Appendix B

Revised Visual Impact Assessment

Proposed Land Sharing Pilot Scheme for a Site at Various Lots in D.D. 115, Yuen Long, the New Territores

Revised Visual Impact Assessment

(May 2024)

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1 INTRODUCTION

1.1 Background

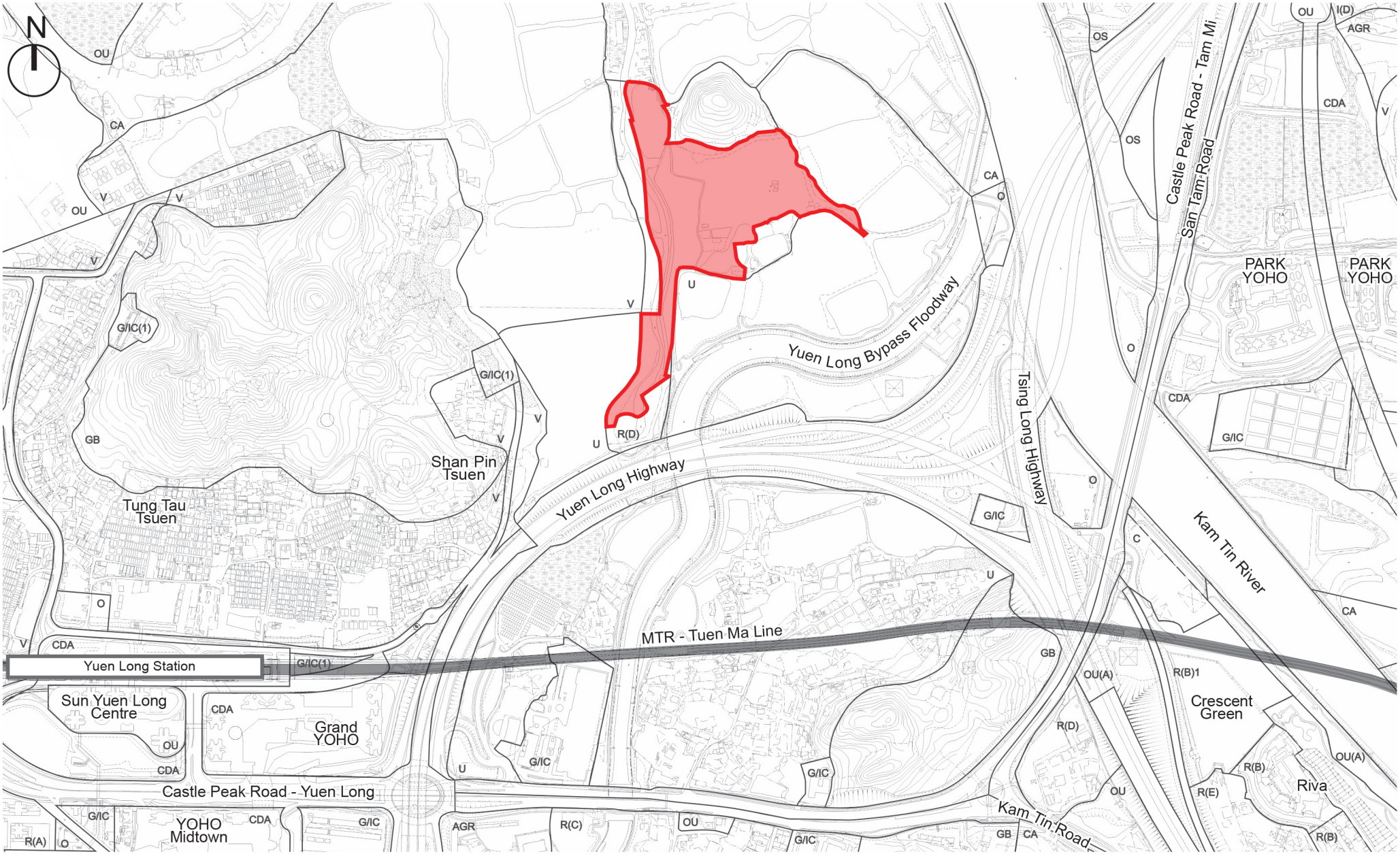
1.1 This Visual Impact Assessment (VIA) is prepared for the Land Sharing Pilot Scheme (LSPS) application submitted to the Land Sharing Office of the Development Bureau for the proposed residential developments of private and public housing types respectively, with commercial uses, community facilities and transport terminus (hereafter referred to as the "Proposed Development/ Proposed Scheme") at various lots in Tung Shing Lei**,** Yuen Long, New Territories (i.e. hereafter referred to as the "Application Site").

1.2 The Application Site falls within an area zoned "Residential Group (D)" ("R(D)") on the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/8 (the OZP) (**Figure 1.1** refers). Part of the Application Site is the subject of one previously approved rezoning application numbered Y/YL-NSW/4 (i.e. hereafter referred to as the "Approved Scheme") for the facilitation of a house development that was granted approval by the Town Planning Board on 12th January 2018. The approved rezoning proposed a "R(D)2" zoning subject to a maximum domestic PR restriction of 0.34 and total gross floor area (GFA) of about 10,150m^2 that offer 57 nos. of houses in total. The approved development parameters have yet to be reflected on the OZP and the Application Site remains as a "R(D)" zone with a maximum domestic PR restriction of 0.2 and a maximum building height of 2 storeys (6m).

1.3 Situated adjacent to the northeast of Yuen Long Town, the Application Site enjoys high accessibility due to the close proximity to the Tuen Ma Line Yuen Long Station and Yuen Long Highway. Taking into account the changing surrounding development context including the dense and high-rise residential developments concentrated around Tuen Ma Line Yuen Long Station and gradually spilling into its surrounding, the nearby completed/planned residential developments as well as the potential public housing sites announced in 2017 Policy Address in Tung Shing Lei and Au Tau near the Application Site, it is evident that the area is gradually transforming into an urban township.

1.4 With an aim to contributing to the Government's established policy direction of boosting housing supply while not trading off affordable housing at the same time, the Applicant wishes to contribute to accelerate the housing supply in town in cooperative effort with the Government in participating in the LSPS to share partial of the Application Site for the development of public housing that accounts for 70% of the increased domestic GFA derived from this Proposed Development.

1.5 The LSPS is set to complement the government-led planning of private land to make timely and meaningful impact on the housing supply in the territory that safeguards public interest, the Proposed Development is subject to a few minimum requirements on housing gain. They include the delivery of an **increased domestic GFA of no less than 50,000m^2 and at least 1,000 additional housing units**; and no less than 70% of the increased domestic GFA are allocated for public housing or public housing. As the policy objective of the LSPS is to substantially increase housing supply on available land (i.e. at least 1,000 additional housing units), it is therefore expected that **notable visual change to the Application Site is inevitable as a result of the LSPS requirement**.



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1.6 This VIA is prepared in accordance with the 'Town Planning Board Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board' ('TPB PG-No. 41') in order to evaluate the degree of visual impacts on visual sensitive receivers (VSRs) from major public viewpoints (VPs) due to the proposed development at the Application Site.

1.7 This VIA will cover the followings:

Section 2: describes the proposed development;
Section 3: identifies the visual context and the baseline visual condition of the Application Site;
Section 4: identifies the key public viewpoints and visual sensitive receivers;
Section 5: appraises the potential visual impacts induced by the proposed development; and
Section 6: summarises the findings of the VIA.

2 INDICATIVE PROPOSED SCHEME

2.1 Indicative Proposed Scheme

2.1.1 Based on the aforementioned requirements in Section 1, the indicative development schedules for public housing and private housing are highlighted below in **Tables 2.1 and 2.2** while the indicative Master Layout Plan and Section Plans are attached in **Figures 2.1 to 2.5**.

Table 2.1 – Indicative Development Schedule of Public Housing

Development Schedule of Public Housing Portion	
Development Site Area	About 21,375m^2 ^
Total GFA - Domestic Portion - Non Domestic Portion	About 95,100m^2 - About 93,400m^2 (1) - About 1,700m^2 #
Equivalent Total PR - Domestic Portion - Non Domestic Portion	About 4.45 (2) - About 4.37 (2) - About 0.08 (2)
Domestic Portion	
Domestic GFA	About 93,400m^2
Maximum Building Height	Not more than 100mPD
No. of Residential Storeys	Not more than 24 storeys (3) *
No. of Residential Towers	4 * (Tower 5 – Tower 8)
No. of Units	1,868 units
Average Flat Size	About 50m^2 (4)
Anticipated Population	About 5,231 person (5)
Local Open Space	Not less than 5,231m^2 (6)
Non-Domestic Portion – Retail, Management Office, G/IC and Ancillary Car Parking Facilities	
Maximum Building Height	Not more than 17.5mPD *
No. of Storeys	Not more than 2 storeys *
Retail Facilities	
Retail GFA	About 1,200m^2
Management Office	
Management Office GFA	About 500m^2
G/IC Facilities (8)(9)	
G/IC GFA (7) <u>Social Welfare Facilities Requested by SWD:</u> - Neighbourhood Elderly Centre (NEC) - One team of Home Care Services (HCS) for Frail Elderly Persons (4-team	About 4,670m^2

size non-kitchen based)	
Ancillary Car Parking Facilities (7)	
Domestic & Retail Car Park GFA	About 12,980m^2
G/IC Car Park GFA	N/A (Open Carpark on Ground Floor)

Remarks:

(1) The actual domestic GFA shall be 93,400.3m^2 (i.e. 70% of the total increased GFA of current LSPS application). It is rounded to whole number as 93,400m^2 for reference.
(2) Based on the development site boundary of the public housing portion
(3) Excluding above ground car park, GIC, lobby and transfer plate floor
(4) Average flat size of 50m^2 formulated in accordance with Paper No. DEVB(PL-CR)1-55/127/1 – Legislative Council Brief Land Sharing Pilot Scheme
(5) Person per flat ratio of 2.8 adopted as per LSPS-TG 1
(6) Not less than 1m^2 per person
(7) GFA for both G/IC Facilities and Ancillary Car Parking Facilities are exempted from GFA and PR calculation.
(8) Area equivalent to about 5% of the total attainable domestic GFA of the public housing portion has been set aside for the provision of welfare facilities as per Policy Address 2020
(9) Including SWD's suggested Neighbourhood Elderly Centre (about 328m^2 of NOFA or about 722m^2 of GFA); One team of Home Care Services (HCS) for Frail Elderly Persons (4-team size non-kitchen based) (about 257m^2 of NOFA or about 565m^2 of GFA). The final GFA and layout will be subject to detailed design of the relevant government departments.

& Net site area of public housing portion will be subject to further study for site formation scheme
* For reference only, subject to future design
# Social welfare facilities and aboveground carpark GFA are accountable under Building Ordinances and can be exempted from GFA and PR calculation under planning requirement

Table 2.2 – Indicative Development Schedule of Private Housing

Development Schedule of Private Housing Portion	
Development Site Area (1)	About 24,301m^2
Total GFA - Domestic Portion - Non Domestic Portion	About 52,424m^2 - About 50,179m^2 (2) - About 2,245m^2
Equivalent Total PR - Domestic Portion - Non Domestic Portion	About 2.16 (3) - About 2.06 (3) - About 0.09 (3)
Domestic Portion	
Domestic GFA (Total) - Approved / Permitted GFA - Increased GFA	About 50,179m^2 (2) - About 10,150m^2 - About 40,029m^2
Maximum Building Height	Not more than 99.9mPD
No. of Residential Storeys	Not more than 24 storeys (4)
No. of Residential Towers	3 (Tower 1 – Tower 3)
No. of Units	1,261 units
Average Flat Size	About 39.8m^2
Anticipated Population	About 3,153 person (5)
Private Open Space	Not less than 3,153m^2 (6)
Non-Domestic Portion – Retail, Kindergarten and Public Transport Terminus	
Maximum Building Height	Not more than 16.5mPD
Total No. of Storeys	Not more than 2 storeys
Retail and Kindergarten	
Commercial GFA - Retail - Kindergarten (7)	About 2,245m^2 - About 1,245m^2 - About 1,000m^2
Public Transport Terminus (including bus operator's office)	
Gross Floor Area (8)	About 4,675m^2
Clubhouse	
Gross Floor Area (9)	About 2,250m^2
Maximum Building Height	Not more than 14mPD
No. of Storeys (10)	1

Remarks:

(1) With the inclusion of compensation wetlands of about 6,900m^2 which is not suitable for housing development thereon, the remaining effective site area is about 17,401m^2

(2) The actual domestic GFA shall be 50,178.7m^2 (i.e. including approved domestic GFA of 10,150m^2 at the Application Site and 30% of the total increased GFA of current LSPS application of 40,028.7m^2). It is rounded to whole number as 50,179m^2 for reference.

(3) Based on the development site boundary of the private housing portion (24,301m^2).

(4) Excluding basement(s) for carpark / E&M / Clubhouse / transfer plate floor

(5) Adopting the same person per flat (i.e. 2.5) as per the approved Application No. A/YL-

NSW/274.
(6) Not less than 1m^2 per person
(7) Provision of a 8-classroom private kindergarten to cater for the needs of the anticipated population generated from both private housing and public housing developments as per HKPSG requirement
(8) GFA for public transport terminus, as required by the Government, is disregarded from GFA and PR calculation
(9) About 4% of total domestic GFA or 2,250m^2 (whichever is greater); exempted from GFA calculation
(10) Excluding basement floor

Additional Remarks:
As requested by LSO, the table below summarizes the hypothetical parameters of the no. of units and the anticipated population if the average flat size of the private housing portion is assumed to be 50m^2. It should be noted that the table below is for reference only, as the proposed scheme prepared by the Applicant is based on a flat mix with an average flat size of about 39.8m^2 based on which various technical assessments have been conducted.

	Hypothetical Parameters
Average Flat Size	50m^2
No. of Units	1,004 units
Anticipated Population	About 2,510 person

2.1.2 Under the indicative development scheme, the Proposed Development will be delivered into a public housing portion and private housing portion, both with domestic and non-domestic provisions. For the public housing portion, with a domestic plot ratio of about 4.37 and total domestic GFA of about 93,400m², the proposed public housing development consists of 4 residential towers of not more than 24 residential storeys with building height of not more than 100mPD (excluding ground car park, GIC, lobby and transfer plate floor). The public housing development is able to yield a total of 1,868 affordable housing units to cater for the acute housing needs of many across the city. Considering the self-sustainable nature of the Proposed Development, supporting supplementary facilities including retail uses of about 1,200m², ancillary car-parking facilities and community facilities of about 12,980m² and 4,670m² respectively that are exempted from GFA calculation will be provided to serve future residents and the area.

2.1.3 Meanwhile, for the private housing portion, a total domestic GFA of about 50,179m² including the 10,150m² from the approved application is proposed to be translated into 3 nos. of residential towers of not more than 23 and 24 residential storeys with a building height of also not more than 99.9mPD. The non-domestic provision within the private housing portion includes the GFA exempted clubhouse located at the basement and ground floors of Tower 2 and Tower 3, a non-domestic block along the western boundary of private housing portion accommodating retail facilities of 1,245m², a kindergarten of 1,000m² in GFA and a GFA exempted public transport terminus.

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Title

Site Demarcation Plan

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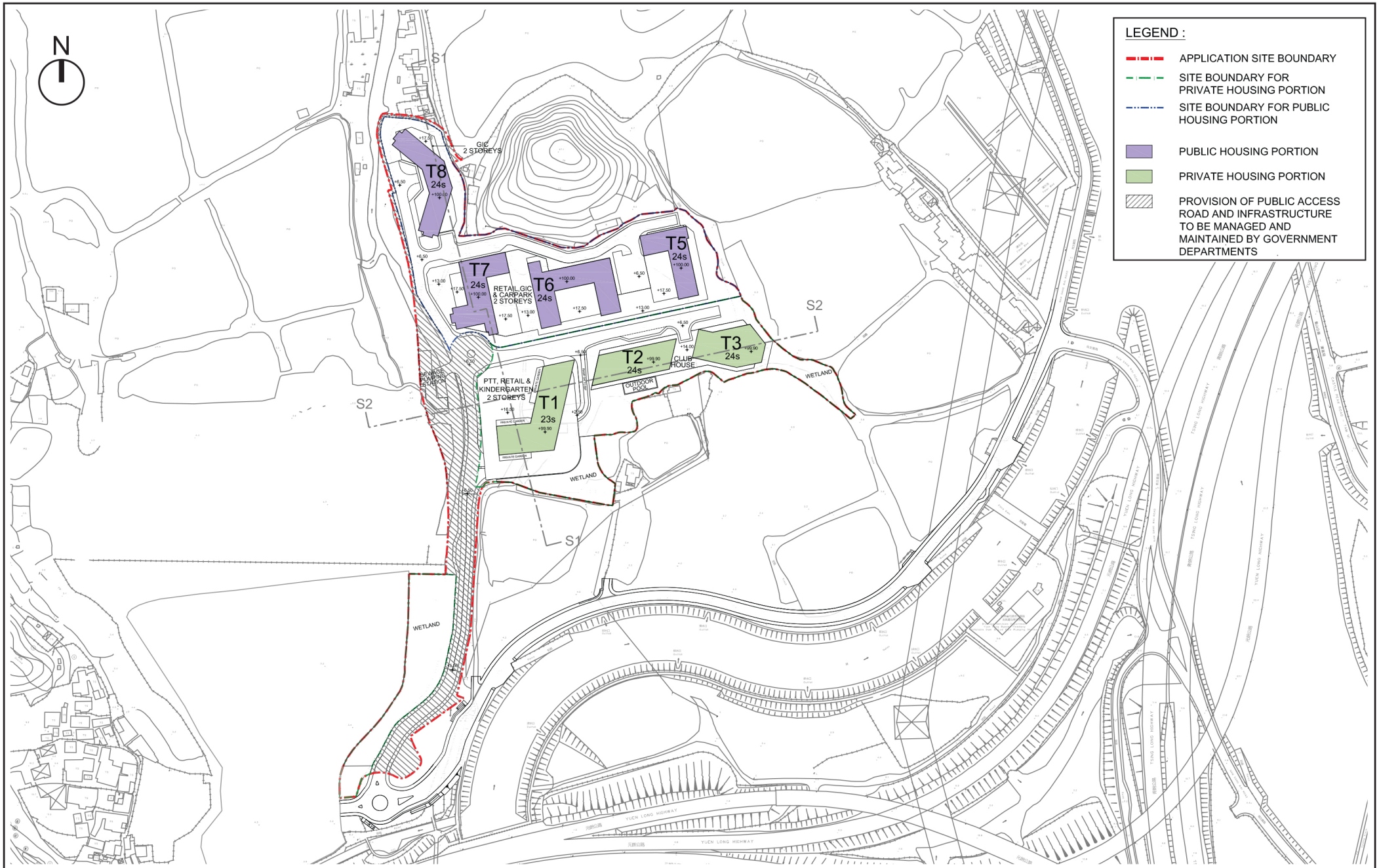
Rev	0	Date	May 2024
Scale	N/A	Figure	2.1



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Indicative Block Plan

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Scale	N/A	Figure	2.2

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LEGEND :

- APPLICATION SITE BOUNDARY
- SITE BOUNDARY FOR PRIVATE HOUSING PORTION
- SITE BOUNDARY FOR PUBLIC HOUSING PORTION
- PUBLIC HOUSING PORTION
- PRIVATE HOUSING PORTION

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Indicative Basement Floor Plan

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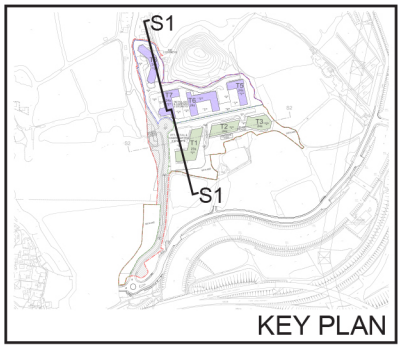
Scale	N/A	Figure	2.3



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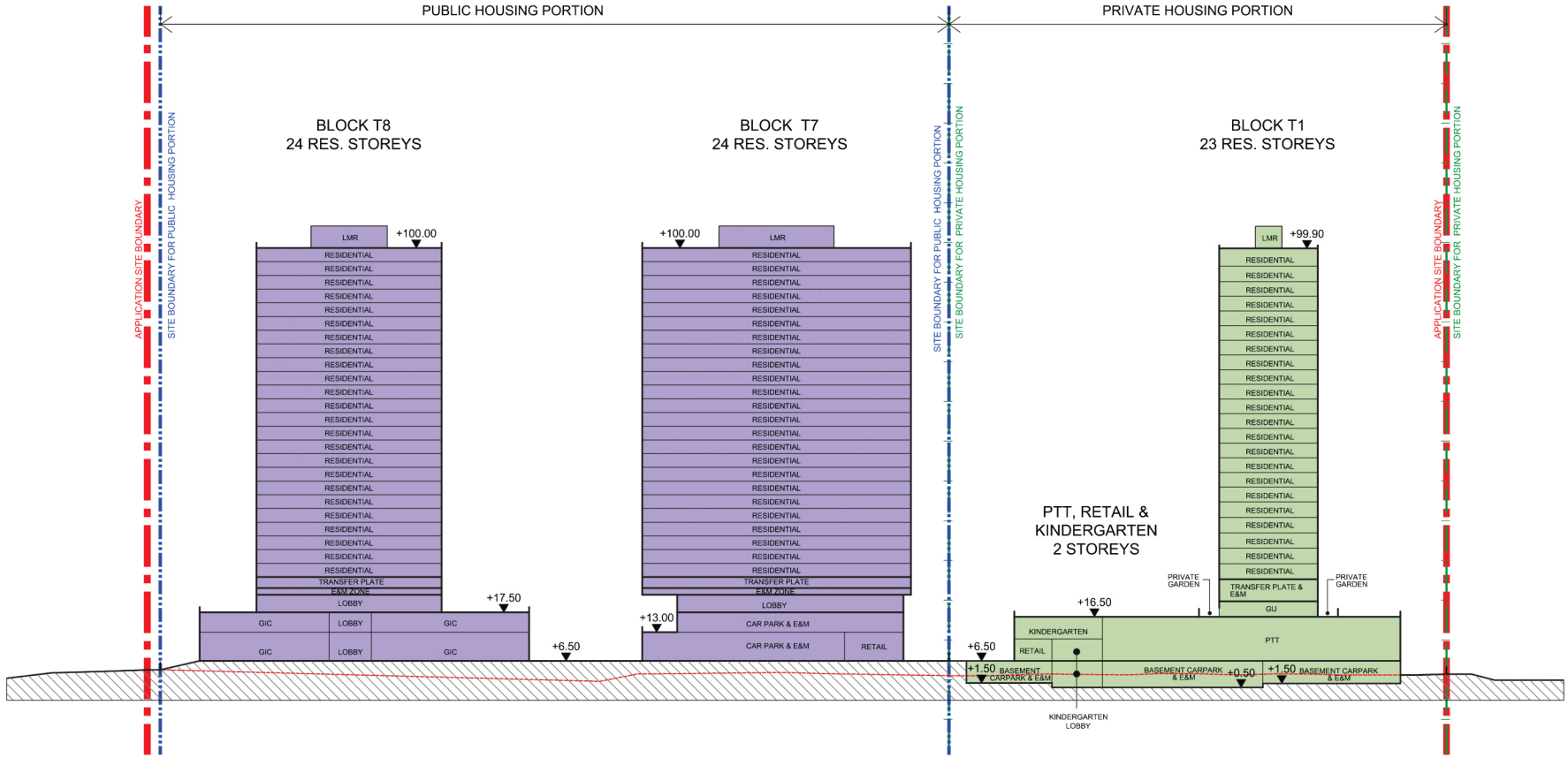
EXISTING SITE LEVEL



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Indicative Section S1

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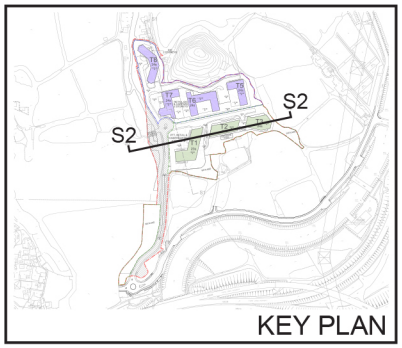

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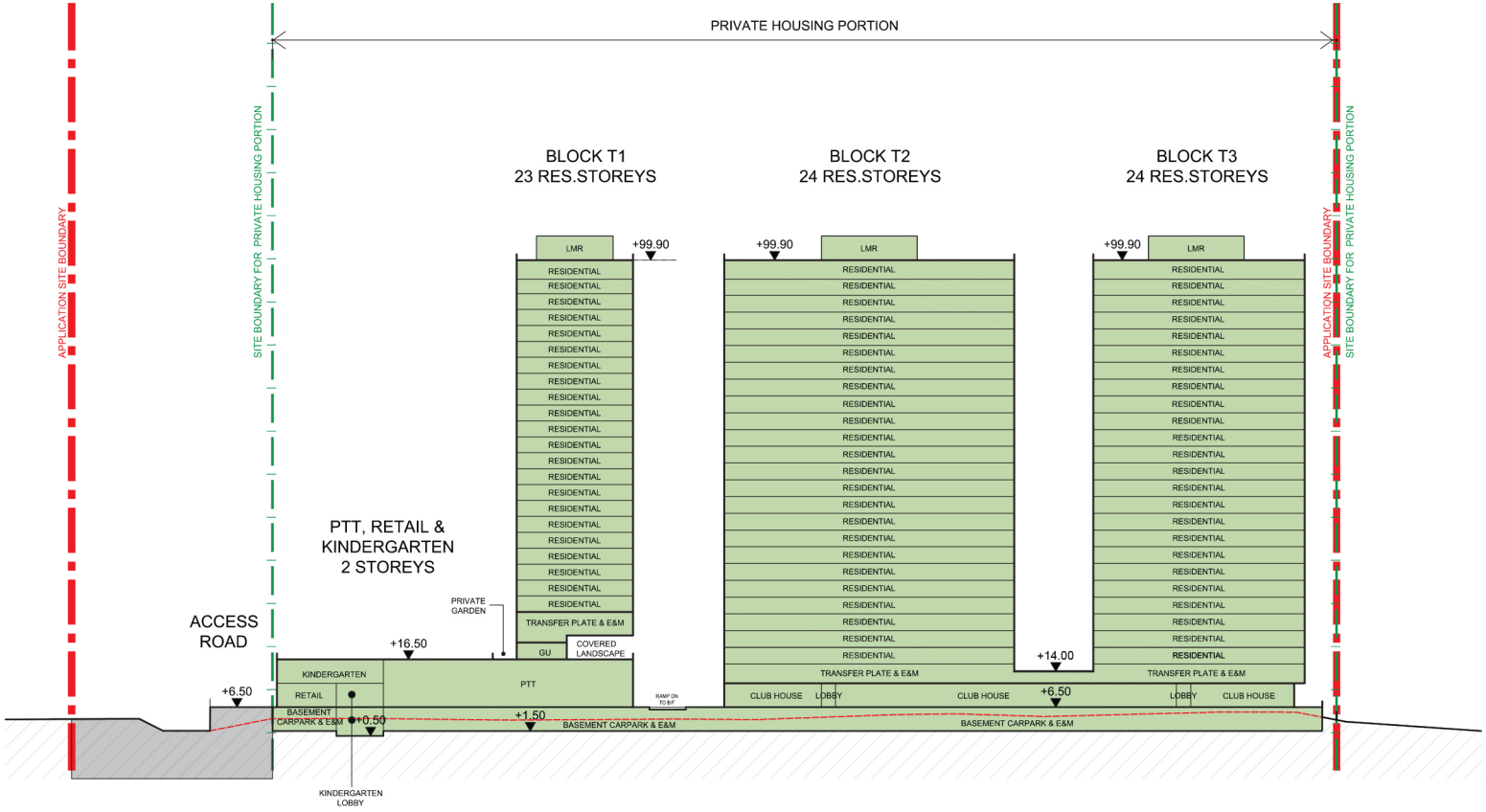

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3 BASELINE VISUAL CONDITION

3.1 Visual Context & Character

3.1.1 The Application Site is situated in close proximity to Yuen Long Town Centre in with only about 1km distance away from Tuen Ma Line Yuen Long Station. It is an approved housing site located within the Wetland Buffer Area (WBA) as defined under Town Planning Board Guidelines NO. 12C (TPB PG No. 12C) and is currently zoned as "R(D)". It is bounded by an "Undetermined" ("U") zone and Yuen Long Bypass Floodway (YLBF) to the immediate northeast and east; Yuen Long Highway to the immediate south; an approved application for medium-rise development (i.e. No. A/YL-NSW/274) (hereafter referred to as the "Adjacent Approved Application"); some village settlements (i.e. Shan Pui Tsuen and Shan Pin Tsuen) to the west and a knoll to the north. While in the vicinity, existing medium-rise development such as Park Yoho, Riva and Crescent Green are located to the further east of the Application Site that characterizes the sub-urban area of Yuen Long. A new high-density public housing site in Sha Po located to the north of Park Yoho is recently proposed by the Government.

3.1.2 The Application Site is largely left vacant, or "unused land" according to the TPB Paper for the Approved Scheme and is currently occupied by substantial vegetation and some scattered abandoned ponds located along the edges of the Application Site of about 6,900m² in total. In view of its close proximity to Yuen Long Highway, the Proposed Development is in face of high level of disturbance due to frequent human activities arising from the existing environment within the near the Application Site. **Figure 3.1** illustrates the existing site condition and the surrounding context.

3.1.3 With improved infrastructural capacity and accessibility of Yuen Long as supported by the Tuen Ma Line Railway, the Application Site and its surrounding area is gradually transforming to a sub-urban township with various planned commercial/residential developments including the high-rise developments clusters near Tuen Ma Line Yuen Long Station, the medium-rise development in the suburban area of Yuen Long and Kam Tin and the planned PRH in Tung Shing Lei.

3.1.4 **Figures 3.2 and 3.3** illustrate the plot ratio and building height profile of the existing and planned development in the vicinity of the Application Site. It is obvious that the Application Site is situated in a medium-density development zone in the sub-urban area of Yuen Long between the high-density development in Yuen Long Town Centre and the medium-density development in the fringe of Yuen Long near Kam Tin. The strategic nature of the location of the Application Site makes it of great potential to be optimized for residential development with higher development intensity to serve as a logical extension of Yuen Long Town.

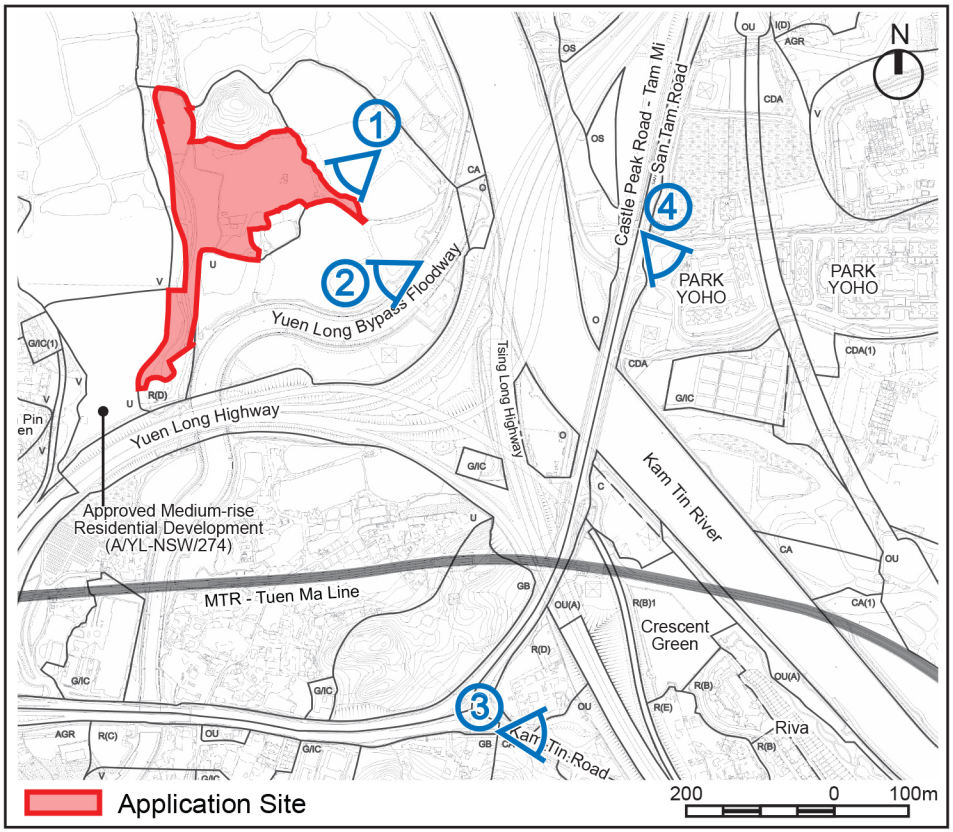
3.2 Visual Elements and Resources

3.2.1 Situated in the sub-urban area of Yuen Long between the high-rise residential development in Yuen Long Town and the medium-rise residential development along Kam Tin River, the visual context of the Application Site is shaped by various visual elements which come into sights of the viewers. All major visual elements, including the visual resources or attractors and visual eyesores or distractors that currently exist or planned are identified below. Different visual elements may enhance, degrade or neutralize the overall visual impact of the proposed development being assessed.

The Application Site is currently abandoned as derelict area

View from Ho Chau Road

Residential Developments (Crescent Green , Riva) along the Kam Tin Road



Residential Development (PARK YOHO) view from San Tam Road

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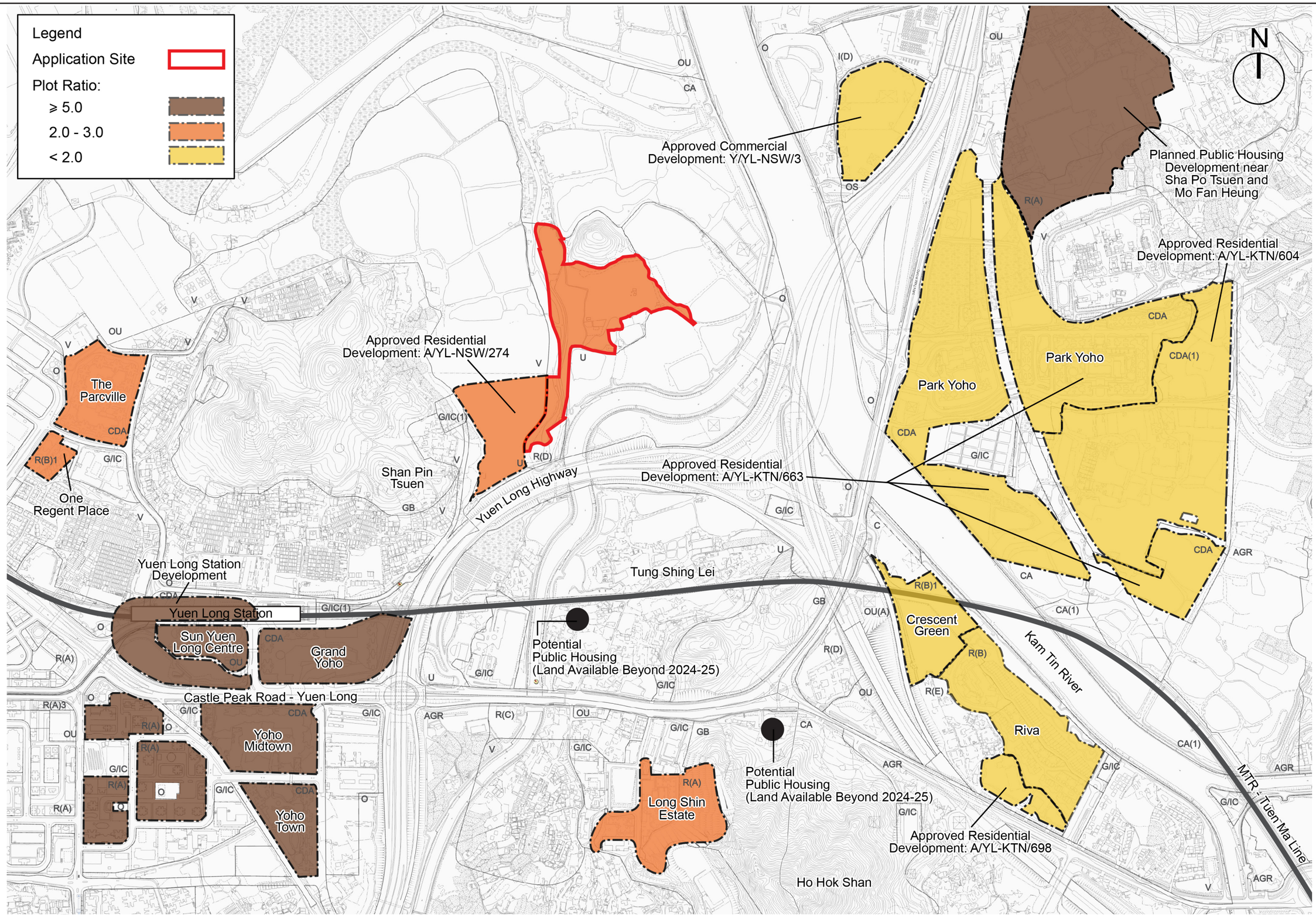

llewelyn davies	Title: Plot Ratio Profile of Surrounding Developments	Checked: DH	Drawn: PW
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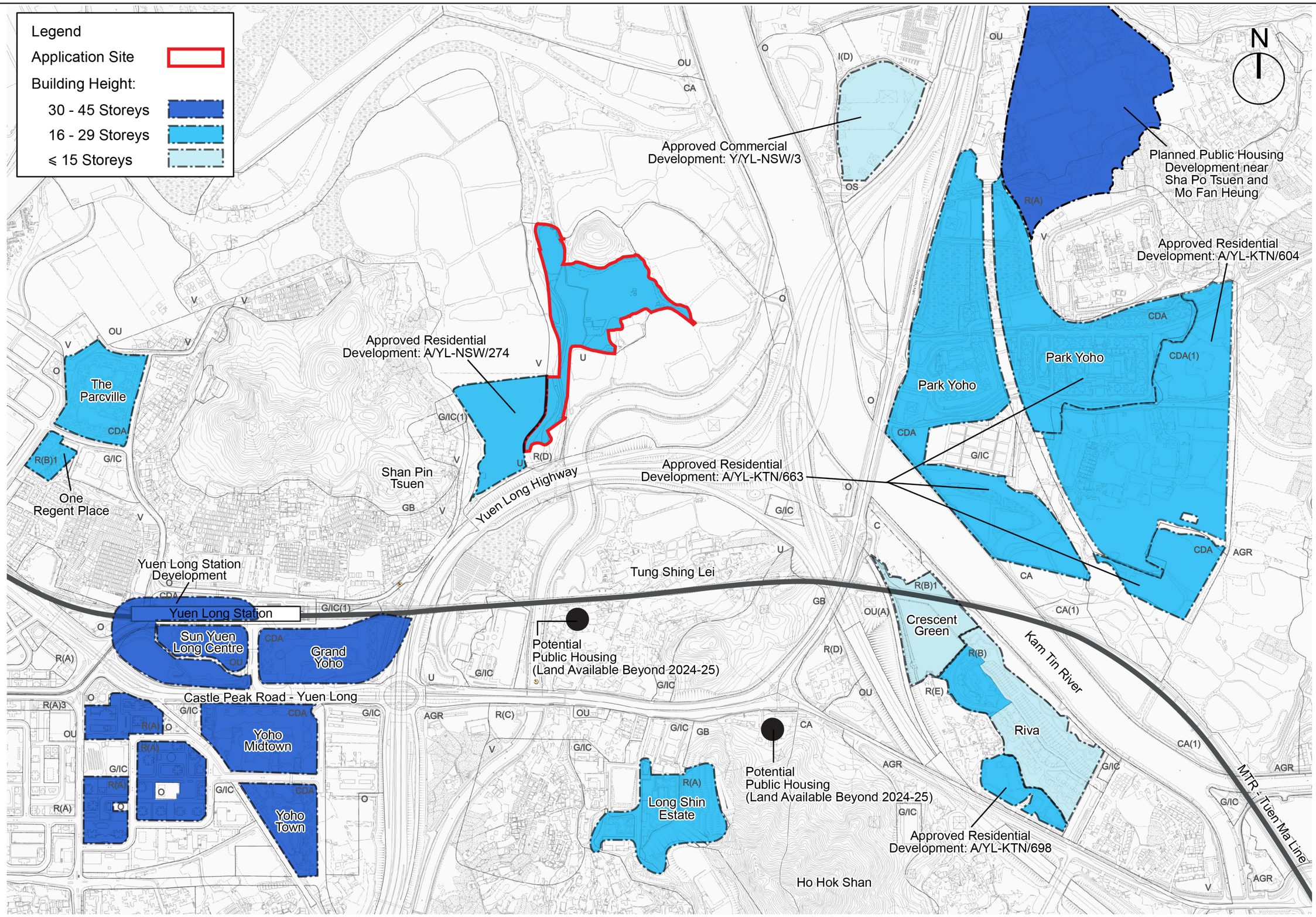
		Scale	Figure: 3.2



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Building Height Profile of Surrounding Developments

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Visual Attractors

3.2.2 **Topography** – The Proposed Development lies on a flat floodplain and is overlooking the steep mountain ranges of the Kai Kung Lang of the Lam Tsuen Country Park to the east and the Tai Lam Country Park to the south. The environment to the immediate north is dominated by a wooded knoll just outside of the boundary of the Application Site while the further north is largely essentially flat that stretches to the Nam Sang Wai and Mai Po wetlands and Deep Bay estuary. The contrast between flat floodplain and hilly ridgelines features a high-degree of openness and creates a dynamic overall visual backdrop to the locality.

3.2.3 **River and Ponds** – The Shan Pui River and the Kam Tin River are located to the west and east of the Application Site respectively. The area to the north of the Application Site comprises a patchwork of ponds, riverine and pond water surfaces and have considerable visual amenity.

3.2.4 **Existing Vegetation** – Extensive vegetation is established along the edges of rivers and ponds, on the low hill ranges surrounding the Proposed Development and along the major road corridors. This provides a green framework to the landscape and positive visual amenity.

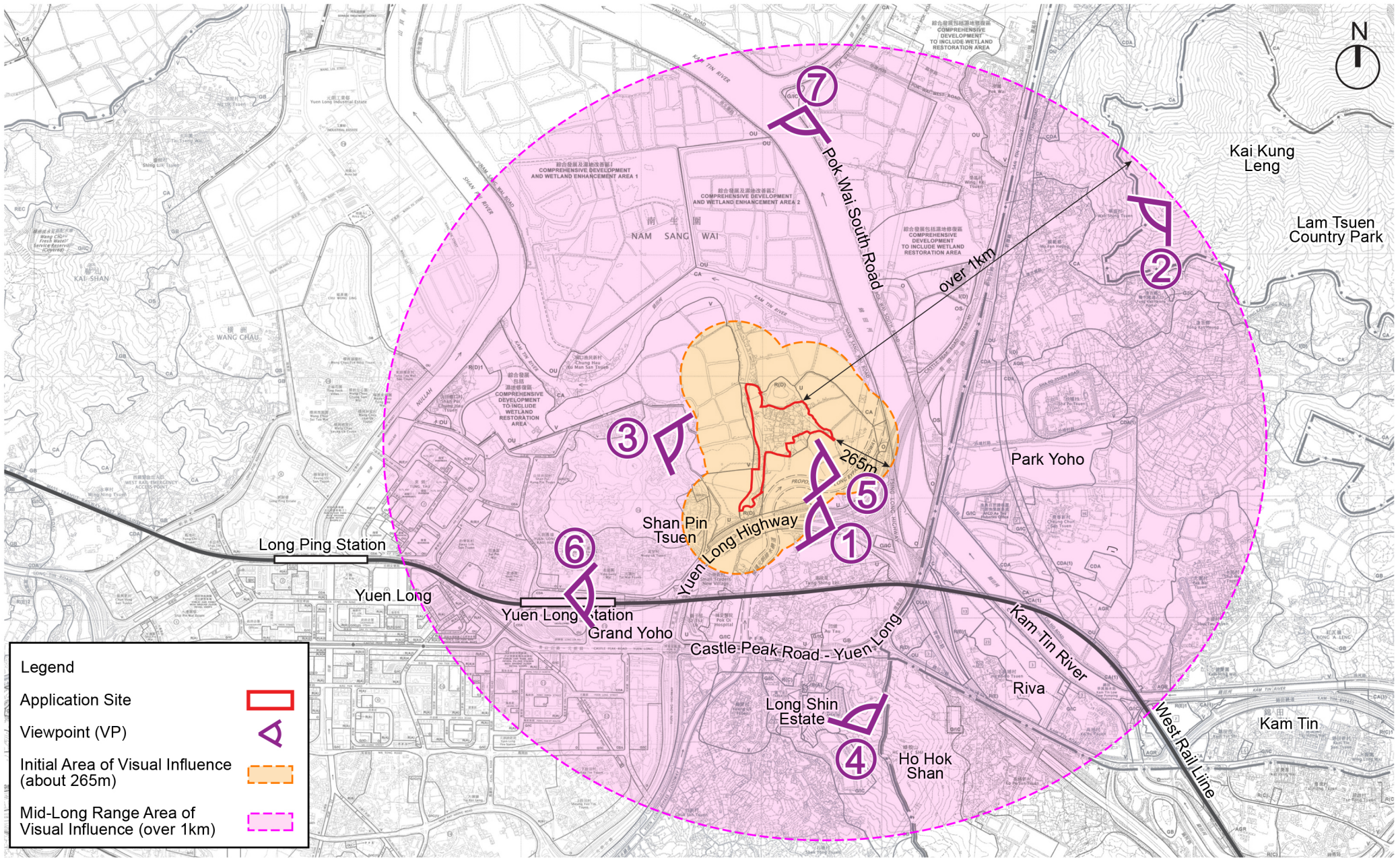
3.2.5 **Sub-urban residential developments** – The existing sub-urban residential developments surrounding the Application Site characterized by their low-medium rise nature, which includes the village type developments largely sitting in vegetated area with ample amount of trees, and together with the medium-rise residential developments in both Kam Tin and suburban area of Yuen Long carefully designed with visually compatible facades and high greenery coverage. The synergy of the above makes the built environment more attractive and visually appealing compared to the adjacent highly urbanized cityscape of Yuen Long Town Centre.

Visual Eyesores and Distractors

3.2.6 **Major road infrastructures** – Yuen Long Highway and its extensive viaducts running to the east and south of the proposed development are highly visible. With large amount of busy traffic flow, Yuen Long Highway is considered as a visual eyesore as it is incompatible with the sub-urban landscape surrounding the Application Site. Similarly, the elevated viaduct for Tuen Ma Line which dominates a large part of the sub-urban landscape is also highly visible from various visual attractors/amenities.

3.2.7 **Rural fringe open storage –** Situated in an area intermixed with urban and sub-urban landscape, temporary uses with open storage activities and iron sheet shelter on bare land without greening especially in the “Open Storage” zone located to the northeast of the Application Site across Kam Tin River create visual distractors and degrades the visual environment.

3.2.8 **High-rise development in Yuen Long Town Centre** – The large-scale high-density urban developments in Yuen Long Town with plot ratio of above 5 and building height over 30 storeys are considered as visual obstructions to the surrounding environment.



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Location of Selected Public Viewpoints

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3.3 Planned and Committed Development

3.3.1 Having identified the surrounding visual context including the existing and planned developments in the vicinity, it should be highlighted that the Application Site and its vicinity is transforming to an urban township. In this regard, the planned developments being visible from the potential VPs namely (i) the approved residential development under Application No. A/YL-KTN/663; (ii) the approved residential development under Application No. A/YL-KTN/604 (i.e. the "CDA(1)" site next to Park Yoho); (iii) the approved rezoning application for residential development under Application No. Y/YL-NSW/4 (i.e. the Approved Scheme); (iv) the Recently Approved Scheme for the multi-generational residential development under Application No. A/YL-NSW/274 (i.e. the "U" zone adjacent to the Application Site); (v) potential public housing sites in Au Tau and Tung Shing Lei; and (vi) Proposed Public Housing Development in Sha Po would be taken into account to serve as the Baseline Condition for visual assessment purpose.

3.4 Location of Selected Public Viewpoints

3.4.1 According to the TPB PG-No. 41, the assessment area (i.e. the visual envelope) should cover the area of visual influence within which any part of the proposed development is visible from key sensitive viewers. When selecting the location of public viewpoints of the subject VIA, the above visual context and visual resources, the popular public recreational spaces, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions of the Application Site by ground inspection have been taken into account.

3.4.2 In gist, 7 nos. of public viewpoints (VPs) have been identified for the subject VIA (**Figure 3.4** refers). Analyses of the visual sensitivity of the public viewers at these VPs are discussed in the following section.

4 KEY VISUAL SENSITIVE RECEIVERS AT PUBLIC VIEWPOINTS

4.1 As per the requirements of TPB PG-No. 41, key visually sensitive receivers (VSRs) are those people, who have views of the Application Site from the most affected public viewing points (VP), and these VSRs are likely to be affected most by the proposed visual change. The identified VSRs of the subject VIA include the public at popular areas for outdoor recreation activities, leisure, walking, sightseeing and key pedestrian nodes and prominent public travel routes where their visual attention may be caught by the proposed residential development.

4.2 VSRs are categorised based on the characters and what they engage in at the public VPs. The sensitivity of receivers to visual changes will be influenced by:

1) The activities they are engaged in;
2) The duration which the portion of the proposed development remain visible;
3) View towards the change is full or partial; and
4) The public perception towards the portion of the proposed development.

4.3 With consideration to the nature of the people who are mostly affected by the proposed visual changes at the key VPs, the selected VSRs of the subject VIA are categorised into three groups, namely:

Recreation - General public have sights on the Application Site while engaging in recreational facilities. Their visual sensitivity varies depending on the type of recreational activity they are engaging in.

Traveler - General public have sights on the Application Site in public passageways. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.

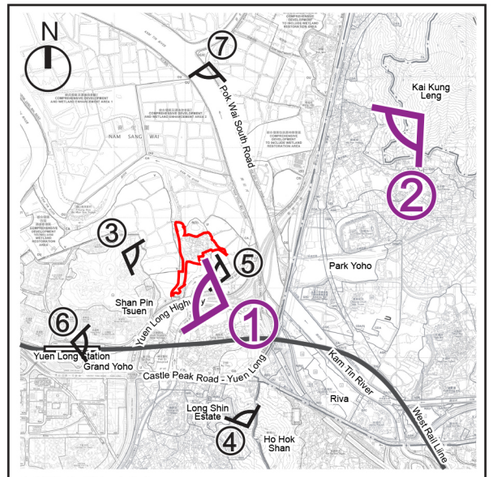
Transient - General public have sights on the Application Site while engaging in other activities in public realm. Their visual experience depends on the type of activity they are engaging in and whether their views will be continuous or occasional.

4.4 Based on the above criteria, VSRs' sensitivity towards visual change at the Application Site are categorised into 3 classifications (i.e. "High", "Medium" and "Low").

4.5 Existing views of different VPs are provided on **Figures 4.1 to 4.4.** The selected public VSRs of the subject visual sensitivity are listed out below in **Table 4.1**.

4.6 It should be noted that, the analysis presented in **Table 4.1** below has taken into account the committed and planned developments as stated in Section 3.3 above, which is also the Baseline Scheme as shown in **Figures 5.1 to 5.7**.

VP1 – Portion of Yuen Long Highway



KEY PLAN

VP2 – Kai Kung Leng in Lam Tsuen Country Park

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Title

Existing Views of VP1 & VP2

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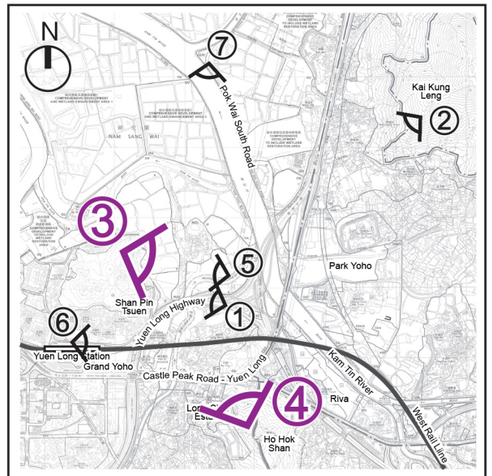
Rev	0	Date	May 2024
Scale		Figure	4.1

VP3 – Shan Pui Tsuen Graves

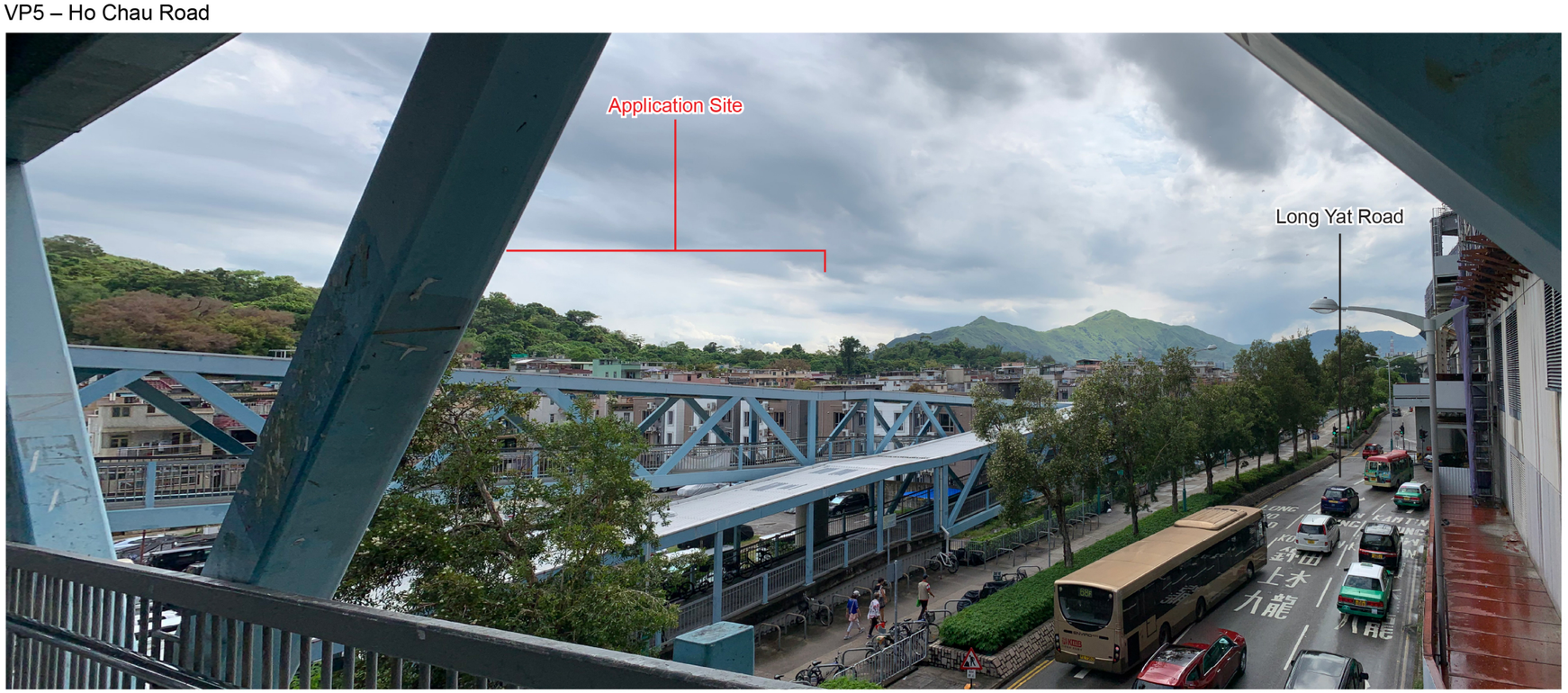
VP4 – Ho Hok Shan



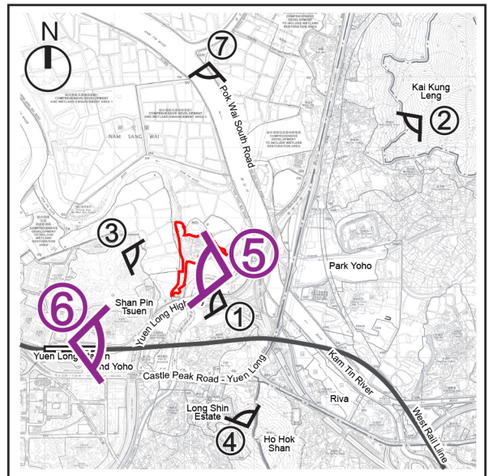
KEY PLAN

llewelyn davies	Title: Existing Views of VP3 & VP4	Checked: DH	Drawn: PW
		Rev: 0	Date: May 2024
		Scale:	Figure: 4.2

VP5 – Ho Chau Road

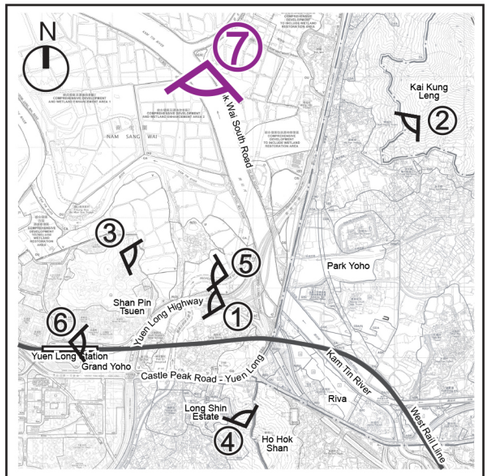


VP6 – Pedestrian Footbridge Connection to Exit G of Tuen Ma Line Yuen Long Station



llewelyn davies	Title: Existing Views of VP5 & VP6	Checked: DH / Drawn: PW	
		Rev: 0	Date: May 2024
		Scale:	Figure: 4.3

VP7 – Further North of Pok Wai South Road



KEY PLAN

llewelyn davies	Title: Existing View of VP7	Checked: DH	Drawn: PW
		Rev: 0	Date: May 2024
		Scale:	Figure: 4.4

Table 4.1 – Brief Analysis of Visual Sensitive Receivers at Selected Public VPs

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (With Completion of Planned / Committed Developments under Baseline Scheme) (Good / Fair / Poor)	Degree of Visibility towards the Application Site (With Completion of Planned / Committed Developments under Baseline Scheme) (Full / Partial / Glimpsed) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
VSR1: Drivers and Passengers on Yuen Long Highway Yuen Long Highway is one of the road accesses connecting the New Town to urban areas in Kowloon. Locating to the south of the Application Site, it captures an elevated view of Tung Shing Lei and Nam Sang Wai. **Traveler** – The VSRs are the drivers and passengers on Yuen Long Highway who are travelling to Kowloon.	About 380m	**Good** – Located at a major elevated road infrastructure, the highway enjoys an open view of Tung Shing Lei and Nam Sang Wai. The existing view on the highway is dominated by an extensive woodland in the foreground. Upon completion of the adjacent approved residential and community hub development (A/YL-NSW/274) at Tung Shing Lei, it will fill the background along with the open-sky view behind the woodland.	**Partial view** – The Application Site is partially visible from this VP as it is screened off by the woodland. The upper portion of houses under Approved Scheme (Y/YL-NSW/4) are visible on top of the woodland. **Rare view** – The view is only accounted for a tiny portion of their journey on Yuen Long Highway towards Tai Lam Tunnel, and at a high travelling speed, drivers and passengers are attached to the road traffic.	Low
VSR2: Hikers at Kai Kung Leng in Lam Tsuen Country Park Kai Kung Leng is a popular mountain range of Lam Tsuen Country Park with several peaks for recreational hiking with a 7.5km trail. **Recreation** – The VSRs are the recreational hikers reaching the peak of Kai Kung Leng in search of a panoramic view over Yuen Long Basin	About 1.8km	**Good** – Kai Kung Leng captures a long-range and panoramic view overseeing Yuen Long Basin including the village type development and low-medium density residential developments of Kam Tin at the foreground (e.g. Park Yoho, Riva and Green Crescent). Other planned and committed developments including the planned public housing development near Sha Po Tsuen and approved comprehensive residential development (A/YL-KTN/604) will also be visible. The Application Site coupling with Yuen Long New Town form the background of this VP.	**Partial view** – Located to the further northwest of the Application Site on the mountain, Kai Kung Leng is capable of capturing a long distance and partial view of the Application Site as majority of the site will be screened off by the planned public housing development near Sha Po Tsuen in the foreground. Only a very minor portion of the Approved Scheme (Y/YL-NSW/4) is visible. **Occasional view** – The VSRs are mainly hikers who have reached the peak of Kai Kung Leng after the long hike climbing up which this open and panoramic view is considered short duration in nature in their full hike.	High
VSR 3: Visitors to Shan Pui Tsuen Graves Sham Pui Tsuen is one of the recognized villages in Shap Pat Heung while these local graves reserved for ancestors of Shan Pui Tsuen while the posterities come together to worship during the festivals. **Transient –** The VSRs are the visitors to the Shan Pui Tsuen Graves for worshipping activities.	About 290m	**Fair –** Shan Pui Tsuen Graves captures a side view of the Application Site from its west while the existing view is dominated by an open sky view overseeing Kai Kung Leng at the backdrop and some scattered ponds and vegetation at the foreground. The adjacent approved residential and community hub development (A/YL-NSW/274 in Tung Shing Lei and the planned public housing development near Sha Po Tsuen will fill the right and left side of the view in the middle ground upon their completion.	**Partial view** – Located to the west of the Application Site, it captures partial view of the Application Site. A portion of houses of the Approved Scheme (Y/YL-NSW/4) is visible while the remaining portion is screened of by existing mature trees and vegetation. **Occasional view** – Although the view is direct to the visitors when at the graves, they will be focusing on worshipping the ancestors. The view is hence considered occasional in nature.	Low

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	**Approx. Viewing Distance**	**Quality of View (With Completion of Planned / Committed Developments under Baseline Scheme) (Good / Fair / Poor)**	**Degree of Visibility towards the Application Site (With Completion of Planned / Committed Developments under Baseline Scheme) (Full / Partial / Glimpsed)** **Frequency of View towards the Application Site (Frequent / Occasional / Rare)**	**Sensitivity**
VSR 4: Hikers at Ho Hok Shan Ho Hok Shan is a hiking trail at local level that has a comparatively low altitude (only 149m) among the mountain ranges in Hong Kong. The hiking trail of Ho Hok Shan is informal and about 4.5km long. **Recreation –** The VSRs are the recreational hikers to Ho Hok Shan for exercising and the panoramic view of Yuen Long Basin.	About 1.3km	**Good** – Ho Hok Shan captures an elevated view of Yuen Long Basin featuring the Yuen Long New Town and Sha Po on the left, Tung Shing Lei and Nam Sang Wai in the centre, and Kam Tin area on the left. Standing at the summit of Ho Hok Shan, the foreground view is dominated by lush shrubs and grassland.	**Full view** – Located to the southeast of the Application Site on the mountain, the Application Site together with the Approved Scheme (Y/YL-NSW/4) are fully visible from this VP. **Occasional view** – The VSRs are mainly hikers who have reached the peak of Ho Hok Shan after of the long hike climbing up which this open and panoramic view is considered short duration in nature in their full hike.	High
VSR 5: Pedestrians and Drivers on Ho Chau Road Ho Chau Road is a local road connecting Tung Shing Lei to Nam Sang Wai Road and then to Castle Peak Road – Tam Mi section to both Yuen Long Town Centre and Kam Tin. **Traveler –** The VSRs are the drivers or pedestrians commuting to Yuen Long Town Centre or Kam Tin via Ho Chau Road.	About 250m	**Good** – Ho Chau Road is surrounded by vegetation on the unused land. It also sees a great balance of open-sky view and the green network. The upper part of approved residential and community hub development (A/YL-NSW/274) are visible above the woodland on the left.	**Partial view** – Located in the immediate southeast of the Application Site, it is partially visible as the southern portion is screened off by the woodland. Some of the houses proposed under the Approved Scheme (Y/YL-NSW/4) are partially visible. **Occasional view** – As the sole access road linking the Application Site and its surrounding with Yuen Long Town Centre and Kam Tin area, commuters tend to focus on the road traffic while the view is considered to be short line of sight.	Medium
VSR 6: Passengers to and from Tuen Ma Line Yuen Long Station Tuen Ma Line Yuen Long Station is one of the two only railway stations in Yuen Long linking the New Town to the urban areas as well as the other parts in the New Territories via Tuen Ma Line. **Traveler –** The VSRs are the passengers travelling to and from the station interchanging with other transportation modes.	About 1.2km	**Fair** – Located on the major pedestrian node adjacent to the Tuen Ma Line Yuen Long Station Exit G, the view looking from the footbridge is dominated by the footbridge structure of substantial scale in the foreground, village developments of Ying Lung Wai in the middle-ground while it also captures partial of Kai Kung Leng as the backdrop since it will be partially blocked by the approved residential and community hub development (A/YL-NSW/274) upon its completion.	**Partial view** – The Application Site is partially visible from this VP as the mountain of Shan Pin Tsuen and the woodland stretching towards Tung Shing Lei as well as the medium-rise development from the approved residential and community hub development (A/YL-NSW/274) block most of the view towards the Application Site at this distant view. **Occasional view** – As the VSRs are the passengers travelling to and from the station, the commuters tend to focus on their journey and pedestrian traffic surrounding them instead of the distant view. Should there be any, the duration will be short and occasional.	Low
VSR 7: Cyclists, Pedestrians and Drivers on Further North of Pok Wai South Road Pok Wai South Road is a single lane two-way traffic local road adjacent to the recently launched cycling track of the NT Cycle Track Network running from Tuen Mun to Ma On Shan of a total length of 60km. **Recreation** – The VSRs are the recreational cyclists travelling on the NT Cycle Track Network. **Traveler** – Other VSRs on Pok Wai South Road are the drivers commuting to the villages, brownfield workshops or open storages located in San Tin near Fairview Park.	About 1.2km	**Good** – Located across Kam Tin River to the northeast of the Application Site, Pok Wai South Road captures an open view featuring Kam Tin River, woodlands along the road and on Nam Sang Wai Road at the other bank. The overall view is highlighted by an urban-rural balance transiting from the natural environment of Tai Lam Country Park to the sub-urban development at the fringe of Yuen Long as well as the high-rise urban developments of the YOHO cluster surrounding Yuen Long Station. The medium-rise residential developments such as Park YOHO, Riva and approved residential and community hub development (A/YL-NSW/274) are also visible.	**Partial view** – The Application Site is largely screened off by the woodland along Nam Sang Wai Road. The houses proposed under the Approved Scheme (Y/YL-NSW/4) are not visible as they are blocked by the existing woodland in front. **Occasional view** – The VSRs are mainly the recreational cyclists travelling along Pok Wai South Road. They are transient in nature and it is expected that their view towards the Application Site and hence the development thereon will be of short duration. Their focus would tend to be on cycling journey and traffic condition with only occasional view to the Application Site.	High

5 ASSESSMENT OF VISUAL IMAPCTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to the "TPB PG-No. 41", the appraisal of overall visual impacts to VSRs can be determined by four aspects:

1) Visual composition (i.e. to assess the visual effects resulted from the change in building forms, bulk and etc.);

2) Visual obstruction (i.e. to assess whether the proposed development may cause any views in the foreground or background to be intercepted);

3) Effects on visual resources (i.e. to assess the change in visual quality and character of the Area of Visual Influence (AVI); and

4) Effects on public viewers from key public VPs.

5.1.2 The significance of the overall visual impact to the VSRs is a synthetic analysis between the visual sensitivity of VSRs towards the Application Site and the VSRs' perception of the magnitude of change from the above four aspects. The resultant overall visual impact can be rated as "Significant", "Moderate", "Slight" or "Negligible" (**Table 5.1** refers)

Table 5.1 - Matrix for Appraisal of Significance of the Overall Visual Impact

		Sensitivity of VSRs		
		Low	**Medium**	**High**
Magnitude of Change	**Negligible**	Negligible	Negligible	Negligible
	Slight	Negligible / Slightly Adverse	Slightly Adverse / Moderately Adverse	Moderately Adverse
	Moderate	Slightly Adverse / Moderately Adverse	Moderately Adverse	Moderately Adverse / Significantly Adverse
	Substantial	Moderately Adverse	Moderately Adverse / Significantly Adverse	Significantly Adverse

Remarks: The resultant overall visual impacts are classified as negligible or negative (i.e. ranging from negligible to significant) unless the proposed development exhibits visual effects that enhance the visual quality.

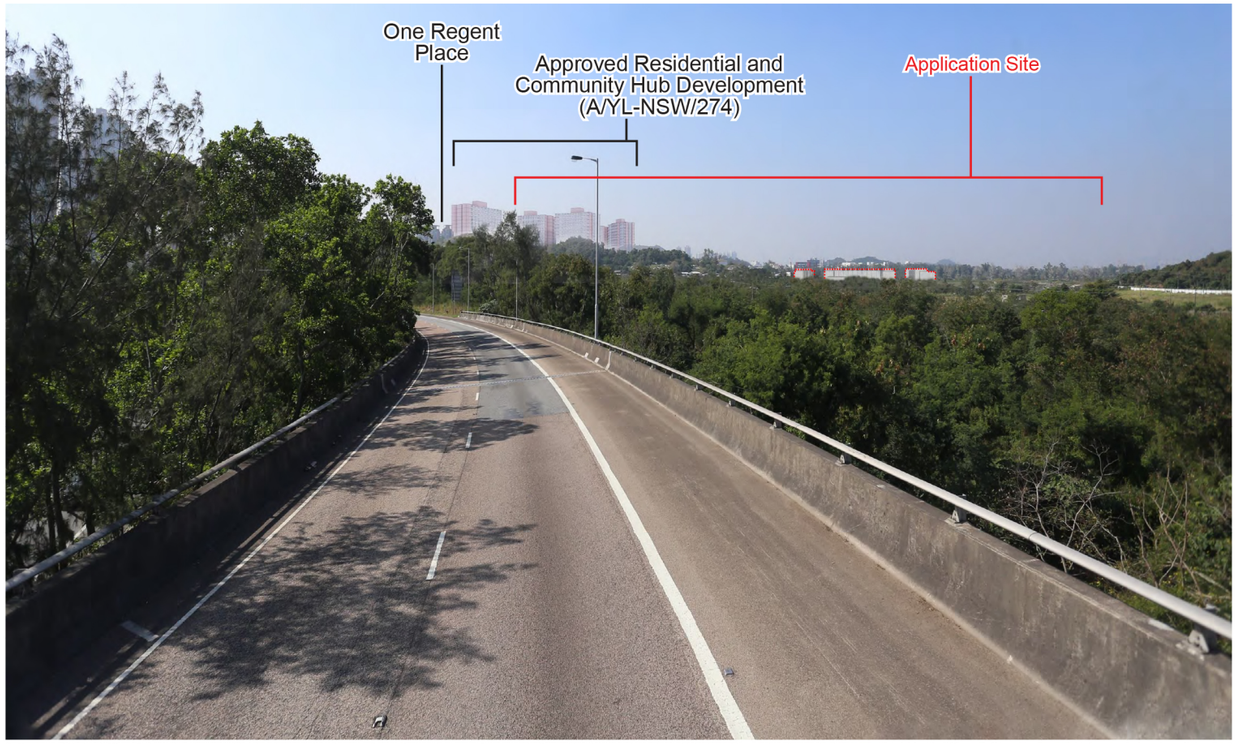
5.1.3 According to "TPB PG-No. 41", the classification of the significance of the overall visual impacts and its associated descriptions are set out in **Table 5.2** below.

Table 5.2 - Classification of Overall Visual Impact

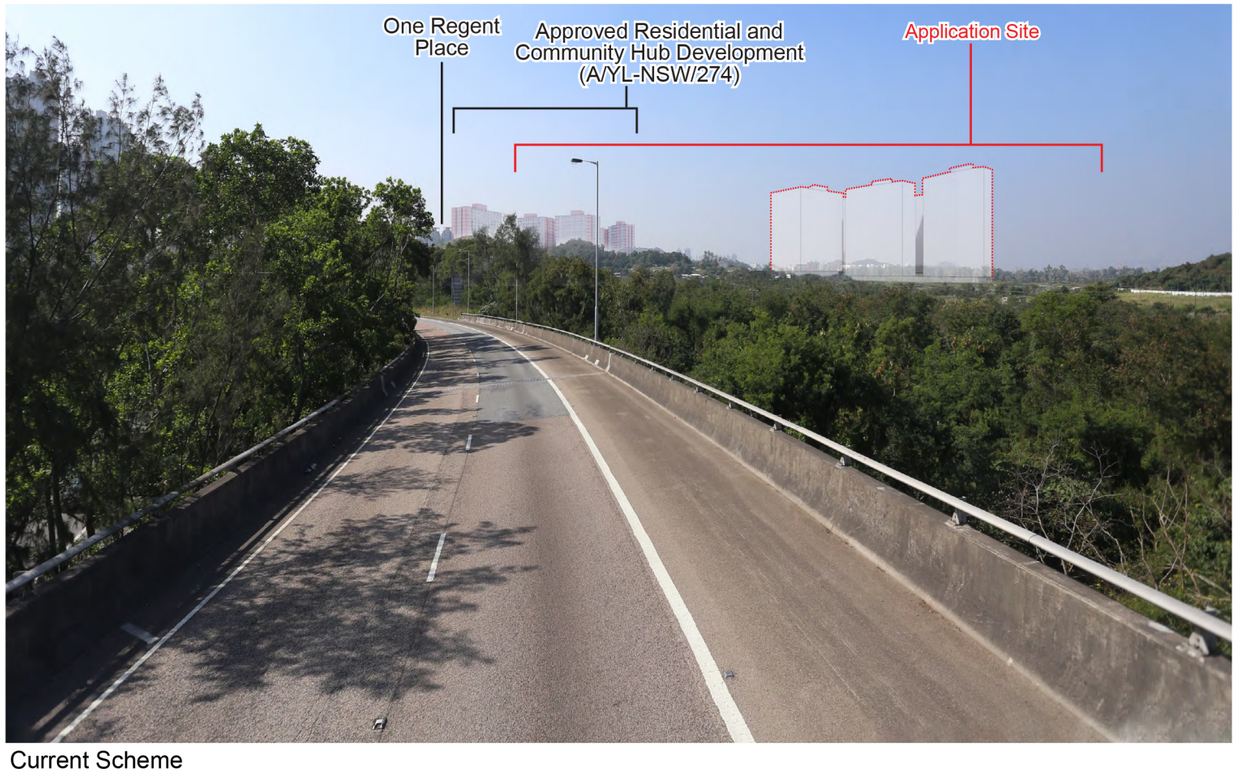
Classifications	Descriptions
Significantly Adverse	The proposed development will in overall terms cause serious and detrimental visual impacts on most of the identified key public VPs even with mitigation measures.
Moderately Adverse	The proposed development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public VPs.
Slightly Adverse	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 VPs.
Negligible	The proposed development will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public VPs, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Partly Enhanced / Partly Adverse	The proposed development will exhibit enhanced visual effects to some of the identified key public VPs and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public VPs.
Enhanced	The proposed development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.

5.2 Appraisal of Visual Impacts on Different VSRs

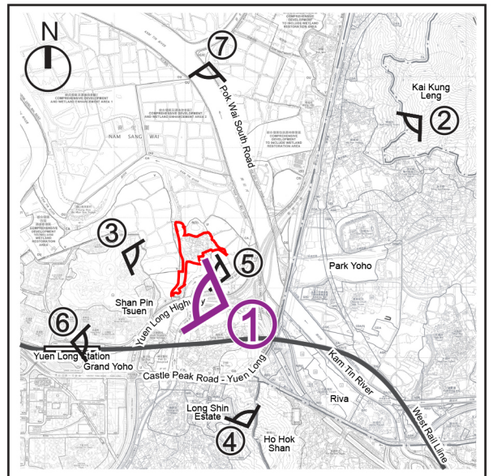
5.2.1 The appraisal of visual impacts on VSRs at the key VPs induced by the Proposed Development as compared to the baseline conditions are discussed below in **Table 5.3**. The corresponding photomontages are attached in **Figures 5.1 to 5.7**.



Baseline Scheme



Current Scheme



KEY PLAN

Proposed Mitigation Measures (subject to refinements at detailed design stage):

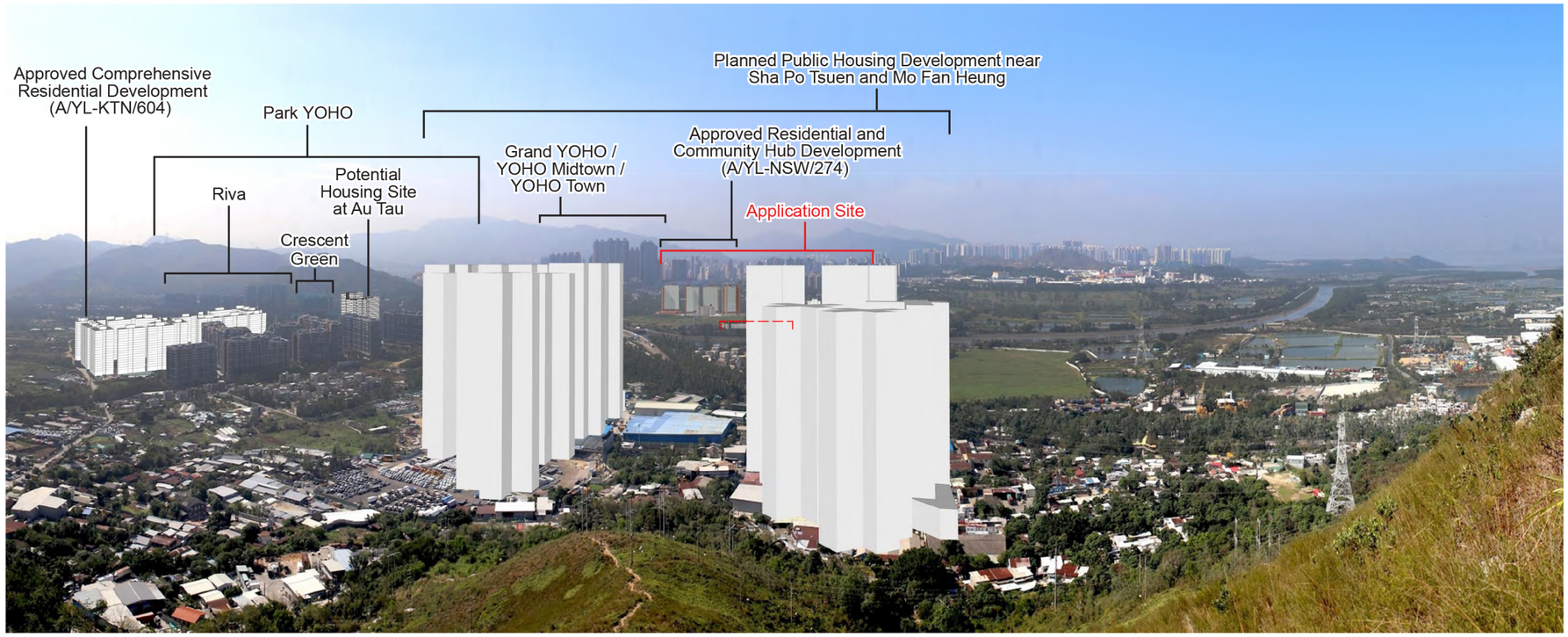
1. Incorporation of building setback of not less than 5m from site boundary
2. Building gaps of not less than 15m-wide are proposed between public housing site and private housing site, T2 & T3 and T7 & T8 of the Proposed Development
3. Provision of sufficient greenery within development sites
4. Provision of peripheral planting strip along site boundary to promote green interfacing with the surroundings
5. Compensation wetlands will be provided in private housing development based on "no net loss in wetland" principle
6. Careful architectural treatments, such as visually compatible colour scheme of building facades, will be incorporated

llewelyn davies

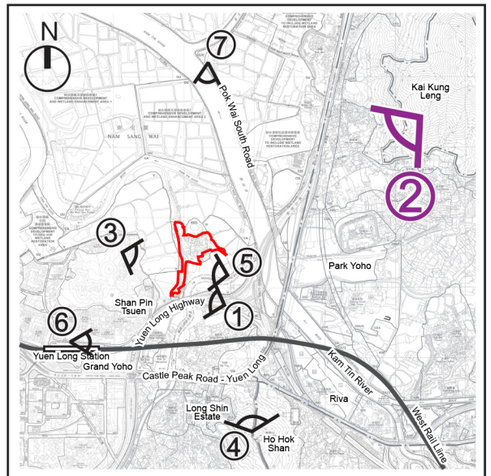
Title

Photomontages – Viewing from VP1 : Portion of Yuen Long Highway

Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.1



Baseline Scheme



KEY PLAN

Current Scheme

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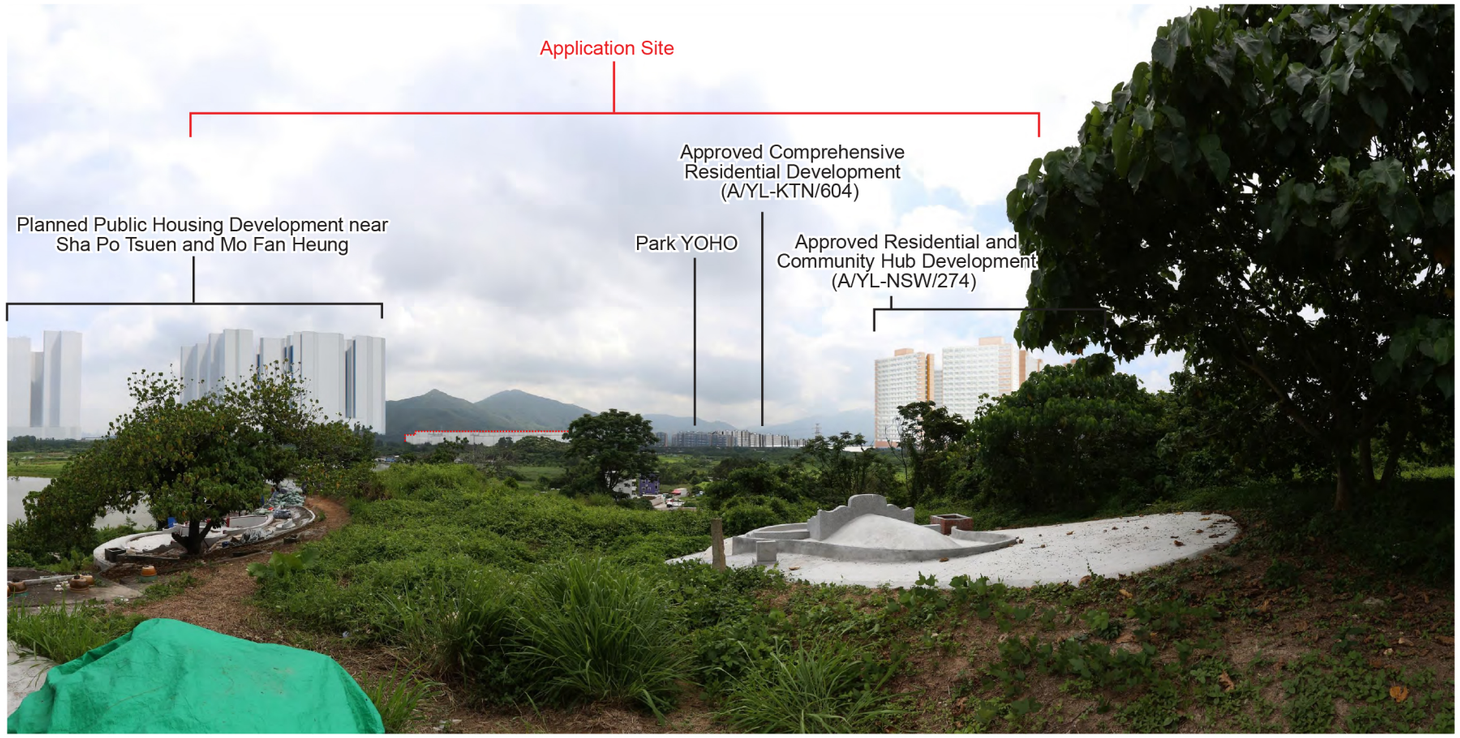
llewelyn davies

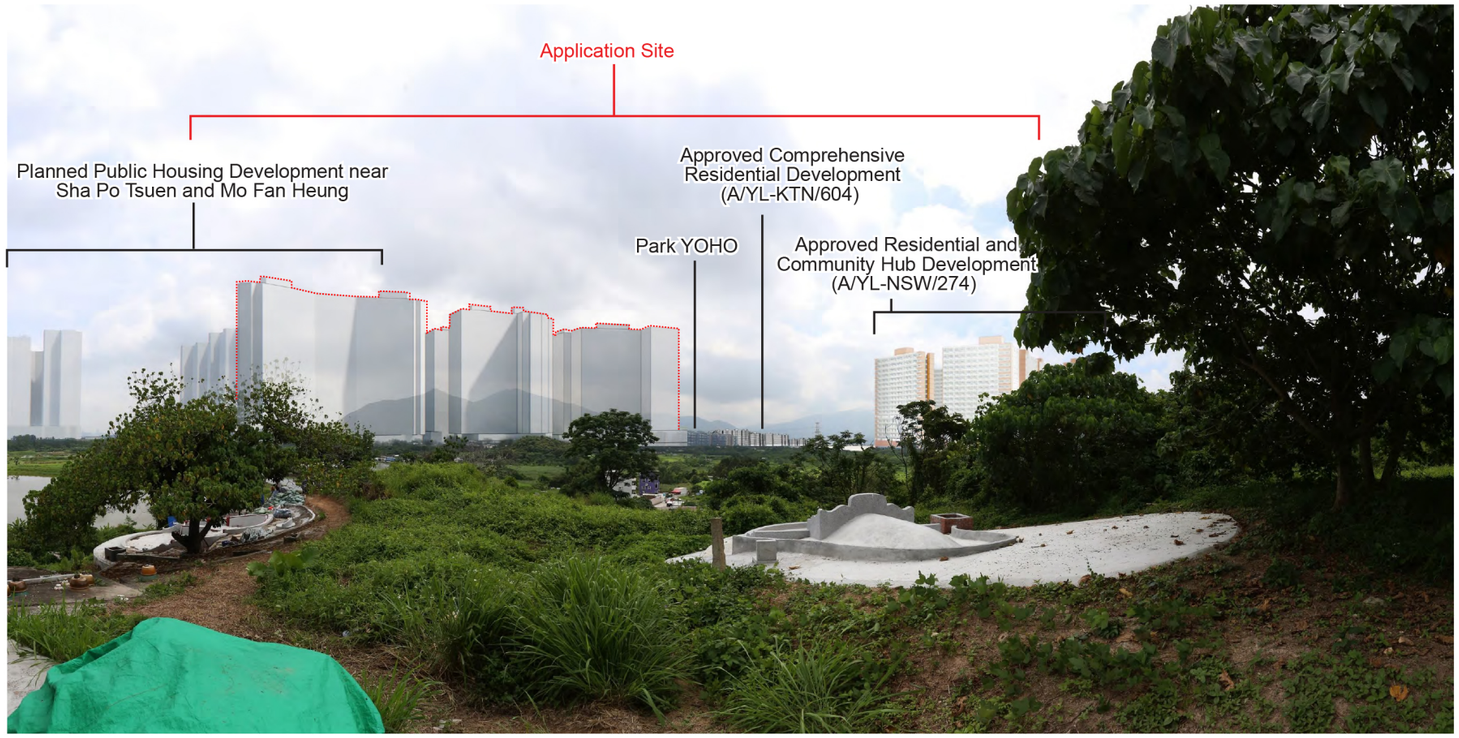
Title

Photomontages – Viewing from VP2 : Kai Kung Leng in Lam Tsuen Country Park

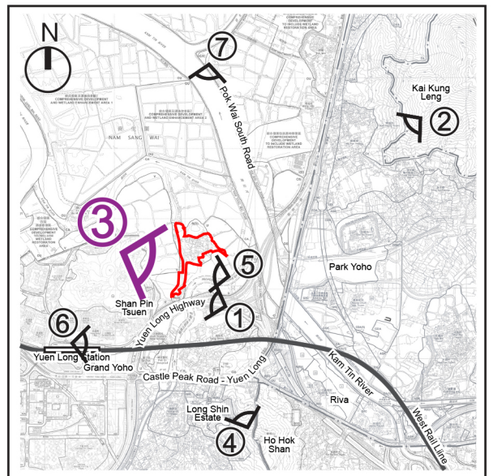
Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.2



Baseline Scheme



Current Scheme



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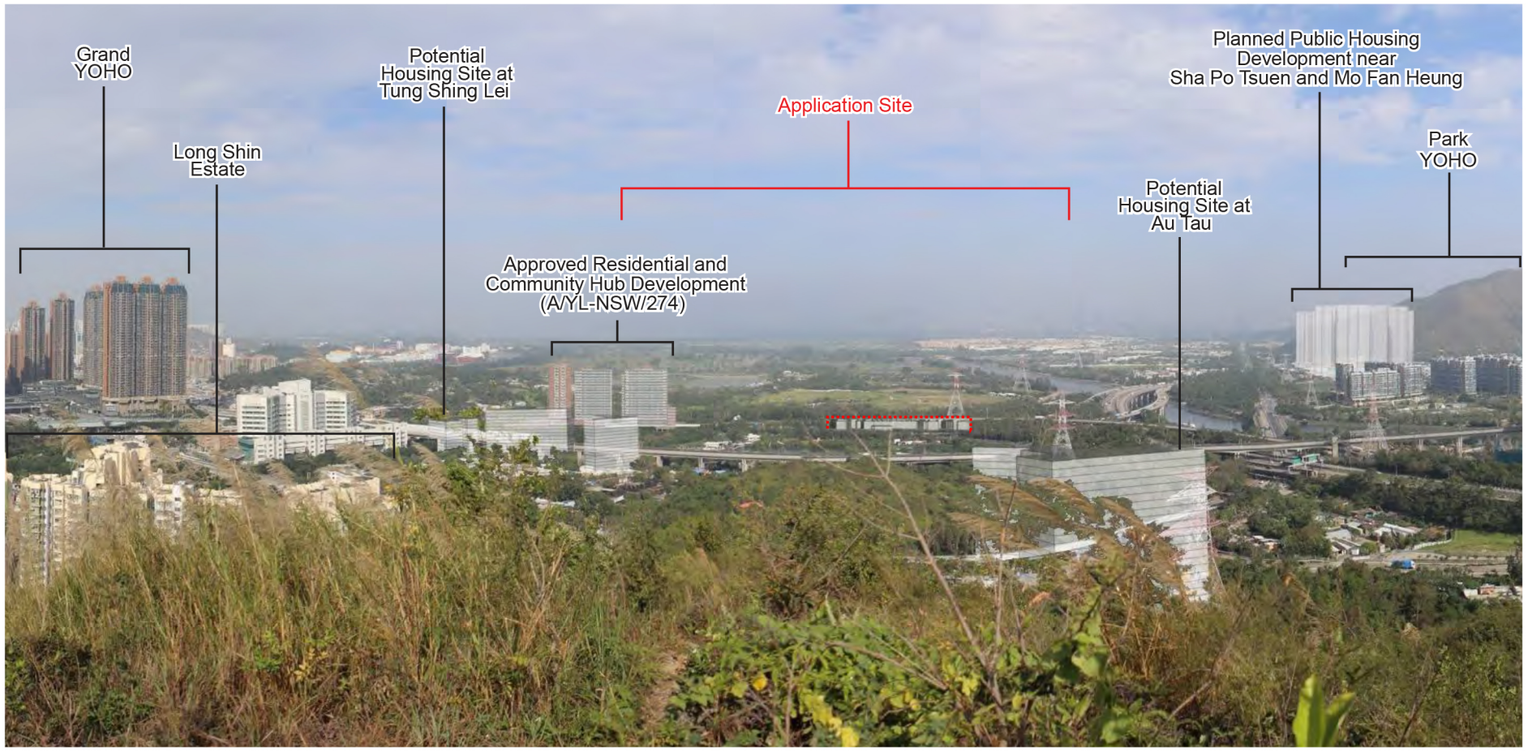
llewelyn davies

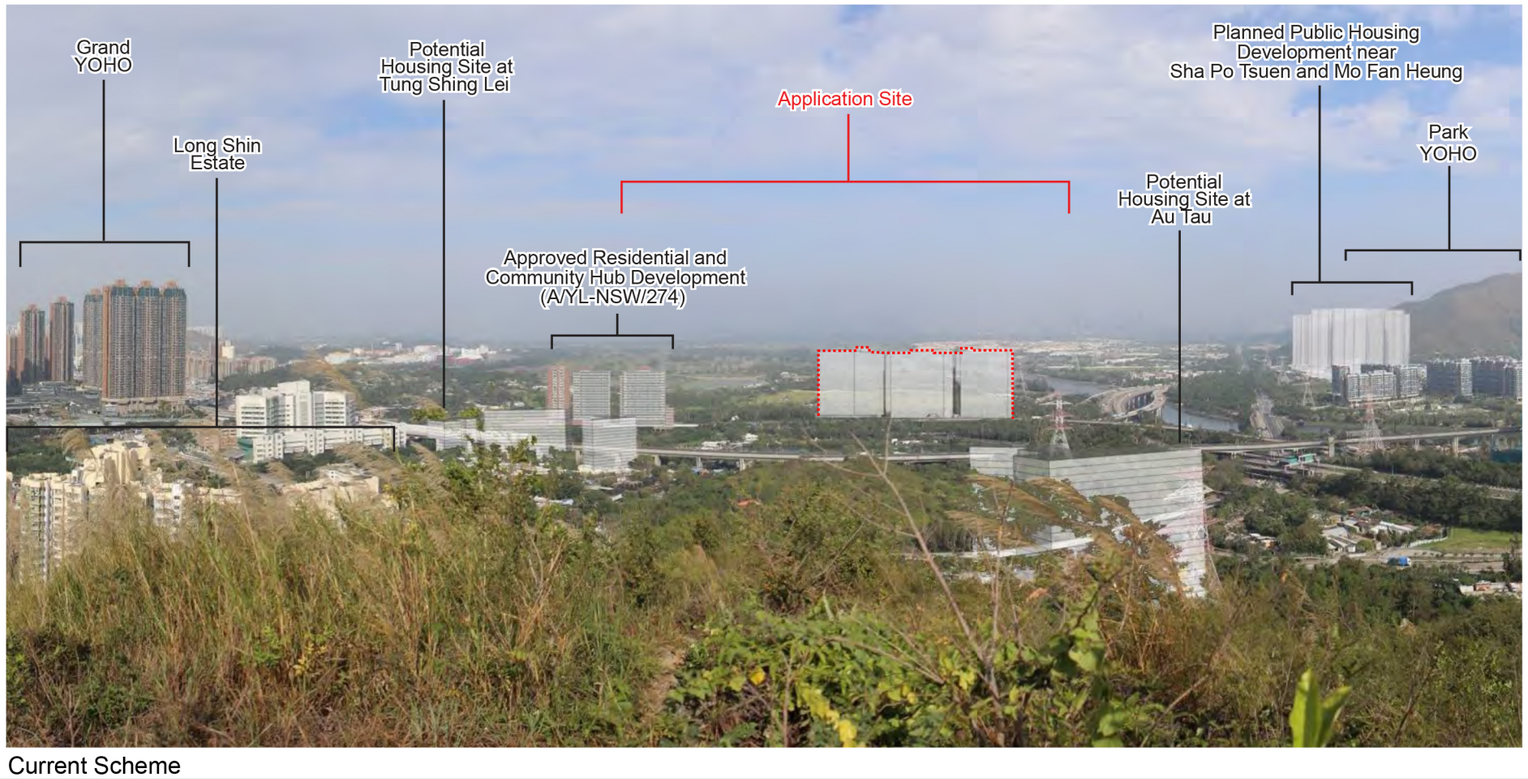
Title

Photomontages – Viewing from VP3 : Shan Pui Tsuen Graves

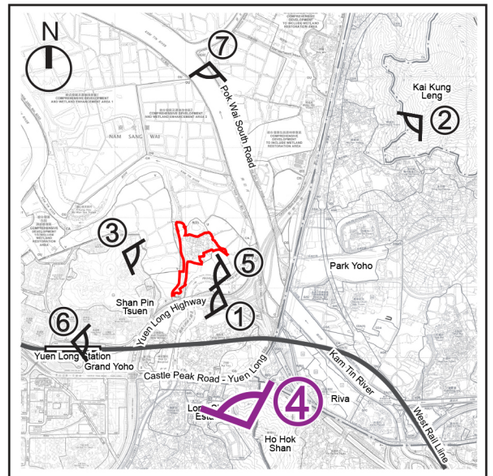
Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.3



Baseline Scheme



Current Scheme



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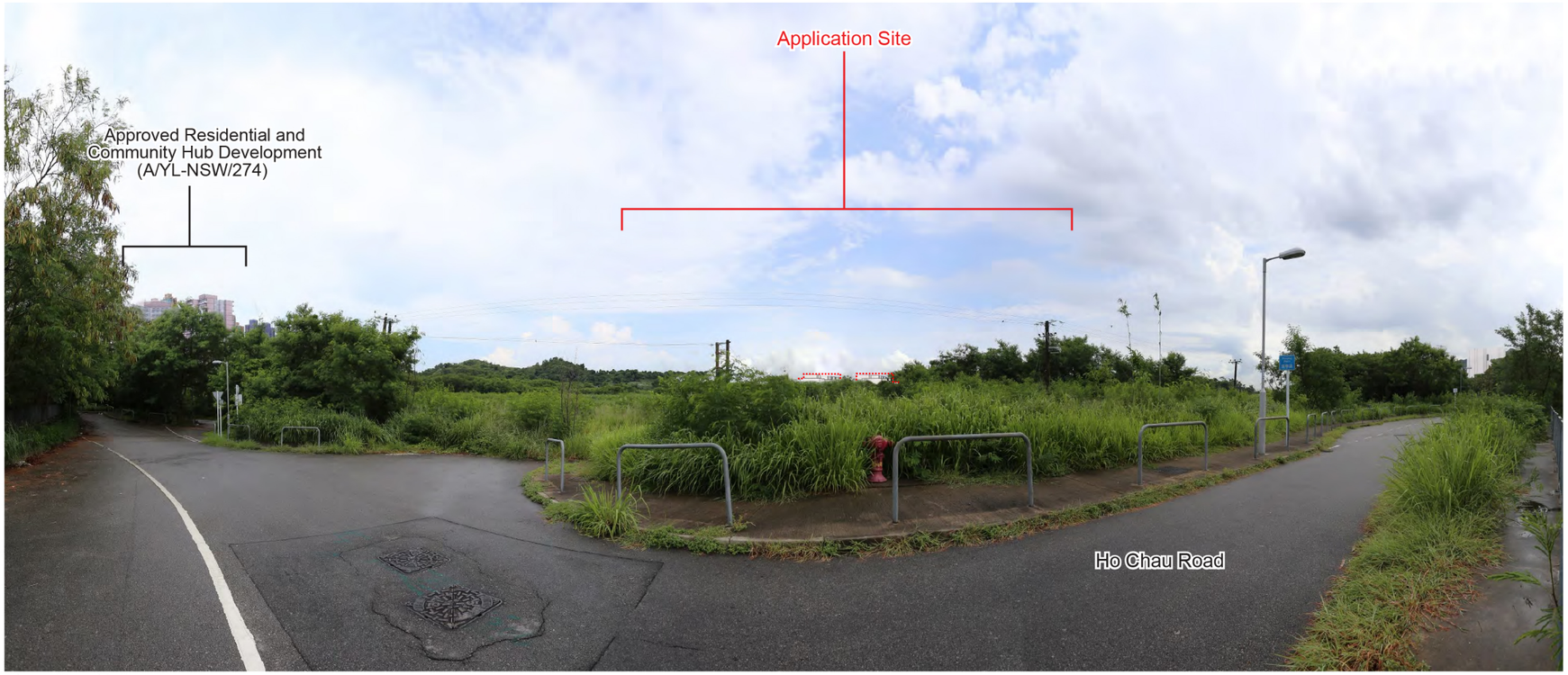
llewelyn davies

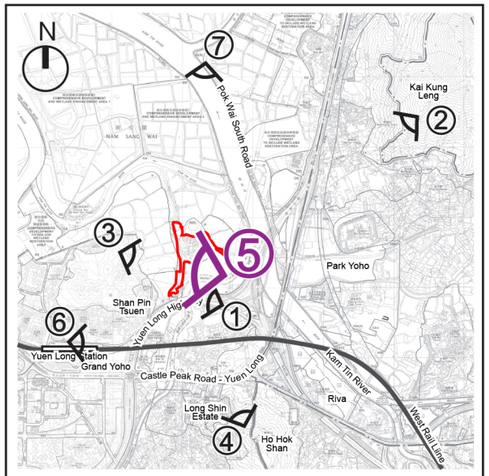
Title

Photomontages – Viewing from VP4 : Ho Hok Shan

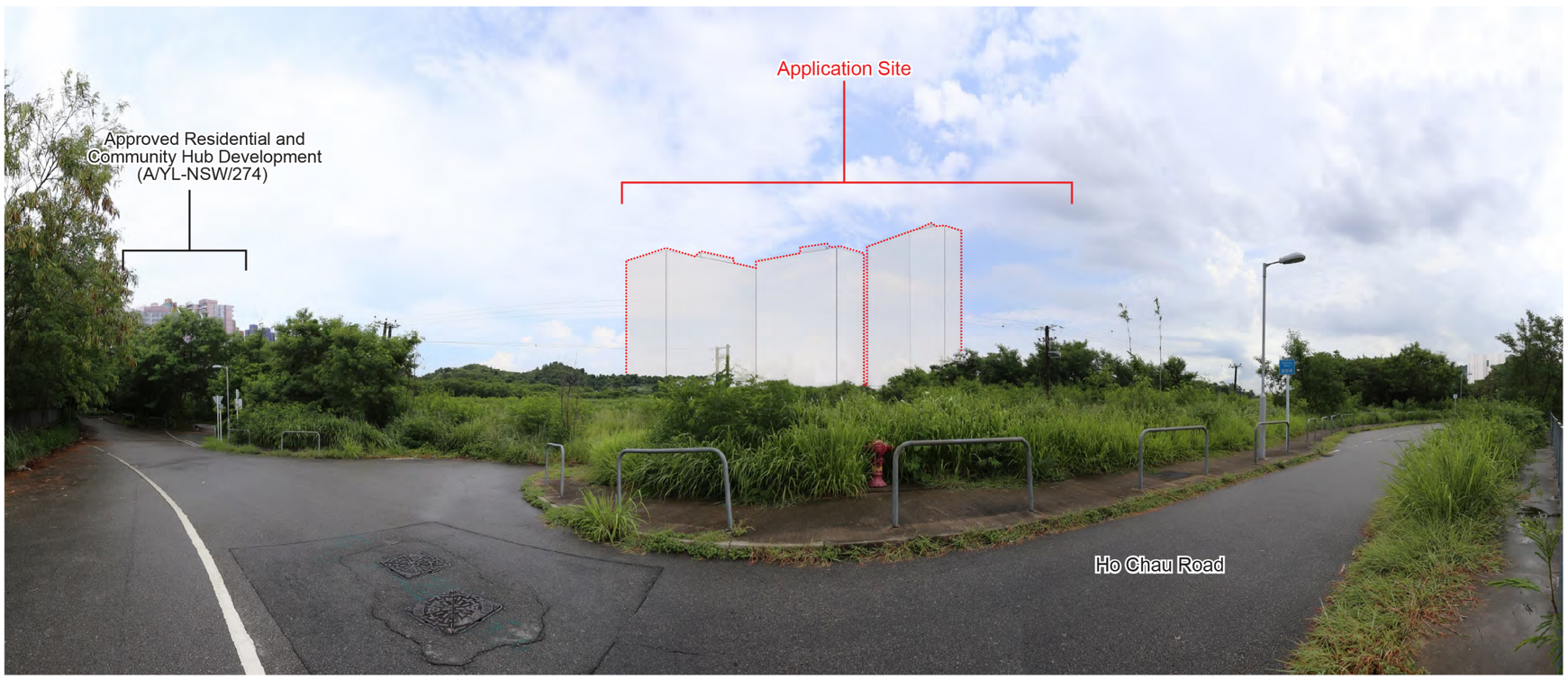
Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.4



Baseline Scheme



KEY PLAN



Current Scheme

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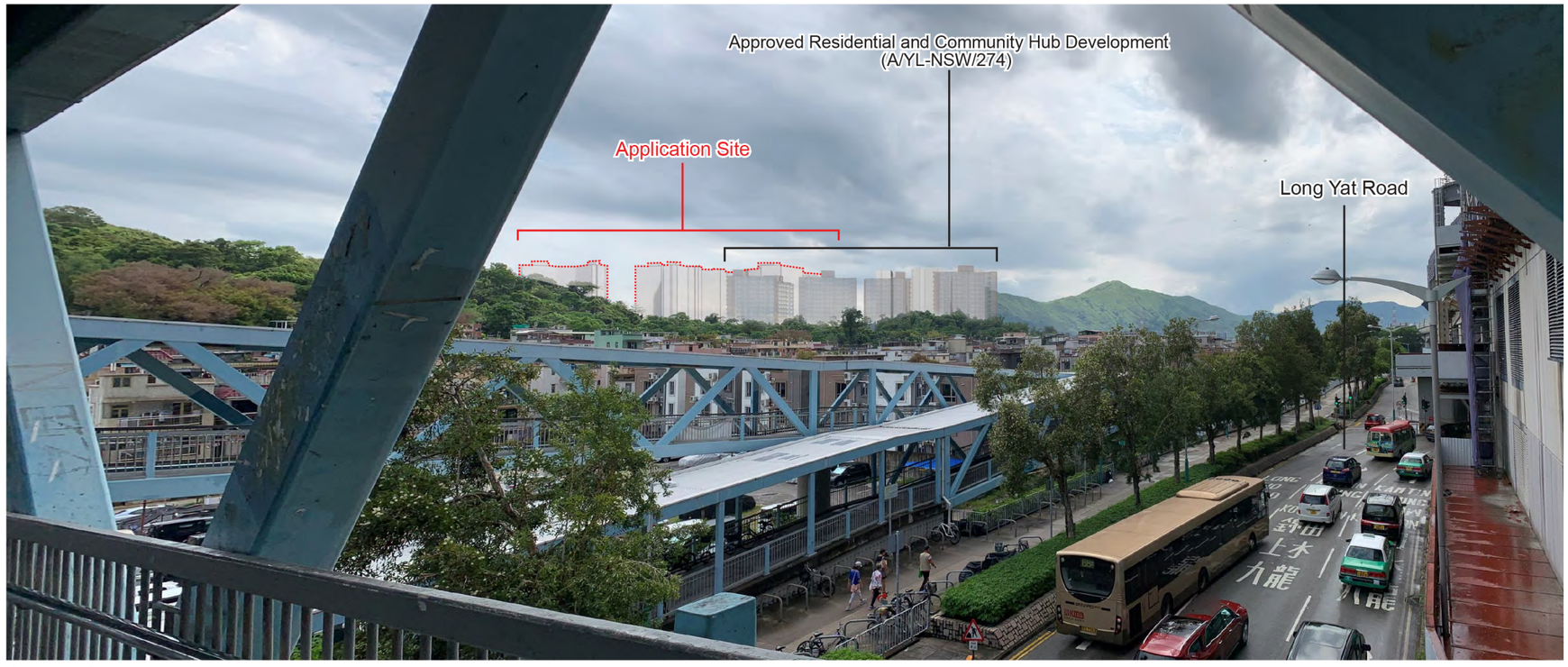
llewelyn davies

Title

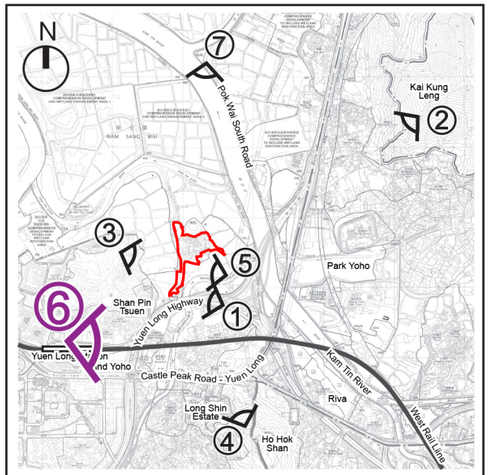
Photomontages – Viewing from VP5 : Ho Chau Road

Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.5

Baseline Scheme



Current Scheme



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llewelyn davies

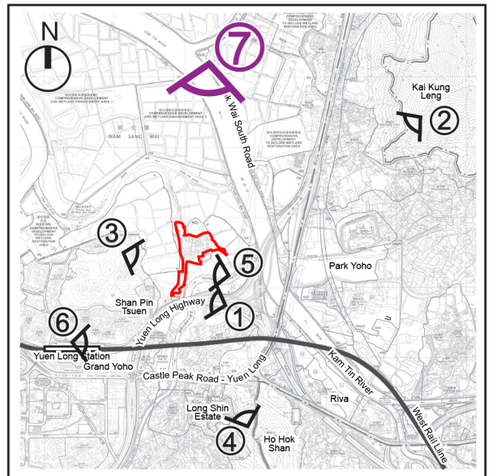
Title

Photomontages – Viewing from VP6 : Pedestrian Footbridge Connection to Exit G of Tuen Ma Line Yuen Long Station

Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.6

Baseline Scheme

Current Scheme



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llewelyn davies

Title

Photomontages – Viewing from VP7 : Further North of Pok Wai South Road

Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale		Figure	5.7

Table 5.3 – Summary of Visual Impact Assessment

Viewpoints	**VSR Type**	**Degree of Visibility of Potential Source of Visual Impact** *(Full, Partial, Glimpsed)*	**Distance and Direction between the VPs and the Application Site**	**Visual Composition**	**Visual Obstruction and Visual Permeability**	**Effect on Visual Elements and Resources**	**Effect on Public Viewers**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity of VSRs** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Enhanced, Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)*
VP1 Portion of Yuen Long Highway	Traveler	Partial	About 380m to the southeast	The view towards the Proposed Development from this VP is at an elevated angle. Considering the distant view as well as the screening effect of the extensive vegetation established between the highway and the Application Site, the Proposed Development will blend in well with the medium-rise towers from the Adjacent Approved Application to contribute to a sub-urban environment in the area. The potential impact caused on the overall visual composition is considered to be minor.	The screening effect of the vegetation will have the foreground of the view unchanged that also dominate about two-third of the future view upon the completion of the Proposed Development. It is noted that the open-sky view may be slightly affected, however, considering the completion of the Adjacent Approved Application, the Proposed Development will share similar building height profile with the former, additional obstruction to the overall view is not significant.	The key visual element at this VP is the harmony between the extensive vegetation and the open-sky view. The Proposed Development will not degrade the green visual resources but partially encroach into the sky-view. Yet, the Proposed Development will blend in well to the sub-urban environment with the Adjacent Approved Application, while the separation between the two developments will ensure the preservation of the openness of the built environment.	The effect to public viewers is not substantial as the future public viewers remain the drivers and passengers on Yuen Long Highway which are transient in nature. The openness of the view is largely maintained.	Moderate	Low	Slightly Adverse

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VP2 Kai Kung Leng in Lam Tsuen Country Park	Recreation	Full	About 1.8km to the northeast	This VP enjoys an elevated and long-range view over the Proposed Development in the middle of the panoramic view over Yuen Long Basin. Brownfield workshop and open storage sites in Kam Tin area dominated the foreground of this panoramic view, while the sub-urban environment shaped by the Proposed Development and the Adjacent Approved Application gives a smooth transition from the rural environment and the urban development of Yuen Long and Tin Shui Wai New Towns at the backdrop. The overall visual composition features a stepping building height profile from Yuen Long Town Centre to the Proposed Development in Tung Shing Lei and to the village type developments in the surrounding. It should be noted that the brownfield cluster in Sha Po at the foreground of the VP has been identified public housing development with maximum building height of 185mPD and maximum plot ratio of 6.7, which will ultimately transform the visual composition significantly into a residential neighbourhood together with the existing	While the Adjacent Approved Application already took the lead to shape a sub-urban area in creating a harmonized transition between the urban and rural landscapes in Tung Shing Lei area, the Proposed Development will join in and blend in well with the medium-density developments in its vicinity. With similar and compatible development scale with other planned and existing developments, the visual permeability of the overall view remain similar and additional obstruction to the open view at this elevated VP is not significant. It should be noted that, with the implementation of planned public housing development in Sha Po with maximum building height of 185mPD and maximum plot ratio of 6.7, it will dominate the front view from this VP and becomes the major visual obstruction viewing from this VP. Majority of the Proposed Development will be blocked by the planned public housing development.	The key visual elements at this VP are the lower summit of Kai Kung Leng, the mountain ranges of Tai Lam Country Park, Yuen Tau Shan and Castle Peak, sub-urban developments in the fringe of Yuen Long and Kam Tin area, as well as the patchworks of ponds. Given the long distance and elevation of this VP, the effect on the above visual resources would be insignificant which the view towards the visual amenities would be largely preserved except for some scattered ponds in the middle-ground.	The effect to public viewers is not substantial as the future public viewers remain the recreational hikers climbing Kai Kung Leng in search of an overall view of Yuen Long Basin while the openness of the view will be well maintained.	Negligible	High	Negligible

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				residential developments (e.g. Park Yoho, Riva and Crescent Green) and other planned residential developments (e.g. Approved comprehensive residential development under A/YL-KTN/604).						

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VP3 Shan Pui Tsuen Graves	Transient	Partial	About 290m to the west	Located near some ponds of Shan Pui Tsuen, the view from this VP is largely taken up by the graves and vegetation at the foreground and Kai Kung Leng in the background with an open-sky view. A direct view towards the Proposed Development will be available when viewing from the graves. However, in view of the high-rise planned public housing development near Sha Po and Mo Fan Heung, as well as the medium-rise development from the Adjacent Approved Application and the Approved Comprehensive Residential Development (A/YL-KTN/604) at the background, the Proposed Development will not be incompatible with the sub-urban environment in the area that is facing gradual transformation towards an urban township.	Given the existing use of the Application Site and its surrounding as abandoned land or scattered ponds, the scale of the Proposed Development exhibits a contrast to the existing environment, additional obstruction to the overall view is substantial. However, it is worth noting that the disposition of buildings is carefully designed with building gaps to enhance the visual permeability within the Application Site. Meanwhile, a large gap is reserved between the buildings of the Proposed Development and the residential towers of the Adjacent Approved Application to safeguard the visual permeability to the mountain ranges at the background. The visual openness from this VP is generally retained.	With the ponds, mountain ranges of Kai Kung Leng, the woodland and the open-sky view being the key visual amenities at this VP, most of these will be largely preserved except for the mountain ranges of Kai Kung Leng. However, careful disposition of the buildings and appropriate landscape and chromatic treatment to buildings would be incorporated to ensure the visual computability to the surrounding and enhance the visual interest of the Proposed Development.	The future public viewers are the occasional visitors of the graves of Shan Pui Tsuen, the effect on them is however not significant as the visitors will mainly engage in worship activities. Their view to the surroundings will only be occasional. The effect on viewers is considered low.	Moderate	Low	Slightly Adverse

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VP4 Ho Hok Shan	Recreation	Full	About 1.3km to the southeast	Being a local scale summit, Ho Hok Shan holds a panoramic view over Yuen Long Town Centre, Au Tau and Tung Shing Lei area, and stretches outwards to Sha Po in Kam Tin. The existing view at this VP is dominated by vegetation of the mountain itself at the foreground that sometimes screen off the medium-scale public housing development of Au Tau and developments with a prominent stepped building height profile spanning rightwards from the urbanized Yuen Long Town Centre towards the sub-urban environment in Tung Shin Lei and Sha Po. The Proposed Development will fit in well with the sub-urban built environment and the potential visual impact is insignificant.	Considering the planned developments in the vicinity including the potential housing development of Au Tau and Tung Shing Lei, coupled with the Adjacent Approved Application as well as the medium-density community established near Sha Po, the Proposed Development will blend in with the sub-urban contexts in the surrounding and cause no significant obstruction to the overall view.	The harmonized townscape of Yuen Long Basin composed of a great balance between the urban, sub-urban and rural landscape together with the open-sky view contribute to major visual resources at this VP. The immediate nearby low-lying context might be transformed by the Proposed Development, however, when zooming out to the wider view of Yuen Long New Town and Sha Po, the Proposed Development and the Adjacent Approved Development show a logical transition between the high-density environs and the sub-urban context on both ends. That being said, the panoramic view stretching from Yuen Long New Town to Kam Tin will be secured in view of the elevation and long-distance.	Recreational hikers remain as the major VSRs at this VP in the future which this panoramic view overlooking Yuen Long Basin will not be affected although the specific view to Nam Sang Wai wetland might be affected.	Slight	High	Moderately Adverse

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VP5 Ho Chau Road	Travelers	Partial	About 250m to the southeast	As the sole access road linking the Application Site to other destinations in the district, Ho Chau Road has a frontal view of the Proposed Development from its slight southeast. The existing view at this VP captures the rural essence of Yuen Long Basin that is dominated by the extensive woodland formed by lush vegetation of the abandoned farmland and unused land with an open-sky view above. While the multigenerational residential development from the Recently Approved Scheme would join in which the high floor zone of its will be visible on the leftmost in the background above the trees. The Proposed Development will be become the middle-ground between the woodland and sky-view that might cause significant potential visual impact to the overall composition.	With the residential towers of the Adjacent Approved Application being visible from this VP that marks the gradual transformation of the area to a sub-urban township, the Proposed Development will be less incompatible with the surrounding despite the contrast between the existing use of the Application Site with the Proposed Scheme. Having said that, the Proposed Development is considered to bring additional visual obstruction of the centre of the view and slightly degrade the visual permeability of the area.	The harmony between the green resources contributed by the woodland and the open-sky view make the most important visual amenity at this VP. Despite the Proposed Development will potentially obstruct the seamless integration between the greens and the open-sky view, the stretch of woodland at the foreground will be fully preserved while the open-sky view could also be largely preserved.	The effect to public viewers is low as the future public viewers remain travellers commuting from the Application Site or nearby sub-urban developments that the view is transient in nature.	Moderate	Medium	Moderately Adverse

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VP6 Pedestrian Footbridge Connecting to Exit G of Tuen Ma Line Yuen Long Station	Traveler	Partial	About 1.2km to the southwest	Located adjacent to Exit G of Tuen Ma Line Yuen Long Station, the footbridge has a side view of the Application Site from its southwest. The existing view from this VP is dominated by the footbridge structure and Long Yat Road, the major route that road transports take towards other districts including Kowloon and Sheung Shui. The visual composition remains largely similar from the baseline view that only two-third of the Proposed Development of lower building height than the medium-rise developments of the Adjacent Approved Application are potentially visible. In view of the substantial distance between this VP and the Application Site (i.e. 1.2km), the potential visual impact is not significant.	As the view towards mountain ranges of Kai Kung Leng have already been obstructed by the residential towers of the Adjacent Approved Application, the Proposed Development will not further encroach into the ridgeline of Lam Tsuen Country Park but take up a small portion of the sky-view between the hill of Shan Pui Tsuen and the aforementioned residential towers.	The visual elements when viewing from this VP include the intermix of the urban and sub-urban built environments characterized by the modern infrastructure of footbridge and station and the village-type development, as well as the mountain ranges of Shan Pui Tsuen and Kai Kung Leng and the open-sky view atop them. As the residential towers of the Recently Approved Scheme will already obstruct the continuity of the ridgeline of Kai Kung Leng and partially block this visual amenity, other visual amenities visible from this VP will be largely preserved.	The effect to public viewers is not substantial as the future public viewers remain the passenger travelling to and from Tuen Ma Line Yuen Long Station which the view over the sub-urban are is transient in nature.	Slight	Low	Negligible

Viewpoints	**VSR Type**	**Degree of Visibility of Potential Source of Visual Impact** *(Full, Partial, Glimpsed)*	**Distance and Direction between the VPs and the Application Site**	**Visual Composition**	**Visual Obstruction and Visual Permeability**	**Effect on Visual Elements and Resources**	**Effect on Public Viewers**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity of VSRs** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Enhanced, Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)*
VP7 Further North of Pok Wai South Road	Recreation	Partial	About 1.2km to the northeast	Located across Kam Tin River to the further northeast of the Application Site, this VP enjoys an open-view overseeing the Kam Tin River bounded by the existing tree groups and a harmonized landscape between the urban developments in Yuen Long Town Centre and the sub-urban environment at the fringe of Yuen Long and Kam Tin with Tai Lam Country Park sitting at the back. The Proposed Development will be standing behind the tree groups along Nam Sang Wai Road where only the high floor zone will be visible which it will take up a little bit of the sky-view and encroach into a portion of the continuous mountain ranges at the backdrop.	The stepping building height profile spanning from the high-rise urban developments of Yuen Long Town Centre towards Tung Shing Lei makes the Proposed Development not entirely visually incompatible with the surrounding. It should also be highlighted that the Proposed Development is partially screened off by the tree groups along Nam Sang Wai Road where this natural visual buffer scales down the degree of the visual obstruction caused by the Proposed Development.	Key visual elements at this VP are the Kam Tin River, existing trees along Nam Sang Wai Road, mountain ranges of Tai Lam Country Park and the open-sky view. The Proposed Development, a logical extension to the high-rise development context at the fringe of Yuen Long New Town characterized by Grand YOHO, might potentially encroach a tiny portion of the open-sky view and partial view over of the mountain ranges of Tai Lam Country Park, other amenities will be fully preserved, in particular, the vast vegetation in the middle-ground will stand to screen off an extensive portion of the Proposed Development.	The effect to public viewers is not substantial as the future public viewers remain the transient drivers along Pok Wai South Road and occasional recreational cyclists where the open-view towards Kam Tin River and vegetation in the middle-ground will be maintained.	Slight	High	Moderately Adverse

6 PROPOSED MITIGATION MEASURES

6.1 Visual mitigation measures seek to minimise potential impacts from the proposed development by screening sensitive views of building structures and blending the new development into the landscape pattern of the surrounding area. The following mitigation measures were inherently incorporated into the layout and arrangement of blocks which ensure that the Proposed Development would be compatible to and adds visual interest to the surrounding environment:

6.2 *Incorporation of Building Setback from Site Boundary*:

- While the major building mass concentrates at the northern portion of the Application Site, building setback of not less than 5m is incorporated to enhance the visual permeability and safeguard the air ventilation in the area (**Figure 6.1** refers).

6.4 *Creation of Building Gaps*:

- Building gaps of not less than 15m are proposed between the public housing site and private housing site to facilitate permeability through the site to serve as the visual relief and break up the perceivable bulk. Two other building gaps of not less than 15m are provided between T2 & T3 and T7 & T8 which align with annual and summer wind prevailing wind directions to facilitate air ventilation and at the same time avoid continuous building façade (**Figure 6.1** refers).

6.5 Provision of a Multi-layered Greenery Network

- The Housing Authority will provide at least 20% of greenery coverage for public housing portion at planning, design and implementation stage, with a target to achieve an overall target of 30% of greenery coverage.

6.6 *Provision of Buffer Planting*:

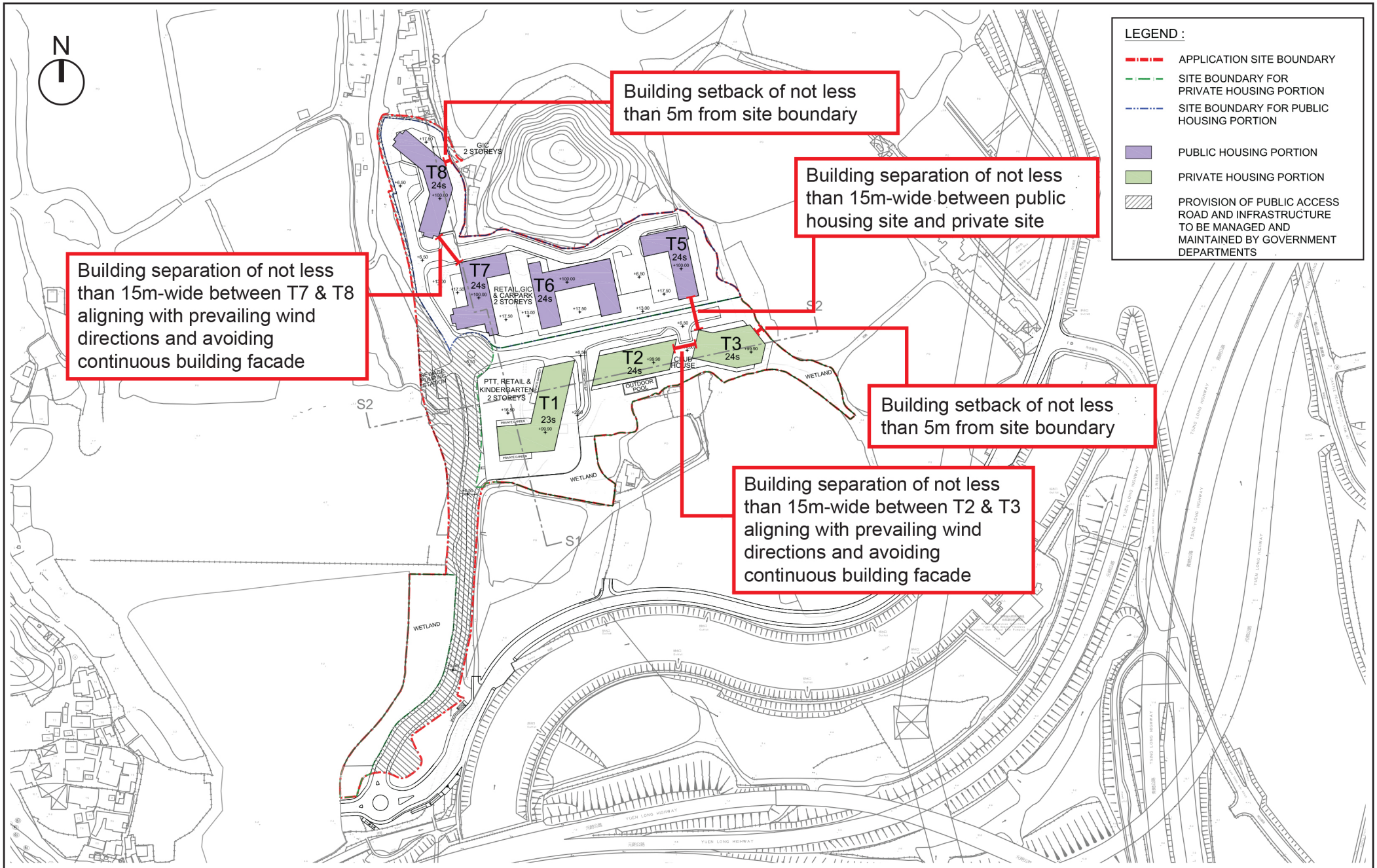
- A peripheral planting strip along the site boundary is provided to encourage a green interface with the surrounding land uses and create a better visual experience to the key VSRs in the vicinity.

6.7 Compensation of Ponds with Rural and Naturalistic Approach:

- Achieved “no net loss in wetland” as required by TPB PG No. 12C, a total area of 6,900m^2 of compensative ponds will be provided under a landscape design approach of rural and naturalistic that will be enhanced with continuous buffer planting of selected indigenous plant specifies to create a sense of place.

6.8 *Sensitive Architectural and Chromatic Treatment to Buildings*:

- Careful landscape and architectural treatment to buildings are incorporated including visually compatible colour scheme of building facades of the Proposed Development and with an extensive multi-layered greenery network to strengthen the integration between the Proposed Development and its surrounding.



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Title

Indicative Location of Building Setback and Building Gaps

Checked	DH	Drawn	PW
Rev	0	Date	May 2024
Scale	N/A	Figure	6.1

7 CONCLUSION

7.1 This VIA is submitted to in order to evaluate the degree of visual impacts on visual sensitive receivers (VSRs) from major public viewpoints (VPs) brought by the Proposed Development of the LSPS at the Application.

7.2 A total of 7 key public VPs have been selected to evaluate the overall visual impact of the Proposed Development. With reference to the analysis in preceding sections, and as illustrated on the photomontages taken at the selected VPs, 3 out of the 7 selected VPs would have “Moderately Adverse” visual impacts, the rest of the 4 selected VPs would have “Negligible”, “Slightly Adverse” and “Significantly Adverse” visual impact respectively. The overall visual impact of the proposed development is considered as **Moderately Adverse**.

7.3 With mitigation design measures incorporated, including building setback, building gaps, landscaped ponds compensation, buffer plantings and sensitive architectural and chromatic treatment to buildings, the Proposed Development is visually **acceptable** considering its surrounding context is characterised by a sub-urban township with medium density developments.

7.4 In conclusion, the Proposed Development is considered to be acceptable in visual terms.