

Appendix C Replacement Pages of Updated Visual Impact Assessment

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- 4.2.5 **VP3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices** – This VP is located at about 142m to the north of the Application Site near Ta Kwu Ling Rural Centre Government Offices. It allows the visual impact on pedestrians and road users to be assessed at the short-range street level. The nature of this VP is transient and the visual sensitivity of this VP is considered **medium**.
- 4.2.6 **VP4: Tsung Shan** – This long-range VP is located at viewing pavilion on Tsung Shan at about 790m to the southwest of the Application Site. It is a long-range VP representing views of hiker and recreational users to enjoy an elevated and panoramic view of Ping Che. Given the low usage at daily operation, the visual sensitivity of this VP is considered **Medium**.
- 4.2.7 **VP5: Wo Keng Shan** – This VP is located at Robin's Nest Jeep Track in Wo Keng Shan. It is a hiking trail where hikers and visitor can enjoy an elevated and panoramic view of Ping Che and the natural environment. This VP, located at about 3.2km to the northeast of the Application Site, is selected to assess far-range visual impact on hikers and sightseers engaging in hiking activities. Given the low usage at daily operation and far viewing distance, the visual sensitivity of this VP is considered **Medium**.

- 5.1.5 As refer to the Project Profile, the Planning and Engineering (P&E) study including the EIA study for NTN Development is targeted to commence in latter half of 2021 for completion within a study period of about 36 months. Subject to the recommendations of the P&E study, detailed design and associated statutory procedures of the NTN Project will follow. Outline implementation programme for the development will be formulated under the NTN Project.
- 5.1.6 Since the implementation details of NTN Development is yet to be confirmed, this study covers the scenario without NTN development in place for completeness and aims to demonstrate that there is feasible solution to meet relevant environmental standards.

Comparison of Baseline Scheme and Proposed Scheme

- 5.1.7 A Baseline Scheme (i.e. subject to a maximum GFA of 124,748.092 m² and a maximum BH of 45 storeys) has been formulated as the evaluation basis for assessing the visual impacts of the Indicative Scheme in this VIA. The baseline scheme was prepared based on typical architectural layouts generally fulfilling the Building Ordinance. The residential towers (T2 to T6) comprised of residential unit mix and were placed to provide appropriate view and sightline for each unit. Building separations of 14.5m are provided between T2 and T3, T4 and T5 for air ventilation. The towers are grouped to the east facing the proposed access road, basic prescribed windows were also provided. To synergise with the future potential railway station and reduce potential noise impact, Tower 1 (Commercial block) is placed near Ping Che Road with building separation of 14m between T1 and T2. In addition, to illustrate the reasonably foreseeable future condition of the surrounding area, the planned Ping Che NDA under Government's Study is incorporated in the Baseline Scheme and Indicative Scheme for evaluation of cumulative visual impacts.
- 5.1.8 Meanwhile, the Proposed Scheme comprised of 1 block of 48-storey residential tower with the maximum height of approximately 175mPD, another 4 blocks of 47-storey residential tower with the maximum height of approximately 172mPD, 1 commercial block with the maximum height of approximately 170mPD located near Ping Che Road, the building separation between the tower are ranged from 17m to 32m. the Proposed Scheme also consists of a one-storey clubhouse, and a swimming pool is provided. Similar to the Baseline Scheme, it consists of retail, office, childcare centre, and elderly day care centre.
- 5.1.9 The major design parameters and layout plans between baseline scheme and proposed scheme are summarised in **Table 5.3**.

Table 5.3 Comparison of Baseline Scheme and Proposed Scheme

	Baseline Scheme	Proposed Scheme
No. of Blocks	5 Blocks	6 Blocks
Building Height	T1:169.70mPD T2:175.00mPD T3:175.00mPD T4:171.85mPD T5:171.85mPD	T1:169.70mPD T2:175.00mPD T3:171.85mPD T4:171.85mPD T5:171.83mPD T6:171.83mPD
Plot Ratio	7	7
Estimated No. of Units	2,205 units	2,205 units
Building Separation	14 to 14.5m	17 to 32m

Mitigation Measures

- 5.1.10 The building bulk of the towers is sensitively designed with appropriate building separation to allow visual permeability, while complying with the building separation requirements as stipulated in PNAP APP-152 SBDG. Further, design details, such as articulated façades and landscaping, are proposed to enhance visual interest, to reduce collective visual mass, and to harmonize with surroundings.

VP1: Ping Che Mini-Soccer Pitch (Figure 3 refers)

- 5.1.11 This medium-range VP located at Ng Chow Road near San Uk Tsai Village and represent the kinetic view of active recreational users who have a direct view towards the Application Site from the south. As the application site situates behind the existing cluster of trees and low-rise workshops, only the upper part of the proposed development will be visible under the Indicative Scheme.
- 5.1.12 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises roadside trees and low-rise workshop in the foreground and the open sky in the background. Under both Baseline Scheme and Indicative Scheme, a small proportion of open sky view will be screen off by the proposed development. In addition, both schemes will be in harmony with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA , but Indicative Scheme will result in additional blockage to the open sky due larger building mass as compared to Baseline Scheme. The effects of the Indicative Scheme on visual composition are considered **slightly adverse**.
- 5.1.13 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky view at the backdrop will be partly impeded by the proposed development under both Baseline Scheme and Indicative Scheme. While both schemes will in harmony with the predicted future scenario of Ping Che/Ta Kwu Ling NDA, the Indicative Scheme will

introduce a larger building mass compared to the Baseline Scheme, resulting in additional blockage to the open sky. The effects of the Indicative Scheme on visual obstruction are considered **slightly adverse**.

- 5.1.14 **Effects on Public Viewers** – The Mini-Soccer Pitch is mainly for users engaging in active recreational uses at the play area who are less attentive to distant views towards the Application Site. Hence, the effects on public views are considered as **negligible**.
- 5.1.15 **Effects on Visual Elements/Resources** – The major visual resources of this VP comprise roadside trees and low-rise workshop in the foreground and open sky view in the background. Although both schemes have compatible building heights with predicted future scenario of Ping Che/ Ta Kwu Ling NDA, the presence of the Indicative Scheme with larger building mass will screen off more open sky view and bring **slightly adverse** effects on the visual resources as compared with the Baseline Scheme. With appropriate design mitigation measures such as lighter colour tone façade design and architectural articulation, impacts on visual resources are anticipated to be mitigated.
- 5.1.16 Based on the above, the Indicative Scheme will bring **negligible** visual impact to the recreational users in Ping Che Mini Soccer.

VP2: Hong Kong Baptist Assembly (Figure 4 refers)

- 5.1.17 This medium-range VP is located to the southeast of the Application Site at Ping Che Road. It represents views of recreational users at street level looking directly towards the Application Site. The southeastern part of proposed commercial and residential development at the Application Site will be visible in the background, partly screened by existing tree clusters along Ping Che Road.
- 5.1.18 **Effects on Visual Composition** – The visual composition of this VP includes Ping Che Road and low-rise workshops along the Pine Che Road in the foreground, roadside trees in the middle-ground, and open sky view in the background. Both schemes will blend in with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA due to similar building height. However, Indicative Scheme will allow more view with the sky due to reduced building mass and introduction of air path (17m wide) as compared with Baseline Scheme. Therefore, the effects of the Indicative Scheme on visual composition will be **partly enhanced** as compared to Baseline Scheme.
- 5.1.19 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky will be impeded by the propose development under the Baseline Scheme which has narrow gap for direct view to the sky. Although both schemes will have compatible building height with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA, the Indicative Scheme will preserve more sky view in the background by implementing more unobstructed air channels (17m wide) and reducing building mass. Hence, the effects of the Indicative Scheme on visual obstruction and visual permeability are considered **partly enhanced** as compared to the Baseline Scheme.
- 5.1.20 **Effects on Public Viewers** – The predicted future scenario of Ping Che/ Ta Kwu Ling NDA will be situated in front of the Application site under both Baseline and Indicative Scheme. The photomontage of the Baseline Scheme at this VP demonstrates that the proposed development will screen off the sky view between the gap of the predicted development of Ping Che/ Ta Kwu Ling NDA . For the photomontage of the Indicative Scheme, it shows

that an air path is incorporated in the proposed development which allow the public to have a more direct and unobstructed view to the sky between gaps of the predicted development of Ping Che/ Ta Kwu Ling NDA (17m wide) as compared to the Baseline Scheme. It is evident that the effects of the Indicative Scheme on public viewers will be **partly enhanced** as compared to the Baseline Scheme.

- 5.1.21 **Effects on Visual Elements/Resources** – Although both Baseline Scheme and Indicative will be fully embedded with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA, a more permeable view to the open sky backdrops is preserved and hence enhancing the visual resources under Indicative Scheme as compare with Baseline Scheme. The effects on visual resources are therefore considered **partly enhanced** as compared to the Baseline Scheme.
- 5.1.22 With reference to the above, the Indicative Scheme will bring **partly enhanced** visual impact to the recreational users in Hong Kong Baptist Assembly.

VP3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices (Figure 5 refers)

- 5.1.23 This transient short-range VP is located to the north of the Application Site at Ping Che Road. It represents views of pedestrians and road users at street level looking directly towards the Application Site. As the application site situates behind the existing cluster of trees clusters along Ping Che Road and low-rise workshop, only the upper part of the proposed development will be visible under the Indicative Scheme.
- 5.1.24 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises Ping Che Road in the foreground, roadside trees along Ping Che Road and low-rise workshop in the middle ground and open sky in the background. The proposed development under both Baseline Scheme and Indicative Scheme will blend in with the predicted future scenario of Ping Che/ Ta Kwu Ling NDA in the backdrop, but the Indicative Scheme has less building mass and wider air path (32m wide) as compared to Baseline Scheme. A greater expanse of the sky view is preserved under the Indicative Scheme. Therefore, the effects of the Indicative Scheme on visual composition will be **partly enhanced**.
- 5.1.25 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the open sky view at the backdrop will be partly impeded by the proposed development under both Baseline Scheme and Indicative Scheme. Both schemes will incorporate building heights that are compatible with the predicted future scenario of Ping Che/Ta Kwu Ling NDA. However, the Indicative Scheme will not result in additional blockage of the open sky view due to wider air path (32m wide) and reduced building mass as compared with Baseline Scheme. Therefore, the effects of the Indicative Scheme on visual obstruction are considered **partly enhanced** as compared to Baseline Scheme.
- 5.1.26 **Effects on Public Viewers** – From this VP, public viewers will be able to see the developments at the Application Site and open sky view will be screened off by proposed development. As this VP is transient in nature with the public viewers being oblivious to the visual difference in the background, **negligible** impacts on the public viewers will be resulted at this VP.

Table 5.4 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP 1: Ping Che Mini Soccer	Medium	Slightly adverse	Slightly adverse	Negligible	Slightly adverse	Negligible
VP 2: Hong Kong Baptist Assembly	Medium	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced
VP 3: Bus Stop at Ta Kwu Ling Rural Centre Government Offices	Medium	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced	Partly enhanced
VP 4: Tsung Shan	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP 5: Wo Keng Shan	Medium	Negligible	Negligible	Negligible	Negligible	Negligible

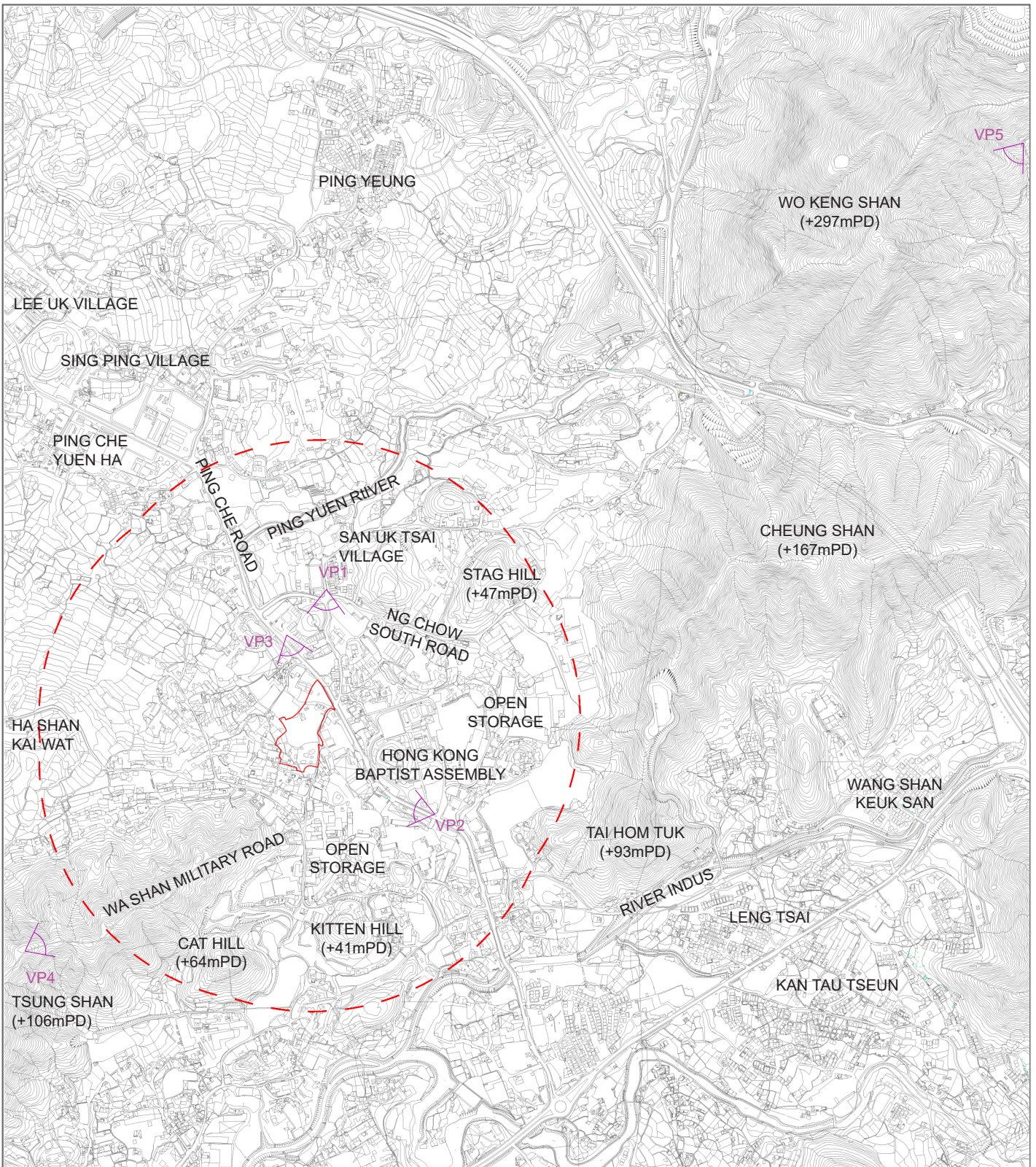
6 CONCLUSION

- 6.1.1 This VIA is prepared in support of the Planning Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Mixed Use Development (Residential and Commercial) at Lot 796 and 1008 RP at D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories, to facilitate the implementation of a quality commercial and residential development at the Application Site. A total of 1,755 private residential units will be delivered together with retail, club house, children care centre and day care center to serve the neighbourhood.
- 6.1.2 In this Visual Impact Assessment, a total of 5 VPs (including short, medium and long-range) have been assessed, which are of medium visual sensitivity. In short, 2 VPs are identified with partly enhanced visual impact and 3 VPs is identified with negligible visual impact under the Indicative Scheme as compared with the Baseline Scheme.
- 6.1.3 In addition, design features incorporated into the Indicative Scheme, including the carefully designed building disposition/ layout to maximise the visual permeability, integrated landscape design to enhance the visual amenity of the area as well as the compatible scale and building density with the surrounding residential development, the Indicative Scheme contributes to enhance the visual quality of the area by replacing the underutilized Application Site by a well-managed and high quality residential development.
- 6.1.4 Based on the above, the Proposed Amendment demonstrated by the Indicative Scheme is considered to be fully acceptable from visual perspective.



LEGEND		Application Site		Boundary of Planning Scheme
ZONING	V	“Village Type Development”	O	“Open Space”
	I(D)	“Industrial (Group D)”	AGR	“Agriculture”
	OS	“Open Storage”	GB	“Green Belt”
	G/IC	“Government, Institution or Community”		

Figure No. Fig. 1	Scale NA	Figure Title Location Plan
ARUP	Date Dec 2023	Source Extracted from the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKLN/2



LEGEND

- Application site
- Initial Assessment Area Boundary
• 3H: BH (159m*3) = about 477m
- ◁ Proposed Viewpoints

PROPOSED VIEWPOINT (VP)

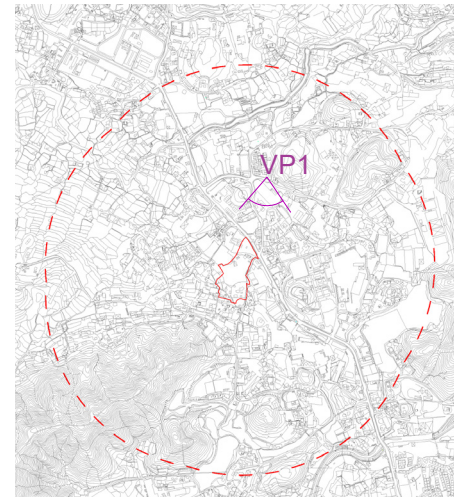
- VP1 Ping Che Mini Soccer
- VP2 Hong Kong Baptist Assembly
- VP3 Bus Stop at Ta Kwu Ling Rural Centre Government Offices
- VP4 Tsung Shan
- VP5 Wo Keng Shan

Figure No.	Scale	Figure Title
Fig. 2	1:15,000	Assessment Area and Location of Viewing Points
ARUP	Date Dec 2023	Source -

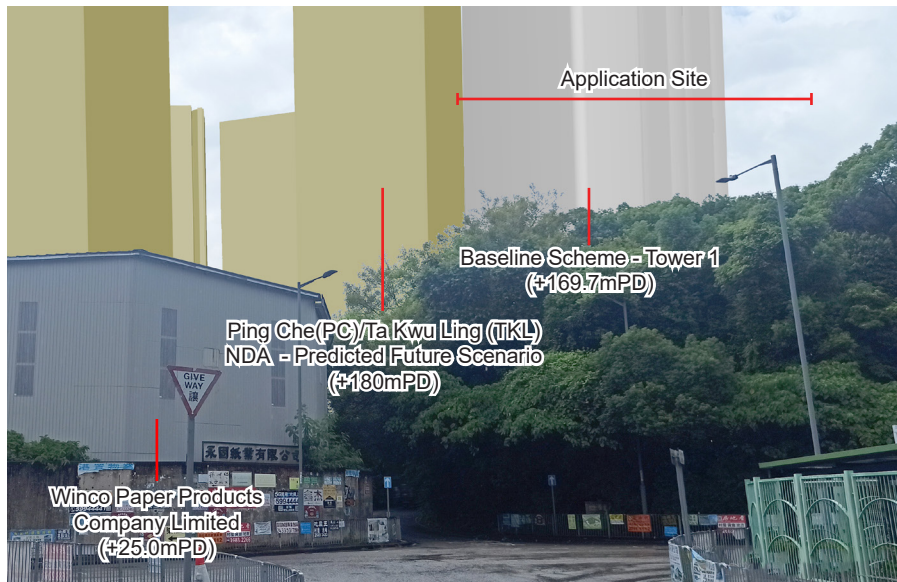
Existing Condition



Key Plan



Baseline Scheme



Proposed Scheme

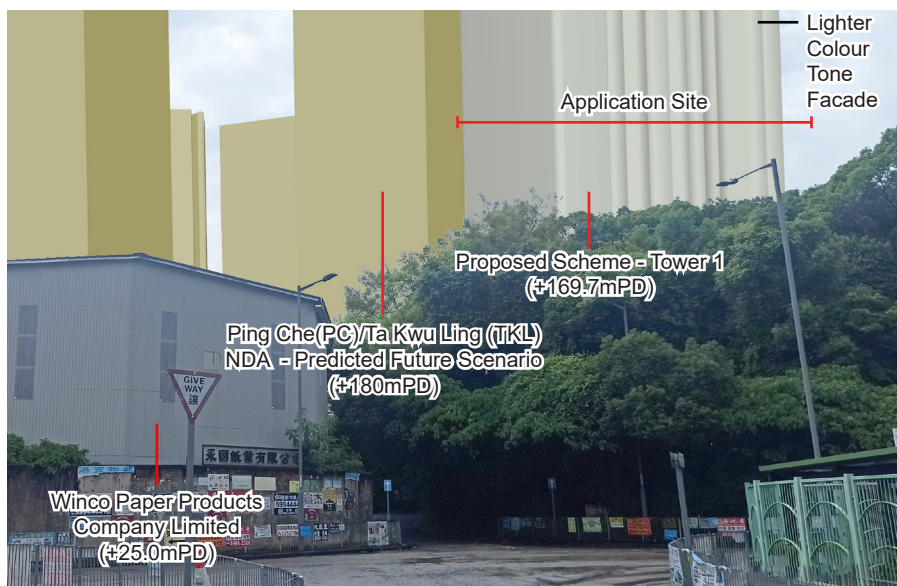
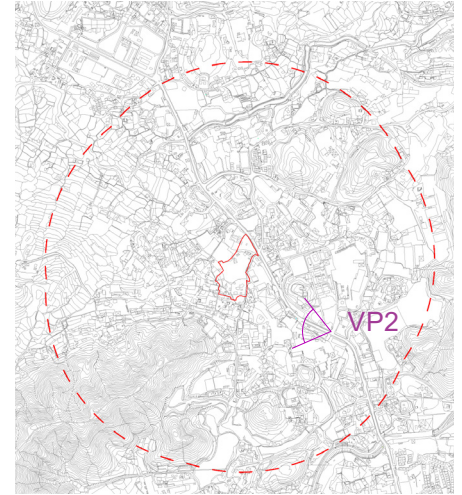


Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Ping Che Mini Soccer
ARUP	Date Dec 2023	Source -

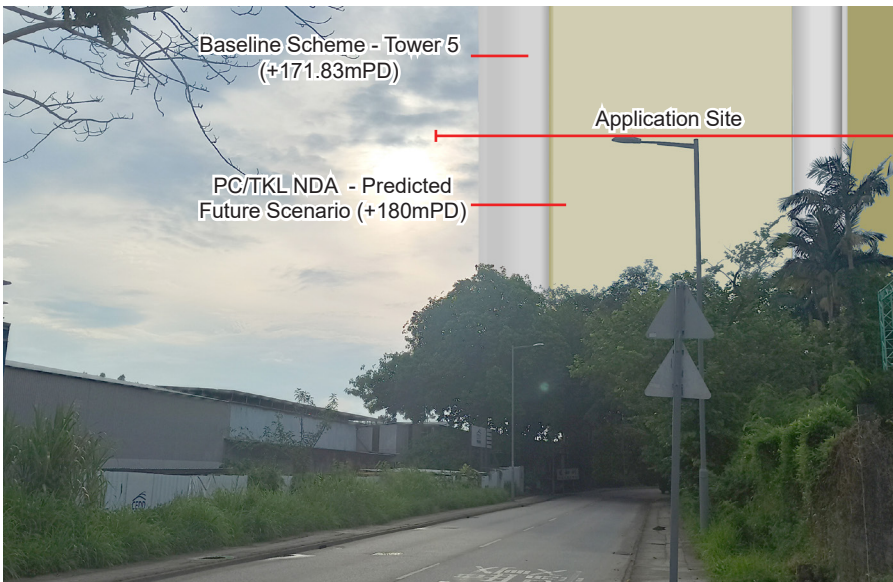
Existing Condition



Key Plan



Baseline Scheme



Proposed Scheme

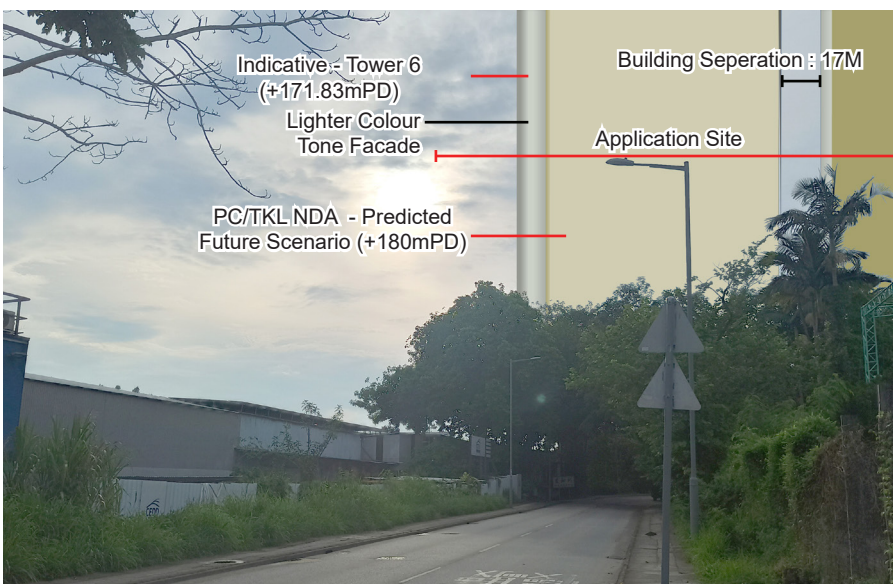
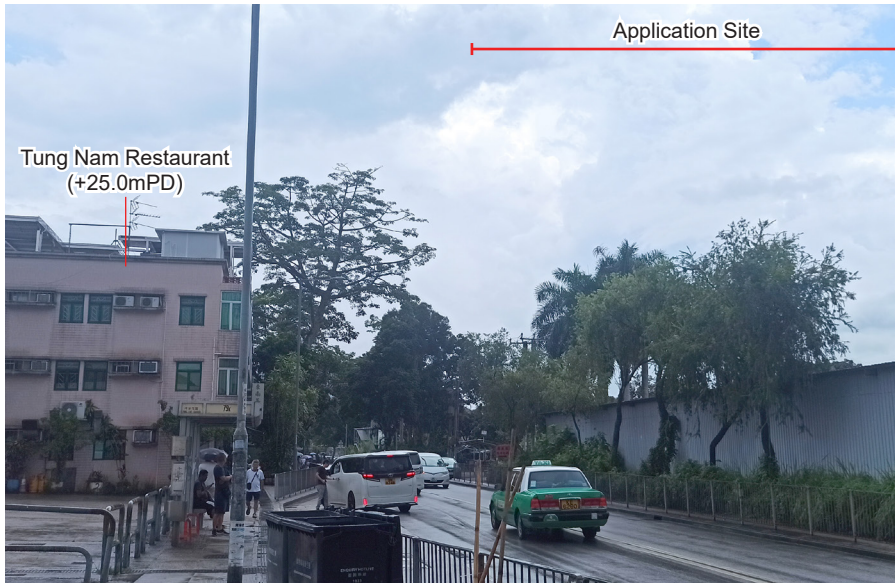
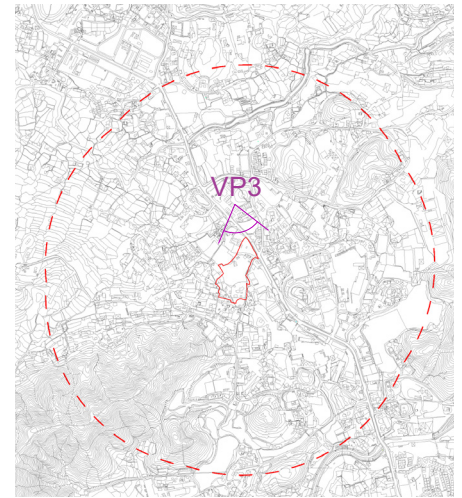


Figure No.	Scale	Figure Title
Fig. 4	N/A	Viewing Point 2 : Hong Kong Baptist Assembly
ARUP	Date Dec 2023	Source -

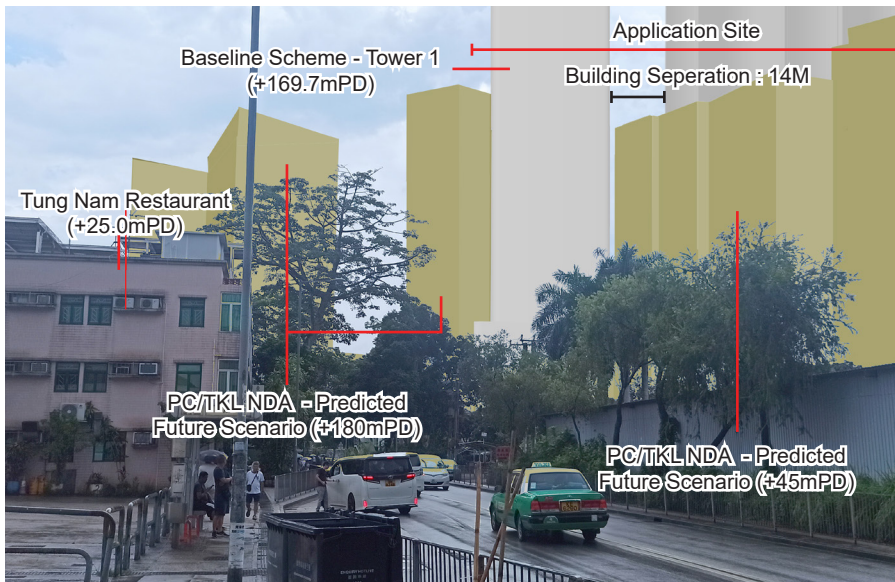
Existing Condition



Key Plan



Baseline Scheme



Proposed Scheme

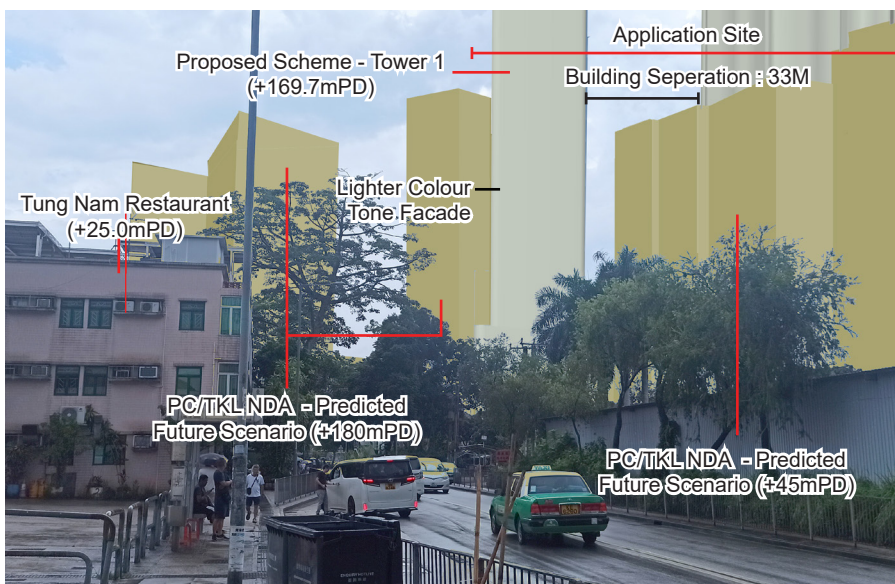
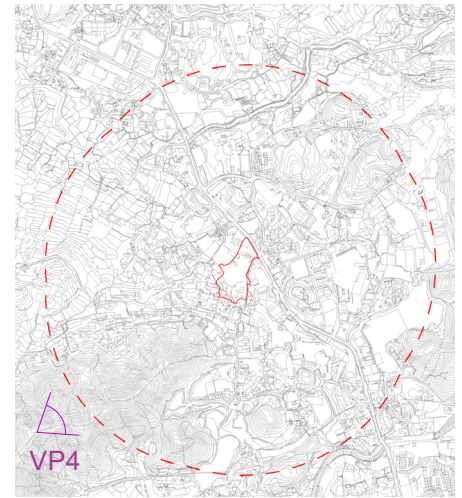


Figure No.	Scale	Figure Title	Viewing Point 3 : Bus Stop at Ta Kwu Ling Rural Centre Government Offices
Fig. 5	N/A		
ARUP	Date	Source	-
	Dec 2023		

Existing Condition



Key Plan



Baseline Scheme



Proposed Scheme

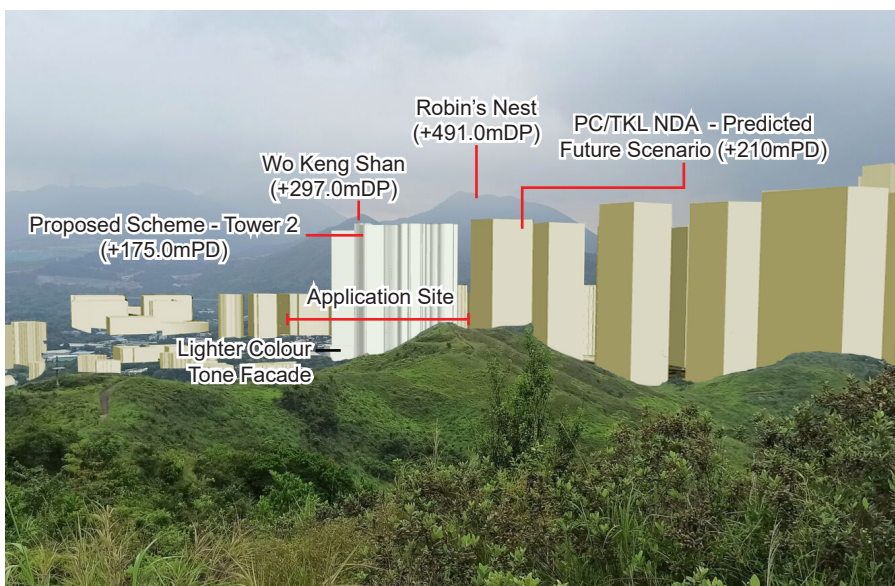
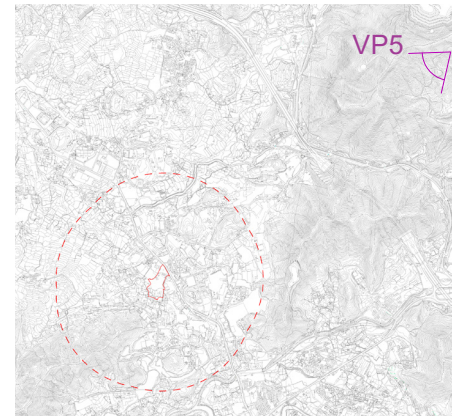


Figure No.	Scale	Figure Title
Fig. 6	N/A	Viewing Point 4 : Tsung Shan
ARUP	Date Dec 2023	Source -

Existing Condition



Key Plan



Baseline Scheme



Proposed Scheme



Figure No.	Scale	Figure Title
Fig. 7	N/A	Viewing Point 5 : Wo Keng Shan
ARUP	Date	Source
	Dec 2023	-