

Appendix 4

Visual Impact Assessment

SECTION 1

INTRODUCTION & PROJECT BACKGROUND REVIEW

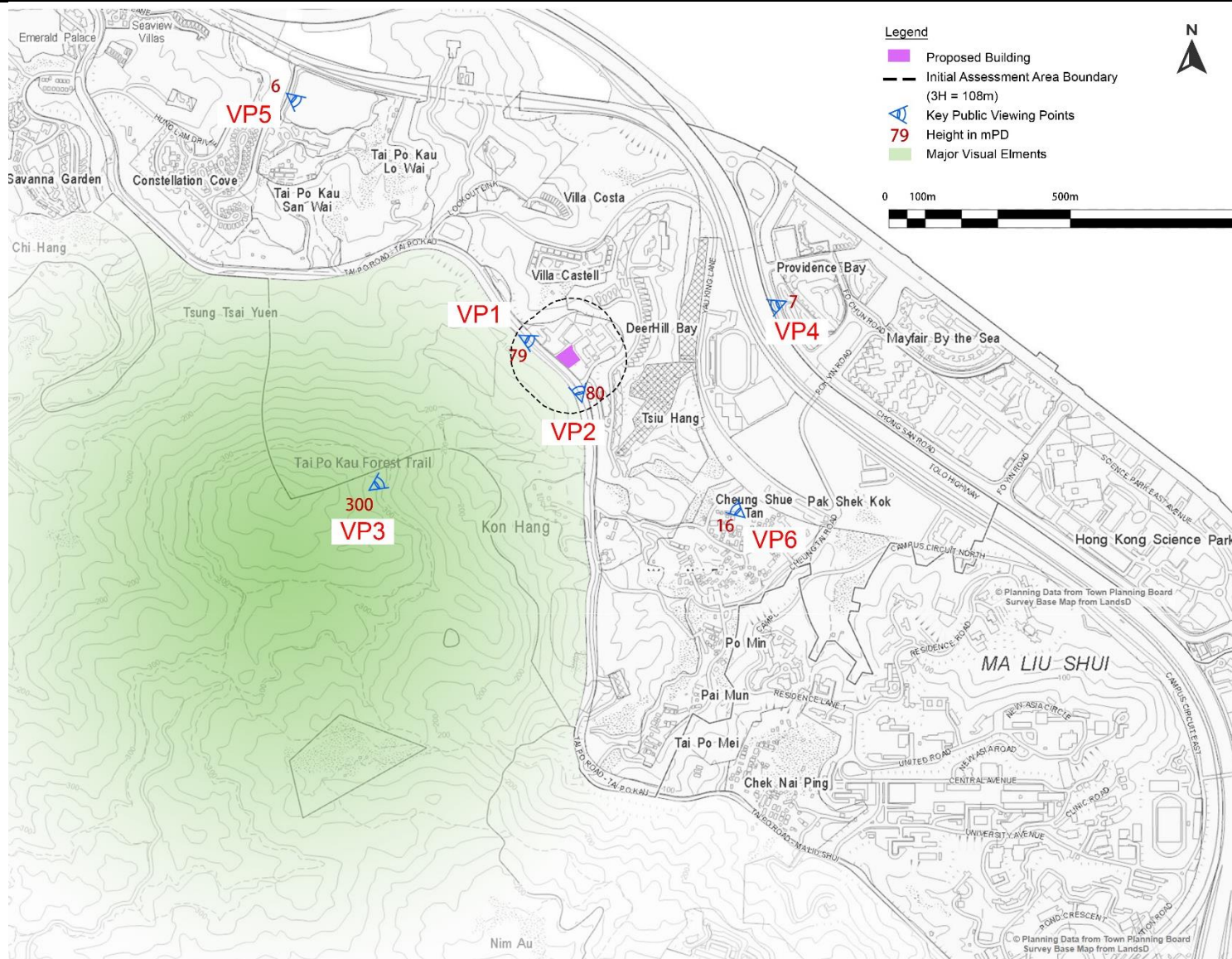
Introduction

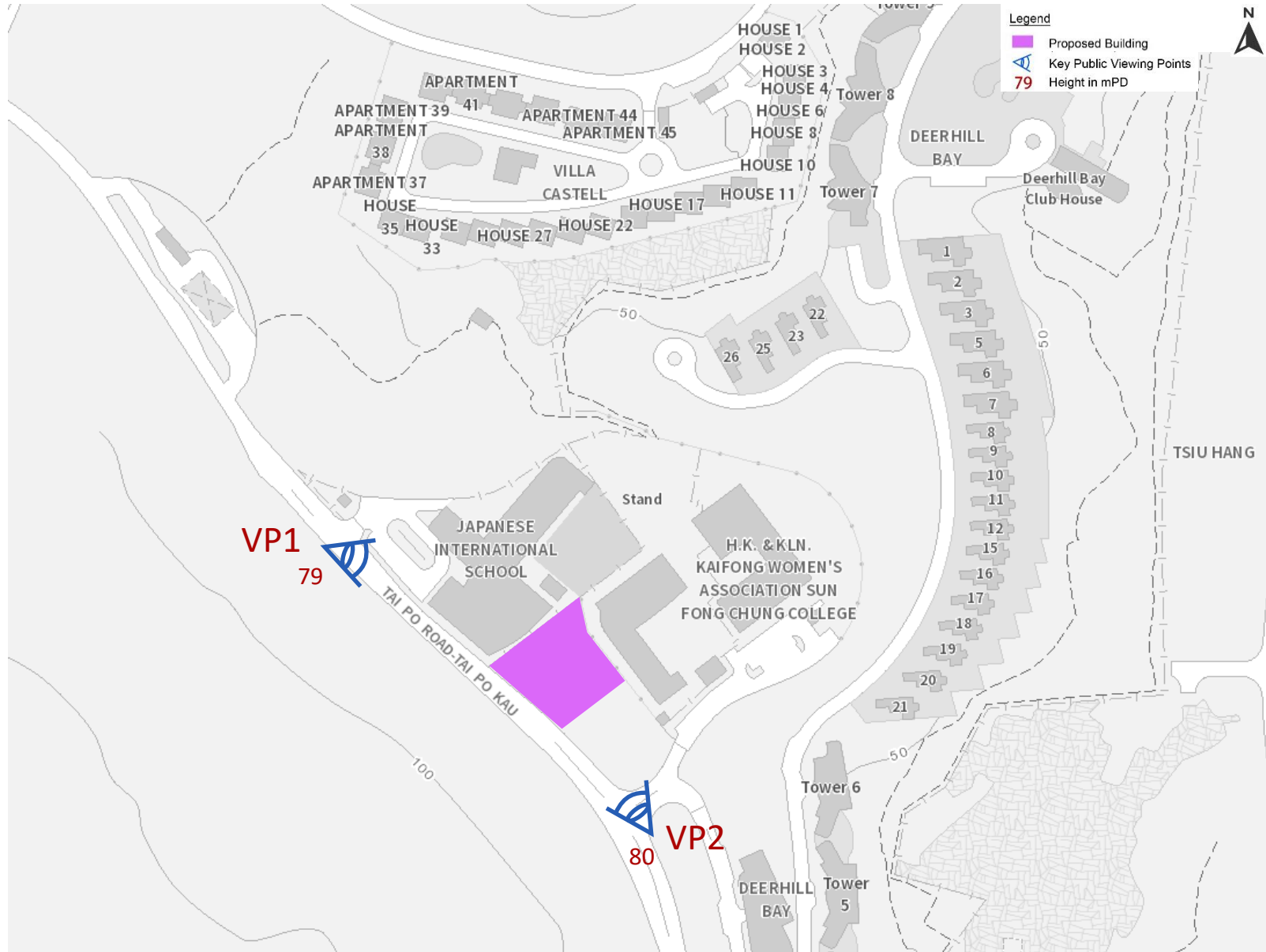
The VIA is to assess the potential impact of a site on Tai Po Road – Tai Po Ka Section, New Territories in accordance with the TPB Guidelines No.41. The site is Remaining Portion of Taxlord Lot No. T77 in DD34, Tai Po.

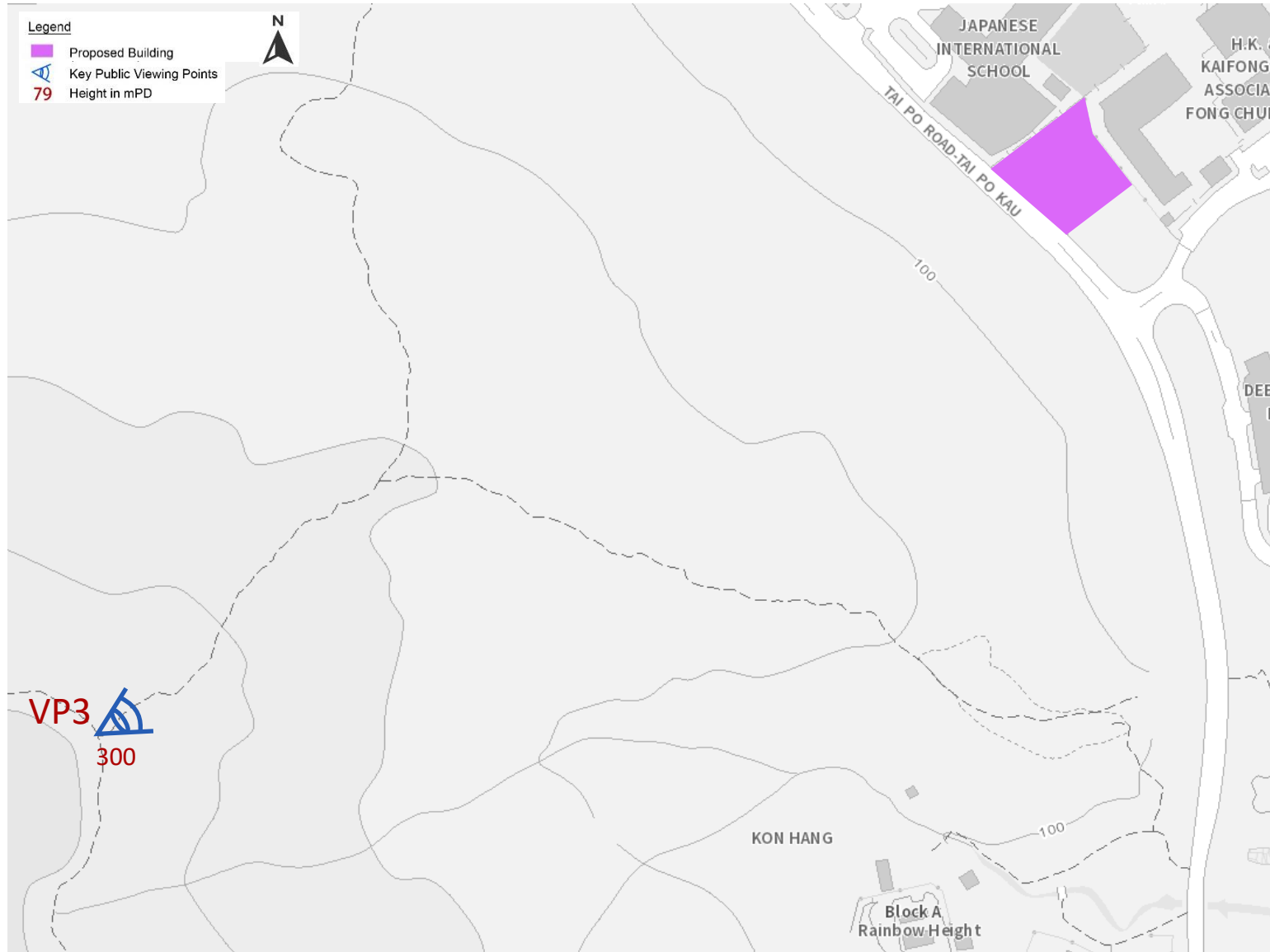
Sheng Kung Hui (SKH) intends to develop the Site for a 10-storey building, namely Hong Kong Sheng Kung Hui St Christopher's Complex (hereinafter SCC), to accommodate a range of social welfare facilities. The Site is zoned Government, Institution or Community ["G/IC"] on the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30. Under the zoning, 'Social Welfare Facility' is a Column 1 use and is permitted as of right. However, the site is imposed with a Building Height Restriction (BHR) of 8 storeys. A S16 planning application is required to apply for minor relaxation of the BHR for the intended 10 – storey development.

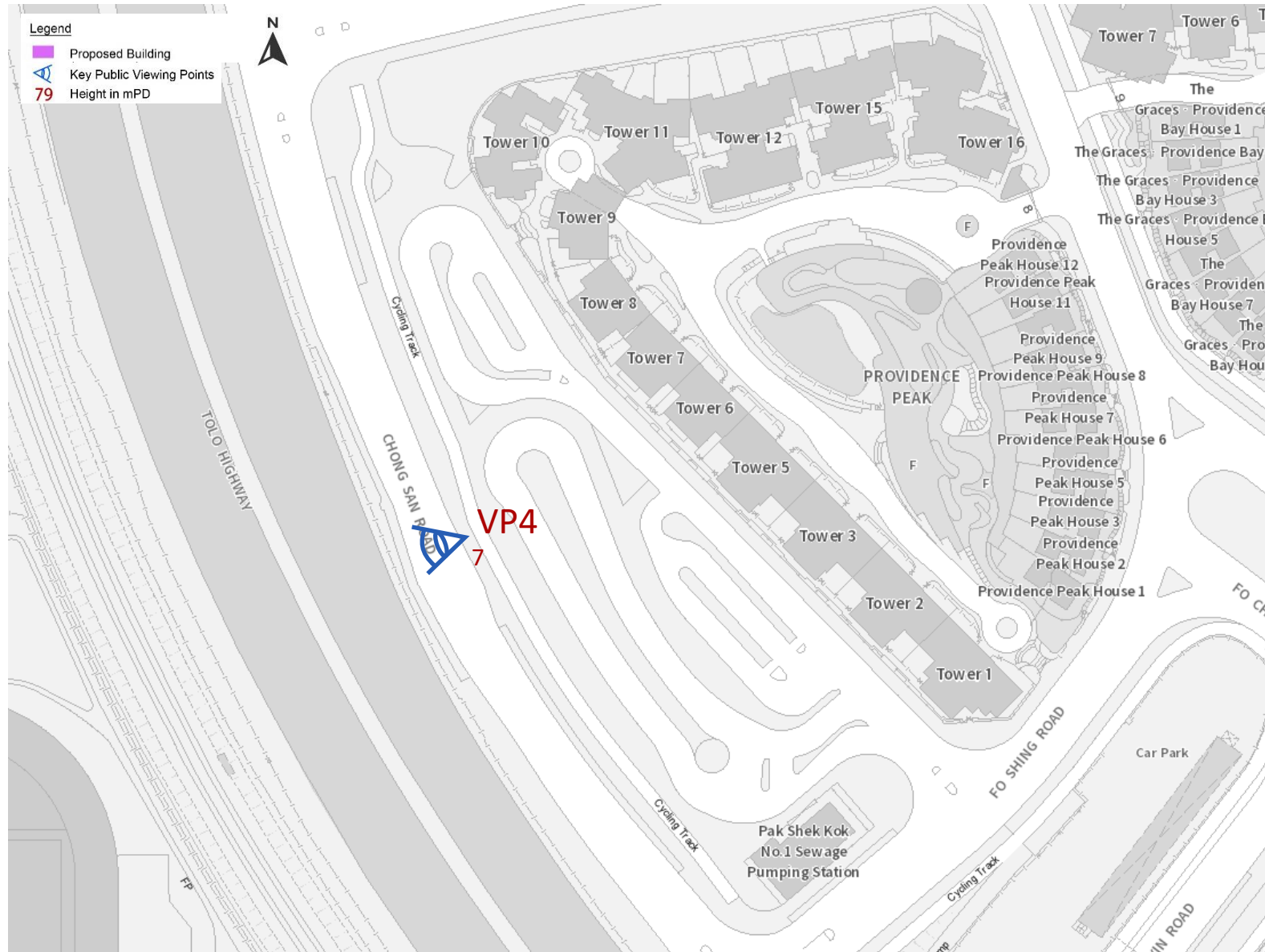
This S16 application is submitted by Hong Kong Sheng Kung Hui Welfare Council Limited (HKSKEWCL), and the owner of the Site is The Bishop of Victoria Hong Kong.

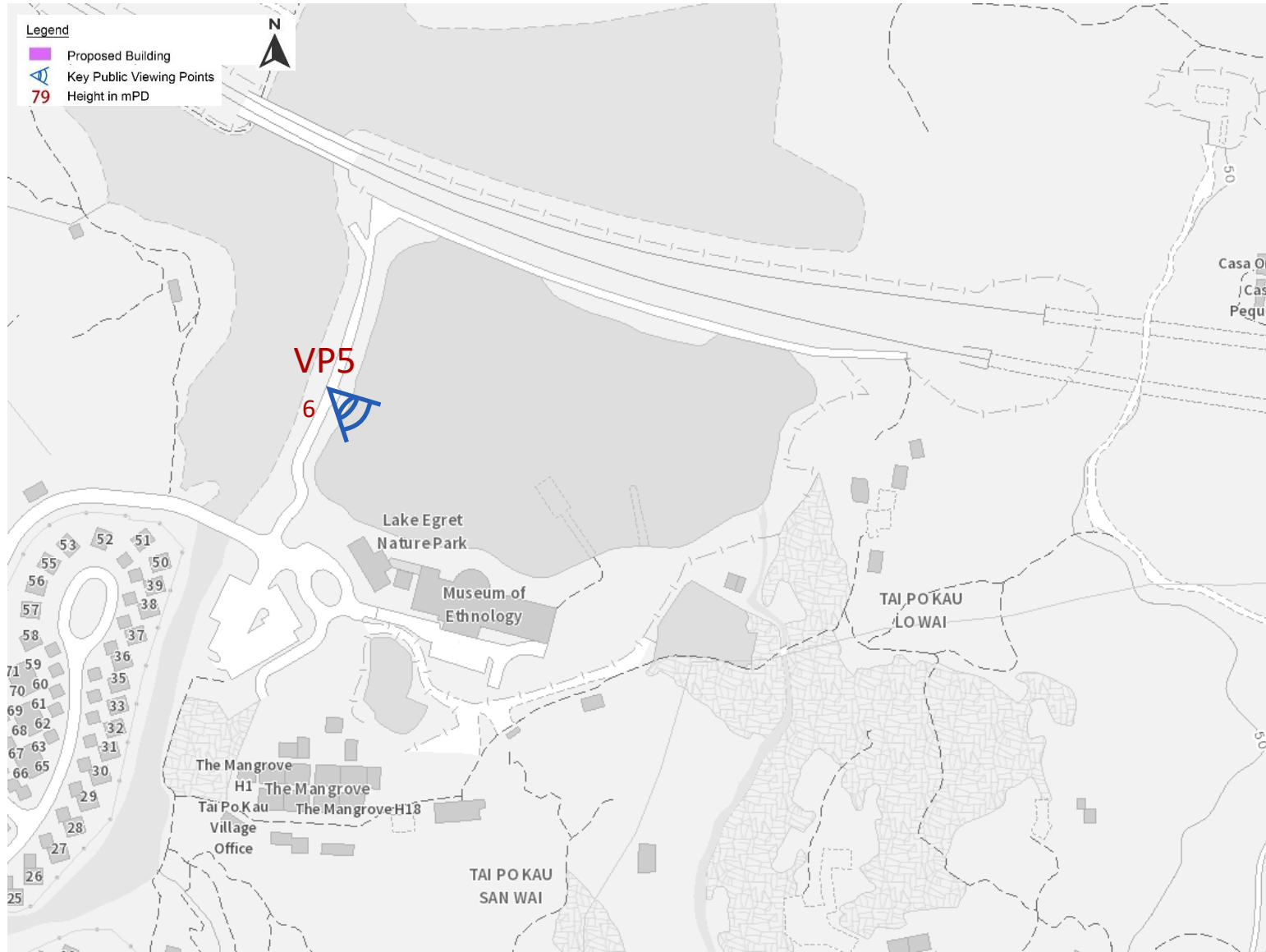
SECTION 2
VISUAL ENVELOPE AND ASSESSMENT

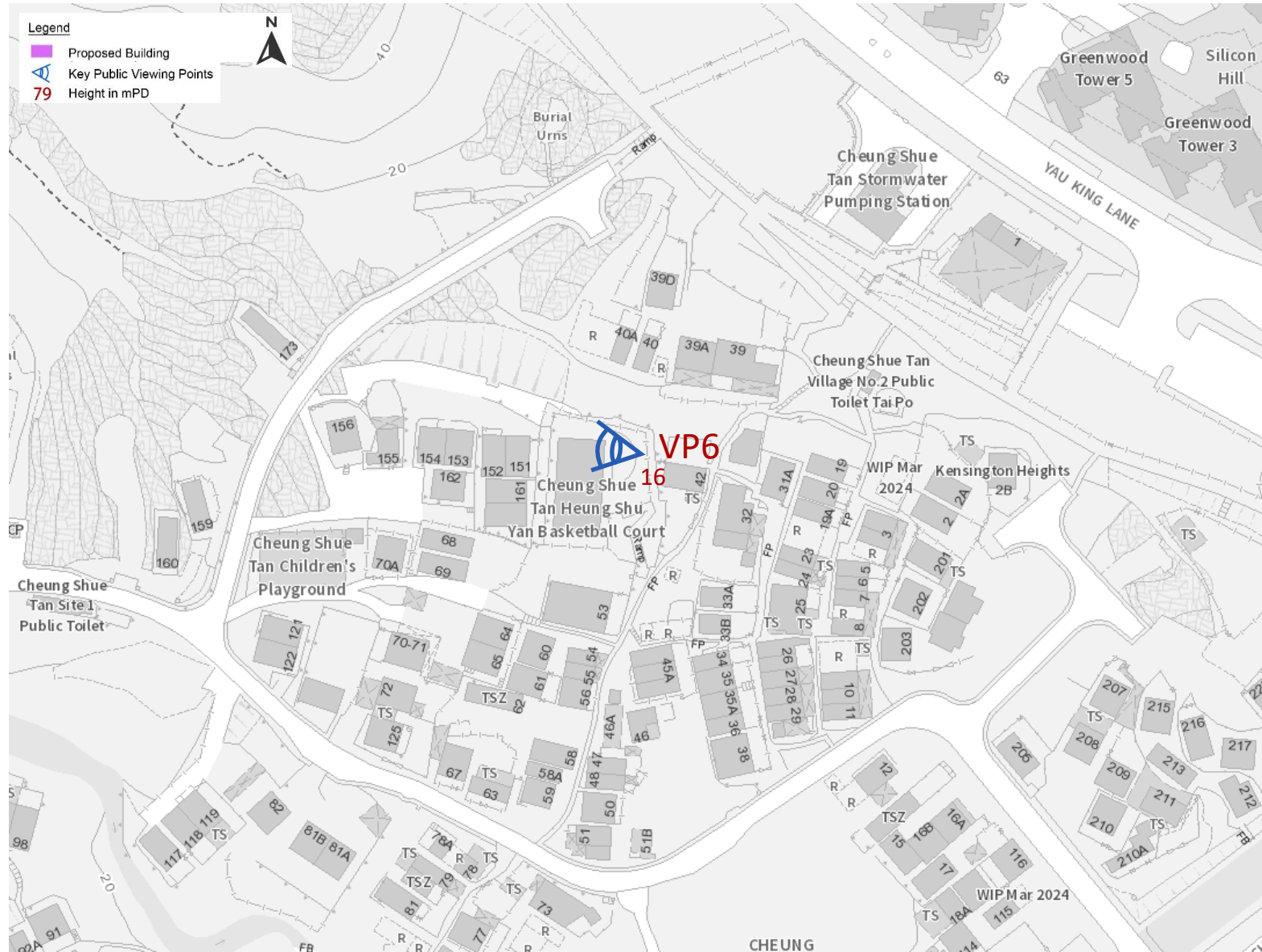












The Visual Envelope (VE) is formed by surrounding area of Nature Reserve, Institutional and Residential building such as Tai Po Kau Nature Reserve, Japanese International School, PLK Tin Ka Ping Millennium Primary School and Deerhill Tower Deerhill Bay.

Within the VE, a series of key View Point (VP) may be affected by the proposed development. VPs are identified base to the VE, and as summarised in below table;

VP	Description	Visual Sensitivity (Low,Medium,High)	Approx. Viewing Distance to High Rise Elements (m)	Visual Composition	Visual Obstruction	Types of Public Viewers	Effect on Public Viewers	Effects on Visual Resources	Duration of Impacts	Evaluation of Overall Visual Impact
VP1	View from Tai Po Road (Tai Po Kau) bus stop northwest to the site	Medium	~95m (79mpd)	Existing view includes a low-rise institutional block in front of the proposed building mass, mixed with open views to hillside further right. Proposed building mass is only partly visible therefore quite compatible.	Part of the Views to open sky visible in the background will be blocked, and part of visual openness lost	Commuters, surrounding residents, students, hikers, pedestrians	Moderate The direct sightlines are disturbed by the proposed development backdrop. The existing Japanese school is visually more dominating than the proposed development.	Some visual degradation Streetscape character is not strongly degraded due to the existing presence of mature trees along the Tai Po Road. Openness of skyline is obstructed. Vegetation screening can be applied to the building façade.	Permanent	Moderately adverse
VP2	View from Tai Po Road (Tai Po Kau) junction of entering the perforated schools and Deerhill Bay	Medium	~85m (80mpd)	Existing view includes natural woodland at slope in front of the Proposed building mass. Proposed building mass is only partly visible which is highly compatible.	Views to Japanese International School building currently visible in the background will be partly blocked, but this is a small element in the existing view and the overall openness will remain largely, only part	Commuters, surrounding residents, students, hikers, pedestrians	Slight Most of the existing screening matured trees will be retained. The views towards vegetation in front of the proposed building will not be affected.	Some visual degradation Loss of quality woodland at the junction to Primary School and residential blocks may result in loss of preserved natural	Permanent	Moderately adverse

VISUAL IMPACT ASSESSMENT

VP	Description	Visual Sensitivity (Low,Medium,High)	Approx.Viewing Distance to High Rise Elements (m)	Visual Composition	Visual Obstruction	Types of Public Viewers	Effect on Public Viewers	Effects on Visual Resources	Duration of Impacts	Evaluation of Overall Visual Impact
					of visual openness to sky lost.			environment of Tai Po Kao.		
VP3	View from Tai Po Kau Forest Trail (Yellow Trail Section)	Low	~279m (300mpd)	The proposed Project is hardly visible within the huge vegetation and causes no significant change in the visual composition.	No visual obstruction	Hikers	Negligible The proposed development will be screened by existing woodland, hence no any impact on viewers.	Minimum visual degradation The proposed development visually is insignificant to other visual resources.	Permanent	Negligible
VP4	View from Public Interchange outside of Providence Bay	Low	~637m (7mpd)	Existing view includes a number of medium-rise residential blocks horizontally mixed with institutional buildings and open views to hillside further north. Proposed building mass is only partly visible therefore quite compatible.	Visible Ridgelines remain intact and there is minimal visual obstruction to the open sky.	Commuters, surrounding residents, students, pedestrians	Slight The proposed development does not impact the ridgeline and visibly unidentifiable with the existing buildings group to key viewers.	Minimum visual degradation The surrounding woodland and highway offset visual impact of building mass. The visual resources and amenities are retained.	Permanent	Slightly adverse
VP5	View from Core Aqua Park of the	Low	~1085m (6mpd)	The proposed Project is not visible within the huge vegetation and causes no change	No visual obstruction	Hikers, pedestrians	Negligible The proposed development will	Minimum visual degradation of	Permanent	Negligible

VISUAL IMPACT ASSESSMENT

VP	Description	Visual Sensitivity (Low,Medium,High)	Approx. Viewing Distance to High Rise Elements (m)	Visual Composition	Visual Obstruction	Types of Public Viewers	Effect on Public Viewers	Effects on Visual Resources	Duration of Impacts	Evaluation of Overall Visual Impact
	Passing Place			in the visual composition.			be screened by existing woodland, hence no impact on viewers.	existing visual resources The proposed development visually is insignificant to other visual resources.		
VP6	View from Cheung Shue Tan Heung Shu Yan Basketball Court	Low	~650m (16mpd)	The proposed Project is not visible within the huge vegetation and causes no change in the visual composition.	No visual obstruction	Surrounding residents, pedestrians	Negligible The proposed development will be screened by existing woodland, hence no impact on viewers.	Minimum visual degradation of existing visual resources The proposed development visually is insignificant to other visual resources.	Permanent	Negligible

SECTION 3 VIEW POINT PHOTOMONTAGE



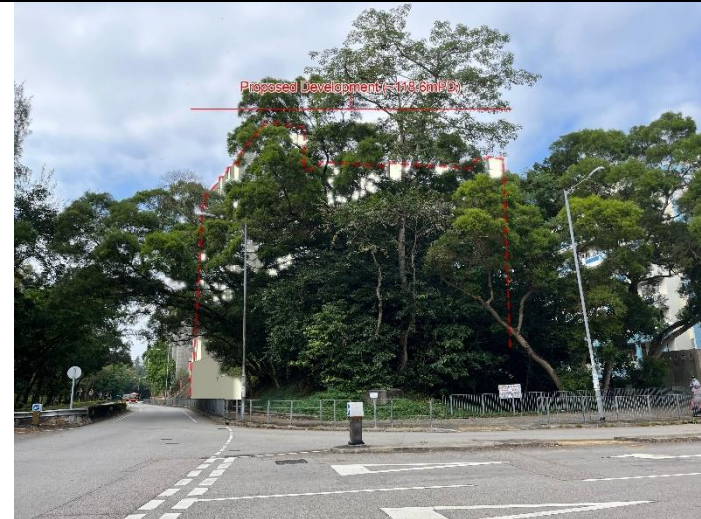
VP 1 Existing View



VP 1 Photomontage



VP 2 Existing View



VP 2 Photomontage



VP 3 Existing View

VP 3 Photomontage



VP 4 Existing View

VP 4 Photomontage



VP 5 Existing View

VP 5 Photomontage



VP 6 Existing View

VP 6 Photomontage

SECTION 4

SUMMARY AND EVALUATION OF OVERALL VISUAL IMPACT

4.1. VP1- View from Tai Po Road (Tai Po Kau) bus stop northwest to the site

- 4.2. The overall visual impact is considered **moderately adverse** prior to mitigation. The VP shows the permanent obstruction of the open sky views, the prominent low-rise institutional block and tree planting along the Tai Po Road are more dominating to the visual composition perceived by the key viewers of low sensitivity, i.e., commuters. For the effect on Public Viewers, Tai Po Road (Tai Po Kau) is frequently used, primarily by the user of nearby colleges and schools. The proposed development will be readily noticeable from this VP. The proposed development will reduce the sense of visual openness due to the blockage of some sky view. For the effect on Visual Resources / Amenities, the visual impact arising from the proposed development will be moderately adverse, due to the blockage of some open sky view. The proposed development will not impact the existing urban fringe character of the surrounding area and the extent of impact is low.

Description of Visual Sensitivity of VP1 as below:

Type of Sensitive Receiver Represented: Pedestrians and drivers along Tai Po Road (Tai Po Kau), Users of nearby college and school.

Approximate Viewing Distance to Site: ~95m

Description of Existing View: The view point is located at the bus stop of Tai Po Road (Tai Po Kau) looking towards the site at a distance of approximately 95m, pedestrians, drivers and passengers have a clear view to the site. Tai Po Road (Tai Po Kau) is frequently used, primarily by the user of nearby colleges and schools. Public transportation will stop at this location and the drivers are usually focused on the road and immediate surrounds and their views are transient and brief, the public viewers at this VP are considered to have **Medium** sensitivity to visual change.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

4.3. VP2- View from Tai Po Road (Tai Po Kau) junction of entering the schools and Deerhill Bay

4.4. The overall visual impact is considered **moderately adverse** prior to mitigation. The VP2 shows the permanently degrade of the visual openness with the proposed development backdrop and potential woodland loss, part of the views to the Japanese International School will be blocked and the overall openness will remain largely, only part of visual openness to sky lost. For the effect on Public Viewers, Tai Po Road (Tai Po Kau) junction is frequently used, mostly by the users of the nearby colleges and schools. A slight portion of the open sky view behind the vegetation will be blocked due to the proposed development. For the effect on Visual Resources/ Amenities, the visual impact arising from the proposed development will be moderately adverse, due to the blockage of a slight portion of the open sky view behind the vegetation and the loss of quality woodland at the junction to primary school and residential blocks. No other noticeable effect on other visual resources/ amenities from this VP is observed.

Description of Visual Sensitivity of VP2 as below:

Type of Sensitive Receiver Represented: Commuters, surrounding residents, students, hikers pedestrians.

Approximate Viewing Distance to Site: ~85m

Description of Existing View: The view point is located at Tai Po Road (Tai Po Kau) junction of entering the perforated schools and Deerhill Bay looking towards the site at a distance of approximately 85m, a large number of commuters including public transit users and commuters in private vehicles will travel from this junction to the site. The view is mainly vegetation blocking the view towards the site and the proposed development in the background.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

4.5. VP3-View from Tai Po Kau Forest Trail (Yellow Trail Section)

4.6. The overall visual impact is considered **negligible**. VP3 shows the proposed development would not be visible at this proximity and screened by natural woodland. No observable visual obstruction and degradation of the existing country park character of the surrounding area. For the effect on public viewers, the main commuters of this VP are Hikers using the hiking trail. The proposed development will be screened by existing woodland, therefore no any impact on viewers, e.g. hikers. For the effect on Visual Resources / Amenities, some of the exiting vegetation at site will be removed, causing a minimum visual degradation to the view point. The proposed development visually is insignificant to other visual resources.

Description of Visual Sensitivity of VP3 as below:

Type of Sensitive Receiver Represented: Hikers

Approximate Viewing Distance to Site: ~279m

Description of Existing View: The view point is located Tai Po Kau Forest Trail looking towards to site at a distance of approximately 279m, the main commuter will be the hikers at the hiking trails. However, the proposed project is hardly visible within the huge vegetation and causes no significant change in the visual composition.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Partial

Perception of Value to View: Medium

4.7. VP4- View from Public Interchange outside of Providence Bay

The overall visual impact is considered **slightly adverse** prior to mitigation. The building mass of proposed development is visual compatible with the medium-rise residential blocks and do not obstruct the existing dominant ridgelines and skylines. The extension of built structures will slightly degrade the visual amenities of woodland but the intrusive visual elements i.e., Tai Po Road, will distract the visibility of the new development. Current Perception remains to the proposed development for high sensitivity viewers, i.e., Providence Bay residents who are currently enjoying the ridgeline views and low sensitivity viewers i.e., commuters. For the effect on Public Viewers, the main commuters are surrounding residents, students, and pedestrians. The proposed development does not impact the ridgeline and visibly unidentifiable with the existing buildings group to key viewers. For the effect on Visual Resources / Amenities, there is a minimum visual degradation, as the surrounding woodland and highway offset visual impact of building mass. The visual resources and amenities are retained.

Description of Visual Sensitivity of VP4 as below:

Type of Sensitive Receiver Represented: Commuters, surrounding residents, students, pedestrians.

Approximate Viewing Distance to Site: ~637m

Description of Existing View: The view point is located at the public interchange outside of Providence Bay looking towards the site with a distance of approximately 637m. The existing view includes a number of medium-rise residential blocks mixed with institutional building and open views to the hillside in background. The proposed building mass is only a minor part visible to the viewer.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

4.8. **VP5- View from Core Aqua Park of the Passing Place**

The overall visual impact is considered **negligible**. VP5 shows the proposed development would not be visible at this proximity and screened by natural woodland. No observable visual obstruction and degradation of the existing nature character of the surrounding area. For the effect on Public Viewers, the proposed development will be screened by existing woodland, therefore no crucial impact on the viewers. For the effect on Visual Resources / Amenities, there is a minimum visual degradation of existing visual resources. The proposed development visually is insignificant to other visual resources.

Description of Visual Sensitivity of VP5 as below:

Type of Sensitive Receiver Represented: Hikers, pedestrians.

Approximate Viewing Distance to Site: ~1085m

Description of Existing View: The view point is located at the Core Aqua Park of the Passing Place looking forwards to the site at a distance of approximately 1085m. The existing view included a open sky view and a series of hillside landscape. The proposed project site is not visible within the huge vegetation and causes no change in the visual composition.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

4.9. VP6- View from Cheung Shue Tan Heung Shu Yan Basketball Court

The overall visual impact is considered **negligible**. VP6 shows the proposed development would not be visible at this proximity and screened by natural woodland. No observable visual obstruction and degradation of the existing nature character of the surrounding area. For the Effect on Public Viewers, the main visual receivers are surrounding residents and pedestrians. The proposed development will be screened by existing woodland, hence no impact on the visual receivers. For the effect on Visual Resources/ Amenities, there is a minimum visual degradation of existing visual resources. The proposed development visually is insignificant to other visual resources.

Description of Visual Sensitivity of VP6 as below:

Type of Sensitive Receiver Represented: surrounding residents, pedestrians

Approximate Viewing Distance to Site: ~650m

Description of Existing View: The view point is located at Cheung Shue Tan Heung Shu Yan Basketball Court looking towards to the site from a distance of approximately 650m. The existing view contains a low-rise residential building in the front and mid-rise residential building in the background. The proposed development is screened by the existing woodland and not visible from this view point.

Estimated number of Viewers: Some

Duration of view: Moderate to Long

Degree of Visibility: Full

Perception of Value to View: Medium

4.10. Evaluation of overall visual impact

According to TPB PG-No. 41, the overall visual impact can be concluded and classified within a range to threshold, i.e. "**Negligible**" to "**Moderately adverse**". The visual impact of VPs (1&2) is "**Moderately adverse**" and visual impact of VP4 is "**Slightly adverse**" and 2 nos. of VPs (3,5&6) is "**Negligible**".