

Appendix 1

**Qualitative Statement On
Visual Impact Assessment**

S16 PLANNING APPLICATION
APPROVED TONG YAN SAN TSUEN OZP NO. S/YL-TYST/14

Proposed Minor Relaxation of Maximum Total Plot
Ratio and Building Height Restrictions for
Proposed Public Housing Development at Long Bin,
Yuen Long

Qualitative Statement On Visual Impact Assessment

September 2024

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1. Introduction

- 1.1 The objective of this Qualitative Statement on Visual Impact Assessment (VIA) is to evaluate the visual impact of the proposed minor relaxation of maximum total Plot Ratio (PR) restriction for the Application Site from 6.5 in the Approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14 (the OZP) to an overall of 7.16 (i.e. from 6.5 to 6.8 for Phase 1; and from 6.5 to 7.3 for Phases 2 and 3); and Building Height (BH) restriction for Phases 2 and 3 from 155mPD in the OZP to 170mPD for public housing development at Long Bin, Yuen Long, New Territories (the Site), with reference to the relaxed maximum total PR restriction of 6.94, i.e. from 6.5 to 6.8 for Phase 1 and from 6.5 to 7.0 for Phases 2 and 3, and BH restriction of 170mPD for Phases 2 and 3 as approved by the Town Planning Board (TPB) under another Section 16 planning application no. A/YL-TYST/1074^{Note 1}.
- 1.2 Nine photomontages are prepared to illustrate the visual changes between the Proposed Scheme and Current Scheme (i.e. the notional scheme submitted by CEDD and approved by TPB under planning application no. A/YL-TYST/1074) at the viewpoints (VPs) (**Plan 1** refers) and are presented in Section 2 below.

2. Viewpoints

VP1: Ping Kin Lane (**Plan 2** refers)

- 2.1 This short-range VP is located at Ping Kin Lane near the low/ medium-rise residential development (Green Lodge) to the west of the Site. It represents pedestrians and residents passing by Ma Fung Ling Road and Ping Kin Lane with a close and direct view towards the proposed development. The visual

Note 1 On 30 April 2021, TPB approved a planning application no. A/YL-TYST/1074 submitted by the Civil Engineering and Development Department (CEDD) for minor relaxation of PR and BH restrictions, with a view to optimising the development intensity of the public housing site for increasing flat production. The maximum total PR of the site has been relaxed from 6.5 in the Draft Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/13 (the Draft OZP) to 6.94, i.e. from 6.5 to 6.8 for Phase 1 and from 6.5 to 7.0 for Phases 2 and 3, while the maximum BH for Phases 2 and 3 has been relaxed from 155mPD in the Draft OZP to 170mPD.

content of this view consists of Ping Kin Lane as well as some future landscape planting in the foreground and the proposed development in the background.

- 2.2 Comparing the Current Scheme and the Proposed Scheme, they both share similar building mass. The Proposed Scheme will not incur additional degradation of any visual elements or resources in the surrounding area. With the mitigation measures including landscape planting and aesthetic building façade design, there will be negligible impacts on visual permeability from this VP. The photomontage shows that the visual changes between the Proposed Scheme and the Current Scheme are slight.

VP2: Long Tin Road (Plan 3 refers)

- 2.3 This short-range VP is located at the footpath across Long Tin Road near Tong Yan San Tsuen Interchange to the east of the Site. It represents the view of pedestrians and road users looking directly towards the proposed development at street level. As compared with the VIA as approved under another s.16 planning application no. A/YL-TYST/1074, this VP currently consists of a nullah in the foreground, Long Tin Road as well as its noise barrier and works area in the middle ground and the proposed development in the background.
- 2.4 The proposed development will be partially blocked by the noise barrier in the foreground. Nevertheless, the Proposed Scheme shares a similar building mass with that under the Current Scheme except the four to eight storeys of podium under Blocks 2 and 3 under the Proposed Scheme. With the incorporation of tree planting and aesthetic building design which will introduce visual interest, the visual changes from Current Scheme to Proposed Scheme will be slight.

VP3: Yuen Long Park Aviary Pagoda (Plan 4 refers)

- 2.5 This medium-range VP is situated at the aviary pagoda of Yuen Long Park which is about 280m east of the Site. It represents the views of recreational users and visitors of this district landmark towards the Site. This VP is largely dominated by lush greenery and the medium-rise residential developments (Park Royale and Scenic Gardens) in the foreground and the proposed

development in the background.

- 2.6 The proposed high-rise development dominates the view at this VP and it will be partially blocked by the medium-rise residential developments in the foreground. As illustrated in the photomontages, the Proposed Scheme will be of similar scale and height with the Current Scheme, and the provision of building separation would be maintained in the Proposed Scheme. Visual changes are slight with similar impacts on the visual composition and the obstruction of visual resources. The Proposed Scheme will not result in significant visual impact as compared with the Current Scheme.

VP4: Castle Peak Road – Ping Shan (Plan 5 refers)

- 2.7 This VP is located to the north of the Site near the junction of Castle Peak Road – Ping Shan and Long Tin Road. It represents the views of pedestrians and cyclists walking and cycling along the Castle Peak Road – Ping Shan, with a direct view to the Site. The visual context consists of the Castle Peak Road – Ping Shan in the foreground and the proposed development in the background.
- 2.8 With respect to the potential visual obstruction, the proposed development will block the sky view and reduce the visual openness. However, the scale of the Proposed Scheme is similar to the Current Scheme which the Proposed Scheme does not result in further visual obstruction. The changes of the layout of the Proposed Scheme is very marginal which is unlikely to bring adverse effects and noticeable changes on the visual composition from this VP.

VP5: Tong Yan San Tsuen Playground (Plan 6 refers)

- 2.9 This VP is located to the west of the Site fronting Castle Peak Road – Ping Shan with a distant view. It represents the medium-range view of public viewers engaging in passive recreational activities and active outdoor activities at a local popular open space area. This VP is largely dominated by open space and the lush greenery in the playground extending from the foreground to the middle ground.

2.10 Nearly most of the proposed development from this VP is screened off by the existing vegetation under the Current Scheme and the Proposed Scheme. The resulting change from the proposed minor relaxation of PR and BH restrictions is not readily apparent from this VP. The visual impact of the proposed development will be negligible.

VP6: Tong Yan San Tsuen Interchange (Plan 7 refers)

2.11 This VP is located at junction of Yuen Long Highway and Long Tin Road to the south of the Site. It represents medium-range views of the road users at the road interchange as well as future residents and commuters from Yuen Long South. This VP is largely dominated by the road interchange and a number of trees in the foreground and middle ground, and the proposed development in the background.

2.12 The proposed development will be partially blocked by the existing vegetation in the foreground. As illustrated in the photomontages, the Proposed Scheme will be of similar scale and height with the Current Scheme, and the Proposed Scheme would not introduce additional obstruction to the open sky view. The visual changes between the Proposed Scheme and the Current Scheme are slight and the Proposed Scheme will have similar impacts on the visual composition from this VP.

VP7: Ping Shan Light Rail Station (Plan 8 refers)

2.13 This VP is located at public walkway in Ping Shan Light Rail Station, to the west of the Site. It represents short-range views of pedestrians walking to/ from the station with direct view towards the proposed development. This VP consists of the Castle Peak Road – Ping Shan in the foreground and the vegetated knoll with numbers of low-rise village houses in the middle ground, and the proposed development in the background.

2.14 As illustrated in the photomontages, the lower part of the proposed development is screened off by the vegetated knoll in the middle ground. The Proposed Scheme situated in the back will be of similar scale and height with minor

change in the skyline of the development. With the provision of building separation maintained in the Proposed Scheme, the massive building blocks would be softened. The visual impact from the minor relaxation is negligible from this VP.

VP8: MTR Long Ping Station (**Plan 9** refers)

2.15 This long-range VP is at MTR Long Ping Station, about 900m northeast of the Site. It represents views of pedestrian travellers towards the proposed development. As compared with the VIA as approved under another s.16 planning application no. A/YL-TYST/1074, this VP currently consists of medium-to-high-rise residential developments in the foreground and the middle ground.

2.16 As illustrated in the photomontages, the proposed development is fully screened off by existing residential developments including Sol City and Fu Loy Garden under the Current Scheme and the Proposed Scheme. The resulting change from the proposed minor relaxation of PR and BH restrictions is indiscernible from this VP. The visual impact of the proposed development will be negligible.

VP9: Tsui Sing Lau Pagoda (**Plan 10** refers)

2.17 This long-range VP is at MTR Tin Shui Wai Station, facing to the Tsui Sing Lau Pagoda, which is about 1,200m northwest of the Site. It represents the view of recreational users who have a direct view towards the proposed development. This VP is largely dominated by some village settlements in the foreground and the lush greenery and the proposed development in the background.

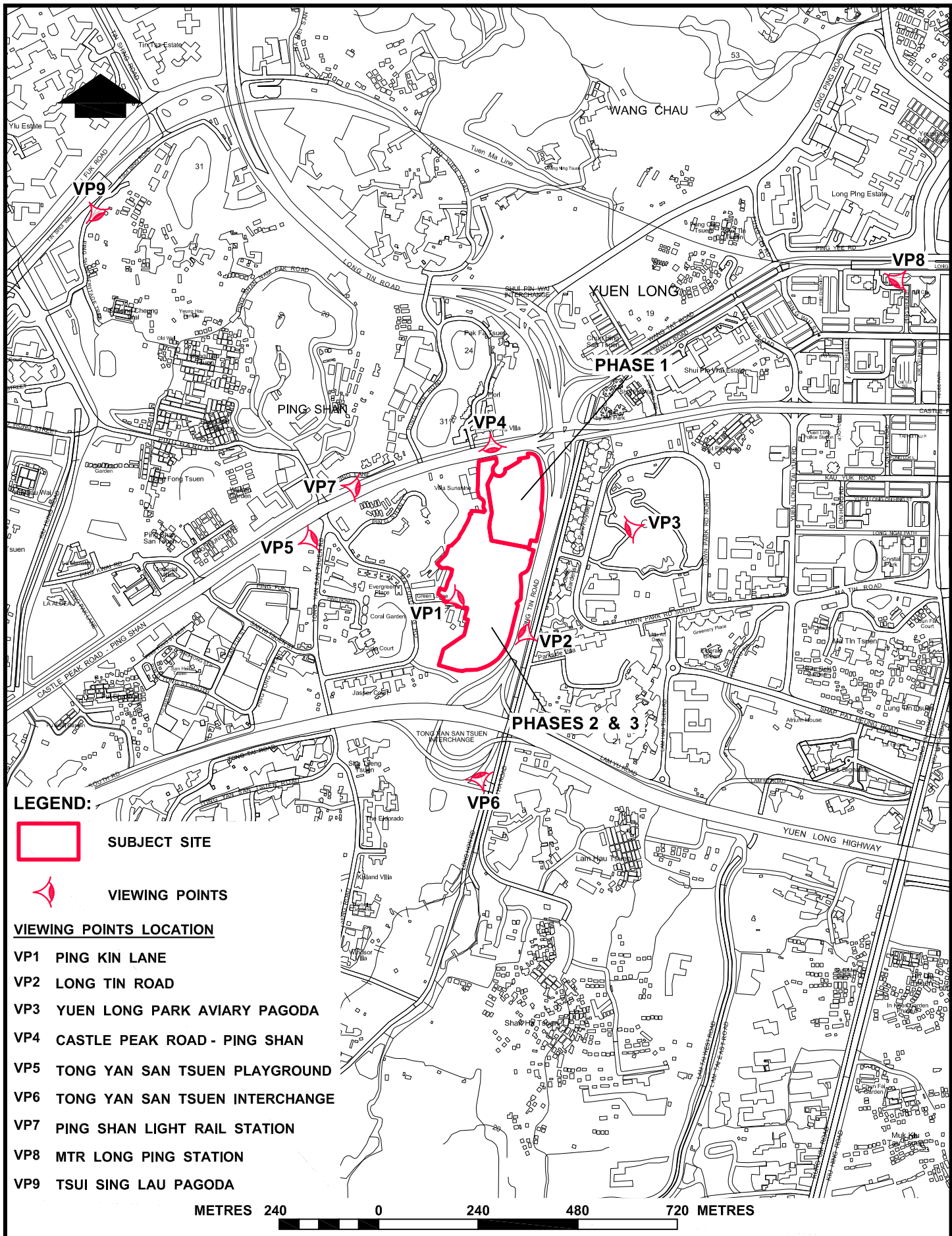
2.18 As compared to the Current Scheme, the visual impact from the Proposed Scheme would not result in any significant difference in terms of the impact on visual openness and visual resource at the background of open skyview. The changes in visual composition under the Proposed Scheme is regarded negligible.

3. Mitigation Measures

- 3.1 To ameliorate the visual impacts, HD endeavors to consider and implement mitigation measures wherever they are practicable. Four building separations with minimum width of 15m, four empty bays with minimum widths of 5m and building setback of 20m from the road kerbs of Long Tin Road and Castle Peak Road – Ping Shan have been incorporated in the Proposed Scheme so as to avoid the wall effect and ameliorate the visual impact of building mass.
- 3.2 Distinctive building height variations between blocks would be incorporated in the overall housing design as far as practicable to reduce the perceived visual bulk and create a more vibrant skyline. Stepping building height profile would be formulated so as to create visual interest in the area.
- 3.3 Further efforts will be made to mitigate the visual impact to a more acceptable level. The design measures to improve the scheme are summarized as below:
 - (a) The footprint of development components and the works area should be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines as far as practicable;
 - (b) Designs should be aesthetically pleasing and treatment of structures should improve visual amenity;
 - (c) Podium / roof greening where appropriate should be established on proposed structures;
 - (d) Vertical green / buffer trees and shrubs should be provided where appropriate to screen proposed structures; and
 - (e) Overall green coverage target of 30% of the gross site area will be provided at various levels and with at least half of the greenery will be at-grade planting or easily accessible. Associated green types will be contributed in suitable locations to fulfil the greening requirement.

4. Conclusion

- 4.1 This Qualitative Statement on VIA is prepared in support of a Section 16 Planning Application for minor relaxation of maximum total PR restriction for the Application Site from 6.5 in the OZP to an overall of 7.16 (i.e. from 6.5 to 6.8 for Phase 1; and from 6.5 to 7.3 for Phases 2 and 3); and BH restriction for Phases 2 and 3 from 155mPD in the OZP to 170mPD for public housing development at Long Bin, Yuen Long. The nine VPs chosen for this Qualitative Statement on VIA are consistent with those in the previously approved VIA of s.16 planning application no. A/YL-TYST/1074. Comparing the Current Scheme and Proposed Scheme, the visual impact on the proposed revision in building mass is considered slight. As demonstrated in this Qualitative Statement on VIA, the proposed BHs and the building mass of the Proposed Scheme do not involve significant change to the bulk of the podium and blocks as compared with the approved Current Scheme. It is demonstrated that with further intensification of PR, the Proposed Scheme is unlikely to cause any significant adverse visual impact and it has not compromised any original planning concept for high-density public housing development, urban design intentions and landscape planning.



LEGEND:



SUBJECT SITE



VIEWING POINTS

VIEWING POINTS LOCATION

- VP1 PING KIN LANE
- VP2 LONG TIN ROAD
- VP3 YUEN LONG PARK AVIARY PAGODA
- VP4 CASTLE PEAK ROAD - PING SHAN
- VP5 TONG YAN SAN TSUEN PLAYGROUND
- VP6 TONG YAN SAN TSUEN INTERCHANGE
- VP7 PING SHAN LIGHT RAIL STATION
- VP8 MTR LONG PING STATION
- VP9 TSUI SING LAU PAGODA

METRES 240 0 240 480 720 METRES



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PLANNING SECTIONS**

VIEWPOINTS LOCATION PLAN FOR LONG BIN

PLAN 1

**DATE :
14. 6. 2024**

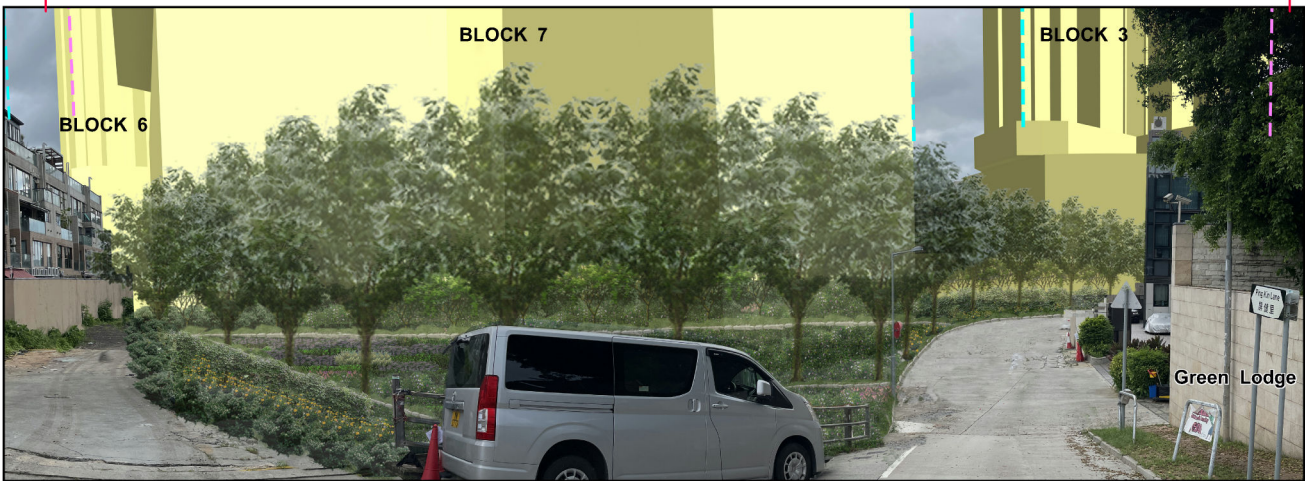
Current Scheme

Application Site






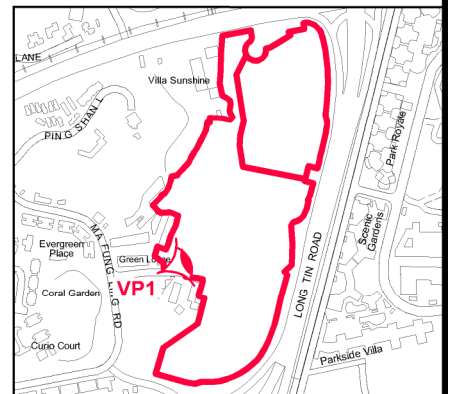
Proposed Scheme

Application Site



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 1
(VIEW FROM PING KIN LANE)**



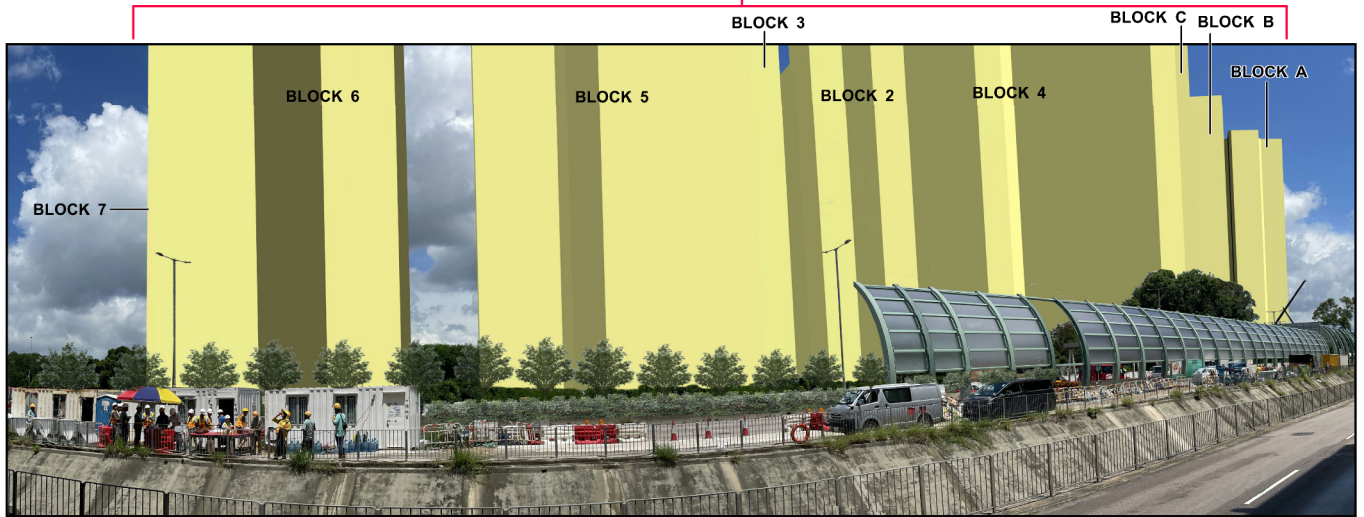
**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE :
14. 6. 2024**

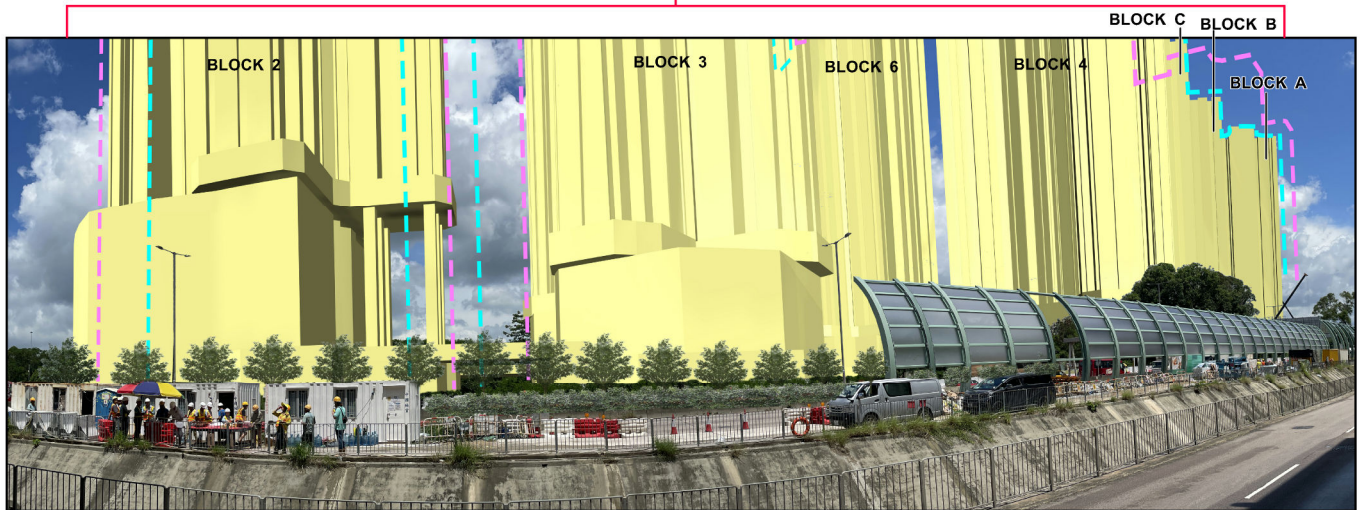
Current Scheme

Application Site






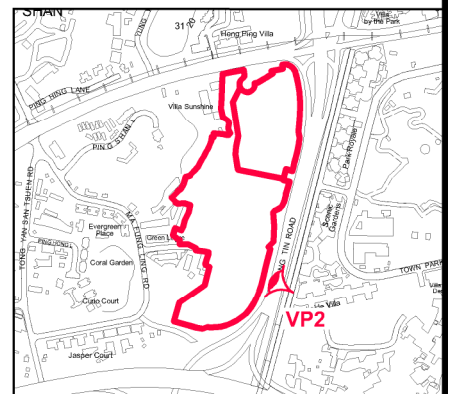
Proposed Scheme

Application Site



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 2
(VIEW FROM LONG TIN ROAD)**

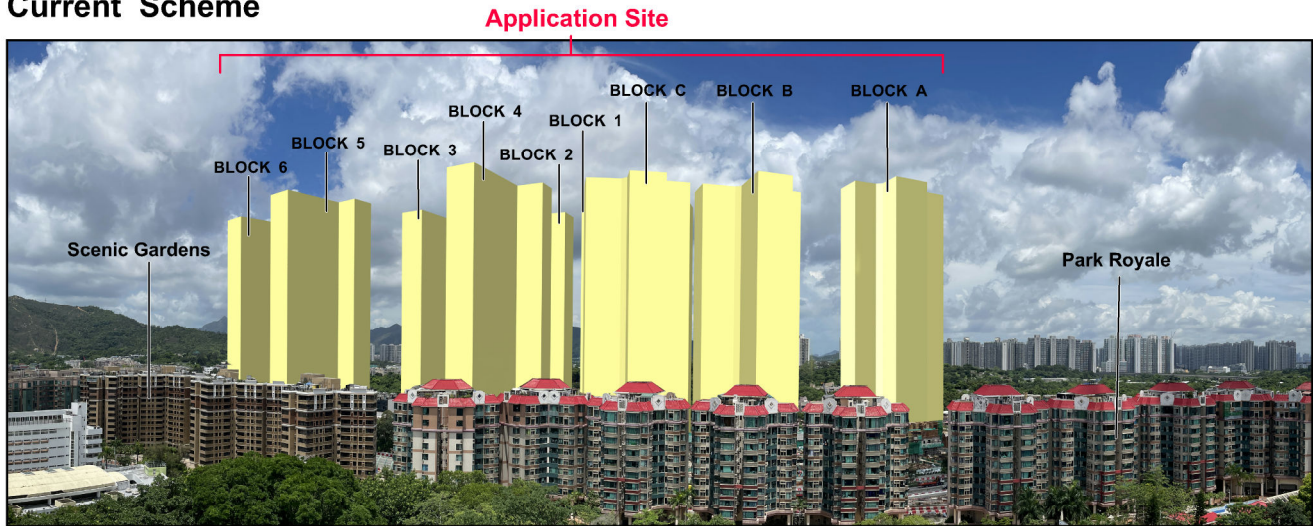


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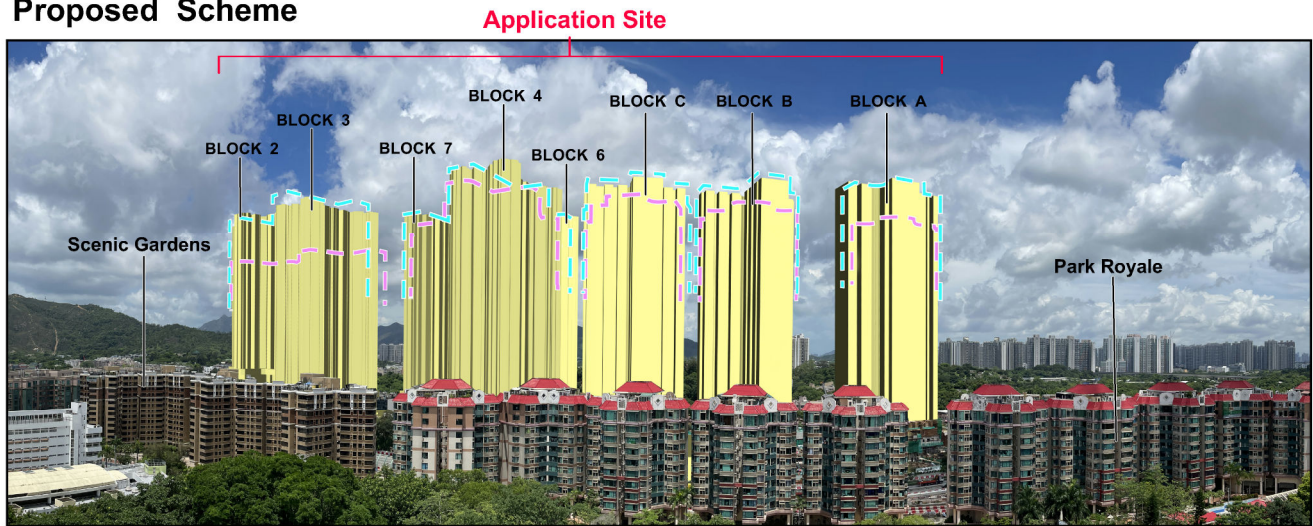
PLAN 3

**DATE :
14. 6. 2024**




Current Scheme

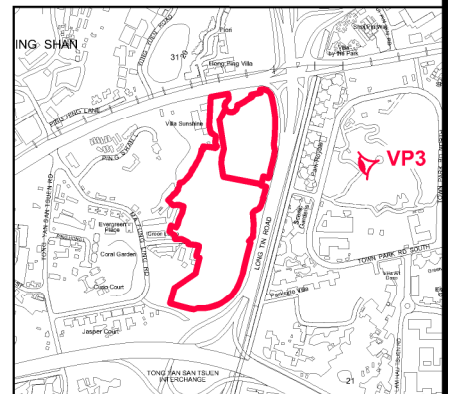


Proposed Scheme



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 3
(VIEW FROM YUEN LONG PARK AVIARY PAGODA)**

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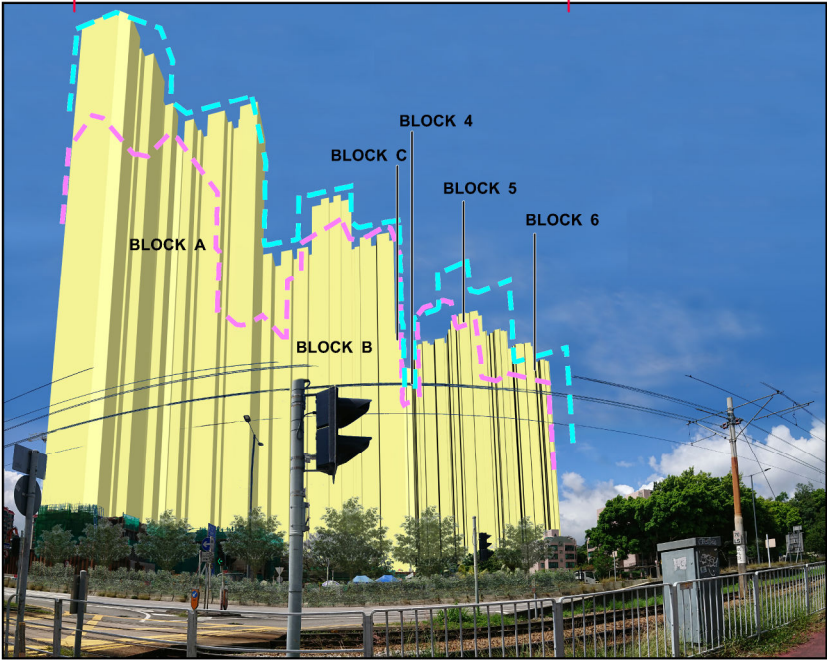
PLAN 4

**DATE :
14. 6. 2024**

Current Scheme Application Site

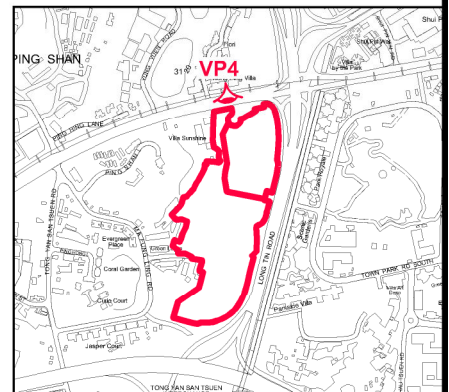


Proposed Scheme Application Site



LEGEND:

- APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
- The OZP Compliance Scheme
- Application Site



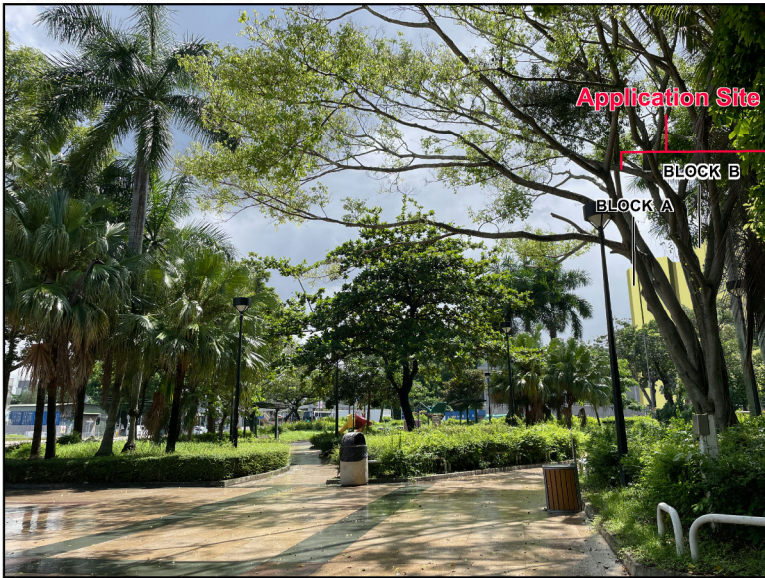
**PHOTOMONTAGE OF VIEWPOINT 4
(VIEW FROM CASTLE PEAK ROAD - PING SHAN)**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

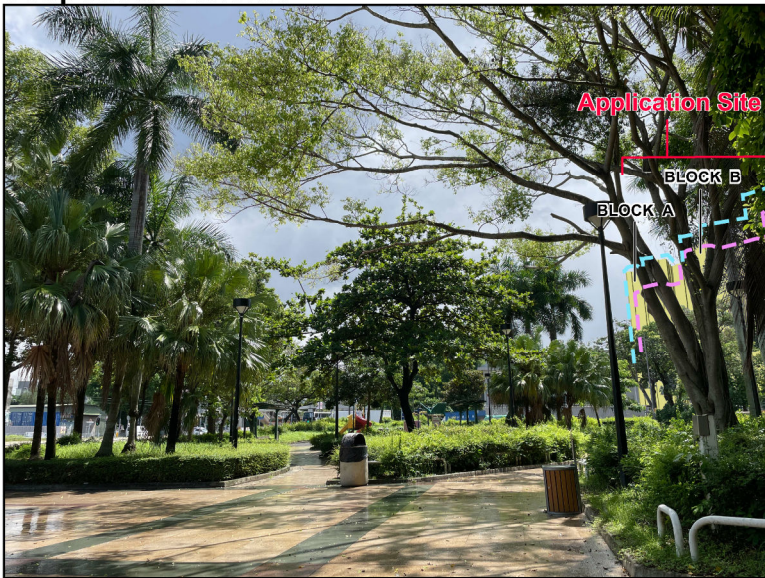
PLAN 5

**DATE :
14. 6. 2024**




Current Scheme

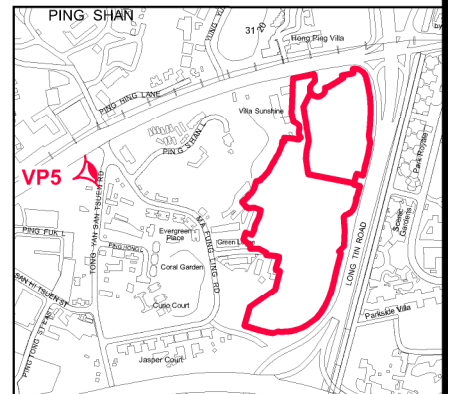


Proposed Scheme



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



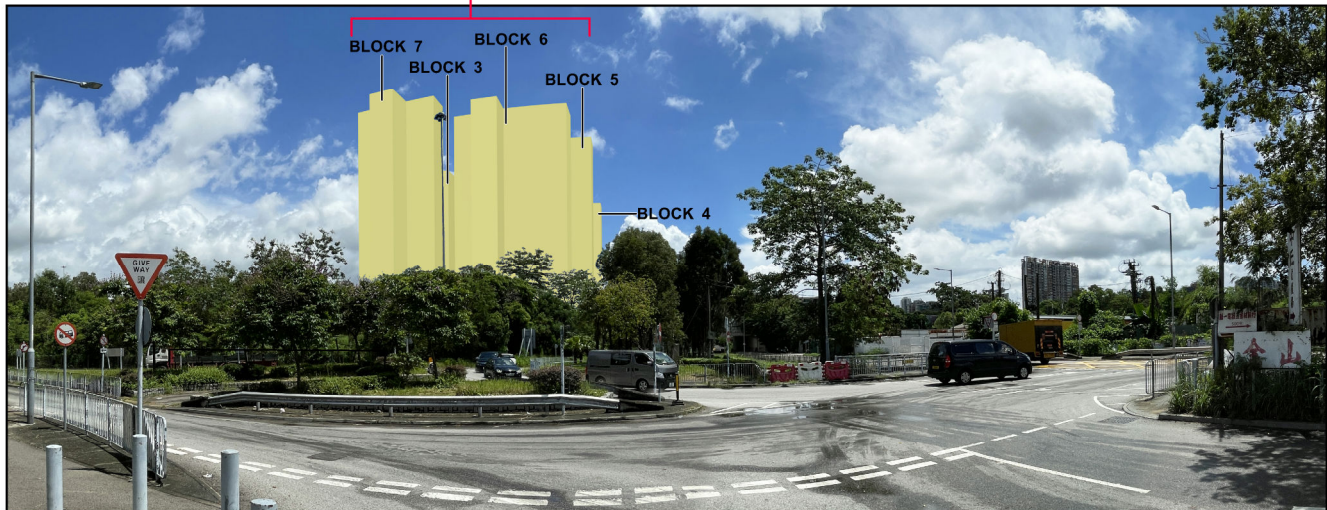
**PHOTOMONTAGE OF VIEWPOINT 5
(VIEW FROM TONG YAN SAN TSUEN PLAYGROUND)**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

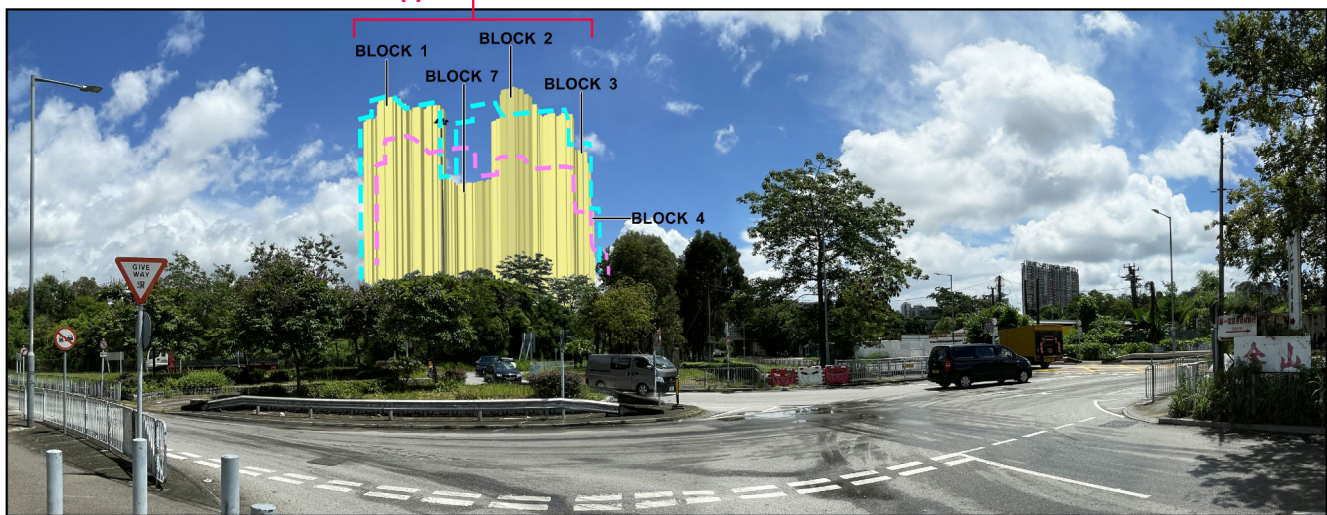
PLAN 6

**DATE :
14. 6. 2024**




Current Scheme

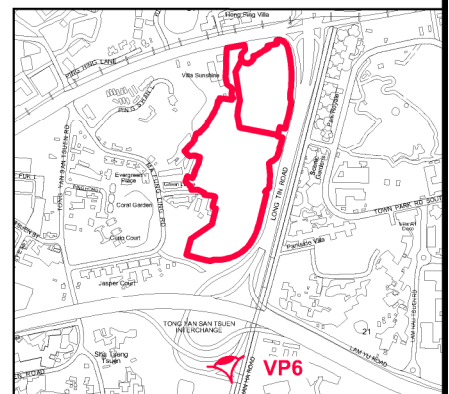


Proposed Scheme



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



**PHOTOMONTAGE OF VIEWPOINT 6
(VIEW FROM TONG YAN SAN TSUEN
INTERCHANGE)**



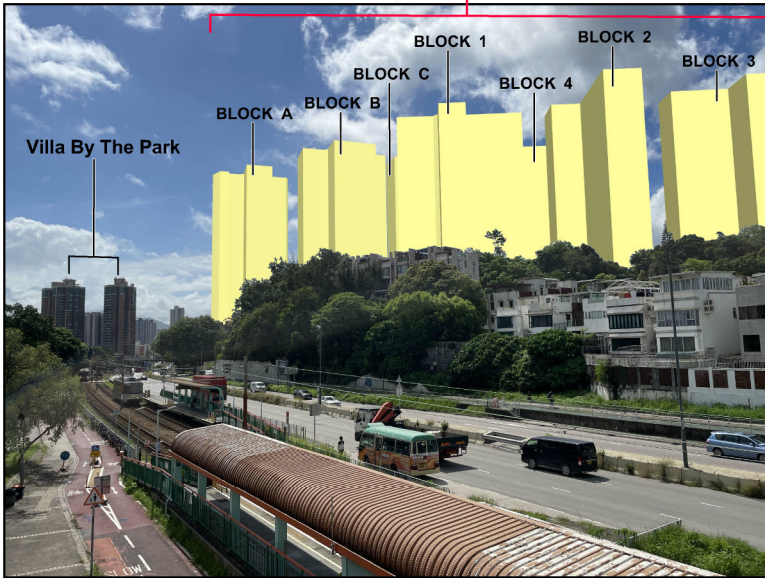
**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 7

**DATE :
14. 6. 2024**

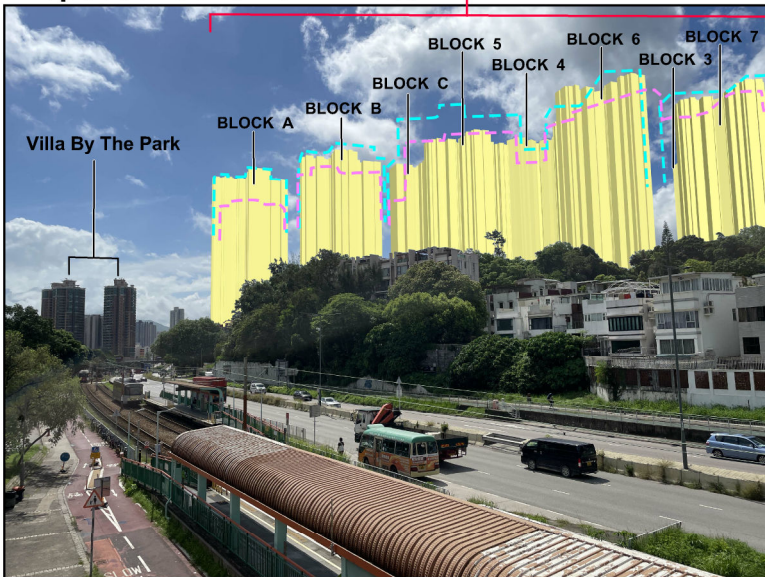
Current Scheme

Application Site






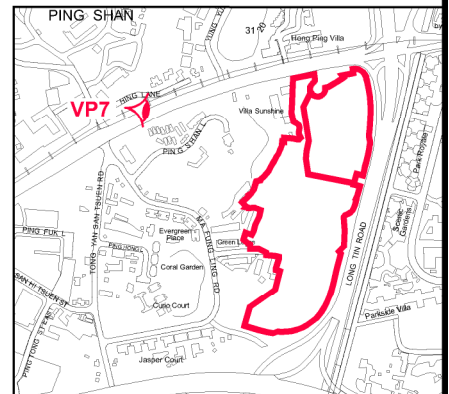
Proposed Scheme

Application Site



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



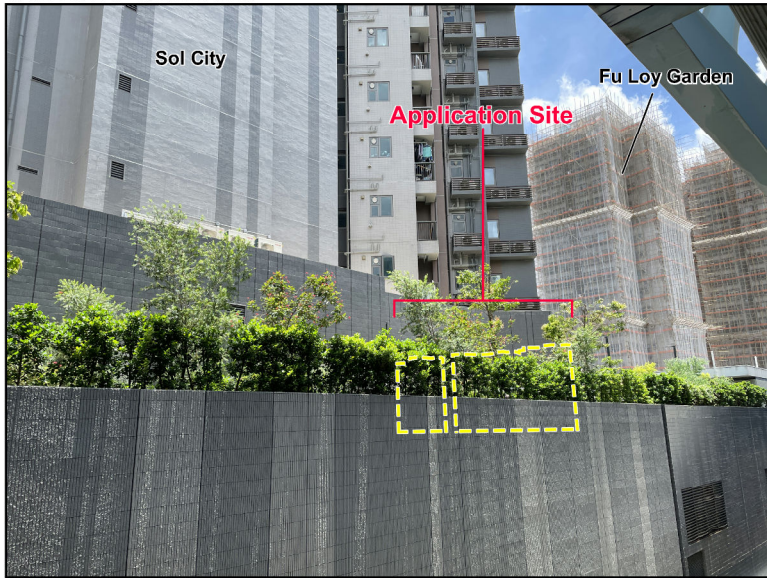
**PHOTOMONTAGE OF VIEWPOINT 7
(VIEW FROM PING SHAN LIGHT RAIL STATION)**

 **HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 8

**DATE :
14. 6. 2024**




Current Scheme

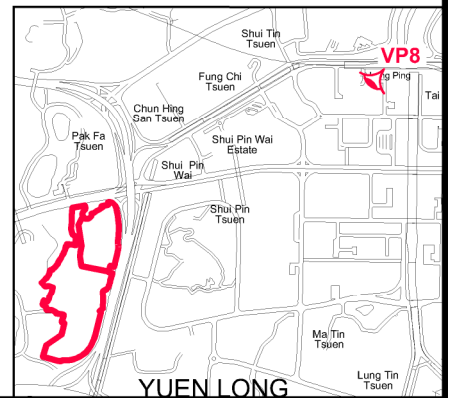


Proposed Scheme



LEGEND:

-  APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
-  The OZP Compliance Scheme
-  Application Site



PHOTOMONTAGE OF VIEWPOINT 8 (VIEW FROM MTR LONG PING STATION)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 9

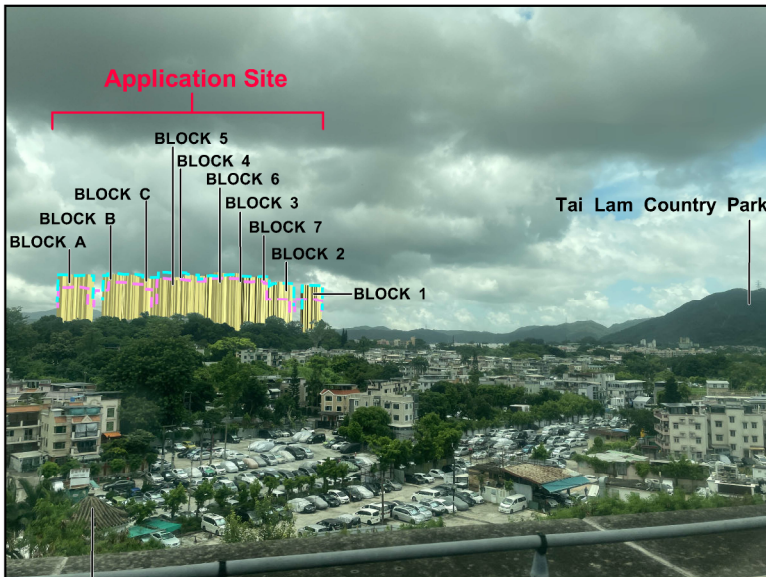
DATE :
14. 6. 2024

Current Scheme



Tsui Sing Lau Pagoda

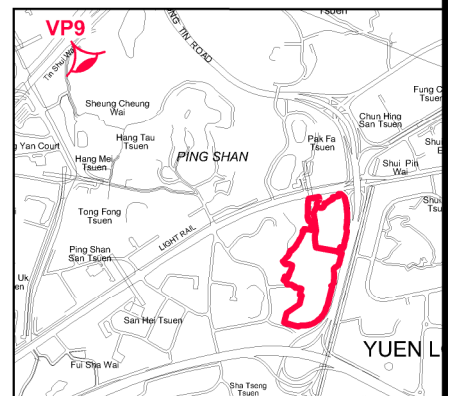
Proposed Scheme



Tsui Sing Lau Pagoda

LEGEND:

- APPROVED S.16 APPLICATION NO. A/YL-TYST/1074 (Current Scheme)
- The OZP Compliance Scheme
- Application Site



PHOTOMONTAGE OF VIEWPOINT 9 (VIEW FROM TSUI SING LAU PAGODA)



HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 10

DATE :
14. 6. 2024