

Appendix 2

Visual Appraisal

**Proposed Public Vehicle Park (Excluding Container Vehicle)
at the Government Complex co-located with the
Permitted Public Housing Development
at Tsuen Nam Road, Tai Wai**

Visual Appraisal

July 2024

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1. Introduction

1.1 This Visual Appraisal (VA) is prepared in support of the s.16 planning application for the proposed ‘Public Vehicle Park (excluding container vehicle)’ use at Tsuen Nam Road in Tai Wai (the Application Site). Apart from the proposed Public Vehicle Park (PVP), the Application Site is planned for the permitted public housing co-locating with a government complex. According to the Notes of the approved Sha Tin Outline Zoning Plan No. S/ST/38 (the OZP), only ‘PVP (excluding container vehicle)’, amongst other intended uses of ‘Flat’, ‘Library’, ‘Social Welfare Facility’, ‘Government Use’, ‘Public Clinic’, is a Column 2 use under the “Residential (Group A)” (“R(A)”) zone on the OZP, and hence planning permission from the Town Planning Board (TPB) is required.

1.2 This VA sets to assess the potential visual impacts of incorporating the proposed PVP into the overall development. Viewpoints (VPs) of different view ranges have been identified with reference to the principles laid down in the *‘Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board’* (TPB PG-No. 41). Photomontages of the proposed PVP with overall development from the selected key public VPs were prepared to evaluate the visual compatibility and degree of anticipated visual impacts on Visually Sensitive Receiver (VSRs) from key public VPs, with consideration of the visual composition, visual changes to the public viewers and the visual quality in the surroundings.

2. Methodology

2.1 The methodology adopted is summarised as follows:

- To outline the existing and future visual context and visual elements of the Application Site and its surrounding area;
- To identify the potential key public VPs;
- To identify and evaluate the potential visual impacts from the selected key public VPs; and
- To assess the visual impact of the proposed PVP with overall development.

3. Application Site and Its Surroundings

3.1 The Application Site, with a land area of about 0.37 hectare (ha), is located at the junction of Tsuen Nam Road and Chik Luk Lane. It is mainly occupied by the Tai Wai Playground with a tiny lay-by area which sits within a generally urbanised area of Tai Wai, Sha Tin. **Figure 1** shows the location of the Application Site.

3.2 The surrounding visual context is characterised by a mix of low to high-rise residential developments, intermingled with Government, Institution and Community (GIC), recreational facilities and industrial developments. The building height profile of the nearby residential developments, including Tai Wai Village, Festival City, Man Lai Court and The Pavilia Farm, range from about 27mPD to 200mPD. At the time of this VA being prepared, a portion of the Pavilia Farm is under construction and it is also taken into account in the assessment (**Figure 3** refers).

3.3 Key visual elements surrounding the Application Site are summarised as below:

- To the immediate north is the T.W.G.H. Sin Chu Wan Primary School.
- To the further northeast across Shing Wan Road is an industrial area which is physically separated by the Shing Mun River Channel and the Tai Wai Soccer Pitch atop the River Channel.
- To the south across Tsuen Nam Road and Tai Wai MTR Station is the high-rise private residential development, namely The Pavilia Farm, with maximum building height of about 200mPD.
- To the west and north-west across Chik Fuk Street are a mix of low to medium-rise residential developments including Tai Wai Village.

4. Proposed PVP

- 4.1 With reference to the extant OZP, the Application Site falls within an area zoned “R(A)” with no restrictions on Gross Floor Area (GFA), plot ratio and building height.
- 4.2 Under the current notional development scheme, it comprises one building block at a building height of not more than 175mPD, which will accommodate the various government uses (as mentioned in paragraph 1.1), PVP, and public housing and its ancillary facilities. The proposed PVP comprising 105 private car and 30 motorcycle parking spaces is located at the part of lower tower of the overall development at the Application Site. Indicative section of the overall development is shown in **Figure 2** for reference.
- 4.3 With due consideration to community needs, various site constraints, environmental and traffic aspects etc., the following sensitive design features are incorporated into the overall development with the proposed PVP to ameliorate the potential visual impact, subject to detailed design:
- Full-height building setback at Tsuen Nam Road has been adopted to increase the building separation between the subject development and The Pavilia Farm development with significant building bulk in the opposite side of Tsuen Nam Road.
 - Step-back at different levels on podium have been adopted to reduce building bulk, though the site area is limited.
 - Building façade colour will be meticulously selected to achieve a harmonious integration with surrounding environment.
 - Landscaping will be adopted at different levels including ground level and podium levels to further enhance the visual appearance of the overall development. A minimum of site coverage of greenery of 20% is considered under the current proposal, so as to soften the development hardlines and provide visual relief. A landscaped garden, vertical greening and landscaping amenities will be taken into account in the landscape design, subject to detailed design.

5. Identification of Viewpoints

- 5.1 With reference to the TPB PG-No. 41, it is considered more practical to protect private views, and it is more important to protect public views. As such, this VA focuses on key public views and local vantage points which these areas are easily accessible and popular to the public. Viewpoints at different distances and directions from the Application Site are selected to effectively represent the key views in relation to the proposed PVP with overall development.
- 5.2 When selecting the VPs, priority has been given to major open spaces, in which key focal points, key pedestrian route and leisure sitting out area are considered as major visual sensitive viewpoint. In this VA, four VPs are identified and discussed below. **Figure 3** indicates the location of the selected VPs.

VP 1 – Mei Lam Estate Children’s Playground

- 5.3 This VP, located approximately 410m to the northwest of the Application Site, is a local open space providing children’s playground, sitting-out area and amenity area to serve Mei Lam Estate. This VP is selected to review the impact to pedestrian passersby, local residents, users of the open space for resting, sitting-out and leisure purposes, as well as students from the adjacent primary and secondary schools. With the presence of existing lush vegetation and secondary school (viz. Buddhist Wong Wan Tin College) obstructing the majority view, the visual sensitivity of this VP is considered **low**.

VP 2 – Footbridge near Che Kung Temple MTR Station

- 5.4 This VP is located about 470m to the east of the Application Site, offering a scenic lookout view from a footbridge across Shing Mun River Channel. The footbridge is a well-frequented route, commonly used to traverse between Che Kung Temple MTR Station and Sha Tin Government Secondary School / Hong Kong Heritage Museum. It provides direct north-south connection across the river channel, leading to Man Lai Road where schools and a group of education/community facilities are located. This VP represents museum visitors,

pedestrian passersby and those travelling to community facilities across the river channel. In view of the presence of Man Lai Court as a visual barrier, its visual sensitivity is considered relatively **low**.

VP 3 – Near Che Kung Temple

- 5.5 This VP is about 390m to the east of the Application Site, taken on a pavement leading to/from Che Kung Temple and Che Kung Temple MTR Station. It represents viewers including residents, cyclists, pedestrian passersby, tourists and local visitors to Che Kung Temple, as well as drivers along Che Kung Miu Road. Considering the temporary passing interest of the key viewers from this VP, its visual sensitivity is considered relatively **low**.

VP 4 – Near Exit D of Tai Wai MTR Station

- 5.6 This VP is located at an important public transport node approximately 230m to the southwest of the Application Site, where minibus stops, taxi stands and the Tai Wai MTR Station (Exit D) are located. It is the prime entry point to Tai Wai and to the Application Site. This VP represents residents, pedestrian passersby, public transportation commuters. The visual sensitivity of this VP is considered **medium**.

6. Assessment of Visual Impacts

6.1 This section evaluates the visual impact of incorporating the proposed PVP at the part of the lower zone of the overall development in relation to the existing and future context. Yet photomontages of the overall development with the proposed PVP as viewed from each identified VP are shown on **Figures 4 – 7**. In general, the visual appraisal for the overall development is carried out on the basis of visual composition, visual obstruction, effect on visual resources and effect on public viewers.

VP 1 – Mei Lam Estate Children’s Playground (Figure 4)

- 6.2 **Visual composition** – Upon completion of the overall development, the resulting visual composition at this VP largely remains as the existing visual elements of the Buddhist Wong Wan Tin College and the children’s playground in the foreground, **Figure 4** refers. As illustrated in the photomontage, the podium will be fully screened by the existing trees whilst the overall development is also compatible with that of The Pavilia Farm at about 170mPD to 200mPD. Overall, there is no significant change in the visual character.
- 6.3 **Visual obstruction** – Compared with the existing condition, only the upper portion of the overall development will be visible, and there will be slight/minor visual change to the open sky backdrop. The visual openness remains largely unchanged, the obstruction is therefore considered insignificant.
- 6.4 **Effect on public viewers** – The VSRs of this VP are identified as pedestrian passersby, local residents, users of the open space and students from the adjacent secondary school. Since pedestrians passing through and only stop for short period of time with short duration of sights and the tall and dense roadside planting/vegetation mostly screens off the proposed building block, the effect on public viewers of this key VP is considered slight.
- 6.5 **Effect on visual resources** – From this VP, no prominent visual resources, which its view shall be preserved has been identified. As demonstrated in **Figure 4**,

whilst the overall development results in slight loss of sky openness upon completion, the visual changes in terms of the quality, character and other visual resources of this view remains unchanged.

- 6.6 Considering the above, the overall visual impact of VP1 is deemed **slightly adverse** in terms of scale, building height and the resulting visual character.

VP 2 – Footbridge near Che Kung Temple MTR Station (Figure 5)

- 6.7 **Visual composition** – The major visual elements in this VP are the scenic water features, open sky backdrop, vegetation along the sides of the river channel and medium to high-rise residential developments, i.e. Man Lai Court at about 67mPD and the Pavilia Farm at about 170mPD to 200mPD. **Figure 5** refers, only minor portion of the podium and upper part of the overall building can be viewed behind Man Lai Court, and it is considered visually compatible to the surrounding high-rise residential developments.
- 6.8 **Visual obstruction** – The VSRs at this VP will still enjoy a scenic view over both sides of the river channel. Slight visual obstruction of the open sky view is resulted from the upper portion of the overall development whilst its majority will be largely obstructed by Man Lai Court at this VP.
- 6.9 **Effect on public viewers** – This view is taken from the footbridge leading between the Che Kung Temple MTR Station, the Hong Kong Heritage Museum and the educational/community services near Man Lai Road (**Figure 3** refers). The VSRs at this VP are mainly passing interest, and presumably visiting with their interest focuses on the scenic lookout. As the exiting view will largely remain intact and not be adversely affected, the effect on public viewers from this key VP is considered slight.
- 6.10 **Effect on visual resources** – As demonstrated by the photomontage, the visual resources in terms of visual quality, character and condition of this VP will not be affected by the overall development. Hence, the effect on visual resources is considered slight.

6.11 In view of the above, the overall visual impact of VP2 is considered **slightly adverse**.

VP 3 – Near Che Kung Temple (Figure 6)

6.12 **Visual composition** – Major man-made developments are visible in this VP. They include the elevated Railway Tuen Ma Line, Chu Kung Miu Road and some roadside planting, whereas in the background are medium and high-rise residential developments, i.e. Man Lai Court at about 67mPD and the Pavilia Farm at about 170mPD to 200mPD. The overall development will blend in with the existing and future context, and the visual composition of the area will not be significantly affected.

6.13 **Visual obstruction** – The overall development will reduce the visual permeability and obstruct the skyline of this VP. Nevertheless, it is observed in **Figure 6** that no important views are expected to be screened off by the overall development. The loss in sky openness is considered moderate from this VP.

6.14 **Effect on public viewers** – The overall development as shown in the photomontage is compatible with the existing context in terms of the building heights and the overall skyline among the neighbouring residential developments. Upon completion, the podium of the overall development will be largely blocked by the existing elevated railway and high-rise buildings, and the domestic portion of the overall development, which has been set back from Tsuen Nam Road, is inevitably seen from this viewpoint. The overall visual effect on public viewers is considered slight to moderate.

6.15 **Effect on visual resources** – The overall development will form part of the townscape in harmony. It also contributes to visual interest whilst maintaining the overall sky backdrop. The visual obstruction of the open sky view will be acceptable taking account of its setting background echoing to The Pavilia Farm as viewed from this VP. No significant effect will be resulted to the existing streetscape, as well as the urban form.

6.16 Based on the above, the overall visual impact of VP3 is considered **moderately adverse**.

VP 4 – Near Exit D of Tai Wai MTR Station (Figure 7)

6.17 **Visual composition** – The visual composition of this VP comprises medium to high-rise residential developments, ranging from about 27mPD to 77mPD, namely Grandway Garden and Tin Po Building and Tai On Building, with the minibus stops and roadside planting along Tsuen Nam Road, and Tai Wai MTR Station on the other side. The visual character is generally dominated by the urban streetscape at the public transport node. With the existing residential developments and the roadside planting partly blocking the overall development, the visual composition of the area will not be significantly affected.

6.18 **Visual obstruction** – As demonstrated by the photomontage in **Figure 7**, the overall development is partially screened by the existing residential developments and the roadside planting in the lower and middle zones, which render a visual treatment upon completion of the development. Moderate impact to the open sky view will be resulted.

6.19 **Effect on public viewers** – View to the overall development is partially screened by the roadside planting. The key VSRs at this VP are mainly those pedestrian walking to/from Tai Wai MTR Station, minibus stops and surrounding residential developments. In view of the transient nature of the VSRs, there is no significant impact to the walking experience of the public viewers, with or without the proposed PVP. The visual change brought by the overall development on the public viewer will be slight to moderate.

6.20 **Effect on visual resources** – Despite the difference in building heights of the overall development with the established medium to high-rise residential developments nearby, the overall development will integrate with the urban streetscape without major changes to the visual character.

6.21 Considering the above, the overall visual impact of VP4 is considered **moderately adverse**.

7. Conclusion

7.1 The overall visual impact is summarised in **Table 1** below:-

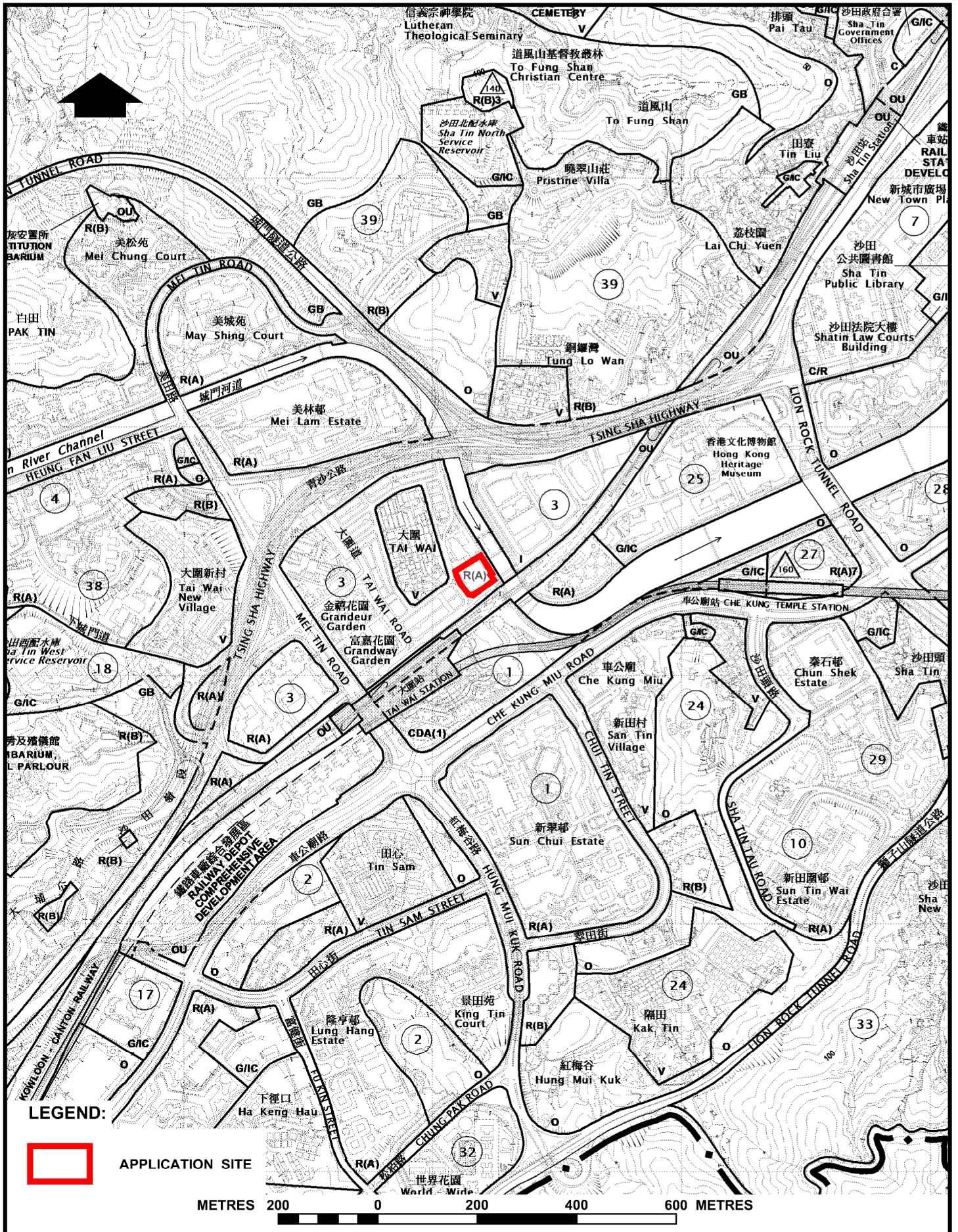
Table 1. Summary of Overall Visual Impacts

VPs	Distance from the Application Site	Visual Sensitivity (Low, Medium, High)	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Overall Visual Impact (Negligible, Slightly adverse, Moderately adverse, Significantly adverse)
VP 1 Mei Lam Estate Children's Playground	About 410 m (to the northwest of the Application Site)	Low	Slight	Slightly adverse
VP 2 Footbridge near Che Kung Temple MTR Station	About 470 m (to the east of the Application Site)	Low	Slight	Slightly adverse
VP 3 Near Che Kung Temple	About 390 m (to the east of the Application Site)	Low	Moderate	Moderately adverse
VP 4 Near Exit D of Tai Wai MTR Station	About 230 m (to the southwest of the Application Site)	Medium	Moderate	Moderately adverse

7.2 In conclusion, this VA has carefully considered the existing and future contexts of the Application Site and its surroundings, covering the visual composition, visual obstruction, public viewers and visual resources of each selected VP. The findings of this VA conclude that the overall visual impact is ranging from slightly adverse to moderately adverse and demonstrated that the overall development including the proposed PVP will be acceptable from visual point of view.

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July 2024

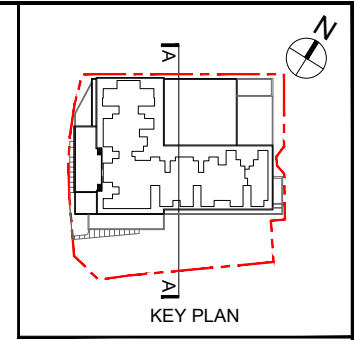
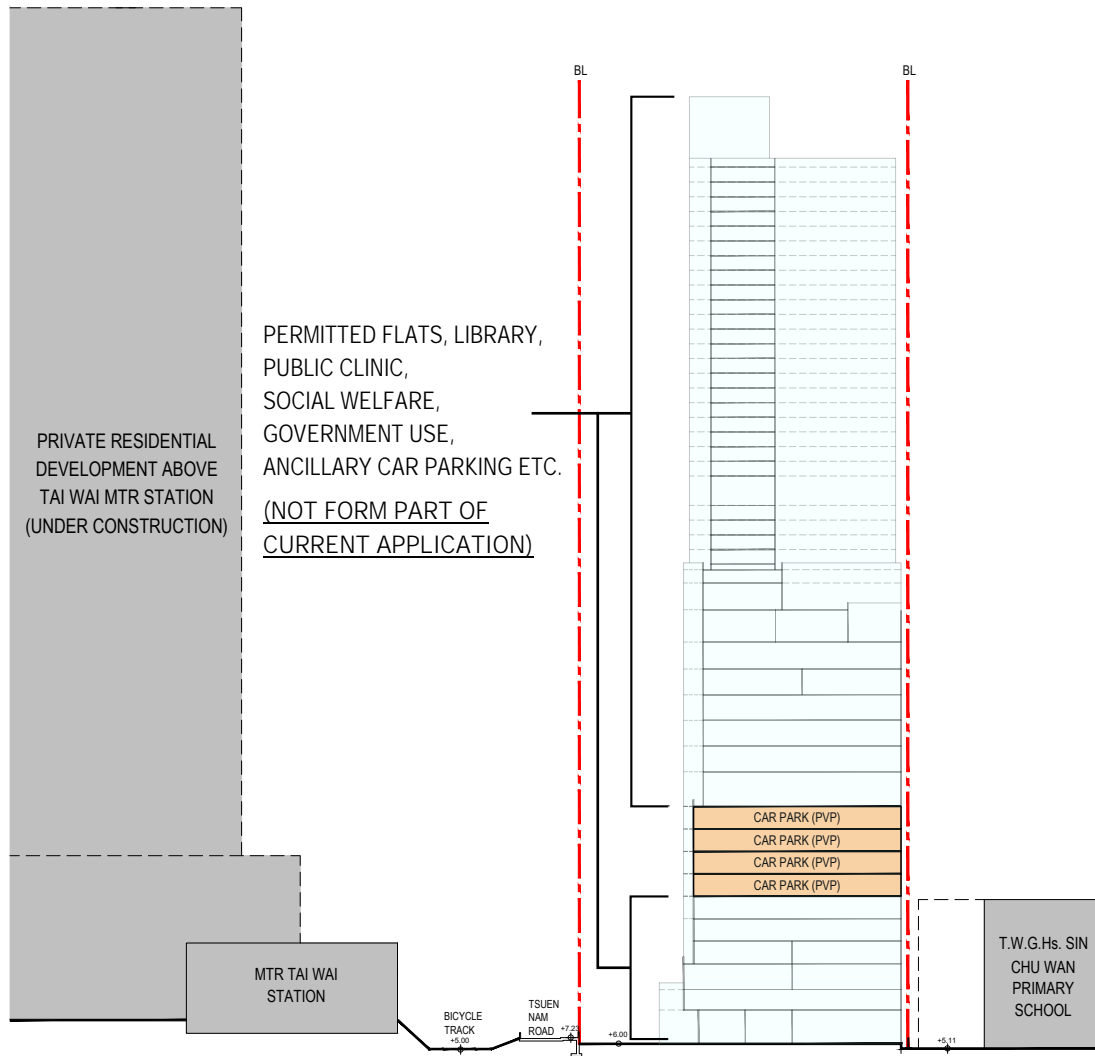


LOCATION PLAN

HOUSING DEPARTMENT
PLANNING SECTIONS


FIGURE 1

DATE:
12. 7. 2024



FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN

LEGEND

 PROPOSED PVP
(UNDER CURRENT APPLICATION)

**PROPOSED PUBLIC HOUSING
DEVELOPMENT AT TSUEN NAM ROAD**

DRAWING TITLE

INDICATIVE SECTION PLAN

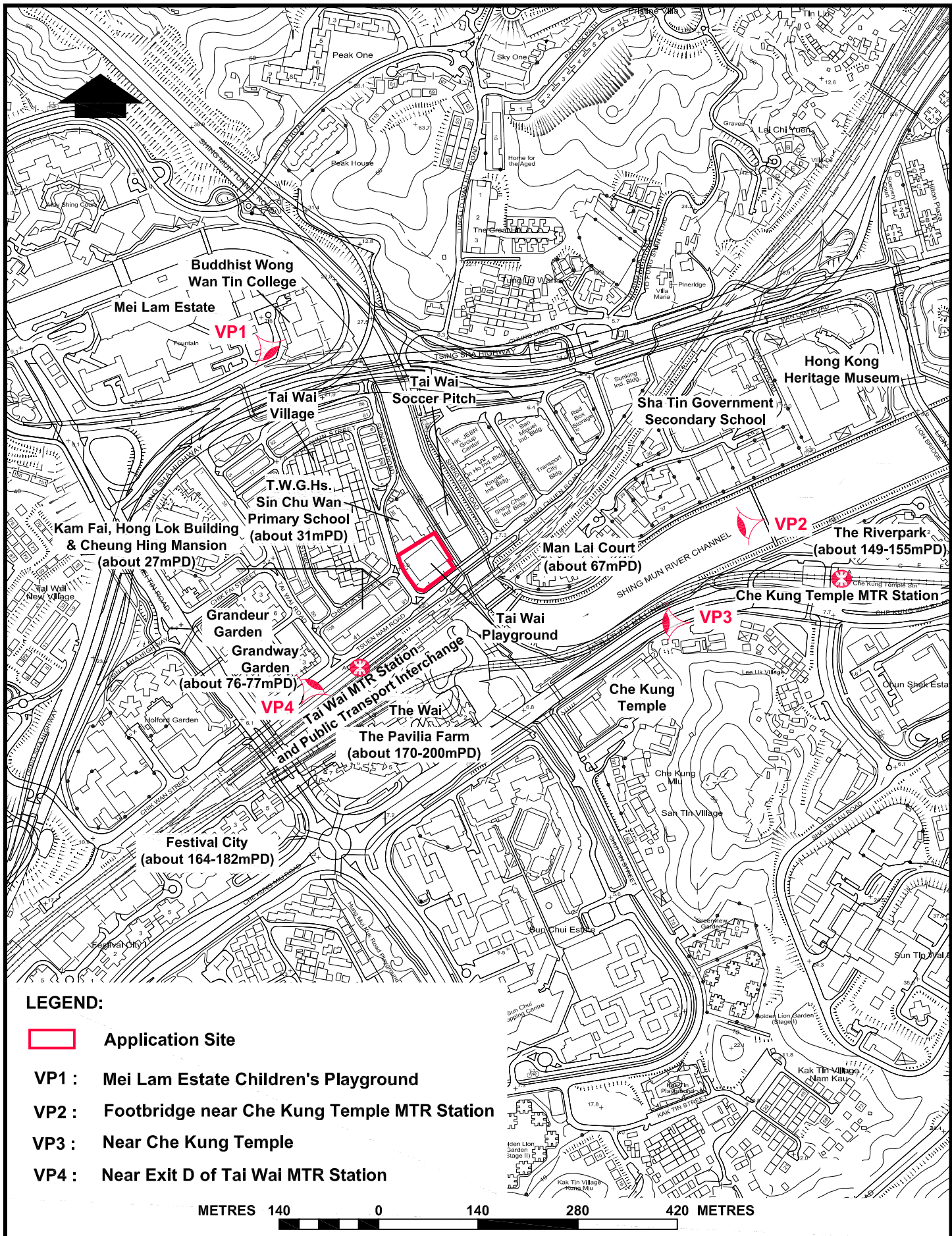
SCALE 1:150 (A1) 1:300 (A3)



房屋署
HOUSING DEPARTMENT

FIGURE 2

APR 2024



LEGEND:

 Application Site

- VP1 : Mei Lam Estate Children's Playground
- VP2 : Footbridge near Che Kung Temple MTR Station
- VP3 : Near Che Kung Temple
- VP4 : Near Exit D of Tai Wai MTR Station

METRES 140 0 140 280 420 METRES



**HOUSING DEPARTMENT
PLANNING SECTIONS**

LOCATION OF VIEWPOINTS

FIGURE 3

**DATE :
17. 7. 2024**

Existing Condition

Buddhist Wong Wan Tin College
(about 27mPD)

The Pavilia Farm
(Under Construction)
(about 170-200mPD)



Photomontage

Buddhist Wong Wan Tin College
(about 27mPD)

The Pavilia Farm
(Under Construction)
(about 170-200mPD)

**Indicative Scheme
not more than 175 mPD**



LEGEND:

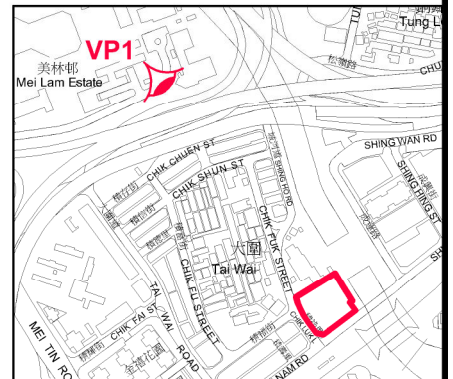


OVERALL DEVELOPMENT



PROPOSED PVP
(UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



**VIEWPOINT 1
(VIEW FROM MEI LAM ESTATE
CHILDREN'S PLAYGROUND)**



HOUSING DEPARTMENT
PLANNING SECTIONS

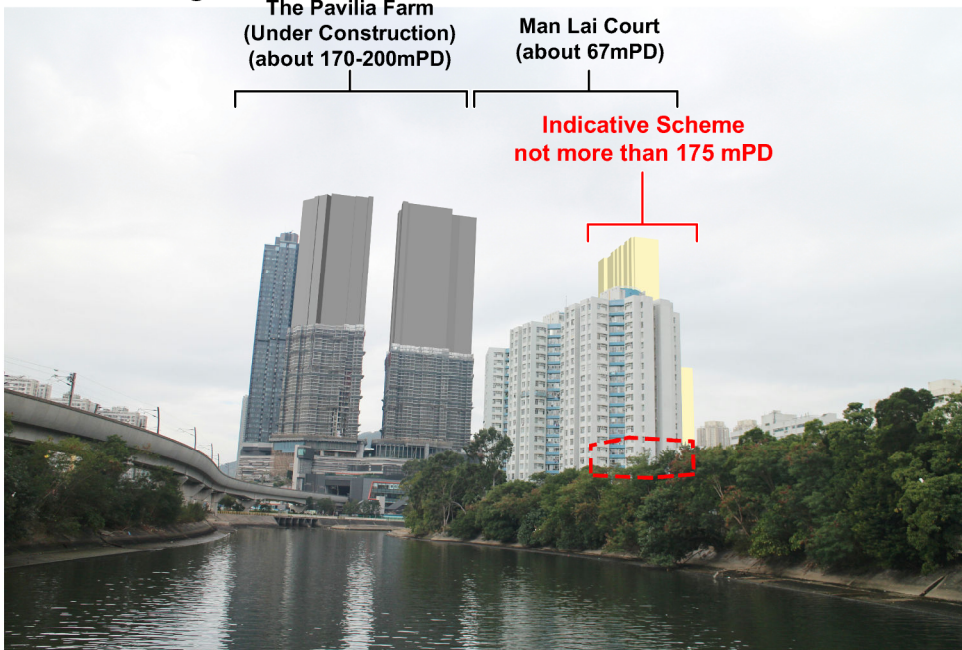
FIGURE 4

DATE :
19. 4. 2024

Existing Condition



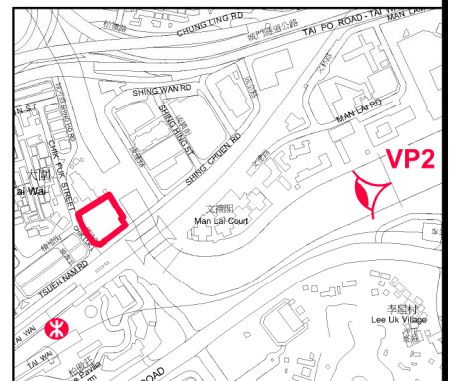
Photomontage



LEGEND:

- OVERALL DEVELOPMENT
- PROPOSED PVP (UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



**VIEWPOINT 2
(VIEW FROM FOOTBRIDGE NEAR
CHE KUNG TEMPLE MTR STATION)**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

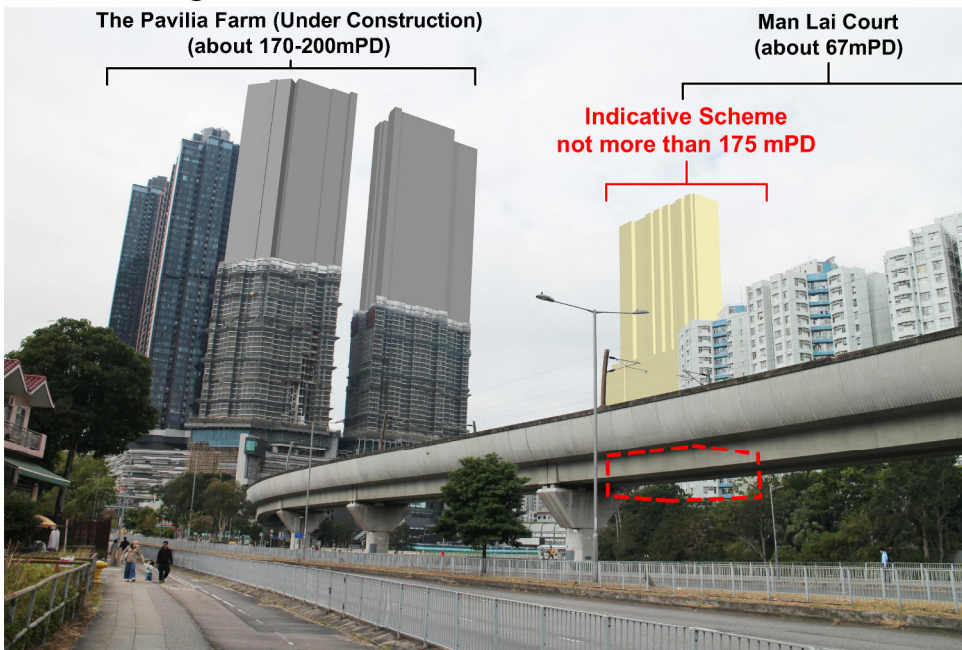
FIGURE 5

**DATE :
19. 4. 2024**

Existing Condition



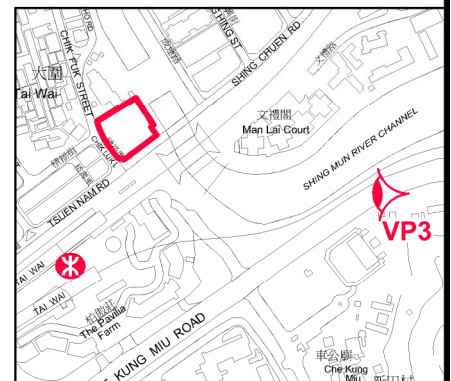
Photomontage



LEGEND:

- OVERALL DEVELOPMENT
- PROPOSED PVP
(UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



VIEWPOINT 3
(VIEW FROM NEAR CHE KUNG TEMPLE)

**HOUSING DEPARTMENT
PLANNING SECTIONS**

FIGURE 6

DATE :
19. 4. 2024

Existing Condition

Grandway Garden
(about 76-77mPD)

Tin Po Building
(about 27mPD)

Tai On Building
(about 27mPD)



Tai Wai MTR Station

Photomontage

Grandway Garden
(about 76-77mPD)

Tin Po Building
(about 27mPD)

Tai On Building
(about 27mPD)

**Indicative Scheme
not more than 175 mPD**



Tai Wai MTR Station

LEGEND:

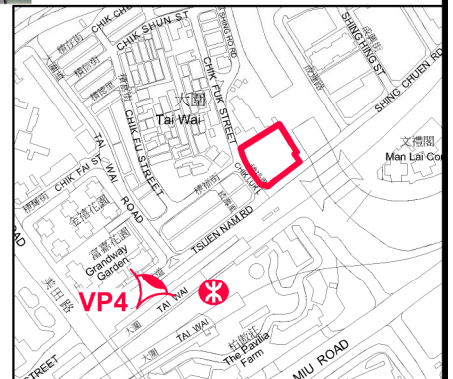


OVERALL DEVELOPMENT



PROPOSED PVP
(UNDER CURRENT APPLICATION)

(FOR REFERENCE PURPOSES ONLY
SUBJECT TO DETAILED DESIGN)



**VIEWPOINT 4
(VIEW FROM NEAR EXIT D OF
TAI WAI MTR STATION)**



HOUSING DEPARTMENT
PLANNING SECTIONS

FIGURE 7

DATE :
19. 4. 2024