

Proposed Minor Relaxation of the Non-Building Area and
Building Height Restriction for the Proposed
Pak Tin Estate Redevelopment Phase 12,
Shek Kip Mei

Visual Appraisal

March 2024

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1. Introduction

- 1.1 This Visual Appraisal (VA) is prepared in support to the section 16 planning application for minor relaxation of the non-building area (NBA) and building height (BH) restriction for the proposed Pak Tin Estate Redevelopment Phase 12 (the Site), as illustrated in **Plan 1**.
- 1.2 This VA is prepared with reference to the principles laid down in the Town Planning Board Guidelines No. 41 – Guideline on submissions of the Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG – No. 41). The objective of this VA is to evaluate the visual impact of the proposed minor relaxation, in particular the increase in BH of the Proposed Development from 120mPD to 160mPD (i.e. adding 15 domestic floor storeys). The relevant appraisal in relation to visual composition, visual obstruction and permeability, effect on public viewers and effect on visual resources **are focused on the changes between the OZP-compliant scheme and the proposed scheme (Plans 4a and 4b refer)**.

2. Visual Context and Visual Elements

- 2.1 The entire Pak Tin Estate, with a gross site area of about 14.33 ha, is surrounded by Nam Cheong Street to its east and north, Pak Tin Street and Wai Lun Street to its south and Shek Kip Mei Fresh Water Service Reservoir to its west. The Site has a net site area of approx. 1.14 ha (**Plan 1**).
- 2.2 Pak Tin Estate is divided into lower (at level ranging from approx. 18 to 22mPD) and upper Pak Tin (at level of approx. 32mPD) by Pak Wan Street. The Site is located in upper Pak Tin, the northernmost portion of Pak Tin Estate, abutting Nam Cheong Street. It was occupied by Block 13 of Pak Tin Estate, a vacant school premises of Ex-Pak Tin Catholic Primary School and a strip of man-made cut slope.
- 2.3 Key visual elements surrounding the Site are summarised as below, and their height profiles are illustrated in **Plan 2**:
- To the north across Nam Cheong Street is a large “Government, Institution or Community” (“G/IC”) zone occupied by four primary/ secondary schools, namely the Mental Health Association of Hong Kong Cornwall School, the Society of Boys' Centres Chak Yan Centre School, Tung Wah Group Hospitals Chang Ming Thien College and C.M.A. Secondary School. Other GIC facilities include Hong Kong Baptist Mr. & Mrs. Au Shue Hung Rehabilitation and Healthcare Home, the

Public Health Laboratory Centre, the Shek Kip Mei Fire Station, the SKH Li Ka Shing Care and Attention Home for the Elderly and the New Life Psychiatric Rehabilitation Association with BH ranging from about 71.1mPD to 132.1mPD.

- To the northeast and southeast across Nam Cheong Street is the “Open Space” (“O”) of Shek Kip Mei Park, which provides a range of facilities for both active and passive recreational activities. Facilities including the Shek Kip Mei Park Sports Centre, an artificial soccer-cum-rugby turf pitch, tennis and basketball courts, jogging track, amphitheater, water features, etc. are provided.
- To the immediate south are the residential blocks of Pak Tin Estate (i.e. Tsui Tin House, Yue Tin House, Fu Tin House, Chak Tin House and Yun Tin House), Pak Tin Estate Redevelopment Phase 11 (Ching Tin House and Long Tin House) and Pak Tin Community Complex (Pak Tin Estate Redevelopment Phase 9), with BH ranging from about 70.9mPD to 130mPD (major domestic and non-domestic structures). To the further south across Pak Wan Street is the southern portion of Pak Tin Estate zoned “R(A)”.
- To the immediate southwest is Pak Tin Estate Redevelopment Phase 13 which is under planning. Three residential blocks with BH of 157mPD were proposed. To the further southwest is a Green Belt (“GB”) zone of the knoll of Shek Kip Mei and the Shek Kip Mei Fresh Water Service Reservoir zoned “G/IC”.
- To the immediate northwest of the Site is currently occupied by the Chak On Road Driving Test Centre which has been rezoned to “Residential (Group A)2” (“R(A)2”) for the future Chak On Road South and Pak Tin Extension public housing developments with proposed BH of 200mPD. To the further northwest is Chak On Estate zoned “R(A)” with BH ranging from about 85.3mPD to 119.2mPD.

3. The Development Proposal (Plans 3 and 4b)

3.1 The key development parameters of the Proposed Development are summarised in **Table 1** below:

Table 1 – Key Development Parameters of the Proposed Development

| Parameters | Proposed Scheme |
|-------------------|------------------------|
| Gross Site Area | About 1.92 ha |
| Net Site Area | About 1.14 ha |

| Parameters | Proposed Scheme |
|---|------------------------|
| Maximum Plot Ratio | |
| - Domestic | 7.5 |
| - Non-domestic | 1.5 |
| Maximum Building Height (to main roof) (Plans 4a and 4b refer) | 160mPD* |
| No. of Domestic Block | 3 |
| Flat Production | About 2,091 |
| Design Population | About 5,646 |

Note: The development parameters are subject to detailed site survey and design.

**Maximum building height applied for under the s.16 minor relaxation application for detailed design flexibility, the actual building heights are within 160mPD.*

4. Assessment Area

4.1 An Assessment Area is delineated for the VA to cover the area of visual influence from the identified key public VPs. The assessment boundary is set out with regard to the size of the development, the site context, and the distance and location of the VSRs.

4.2 As per the TPB PG – No. 41, the Assessment Area (i.e. visual envelope) should be determined having regard to the size of the Proposed Development, its potential visibility from the selected key public VPs and the actual site and surrounding topographical conditions by ground inspection. As cited in the TPB PG – No. 41, when the viewer is at a distance equals to three times of the height of the building, the viewer will tend to see the building as part of a group rather than a single building. Since the maximum BH of the Proposed Development is about 128m (BH of 160mPD is proposed with mean ground level of about 32mPD), a radius of 384m (i.e. about 128m x 3) from the closest point of the Proposed Development has been set as a starting point in defining the boundary of the Assessment Area, as illustrated in **Plan 2**.

4.3 Additionally, as per Para. 4.5 of the TPB PG – No. 41, it is not practical to protect private views and it is far more important to protect public views. Key kinetic and static VPs, such as popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking and sight-seeing, and prominent travel routes have been taken into consideration when selecting the VPs.

5. Identification and Classification of VPs

5.1 It is expected that the VSRs in the area are nearby parks/open spaces users and other

passers-by in the neighbourhood. In this regard, eight key public VPs (including two short to medium-range, four medium-range and two long-range) have been selected which best represent public views to the Proposed Development from relevant VSRs (Table 2 and Plan 2).

Table 2 – Identified Viewing Points

| View Points | Distance / Direction (Approx.) | Height in mPD (Approx.) | Visually Sensitive Receiver(s) | Popularity of Public | Nature of Viewpoints | Visual Quality/ Visual Sensitivity |
|---|--------------------------------|-------------------------|------------------------------------|----------------------|---|------------------------------------|
| VP1 Lung Cheung Road Lookout | 625m / Northeast | 123.2 | Visitors of the Lookout | Occasional | Passive recreation | Good/ Medium to High |
| VP2 Tai Hang Tung Recreation Ground | 1,160m / Southeast | 8.3 | Users of the recreation ground | Frequent | Active/ Passive recreation | Good / Medium to High |
| VP3 Shek Kip Mei Service Reservoir Playground | 335m / Northwest | 93 | Users of the Playground | Frequent | Active and passive recreation | Fair to Good/ Medium to High |
| VP4 Junction of Pak Tin Street and Wai Lun Street | 315m / South | 17.4 | General Public | Frequent | Pedestrians | Fair / Medium |
| VP5 Shek Kip Mei Park Tennis Court | 215m / Northeast | 67.5 | Users of the Park and tennis court | Occasional | Active/ Passive recreation | Fair to Good/ Medium |
| VP6 Artificial Soccer-cum-Rugby Turf Pitch of Shek Kip Mei Park | 315m / Southeast | 45.5 | Users of the Park and turf pitch | Occasional | Active and passive recreation | Fair to Good/ Medium |
| VP7 Cornwall Street | 240m / Northeast | 75.2 | General Public | Transient | Pedestrians/ Vehicular drivers and passengers | Good/ Low to Medium |
| VP8 Knoll of Shek Kip Mei Fresh Water Service Reservoir | 505m / Southwest | 81.5 | General public who do leisure walk | Occasional | Passive recreation | Fair / Medium |

5.2 Evaluations of the Identified VPs are set out below:

VP1: Lung Cheung Road Lookout (at the height of about 123.2mPD)

5.3 Lung Cheung Road Lookout is a long-range VP with a static nature located about 625m to the northeast of the Site. Visitors, the potential VSRs, will occasionally pay a visit for its panoramic view of the Kowloon peninsula and the more distant Hong Kong Island. This VP captures a wide open sky view as well as the hillside vegetation on the right. Given its view and as a lookout, the visual quality is **good**. The visual sensitivity of this VP is considered **medium to high** as it is not frequently visited by visitors.

VP2: Tai Hang Tung Recreation Ground (at the height of about 8.3mPD)

5.4 This is a long-range VP with a static nature located about 1,160m to the southeast of the Site. It is mainly used by residents of the nearby residential developments and visitors. The recreation ground is a popular venue for active recreational activities such as football practice and jogging; as well as passive recreational activities such as Tai Chi and leisure walk. A wide open sky view and the portion of Beacon Hill in the background at far distance are visible from this VP. The existing visual quality is **good** with some existing buildings e.g. the United Christian College, the Grace Hong Kong Evangelical Church, residential blocks of Tai Hang Tung Estate, which are at a distance from the recreation ground; and the green knoll of Bishop Hill dominating the view from this VP. The VSRs are mainly users of the recreation ground and the visual sensitivity of this VP is considered **medium to high**.

VP3: Shek Kip Mei Service Reservoir Playground (at the height of about 93mPD)

5.5 This is a medium-range VP with a static nature located about 335m to the northwest of the Site. The Playground is also a popular venue especially during the weekend for baseball practice. Users of the Playground, the VSRs, can also enjoy other active recreational activities such as football and basketball and passive recreational activities such as leisure walk. This VP captures an open sky view with GIC facilities in the foreground and residential blocks of Pak Tin Estate at a distance from this VP in the background. In view of the close proximity of the Public Health Laboratory Centre (132.1mPD) and Hong Kong Baptist Mr. & Mrs. Au Shue Hung Rehabilitation and Healthcare Home (106.6mPD) to this VP, the visual quality is **fair to good**. The visual sensitivity of this VP is considered **medium to high**.

VP4: Junction of Pak Tin Street and Wai Lun Street (at the height of about 17.4mPD)

5.6 This is a medium-range VP located about 315m to the south of the Site, along the

pedestrian walkway at the Junction of Pak Tin Street and Wai Lun Street. It serves as a pedestrian node of the general public. The visual quality of this VP is **fair** as the view is dominated by the residential blocks of Pak Tin Estate (i.e. Tai Tin House, Phases 7, 8 and 10 of Pak Tin Estate Redevelopment). Given the transient yet frequent visit nature of VSRs, the visual sensitivity of this VP is considered **medium**.

VP5: Shek Kip Mei Park Tennis Court (at the height of about 67.5mPD)

5.7 This is a short to medium-range VP with a static nature located about 215m to the northeast of the Site. Users of the tennis court and the Park can enjoy both active and passive recreational activities. The existing visual quality is **fair to good** with an open sky view, vegetation in the foreground and residential blocks of Pak Tin Estate at a distance from this VP in the background. Given the lesser popularity of this VP as it is located at the periphery of the Park, the visual sensitivity of this VP is considered **medium**.

VP6: Artificial Soccer-cum-Rugby Turf Pitch of Shek Kip Mei Park (at the height of about 45.5mPD)

5.8 This is a medium-range VP with a static nature located about 315m to the southeast of the Site. With an open sky view and a portion of the view being dominated by the man-made slopes of the Park, and residential blocks of Pak Tin Estate at a distance from this VP in the background, the visual quality is **fair to good**. The VSRs are mainly users of the Park who occasionally access this VP and users of the turf pitch, the visual sensitivity of this VP is considered **medium**.

VP7: Cornwall Street (at the height of about 75.2mPD)

5.9 This is a short to medium-range VP located about 240m to the northeast of the Site. The existing visual quality of the VP is **good** as it has a wide open sky view with Pak Tin and Shek Kip Mei Estates as the background. A slight portion of the Kowloon urban areas at far distance are also visible from this VP. Apart from pedestrians who occasionally visit this VP, vehicular drivers and passengers with relatively higher frequency passing through Cornwall Street are also the VSRs. Given the transient nature of the VSRs, the visual sensitivity of this VP is considered **Low to medium**.

VP8: Knoll of Shek Kip Mei Fresh Water Service Reservoir (at the height of about 81.5mPD)

5.10 This medium-range VP is located at the green knoll of Shek Kip Mei Fresh Water Service

Reservoir, about 505m to the southwest of the Site. Public access to the VP is relatively indirect via tracks or footpaths from Tai Po Road and Berwick Street near Mei Ho House. With an open sky view and dense high-rise buildings of Pak Tin Estate Redevelopment Phases 7, 8, 10, 11 and 13 at a moderate distance, the visual quality of this VP is **fair**. As this VP is not a formal public open space, while being quite popular for local residents as well as visitors from other districts for leisure walk, the visual sensitivity of this VP is considered **medium**.

6. Assessment of Visual Impacts

- 6.1 Photomontages on **Plans 5 to 12** illustrate the existing condition and the future situation with the differences between the OZP-compliant scheme and the Proposed Scheme. Indicative massing of the surrounding planned and committed developments are also illustrated in the photomontages.

VP1: Lung Cheung Road Lookout (Plan 5)

Visual Composition, Obstruction and Permeability

- 6.2 This VP represents the view of visitors of the Lung Cheung Road Lookout, overlooking the cityscape of Kowloon Peninsula and the more distant Hong Kong Island with an open sky view. As illustrated in **Plan 5**, the increase portion of 40m of the Proposed Development would be screened off completely by the hillside vegetation near the Lung Cheung Road Lookout in the foreground and the proposed student hostel development of The Hong Kong Polytechnic University. Given the open sky view is preserved and the visual permeability and the depth of view are retained, the change in visual composition and permeability at this VP is considered negligible.

Effect on Visual Resources and Public Viewers

- 6.3 The major visual resources at this VP include the open sky view, cityscape of Kowloon and Hong Kong Island at a distance to the south and abundance of hillside vegetation in the foreground. As the increased portion of 40m of the Proposed Development would be screened off completely by the planned developments (i.e. PolyU) and the hillside vegetation, there would be no major change to the visual character and quality of the visual resources. The VSRs of this VP are mainly visitors of the Lookout with medium to high sensitivity. Given that this VP is occasionally visited and there would be no major change on the visual resources, the effect on public viewers is considered as negligible.
- 6.4 The proposed increase in BH restriction is not visible at this VP and it will not result in any

adverse visual impact to the VSRs represented by this VP. In view of the above, the resultant overall visual impact of this VP would be **negligible**.

VP2: Tai Hang Tung Recreation Ground (Plan 6)

Visual Composition, Obstruction and Permeability

6.5 This VP represents the view of the users of the Tai Hang Tung Recreation Ground. The view is comprised of the green knoll of Bishop Hill, existing developments including the United Christian College, the Grace Hong Kong Evangelical Church and residential blocks of Tai Hang Tung Estate and the sky view. A portion of Beacon Hill could also be seen in the background. The proposed redevelopment of Tai Hang Sai Estate would also be visible from this VP. As illustrated in **Plan 6**, the increase portion of 40m of the Proposed Development would be screened off almost completely by the existing and planned developments mentioned above. The increase would not affect the sky view nor the ridgeline of Beacon Hill. The change in visual composition and permeability at this VP is considered negligible.

Effect on Visual Resources and Public Viewers

6.6 The VSRs at this VP are mainly users of the Recreation Ground with medium to high visual sensitivity. As the planned developments almost screened off the increase portion of 40m of the Proposed Development completely, there would be negligible effect on public viewers and visual resources.

6.7 In view of the above, the resultant overall visual impact of this VP would be **negligible**.

VP3: Shek Kip Mei Service Reservoir Playground (Plan 7)

Visual Composition, Obstruction and Permeability

6.8 This VP represents the view of the users of the Playground. The view is dominated by the GIC facilities of the Public Health Laboratory Centre and Hong Kong Baptist Mr. & Mrs. Au Shue Hung Rehabilitation and Healthcare Home with Pak Tin Estate Redevelopment Phases 7, 8 and 11 in the background and an open sky view. As illustrated in **Plan 7**, the increase portion of 40m of the Proposed Development would be almost screened off completely by the GIC facilities. Changes to the sky view are considered very slight. The proposed public housing development at Chak On Road South and Pak Tin Extension could also be seen from this VP. Thus, there would only be minimal changes in the visual composition and permeability induced by the Proposed Development at this VP.

Effect on Visual Resources and Public Viewers

- 6.9 The major visual resources are the existing and planned high-rise developments. Users of the Playground are the major VSRs of this VP with medium to high visual sensitivity. Given that only a minimal portion of the Proposed Development could be observed and it would blend in well with the GIC facilities, the open sky view would only be minimally obstructed by the increase portion of 40m of the Proposed Development. Given the open sky view is mostly preserved, the effects on visual resources and public viewers induced by the Proposed Development are considered negligible.
- 6.10 In view of the above, the resultant overall visual impact of this VP would be **negligible**.

VP4: Junction of Pak Tin Street and Wai Lun Street (Plan 8)

Visual Composition, Obstruction and Permeability

- 6.11 This VP captures the view of the pedestrians, which is dominated by the future residential blocks of Pak Tin Estate Redevelopment Phase 10. A short section of the ridgeline of Beacon Hill and a limited sky view also comprise the view. Pak Tin Estate Redevelopment Phase 10 would largely screen off the increase portion of 40m of the Proposed Development. As shown in **Plan 8**, the visible parts of the increase portion of 40m of the Proposed Development, while encroaching into the sky view, would blend in well with the high-rise residential developments surrounding this VP. The change in visual composition and permeability at this VP is considered slight.

Effect on Visual Resources and Public Viewers

- 6.12 With high-rise residential developments dominating the view, visual quality at this VP is fair. The Proposed Development would be largely screened off as mentioned and is compatible with the surrounding visual character. The building gaps towards the section of Beacon Hill ridgeline and the sky view would be largely preserved, no significant effect on visual resources is anticipated. As this VP is frequently accessed by pedestrians, the visual sensitivity of the VSRs is medium. The effects on visual resources and public viewers are considered slight.
- 6.13 In view of the above, the resultant overall visual impact of this VP would be **slightly adverse**.

VP5: Shek Kip Mei Park Tennis Court (Plan 9)

Visual Composition, Obstruction and Permeability

- 6.14 This VP captures the view of the users of the Park and tennis court. The vegetation in

the foreground, residential blocks of Pak Tin Estate in the background and an open sky view comprise the view. As illustrated in **Plan 9**, against the built-up residential background, the increase portion of 40m of the Proposed Development would partly reduce the visual openness and visual access to the open sky view, resulting in some level of visual obstruction. Nevertheless, it is in general visually compatible with the built-up residential background. Visual enhancement measures to soften the building mass, such as façade treatment and landscaping will be explored at the detailed design stage.

Effect on Visual Resources and Public Viewers

- 6.15 The major visual resources at this VP are the sky view and high-rise residential buildings as the background. The increase portion of 40m of the Proposed Development would obstruct a portion of the open sky view, posing some effects on the visual resources and change the visual quality of this VP to a certain extent. However, no major visual element along the sightline would be affected. The VSRs at this VP are mainly users of the Park and tennis court who would pay occasional visit due to its peripheral location and lesser popularity. The visual sensitivity is considered medium. On the whole, the magnitude of change experienced by the public viewer is considered moderate/substantial.
- 6.16 In view of the above, the resultant overall visual impact of this VP would be **moderately adverse**.

VP6: Artificial Soccer-cum-Rugby Turf Pitch of Shek Kip Mei Park (Plan 10)

Visual Composition, Obstruction and Permeability

- 6.17 This VP captures the view of the users of the Park and turf pitch as indicated in **Plan 10**. The man-made slopes and vegetation dominate the view, with residential blocks of Pak Tin Estate in the background. The increase portion of 40m of the Proposed Development is partly screened off by the vegetation and existing residential blocks but slightly obstructs the open sky view. Slight change in the visual composition is anticipated.

Effect on Visual Resources and Public Viewers

- 6.18 The visual resources majorly include the built-up area as background and the open sky view. The increase portion of 40m of the Proposed Development would obstruct a small portion of the sky view, slightly affecting the visual condition and quality. Yet, the Proposed Development would be compatible with the overall visual character of residential blocks in the background. The VSRs at this VP are mainly users of the Park and turf pitch who occasionally visit it, thus with medium visual sensitivity. Given the

slight effect on visual resources, the effect on public viewers is considered slight.

- 6.19 In view of the above, the resultant overall visual impact of this VP would be **slightly adverse**.

VP7: Cornwall Street (Plan 11)

Visual Composition, Obstruction and Permeability

- 6.20 This VP is comprised of the residential blocks of Pak Tin and Shek Kip Mei Estates in the background and the open sky view. A slight portion of the Kowloon urban areas at far distance also comprises the view. Against the built-up residential background, the increase portion of 40m of the Proposed Development would reduce the visual openness and visual access to the open sky view, resulting in some visual obstruction. As illustrated in **Plan 11**, building gaps of at least 15m between the proposed three domestic blocks would be provided to maintain the visual permeability. Nevertheless, it is general visually compatible with the built-up residential background.

Effect on Visual Resources and Public Viewers

- 6.21 The major visual resources at this VP are the sky view, the view of Kowloon urban areas at far distance and high-rise residential buildings as the background. The increased portion of 40m of the Proposed Development would obstruct a portion of the open sky view, change the visual quality of this VP and reduce the depth of view to a certain extent. Yet, no major visual element along the sightline would be affected. In addition, VSRs of this VP are pedestrians and vehicular drivers and passengers which are transient in nature, thus with low to medium visual sensitivity. The magnitude of change experienced by the public viewer is moderate/ substantial.
- 6.22 In view of the above, the resultant overall visual impact of this VP would be **moderately adverse**.

VP8: Knoll of Shek Kip Mei Fresh Water Service Reservoir (Plan 12)

Visual Composition, Obstruction and Permeability

- 6.23 This VP captures the view of the general public who do leisure walk and would access it through stairs and tracks. As shown in **Plan 12**, the residential blocks of Pak Tin Estate completely screen off the increase portion of 40m of the Proposed Development, thus no significant change in visual composition at this VP is anticipated.

Effect on Visual Resources and Public Viewers

6.24 The VSRs at this VP are general public with medium visual sensitivity. As the existing developments screen off the Proposed Development completely, there would be no effect on public viewers and visual resources.

6.25 In view of the above, the resultant overall visual impact of this VP would be **negligible**.

7. Conclusion

7.1 This VA assesses the visual impacts of the proposed public housing development against the the OZP-compliant scheme at the selected key public VPs. The visual impact of all VPs are summarised in **Table 3** below:

Table 3 – Summary of the Overall Visual Impacts

| View Points | Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial) | Visual Sensitivity of VSRs (Low, Medium, High) | Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|---|--|--|---|
| VP1 Lung Cheung Road Lookout | Negligible | Medium to High | Negligible |
| VP2 Tai Hang Tung Recreation Ground | Negligible | Medium to High | Negligible |
| VP3 Shek Kip Mei Service Reservoir Playground | negligible | Medium to High | Negligible |
| VP4 Junction of Pak Tin Street and Wai Lun Street | Slight | Medium | Slightly Adverse |
| VP5 Shek Kip Mei Park Tennis Court | Moderate/ Substantial | Medium | Moderately Adverse |
| VP6 Artificial Soccer-cum-Rugby Turf Pitch of Shek Kip Mei Park | Slight | Medium | Slightly Adverse |

| View Points | Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial) | Visual Sensitivity of VSRs (Low, Medium, High) | Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|---|--|--|---|
| VP7 Cornwall Street | Moderate/ Substantial | Low to Medium | Moderately Adverse |
| VP8 Knoll of Shek Kip Mei Fresh Water Service Reservoir | Negligible | Medium | Negligible |

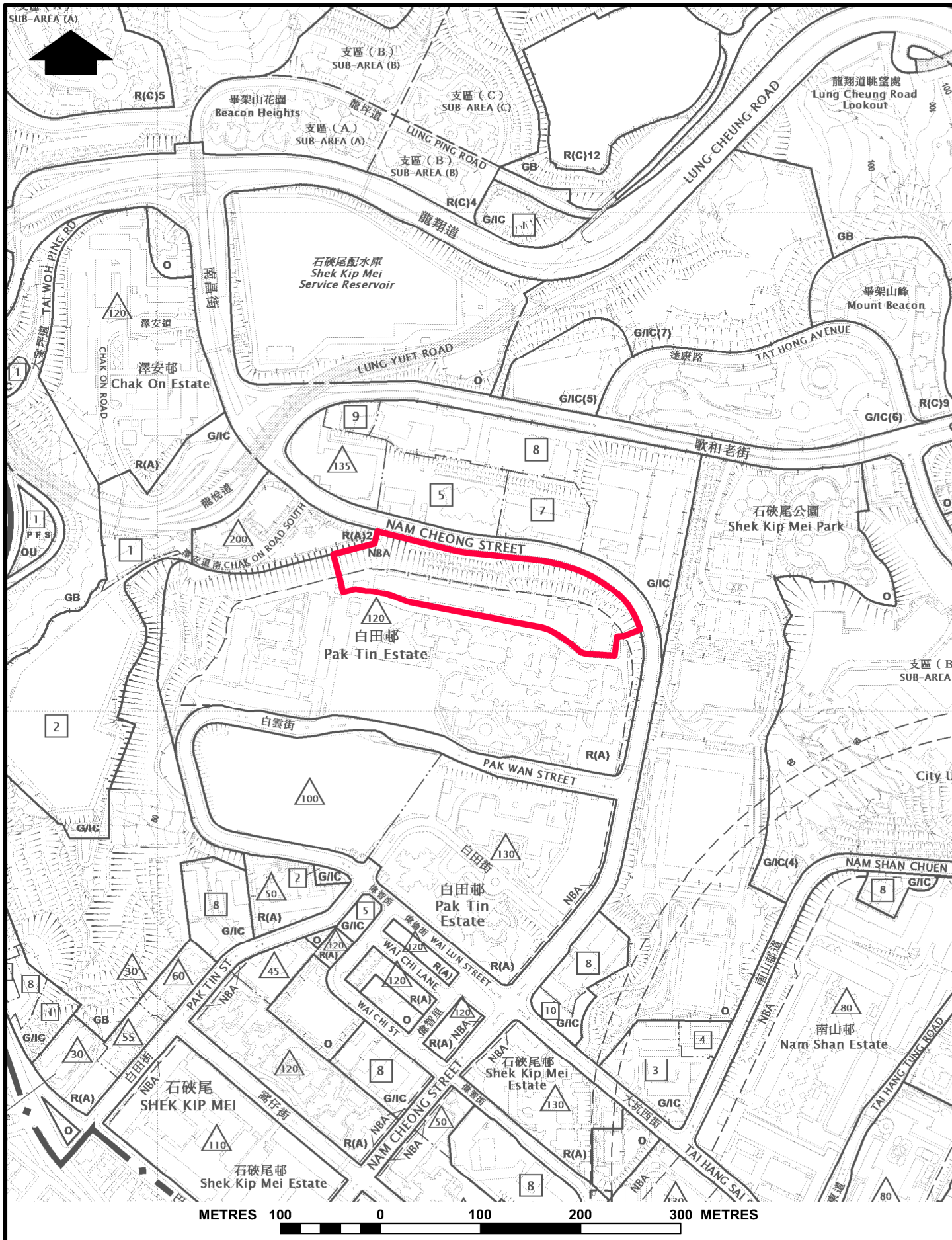
7.2 Based on the above analysis, the proposed public housing development with maximum building height restriction of 160mPD and minor relaxation of the NBA will have “negligible” to “moderately adverse” visual impact on the VPs. As compared with the permitted BH restriction of 120mPD, would unlikely induce significant adverse effects on the visual character of the surrounding townscape. The development is also in line with the housing policy to optimise the development potential and to increase the public housing land supply, as well as to redevelop the aged Pak Tin Estate.

7.3 The following mitigation measures of the proposed public housing development are recommended to minimise the visual impact when appropriate:

- To arrange building form and disposition of building blocks to promote building permeability in the layout and to prevent the wall effect with consideration of adopting building gaps of about 15m between the three blocks;
- To adopt appropriate colour scheme / façade treatment for the building and providing greening and landscaping to soften the building mass;
- To provide empty bays under domestic blocks to minimise obstruction from the building mass; and
- To articulate and vary building massing and facades, including the podium edges to add visual interest and contribute to the pedestrian scale environment.

HOUSING DEPARTMENT

March 2024

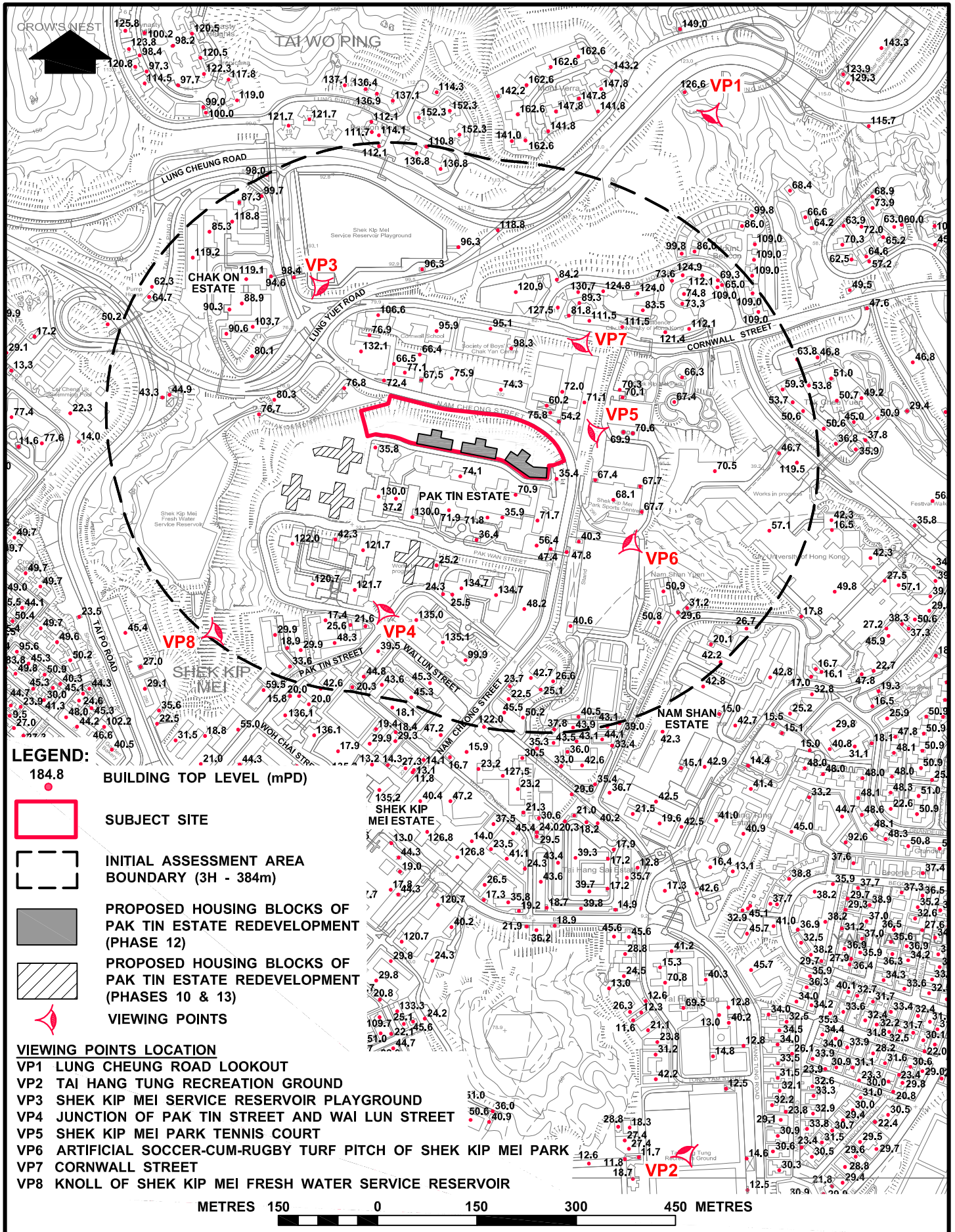


HOUSING DEPARTMENT
PLANNING SECTIONS

LOCATION PLAN
PAK TIN ESTATE (PHASE 12) REDEVELOPMENT

PLAN 1

DATE:
8. 1. 2024



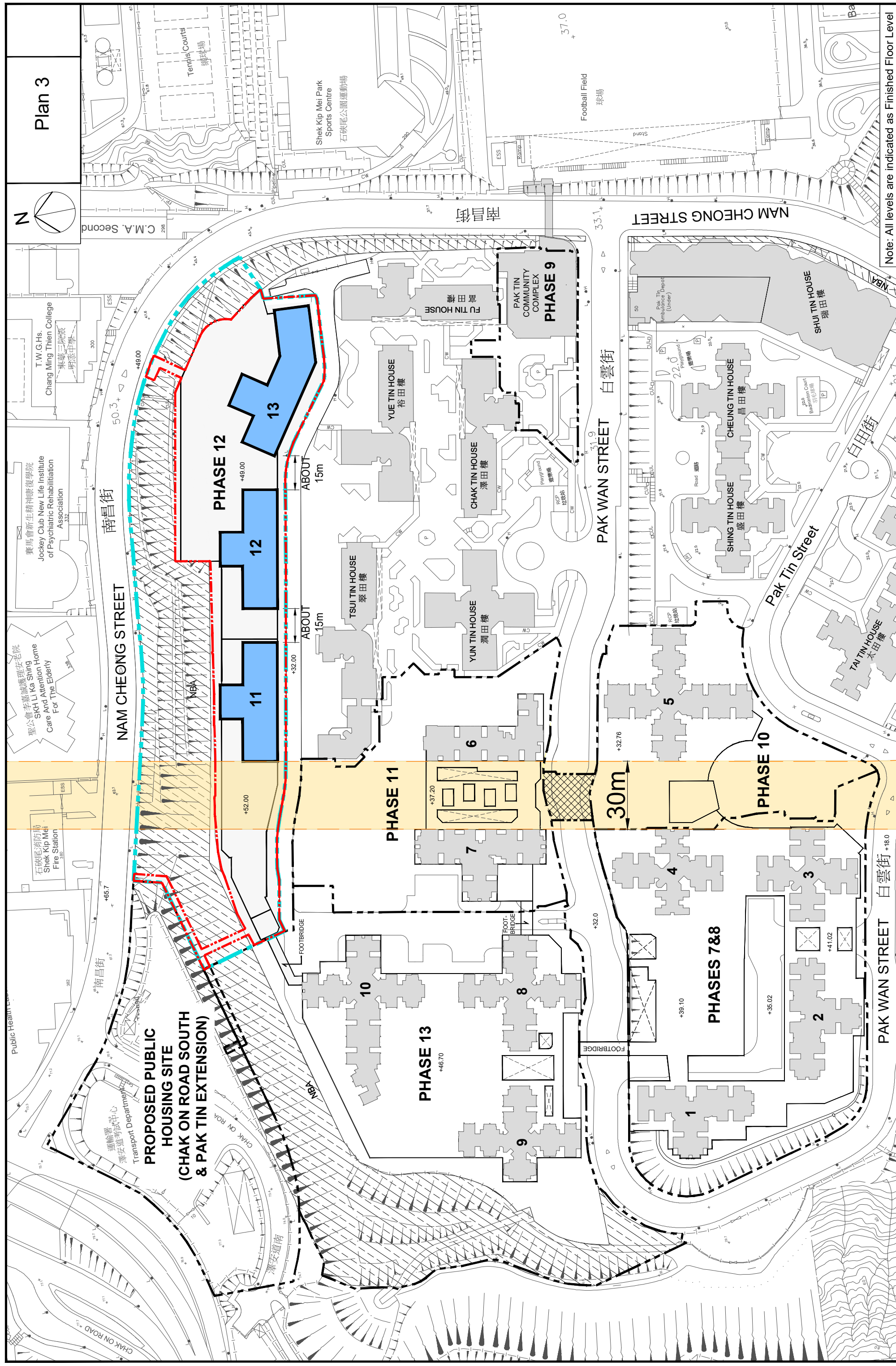
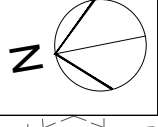
PAK TIN ESTATE (PHASE 12) REDEVELOPMENT LOCATION OF VIEWING POINTS (VPs)



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE:
29. 2. 2024**



PROPOSED PUBLIC HOUSING SITE (CHAK ON ROAD SOUTH & PAK TIN EXTENSION)

Drawing Number : **SP14/12SITE/ATPB/LO-01**
CAD Reference : SP14/12SITE/APLO-03A
Scale : 1:1500 @ A3
Date : 22/08/2023

Note: All levels are indicated as Finished Floor Level

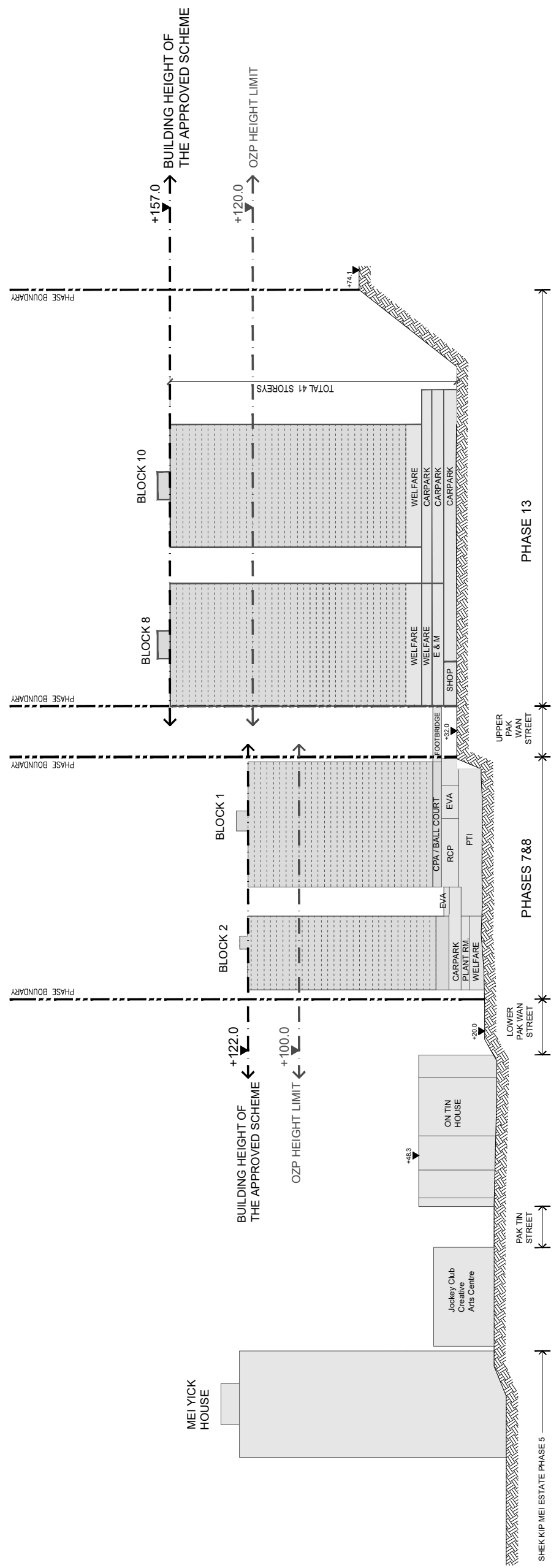
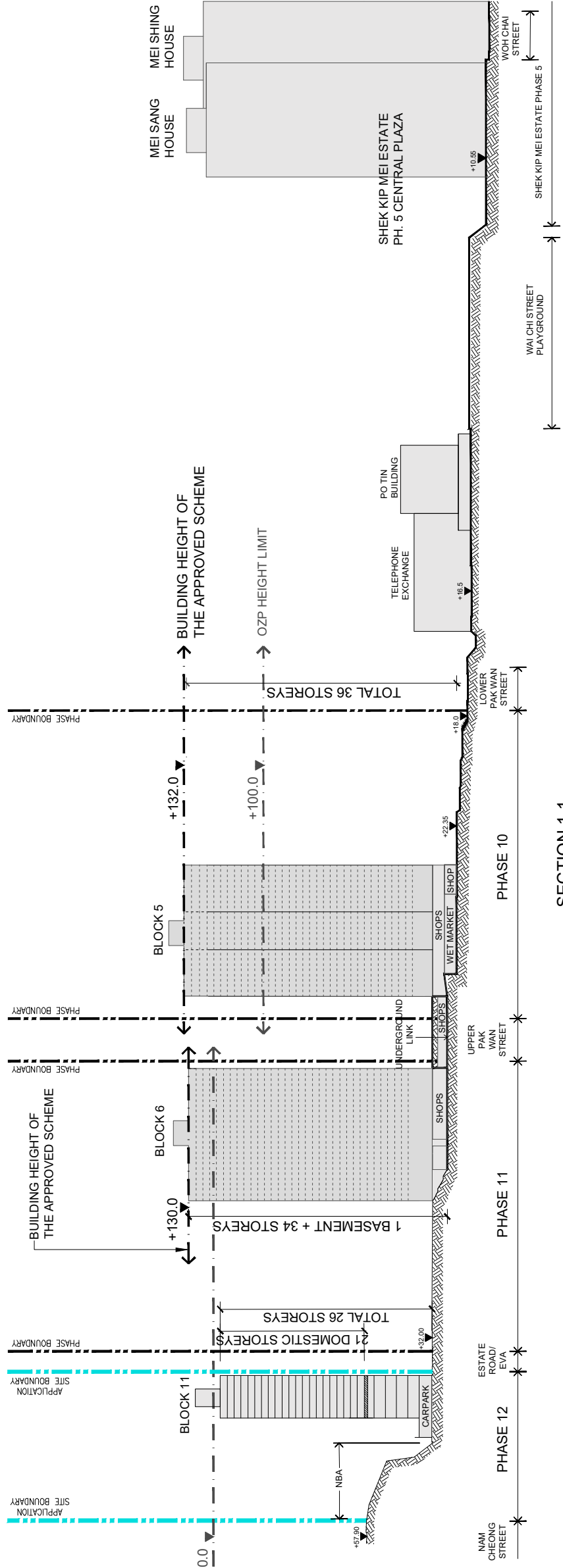
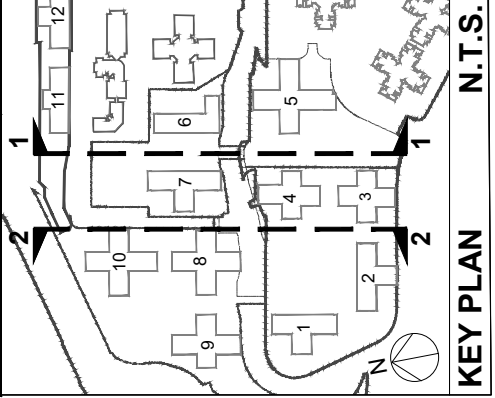
LEGEND

- Application Site Boundary
- Phase Boundary
- Proposed Air Ventilation Corridor
- Non-building Area
- Underground Link

Phase 12 Block

Pak Tin Estate Redevelopment - Phase 12
Proposed Scheme - Master Layout Plan (for illustration only)

Plan 4a



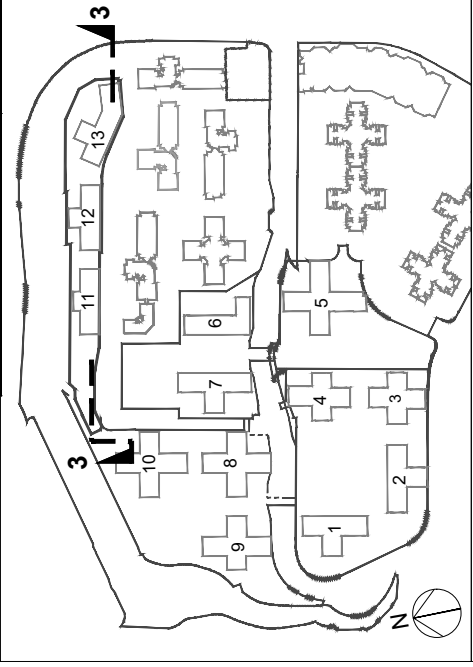
Note: All levels are indicated as Finished Floor Level

Drawing Number :
SP14/12/SITE/A/TPB/LO-31
CAD Reference : SP14/HR/SITE/A/TPB-03/P14
Scale : 1:2000 @ A3
Date : 22/08/2023

LEGEND
Application Site Boundary
Phase Boundary

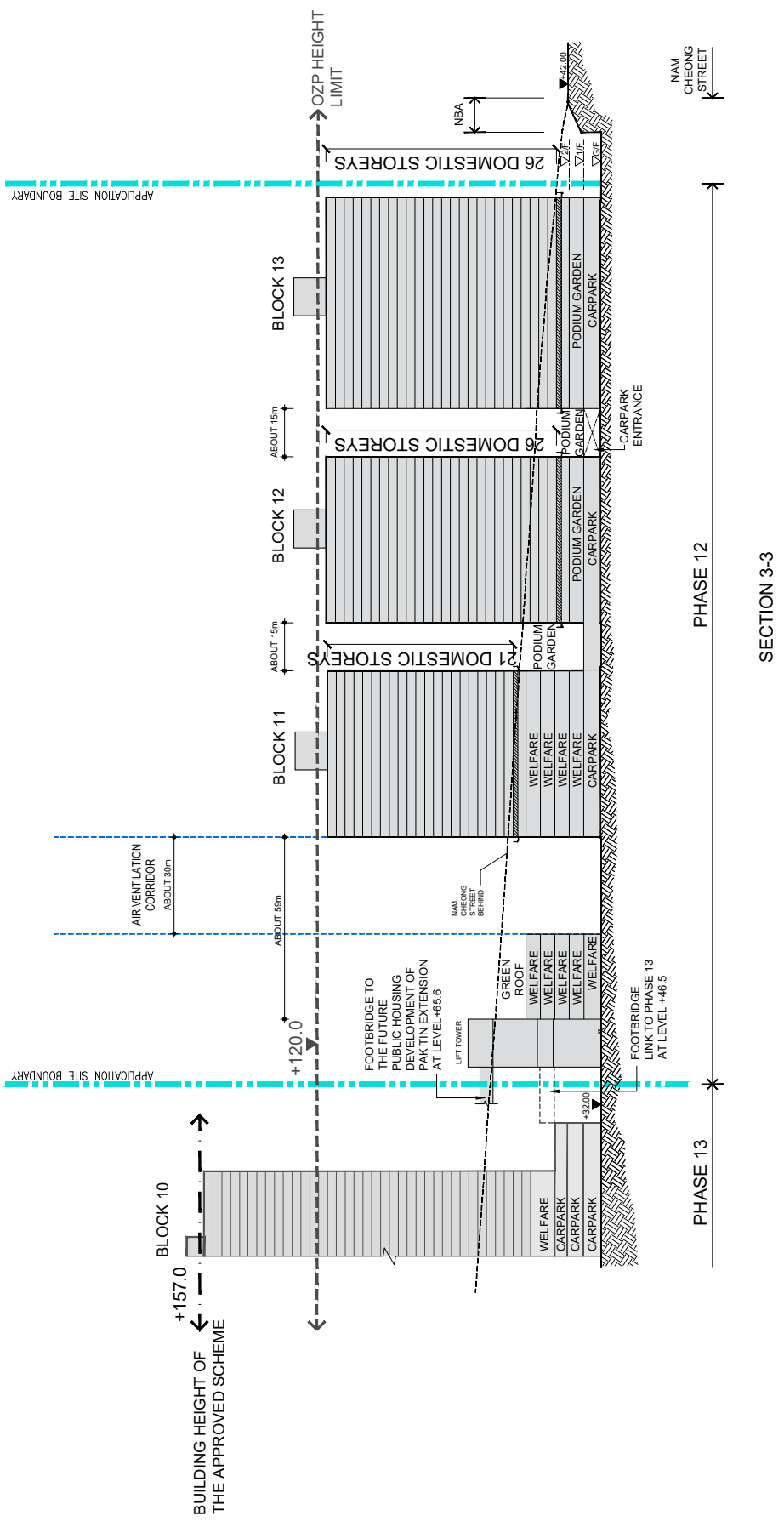
Pak Tin Estate Redevelopment - Phase 12
OZP-compliant Scheme - Site Section (for illustration only)

Plan 4a



KEY PLAN

N.T.S.



LEGEND
 Application Site Boundary

Pak Tin Estate Redevelopment - Phase 12
 OZP-compliant Scheme - Site Section (for illustration only)

Note: All levels are indicated as Finished Floor Level

Drawing Number :

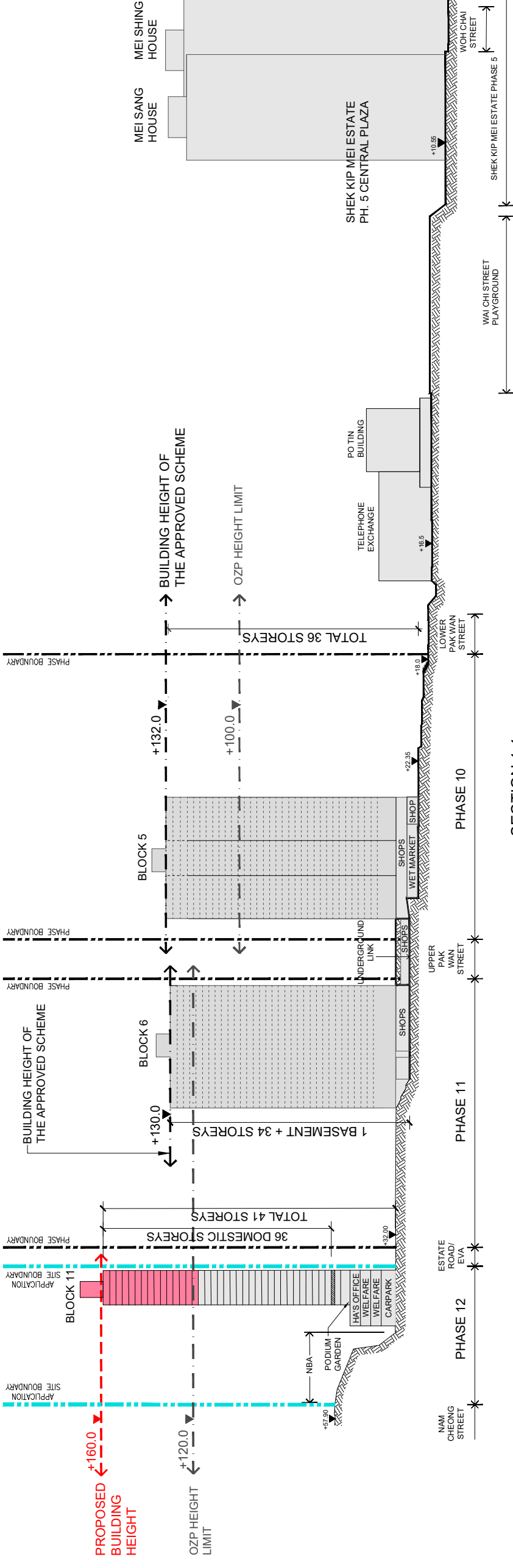
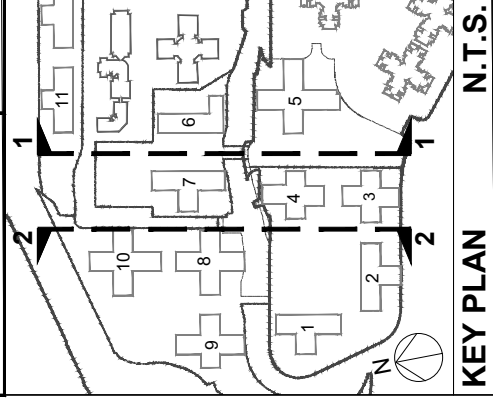
SP14/12/SITE/ATPB/LO-32/A

CAD Reference : SP14/12/SITE/AS17/PLO-11/P02

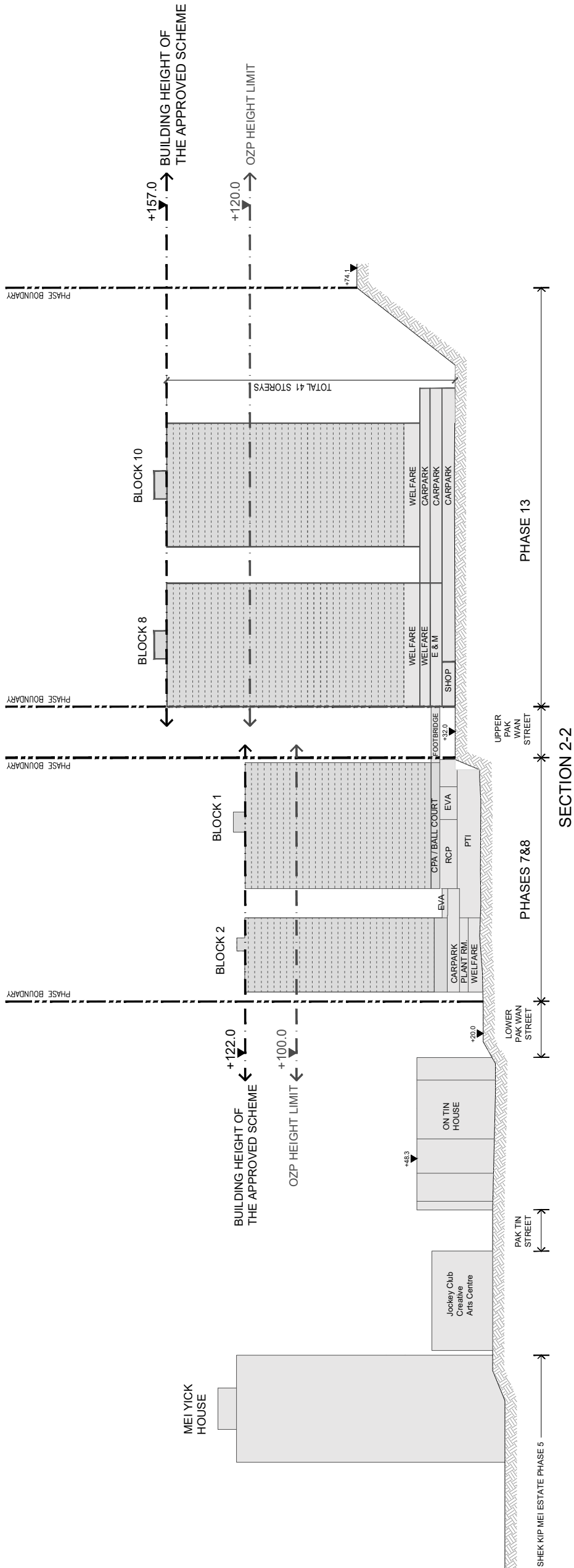
Scale : 1:2000 @ A3

Date : 29/05/2024

Plan 4b



SECTION 1-1



SECTION 2-2

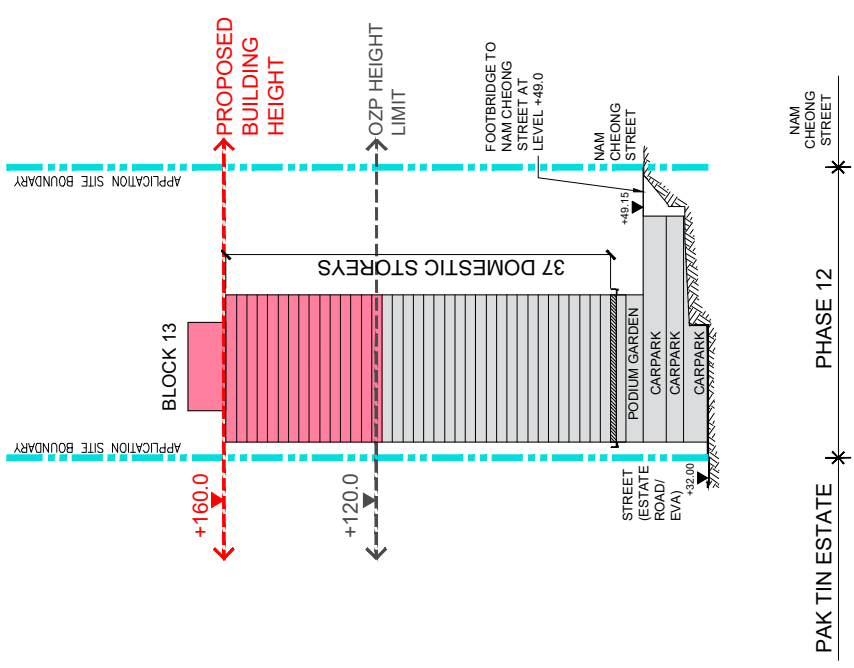
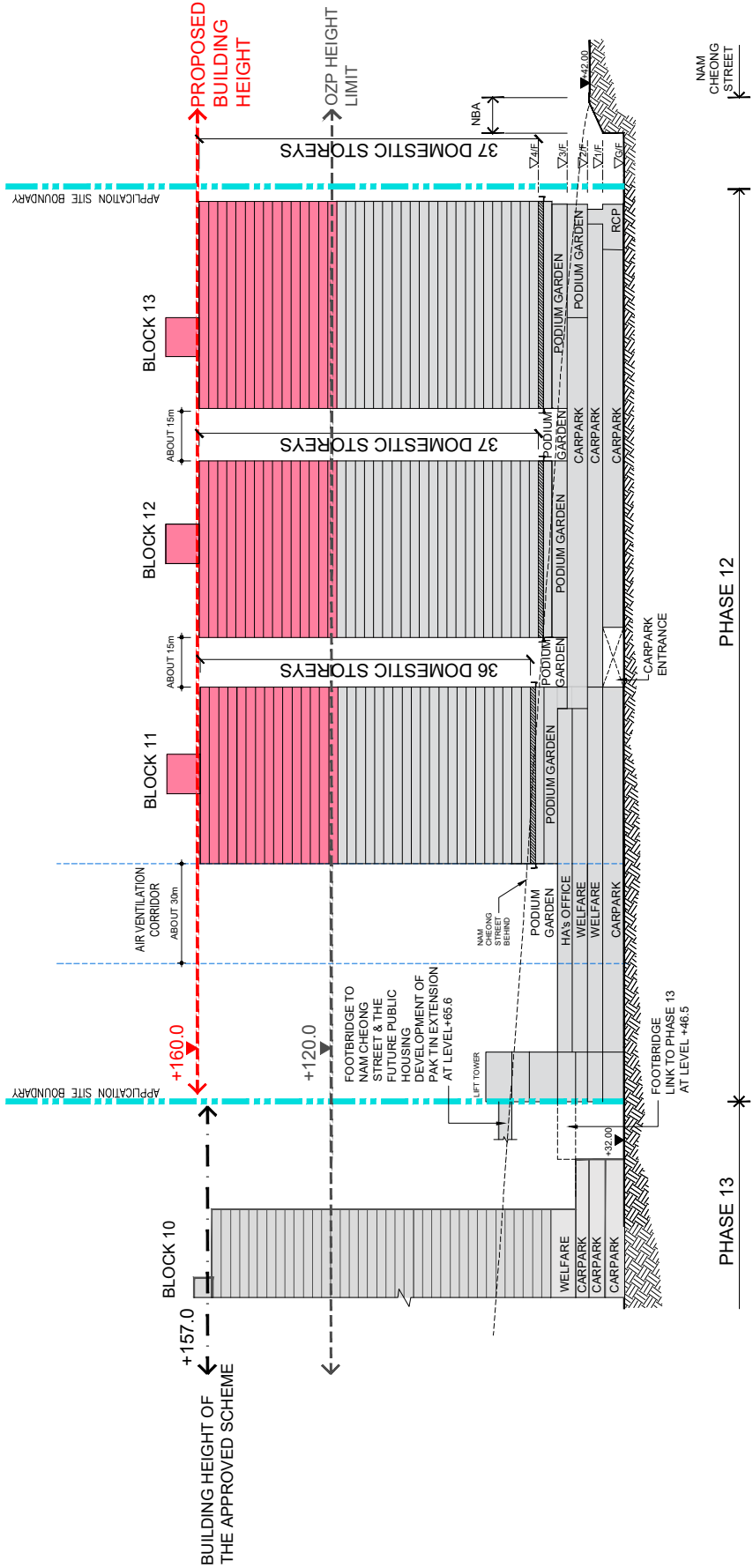
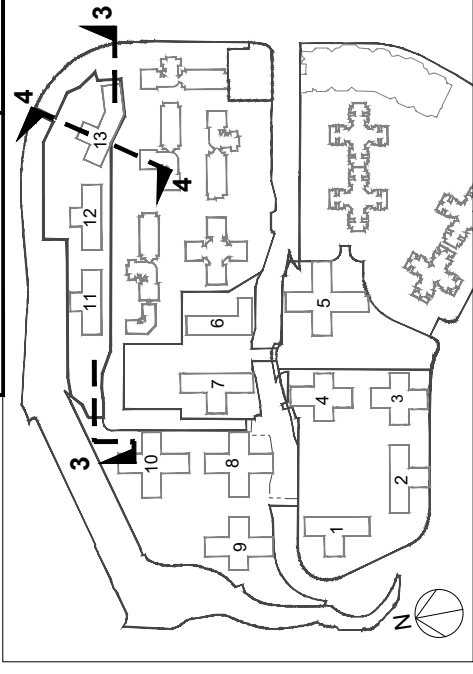
Note: All levels are indicated as Finished Floor Level

Drawing Number :
SP14/12/SITE/A/TPB/LO-11
 CAD Reference : SP14/HR/SITE/A/TPB-03/P14
 Scale : 1:2000 @ A3
 Date : 22/08/2023

LEGEND
 Application Site Boundary
 Phase Boundary

Pak Tin Estate Redevelopment - Phase 12
 Proposed Scheme - Site Section (for illustration only)

Plan 4b

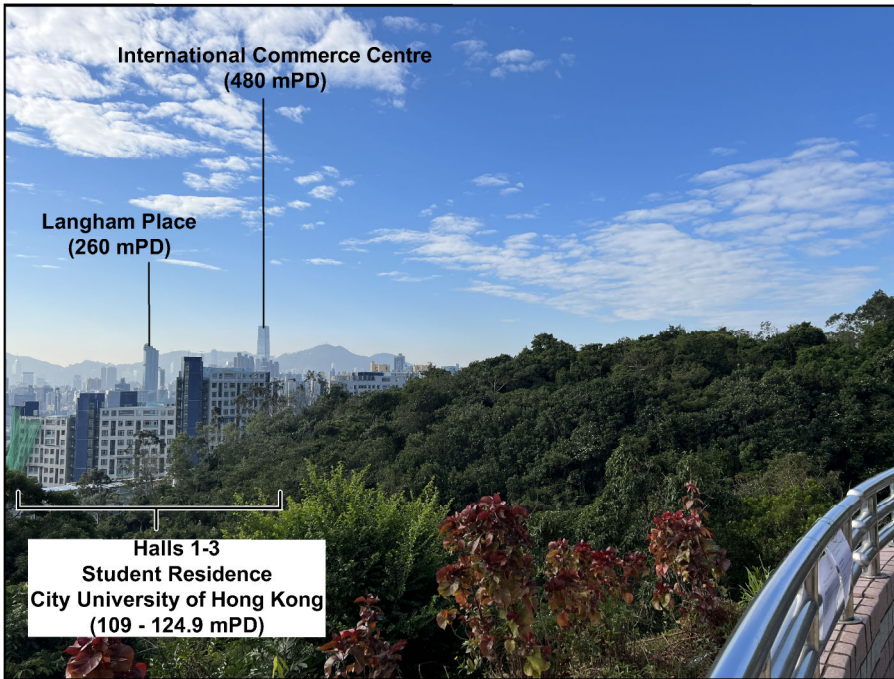


Note: All levels are indicated as Finished Floor Level

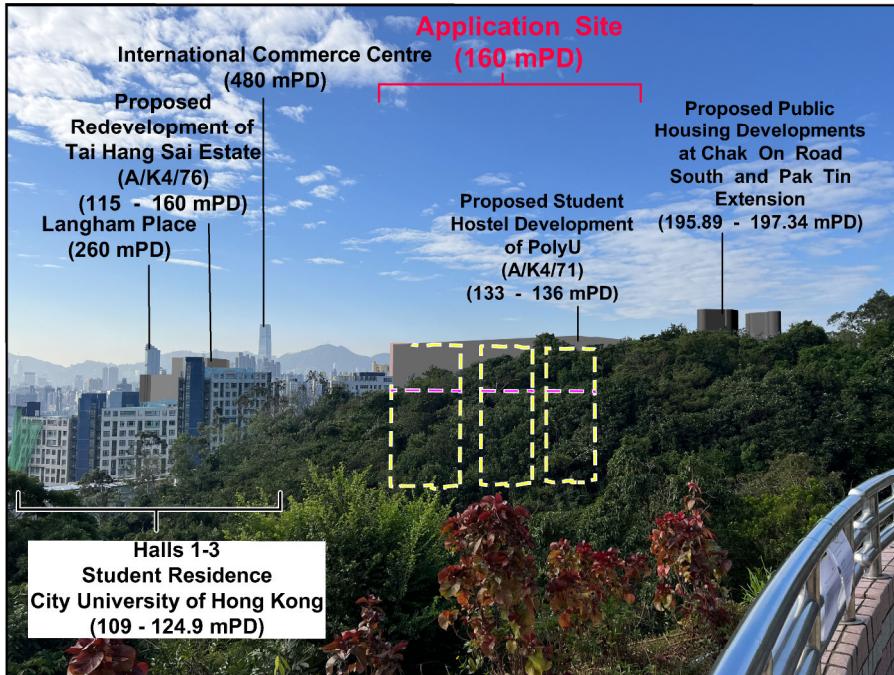
Pak Tin Estate Redevelopment - Phase 12
Proposed Scheme - Site Section (for illustration only)

Drawing Number :
SP14/12/SITE/A/TPB/LO-12
 CAD Reference : SP14/12/SITE/IAS17/PLO-11/P02
 Scale : 1:2000 @ A3
 Date : 22/08/2023

Existing View

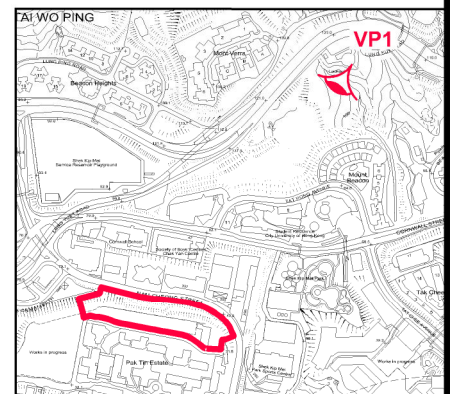


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- Building Height Restriction at 120mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



PHOTOMONTAGE AT VIEWING POINT 1 (VIEW FROM LUNG CHEUNG ROAD LOOKOUT)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 5

DATE :
5. 3. 2024

Existing View

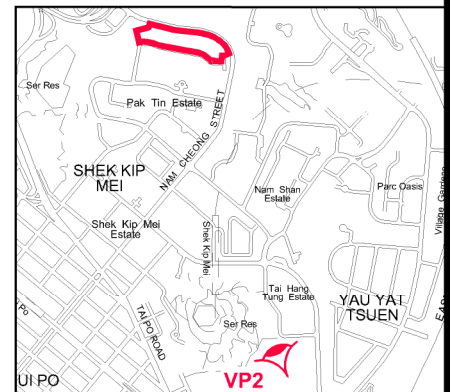


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- - - Building Height Restriction at 120mPD
- - - Ridgeline of Beacon Hill
- Differences between the OZP - compliant Scheme and Proposed Scheme



PHOTOMONTAGE AT VIEWING POINT 2 (VIEW FROM TAI HANG TUNG RECREATION GROUND)



HOUSING DEPARTMENT
PLANNING SECTIONS

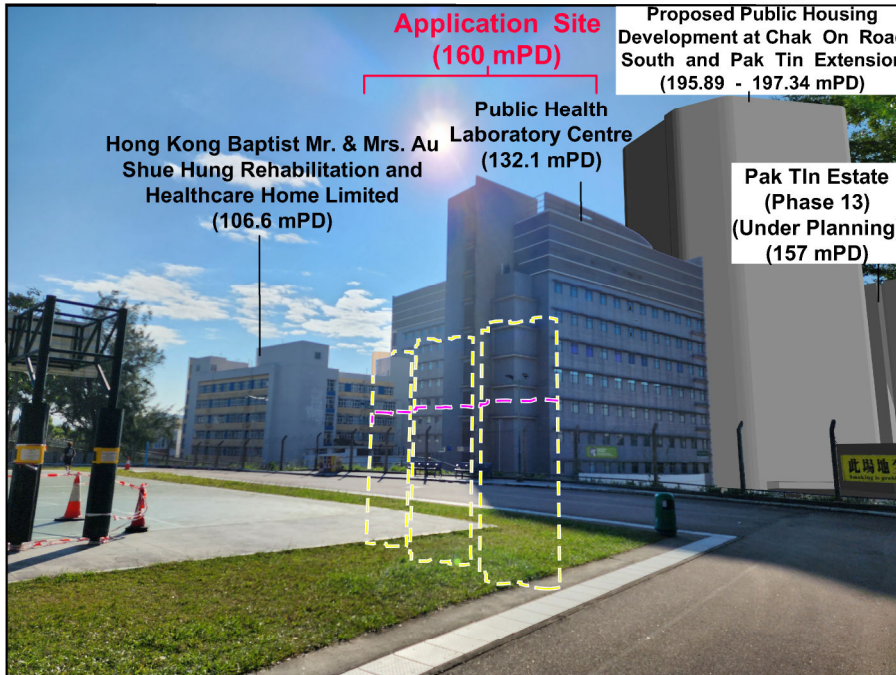
PLAN 6

DATE :
5. 3. 2024

Existing View

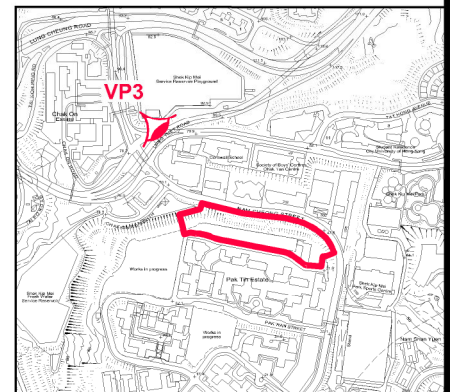


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- - - Building Height Restriction at 120mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 3
(VIEW FROM SHEK KIP MEI
SERVICE RESERVOIR PLAYGROUND)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 7

**DATE :
5. 3. 2024**

Existing View



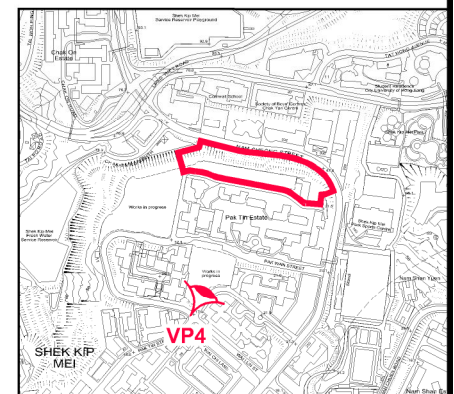
Comparison of OZP - compliant Scheme and Proposed Scheme

Application Site
(160 mPD)



LEGEND:

- - - Building Height Restriction at 120mPD
- - - Ridgeline of Beacon Hill
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 4
(VIEW FROM JUNCTION OF PAK TIN STREET
AND WAI LUN STREET)**

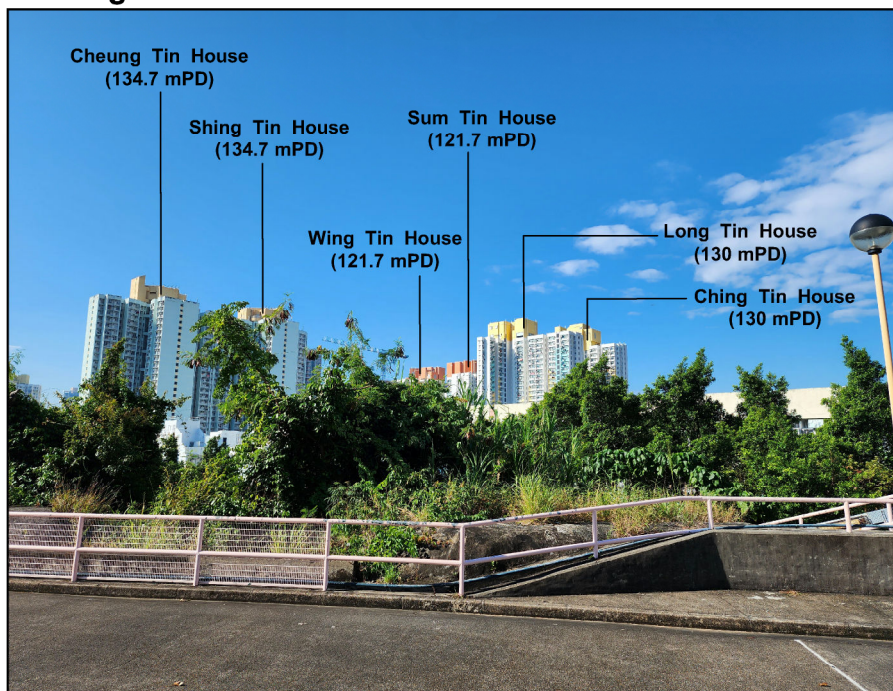


**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 8

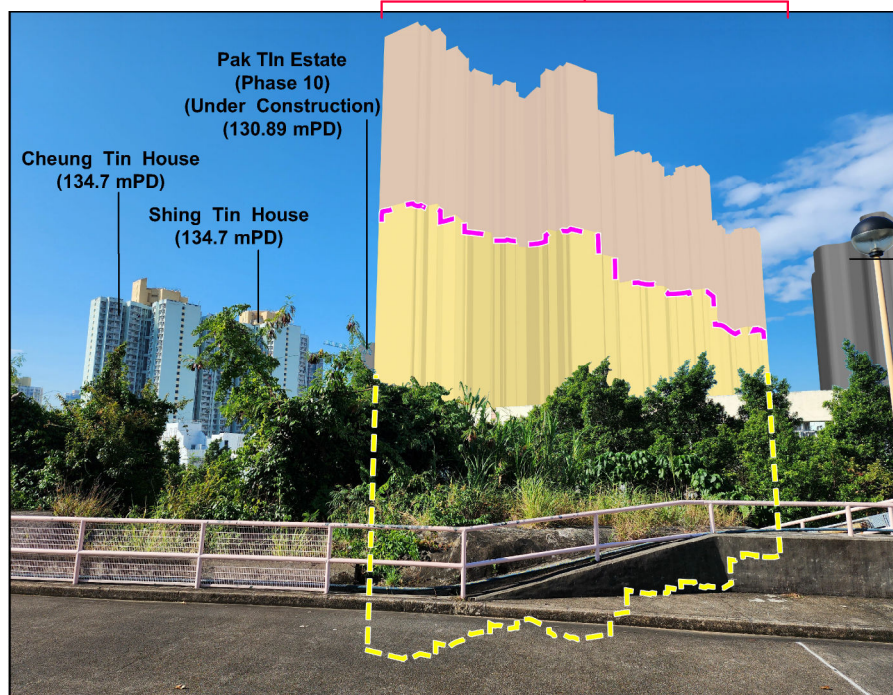
**DATE :
5. 3. 2024**

Existing View



Comparison of OZP - compliant Scheme and Proposed Scheme

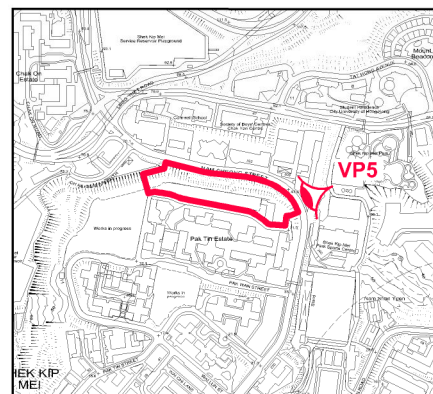
Application Site (160 mPD)



Proposed Public Housing Developments at Chak On Road South and Pak Tin Extension (195.89 - 197.34 mPD)

LEGEND:

- - - Building Height Restriction at 120mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 5
 (VIEW FROM SHEK KIP MEI PARK
 TENNIS COURT)**

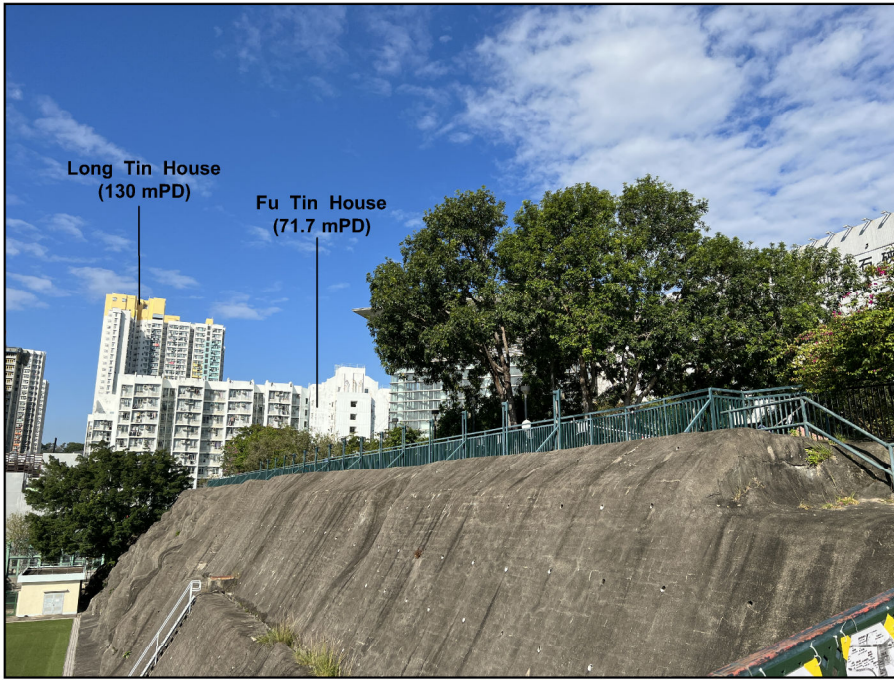


**HOUSING DEPARTMENT
 PLANNING SECTIONS**

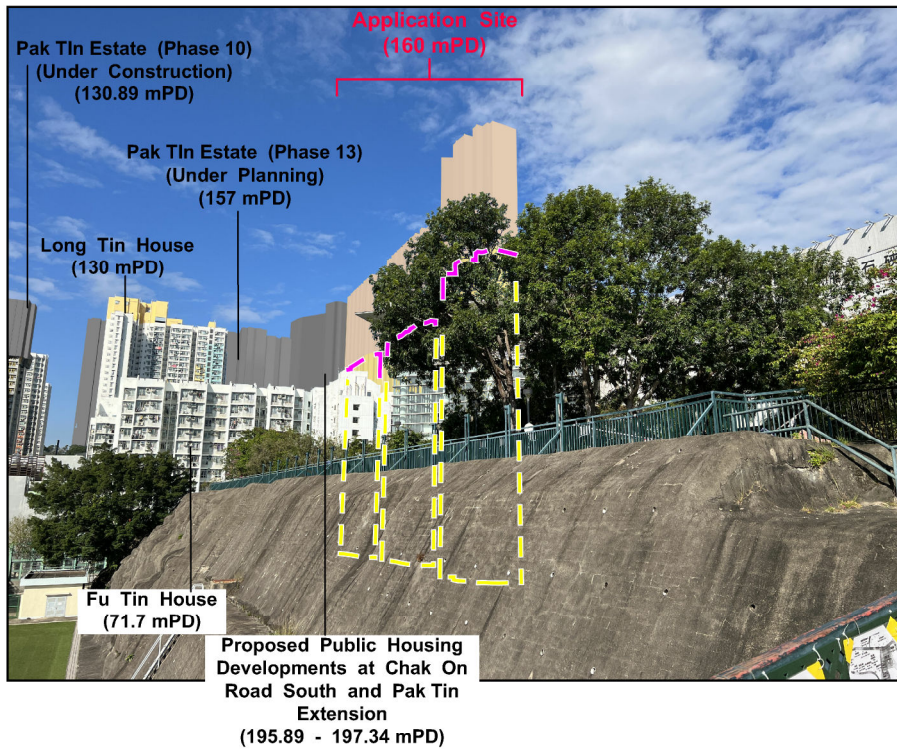
PLAN 9

**DATE :
 5. 3. 2024**

Existing View

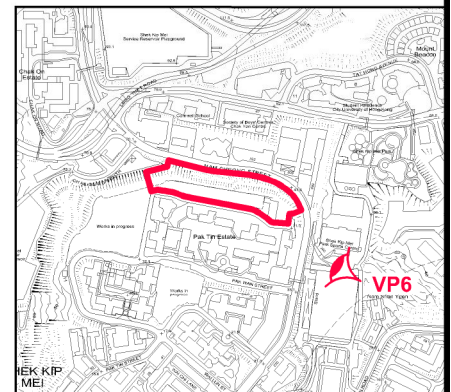


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- - - Building Height Restriction at 120mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 6
(VIEW FROM ARTIFICIAL SOCCER-CUM-RUGBY
TURF PITCH OF SHEK KIP MEI PARK)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

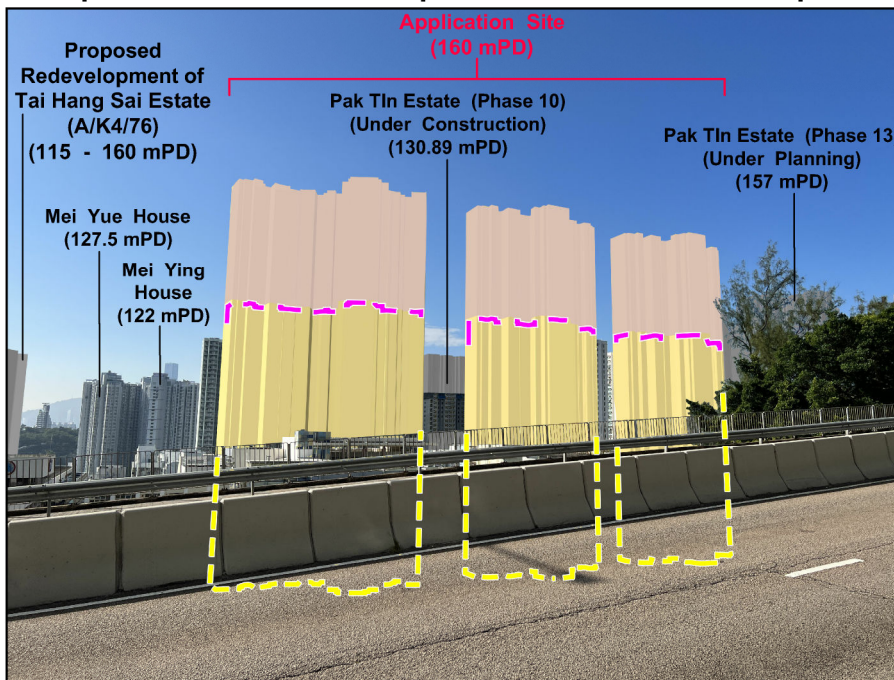
PLAN 10

**DATE :
5. 3. 2024**

Existing View

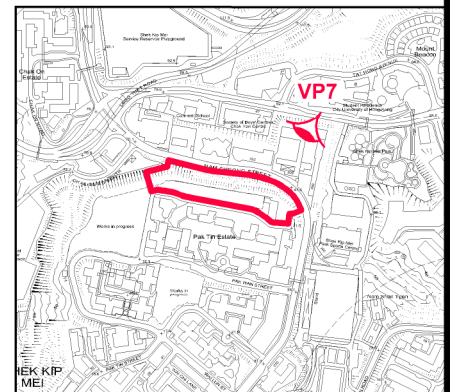


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- - - Building Height Restriction at 120mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



PHOTOMONTAGE AT VIEWING POINT 7 (VIEW FROM CORNWALL STREET)



HOUSING DEPARTMENT
PLANNING SECTIONS

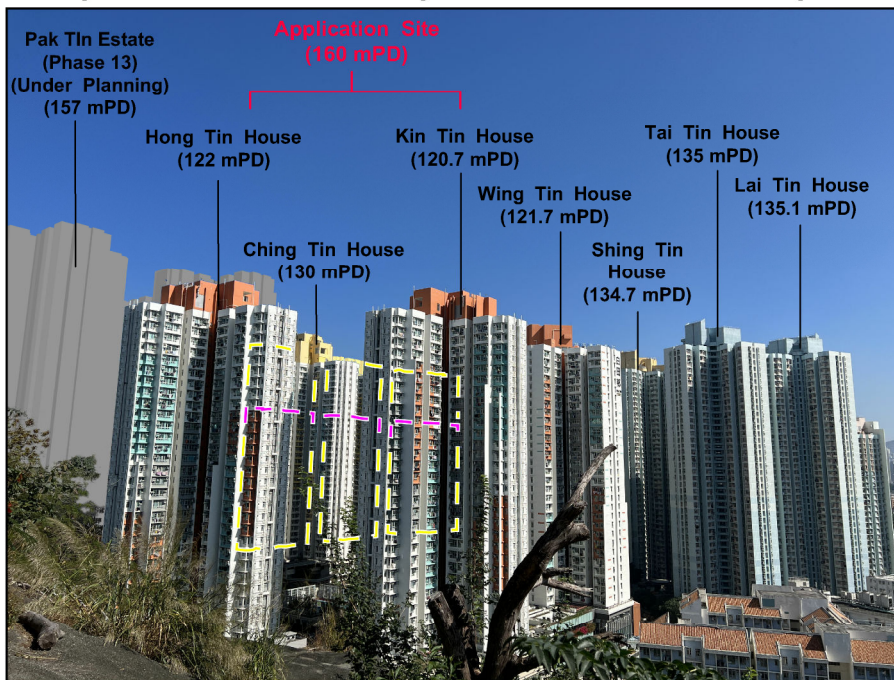
PLAN 11

DATE :
5. 3. 2024

Existing View

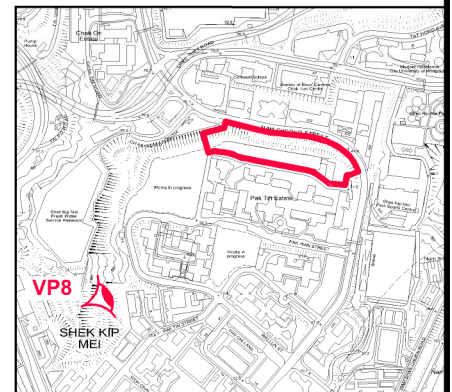


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

--- Building Height Restriction at 120mPD



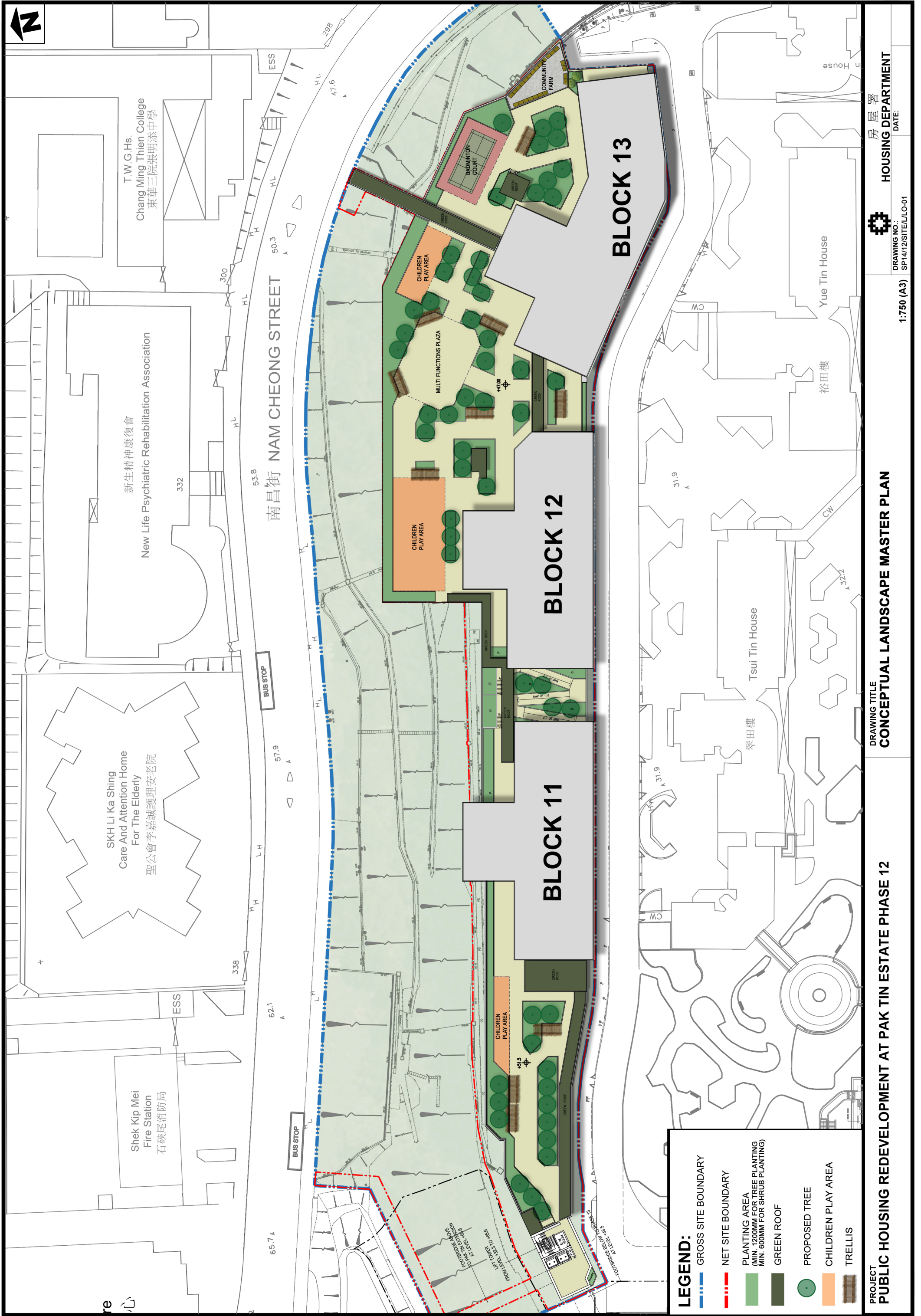
**PHOTOMONTAGE AT VIEWING POINT 8
(VIEW FROM KNOLL OF SHEK KIP MEI
FRESH WATER SERVICE RESERVOIR)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 12

**DATE :
5. 3. 2024**



LEGEND:

- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- PLANTING AREA
(MIN. 1200MM FOR TREE PLANTING
MIN. 600MM FOR SHRUB PLANTING)
- GREEN ROOF
- PROPOSED TREE
- CHILDREN PLAY AREA
- TRELLIS

PROJECT
PUBLIC HOUSING REDEVELOPMENT AT PAK TIN ESTATE PHASE 12

DRAWING TITLE
CONCEPTUAL LANDSCAPE MASTER PLAN

1:750 (A3)
DRAWING NO.: SP14/12/SITE/L/LO-01
HOUSING DEPARTMENT
房屋署
DATE:

Shek Kip Mei Fire Station 石硤尾消防局

SKH Li Ka Shing Care And Attention Home For The Elderly 聖公會李嘉誠護理安老院

New Life Psychiatric Rehabilitation Association 新生精神康復會

Chang Ming Thien College 東華三院張明添中學

T.W.G.Hs.

NAM CHEONG STREET 南昌街

Yue Tin House 裕田樓

Tsui Tin House 翠田樓

Block 11

Block 12

Block 13

CHILDREN PLAY AREA

MULTI FUNCTIONS PLAZA

BADMINTON COURT

COMMUNITY FARM

BUS STOP

62.1 A

57.9 A

53.8 A

50.3 A

47.6 A

298

338

332

31.9 A

32.2 A

491.5

447.0

POWELL ROAD 3

POWELL ROAD 4

POWELL ROAD 5

POWELL ROAD 6

POWELL ROAD 7

POWELL ROAD 8

POWELL ROAD 9

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