligible changes to the visual openness.

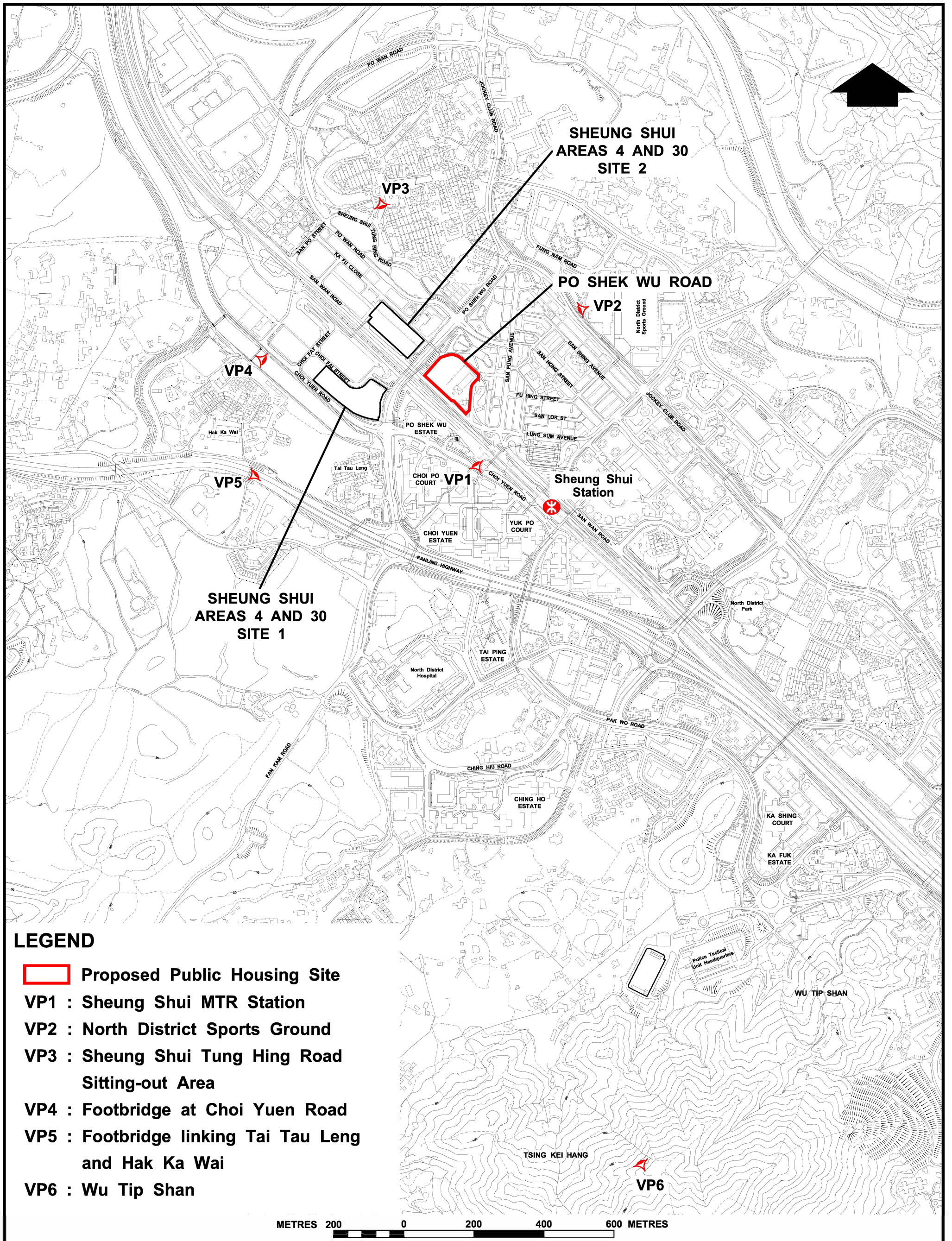
4. Mitigation Measures

4.1 The above appraisal demonstrated that the visual impact of the proposed minor relaxation of the maximum total PR from 7.0 to 7.5 and BHR from 130mPD to 149mPD is insignificant. Nevertheless, efforts have been made to mitigate the impact to a more acceptable level. Measures to reduce the building bulk will further be explored as far as practicable at the detailed design stage. The design measures to improve the schemes are summarized as below:

- The building blocks will be positioned to facilitate the 15m building separation requirement for ventilation and visual considerations.
- The colour scheme of the domestic blocks should be in harmony with the neighbouring estates with similar colour to be adopted to create a residential complex with coherent appearance. Light beige or white colour will be adopted as the main background colour of the building blocks, with highlighted colour at strategic location such as the lift core or rooftop plant rooms. Carefully planned colour pattern would be introduced on the main elevations or end wall in order to break down the scale of the building blocks and add visual interest to the development.
- Permeable podium structure will be provided with maximised naturally ventilated spaces, empty bays and visual corridors at G/F and upper podium floors to help break down the continuity and bulkiness of the podium visual scale and hence to improve the permeability for better visual and ventilation performance of the proposed development.
- Minimum 20% green coverage with half of the at-grade planting will be provided through providing landscape elements at various levels. Vertical greening at fence wall and external planters at the facades of the domestic blocks will be introduced to enhance the aesthetic value of the proposed development.

5. Conclusion

- 5.1 This VA is prepared in support of a Section 16 Planning Application for minor relaxation of maximum total PR from 7.0 to 7.5 and BHR from 130mPD to 149mPD for the public housing development at Po Shek Wu Road. The six VPs chosen for this VA are consistent with those in the previously approved VA during the plan amendment process. Comparing the Current Scheme and Proposed Scheme, the visual impact of the proposed revision in building mass and height is considered slight.



LEGEND

- Proposed Public Housing Site
- VP1 : Sheung Shui MTR Station
- VP2 : North District Sports Ground
- VP3 : Sheung Shui Tung Hing Road
Sitting-out Area
- VP4 : Footbridge at Choi Yuen Road
- VP5 : Footbridge linking Tai Tau Leng
and Hak Ka Wai
- VP6 : Wu Tip Shan

**VIEWPOINTS LOCATION PLAN
FOR PO SHEK WU ROAD**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 1

**DATE :
29.7.2024**

Existing View







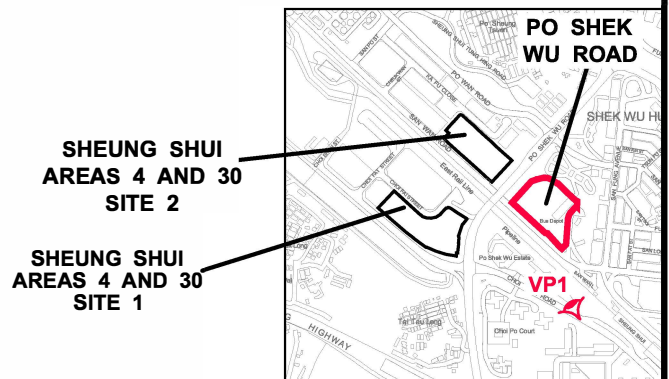
Proposed Scheme

PO SHEK WU ROAD



LEGEND:

-  Proposed Scheme (Max. 149mPD)
-  Current Scheme (Max. 130mPD)
-  Planned Public Housing Site at Sheung Shui Areas 4 and 30 Sites 1 and 2
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 1
(VIEW FROM SHEUNG SHUI MTR STATION)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
29.7.2024**





Existing View

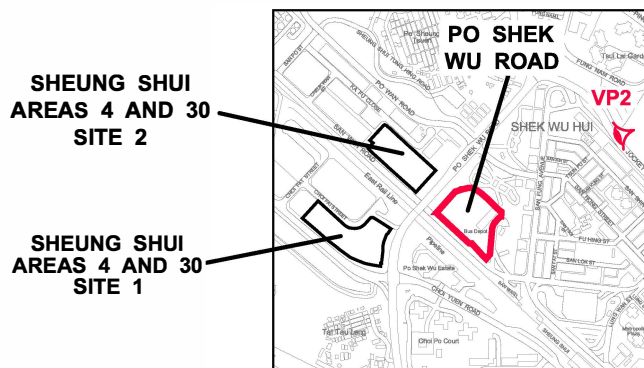


Proposed Scheme



LEGEND:

-  Proposed Scheme (Max. 149mPD)
-  Current Scheme (Max. 130mPD)
-  Planned Public Housing Site at Sheung Shui Areas 4 and 30 Sites 1 and 2
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 2
(VIEW FROM NORTH DISTRICT
SPORTS GROUND)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

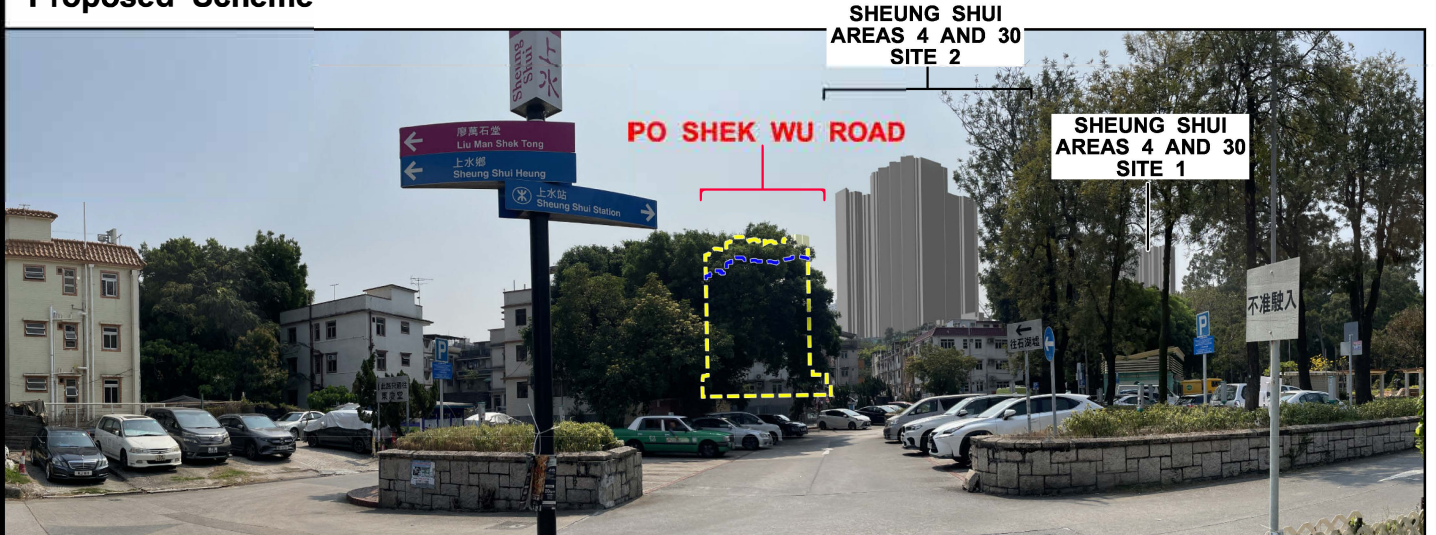
PLAN 3

**DATE :
29.7.2024**





Existing View



Proposed Scheme

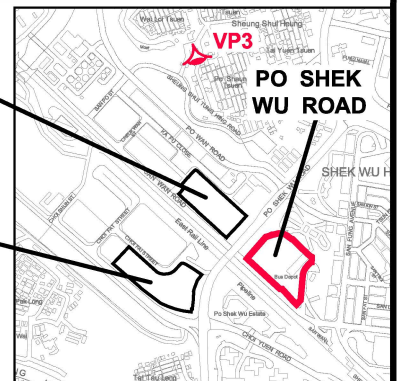


LEGEND:

-  Proposed Scheme (Max. 149mPD)
-  Current Scheme (Max. 130mPD)
-  Planned Public Housing Site at Sheung Shui Areas 4 and 30 Sites 1 and 2
-  Application Site

SHEUNG SHUI AREAS 4 AND 30 SITE 2

SHEUNG SHUI AREAS 4 AND 30 SITE 1



**PHOTOMONTAGE AT VIEWPOINT 3
(VIEW FROM SHEUNG SHUI TUNG HING ROAD
SITTING-OUT AREA)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

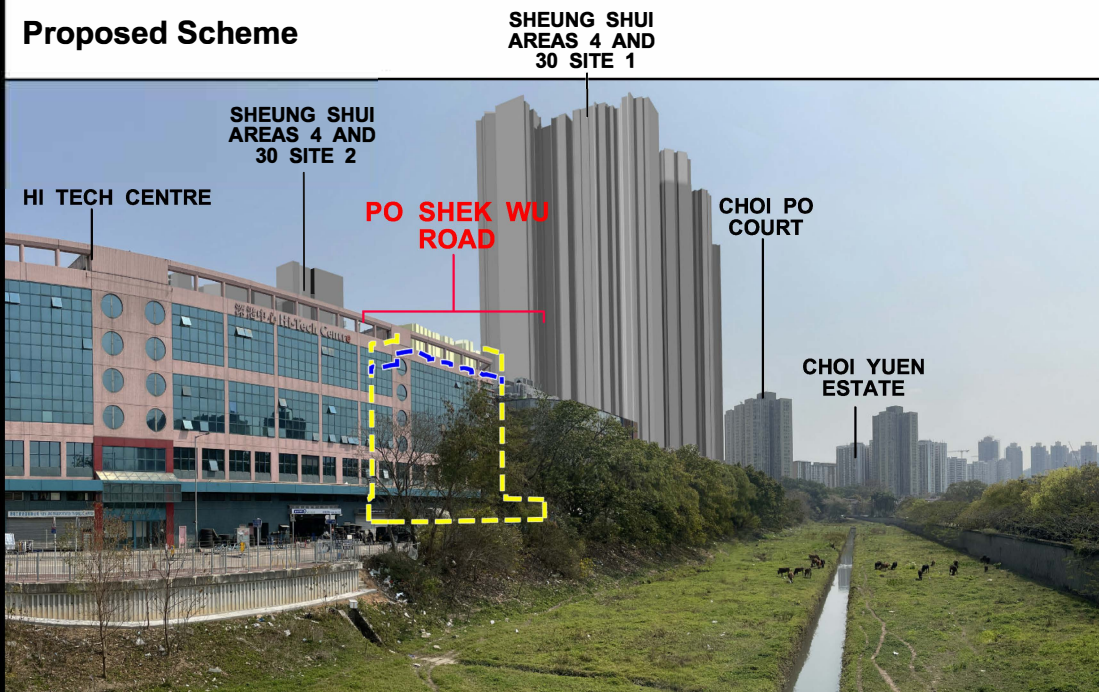
PLAN 4

**DATE :
29.7.2024**





Existing View

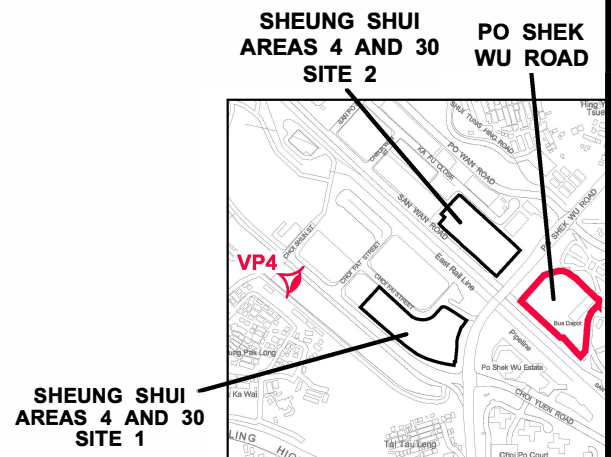


Proposed Scheme



LEGEND:

-  Proposed Scheme (Max. 149mPD)
-  Current Scheme (Max. 130mPD)
-  Planned Public Housing Site at Sheung Shui Areas 4 and 30 Sites 1 and 2
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 4
(VIEW FROM FOOTBRIDGE AT
CHOI YUEN ROAD)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 5

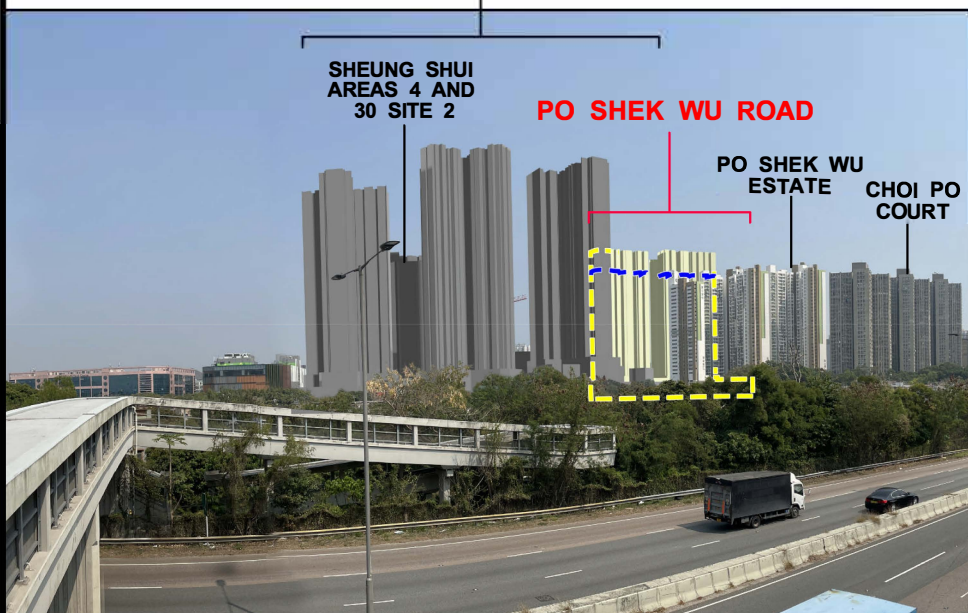
**DATE :
29.7.2024**

Existing View







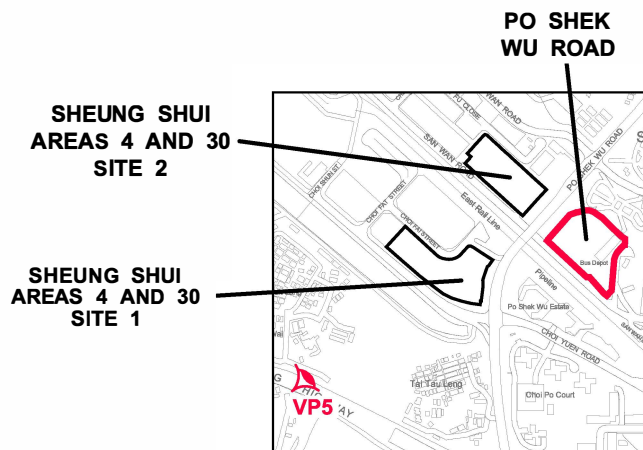
Proposed Scheme

SHEUNG SHUI AREAS 4 AND 30 SITE 1



LEGEND:

-  **Proposed Scheme (Max. 149mPD)**
-  **Current Scheme (Max. 130mPD)**
-  **Planned Public Housing Site at Sheung Shui Areas 4 and 30 Sites 1 and 2**
-  **Application Site**



**PHOTOMONTAGE AT VIEWPOINT 5
(VIEW FROM FOOTBRIDGE LINKING
TAI TAU LENG AND HAK KA WAI)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 6

**DATE :
29.7.2024**





Existing View

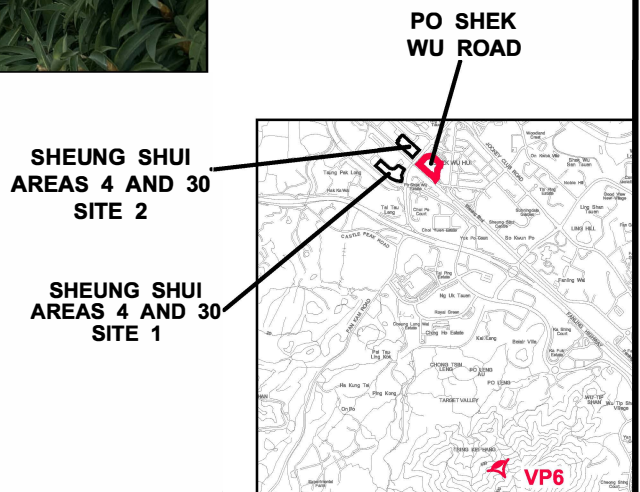


Proposed Scheme



LEGEND:

-  Proposed Scheme (Max. 149mPD)
-  Current Scheme (Max. 130mPD)
-  Planned Public Housing Site at Sheung Shui Areas 4 and 30 Sites 1 and 2
-  Application Site



**PHOTOMONTAGE AT VIEWPOINT 6
(VIEW FROM WU TIP SHAN)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 7

**DATE :
29.7.2024**