

VISUAL IMPACT ASSESSMENT

1. INTRODUCTION

- 1.1 This report on Visual Impact Assessment ("VIA") is prepared in accordance with the "*Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board*" ("**TPB PG No. 41**"). It is intended to evaluate the possible visual effects may be generated by the proposed private residential development scheme-cum-wetland restoration proposal both in local- and district-wide contexts within a site of about 51,070m² (round-up figure) at various lots in D.D. 104 (hereinafter collectively called the "**Subject Site**") (**Plan 1a**).
- 1.2 The Subject Site falls within an area zoned "Other Specified Uses for "Comprehensive Development to include Wetland Restoration Area" only" ("**OU(CDWRA)**") on the **Draft** Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/9 ("**OZP**") (**Plan 1a**). In the Notes of the OZP for "OU(CDWRA)" zone, the Subject Site is restricted to a maximum plot ratio of 0.4 and a maximum building height of 6 storeys including car park. Both 'House' and 'Wetland Habitat' are column 2 uses.

2. SURROUNDING SITE CONTEXT

- 2.1 The Subject Site is located north of Kam Pok Road East, Pok Wai, Yuen Long, New Territories (**Plan 1a** and **Plan 2**). It covers a total land area of about 51,070m² (round-up figure) and is presently occupied by abandoned ponds with some scattered temporary structures and paved areas.
- 2.2 The Subject Site is bounded by Kam Pok Road East to its south; Man Yuen Chuen, open storage yards and a vehicle depot to its west; existing ponds to its north and northeast; and vacant land currently zoned as "Village Type Development" ("**V**") to its southeast (**Plans 1a** and **2**). Presently, the Subject Site is basically enclosed by low-rise (i.e. one to three storeys) building structures and open storage activities. High potential redevelopment/development sites to the north, west and south of the Subject Site within the same "OU(CDWRA)" zone are also available in the near future.

3. PROPOSED DEVELOPMENT SCHEME

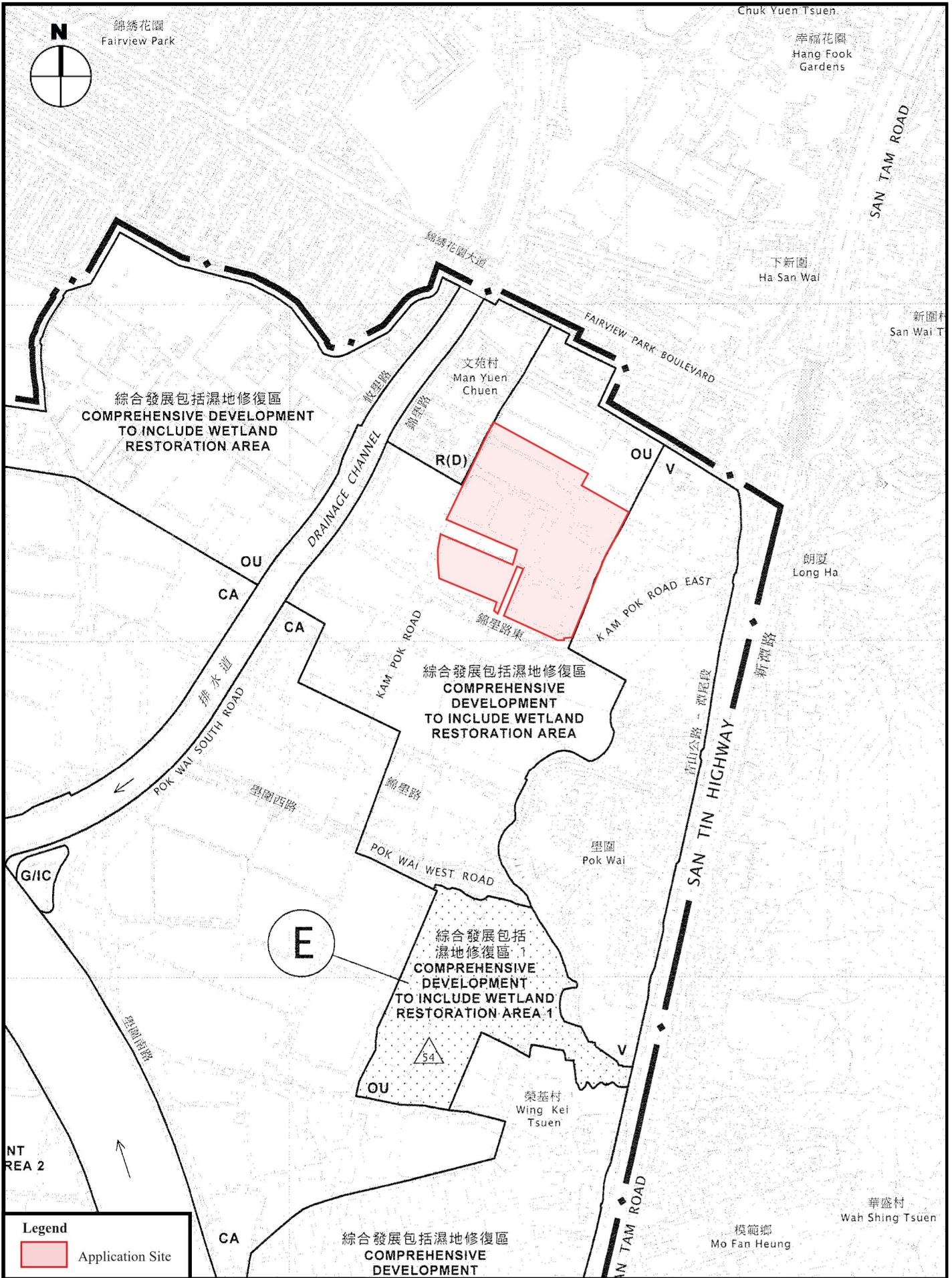
- 3.1 The proposed development scheme comprises two major components: private houses and a

wetland restoration area. The overall land-use proportion of these two development components is around 52:48, i.e. about 26,370m² (approximately 52%) being allocated for house development and about 24,700m² (approximately 48%) being planned for wetland habitat purposes.

- 3.2 The present proposed development is being formulated in a comprehensive development scheme approach. There is a total of 90 private housing units with building heights ranged from 2 storeys to 4 storeys (**Plans 3c – 7b**). As shown in **Plan 3c**, a row of six 4-storey (above ground level) housing blocks is planned to be centralised at the middle of the Subject Site surrounding by 2- and 3-storey houses with a view to keep away from the existing open storage activities to its west. The remaining 2- and 3-storeys housing blocks will be located in the south-western and eastern sides of the Subject Site to allow adequate design flexibility for the proposed wetland area.
- 3.3 For provision of on-site carparking facilities, partly are planned in the form of carports for housing cluster at the southwestern side (**Plan 4c**) and partly are proposed at the basement level (**Plan 7b**). One 2-storey and one 3-storey (2-storey above ground with 1-storey basement) clubhouses are planned on the two sides of the main entrance point (**Plan 3c**).
- 3.4 Compared to the maximum permissible building height of 6 storeys including car park stipulated in the Notes of the OZP, the overall development profile of the proposed scheme by adopting 2- to 3-storey (above ground) houses surrounding a short row of 4-storey (above ground) houses represents the most compatible arrangement with its surrounding development settings in the area, in terms of visual effect.

4. SELECTION OF PUBLIC VIEWING POINTS

- 4.1 To assess the possible visual impact of the proposed development at this piece of wide flat land area of the Nam Sang Wai area, a total of 11 initial visually sensitive public viewing points ("VPs") were selected at the early assessment stage (i.e. 10 of them represent the local context and 1 for the district context) (**Plan 8c**). As the topography at this part of the Nam Sang Wai area is relatively flat and being surrounded by brownfield activities, it is rather difficult to locate any other meaningful public VPs in the local- or district-wide context.
- 4.2 However, after site inspections, only seven of them (i.e. VP2, VP4, VP5, VP6, VP9, VP10 and VP11) (**Plan 8c**) are considered appropriate for this VIA as the others cannot view the



Legend
 Application Site

Location of the Application Site
 (Extracted from the Draft
 Nam Sang Wai Outline Zoning Plan
 No. S/YL-NSW/9))

Plan 1a
 1 : 7 500

VISION
 弘域城市規劃顧問有限公司
 VISION PLANNING CONSULTANTS LTD.

SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	GFA / UNIT (sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	334	3,595	24	8,016
C	196	2,110	25	4,900
D	184	1,981	2	368
E	159	1,711	27	4,293
TOTAL			90	20,427

WETLAND AREA (PHASE I DEVELOPMENT) : 24,702 sqm (48.37% OF SITE AREA)

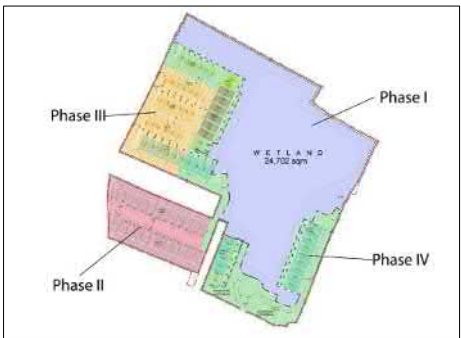
COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA	: 2,986 sqm
REED ZONE	: 9,083 sqm
GRASS PAVER	: 5,458 x 0.5 = 2,729 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 992m x 2.5m = 2,480 sqm
TOTAL	17,278 sqm (33.83% OF SITE AREA)

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- TREE PIT AT PRIVATE GARDEN
- ▨ EVA

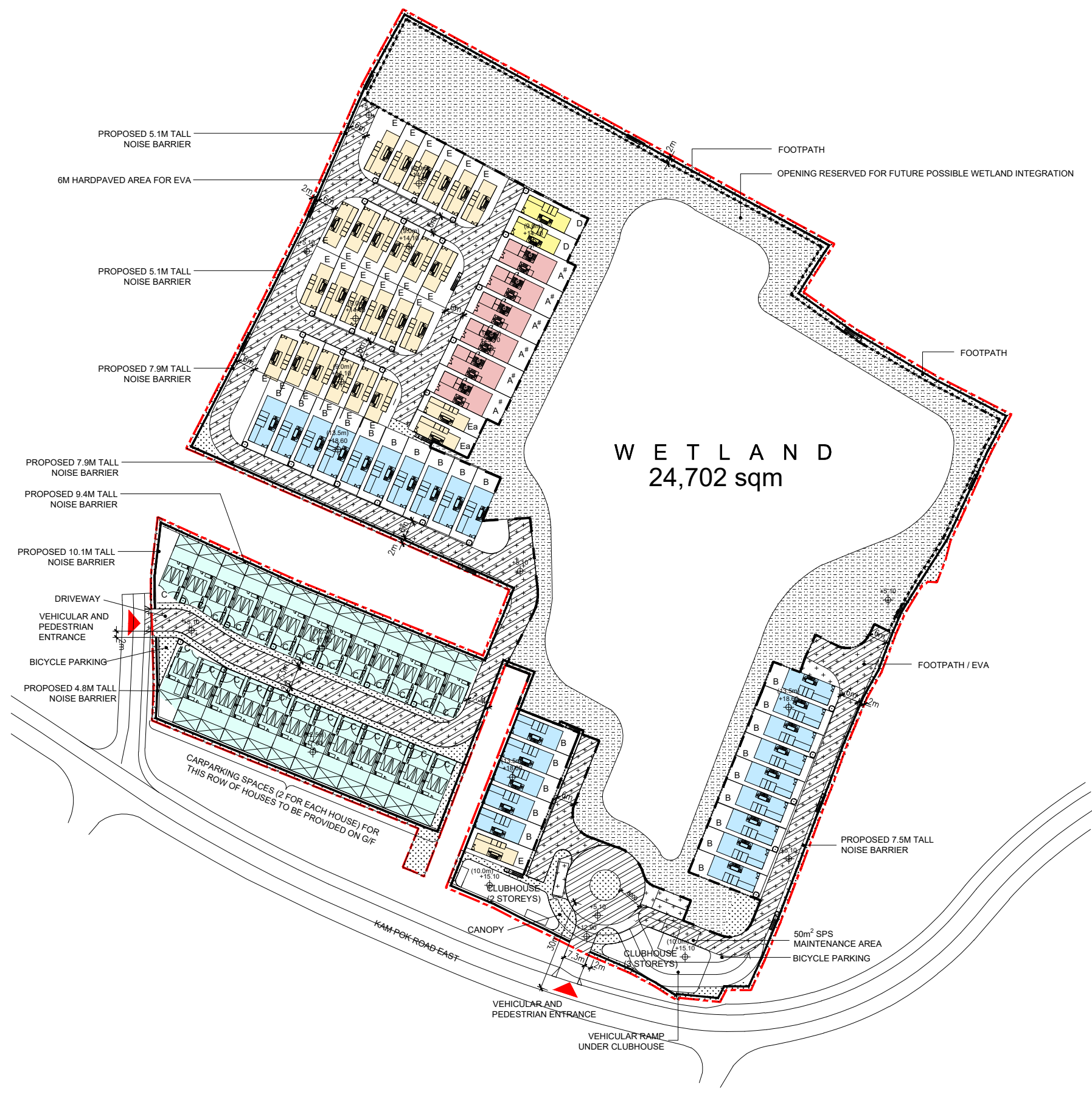
LIST OF HOUSING UNITS

A* (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
4 STOREYS + BASEMENT (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT



SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	6	1,374
A-LOWER	246	6	1,476
B	334	24	8,016
C	196	25	4,900
D	184	2	368
E	159	27	4,293
TOTAL : 90			20,427



WETLAND AREA (PHASE I DEVELOPMENT) : 24,702 sqm (48.37% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA	: 2,986 sqm
REED ZONE	: 9,083 sqm
GRASS PAVER	: 5,458 x 0.5 = 2,729 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 992m x 2.5m = 2,480 sqm
TOTAL :	17,278 sqm (33.83% OF SITE AREA)

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- ⊙ TREE PIT AT PRIVATE GARDEN
- ▨ EVA

LIST OF HOUSING UNITS

A# (DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER				*Units with fixed clear glazing for bird-hide purpose
4 STOREYS + BASEMENT (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT

SITE AREA : 51,073 sqm
 PLOT RATIO : 0.4
 GFA : RESIDENTIAL: 20,427 sqm
 CLUBHOUSE: 1021 sqm
 (5% of total GFA and to be exempted)

TYPE OF UNIT	GFA / UNIT (sqm)	GFA / UNIT (sqft)	NUMBER OF UNITS	GFA (sqm)
A-UPPER	229	2,465	6	1,374
A-LOWER	246	2,648	6	1,476
B	334	3,595	24	8,016
C	196	2,110	25	4,900
D	184	1,981	2	368
E	159	1,711	27	4,293
TOTAL			90	20,427

WETLAND AREA (PHASE I DEVELOPMENT) : 24,702 sqm (48.37% OF SITE AREA)

COMMON GREENERY AREA BREAKDOWN

UNCOVERED HORIZONTAL PA	: 2,986 sqm
REED ZONE	: 9,083 sqm
GRASS PAVER	: 5,458 x 0.5 = 2,729 sqm
VERTICAL GREENERY (ASSUME HEIGHT OF 2.5M)	: 992m x 2.5m = 2,480 sqm
TOTAL	: 17,278 sqm (33.83% OF SITE AREA)

- 2.5M TALL WOODEN TRELLIS ABOVE 2.5 M TALL FENCE WALL
- 2.5M TALL WOODEN TRELLIS
- TREE PIT AT PRIVATE GARDEN
- EVA

LIST OF HOUSING UNITS

A#(DUPLEX)	B	C	D	E & Ea*
Includes A-UPPER & A-LOWER 				
4 STOREYS + BASEMENT (BLDG HEIGHT: 14.5M ABOVE GROUND)	3 STOREYS + BASEMENT (BLDG HEIGHT: 13.5M ABOVE GROUND)	3 STOREYS (BLDG HEIGHT: 12.5 M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)	2 STOREYS + BASEMENT (BLDG HEIGHT: 9M ABOVE GROUND)
PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT	PHASE II DEVELOPMENT	PHASE IV DEVELOPMENT	PHASE III & IV DEVELOPMENT

