

Attachment 3

Revised Visual Impact Assessment

Visual Impact Assessment

Prepared by DeSPACE (International) Limited

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1. Introduction

- 1.1 This Visual Impact Assessment (“VIA”) is prepared on behalf of **Loi Hing Investment Company Limited** (hereinafter referred to “**the Applicant**”), in support of a Section 16 Planning Application for proposed minor relaxation of Plot Ratio (PR) and Site Coverage (SC) for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE(s)), Training Centre with Residential Institution and permitted Residential Development (Flat) in Lot 94 in D.D. 388 and adjoining Government land, Castle Peak Road- Tsing Lung Tau, Tsuen Wan (hereinafter referred to “**the Site**”).
- 1.2 The Applicant is the sole registered land owner of the private lot. The proposal of the subject application is to develop a block of 16-storey building (excluding 1 basement floor) accommodating eight storeys of RCHE(s) comprising 240-320 bed spaces with a total gross floor area (GFA) not exceeding 12,000 sq.m, and eight storeys of Residential flat comprising 112 units with a total GFA not exceeding 6,942 sq.m. A Training Centre (about 200 sq.m) with Residential Institution (about 50 sq.m), is also proposed within the RCHE(s) area. This brings the total GFA of the entire proposed development to about 18,942 sq.m.
- 1.3 The Site is zoned as “Residential (Group B)” (“R(B)”) zone under the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/21 (“the OZP”). According to the definition of terms, the proposed RCHE(s) is a ‘Social Welfare Facility’ use in town planning term. According to the OZP, “Social Welfare Facility” and “Training Centre” fall into Column 2 use which requires planning permission from the Town Planning Board (TPB) with or without conditions, whereas “Flat” and “Residential Institution” fall into Column 1 use which is always permitted within “R(B)” zone. Any development/redevelopment within the “R(B)” zone is subject to restrictions of maximum PR and SC of 2.1 and 17.5% respectively (for Building Height over 33m), and a maximum Building Height (BH) of 60mPD.
- 1.4 The proposed RCHE(s) are eligible for GFA exemption under the "Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments - Time-limited Enhancements" (LandsD's Practice Note Issue No. 5/2023). The current proposal yields a non-domestic PR of 3.55 and a **SC of not more than 95%**, both of which exceed the PR and SC stipulated under the OZP. In light of these circumstances, the Applicant seeks for approval for a minor relaxation of PR and SC for the proposed development. This relaxation would entail relaxation of PR from 2.1 to 5.73 (2.1 for Flat, 3.55 for RCHE(s), 0.06 for Training Centre and 0.02 for Residential Institution) and SC from 17.5% to **not more than 95%** for the proposed RCHE(s), Training Centre with Residential institution and permitted Flat development. The primary goal of this relaxation is twofold: firstly, to accommodate the RCHE(s) in alignment with current policy initiatives, and secondly, to accommodate the private housing supply by avoiding alterations to the statutory BH at 60mPD.
- 1.5 A 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 (“VSR”) from major public viewpoints (“VPs”) due to the proposed relaxation on SC. Planning and design merits/ mitigation measures to be adopted in the proposed development will also be incorporated.

1.6 The outline of this VIA is set out as follows:

- Section 2 sets out the Site and the proposed development
- Section 3 describes the visual context and the surrounding area
- Section 4 defines the Assessment Area
- Section 5 identifies relevant types of receivers and viewpoints
- Section 6 conducts an analysis on the visual impacts with mitigation measures as necessary
- Section 7 concludes the VIA

2. Proposed Development

- 2.1 The Applicant is the sole registered owner of the private lot. The Site has an area of 3,306 sq.m. including about 1,402 sq.m. (42%) of government land. The Site abuts Castle Peak Road – Tsing Lung Tau to the south. An existing Highway Department's footbridge (NF437) is situated right outside the eastern corner of the Site. The Site has no existing structure.
- 2.2 The proposed development is to develop a block of 16-storey (excluding one basement) building comprising 240-320 RCHE(s) bed spaces and 112 Residential flats as well as a Training Centre with Residential Institution with a total gross floor area (GFA) of not exceeding 18,942 sq.m.
- 2.3 At the same time, an ingress/ egress point will be allocated on the south-eastern corner of the Site, connecting the Site to Castle Peak Road. The aforementioned footbridge will therefore be relocated to make way to the ingress/egress lane.
- 2.4 The key development parameters of the proposed development are summarized below in **Table 1**:

Table 1 – Major Development Parameters	
Major Development Parameters	Proposed Scheme
Application Site Area (approx.)	Total: 3,306 m ²
Private Land	1,904 m ²
Government Land	1,402 m ²
(¹)Total GFA (approx.)	Total: 18,942 m ²
(²)Flat	6,942 m ² (excluding clubhouse of about 347 m ²)
RCHE(s)	11,750 m ²
(⁶)Training Centre	200 m ²
(⁶) Residential Institution	50 m ²
(¹)Plot Ratio (PR)	5.73
Flat	2.1
(³) RCHE(s)	3.55
(⁶)Training Centre	0.06
(⁶)Residential Institution	0.02
(¹)Site Coverage (SC) (approx.)	Not exceeding 95%
No. of Building Block	1
No. of Storeys	16 storeys (excluding 1 basement floor)
Flat	8 storeys
RCHE(s)	8 storeys
Building Height	Not more than 60mPD (Absolute Building Height = 54.8 m) (NB: The mean street level is +5.2mPD)
No. of beds of RCHE(s)	240-320
No. of Flat	112
Anticipated Population	623
(⁴)Flat	303
RCHE(s)	320
No. of Car Parking Spaces for RCHE(s)	
Private Car	16 (including 1 accessible parking)
Light Bus/ Ambulance parking Space	2
No. of Car Parking Spaces for Flat	
Private Car	31 (including 1 accessible parking)
Visitor	5
Motorcycle	2
HGV Loading/Unloading Bay	1
Private Open Space	Not less than 623 m ²
Greenery Area	About 20%
(⁵)Tree Felling/Preservation Proposal	
No. of existing trees	20
Trees to be felled	20
New trees to be planted	30 (compensation ratio of 1: 1.5)

Remarks:

(¹) According to the Remarks under the Notes of the OZP, In determining the maximum plot ratio/Site coverage or GFA, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Please be invited to note that the current "R(B)" zone is subject to restriction of maximum SC at 17.5% and the proposed SC is to allow RCHE provision with GFA not exceeding 12,000m² while maintaining the BHR at 60mPD unchanged.

(²) The floor area of the proposed clubhouse shall be exempted from GFA calculation, subject to the decisions by the Building Authority (BA) at building plan submission stage.

(³) As long as the premises is to be used as licensed RCHE(s), the Applicant may lease or sell the premises as one whole unit, or operate the RCHE in the premises by themselves or by entrusting an organisation, whereby the service fees will be set by the developer or operator(s). (Pursuant to the Incentive Scheme to Encourage Provision of Care Homes for the Elderly Premises in New Private Developments - Time-limited Enhancements)

(⁴) Based on Average household size of 2.7 with reference to 2022 Population by-Census: Average household size of Tsuen Wan DC district https://www.censtatd.gov.hk/en/web_table.html?id=130-06806

(⁵) The landscape proposal and tree preservation and removal proposal under planning application A/TWW/122 have been approved and will be adopted without any changes in the current proposal.

(⁶) The training centre with residential institution is planned to be located within the RCHE(s) area. This non-standard provision is proposed to be considered eligible for exemption from payment of land premium under the Incentive Scheme, pending further deliberation and approval from the Labour and Welfare Bureau and relevant Departments.

3 Visual Context and the Surroundings

- 3.1 The Site with an area of about 3,306 sq.m. is situated in Tsing Lung Tau, Tsuen Wan along the coastal line outlined by Castle Peak Road. The Site currently have no existing structure.
- 3.2 The Site itself is on the low point of a gentle slope decreasing from north to south towards the coastline. It is surrounded by the Hong Kong Garden development which comprises several medium-rise residential towers (zoned "R(B1)") at the east, west and north of the Site and a 3 storeys commercial block (zoned "C") (about 21.7mPD) to the immediate east. These residential towers present a stepped building height profile ascending from 60 mPD to 120 mPD as they are situated further away from the Site and on higher grounds.
- 3.3 Immediately south to the Site is Castle Peak Road. It acts as a major transit corridor that connects Tsuen Wan and Tuen Mun. Clusters of village type development and medium rise residential towers can be found along the road further east and west of Hong Kong Garden, such as Tsing Lung Tau Village, which is about 450 meters east to the Site, and L'aquatique, two medium rise residential towers that are around 60 mPD tall.
- 3.4 To mitigate the noise impact generated from traffic on Castle Peak Road, a noise barrier that is approximately 175 meters long, 15 meters tall that covers the east bound traffic lane of Castle Peak Road was installed. The barrier's eastern end sets right in front of the Site.
- 3.5 At the same time, a footbridge (NF437) that crosses Castle Peak Road was installed in front of Hong Kong Garden Shopping Arcade. Its ramp which currently touches the south-eastern corner of the Site will be relocated to make way for the proposed ingress/egress point for the Site according to the proposed development.

4 Analysis of Visual Elements and Assessment Area

- 4.1 With the purpose to protect public views and reconcile the visual impacts of the proposed development, an Assessment Area, or visual envelope, is identified in accordance with TPG PG-NO.41 to cover the area of visual influence within which the proposed development is pronouncedly visible or likely to be pronouncedly visible from key visual sensitive receivers.
- 4.2 The general guideline for setting out the size of the initial Assessment Area as stated in TPB PG-No.41 should be equal to approximately 3 times the height of the proposed development. As the absolute building height is about 54.8 m measured from the mean site formation level, the initial visual envelope for this VIA has a minimum radius of approximately 164.4 m (i.e. 54.8 x 3) from the closest point of the proposed development. Please refer to **Figure 1** for the visual envelope.
- 4.3 3 groups of visual elements can be identified from close proximity to the Site as follows:

4.3.1 Castle Peak Road and its surroundings

Castle Peak Road is a major transit corridor and the only public road abutting the Site. Since then, the visual elements found there are crucial and impactful to the overall visual effect of the Site and the proposed development. These elements include trees, lamps, vegetation, and other traffic infrastructure along Castle Peak Road and on its median. Additionally, the aforementioned footbridge and noise barrier, both of which are over ten meters tall and situated right beside the Site, are significant visual elements within the visual envelope. Castle Peak Road was mostly built upon the coast line, therefore the waterfront can be accessed directly south to the road, approximately 60 meters away from the Site. Along the coast line and about 270 meters east of the Site is the Tsing Lung Tau Pier, the pier extends out to the water body from the coastline for about 70 meters, and provides an all-round view of the water body as well as a clear view to the Site in a distance.

4.3.2 Surrounding Buildings

The Site is surrounded by the Hong Kong Garden residential development on its east, west and north side. The Hong Kong Garden Shopping Arcade which is immediately to the east of the Site will present as a strong visual element for any view point looking westwards to the Site. Due to the proximity, this 3-storey commercial block (about 21.7mPD) could block off the lower levels of the proposed development from particular viewpoints. Several Hong Kong Garden residential towers can be found east and west to the Site, including Block 22-24 of Hong Kong Garden (about 86mPD), Block 1-4 of Hong Kong Garden (about 64mPD), and are therefore of similar height/ slightly taller than the proposed development.

4.3.3 Tai Lam Country Park

Further north to Hong Kong Garden is Tai Lam Country Park. A ridgeline at the height of around 250 – 300 mPD is formed around 1 km north of the Site. However, this ridgeline has already been partially blocked off by the existing Hong Kong Garden towers at various angles, especially in VPs along Castle Peak Road.

5 Viewpoint Identifications

- 5.1 To achieve a comprehensive visual appraisal, long-range, medium-range and close-range views from publicly accessible locations in all directions within the visual envelope are normally considered. Distinctive viewpoints visible by the VSRs such as public gathering places, activity nodes or parks and major junctions are the primary locations for selection of viewpoints.
- 5.2 Five VPs have been identified for the subject VIA as shown in **Figure 1 & 2**. One is close range, two are medium range and two are long range. The selected viewpoints are set in different directions and different distance towards the Site to better represent the visual effects likely brought by the proposed development. The nature of the VSRs is varied to include static and kinetic activities.
- 5.3 The locations of the five VPs are identified as follows:
- VP1 - View looking north-westward at the Tsing Lung Tau Pier
 - VP2 - View looking north-westward on the pedestrian footbridge across Castle Peak Road
 - VP3 - View looking north-eastward on Castle peak Road near L'aquatique
 - VP4 - View looking north-westward in Ma Wan Park
 - VP5 - View looking westward at the Lantau Link Visitors Centre

5.4 Table 2 below analyses the Visual Sensitivity (“VS”) based on the VSRs.

Table 2 – Analysis of Visual Sensitivity				
Viewpoint (VP) & Visual Sensitive Receivers (VSR)	Nature of Viewpoint (Kinetic/Static) + Approx. Viewing Distance	Degree of Visibility (Full/Partial/Glimpsed/None)	VSR Population (Very Many/Many/Few) & Duration/Viewing Frequency to the Proposed Development (Frequent/Occasional/Rare)	Visual Sensitivity
<p>VP1 View looking north-westward at the Tsing Lung Tau Pier</p> <p>Travellers – The Tsing Lung Tau Pier currently has no commercial ferry service, but is occasionally used by the public to board and alight boats.</p> <p>Recreational users – Mainly recreational users who fishes on the pier.</p>	<p>Static, About 270m (<i>medium-range</i>)</p>	<p>Partial – Located 70 meters off the coast line, the VP has an open view to the Tsing Lung Tau water front and therefore a generally good visibility to the proposed development. The lower levels of the proposed development will however be partially blocked off by vegetation and the footbridge crossing Castle Peak Road.</p>	<p>There are Few VSRs. People usually enter the pier with either a transportational or recreational purpose.</p> <p>Individuals who board/alight boats at the pier will have short duration of stay.</p> <p>While others who come to fish or enjoy the ocean view at the pier will have a longer duration of stay.</p> <p>However, since the population for either purpose mentioned above is low, VP1 could be considered a Rare View.</p>	<p>Low</p>
<p>VP2 View looking north-westward on the pedestrian footbridge across Castle Peak Road</p> <p>Travellers – Mainly the residents/visitors of Hong Kong Garden who use the pedestrian footbridge to cross Castle Peak Road.</p>	<p>Kinetic, About 80m (<i>close-range</i>)</p>	<p>Partial to Full – The VP is around 10 meters above ground and therefore has an open view to the proposed development’s Façade. However, vegetations along Castle Peak Road and on its median could block some of the lower floors of the proposed development from VP2.</p>	<p>The VSRs of VP2 are mostly Hong Kong Garden residents that uses the footbridge to cross Castle Peak Road from the westbound Bus stop. Many VSRs can therefore be expected.</p> <p>However, the travel duration on the footbridge will be relatively short. The view is therefore transient and occasional in nature.</p>	<p>Medium</p>

<p>VP3 View looking north-eastward on Castle peak Road near L'aquatique</p> <p>Travellers – Mainly Pedestrians along Castle Peak Road.</p> <p>Drivers and passengers along Castle Peak Road are not included since the view point is on the west bound side of the road and will not have vehicle users looking north-eastward.</p>	<p>Kinetic, About 300m (medium -range)</p>	<p>Partial – Lower levels of the proposed development would be blocked off by the adjacent noise barrier as well as groups of mature trees immediately west of the Site.</p>	<p>There are few VSRs.</p> <p>Most of the activities for the VSRs, such as jogging or walking along the road are transient in nature or of short duration.</p> <p>This VP can therefore be considered rare to occasional.</p>	<p>Low</p>
<p>VP4 View looking north-westward in Ma Wan Park.</p> <p>Recreational users – Visitors of Ma Wan Park. This spot in Ma Wan Park is located at a hill top and is hard to access. Visitors are therefore rare.</p>	<p>Static, About 2.2km (long-range)</p>	<p>Glimpsed – Despite the fact that the VP has an open view to the Tsing Lung Tau skyline, the proposed development is too far away to be clearly visible from this VP.</p>	<p>This VP is located at a hill top in Ma Wan Park. Visitors would usually stop by for the scenery which makes this VP Static in nature.</p> <p>This VP is considered occasional in general.</p>	<p>Medium</p>
<p>VP5 View looking westward at the Lantau Link Visitors Centre.</p> <p>Recreational visitors – Mainly Visitors who came to the centre specifically for the scenery. This spot is far away from any major urban development and therefore have no by-passers.</p>	<p>Static, About 4km (long-range)</p>	<p>Glimpsed – Despite the fact that the VP has an open view to the Tsing Lung Tau skyline, the proposed development is too far away to give a strong visual impact to the VP.</p>	<p>There are few VSRs. The centre is away from any major urban development and has generally few visitors.</p> <p>This VP can therefore be considered occasional.</p>	<p>Medium</p>

6 Visual Impact Assessment

- 6.1 The Photomontages in **Figures 3-7** for each VPs are prepared to demonstrate the visual changes due to the proposed development at the proposed viewpoint locations. They mainly compare the existing condition with the proposed development.

VP1 – View looking north-westward at the Tsing Lung Tau Pier

- 6.2 VP1 is a medium-range viewpoint located near the southern end of Tsing Lung Tau Pier, situated 70 meters off the coastline and around 270 meters southeast of the Site. As shown in **Figure 3**, VP1 is outside of the designated visual envelope. At the **middle ground** of VP1, ten residential towers which are part of Phases 1 and 3 of Hong Kong Garden can be found. **The mountain backdrop that belongs to the Tai Lam Country Park and an open sky view can be found across the view. The proposed development on the upper floors will partially obstruct this view, however, the visual permeability and depth of view will be generally be retained from VP1.** Additionally, the medium-scale residential tower L'Aquatique (**60mPD**) is visible on the left side of the view. In front of these residential developments, Castle Peak Road and the coastline can be observed, with the water body dominating the lower part of the view.
- 6.3 As highlighted in table 2, VP1, **representing traveller and recreational users**, is considered a rare view. **Despite the slight blockages on the sky view and green backdrop, the proposed development with BH of about 60mPD would be visually compatible with other nearby residential developments with BHs ranging from about 60 mPD to 123 mPD and maintain the intended stepped height profile. Furthermore, as shown in Figure 3, the mountain backdrop of Tai Lam Country Park has already be largely disturbed by the existing Hong Kong Garden Developments. As such, the effects of the visual changes on the VSRs at VP1 will be slight."**
- 6.4 Therefore, although the proposed development could bring some visual changes, with a **low visual sensitivity**, the proposed development's visual impact to VP1 is **Slightly Adverse**.

VP2 – View looking north-westward on the pedestrian footbridge across Castle Peak Road

- 6.5 VP2 is located approximately 80 meters away from the Site. It is situated on the pedestrian footbridge NF 437 across Castle Peak Road, about ten meters above ground level, viewing the Site from a north-western direction.
- 6.6 As shown in **Figure 4**, VP2 has a close and direct view of the Site in general. However, the existing north-ramp of the footbridge and noise barrier can also be found right in front of the Site. Additionally, the existing layers of roadside vegetation in front of the Site are also a dominant visual element of the current view. Blocks 22-24 (86mPD) of Hong Kong Garden, as well as the vegetated slope they are situated on, can be found on the left part of the view, while Blocks 19-21 (120mPD - 123mPD) of Hong Kong Garden, open sky view and mountain backdrop can also be observed in the background.
- 6.7 With the existing north ramp of footbridge NF437 planned to be relocated, VP2 will gain full visibility of the proposed development. The open sky view and mountain backdrop will be obstructed and the visual permeability and depth of view would be reduced. However, with a comparable building mass of the existing Block 22-24 Hong Kong Garden to the west (86mPD) and Block 18 Hong Kong Garden (117mPD) to the east, the proposed development will be visually consistent with the overall character of the area. Furthermore, the proposed landscape treatment on the 8/F, together with the existing layers of roadside vegetation, will help soften the intrusiveness of the building bulk.
- 6.8 Furthermore, despite the visual blockages on the sky view and mountain backdrop and the reduction in visual openness, as stated in the analysis of visual sensitivity, VP2 is a rather transient scene. The majority of VSRs at this VP are Hong Kong Garden residents and visitors traveling to and from public transit stations across Castle Peak Road. These individuals typically only pass by and do not linger at VP2. Therefore, the effects of the visual changes on the VSRs at VP2 will be moderate.
- 6.9 Considering a medium visual sensitivity and the reduction in visual openness, it will result in a **Moderately Adverse** visual impact in this VP. Improvements and a delicate façade design on form, colour, and greenery could be adopted in the later detailed design stage, with the aim of further softening the building mass of the proposed development and promoting compatibility with the existing building profile.

VP3 – View looking north-eastward on Castle peak Road near L'aquatique

- 6.10 VP3 is a medium-range viewpoint located at the pedestrian walk along the westbound lane of Castle Peak Road, situated approximately 300 meters away from the Site, looking in a north-eastern direction (Figure 5). The VSR of VP3 would mainly include a small number of pedestrians and recreational joggers along Castle Peak Road.
- 6.11 As shown in Figure 5, façade of Blocks 23 and 24 (86mPD) of Hong Kong Garden, as well as the façade and western frontage of L'aquatique (60mPD) dominates the centre of the view. Along the eastbound lane of the road, right in front of Hong Kong Garden Block 23, a group of mature trees can be found, partially obscuring the lower levels of the residential towers, in this VP. Green backdrop can also be observed on the right-hand side of this view, but its visibility ends as it goes behind Hong Kong Garden Phase one.
- 6.12 Looking in a north-eastern direction towards the Site, VP3's view includes the western frontage and a portion of the façade of the proposed development. The sky view will be slightly obstructed. However, due to the existing vegetated slope and noise barrier along Castle Peak Road, most of the lower levels of the proposed development will not be visible. The depth of view will be generally be retained from VP3.
- 6.13 In terms of the visual backdrop, the proposed development poses no change to the existing view of the green backdrop and waterfront view. The green backdrop has already been partially completely blocked by the existing Hong Kong Garden Phase 3 buildings, and the existing waterfront view on the right side of VP3 will not be altered, and will continue to be an important visual element of VP3. Besides, the waterfront view can also further serve as the major focal point of VP3, decreasing the overall focus that the VSR population places on the proposed development. In point of fact, the proposed development can harmoniously fit into the existing building massing line in a similar disposition of the other existing buildings of the Hong Kong Garden on the north-eastern side and south-western side of the proposed development. Therefore, the effects of the visual changes on the VSRs at VP2 will be negligible to slight.
- 6.14 Considering the low visual sensitivity of VP3 and slight blockage to the sky view, it will result in a Negligible to Slightly Adverse visual impact at this VP.

VP4 – View looking north-westward in Ma Wan Park.

- 6.15 VP4 is a long-range viewpoint approximately 2.2 km away from the Site, located at the hill top of Ma Wan Park. Usually, visitors to this VP are park goers that come for the scenery. However, due to its relatively remote location within the park, this VP is usually less frequented than other parts of the park, making it an occasional to rare viewing point with low visual sensitivity.
- 6.16 As shown in **Figure 6**, the VP features a layered composition. The foreground is dominated by a lush layer of vegetation, with additional plants visible on the right side of the VP. In the middle-ground, the Tsing Lung Tau waterfront can be clearly observed, situated between the sky backdrop and the sea in the distance. While the Hong Kong Garden development is present in the middle of the VP, its relatively distant location makes it a less dominant visual element compared to other features.
- 6.17 **The proposed development is visible from this viewpoint**, along with other nearby residential towers in Tsing Lung Tau. Situated in front of the Hong Kong Garden Towers, the proposed development would not alter the overall visibility of the ridgeline behind it. Instead, it would blend in well and become part of the existing stepped building height profile. **Therefore, the effects of the visual changes on the VSRs at VP4 will be negligible.** Given the long distance between VP4 and the Site, the proposed development would not cause any significant impact or change to the overall scenery of this viewpoint. As a result, the proposed development is expected to have a **Negligible** visual impact on the view of VP4.

VP5 – View looking westward at the Lantau Link Visitors Centre

- 6.18 VP5 is another long-range viewpoint located approximately 4 km east of the Site, at the Lantau Link Visitors Centre near the northeast corner of Tsing Yi. As the centre is situated away from major urban developments, it experiences limited visitor traffic throughout the day, with only occasional passersby. Consequently, the view is regarded as occasional.
- 6.19 Looking towards a western direction from VP5 (**Figure 7**), there is a clear view of the water body between Ma Wan Island and the Tai Lam coastline. The existing Hong Kong Garden development, as well as other residential towers along Castle Peak Road, are visible within this VP. From this angle, all of these developments are situated within the backdrop of the Tai Lam Country Park, without obstructing the ridgeline.
- 6.20 As shown in the photomontage, the proposed development is expected to have a **Negligible** visual impact at VP5. Although the proposed development would result in a minor blockage of the greenery gap between Hong Kong Garden blocks 21 and 22, it does not affect the overall visibility of the green backdrop of Tai Lam, nor does it cause any blockage of the sky view, sea view, or other major visual elements due to its far distance from the VP. Instead, the proposed development is anticipated to fit cohesively within the existing building profile. **Therefore, the effects of the visual changes on the VSRs at VP5 will be negligible.**

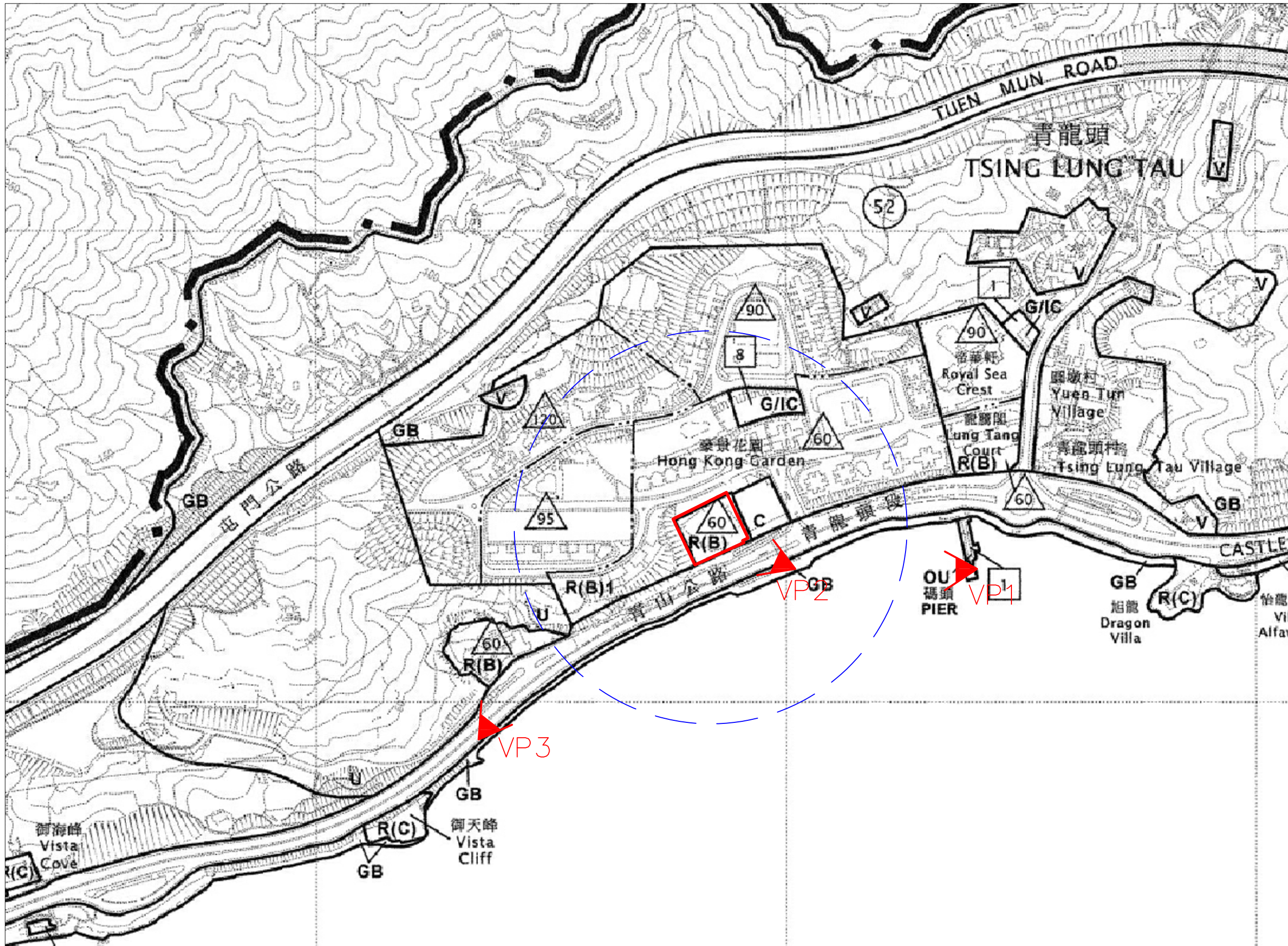
7 Conclusion

- 7.1 The VIA is prepared in support of a proposed minor relaxation of Plot Ratio (PR) and Site Coverage (SC) for proposed Social Welfare Facility (Residential Care Home for the Elderly (RCHE(s)), Training Centre with Residential Institution and permitted Residential Development (Flat) at Lot 94 in D.D. 388 and adjoining Government land, Tsing Lung Tau, Tsuen Wan.
- 7.2 The proposed development has taken into account the effect on the overall local character, visual elements and key public visual sensitive receivers. Although the proposed development seeks a minor relaxation in SC and PR, no change would be made on the proposed development's building height.
- 7.3 Five (5) VPs have been identified in the subject VIA and the respective visual sensitivity and magnitude of visual changes of the VPs were examined. In summary, after implementing visual mitigation measures, the corresponding visual impact of the respective VPs is summarized in **Table 3**. The visual mitigation measures include setback for the first three floors and the residential floors above podium, landscaping at the podium garden and on street levels, as well as other delicate façade design on form, colour, and greenery which could be adopted in the later detailed design stage. All the above measures not only can effectively minimize the visual impact caused by the proposed development, but also to a certain degree, help softening the building mass of the proposed development.
- 7.4 Besides, with a fairly similar building height and land use, the proposed development performed a high compatibility with its surrounding conditions. Under the five selected VPs, key visual elements such as the sky view, coast line, and mountain backdrop will in general subject to negligible to moderate changes.
- 7.5 To conclude, visual impact of the proposed development is considered acceptable. It is anticipated that the overall visual impact inherent in the proposed development to the surroundings will be negligible to moderately adverse.

Table 3 – Summary of Visual Impact from Different Viewpoints

Viewpoints assessed	Visual Sensitivity	Visual Changes	Resultant Visual Impact ^[1]
VP1 View looking north-westward at the Tsing Lung Tau Pier	Low	Slight	Slightly Adverse
VP2 View looking north-westward on the pedestrian footbridge across Castle Peak Road	Medium	Moderate	Moderately Adverse
VP3 View looking north-eastward on Castle peak Road near L'aquatique	Low	Negligible to Slight	Negligible to Slightly Adverse
VP4 View looking north-westward in Ma Wan Park	Medium	Negligible	Negligible
VP5 View looking westward at the Lantau Link Visitors Centre	Medium	Negligible	Negligible

^[1] The resultant visual impact is weighted by considering both the visual sensitivity, the magnitude of visual changes after implementation of visual mitigation measures together.



General Note

The base map is extracted from the Tsuen Wan West – Outline Zoning Plan

Viewpoints

VP1: View looking north-westward at the Tsing Lung Tau Pier

VP2: View looking north-westward on the pedestrian footbridge across Castle Peak Road –Tsing Lung Tau

VP3: View looking north-eastward on the Castle Peak Road –Tsing Lung Tau near L'aquatique

Legend

- Subject Site
- Visual Envelope (3H = 164.4m)
- ▶ Viewpoints

Title

Key Plan of the Selected Viewpoints

Section 16 Planning Application for Minor Relaxation of Plot Ratio and Site Coverage for Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE(s)), Training Centre with Residential Institution and Permitted Residential Development (Flat)

Date

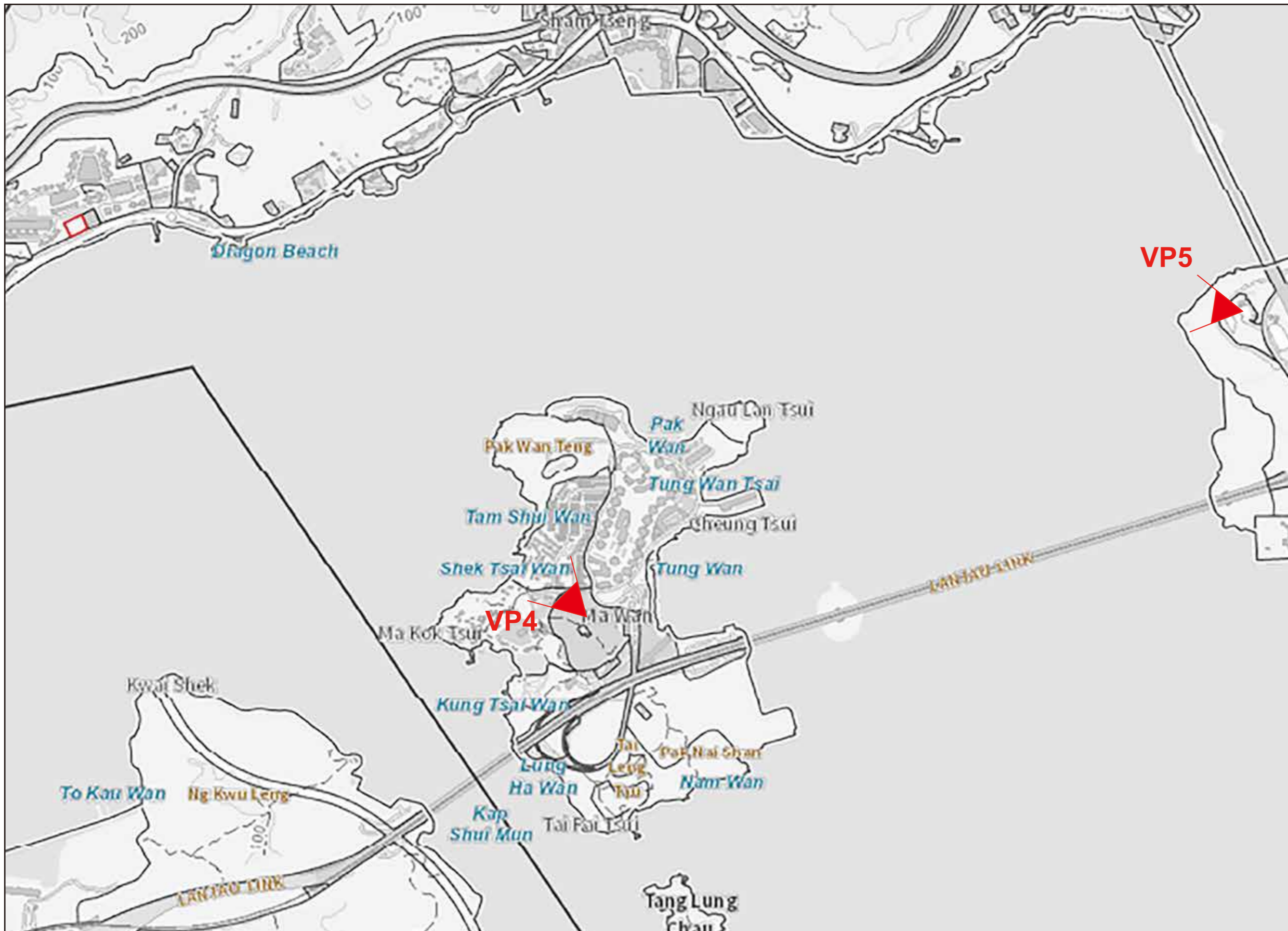
July 2024

Scale

1: 4000
@A3

Figure

1



VIEWPOINTS:

VP4: View looking north-westward at the Ma Wan Park

VP5: View looking westward at the Lantau Link Visitors Centre

LEGEND



Subject Site



Viewpoints

PREPARED BY:



FIGURE TITLE

Key Plan of the Selected Viewpoints

Section 16 Planning Application for Minor Relaxation of Plot Ratio and Site Coverage for Proposed Social Welfare Facility (Residential Care Home for the Elderly) (RCHE(s)) and Permitted Residential Development (Flat)

DATE

July 2024

SCALE

1:15,000
@A3

FIGURE

2

BEFORE



AFTER

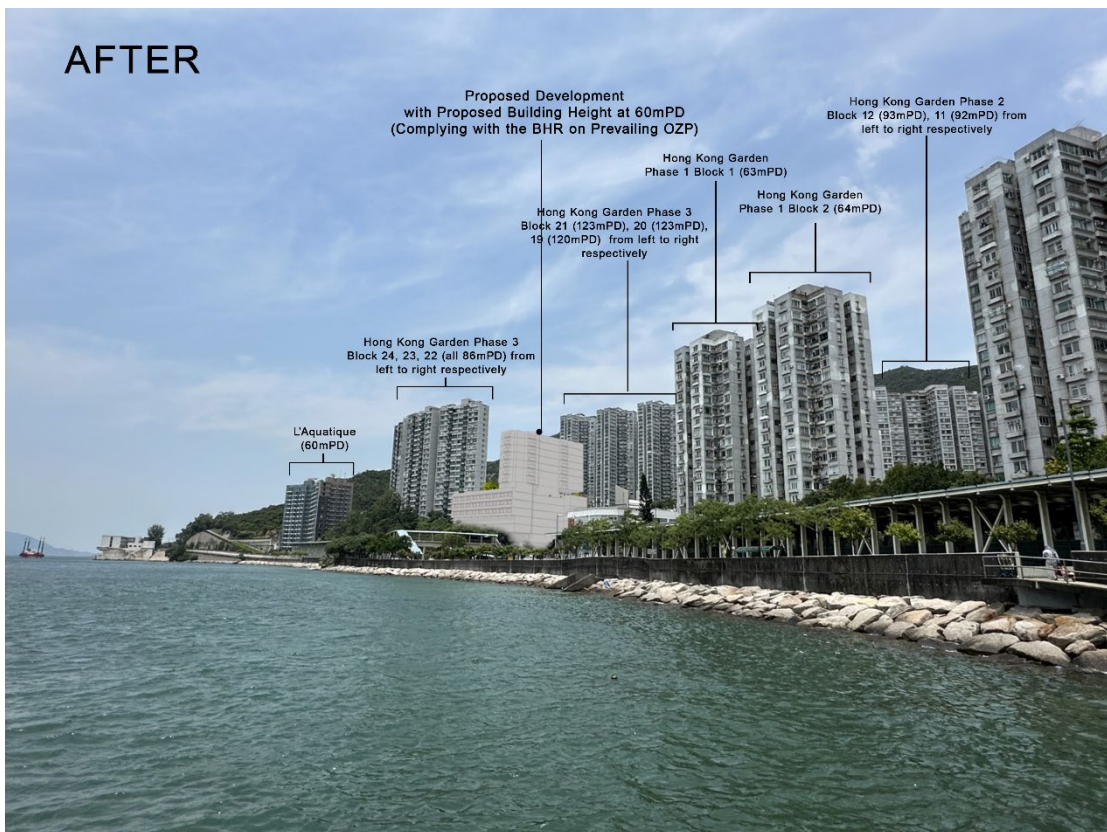


Figure No.

FIGURE 3

Figure Title

**VP1: View looking north-westward
at the Tsing Lung Tau Pier**

Date

Oct 2024

Prepared By



DeSPACE (International) Limited



Figure No.

FIGURE 4

Figure Title

**VP2: View looking north-westward
on the pedestrian footbridge across
Castle Peak Road**

Date

Oct 2024

Prepared By



DeSPACE (International) Limited



BEFORE



AFTER

Figure No.
FIGURE 5

Figure Title
VP3: View looking north-eastward on Castle peak Road near L'aquatique

Date
Oct 2024

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BEFORE



AFTER

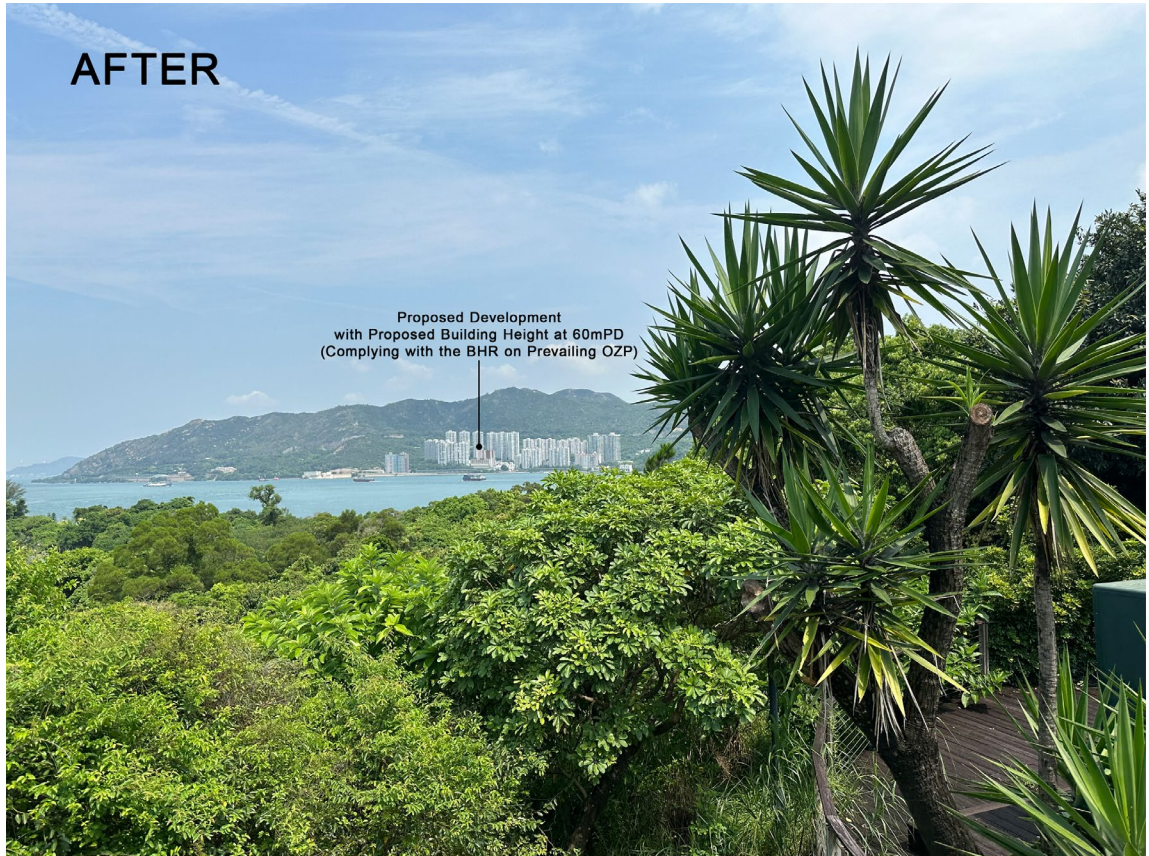


Figure No.

FIGURE 6

Figure Title

**VP4: View looking north-westward
in Ma Wan Park**

Date

July, 2024

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BEFORE



AFTER

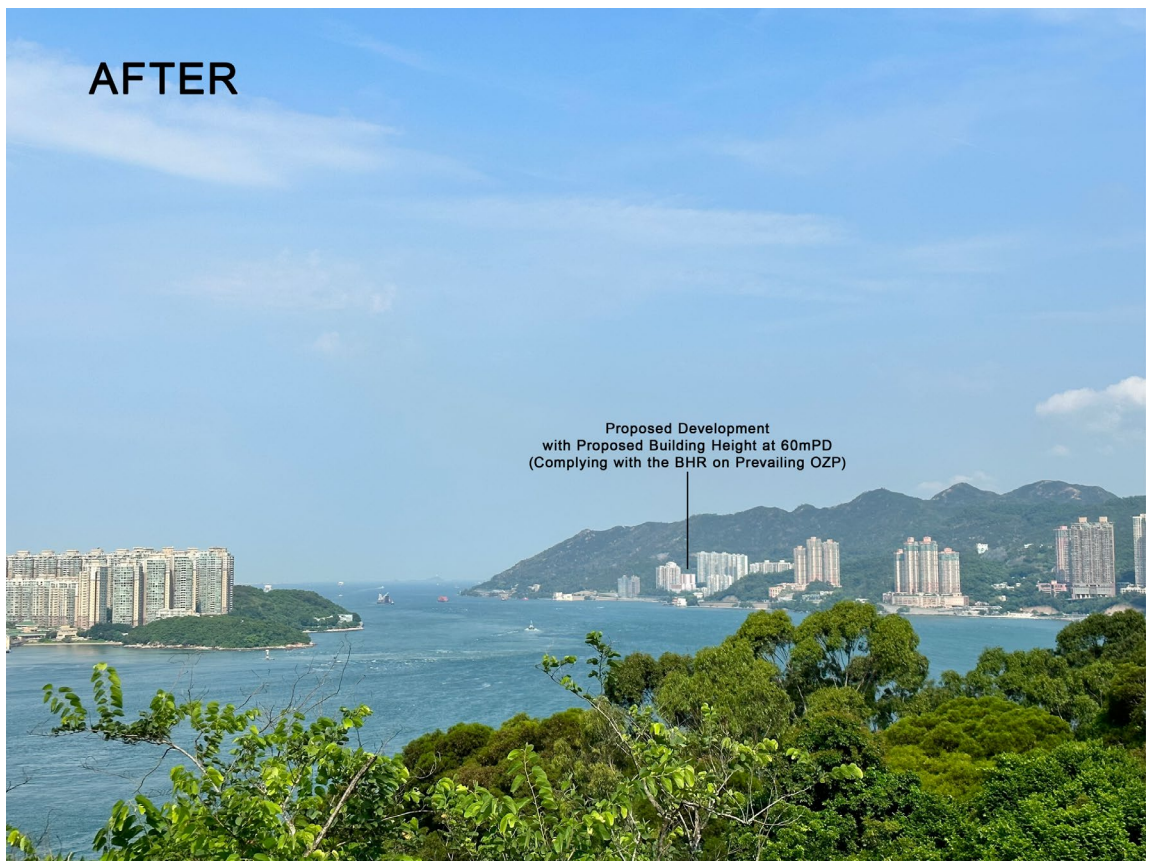


Figure No.
FIGURE 7

Figure Title
**VP5: View looking westward at the
Lantau Link Visitors Centre**

Date
July, 2024

Prepared By

