

Appendix H

Visual Impact Assessment

Application for Amendment of Plan
under Section 12A of the Town
Planning Ordinance (Cap. 131) to
Rezone the Application Site from
“Green Belt” to “Residential (Group
C)1” for Proposed House
Development at Various Lots in D.D.
244 and Adjoining Government
Land, Nam Pin Wai, Sai Kung
Visual Impact Assessment

Nov 2023

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

293595

Arup Hong Kong Limited
Level 5 Festival Walk
80 Tat Chee Avenue
Kowloon Tong,
Kowloon
Hong Kong
arup.com

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1 INTRODUCTION

- 1.1.1 This Visual Impact Assessment (“VIA”) is prepared in support of the Proposed Amendment to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 (the “OZP”) under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning from “Green Belt” (“GB”) zone to “Residential (Group C) 1” (“R(C) 1”) zone at Various Lots in D.D.244 and Adjoining Government Land, Nam Pin Wai, Sai Kung (the “Application Site”) to facilitate a Proposed House Development (the “Proposed Amendment”).
- 1.1.2 The Application Site area is about 6,601m², which comprises of about 6,080m² (about 92.1%) of private lots and about 521m² (about 7.9%) of Government Land. Among the private lots, about 83.4% are solely owned by the Applicants (i.e. Sites A, B and C and majority part of the approved access road). The remaining 16.6% are third-party private lots locating at the southern portion of the Application Site.
- 1.1.3 Currently, the Application Site is mostly vacant except the approved access road under planning application No. A/SK-HC/223 which is under construction. A few trees in fair to poor condition with generally low amenity value are scattered along two sides of the approved access road and the northern periphery of the Application Site. An Indicative Scheme has been formulated to demonstrate the feasibility of the Proposed Amendment. The Indicative Scheme will provide a total of 17 additional houses with the same development intensity and would serve as a natural extension of the adjoining “R(C)1” zone.
- 1.1.4 Point (g) of paragraph 2.3 of the Town Planning Board Guidelines No. 41 (“TPB PG-No. 41”) states that a VIA is required when “*the proposal may affect existing visually sensitive areas, visual amenities and visual resources on-site or off-site enjoyed by the public due to its nature, scale, location, visual prominence, design, relationship to the site context, etc.*” Accordingly, this VIA is prepared to evaluate the visual compatibility and degree of anticipated visual impacts of the Indicative Scheme on the Visually Sensitive Receivers (“VSRs”) relevant to the Application Site according to the requirements listed under TPB PG-No. 41. Based on the evaluation, the VIA mainly comments on the visual acceptability of the **Indicative Scheme** against the **Planned Condition** (i.e. OZP complaint scenario plus approved/planned developments).
- 1.1.5 The outline for the VIA is set out below:
- **Section 2** outlines the visual context of the Application Site and its Surrounding Area;
 - **Section 3** describes the main design principles for the Indicative Scheme;
 - **Section 4** identifies the Assessment Area and provides an analysis of the viewing points (“VPs”);
 - **Section 5** assesses the visual impacts; and
 - **Section 6** concludes the VIA.

2 VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING AREA

2.1 Site Context and Existing Land Use

- 2.1.1 The Application Site is located at various lots in D.D. 244 and adjoining Government Land in Nam Pin Wai, Sai Kung. Referring to **Figure 1**, the Application Site is situated between a “R(C)1” zone and the amenity slope of New Hiram’s Highway zoned as “GB”.
- 2.1.2 With a site area of about 6,601m², the Application Site comprises of an approved access road (about 1,246m²) which is the subject of an approved S16 Planning Application (No. A/SK-HC/223), as well as land areas bisected by the approved access road to the north and south.
- 2.1.3 In terms of site topography, the approved access road is at a site level of about 19mPD, forming the highest point of the Site which gradually slopes downwards to its south (about 7mPD) and north (about 8mPD).

2.2 Surrounding Context

- 2.2.1 The Application Site is situated in a predominantly residential neighbourhood in Nam Pin Wai area with existing and planned low-dense houses and village settlements: (**Figure 1** refers):
- To the **immediate west** adjoining the Application Site is the always permitted ‘House’ development at “R(C)1” zone with an approved GBP for building 51 houses and an approved access road connecting to Wo Mei Hung Min Road. To the **further west** across the “R(C)1” zone are rural village houses under “V” zone.
 - To the **immediate south** adjoining the Application Site is Wo Mei Hung Min Road, then the low-dense village clusters under “V” zone, including the Yosemite and the Royal Garden and other village type houses.
 - To the immediate east of the Application Site is the New Hiram’s Highway, including its noise barrier and amenity slope under the same “GB” zone as the Application Site. As observed from site visit, there is a cluster of trees located right next to the Application Site within the same “GB” zone, serving as landscape buffer from the New Hiram’s Highway. To the **further east** across the New Hiram’s Highway is the Sai Kung Central Primary School under “Government, Institution or Community” (“G/IC”) zone.
 - To the **immediate northwest** of the Application Site is the low-dense village type house namely Villa Royale within the same “R(C)1” zone. To its **further north** across Nam Pin Wai Road are the rural village houses of Ho Chung New Village under the “V” zone and an area designated as “Comprehensive Development Area” (“CDA”) zone subject to a maximum PR of 0.75, a maximum SC of 25% and a maximum BH of 12m with 3 storeys over one storey of carport. The northern part of the “CDA” zone is the subject of a planning application (No. A/SK-HC/124) for 28 nos. of 4-storey houses allowed by the Town Planning Appeal Board on 16 July 2013. While the southern part is the subject of a planning application (No. A/SK-HC/340) for 8 nos. of houses with 3 storeys over

one storey carport and 14 nos. of houses with 6 storeys over one storey carport approved on 9.6.2023.

2.2.2 Please refer to **Figure 1** for the surrounding context of the application site.

3 The Indicative Scheme

3.1 Introduction

- 3.1.1 The Indicative Scheme has been carefully designed having due regard to various site constraints such as multiple land ownership as well as technical considerations such existing trees, environmental and transport arrangement. The Indicative Scheme comprises of 17 houses with ancillary facilities such as clubhouse and local open space. Overall speaking, the Indicative Scheme will have a maximum PR of not more than 0.75, SC of not more than 25% and a BH of not more than 12m with 3 storeys over one storey of carport.
- 3.1.2 The general planning and design principles of the indicative development scheme shall refer to **Section 4** in the Supporting Planning Statement.

3.2 Proposed Key Development Parameters

- 3.2.1 The proposed key development parameters of the Indicative Scheme are summarised in **Table 3.1** below. Please also refer to **Appendix A** of the Supporting Planning Statement for the architectural plan of the Indicative Scheme.

Table 3.1 Proposed Key Development Parameters of the Indicative Scheme

Key Development Parameters	Indicative Scheme			
	Phase 1	Remaining Phase	Total	
Application Site Area (About)	-	-	6,601m ²	
Development Site Area Excluding the Access Road* (About)	4,020m ²	1,335m ²	5,355m ²	
Domestic PR (Not more than) [#]	0.75	0.75	0.75	
Domestic GFA (About) ^{# &}	3,015m ²	1,001m ²	4,016m ²	
Building Height (About)	12m	12m	-	
No. of Storeys	3	3	3	
Site Coverage [#]	Not more than 25%	Not more than 25%	Not more than 25%	
No. of Houses	13	4	17	
Anticipated Population (about) [^]	39	12	51	
Local Open Space	Not less than 39m ²	Not less than 12m ²	Not less than 51m ²	
Parking Spaces	Private Car	26	8	34
	Visitors	2	-	2
	Motorcycle	1	0	1
Loading/ Unloading Bay	1	-	1	

Notes:

* The area of the access road under the approved planning application No/ A/SK-HC/223 is about 1246m².

Calculation is based on the Development Site Area which excludes the access road.

^ A Person Per Occupied Flat of 3.0 is assumed based on the average domestic household size of Pak Sha Wan District Council Constituency Area as reported in the 2021 Population Census by the Census and Statistics Department

& GFA of the proposed clubhouse provision is within 5% of the total domestic GFA and is therefore exempted from GFA calculation.

4 ASSESSMENT AREA AND SELECTION OF VIEWING POINTS

4.1 Assessment Area

4.1.1 According to the TPB PG-No. 41, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development (28mPD – 16mPD site formation level), i.e. 12m. Thus, a radius of 36m (i.e. 12m × 3) from the boundary of the Application Site defines the boundary of the Assessment Area, within which key public viewing points (“VPs”) are selected for assessment accordingly (**Figure 2** refers).

4.2 Selection of Viewing Points

4.2.1 When assessing the potential visual impacts of the Indicative Scheme, the classification of VPs is categorised as follows:

Table 4.1 Classification of VPs

Receivers	Main Activities	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot	Medium
Occupational	Those viewers who would view the Application Site from their workplaces	Low

4.2.2 A total of 6 VPs are considered to be mostly impacted by the Indicative Scheme at the Application Site (**Figure 2** refers). The evaluated short-range, medium-range and long-range VPs include:

4.2.3 **VP1: Footbridge across Hiram’s Highway** – This VP is located at about 165m to the north of the Application Site. It is a public footbridge linking up two sides of Hiram’s Highway. It allows the visual impact on pedestrians to be assessed at the long-range street level. The nature of this VP is transient, and the visual sensitivity of this VP is considered **Medium**.

4.2.4 **VP2: Bus Stop along Hiram’s Highway near Heung Chung Road** – This VP is located at a distance of about 40m to the southeast of the Application Site. There are bus and minibus stops providing transport services. This VP allows for the assessment of short-range visual impact on the nearby residents waiting for bus, passers-by and road users along this section of Hiram’s Highway. The nature of this VP is transient. Considering the short viewing duration from most users, the visual sensitivity of this VP is considered **Medium**.

4.2.5 **VP3: Wo Mei Public Parking** – This VP is a public parking lot located at about 10m to the south of the Application Site. It is identified mainly for assessing short-range street-level visual impact on carpark users, passers-by and road users along Wo Mei Hung Min Road. The nature of this VP is transient. The visual sensitivity of this VP is considered **Medium**.

- 4.2.6 **VP4: Footpath outside Wo Mei Village Office** – This medium-range VP is located at the junction near Wo Mei Village Office and main entrance to Wo Mei Village and it is about 130m to the southeast of Application Site. This VP is selected to assess medium-range visual impact on villages and residents of Wo Mei Village, nearby residential developments and the officers of Wo Mei Village Office. The visual sensitivity of this VP is considered **Medium**.
- 4.2.7 **VP5: Footpath to the natural stream to the north of Mok Tse Che** – This VP is located at a distance of about 165m to the southwest of the Application Site. This medium-range VP is selected as it is one of the pedestrian routes linking up the village road to the west of Yosemite and Mok Tse Che Road. It represents views of villagers of Mok Tse Che Village and nearby residential developments such as the Yosemite. The visual sensitivity of this VP is considered **Medium**.
- 4.2.8 **VP6: Footpath along Nam Pin Wai Road** – This VP is located at a distance of about 150m to the southwest of the Application Site. This medium-range VP is selected as it is a local road linking up Ho Chung New Village and nearby residential developments such as Lodge and Villa Royale. It represents views of villagers and residents in Nam Pin Wai area. The visual sensitivity of this VP is considered **Medium**.

5 ASSESSMENT OF VISUAL IMPACT

- 5.1.1 This Section examines the visual impact of the Indicative Scheme by comparing it with the Planned Condition. Reference is made to TPB PG No. 41 and the following Table (**Table 5.1**) summarises the relevant appraisal aspects. The visual appraisal for the Indicative Scheme is carried out on the basis of ‘visual composition’, ‘visual obstruction’, ‘effect on public viewers’ and ‘effect on visual resources’.

Table 5.1 Appraisal Aspects

Appraisal Aspects	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and character vis-à-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public viewing points within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the proposed development should be assessed and demonstrated in the VIA. The changes in views to the existing and future public viewers should be compared before and after the proposed development. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.
Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the proposed development may improve or degrade the condition, quality and character of the assessment area and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development.

- 5.1.2 TPB PG No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated below to appraise the Overall Visual Resultant Impact of the Proposed development on the Visual Sensitive Receivers (Para. 4.11 of the HKPSG refers). This Section evaluates the visual impact of the Indicative Scheme as compared with the Planned Condition with the existing and planned developments in the surroundings.

Table 5.2 Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the proposed development in overall term will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points.
Partly Enhanced/Partly Adverse	If the proposed development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.
Negligible	If the proposed development will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Slightly Adverse	If the proposed development will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public viewing points.
Moderately Adverse	If the proposed development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public viewing points.
Significantly Adverse	If the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

VP1: Footbridge across Hiram’s Highway (Figure 3 refers)

- 5.1.3 This long-range VP located at Hiram’s Highway representing the kinetic view of pedestrians who have a direct view towards the Application Site from the north. As the application site situates behind the existing cluster of trees and noise barrier, only the upper part of the proposed development will be visible under the Indicative Scheme.
- 5.1.4 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises of Hiram’s Highway and the roundabout in the foreground, Green Belt trees in the middle-ground, and Lower Hebe Hill and open sky in the background. Under the Indicative Scheme, a significant proportion of the proposed residential development will be screened by the retained trees of Green Belt, with only a small portion of the new development obscuring the hills. Furthermore, the Indicative Scheme would blend in with the approved house at adjoining ‘R(C)1’ zone due to their similar building height. Hence, the effects of the Indicative Scheme on visual composition are considered **negligible**.
- 5.1.5 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the mountain backdrop will be slightly impeded by the upper part of the proposed houses development under both the Planned Condition and Indicative Scheme. Since both schemes have similar building height and massing, there is only light blockage caused by Indicative Scheme as compared with Planned Condition. Therefore, the effects of the Indicative Scheme on visual obstruction are considered **negligible**.

- 5.1.6 **Effects on Public Viewers** – The Footbridge across Hiram’s Highway is mainly for pedestrians with transient viewing duration who are less attentive to distant views towards the Application Site. Hence, the effects on public viewers are considered as **negligible**.
- 5.1.7 **Effects on Visual Elements/Resources** – The major visual resources of this VP comprise roadside plantation of roundabout in the foreground, the Green Belt trees and low-rise buildings in the middle-ground, and mountain and open sky in the background. Though the Indicative Scheme at the Application Site will obstruct a small portion of mountain view, it preserves the mature trees of the Green Belt along New Hiram’s Highway, as well as the sky view at the background. The effects of the Indicative Scheme on visual resources are therefore **negligible** as compared with the Planned Condition.
- 5.1.8 Based on the above, the Indicative Scheme will bring **negligible** visual impact to the users of Footbridge across Hiram’s Highway .

VP2: Bus Stop along Hiram’s Highway near Heung Chung Road (Figure 4 refers)

- 5.1.9 This short-range VP is located to the southeast of the Application Site at Heung Chung Road. It represents views of users at street level looking towards the Application Site. The southeastern part of proposed residential development at the Application Site will be partly visible, screened by retaining wall and existing tree clusters along Wo Mei Hung Min Road.
- 5.1.10 **Effects on Visual Composition** – The visual composition of this VP includes Wo Mei Hung Min Road and retaining wall with tree clusters in the foreground, roadside trees along Wo Mei Hung Min Road in the middle-ground, and Lower Hebe Hill and open sky in the background. The new developments will blend in with the existing visual composition due to limited building height of 12m. Therefore, the effects of the Indicative Scheme on visual composition will be **negligible**.
- 5.1.11 **Effects on Visual Obstruction and Visual Permeability** – The proposed houses developments of the Indicative Scheme are largely screened by the existing retaining wall and tree clusters along Wo Mei Hung Min Road. Only a small portion of proposed development will be visible and obstructing the roadside trees at the background. In addition, the screen planting helps the proposed house development at the Application Site to blend in the surrounding tree clusters. As such, the impact on visual obstruction to this VP can be considered **negligible**.
- 5.1.12 **Effects on Public Viewers** – From this VP, public viewers will be able to see a small proportion of the new developments at the Application Site. 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.
- 5.1.13 **Effects on Visual Elements/Resources** – The tree groups, mountain view and open sky are the key visual elements at this VP. Despite the Indicative Scheme will be partly visible, the mountain view and sky view are largely maintained. Hence, the overall visual condition and character of the area will not be degraded by the Indicative Scheme at the Application Site, and a **negligible** impact is anticipated on visual elements/visual resources.

5.1.14 Overall, the visual impact of the Indicative Scheme to this VP is considered negligible.

VP3: Wo Mei Public Parking (Figure 5 refers)

5.1.15 This transient short-range VP is located to the south of the Application Site near Wo Mei Hung Min Road. It represents views of carpark users, pedestrians and road users at street level looking directly towards the Application Site. The southeastern part of the proposed development will be visible under the Indicative Scheme.

5.1.16 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises Wo Mei Hung Min Road in the foreground, roadside tree clusters in the middle ground, and Lower Hebe Hill and open sky in the background. Under the Indicative Scheme, the proposed house development at the Application Site would blend in with tree clusters and the approved house at adjoining ‘R(C)1’ zone at the background. Therefore, the effects of the Indicative Scheme on visual composition will be **negligible**.

5.1.17 **Effects on Visual Obstruction and Visual Permeability** – Visual permeability to the mountain backdrop will be impeded by the approved house at adjoining ‘R(C)1’ zone under the planned condition. Given the similar building height in the Indicative Scheme, extra blockage to the mountain and open sky view at the backdrop will not be induced. In addition, whilst the new development will cause the obstruction to roadside tree clusters, the impact on visual obstruction can be mitigated with appropriate design mitigation measures such as screen planting. Therefore, the effects of the Indicative Scheme on visual obstruction are considered **slightly adverse**.

5.1.18 **Effects on Public Viewers** – From this VP, users of the car park and pedestrians will be able to see the Indicative Scheme directly. However, being a VP of highly transient in nature, the users will be focusing on activities like parking, driving and walking, so they will be relatively oblivious to the change in surrounding. Hence, the effects on public views are **negligible**.

5.1.19 **Effects on Visual Elements/Resources** – The major visual resources of this VP are the tree cluster in the foreground and sky view at the background. Despite the Indicative Scheme will be visible at the middle ground, it will be embedded with the new screen planting and approved house at adjoining ‘R(C)1’ zone in the Planned Condition. Thus, the Indicative Scheme will create **negligible** impact since no extra degradation are introduced to visual resource.

5.1.20 Based on the above, the Indicative Scheme will bring **negligible** visual impact to the carpark users and pedestrians at Wo Mei Public Parking .

VP 4: Footpath outside Wo Mei Village Office (Figure 6 refers)

5.1.21 This short-range VP locates at the junction near Wo Mei Village Office and main entrance to Wo Mei Village and represents views of villagers and residents of Wo Mei Village and nearby residential developments with a direct view towards the Application Site. Under both Planned Condition and Indicative Scheme, the proposed residential development would be completely blocked by roadside plantation and barely visible to the public viewers.

- 5.1.22 **Effects on Visual Composition** – The visual composition from this VP under the existing condition comprises Hiram’s Highway in the foreground, low-rise buildings and roadside plantation along Hiram’s Highway and Wo Mei Hong Min Road in the middle ground, and mountains and open sky view in the background. Both Planned Condition and Indicative Scheme will be significantly screened off by the roadside plantation and would not be visible for the viewers. Therefore, the effects on visual composition to this VP is **negligible**.
- 5.1.23 **Effects on Visual Obstruction and Visual Permeability, Public Views and Visual Resources** – Both Planned Condition and Indicative Scheme will not be visible due to blockage of existing roadside plantation along Hiram’s Highway and Wo Mei Hong Min Road. Therefore, effects on visual obstruction and visual permeability, public views and visual resources to this VP is **negligible**.
- 5.1.24 Based on the above, the Indicative Scheme will bring **negligible** visual impact to this VP.

VP 5: Footpath to the natural stream to the north of Mok Tse Che (Figure 7 refers)

- 5.1.25 This medium-range VP is located to the southwest of the Application Site on a pedestrian route linking up the village road to the west of Yosemite and Mok Tse Che Road. It represents views of villagers of Mok Tse Che Village and nearby residential developments such as The Yosemite. The proposed house development is barely visible due to blockage of existing residential buildings of The Yosemite.
- 5.1.26 **Effects on Visual Composition** – The visual composition from this VP under the existing condition includes roadside plantation in the foreground, low-rise residential buildings of The Yosemite in the middle ground, and mountains and open sky as backdrop. Under both Planned Condition and Indicative Scheme, the proposed house development will be completely blocked by the existing residential buildings of The Yosemite in the middle ground. Therefore, the effects on visual composition to this VP is **negligible**.
- 5.1.27 **Effects on Visual Obstruction and Visual Permeability, Public Views and Visual Resources** – Both Planned Condition and Indicative Scheme will not be visible due to blockage of existing residential buildings of The Yosemite. Therefore, effects on visual obstruction and visual permeability, public views and visual resources to this VP is **negligible**.
- 5.1.28 Based on the above, the Indicative Scheme will bring **negligible** visual impact to this VP.

VP 6: Footpath along Nam Pin Wai Road (Figure 8 refers)

- 5.1.29 This medium range VP is located to the northwest of the Application Site at the local road linking up Ho Chung New Village and nearby residential developments such as Dynasty Lodge and Villa Royale. It represents views of villagers and residents in Nam Pin Wai area. The existing residential buildings including Villa Royale and the approved house at adjoining ‘R(C)1’ zone would completely block the views towards the proposed house development of Application Site.
- 5.1.30 **Effects on Visual Composition** – The visual composition from this VP under the existing condition includes roadside plantation and Nam Pin Wai Road at the foreground, low-rise

residential buildings of Villa Royal in the middle ground and open sky and mountains as the backdrop. As the proposed development under both Planned Condition and Indicative Scheme would be completely screened off by the residential buildings of Villa Royal and approved house at adjoining 'R(C)1' zone, it would not be visible to the villagers and residents in Nam Pin Wai. Therefore, the effects on visual composition to this VP is **negligible**.

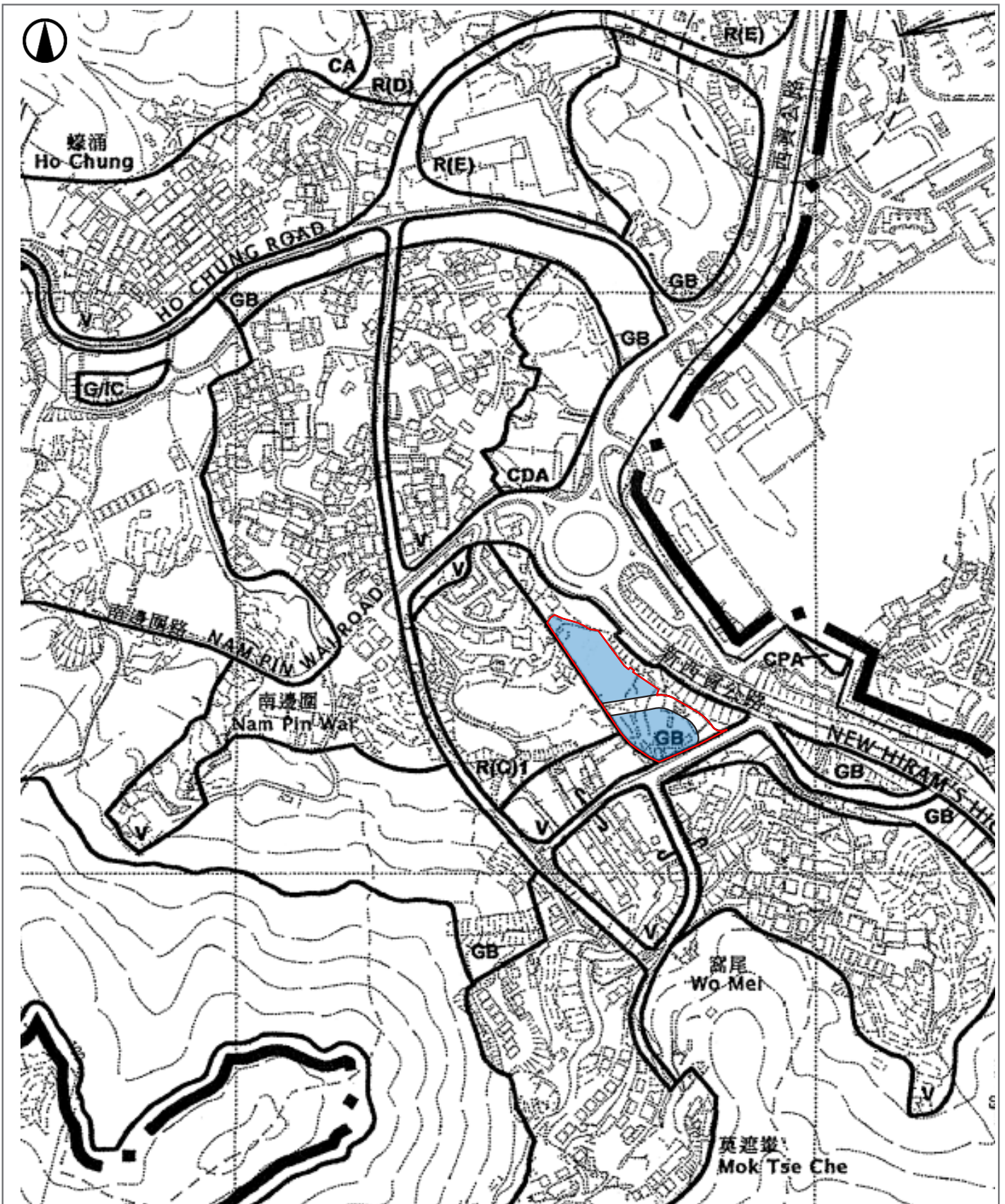
- 5.1.31 **Effects on Visual Obstruction and Visual Permeability, Public Views and Visual Resources** – As both Planned Condition and Indicative Scheme would be fully obstructed by the existing residential buildings of Villa Royal and approved house at adjoining 'R(C)1' zone. Therefore, effects on visual obstruction and visual permeability, public views and visual resources to this VP is **negligible**.
- 5.1.32 Based on the above, the Indicative Scheme will bring **negligible** visual impact to this VP.
- 5.1.33 A summarised assessment of the visual impacts of the Indicative Scheme is given in **Table 5.3**.

Table 5.3 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP 1: Footbridge across Hiram's Highway	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP 2: Bus Stop along Hiram's Highway near Heung Chung Road	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP 3: Wo Mei Public Parking	Medium	Negligible	Slightly Adverse	Negligible	Negligible	Negligible
VP 4: Footpath outside Wo Mei Village Office	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP 5: Footpath to the natural stream to the north of Mok Tse Che	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP 6: Footpath along Nam Pin Wai Road	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), in support of the rezoning from “Green Belt” (“GB”) zone to “Residential (Group C) 1” (“R(C) 1”) zone at Various Lots in D.D.244 and Adjoining Government Land, Nam Pin Wai, Sai Kung to facilitate a Proposed House Development. A total of 17 houses will be delivered under the Indicative Scheme.
- 6.1.2 In this Visual Impact Assessment, a total of 6 VPs (including short, medium and long-range) have been assessed, which 6 of them are medium visual sensitivity. In short, all VPs are 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.



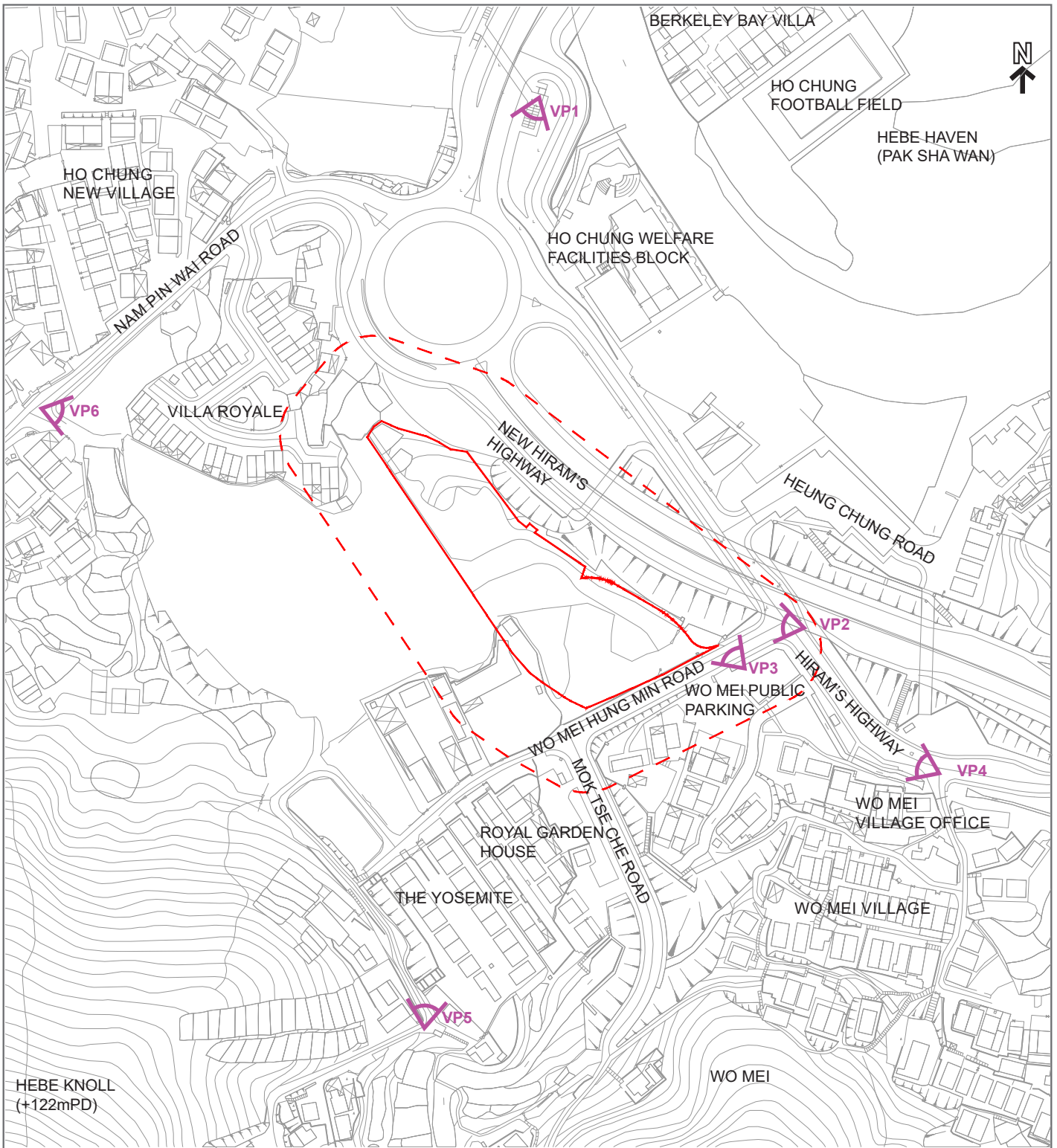
LEGEND

- Application Site
- Development Site

ZONING

- R(C)1 Residential (Group C)1
- R(D) Residential (Group D)
- R(E) Residential (Group E)
- CDA Comprehensive Development Area
- G/IC Government, Institution or Communi
- GB Green Belt
- V Village Type Development
- CA Conservation Area
- CPA Coastal Protection Area

Figure No.	Scale	Figure Title
Fig. 1	N.T.S.	Location Plan
ARUP	Date	Source
	Nov 2023	Extracted from the Approved Ho Chung Outline Zoning Plan (No. S/SK-HC/11)



LEGEND

- Application site
- Initial Assessment Area Boundary
• 3H: BH (12m*3) = about 36m
- △ Proposed Viewpoints

PROPOSED VIEWPOINT (VP)

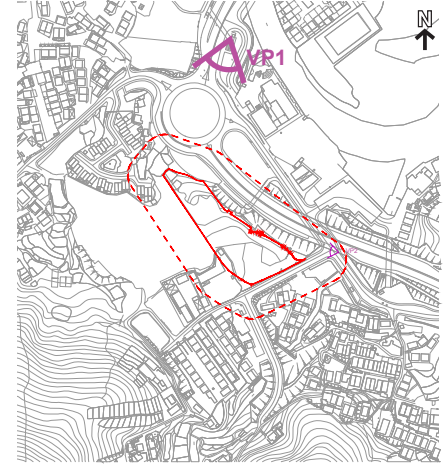
- VP1 Footbridge across Hiram's Highway
- VP2 Bus Stop along Hiram's Highway near Heung Chung Road
- VP3 Wo Mei Public Parking
- VP4 Footpath outside Wo Mei Village Office
- VP5 Footpath to the natural stream to the north of Mok Tse Che
- VP6 Footpath along Nam Pin Wai Road

<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>	
Fig. 2	1:2,000	Assessment Area and Location of Viewing Points	
ARUP	<i>Date</i>	<i>Source</i>	
	Nov 2023	-	

Existing Condition



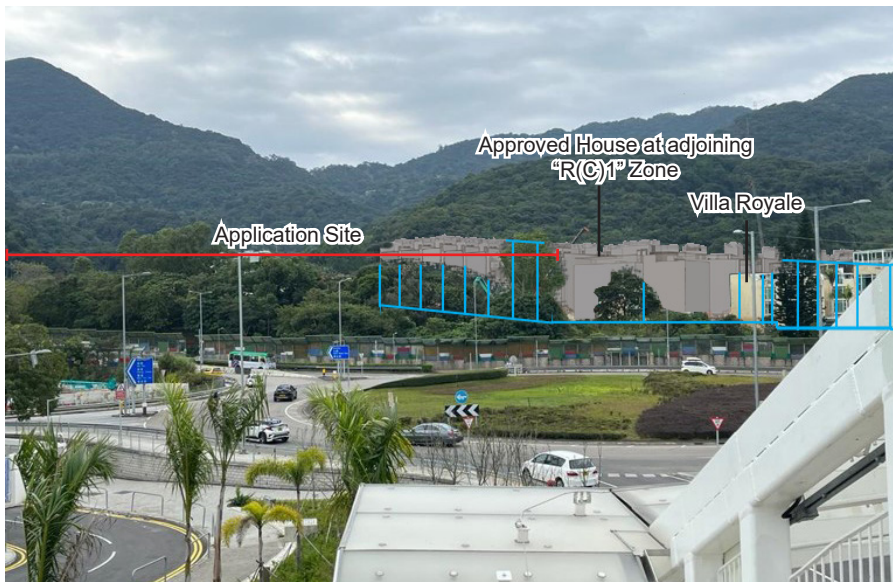
Key Plan



Invisible Parts of Approved House at adjoining "R(C)1" Zone

Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme

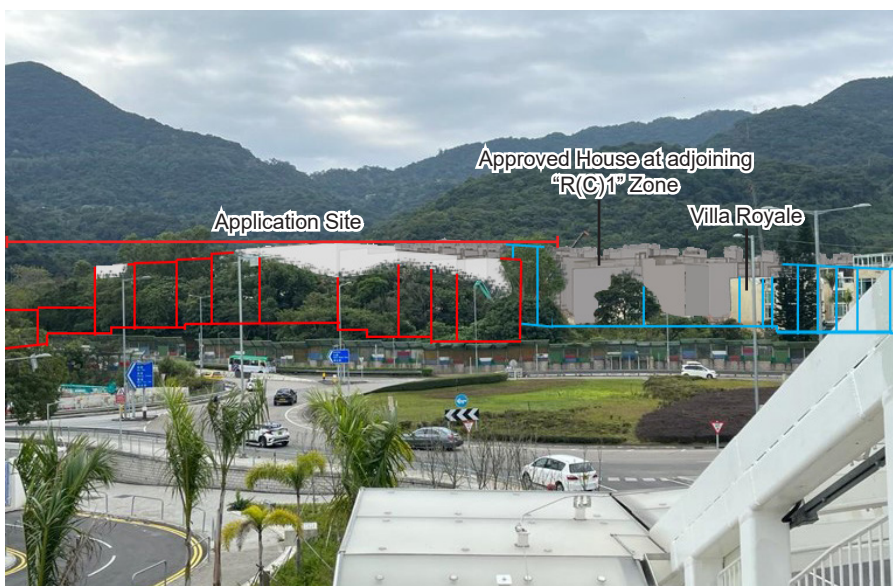
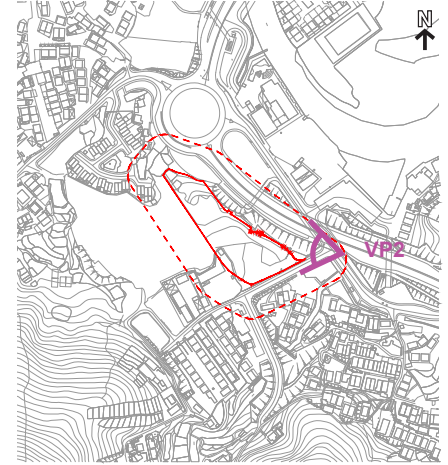


Figure No.	Scale	Figure Title
Fig. 3	N/A	Viewing Point 1 : Footbridge across Hiram's Highway
ARUP	Date Nov 2023	Source -

Existing Condition



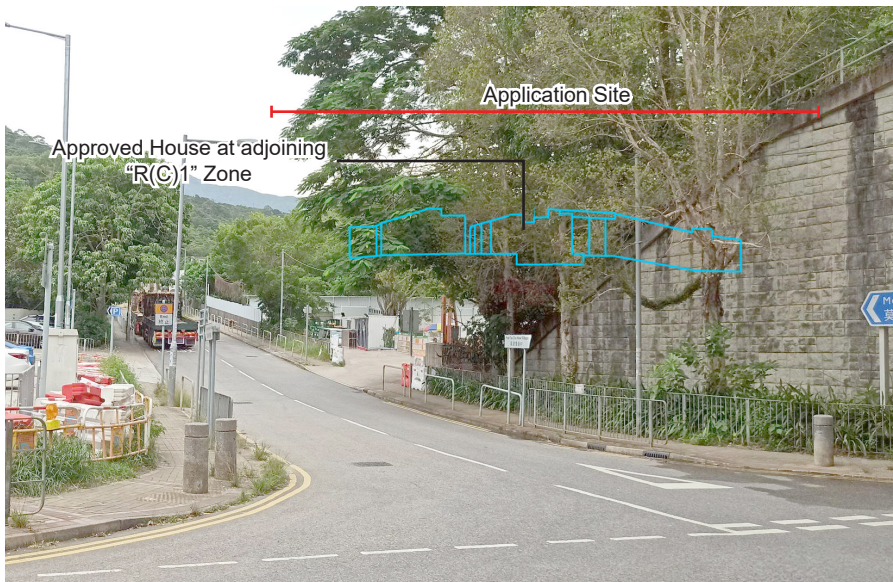
Key Plan



LEGEND

- Invisible Parts of Approved House at adjoining "R(C)1" Zone
- Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme

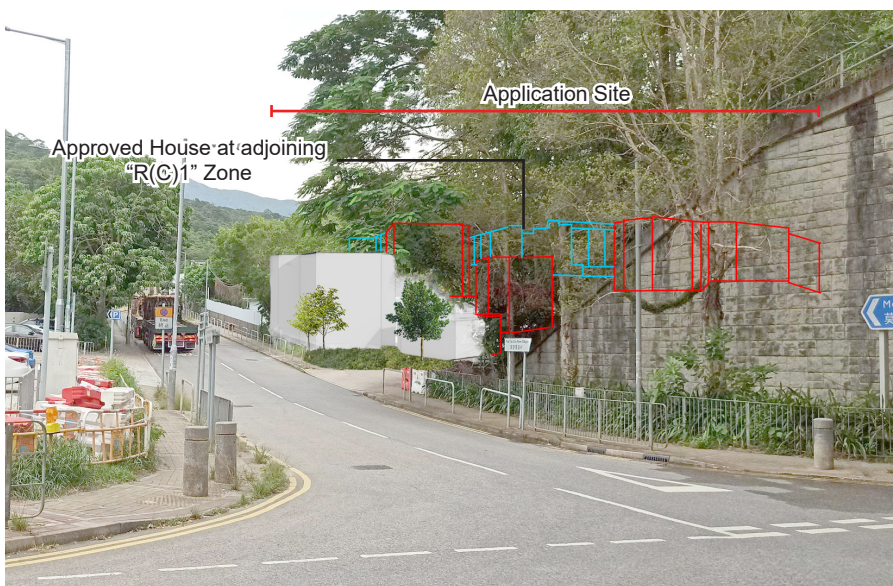
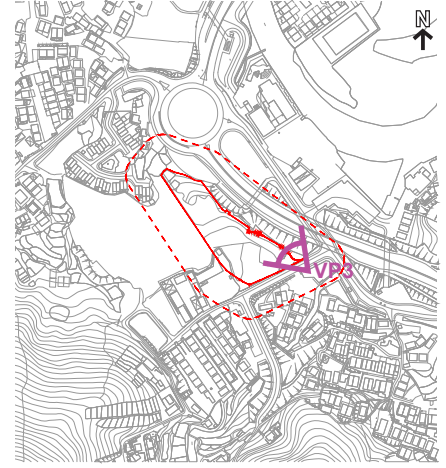


Figure No. Fig. 4	Scale N/A	Figure Title Viewing Point 2 : Bus Stop along Hiram's Highway near Heung Chung Road
ARUP	Date Nov 2023	Source -

Existing Condition



Key Plan



Invisible Parts of Approved House at adjoining "R(C)1" Zone

Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme

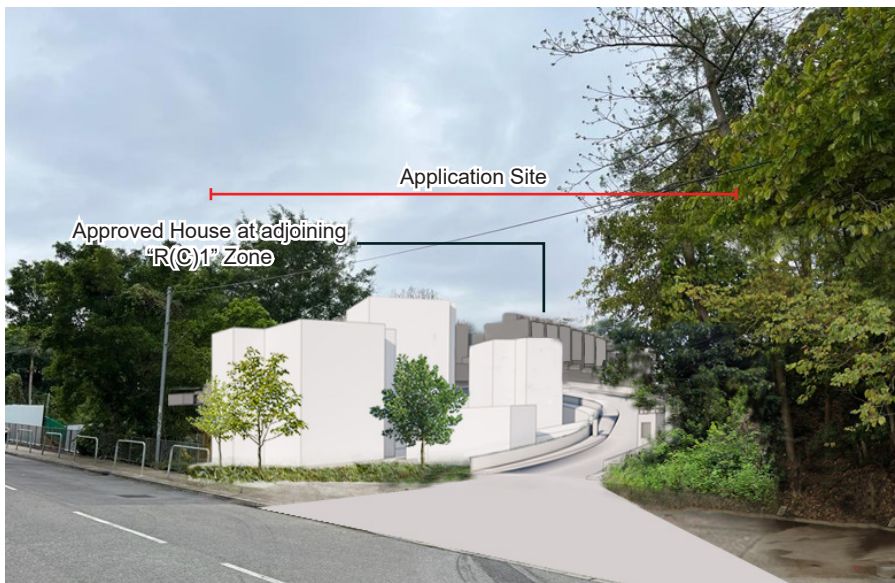
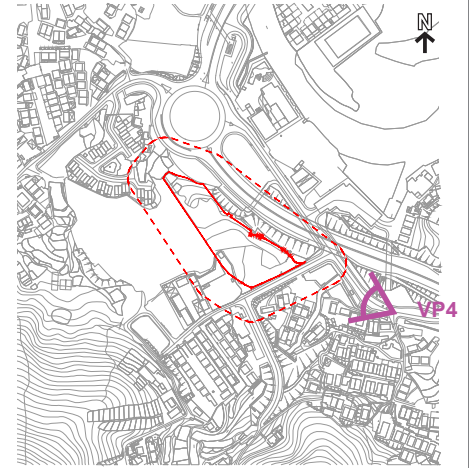


Figure No.	Scale	Figure Title
Fig. 5	N/A	Viewing Point 3 : Wo Mei Public Parking
ARUP	Date Nov 2023	Source -

Existing Condition



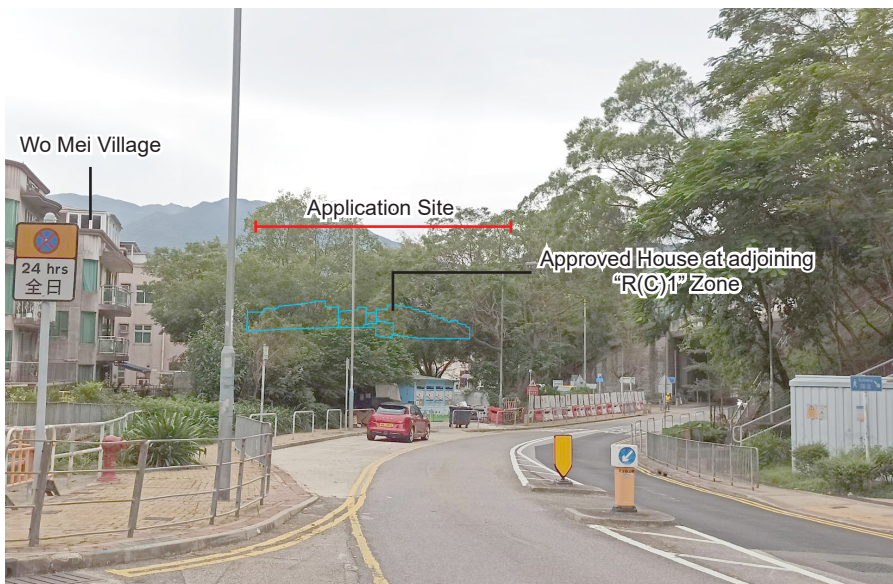
Key Plan



Invisible Parts of Approved House at adjoining "R(C)1" Zone

Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme

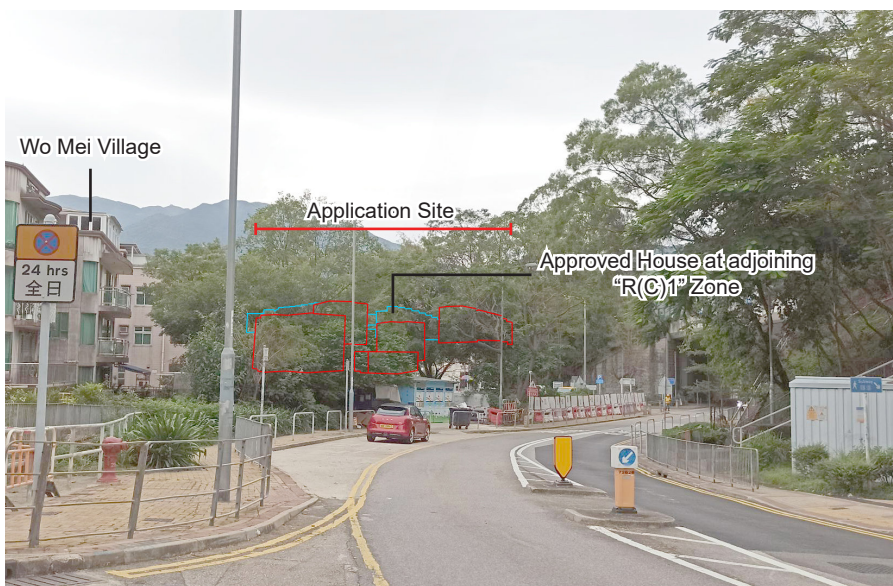
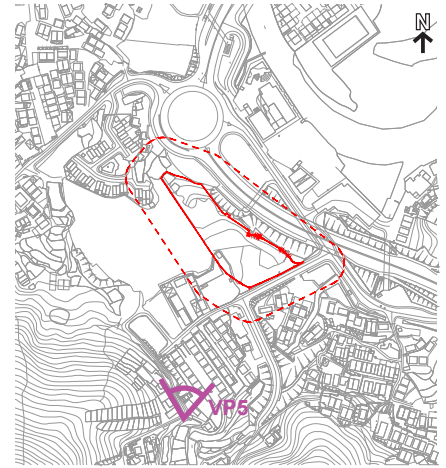



Figure No.	Scale	Figure Title
Fig. 6	N/A	Viewing Point 4 : Footpath outside Wo Mei Village Office
ARUP	Date Nov 2023	Source -

Existing Condition



Key Plan



 Invisible Parts of Approved House at adjoining "R(C)1" Zone

 Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme

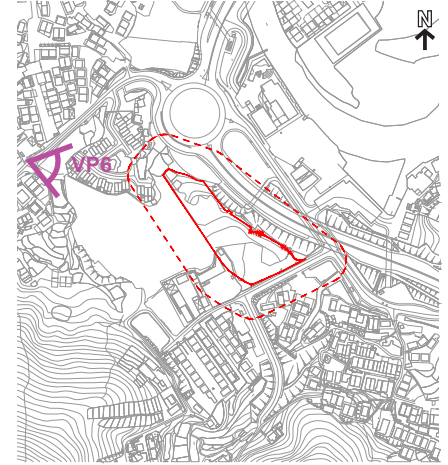


Figure No.	Scale	Figure Title	Viewing Point 5 : Footpath to the natural stream to the north of Mok Tse Che
Fig. 7	N/A		
ARUP	Date	Source	-
	Nov 2023		

Existing Condition



Key Plan



Invisible Parts of Approved House at adjoining "R(C)1" Zone

Invisible Parts of Proposed Development at Application Site

Planned Condition



Indicative Scheme



Figure No.	Scale	Figure Title
Fig. 8	N/A	Viewing Point 6 : Footpath along Nam Pin Wai Road
ARUP	Date Nov 2023	Source -