

Appendix 3 – Visual Appraisal

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Hong Kong Housing Authority

Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development at Tung Chung Area 114 and Area 117, Lantau Island

Visual Appraisal

Aug 2024

TABLE OF CONTENTS

	<u>Page</u>
1 INTRODUCTION	3
1.1 Background.....	3
2 SUMMARY OF PROPOSED DEVELOPMENT	3
2.1 Proposed Scheme for Building Height Relaxation	3
3 VIEW POINT	4
3.1 Photomontage.....	4
3.2 View Point VP1 – Shun Long Road, Near Waterfront.....	4
4 APPRAISAL OF THE PROPOSED SCHEME	5
4.1 Visual Appraisal of VP1	5
4.2 Cumulative Impact	5
4.3 Summary of Visual Appraisal	5
5 MITIGATION MEASURES	6
5.1 Mitigation measures for Application Site Area 114 and Area 117	6

LIST OF FIGURES

Figure 1	Location of Viewpoint
Figure 2	Proposed Housing Development at Area 114 and Area 117
Figure 3	Photomontage of VP1 – Shun Long Road, Near Waterfront

APPENDIX

APP 1	Master Layout Plan with Building Height Restriction from OZP
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1 INTRODUCTION

1.1 Background

1.1.1 AECOM Asia Co. Ltd. has been commissioned by Hong Kong Housing Authority (HKHA) to undertake Section 16 Application for relaxation of the development parameter including building height restriction at Public Housing Development at Tung Chung Area 114 and Area 117.

1.1.2 This visual appraisal is prepared as supporting document for the proposed minor relaxation of building height restriction for adoption of Modular Integrated Construction (MiC) in line with Joint Practice Note No. 8 – Enhanced Facilitation Measures for Buildings Adopting MiC (JPN No. 8).

2 SUMMARY OF PROPOSED DEVELOPMENT

2.1 Proposed Scheme for Building Height Relaxation

2.1.1 The Subject Sites, with site areas of about 1.59 ha for Site A (Area 114) and 1.68 ha for Site B (Area 117), are located to the northeast of Tung Chung Ying Tung Estate, and the northwest of Tai Ho Wan. The Subject Site is bounded by North Lantau Highway to the south, Hong Kong Boundary Crossing Facilities to the north, Hong Kong International Airport to the northwest and Tai Ho Wan to the southeast.

2.1.2 The Subject Sites are located within “Residential (Group A)1” Zone, upon future development of the site into proposed Public Housing Development. The Proposed Development at the subject Site A and Site B consist of 4 residential blocks each, with about 2,577 and 2,710 flat units respectively. Under the Proposed Scheme, the details of the development are tabulated as follows and shown in **Figure 2**:-

	Site A (Area 114)	Site B (Area 117)
Maximum Plot Ratio	Overall: 6.9 Domestic: 6.5 Non-domestic: 0.4	Overall: 6.9 Domestic: 6.5 Non-domestic: 0.4
Total GFA	Not more than 109,848 m ²	Not more than 115,920 m ²
Total Domestic GFA	Not more than 103,480 m ²	Not more than 109,200 m ²
Total non-domestic GFA	Not more than 6,368 m ²	Not more than 6,720 m ²
Approved Building Height in OZP (Base Scheme)	+105 mPD	
Proposed Building height (Proposed Scheme)	+108.39 mPD	

3 VIEW POINT

3.1 Photomontage

3.1.1 Photomontage from the agreed view point is generated to illustrate the visual impacts brought by the Base Scheme and Proposed Scheme. Location of viewpoint can be referred to **Figure 1** and corresponding photomontages are illustrated in **Figure 3**.

3.2 View Point VP1 – Shun Long Road, Near Waterfront

3.2.1 VP1 is located at an approximate 1000–1100m distance to the North of the Proposed Development. The VP is standing at the promenade of the reclamation island of Hong Kong Boundary Crossing Facility (HKBCF). The general view of this VP consists of planned development of Tung Chung New Town Extension in the foreground and the Por Kai Shan as visual backdrop. The key public viewers of this VP are mainly the travelers along Shun Long Road and Chek Lap Kok Road, and recreational users at the promenade. In view of the viewing distance of these viewers are relatively long and they are usually dominated by the planned building clusters of Tung Chung New Town Extension, the corresponding visual sensitivity of the public viewers from this VP is graded as low. Location and photomontages of VP1 can be referred to **Figure 1** and **Figure 3** respectively.

4 APPRAISAL OF THE PROPOSED SCHEME

4.1 Visual Appraisal of VP1

4.1.1 The visual appraisal compares the visual changes of the Base Scheme (OZP-compliant scheme) and the Proposed Scheme at the Application Sites. As demonstrated in the photomontage in **Figure 3**, the Proposed Scheme creates no visual change as viewed from this view point. The visual composition remained unchanged with no additional visual obstruction to the visual resource in this view point. The building disposition and variation in building heights resemble those presented in the Base Scheme.

4.2 Cumulative Impact

4.2.1 The appraisal would take into account of planned development in the vicinity such as Tung Chung New Town Extension under approved EIA report (AEIAR-196/2016). In view of the building heights are minor relaxed with its building mass remain unchanged, the proposed changes in the Application Sites Area 114 and Area 117, in terms of scale and height which would be perceived in a holistic manner with the building clusters of the planned Tung Chung New Town Extension.

4.3 Summary of Visual Appraisal

4.3.1 The proposed minor relaxation of building height restriction for public housing development at Application Sites Area 114 and Area 117 from +105 to +108.39 mPD is anticipated to create negligible visual change as compared to the Base Scheme. The overall building height profile and building bulk are compatible to the building clusters of the planned Tung Chung New Twon Extension and remain visually unchanged as the Base Scheme. As such, insignificant implication on visual impact is anticipated.

5 MITIGATION MEASURES

5.1 Mitigation measures for Application Site Area 114 and Area 117

5.1.1 The change in overall visual impact is considered negligible as demonstrate in the assessment above and photomontage provided in **Figure 3**. The following mitigations will be tallied with the approved EIA report (AEIAR-196/2016) and adopted to enhance the landscape and visual amenity and minimize any potential adverse visual impact of this Proposed Development.

5.1.2 Detailed Design (Visual) (MM1)

The footprint of development components and the works area should also be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines. The form, textures, finishes and colours of the proposed buildings and boundary treatment should aim to be compatible with the existing and planned surroundings.

To improve visual amenity, designs should be aesthetically pleasing and treatment of structures also improve visual amenity, for instance, natural building materials such as stone and timber should be considered for architectural features, and light earthy tone colours such as shades of grey, shades of brown and off-white should also be considered to reduce the visibility of the development components.

5.1.3 Vertical Greening (MM2)

Planting of climbers to grow up vertical surfaces are proposed at podium level such as along perimeter fencing/walling and building walls are recommended to break up uniform surfaces and provide visual amenity.

5.1.4 Podium Greening (MM3)

5.1.5 Podium greening should be established on proposed structures such as podium garden and where appropriate to reduce exposure to untreated concrete surfaces and particularly mitigate visual impact to users at higher elevations.

5.1.6 Screen Planting (MM4)

Buffer planting should be planted to screen proposed structures such as roads and buildings. This measure may additionally form part of the compensatory planting and will improve compatibility with the surrounding landscape.

5.1.7 The proposed minor building height relaxation under this Section 16 application would have negligible visual change to the overall building clusters. There will not be any discernible effect to the public viewers and the visual change to key public viewpoint is negligible. As such, insignificant implication on visual impact is anticipated.

ISO A1 594mm x 841mm
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 Checked:
 Designer:
 Project Management Initials:
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LEGENDS:

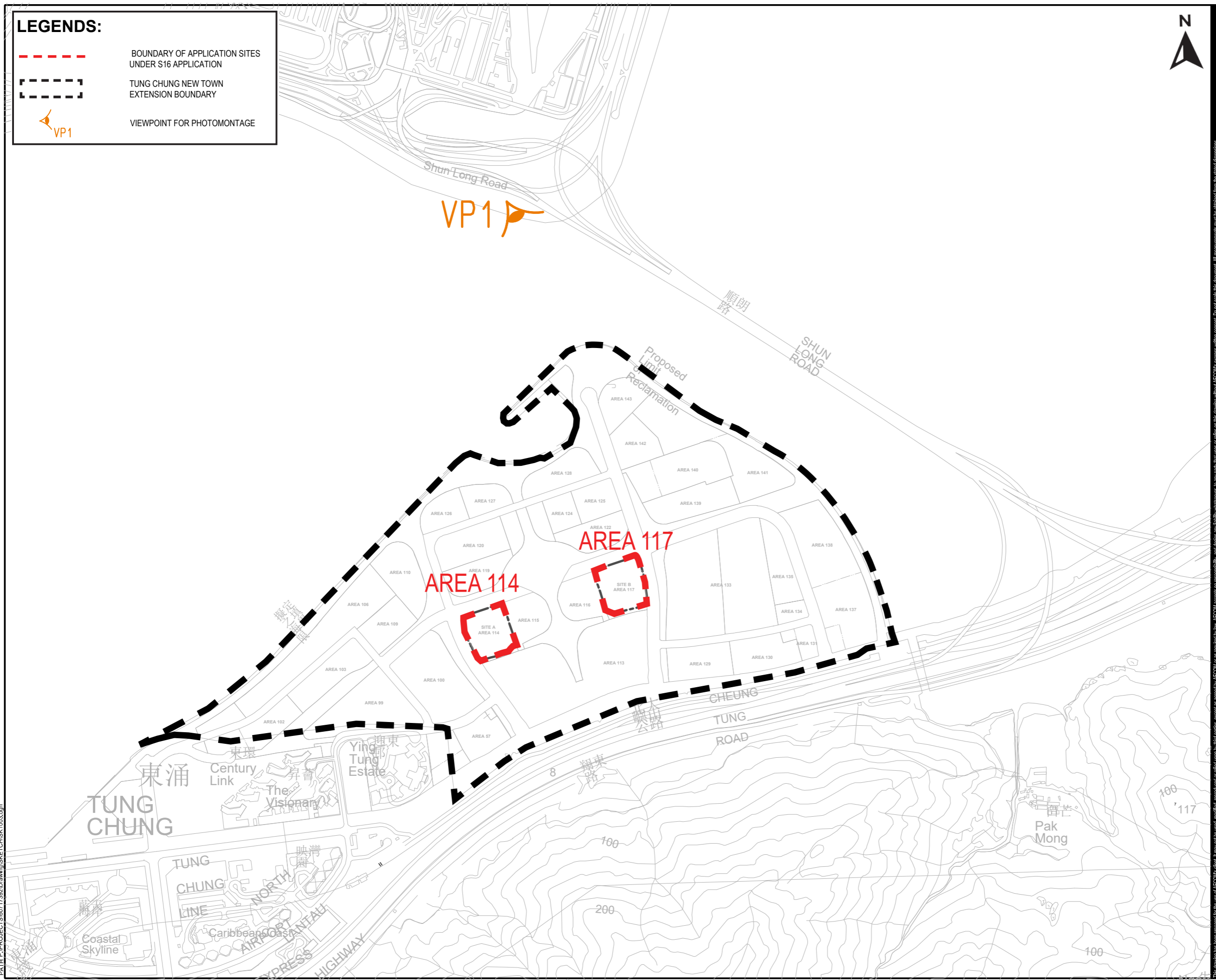
- BOUNDARY OF APPLICATION SITES UNDER S16 APPLICATION
- TUNG CHUNG NEW TOWN EXTENSION BOUNDARY
- VP1 VIEWPOINT FOR PHOTOMONTAGE



AECOM

PROJECT
 項目
PROPOSED PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 114 AND AREA 117

CLIENT
 業主
 **HOUSING DEPARTMENT**



ISSUE/REVISION
 修訂

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容描述	核對

STATUS
 階段

SCALE
 比例
 A3 1:1000

DIMENSION UNIT
 尺寸單位
 METRES

KEY PLAN
 索引圖

PROJECT NO.
 項目編號
 60717243

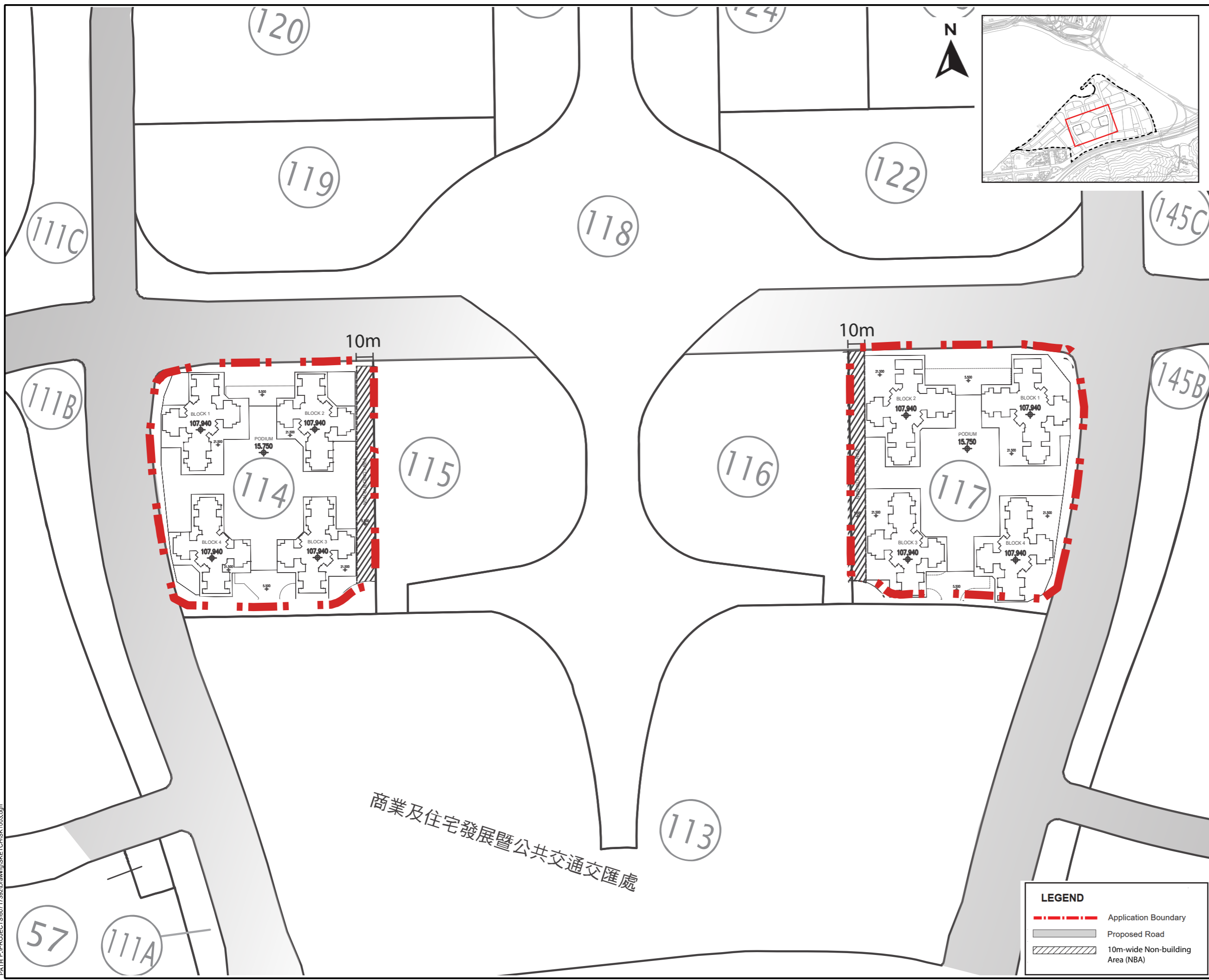
AGREEMENT NO.
 協議編號

SHEET TITLE
 圖紙名稱
LOCATION OF VIEWPOINT

SHEET NUMBER
 圖紙編號
 IS25-/S16/VIA/FIGURE 1

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商業及住宅發展暨公共交通交匯處

LEGEND

- Application Boundary
- Proposed Road
- 10m-wide Non-building Area (NBA)

AECOM

PROJECT
 項目
 PROPOSED PUBLIC HOUSING
 DEVELOPMENT AT TUNG
 CHUNG AREA 114 AND AREA 117

CLIENT
 業主
 HOUSING DEPARTMENT

ISSUE/REVISION
 修訂

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容說明	核對

STATUS
 階段

SCALE **DIMENSION UNIT**
 比例 尺寸單位

A3 1:200 METRES

KEY PLAN
 索引圖

PROJECT NO. **AGREEMENT NO.**
 項目編號 協議編號

60717243

SHEET TITLE
 圖紙名稱

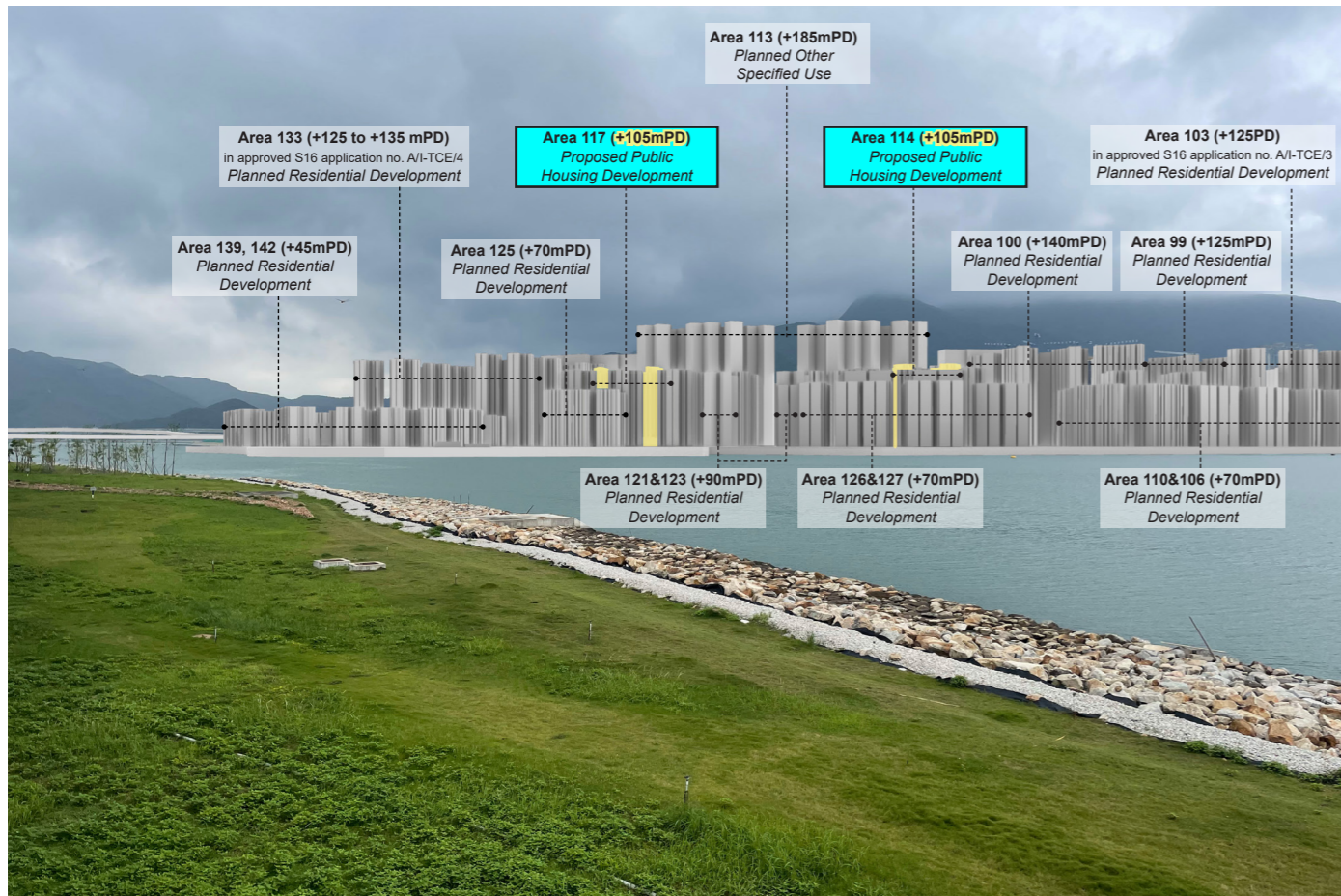
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 DEVELOPMENT AT AREA 114
 AND AREA 117**

SHEET NUMBER
 圖紙編號

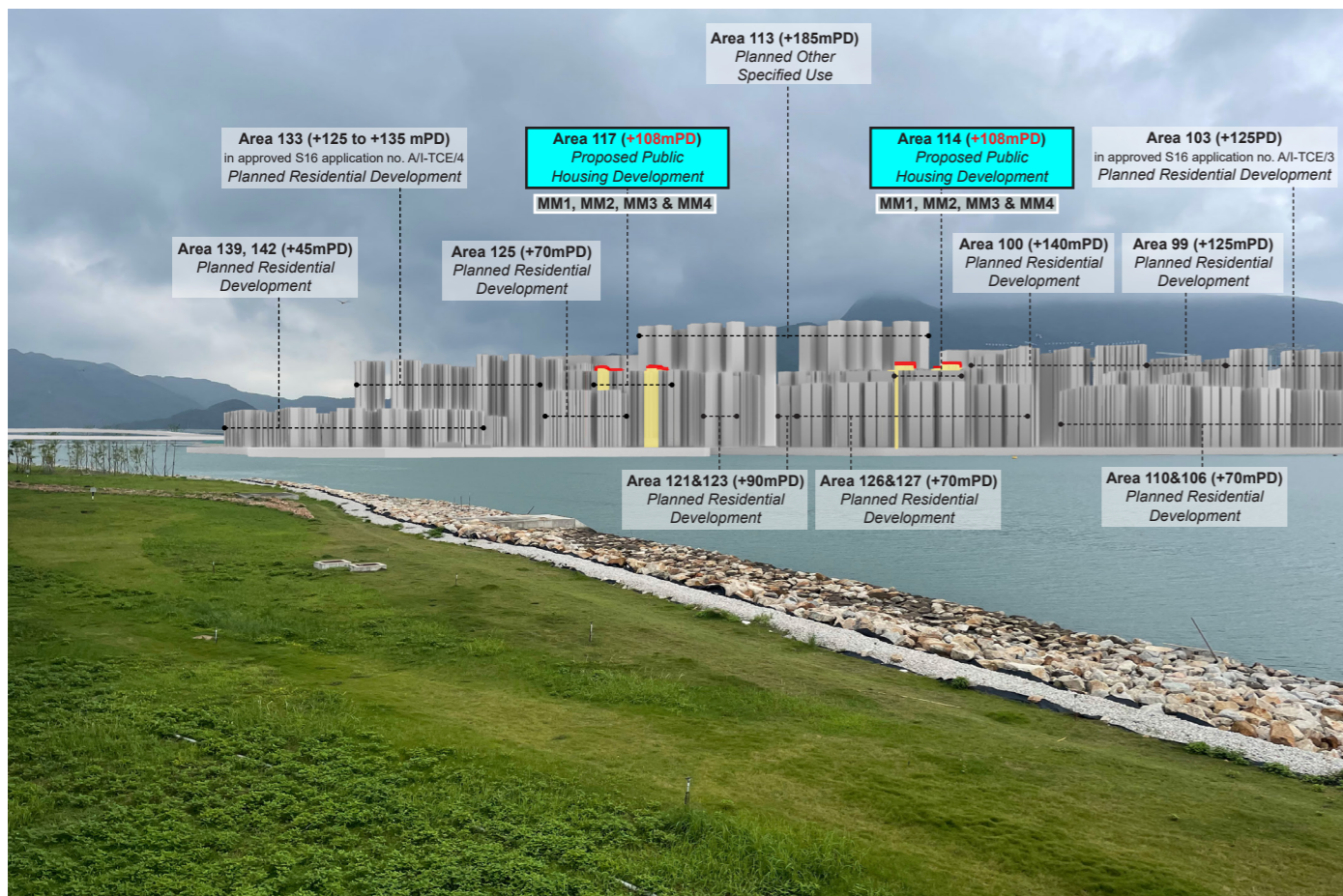
IS25-/S16/VIA/FIGURE 2

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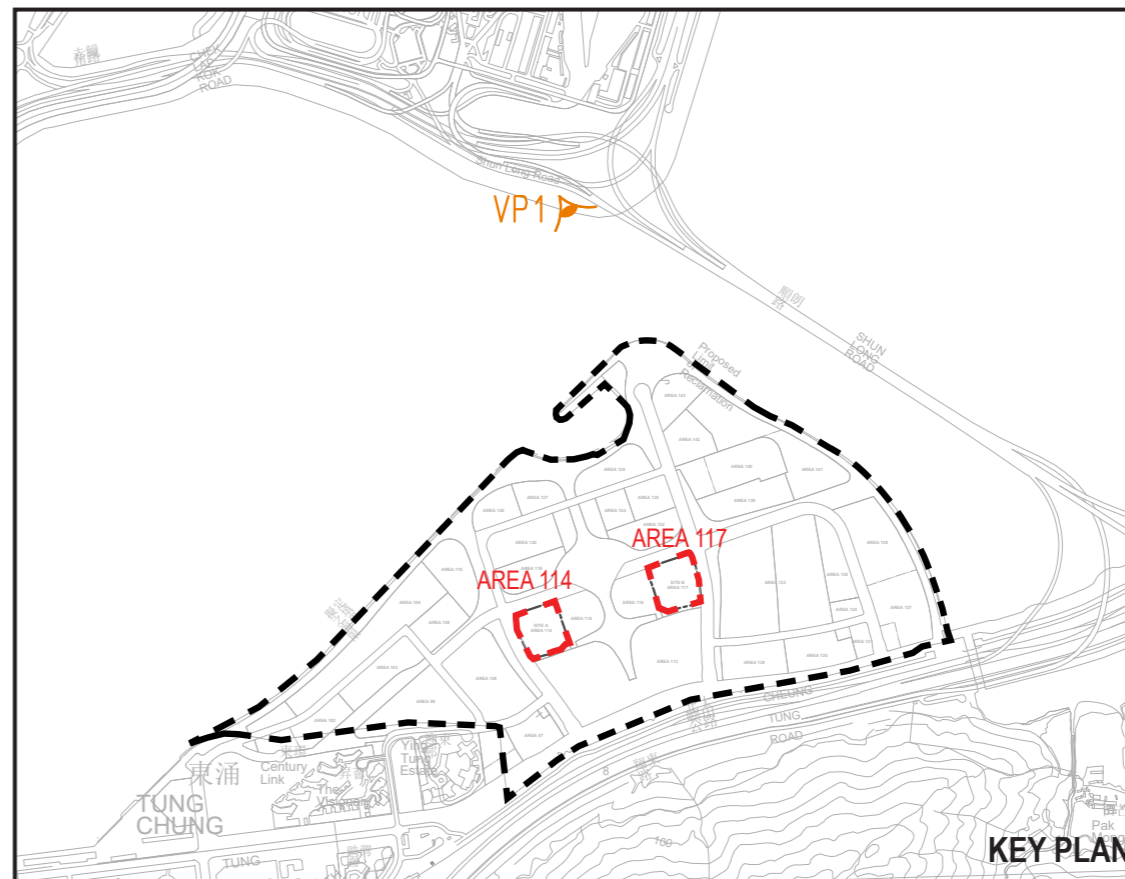
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VP1 - Photomontage under Building Height Restriction before Proposed Changes



VP1 - Photomontage under Proposed Scheme



LEGEND:

- BUILDING HEIGHT RESTRICTION IN THE CURRENT OUTLINE ZONING PLAN
- PROPOSED BUILDING HEIGHT RELAXATION UNDER S16 APPLICATION
- PROPOSED PUBLIC HOUSING DEVELOPMENT AREA 114 AND AREA 117 UNDER S16 APPLICATION

MITIGATION MEASURES APPLIED IN THE APPLICATION SITES

- MM1** - DETAIL DESIGN (VISUAL)
- MM2** - VERTICAL GREENING
- MM3** - PODIUM GREENING
- MM4** - SCREEN PLANTING

ISSUE/REVISION
 修訂

I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容摘要	檢核

STATUS
 階段

SCALE	DIMENSION UNIT
比例	尺寸單位
	METRES

KEY PLAN
 索引圖

PROJECT NO.	AGREEMENT NO.
項目編號	協議編號
60717243	

SHEET TITLE
 圖紙名稱
PHOTOMONTAGE OF VP1 - SHUN LONG ROAD, NEAR WATERFRONT

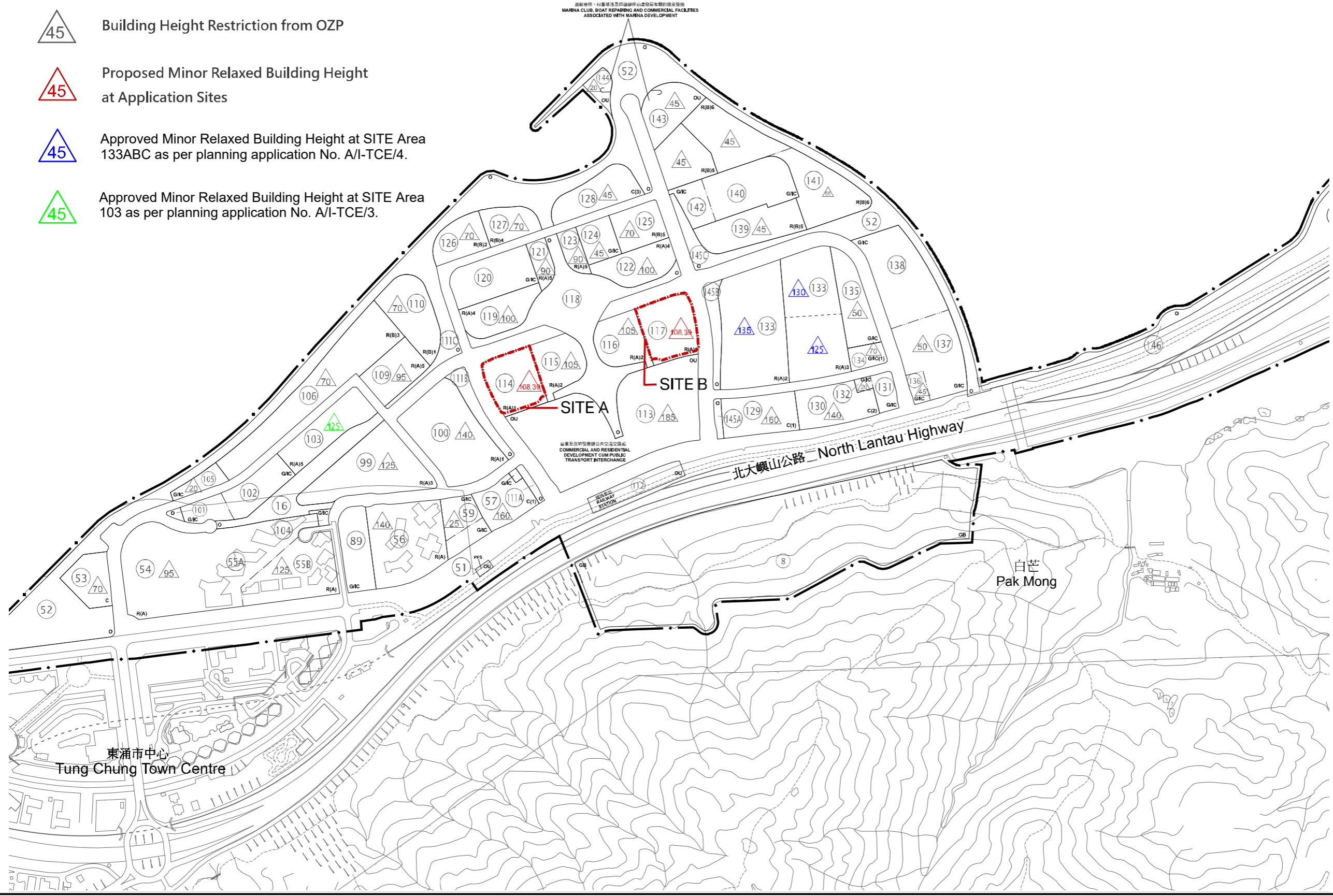
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 圖紙編號
 IS25-/S16/VIA/FIGURE 3

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Legend

-  Planning Scheme Boundary of S/I-TCE/2
-  Application Sites
-  Planning Area Number
-  Building Height Restriction from OZP
-  Proposed Minor Relaxed Building Height at Application Sites
-  Approved Minor Relaxed Building Height at SITE Area 133ABC as per planning application No. A/I-TCE/4.
-  Approved Minor Relaxed Building Height at SITE Area 103 as per planning application No. A/I-TCE/3.



PROJECT
 項目
PROPOSED PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 114 AND AREA 117

CLIENT
 業主
 HOUSING DEPARTMENT

ISSUE/REVISION			
I/R	DATE	DESCRIPTION	CHK.
修訂	日期	內容描述	核對

STATUS	

SCALE	DIMENSION UNIT
比例	尺寸單位
	METRES

KEY PLAN	
索引圖	

PROJECT NO. **AGREEMENT NO.**
 項目編號 協議編號
 60717243

SHEET TITLE
 圖紙名稱
MASTER LAYOUT PLAN WITH BUILDING HEIGHT RESTRICTION FROM OZP

SHEET NUMBER
 圖紙編號
 IS25-/S16/VIA/APP1

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