

**Appendix C –
Visual Impact Assessment**

**Section 16 Planning Application
for Proposed Comprehensive Residential Development
with Commercial Uses and Social Welfare Facility
and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions
in “Comprehensive Development Area (5)” Zone
at Yeung Uk Road / Kwu Hang Road / Wang Wo Tsai Street, Tsuen Wan**

Visual Impact Assessment

(March 2025)

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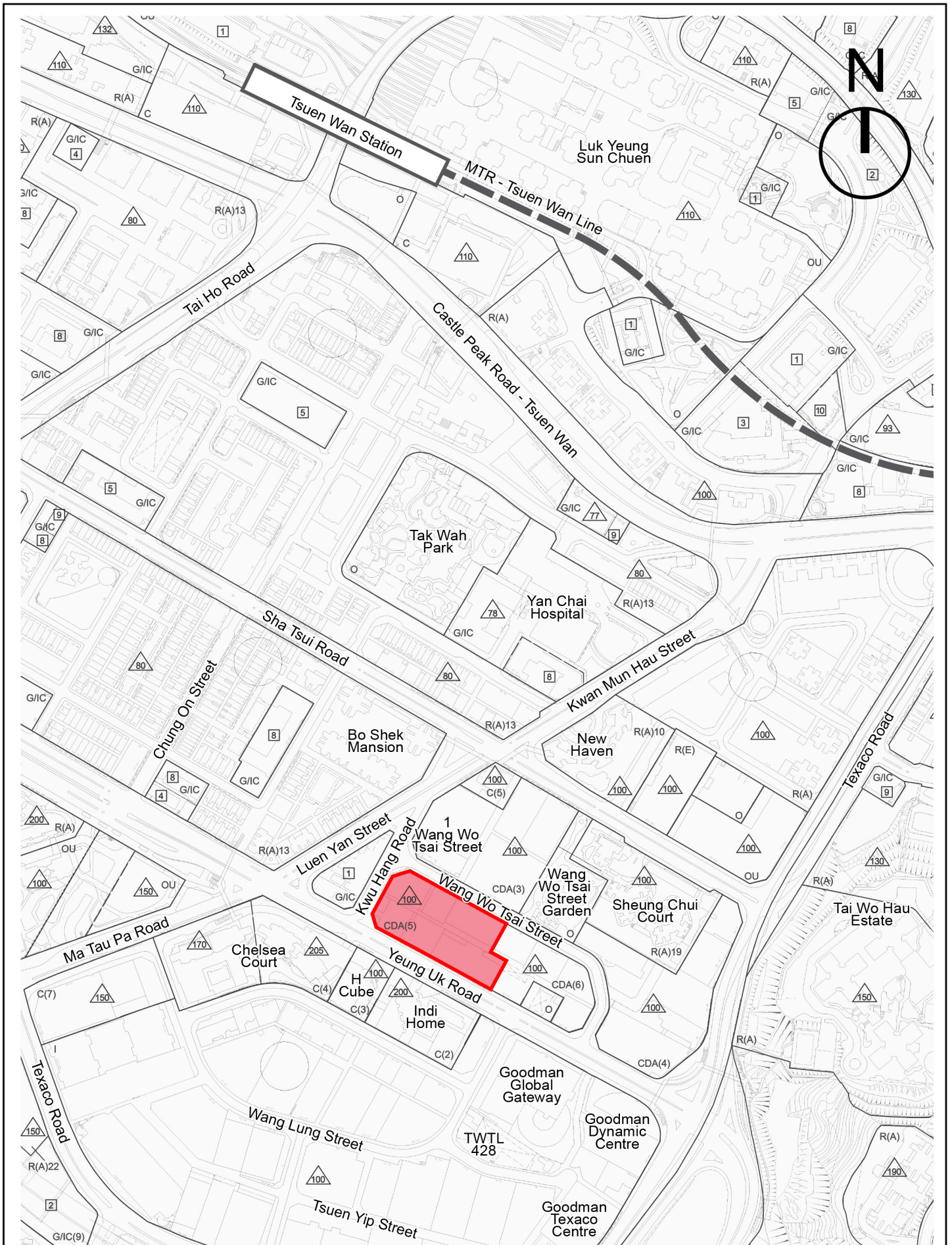
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1 INTRODUCTION

1.1 Background

- 1.1.1 This Visual Impact Assessment (VIA) is prepared in support of a proposed comprehensive residential development and minor relaxation of maximum plot ratio (PR) and building height restrictions with Social Welfare Facility (the Proposed Development) at Lots 459 RP, 461, 469, 475 and 476 in D.D. 443, TWTL 11 and adjoining Government land, Tsuen Wan (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).
- 1.1.2 The Application Site, located at the northern part of Tsuen Wan East Industrial Area (TWEIA), falls within “Comprehensive Development Area (5)” (“CDA(5)”) zone on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/38 (the draft OZP) (**Figure 1.1** refers). According to the Notes of the draft OZP, the “CDA(5)” zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Furthermore, development/redevelopment at the “CDA(5)” zone is subject to a total maximum PR of 5.0 (of which a minimum of 4.5 shall be for domestic use) and a maximum building height of 100mPD. Based on the individual merits of a development/redevelopment proposal, minor relaxation of the said PR/building height restriction may be considered by the Board under S16 of the Ordinance.
- 1.1.3 Given the multiple ownership involved within the Application Site, the Applicant intends to adopt a phased development approach for the redevelopment of the Application Site. There will be six development sites in total, namely Sites A to F. Site A (which is under the sole ownership of the Applicant) will be under Phase 1 and implemented first to expedite the provision of housing units in the short run and demonstrate the Applicant’s genuine intention in materializing the “CDA(5)” zone planning intention of redeveloping the area for residential uses with commercial facilities. The other sites will be under Phase 2 development.
- 1.1.4 To maximize the development potential of the Application Site, the Applicant also proposes minor relaxation of maximum domestic PR (from 5.0 to 6.0) and building height restriction (from 100mPD to 120mPD) by 20% throughout the six development sites. A non-domestic PR of 0.15 is proposed in Sites A to C to incorporate roadside retail facilities along Yeung Uk Road, and a non-domestic PR of 0.10 is further proposed in Site A to accommodate a Social Work Service Team for Pre-primary Institutions (SWSPPI) for meeting the needs for social welfare services in Tsuen Wan District.
- 1.1.5 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, and also to compare the Proposed Scheme (i.e. the subject application with proposed minor relaxation of the maximum PR and building height restrictions) with the original maximum building height restriction allowed on the OZP (i.e. the OZP-Complied Scheme) for the subject “CDA(5)” zone.



 Application Site

0 200m



Title
Location Plan

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| NA | 1.1 | | |

1.2 Report Structure

1.2.1 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 VPs and VSRs
- Section 5: appraises the potential visual impacts induced by the Proposed Development; and
- Section 6: summarizes the findings of the VIA.

2 INDICATIVE DEVELOPMENT PROPOSAL

2.1 Indicative Master Layout Plan and Development Schedule

2.1.1 The indicative Master Layout Plan and Section Plans of the Proposed Development are shown in **Figures 2.1 to 2.3**. For the key development parameters of the Proposed Development, please refer to **Table 2.1** below.

Table 2.1 – Indicative Development Schedule

| | Phase 1 (Site A) | Phase 2a (Site B) | Phase 2b (Site C) | Phase 2c (Site D) | Phase 2d (Site E) | Phase 2e (Site F) | APPLICATION SITE ("CDA(5)") |
|---|----------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|--|
| Site Area | About 1,858m ² | About 929m ² | About 956m ² | About 1,057m ² | About 697m ² | About 1,331m ² | About 7,353m ² ⁽¹⁾ |
| Total Plot Ratio | About 6.25 | About 6.15 | About 6.15 | About 6 | About 6 | About 6 | About 6.11 |
| • Domestic | • 6.0 | • 6.0 | • 6.0 | • 6.0 | • 6.0 | • 6.0 | • 6.0 |
| • Non-Domestic | • 0.25 | • 0.15 | • 0.15 | • Nil | • Nil | • Nil | • 0.11 |
| - Retail | - 0.15 | - 0.15 | - 0.15 | - Nil | - Nil | - Nil | - 0.08 |
| - Social Welfare Facilities | - 0.10 | - Nil | - Nil | - Nil | - Nil | - Nil | - 0.03 |
| Total Gross Floor Area (GFA) | About 11,607m ² | About 5,714m ² | About 5,880m ² | About 6,342m ² | About 4,182m ² | About 7,986m ² | About 41,711m ² |
| Maximum Building Height (main roof level) | Not more than 120mPD | | | | | | Not more than 120mPD |
| Domestic Accommodation | | | | | | | |
| Domestic GFA | About 11,148m ² | About 5,574m ² | About 5,736m ² | About 6,342m ² | About 4,182m ² | About 7,986m ² | About 40,968m ² |
| No. of Flats | 277 | 116 | 116 | 145 | 87 | 145 | 886 |
| Retail | | | | | | | |
| Retail GFA | About 280m ² | About 140m ² | About 144m ² | -- | -- | -- | About 564m ² |
| Social Welfare Facilities | | | | | | | |
| Social Work Service Team for Pre-Primary Institutions | About 179m ² | -- | -- | -- | -- | -- | About 179m ² |

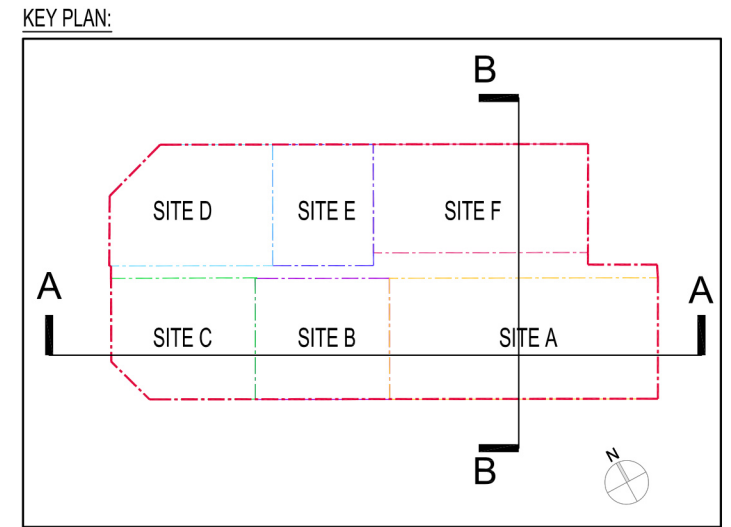
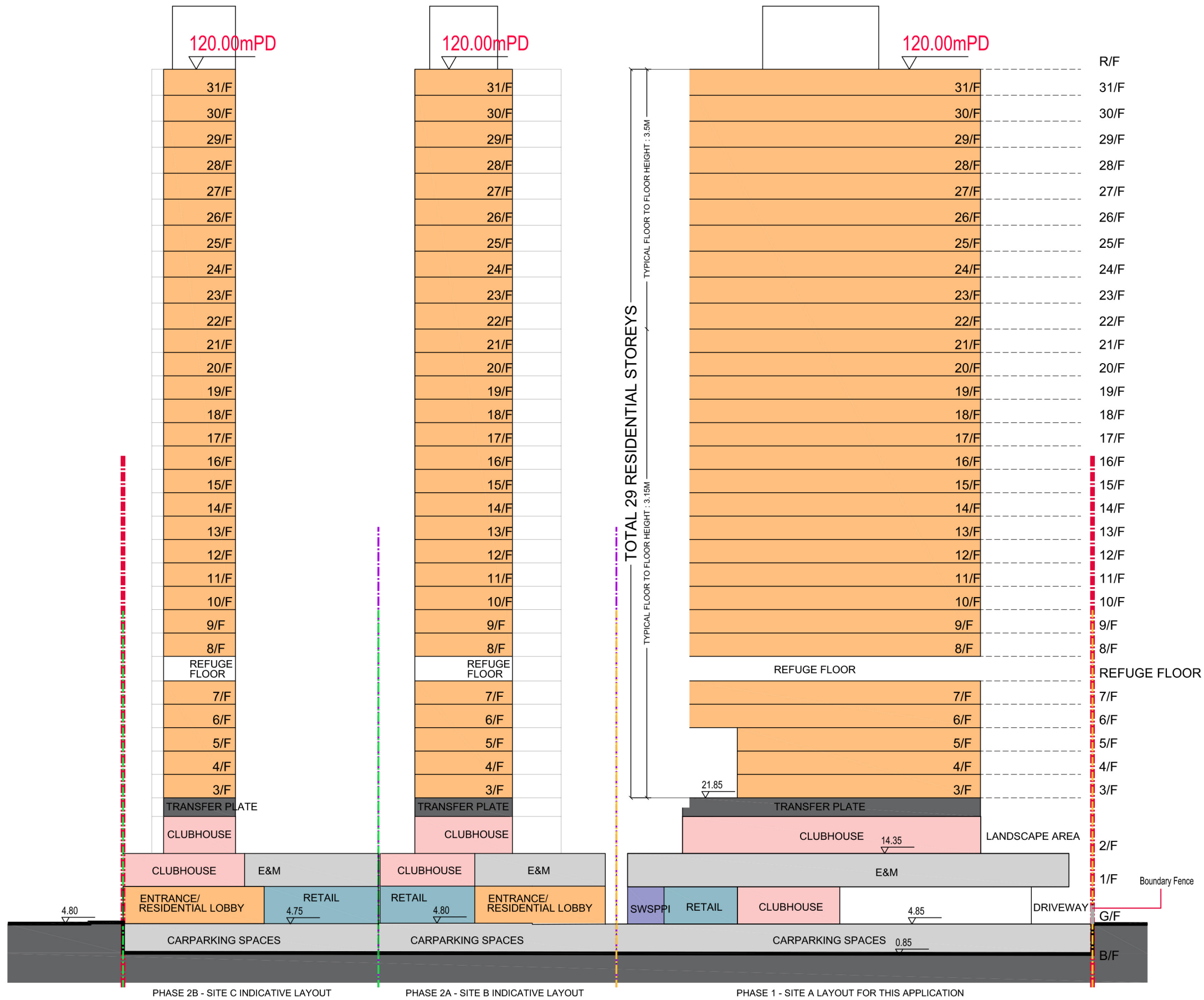
Remarks:

- (1) Including total development site area of about 6,828m² and existing back lane on Government land of about 525m². All site areas subject to detailed survey and setting out during land exchange application.

2.1.2 The Proposed Development includes minor relaxation of the total PR restriction from 5.0, to a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both retail and social welfare facilities) / 0.15 (at Sites B and C only, which include retail facility), and minor relaxation of the building height restriction from 100mPD to 120mPD (at all development sites). The Proposed Development will provide a total of 886 flats.

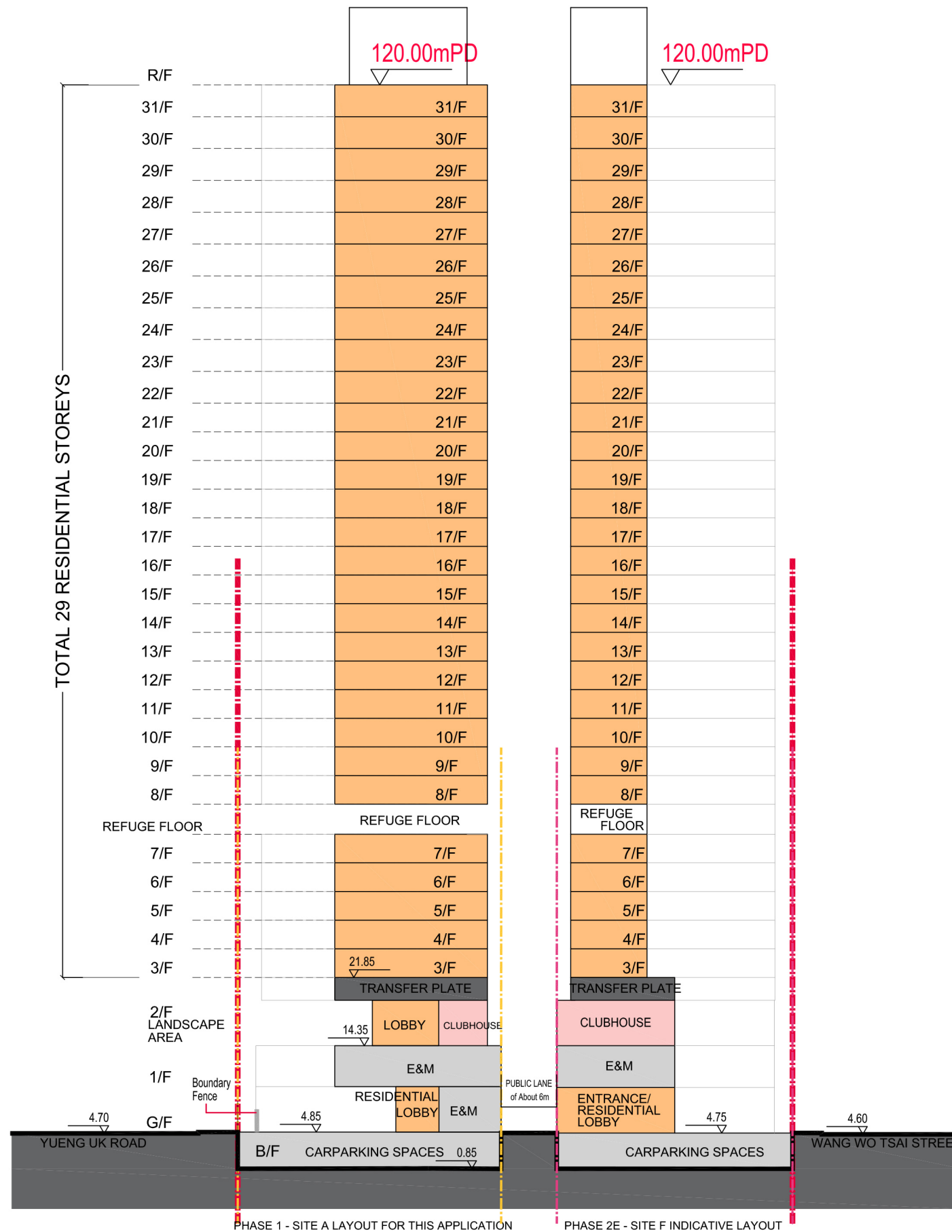


| | | | | |
|-------|---|----|--------|----------|
| Title | Indicative Master Layout Plan (Overall) | | | |
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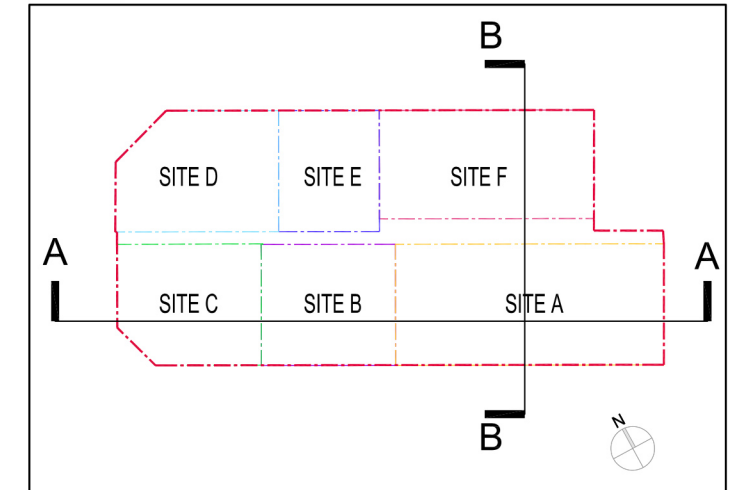


- LEGEND:**
- - - Boundary of Application Site
 - - - Phase 1 (Site A)
 - - - Phase 2a (Site B)
 - - - Phase 2b (Site C)
 - Residential
 - Clubhouse
 - Retail
 - Social Work Service Team for Pre-primary Institutions (SWSPPI)
 - Electrical & Mechanical (E&M) Circulation

| | | | | |
|---|---------|-----|-------|----------|
| Title Indicative Section Plan (A-A) (Overall) | Checked | DH | Drawn | PW |
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KEY PLAN:



LEGEND:

- Boundary of Application Site
- Phase 1 (Site A)
- Phase 2e (Site F)
- Residential
- Clubhouse
- Electrical & Mechanical (E&M)/ Circulation

Title

Indicative Section Plan (B-B) (Overall)

| | | | |
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2.1.3 A social welfare facility (the SWSPPI) is proposed on the Ground Floor of Site A. Retail facilities are proposed on the ground floors of Sites A to C which abut Yeung Uk Road to enhance street vibrancy. A 3m-wide pedestrian passageway accessible by the public will be provided through the subject “CDA(5)” zone to enhance the north-south pedestrian connectivity. The proposed pedestrian passageway will help linking up Yeung Uk Road and Wang Wo Tsai Street to form a better pedestrian network together with the existing public lanes in this locality. In addition, the podium of the Proposed Development will also be voluntarily set back by 2m from Yeung Uk Road (for Sites A to C where there will be retail frontage to enhance street vibrancy) and Wang Wo Tsai Street (for Sites D to F) from the lot boundaries with landscape provision.

2.2 Planning and Design Considerations

2.2.1 In the course of formulating the Proposed Scheme for the Application Site, the Applicant intends to provide additional housing units given the acute shortage of housing supply while ensuring its compatibility with its surrounding context. Due regard has also been given to a more pleasant and quality living environment for the future residents and surroundings. The key planning and design considerations are as follow:

- **The development intensity of the Proposed Development is similar to the surrounding developments**, so as to ensure the Proposed Development will be compatible when compared to the surrounding developments. In particular, there are two similar applications for comprehensive residential development with minor relaxation of PR restriction in the surrounding area. The approved development in “CDA(3)” zone under Application No. A/TW/527 was accepted by the Board on 24.12.2021 with minor relaxation of PR restriction from 5 to 6.1 (+22%). The approved development in “CDA(6)” zone under Application No. A/TW/537 was accepted by the Board on 22.12.2023 with minor relaxation of PR restriction from 5 to 6.1 (+22%) as well. The Proposed Development, with minor relaxation of the total PR restriction from 5.0 to a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both retail and social welfare facilities) / 0.15 (at Sites B and C only, which include retail facilities), is considered compatible with the surrounding developments.
- **The maximum building height of the Proposed Development is similar to the surrounding developments**, so as to ensure that the Proposed Development will be compatible with the building height profile of the surrounding area. In particular, the proposed minor relaxation of building height restriction from 100mPD to 120mPD is considered appropriate with reference to the surrounding developments, such as Sheung Chui Court (about 116.5mPD), Goodman Global Gateway (about 157.7mPD) and Indi Home (about 203.5mPD). Furthermore, the building height restriction for the nearby “CDA(3)” and “CDA(6)” zones have already been relaxed from 100mPD to 120mPD under the abovementioned Application Nos. A/TW/527 and A/TW/537.
- **Building separations are provided between different development sites** to allow visual and air permeability through the Application Site.
- **Street vibrancy is enhanced through provision of retail facilities on ground floor** of Sites A to C which abut to Yeung Uk Road. Such design with retail facilities fronting Yeung Uk Road echoes with the existing retail facilities

provided on the ground floor of H Cube and Indi Home on the opposite side of Yeung Uk Road.

- **Pedestrian connectivity will be enhanced by providing a north-south pedestrian passageway across the Application Site.** It is proposed that the fence walls from the lot boundaries on each side between Sites A and B, and between Sites E and F, will be set back by 1.5m, so that a 3m-wide pedestrian passageway accessible by the public could be provided to enhance the north-south pedestrian connectivity between Yeung Uk Road and Wang Wo Tsai Street through the subject “CDA(5)” zone.
- **Adequate open space and green coverage** are provided at the Application Site according to Hong Kong Planning Standards and Guidelines and Sustainable Building Design Guidelines for a quality built environment.

3 BASELINE VISUAL CONDITION

3.1 Visual Context & Character

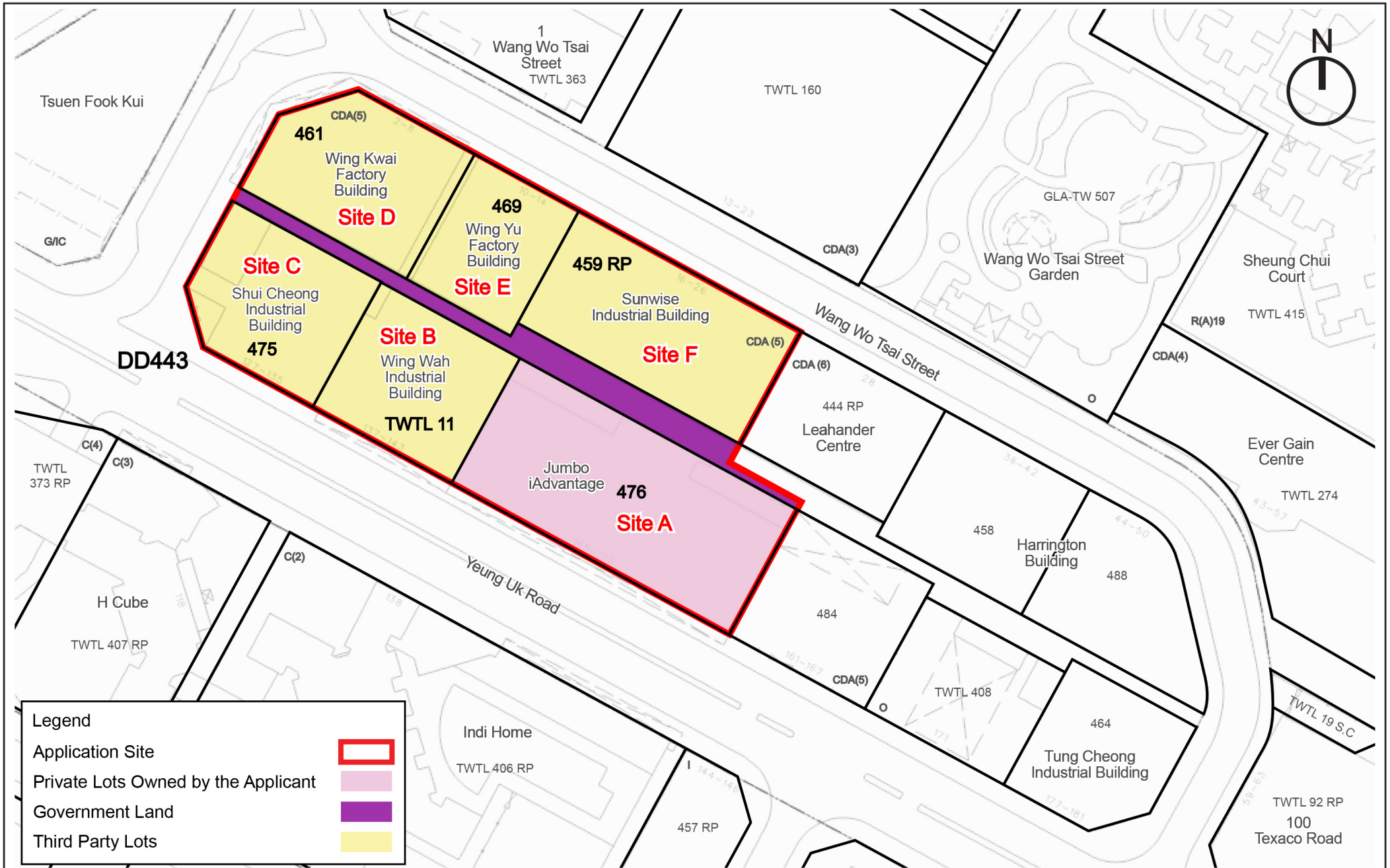
- 3.1.1 The Application Site is currently occupied by six industrial buildings (namely Jumbo iAdvantage, Wing Wah Industrial Building, Shui Cheong Industrial Building, Wing Kwai Factory Building, Wing Yu Factory Building and Sunwise Industrial Building). Other than Sunwise Industrial Building (26 storeys; 32 years), the other five industrial buildings have similar building heights (6 to 12 storeys) and ages (50 to 58 years) (**Figure 3.1** refers). In between the development sites, there is a back lane connecting Kwu Hang Road to the west and Wang Wo Tsai Street to the east.
- 3.1.2 The existing industrial buildings are also relatively bulky in building form with no architectural articulation. Similar to other industrial sites, there are also no landscaping and amenities provided at the existing industrial lots. The streetscape along the Application Site is not pleasant.
- 3.1.3 However, to the northeast of the Application Site are the Home Ownership Scheme development named Sheung Chui Court and the local open space named Wang Wo Tsai Street Garden, which are completed in 2017 and bring an upgrade to the physical environment of the former industrial site. Compared to the aforesaid new developments, the existing industrial environment becomes incompatible with the residential development and the open space.

Tsuen Wan Town Centre

- 3.1.4 To the northwest of the Application Site is the existing Tsuen Wan town centre. The area is mainly occupied by medium-rise high-density residential developments with building heights of not exceeding 100mPD. With the statutory building height restriction of 80mPD to 100mPD stipulated under the Tsuen Wan OZP, it is anticipated that future developments in this area will also be medium-rise.

TWEIA

- 3.1.5 To the immediate east, north and south of the Application Site is the remaining portion of the TWEIA. While the existing industrial buildings to the immediate east and north are mainly low-to-medium-rise with building heights ranging from about 40mPD to 100mPD, there are high-rise buildings to the south of the Application Site across Yeung Uk Road, including the service apartment developments of Indi Home (about 203.5mPD) and H Cube (about 165.4mPD), and the industrial development of Goodman Global Gateway (about 157.7mPD).
- 3.1.6 In gist, having considered that the Application Site is situated in a dense urban context and surrounded by high-rise developments with building height exceeding 100mPD, the Proposed Scheme with minor relaxation of maximum plot ratio and building height restrictions is considered compatible with the surroundings in terms of its built form.
- 3.1.7 **Figure 3.2** shows the site and surrounding context of the Application Site.



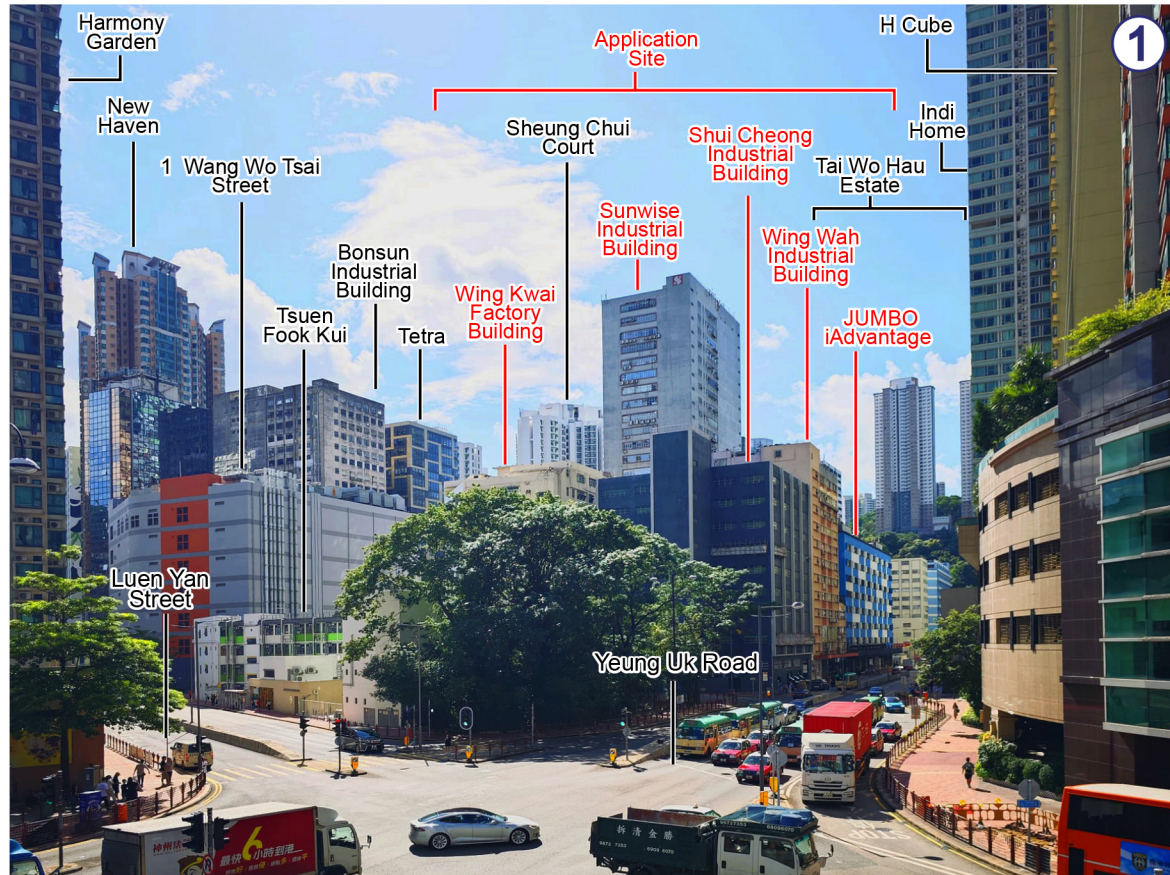
Legend

- Application Site
- Private Lots Owned by the Applicant
- Government Land
- Third Party Lots

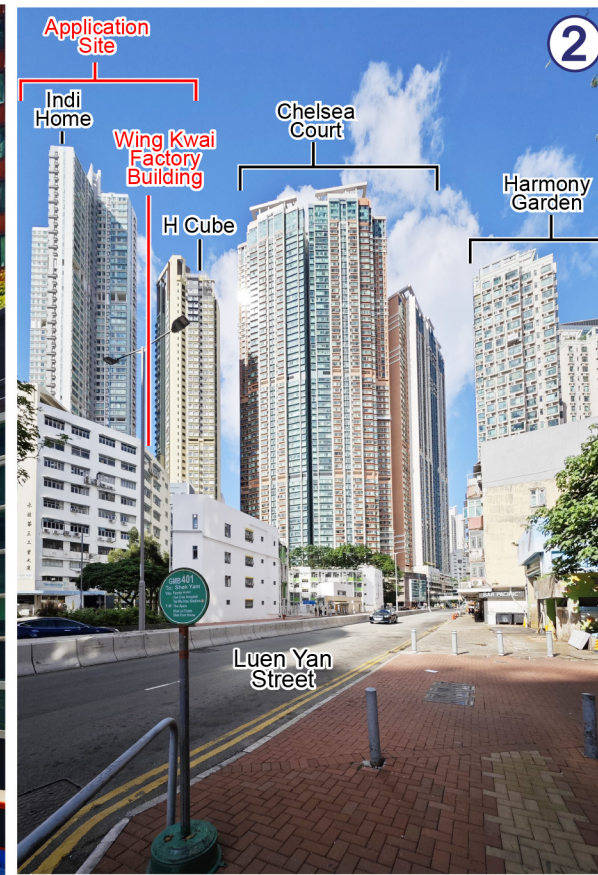


Title Landholding Plan

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The vicinity of the Application Site is mainly occupied by industrial buildings and residential developments



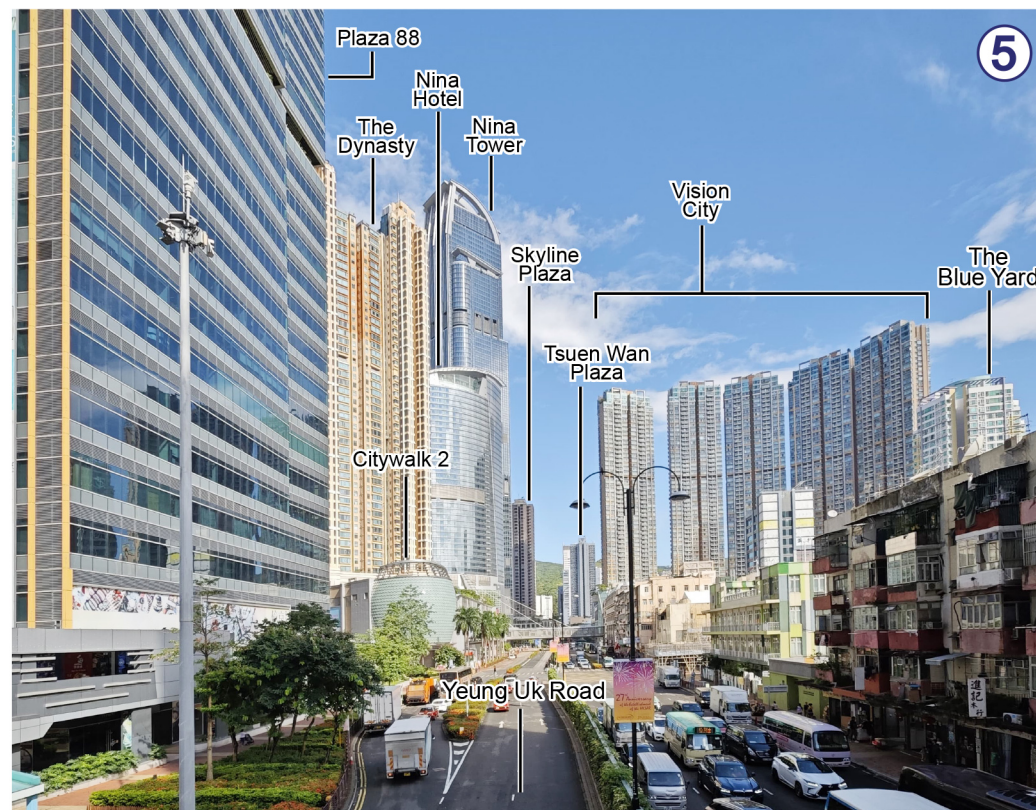
The high-rise residential developments nearby the Application Site



The existing industrial buildings at the Application Site viewing from Yeung Uk Road



The existing industrial buildings at the Application Site viewing from Wang Wo Tsai Street



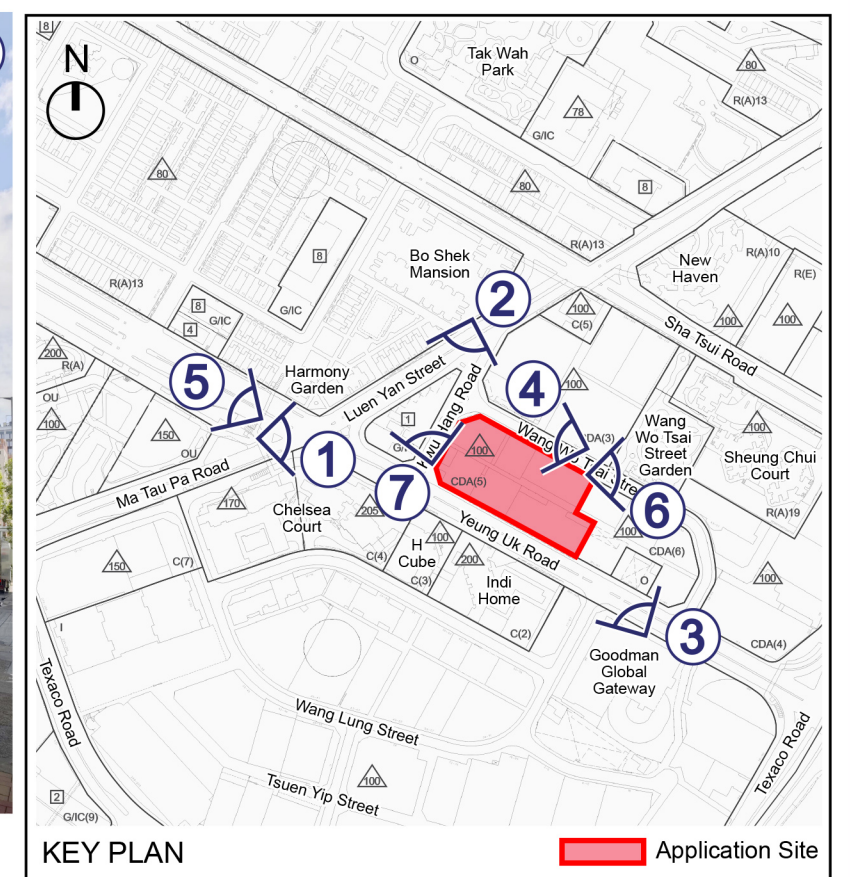
The high-rise residential developments close to Application Site at Yeung Uk Road



The existing industrial development and HOS "Sheung Chui Court" at Wang Wo Tsai Street



The Transitional Housing "Tsuen Fook Kui" and HOS "Bo Shek Mansion"

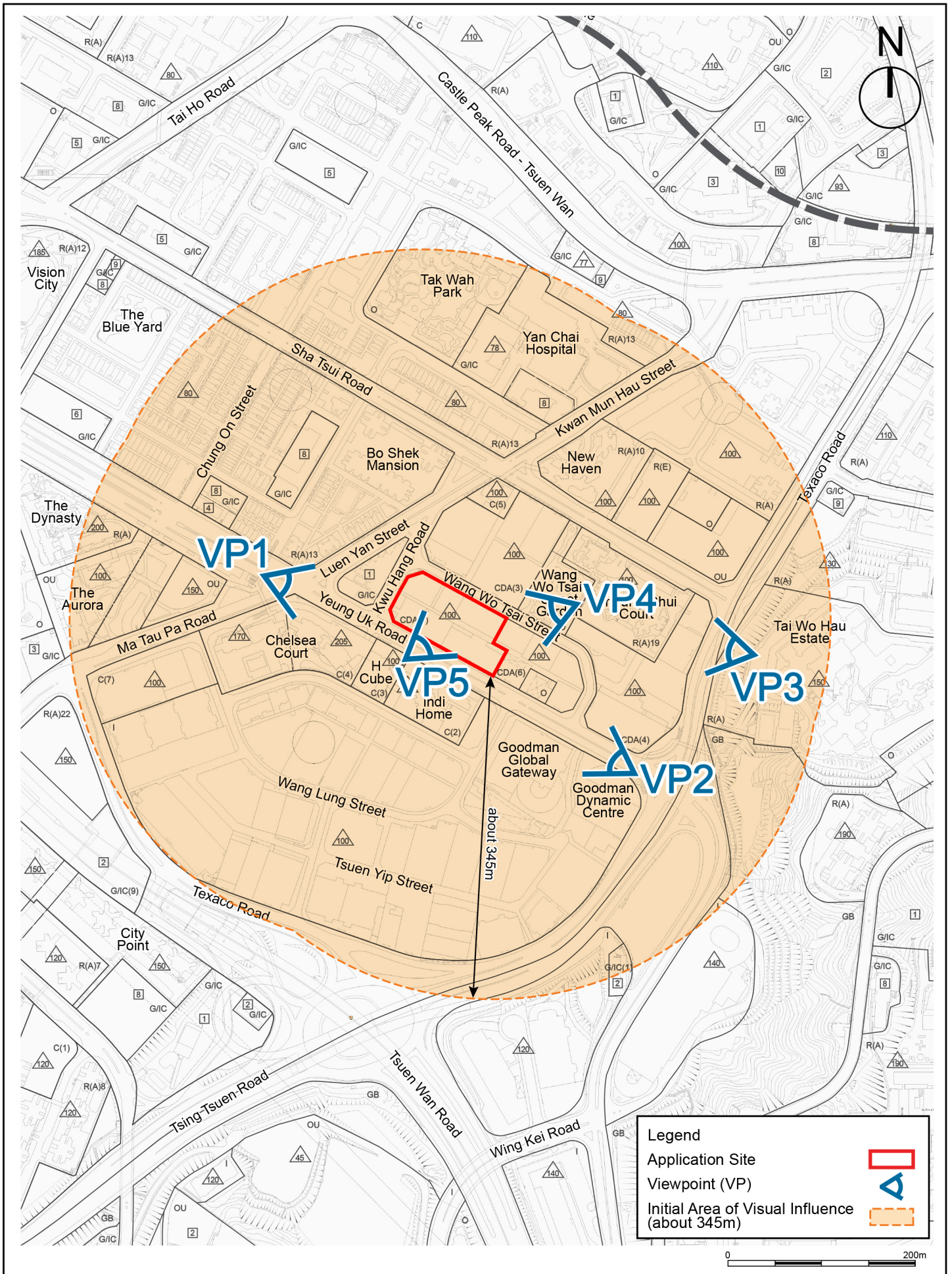


3.2 Area of Visual Influence (AVI)

- 3.2.1 According to 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 determining the AVI of the subject VIA, the Proposed Development, the visual context, the popular public gathering spaces, the distance of the development and its potential visibility from the selected viewing points and the actual site and surrounding topographical conditions by ground inspection have been taken into account.
- 3.2.2 Having regard to the scale and height of the Proposed Development, the subject AVI covers public viewers with potential visibility of the Application Site at TWEIA as well as the Tsuen Wan Town Centre to the west and the residential area to the east of the Application Site. The subject AVI extends to Wan Wo Tsai Street Garden to the north, Tai Wo Hau Estate sitting-out area to the east, the footbridge at the junction of Yeung Uk Road and Texaco Road to the south and the footbridge at the junction across Yeung Uk Road and Ma Tau Pa Road to the west.
- 3.2.3 In gist, 5 public VPs within the AVI have been identified for the subject VIA (**Figure 3.3** refers). Details of these VPs are described in the following section.

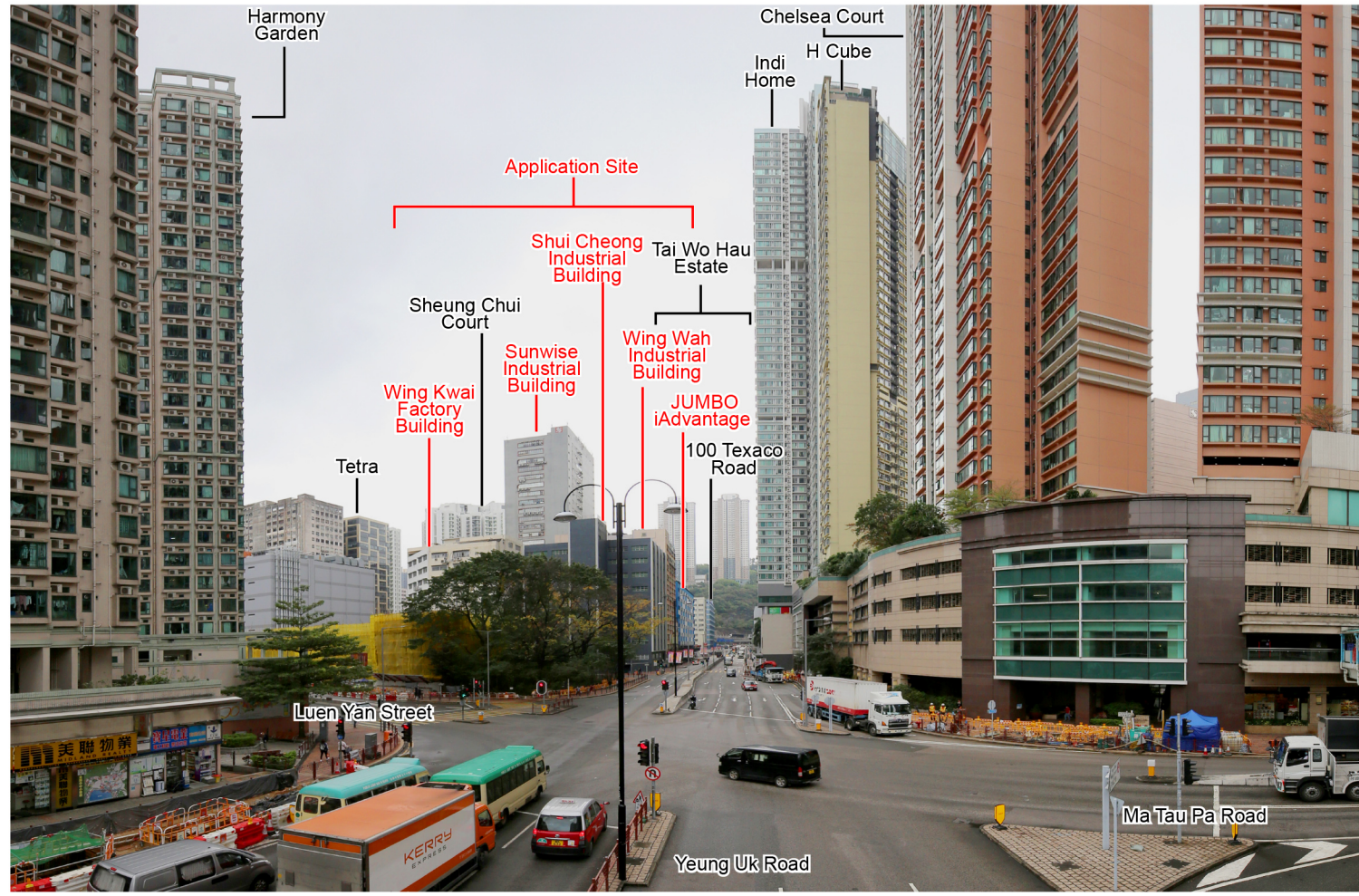
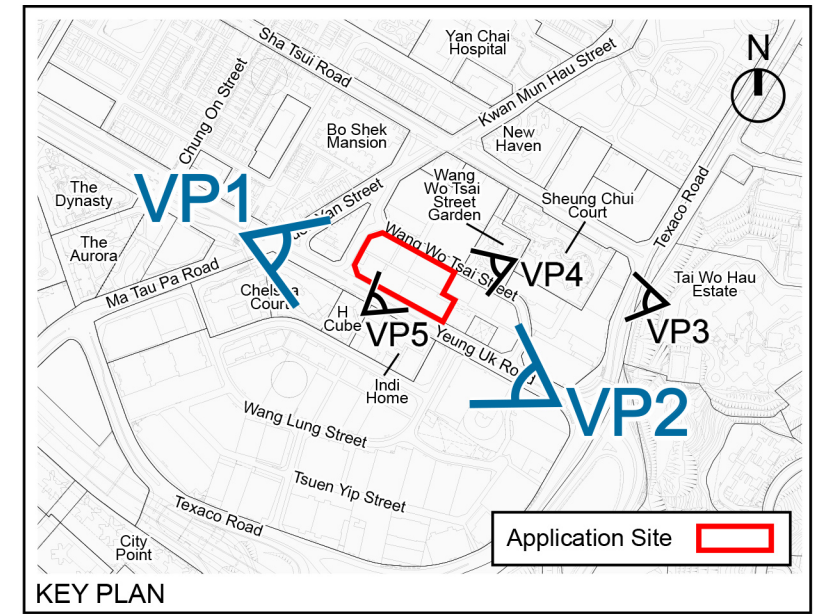
3.3 Baseline Visual Condition of the Application Site

- 3.3.1 Having identified the surrounding visual context including the existing/planned developments in the vicinity, it should be highlighted that the Application Site and its vicinity are situated in a densely-built urban area. With a view to illustrating the visual acceptability of the Proposed Development with minor relaxation of building height restriction, the original maximum building height restriction of 100mPD allowed on the extant OZP would also be used as a reference to serve as the baseline visual condition for visual assessment purpose.

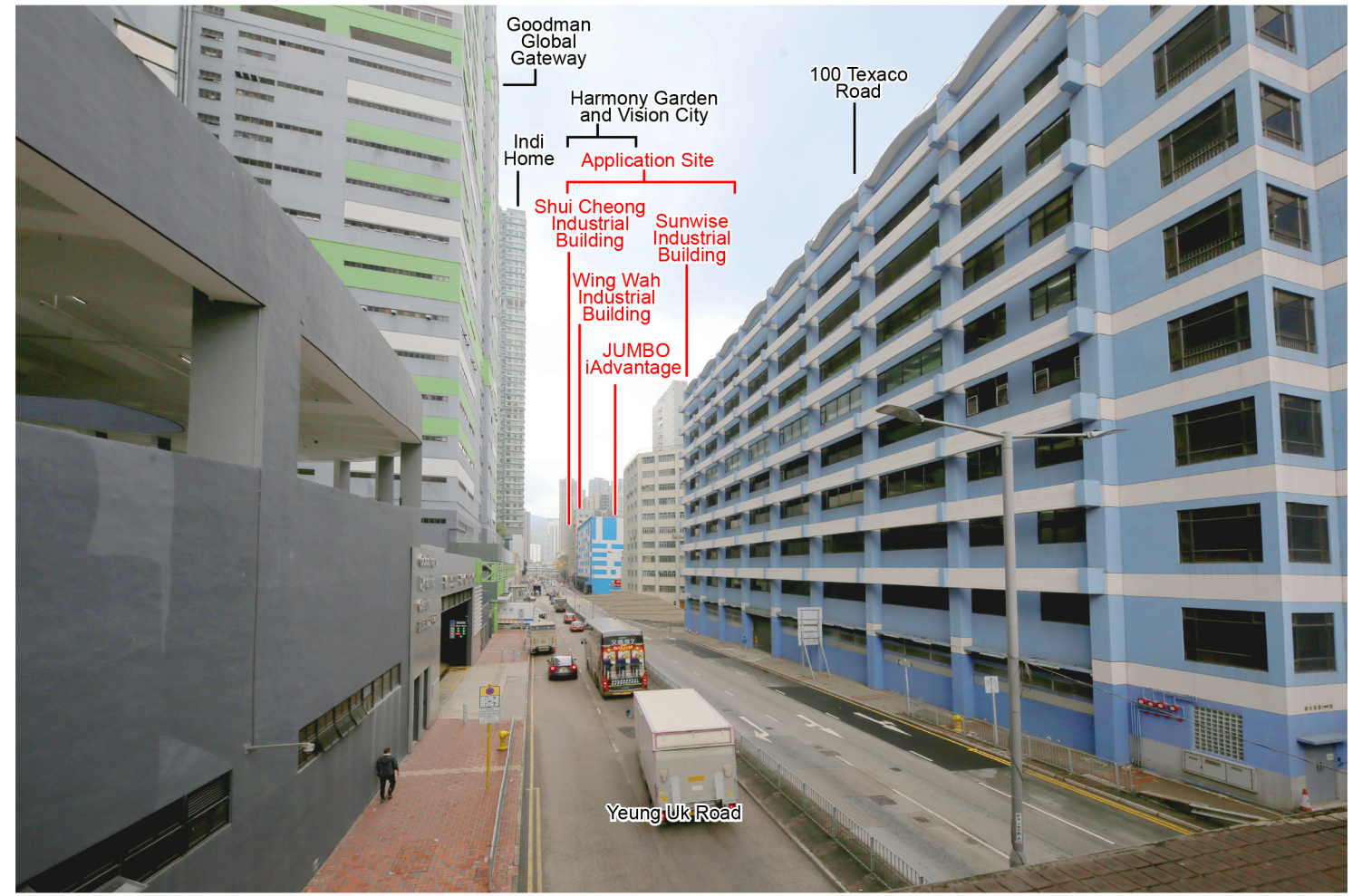


4 KEY VISUAL SENSITIVE RECEIVERS AT PUBLIC VIEWPOINTS

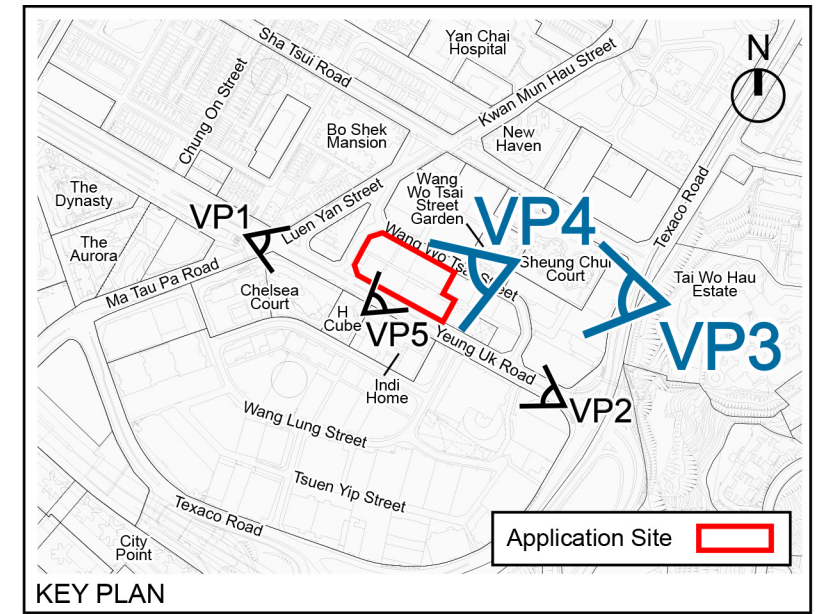
- 4.1 As per the requirements of TPB PG-No. 41, key VSRs are those people, who have views of the Application Site from the most affected public VPs, and these VSRs are likely to be affected most by the proposed visual change. The identified VSRs of the subject VIA include the public at popular areas 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 Development.
- 4.2 VSRs are categorized 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 remains 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 most affected by the proposed visual changes at the key VPs, the selected VSRs of the subject VIA are categorized into two groups, namely:
- Recreation** - General public has sights on the Proposed Development while engaging in recreational facilities. Their visual sensitivity varies depending on the type of recreational activity they are engaging in.
- Traveller** - General public has sights on the Proposed Development in public passageways. Their visual experience depends on the speed of travel 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 is categorized into 3 classifications (i.e. "High", "Medium" and "Low").
- 4.5 **Table 4.1** lists out the visual sensitivity of the selected public VSRs of the subject VIA. Existing views of different VPs are provided in **Figures 4.1 to 4.3**.



VP1: Junction of Yeung Uk Road and Ma Tau Pa Road



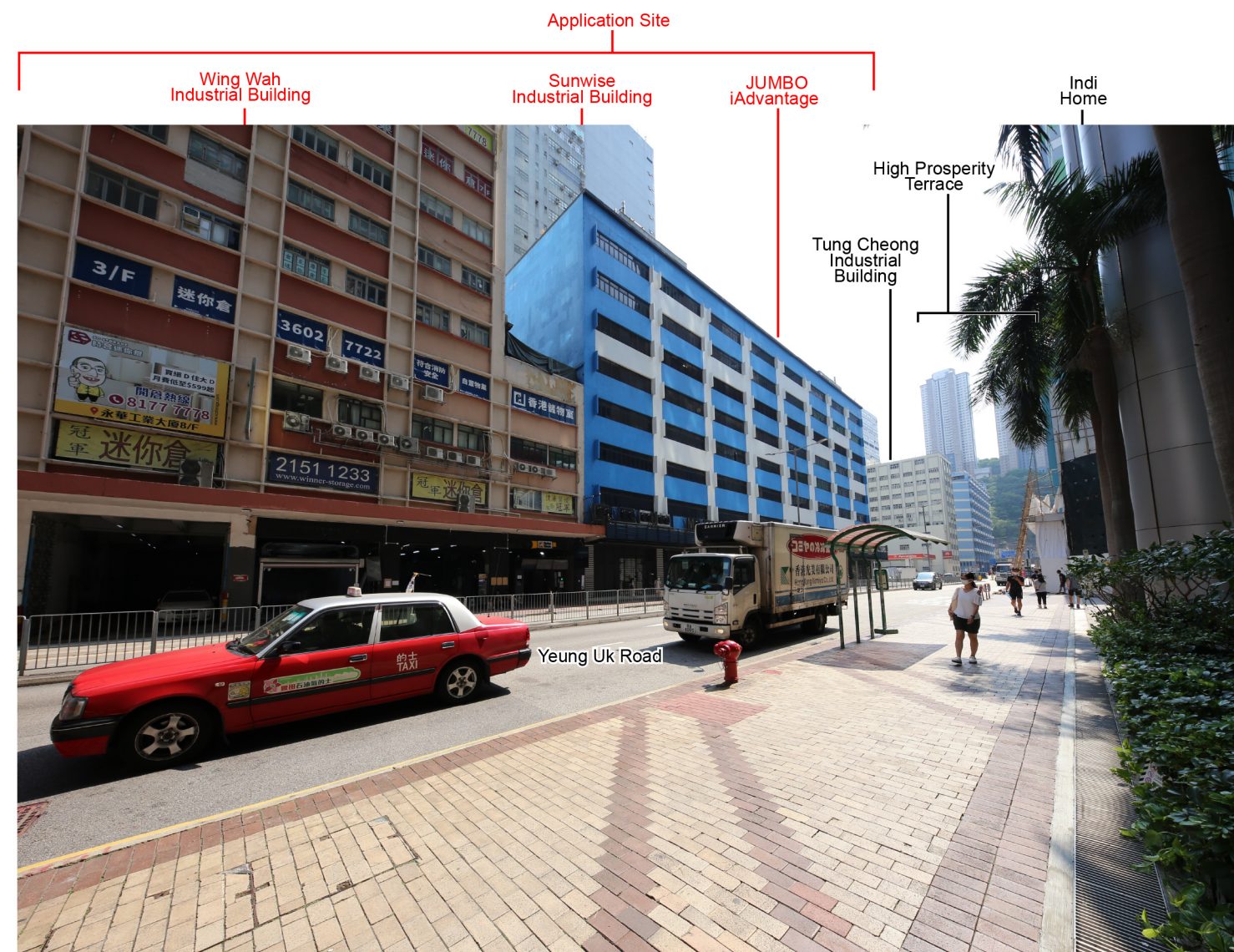
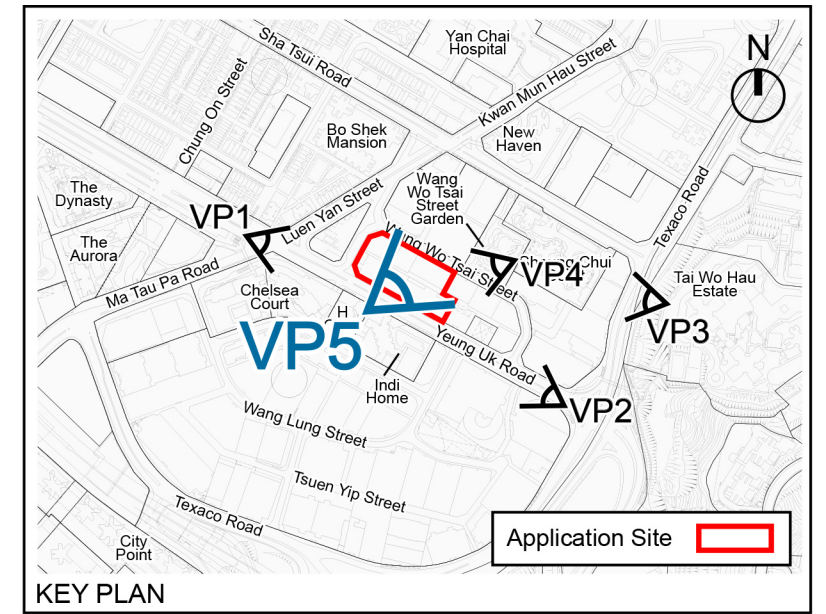
VP2: Junction of Yeung Uk Road and Texaco Road



VP3: Tai Wo Hau Estate



VP4: Wang Wo Tsai Street Garden



VP5: Yeung Uk Road outside Indi Home

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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 Existing View (Good / Fair / Poor) | Degree of Visibility on the Proposed Development (Full / Partial / Glimpsed) Frequency of View towards the Proposed Development (Frequent / Occasional / Rare) | Sensitivity |
|--|--------------------------------|--|--|-------------|
| <p>VSR1: Pedestrians on the footbridge at the junction of Yeung Uk Road and Ma Tau Pa Road</p> <p>The footbridge at the junction of Yeung Uk Road and Ma Tau Pa Road is a major pedestrian crossing facility for travellers to cross Yeung Uk Road and move between Tsuen Wan Town Centre to the north and TWEIA to the south.</p> <p>Traveller – The VSRs are mainly pedestrians crossing Yeung Uk Road via the footbridge.</p> | About 140m | <p>Fair to Poor – The existing view is dominated by the frequent traffic along Yeung Uk Road and the high-rise residential developments along Yeung Uk Road, including Harmony Garden to the left and H Cube to the right. Existing vegetation and industrial buildings are situated in the background.</p> | <p>Partial view – There are existing vegetation along Yeung Uk Road. Traffic along Yeung Uk Road is also heavy. VSRs in this VP can view a partial view of the Proposed Development.</p> <p>Occasional view - Travellers at this VP are mostly transient in nature with short duration of stay. In addition, the sight of VSRs towards the Application Site would be distracted by the busy traffic along Yeung Uk Road and the existing built-up environment.</p> | Low |
| <p>VSR2: Pedestrians on the footbridge at the junction of Yeung Uk Road and Texaco Road</p> <p>The footbridge at the junction of Yeung Uk Road and Texaco Road is a pedestrian crossing facility for travellers to cross Yeung Uk Road and move between TWEIA across Yeung Uk Road and Tai Wo Hau Estate to the east.</p> <p>Traveller – The VSRs are mainly pedestrians crossing Yeung Uk Road via the footbridge.</p> | About 190m | <p>Poor – The existing view is characterised by a combination of the busy traffic along Yeung Uk Road, the high-rise industrial building (Goodman Global Gateway) to the left and the low-to-medium-rise industrial buildings including 100 Texaco Road and Tung Cheong Industrial Building to the right.</p> | <p>Partial view – Due to the screening effect of the existing medium-rise industrial buildings (e.g. 100 Texaco Road), some of which are proposed to be redeveloped into high-rise residential buildings under approved application no. A/TW/537, VSRs in this VP can only view a portion of the Proposed Development.</p> <p>Occasional view - Travellers at this VP are mostly transient in nature with short duration of stay. In addition, the sight of VSRs towards the Application Site would be distracted by the busy traffic along Yeung Uk Road and the existing built-up environment.</p> | Low |
| <p>VSR3: Users of the sitting-out area in Tai Wo Hau Estate</p> <p>Tai Wo Hau Estate is a high-density public housing development situated to the east of the Tsuen Wan area. This VP is located in a sitting-out area providing a number of passive recreational facilities to the residents.</p> <p>Recreation - The VSRs are mainly the recreational users of the sitting-out area</p> | About 270m | <p>Fair – Existing view is characterised by the vegetation in the sitting-out area in the foreground while the existing industrial and residential developments (including ADP Pentagon Centre and Sheung Chui Court) in the Tsuen Wan Area are situated at the background.</p> | <p>Not Visible – Due to the site level difference as well as the screening effect of the existing high-rise residential development (Sheung Chui Court), the Proposed Development is not visible by the VSRs at this VP.</p> <p>Occasional view – VSRs at this VP are mainly engaged in different recreational activities, such as jogging, and the view towards the Application Site is dominated by high-rise residential and industrial developments nearby. Although another group of VSRs are engaged in passive recreational activities (i.e. sitting on the benches), their focus would generally be on the existing vegetation and the activities in the sitting-out area.</p> | Medium |

| Visually Sensitive Receiver and Type of user (Recreation and/or Traveller) | Approx. Viewing Distance | Quality of Existing View (Good / Fair / Poor) | Degree of Visibility on the Proposed Development (Full / Partial / Glimpsed) Frequency of View towards the Proposed Development (Frequent / Occasional / Rare) | Sensitivity |
|--|--------------------------------|---|--|-------------|
| <p>VSR4: Users of Wang Wo Tsai Street Garden</p> <p>Wang Wo Tsai Street Garden is a local open space with the provision of recreational facilities for the residents in the surroundings including the adjacent Sheung Chui Court.</p> <p>Recreation - The VSRs are mainly the recreational users of the garden</p> | About 90m | <p>Fair – Existing view is characterised by the vegetation in the Wang Wo Tsai Street Garden while the existing industrial buildings (including the ones on the Application Site and Leahander Building) in the TWEIA are situated in the background</p> | <p>Partial view – Due to the screening of the existing vegetation in the Wang Wo Tsai Street Garden and the existing medium-rise industrial buildings (e.g. Leahander Centre) which are proposed to be redeveloped into high-rise residential buildings under approved application nos. A/TW/527 and 537, VSRs in this VP can only view a portion of the Proposed Development.</p> <p>Occasional view - VSRs at this VP are mainly engaged in different recreational activities, such as using the children's playground or elderly fitness facilities. Although another group of VSRs are engaged in passive recreational activities (i.e. sitting on the benches), their focus would generally be on the existing vegetation and the activities in the Wang Wo Tsai Street Garden.</p> | Medium |
| <p>VSR5: Pedestrians along Yeung Uk Road outside Indi Home</p> <p>The pavement outside Indi Home is a major pedestrian route for travellers travelling along Yeung Uk Road and move to/from the TWEIA. A minimus stop providing service between Kwai Fong and Tsuen Wan is also present at this location.</p> <p>Traveller – The VSRs are mainly pedestrians travelling along Yeung Uk Road.</p> | About 30m | <p>Fair – The existing view is dominated by the frequent traffic along Yeung Uk Road and the industrial developments along Yeung Uk Road, including Wing Wah Industrial Building and Jumbo iAdvantage at the Application Site. Residential development, namely High Prosperity Terrace situated above the slope to the southeast, is also visible.</p> | <p>Partial view – Considering the short viewing distance from this VP towards the Application Site, only the southeastern portion of the Proposed Development (i.e. Sites A and B) are visible from this VP.</p> <p>Occasional view - Travellers at this VP are mostly transient in nature with short duration of stay. In addition, the sight of VSRs towards the Application Site would be distracted by the busy traffic along Yeung Uk Road.</p> | Low |

5 ASSESSMENT OF VISUAL IMPACTS

Methodology for the Appraisal of Visual Impact

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

- 1) Visual composition (i.e. to assess the visual effects resulting from the change in building forms, bulk and etc.);
- 2) Visual obstruction (i.e. to assess whether the proposed subject matter 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 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 “Significantly Adverse”, “Moderately Adverse”, “Slightly Adverse” 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 significantly adverse) unless the Proposed Development exhibits visual effects that enhance the visual quality.

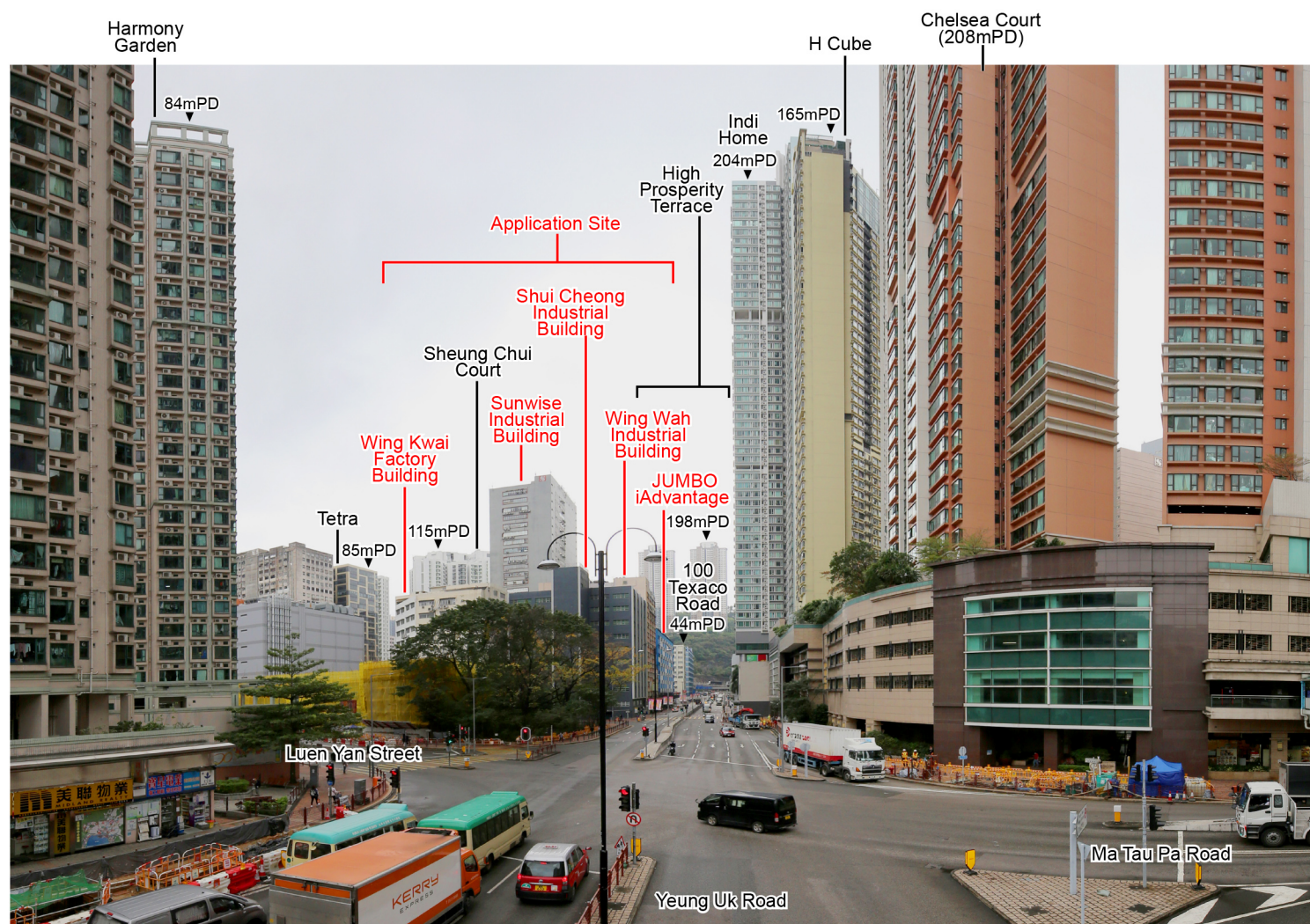
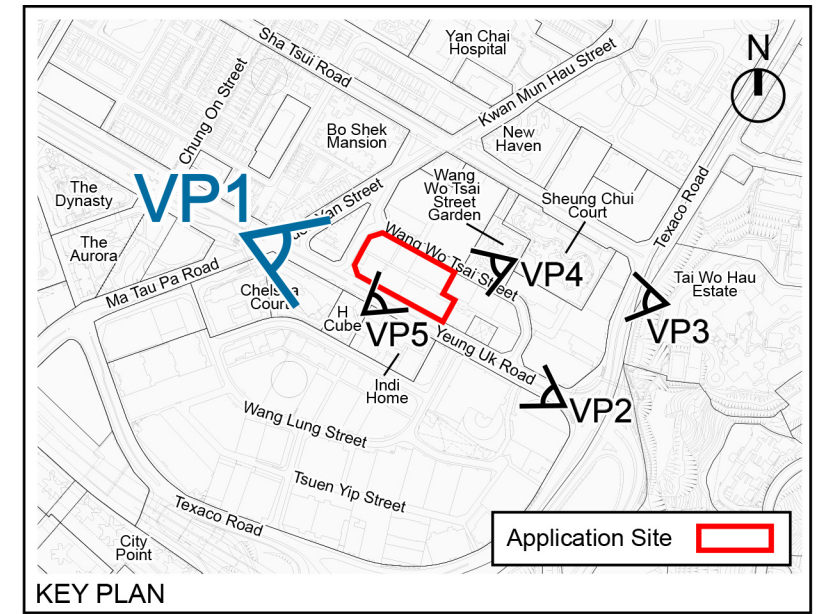
5.1.3 According to TPB PG-No. 41, the classification of the significance of the overall visual impacts and their associated descriptions are set out in **Table 5.2** below.

Table 5.2 - Classification of Overall Visual Impact

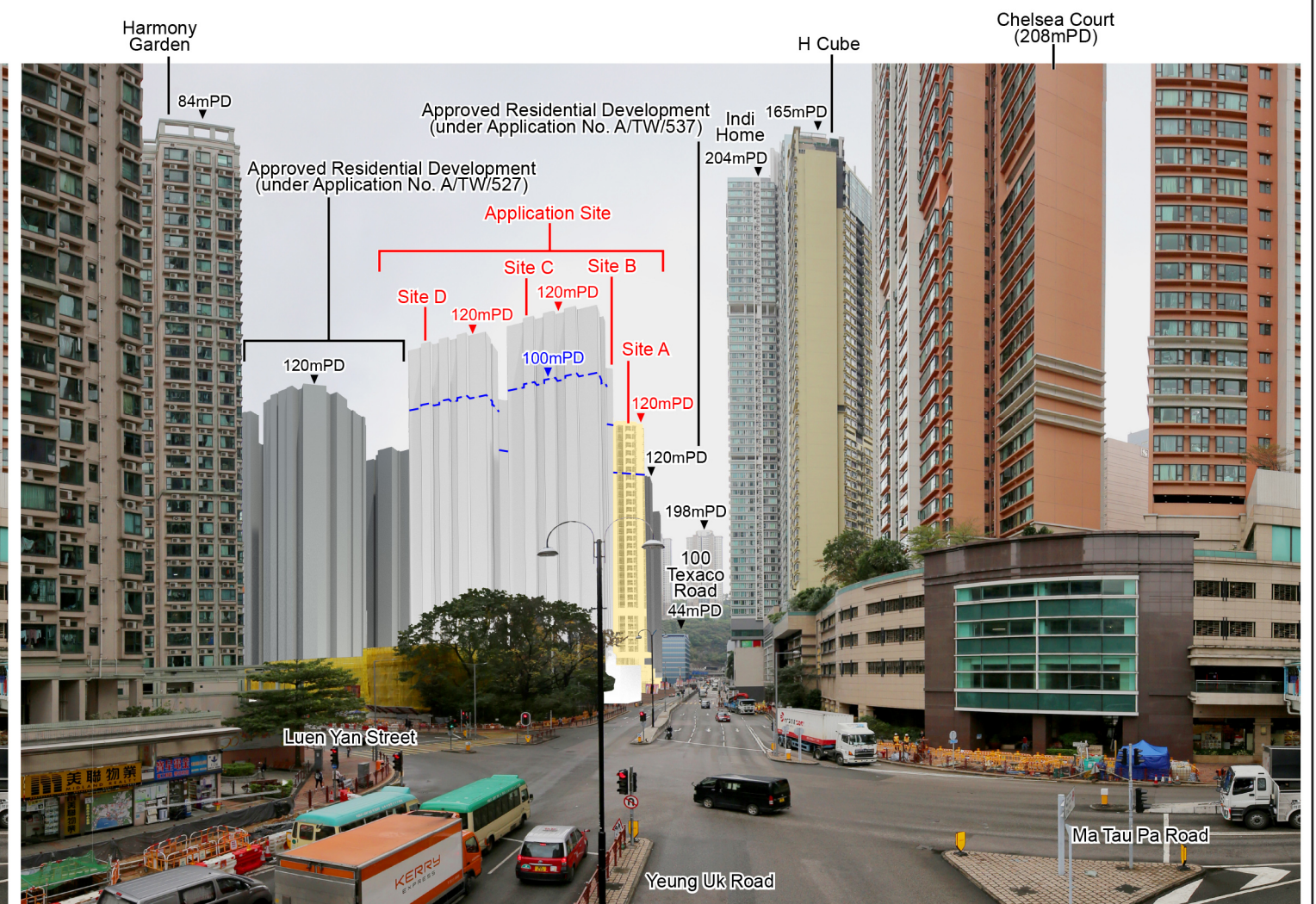
| Classifications | Descriptions |
|----------------------------------|---|
| Significantly Adverse | The Proposed Development will in overall terms cause serious and detrimental visual impacts on most of the identified key public VPs even with mitigation measures. |
| Moderately Adverse | The Proposed 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. |

5.1 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 is described in **Table 5.3** below. The corresponding photomontages are attached in **Figures 5.1 to 5.4**.



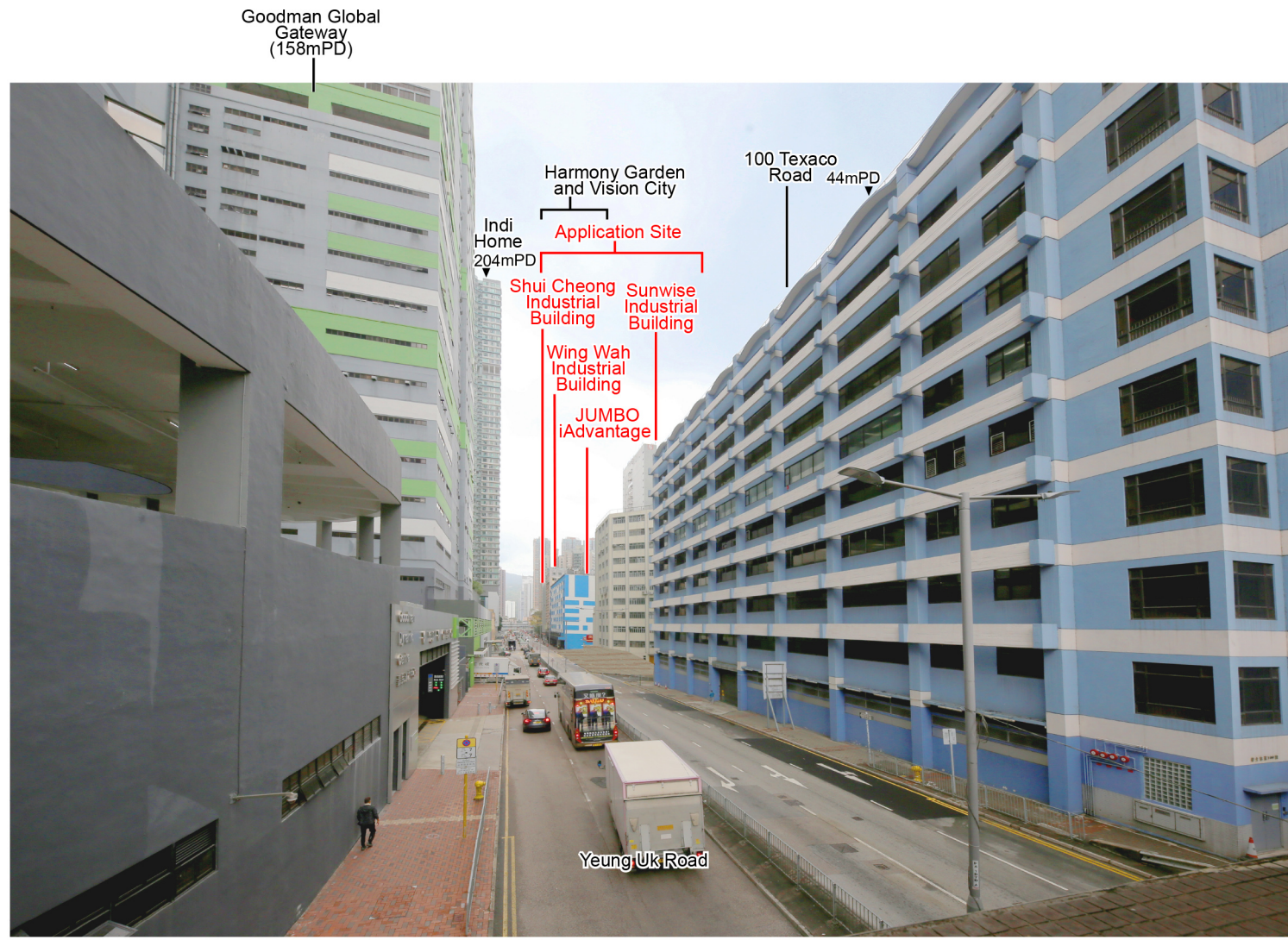
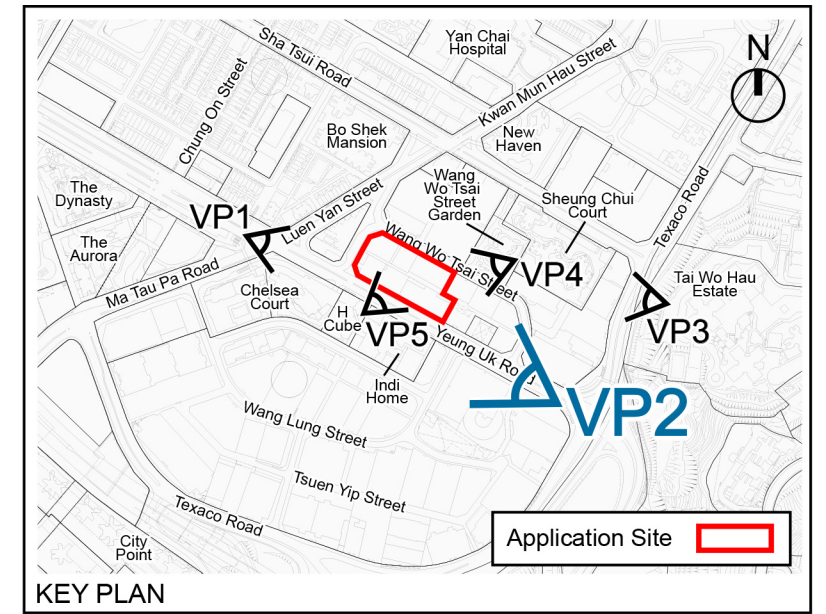
Existing View



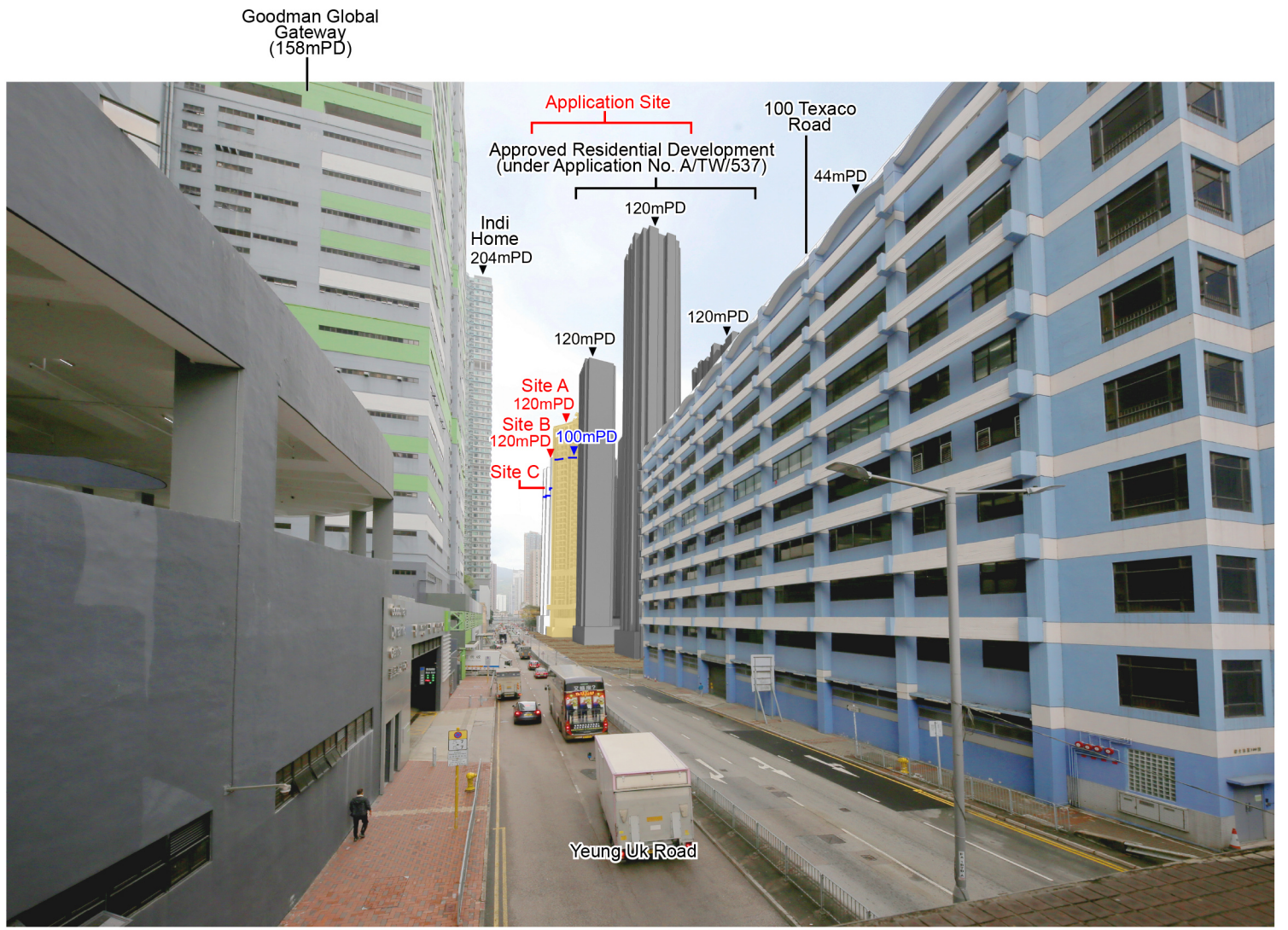
Proposed Scheme

Legend
OZP Complied Scheme - - - -

| | | | |
|---------|-----|--------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Mar 2025 |
| Scale | N/A | Figure | 5.1 |



Existing View



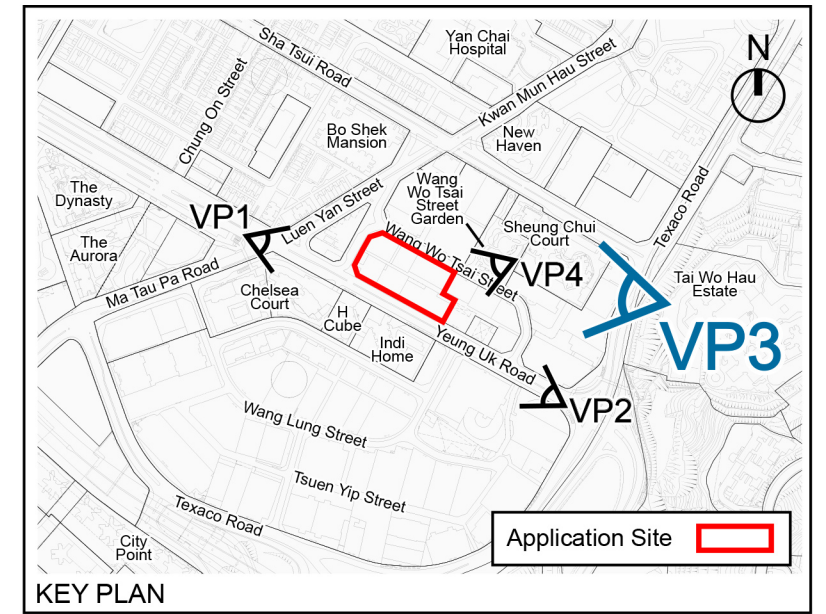
Proposed Scheme

Legend
OZP Complied Scheme - - - -

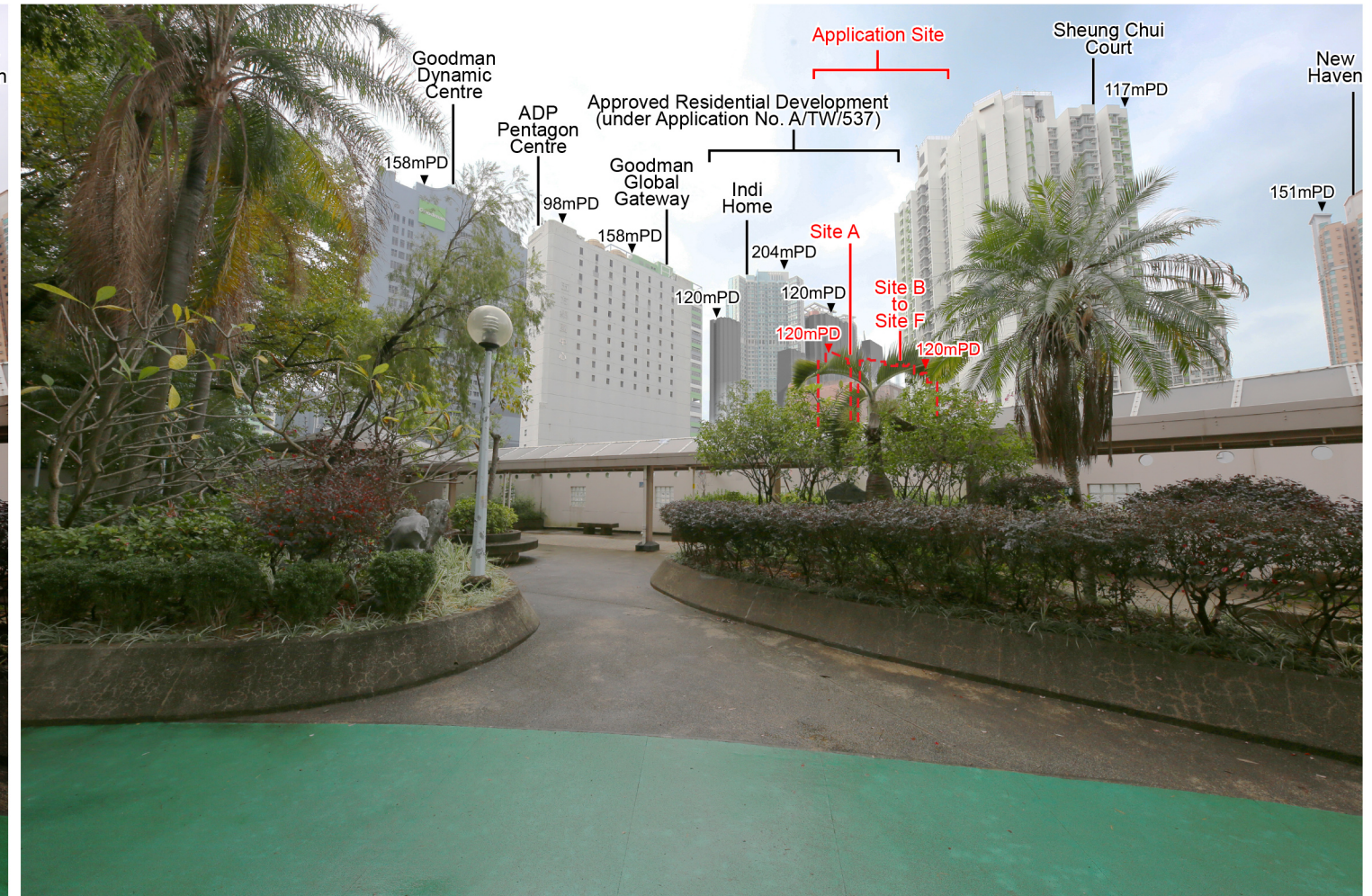


Title
Photomontages – Viewing from VP2 – Junction of Yeung Uk Road and Texaco Road

| | | | |
|---------|-----|--------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Mar 2025 |
| Scale | N/A | Figure | 5.2 |



Existing View



Proposed Scheme

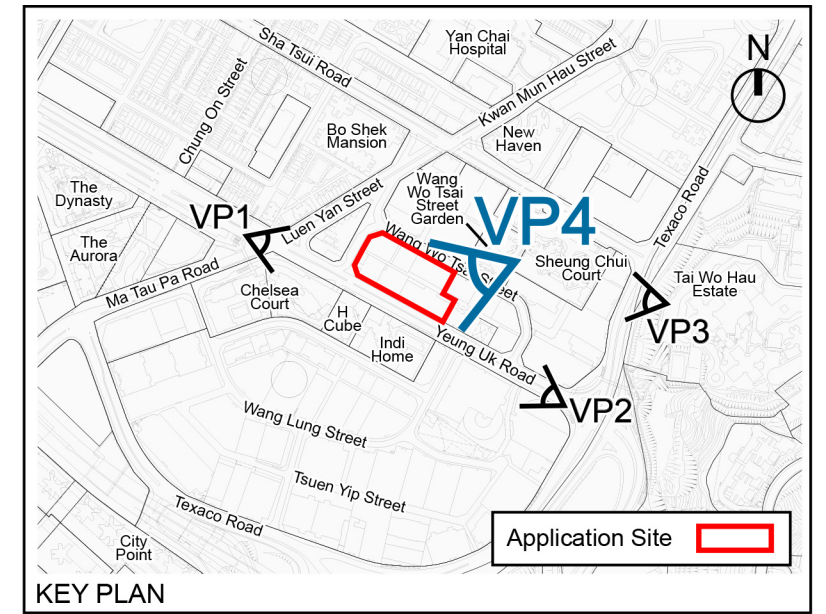
| Legend | | | |
|---|--|--|-------|
| Proposed Development (screened off by buildings in the front) | | | ----- |

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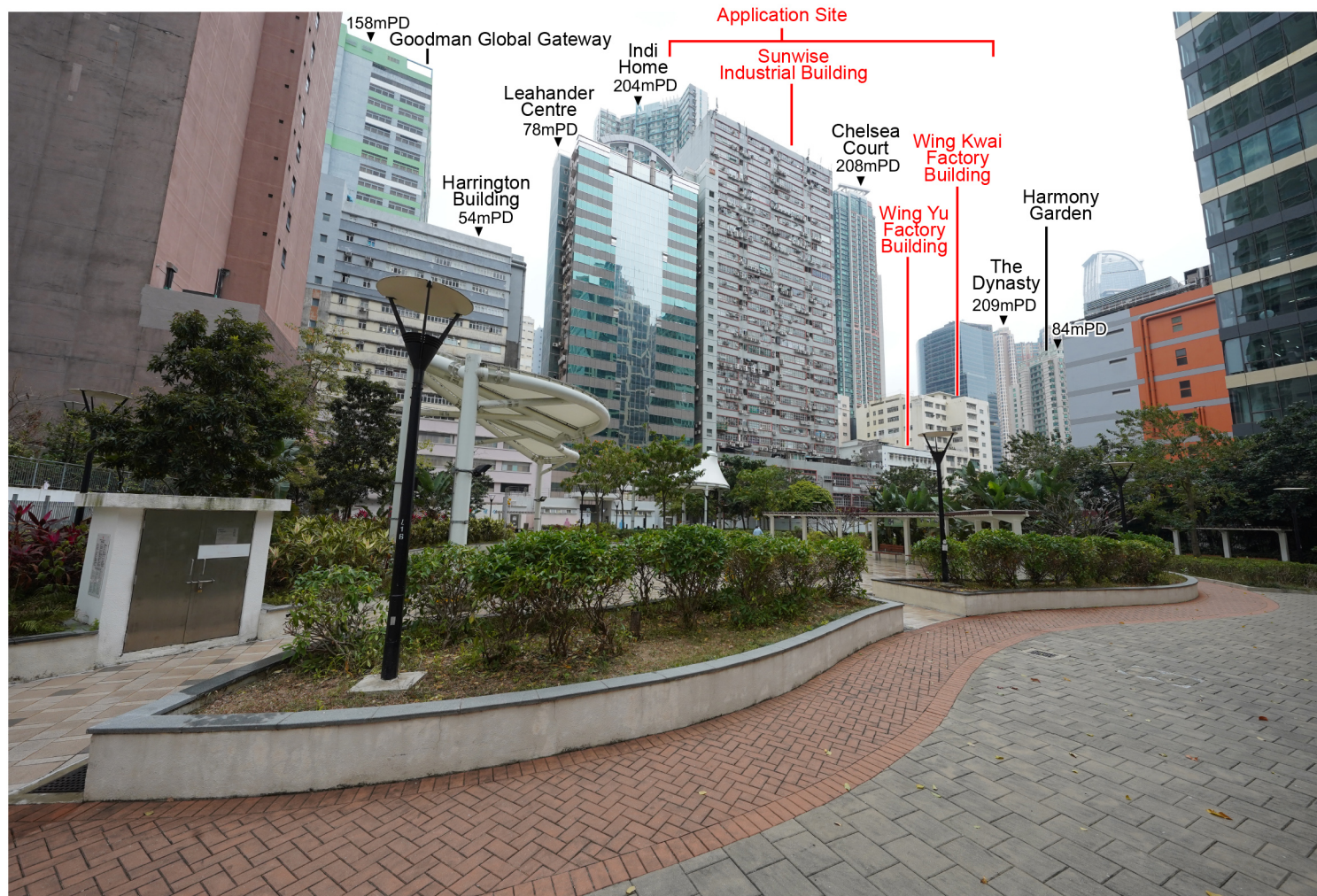
Title

Photomontages – Viewing from VP3 – Tai Wo Hau Estate

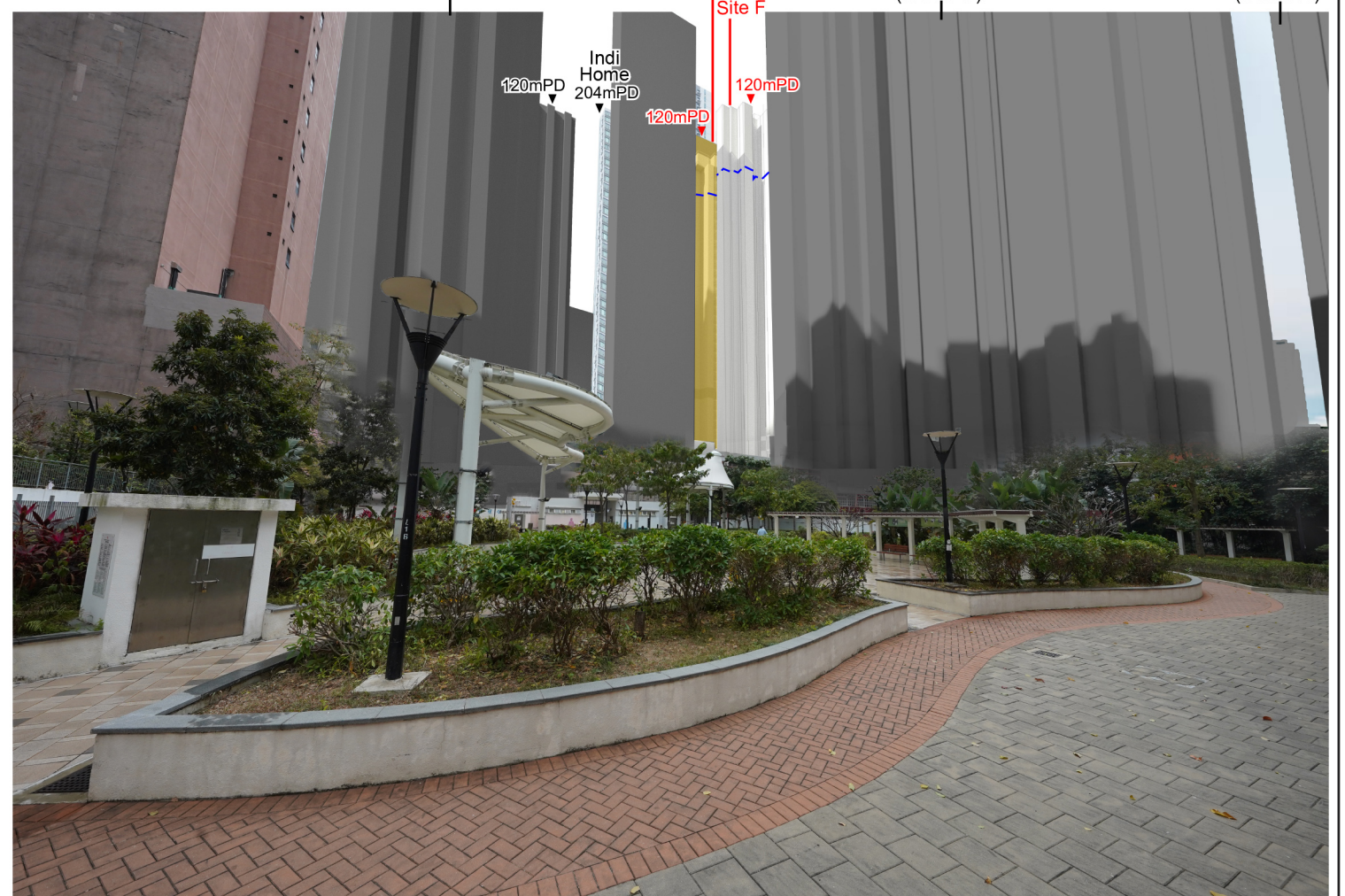
| | | | |
|---------|-----|--------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Mar 2025 |
| Scale | N/A | Figure | 5.3 |



Approved Residential Development (under Application No. A/TW/537) (120mPD) Application Site (partly visible from this VP) Site A (120mPD) Site F (120mPD) Approved Residential Development (under Application No. A/TW/527) Phase 1 (120mPD) Phase 2B (120mPD)



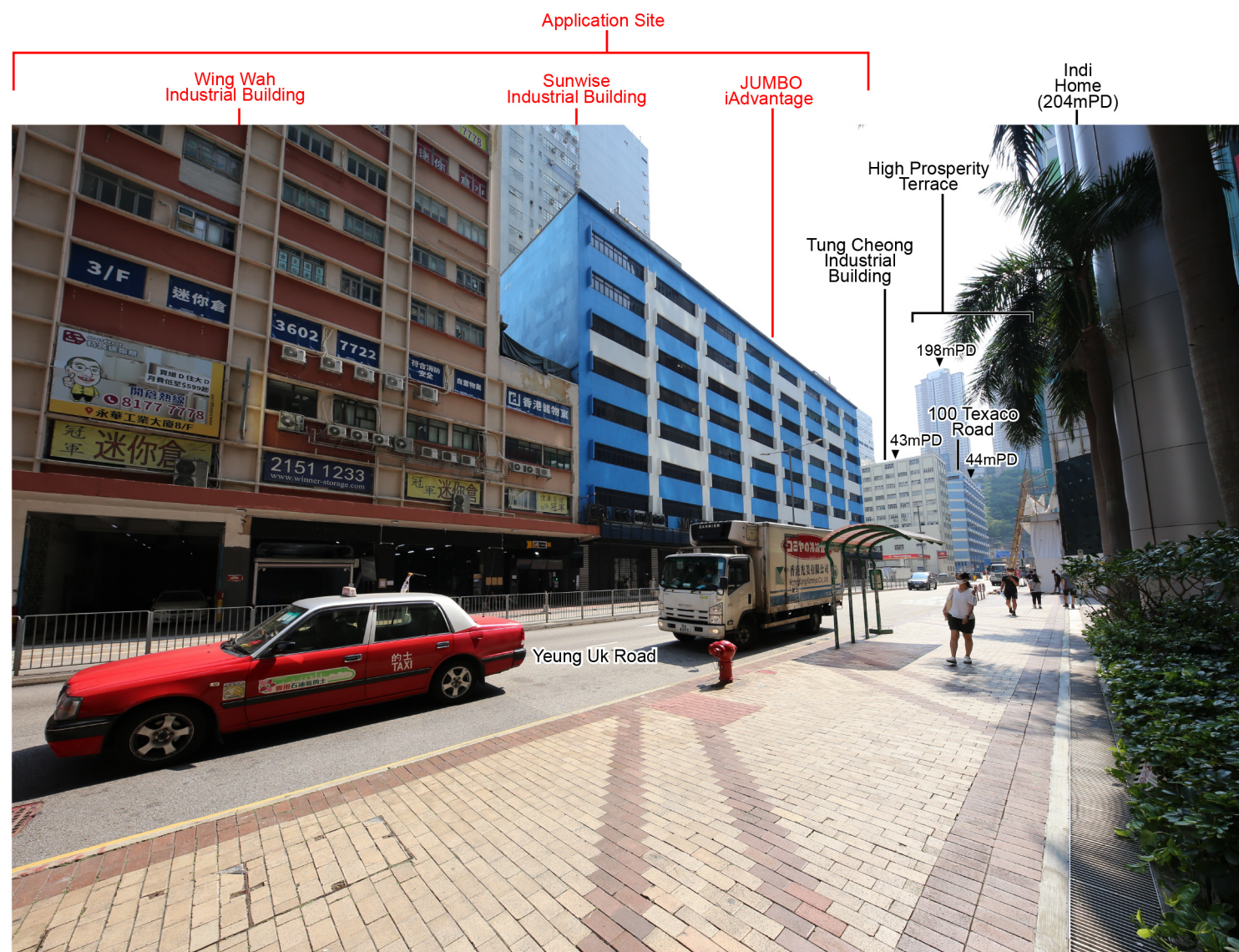
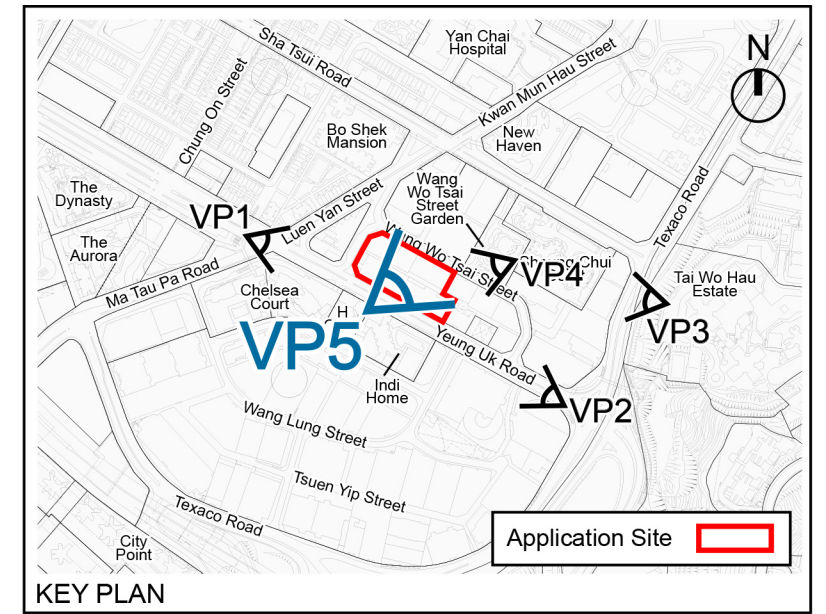
Existing View



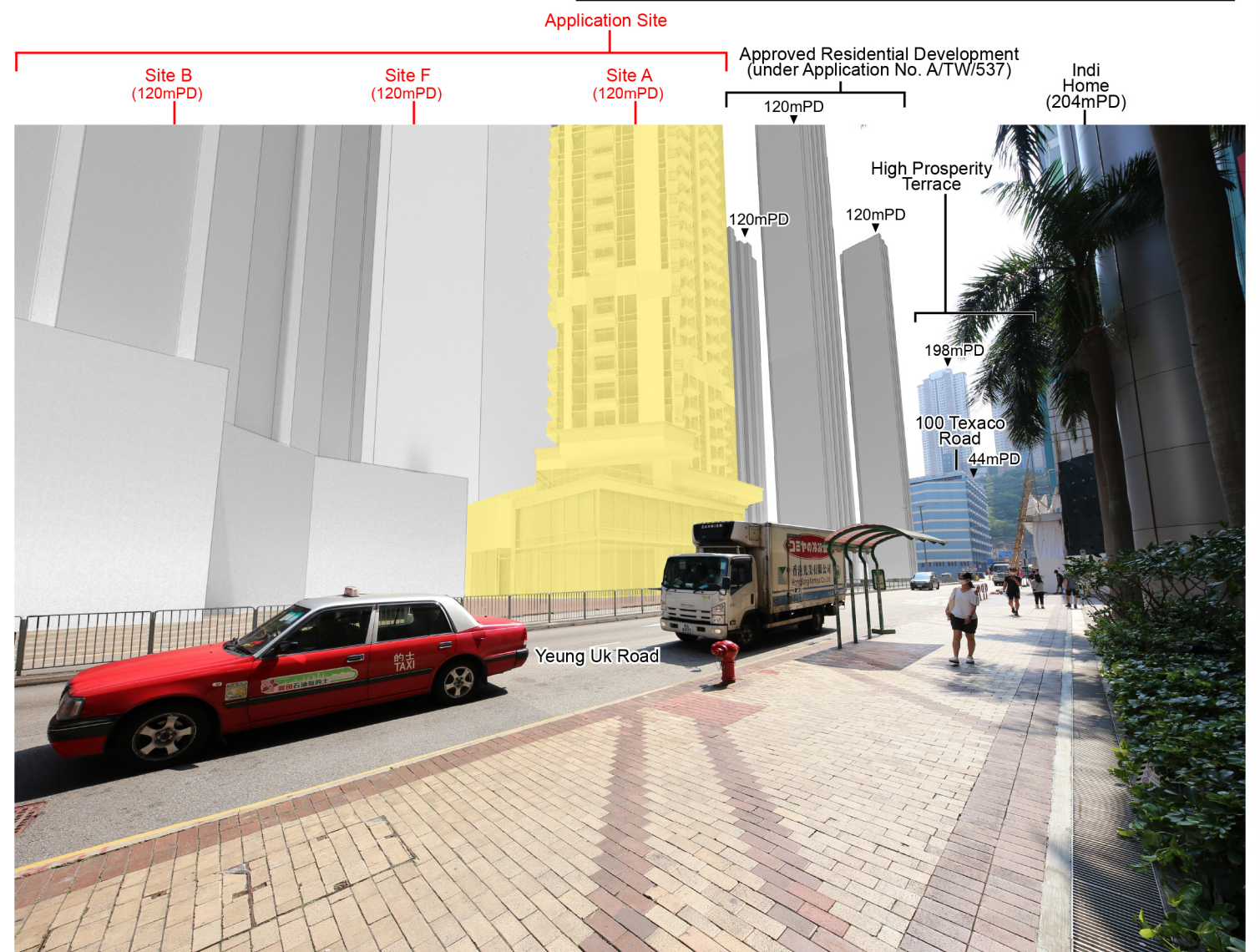
Proposed Scheme

Legend
OZP Complied Scheme - - - - -

| | | | |
|---------|-----|--------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Mar 2025 |
| Scale | N/A | Figure | 5.4 |



Existing View



Proposed Scheme

Legend
OZP Complied Scheme - - - -



Title
Photomontages – Viewing from VP5 – Yeung Uk Road outside Indi Home

| | | | |
|---------|-----|--------|----------|
| Checked | DH | Drawn | PW |
| Rev | 0 | Date | Mar 2025 |
| Scale | N/A | Figure | 5.5 |

Table 5.3 - Appraisal of Visual Impacts of Selected VSRs

| Location of Key Visually Sensitive Receivers (VSRs) | 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 (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|---|-----------|---|---|---|--|---|--|--|--|---|
| VP1: Junction of Yeung Uk Road and Ma Tau Pa Road | Traveller | Partial | About 140m to the west of the Application Site | The existing visual composition at this VP is dominated by the frequent traffic along Yeung Uk Road and the high-rise residential developments along Yeung Uk Road. Sky view can be visible in portions of the background where it is not blocked by the medium to high-rise developments in the front. | <p>The existing view at this VP towards the Application Site is partly obstructed by the existing vegetation along Yeung Uk Road and Tsuen Fook Kui.</p> <p>Under the OZP-complied Scheme, limited visual obstruction will be posed at this VP as only a portion of the proposed residential towers is visible at the background.</p> <p>Compared to the OZP-complied Scheme, the magnitude of visual obstruction induced by the Proposed Scheme remains similar due to the minor change in building height.</p> | <p>Yeung Uk Road with heavy traffic and the existing high density residential developments in the surrounding area are the dominant visual elements at this VP.</p> <p>The glimpse of sky view at the background of this densely-built urban area forms the visual resources at this VP.</p> <p>Under both the OZP-complied Scheme and the Proposed Scheme, the vegetation along Yeung Uk Road remains unaffected, while there is only loss of minor portion of the glimpse of sky view at this VP.</p> | The VSRs at this VP are mainly the traveller using the footbridge to cross Yeung Uk Road. Their sight will be easily distracted by the busy traffic at the junction of Yeung Uk Road and Ma Tau Pa Road. | Slight | Low | Slightly Adverse |

| Location of Key Visually Sensitive Receivers (VSRs) | 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 (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|---|------------|---|---|---|--|--|---|--|--|---|
| VP2: Junction of Yeung Uk Road and Texaco Road | Traveller | Partial | About 190m to the southeast of the Application Site | The existing visual composition at this VP is characterised by the busy traffic along Yeung Uk Road and the existing industrial and residential buildings of various heights on both sides. With the blocking of the buildings along Yeung Uk Road, only a limited sky view is available at the background. | <p>The existing view at this VP towards the Application Site is currently screened off by the existing low-rise industrial building (100 Texaco Road) to the front.</p> <p>Under the OZP-complied Scheme, an acceptable magnitude of visual obstruction is induced by the proposed residential towers in Sites A, B and C.</p> <p>Compared to the OZP-complied Scheme, the Proposed Scheme with a minor increase in building heights will have a slight magnitude of visual obstruction.</p> | <p>Yeung Uk Road with heavy traffic and the bulk of existing industrial buildings in the surrounding area are the dominant visual elements at this VP.</p> <p>The glimpse of sky view at the background of this densely-built urban area forms the visual resources at this VP.</p> <p>Under the Proposed Scheme, the bulky podium of existing industrial buildings still dominate the view at this VP, while there is only loss of minor portion of the glimpse of sky view at this VP.</p> | <p>The VSRs at this VP are mainly the traveller using the footbridge to cross Yeung Uk Road. Their sight will be easily distracted by the busy traffic on Yeung Uk Road.</p> <p>Considering the slight magnitude of visual change, adverse effect on public viewers induced by the OZP-complied Scheme and Proposed Scheme at this VP is not envisaged.</p> | Slight | Low | Negligible / Slightly Adverse |
| VP3: Tai Wo Hau Estate | Recreation | Not Visible | About 270m to the east of the Application Site | The existing visual composition at this VP includes the vegetation in the sitting-out area in the foreground and the existing industrial and residential developments in the Tsuen Wan Area in the background. A partial open sky view is available above the vegetation and existing developments in the background. | <p>The existing view at this VP is partly obstructed due to the level difference as well as the blocking by both the vegetation in the foreground and the existing high-rise buildings in the background.</p> <p>Under both the OZP-complied Scheme and the Proposed Scheme, the Proposed Development would not be visible by the VSRs due to site level difference and screening by existing high-rise residential development (Sheung Chui Court).</p> | <p>The major visual resources available at this VP include the glimpse of partial open sky view above the existing developments in the Tsuen Wan area and the existing vegetation in the sitting-out area of Tai Wo Hau Estate.</p> <p>Under both the OZP-complied Scheme and the Proposed Scheme, visual resources including the vegetation in the sitting-out area and the sky view would remain unaffected.</p> | <p>Although the VSRs at this VP are generally engaging in passive recreational activities or resting in the sitting-out area and may have a relatively longer duration of sight, their sight is likely to be distracted by the visual resources available in the sitting-out area.</p> <p>Having considered that there would be no visual change in the OZP-complied Scheme and Proposed Scheme, adverse effect on public viewers is therefore not envisaged.</p> | Negligible | Medium | Negligible |

| Location of Key Visually Sensitive Receivers (VSRs) | 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 (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|---|------------|---|---|--|---|---|---|--|--|---|
| VP4: Wang Wo Tsai Street Garden | Recreation | Partial | About 90m to the northeast of the Application Site | The existing visual composition at this VP includes the vegetation in the Wang Wo Tsai Street Garden in the foreground and the existing industrial and residential developments along Wang Wo Tsai Street and Yeung Uk Road in the background. A limited sky view is available at the background above the existing buildings. | <p>The existing view at this VP is partly obstructed by the vegetation in the foreground. Part of the existing development at the Application Site is visible, which together with the other buildings along Wang Wo Tsai Street and Yeung Uk Road, obstructed the view in the background.</p> <p>Under the OZP-complied Scheme, the extent of further obstruction by the proposed residential towers at Sites A to C is limited, as the view at this VP will have already been obstructed by the high-rise residential development under approved applications A/TW/527 and A/TW/537.</p> <p>Compared to the OZP-complied Scheme, further visual obstruction induced by the Proposed Scheme is limited due to the minor increase in building height.</p> | <p>The visual resources available at this VP mainly include existing vegetation in the Wang Wo Tsai Street Garden. A limited sky view is also available above the existing buildings along Wang Wo Tsai Street and Yeung Uk Road.</p> <p>Under both the OZP-complied Scheme and the Proposed Scheme, the vegetation in Wang Wo Tsai Street remains unaffected, while there is loss of small portion of sky view induced by the proposed residential towers at Sites A to C.</p> | <p>Although the VSRs at this VP are generally engaging in passive recreational activities or resting in the Wang Wo Tsai Street Garden and may have a relatively longer duration of sight, their sight is likely to be distracted by the visual resources available in the Wang Wo Tsai Street Garden.</p> <p>Having considered the slight visual change in the OZP-complied Scheme and Proposed Scheme, and as compared with the existing industrial buildings which have almost full site coverage of the site without any building separations and setbacks, the Proposed Development (including minor relaxation of plot ratio and building height restrictions) would have negligible to slightly adverse effect on public viewers at this VP.</p> | Slight | Medium | Negligible / Slightly Adverse |

| Location of Key Visually Sensitive Receivers (VSRs) | 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 (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|--|-----------|---|---|---|---|---|--|--|--|---|
| VP5: Pavement Outside Indi Home facing Yeung Uk Road | Traveller | Partial | About 30m to the southwest of the Application Site | The existing visual composition at this VP is characterised by the busy traffic along Yeung Uk Road, existing industrial and residential buildings, and a glimpse of the vegetation on the slope at the background. A partial open sky view is also available at the background above the existing buildings. | <p>Considering the short viewing distance from this VP towards the Application Site, only the eastern portion of the Proposed Development (i.e. Sites A, B and F) are visible from this VP.</p> <p>Under the OZP-complied Scheme, visual obstruction would be induced by the proposed residential towers in Sites A, B and F. Compared to the OZP-complied Scheme, there would not be any further visual obstructions induced by the Proposed Scheme, considering the minor increase in building heights.</p> | <p>Yeung Uk Road with heavy traffic and the bulk of existing industrial buildings at the Application Site are the dominant visual elements at this VP.</p> <p>The glimpse of vegetation at the background and the partial sky view forms the visual resources at this VP.</p> <p>Under the OZP-complied Scheme, there would be a partial loss in sky view due to the development at the Application Site.</p> <p>Under the Proposed Scheme, no further loss in sky view will be induced by the proposed development, considering the minor increase in building heights. The glimpse of vegetation at the backdrop would remain unaffected.</p> | <p>The VSRs at this VP are mainly traveller along Yeung Uk Road. Their sight will be easily distracted by the busy traffic on Yeung Uk Road.</p> <p>Having considered the negligible visual change between the OZP-complied Scheme and Proposed Scheme, adverse effect on public viewers is not envisaged.</p> | Negligible | Low | Negligible |

6 CONCLUSION

- 6.1 This VIA is submitted to evaluate the degree of visual impacts on VSRs from major public VPs due to the Proposed Development with minor relaxation of PR and building height restrictions for a comprehensive residential development with retail and social welfare facility at the Application Site.
- 6.2 The Application Site falls within “CDA(5)” zone on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/38. According to the Notes of the draft OZP, the “CDA(5)” zone is intended for comprehensive development/redevelopment of the area primarily for residential use with the provision of commercial facilities, open space and other supporting facilities. Furthermore, development/redevelopment at the “CDA(5)” zone is subject to a total maximum PR of 5.0 (of which a minimum of 4.5 shall be for domestic use) and a maximum building height of 100mPD.
- 6.3 Given the multiple ownership involved within the Application Site, the Applicant (i.e. owner of Site A) intends to adopt a phased development approach for the redevelopment of the Application Site. There will be six development sites in total, namely Sites A to F. The Proposed Development includes minor relaxation of the total PR restriction from 5.0, to a domestic PR of 6.0 (at all development sites) plus a non-domestic PR of 0.25 (at Site A only, which includes both retail and social welfare facility) / 0.15 (at Sites B and C only, which include retail facilities), and minor relaxation of the building height restriction from 100mPD to 120mPD (at all development sites). The Proposed Development will provide a total of 886 flats.
- 6.4 5 key public VPs have been selected to evaluate the overall potential visual impact of the Proposed Scheme. With reference to the analysis in preceding sections, and as illustrated on the photomontages taken at the selected VPs, it is considered that the magnitude of visual change and visual impact due to the minor relaxation of PR and building height restrictions for the Proposed Development at the selected VPs as compared to the development restrictions allowed on the extant OZP is negligible to slightly adverse.
- 6.5 In conclusion, the Proposed Development is considered to be fully acceptable in visual terms.