
Appendix C
Visual Impact Assessment

**Section 12A Planning Application for
Proposed Amendments to the Tung Chung Valley Outline Zoning Plan to Rezone
“Residential (Group C)2” Zone to “Residential (Group B)” Zone in Support of
Private Residential Development at Various Lots in D.D. 1 Tung Chung and
Adjoining Government Land, Tung Chung, Lantau Island**

Visual Impact Assessment

(December 2024)

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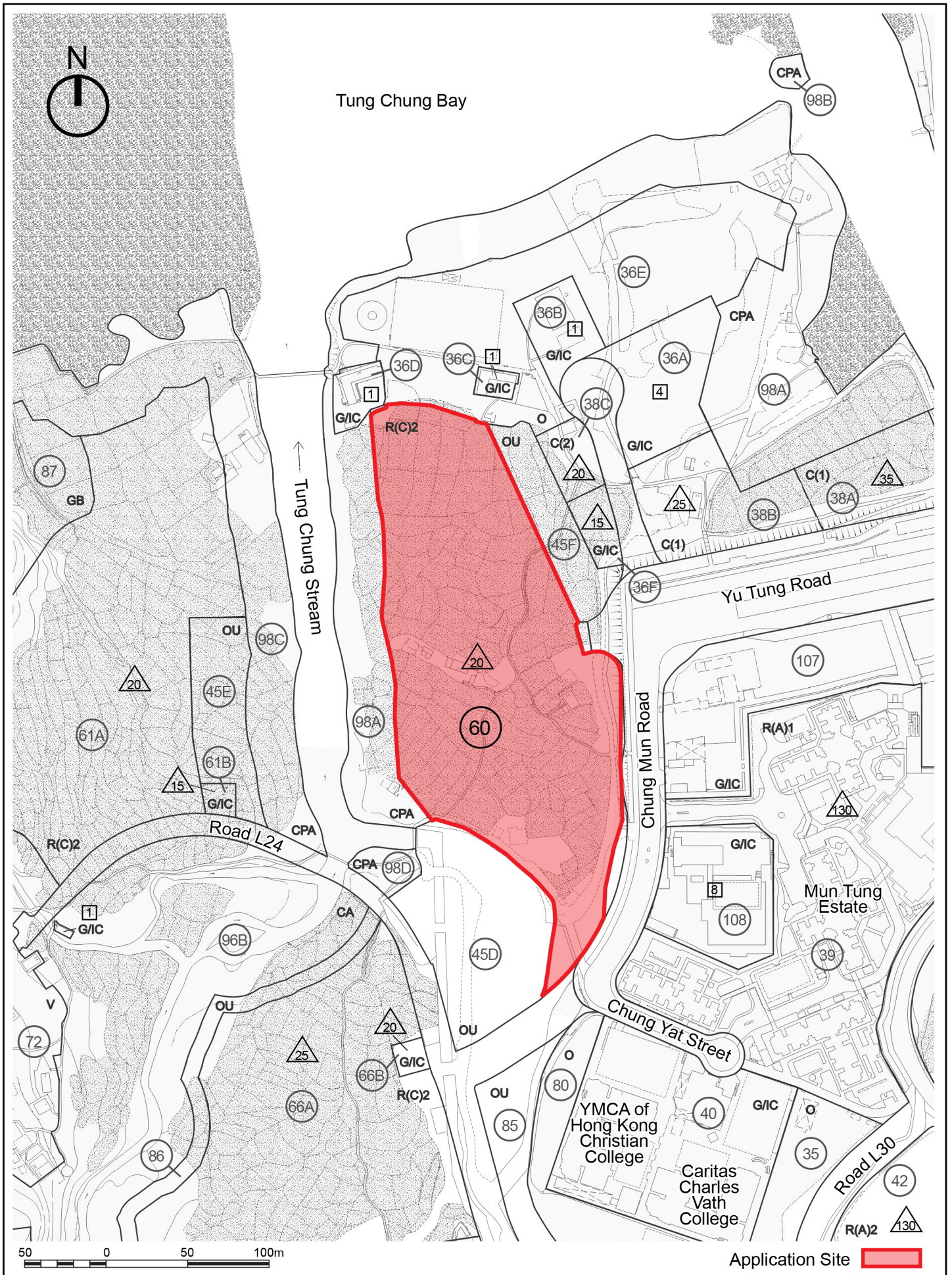
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1 Introduction

- 1.1 This Visual Impact Assessment (VIA) is prepared in support of the proposed amendments to rezone the “Residential (Group C)2” (“R(C)2”) zone to “Residential (Group B)” (“R(B)”) zone in the Tung Chung Valley Outline Zoning Plan (OZP) for a private residential development (hereafter referred to as the “Proposed Development”) at various lots in D.D. 1 Tung Chung and Adjoining Government Land, Tung Chung, Lantau Island (hereafter referred to as the “Application Site”) under Section 12A of the Town Planning Ordinance (the Ordinance) (CAP. 131).
- 1.2 The Application Site falls within the “R(C)2” zone under the approved Tung Chung Valley OZP No. S/I-TCV/2 (**Figure 1.1** refers). According to the Notes of the OZP, the subject “R(C)2” zone is intended for residential developments with a maximum plot ratio of 1 and a maximum building height (BH) of 20mPD.
- 1.3 In view of the current shortage of housing supply and the changes in surrounding development context of the Application Site (i.e. construction of Tung Chung West (TCW) Station at the west of Yat Tung Estate and various planned developments under Tung Chung New Town Extension (TCNTE)), the Applicant takes the initiative to review the development potential of the Application Site. Upon review, ordinary flats instead of luxurious low-rise houses are proposed for the Application Site with a minor increase in the domestic plot ratio from 1.0 to 2.1 to echo with the continuous efforts of the Government in boosting housing supply. Besides, supporting facilities (e.g. local retail and covered private transport lay-bys) will also be provided on the Application Site.
- 1.4 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, this VIA was 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’).
- 1.5 It should be highlighted that considering the status and programme of TCNTE, this VIA will adopt the scenario with the TCNTE developments completed as the basis of the assessment.



Application Site



Title	Location Plan			
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Scale	Figure			
NA	1.1			

1.6 This VIA covers the following sections:-

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: summarises the findings of the VIA.

2 Indicative Development Scheme

2.1 Major Development Parameters

2.1.1 The Proposed Development comprises nine residential towers with a stepped BH spanning from 6 to 22 storeys (excluding one level of basement carpark and transfer plate) over one to three storey(s) of podium (for commercial / covered private transport lay-by / ramp / E&M facilities / clubhouse / residential lobby / residential floors) with a maximum BH of not more than 100mPD (to the main roof). The Indicative Master Layout Plan, Ground Floor Plan and Section Plans of the Proposed Development are at **Figures 2.1 to 2.5**.

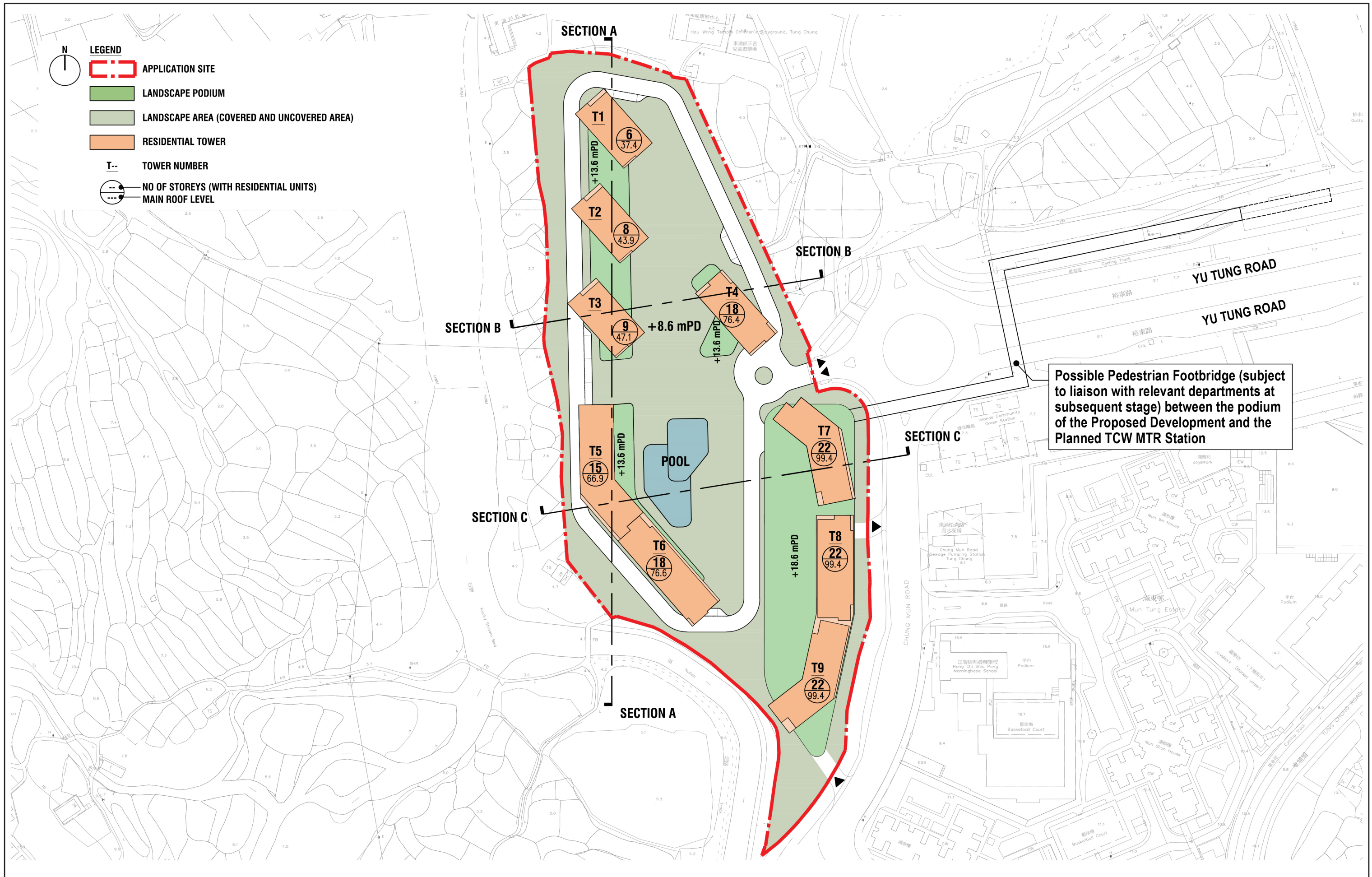
2.1.2 The major development parameters of the Proposed Development are at **Table 2.1** below.

Table 2.1 Indicative Development Schedule

	Proposed Development
Site Area	About 33,808m ²
GFA	About 78,292m ²
- Domestic Portion	About 70,997m ²
- Non-Domestic Portion	About 7,295m ²
Plot Ratio	Not more than 2.32
- Domestic Portion	Not more than 2.10
- Non-Domestic Portion	Not more than 0.22
Maximum Domestic Site Coverage	Not more than 33.3%
Maximum Building Height (main roof level)	
- Area (a)	Not more than 50mPD
- Area (b)	Not more than 80mPD
- Area (c)	Not more than 100mPD
No. of Storeys ⁽¹⁾	6 to 22 storeys above a 1 to 3 storey(s) podium
Domestic Portion	
Domestic GFA	About 70,997m ²
Domestic Plot Ratio	Not more than 2.10
No. of Blocks	9
No. of Units	About 1,783
Average Flat Size	About 39.8m ²
Anticipated Population ⁽²⁾	About 5,171
Private Open Space ⁽³⁾	Not less than 5,171m ²
Non-Domestic Portion – Commercial and Covered Private Transport Lay-by	
Commercial GFA ⁽⁴⁾	About 4,145m ²
Covered Private Transport Lay-by GFA	About 3,150m ²
Maximum Building Height	Not more than 19mPD
Residents’ Clubhouses ⁽⁵⁾	
Clubhouse GFA	About 3,000m ²
No. of Storeys	1

Remarks:

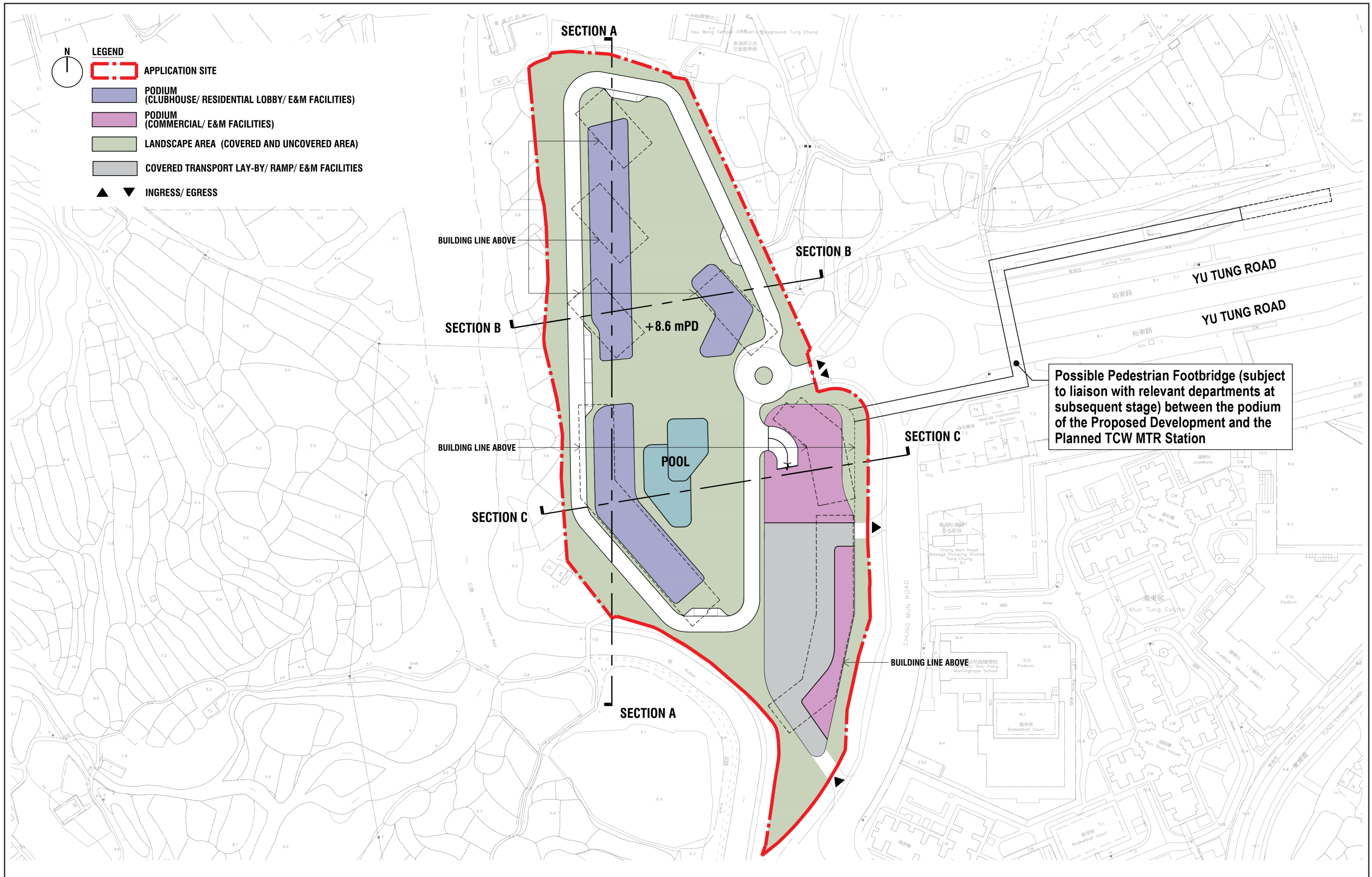
- (1) Excluding basement floor(s) for car park and transfer plate; including above ground floors for commercial / covered private transport lay-by / ramp / E&M facilities / clubhouse / residential lobby / residential floors. The indicative typical floor-to-floor height is 3.25m which is subject to refinement at detailed design stage.
- (2) Adopting a person per flat ratio of 2.9 as per Tertiary Planning Units 950 – 951 under 2021 Population Census covering the Application Site
- (3) Not less than 1m² per person in accordance with Hong Kong Planning Standards and Guidelines (HKPSG) requirement
- (4) Commercial GFA refers to commercial uses ('Eating Place' and 'Shop and Services'), 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses), 'Place of Entertainment' and 'Place of Recreation, Sports or Culture'. A kindergarten with a GFA of about 930m² is proposed.
- (5) Residents' clubhouse GFA is based on the maximum GFA concession for clubhouse according to Buildings Department's Practice Note APP-104 and shall be disregarded from the total GFA calculation



Title

Indicative Master Layout Plan

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Scale	Figure 2.1		



Title

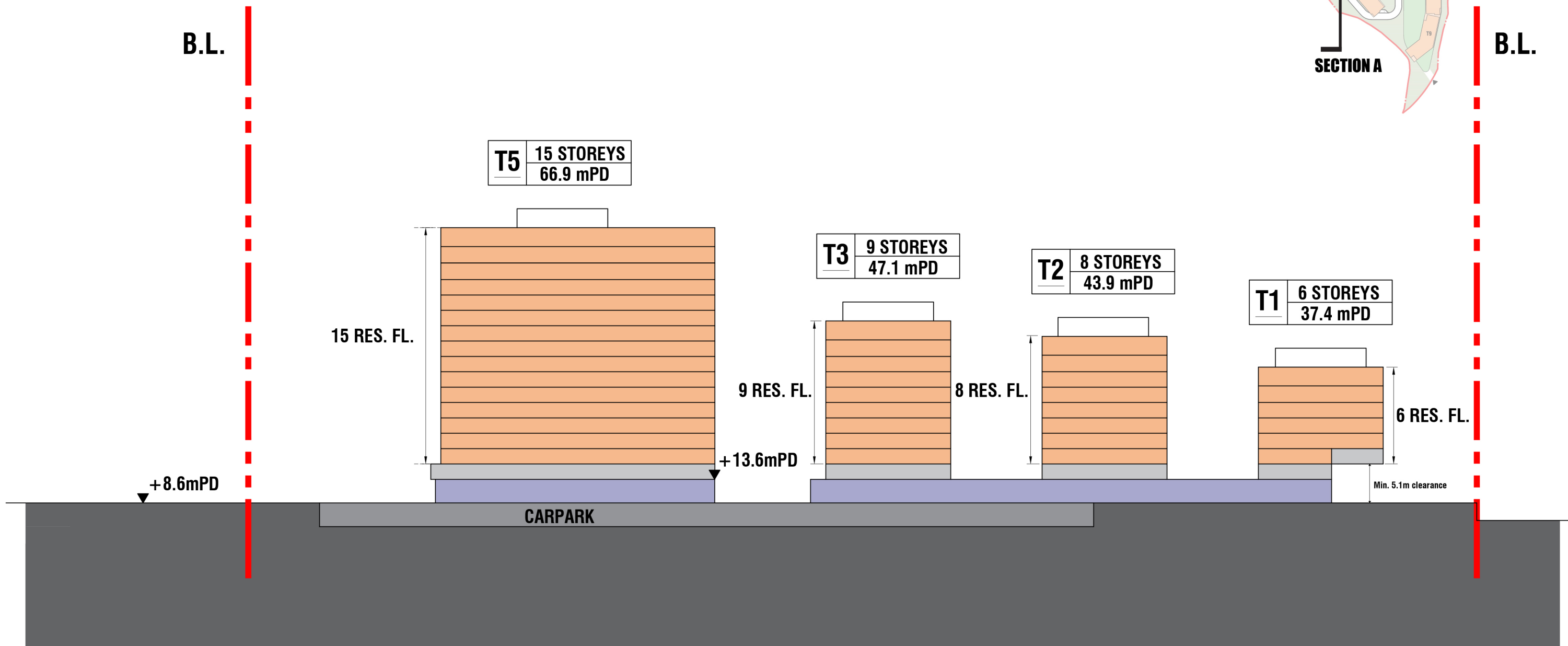
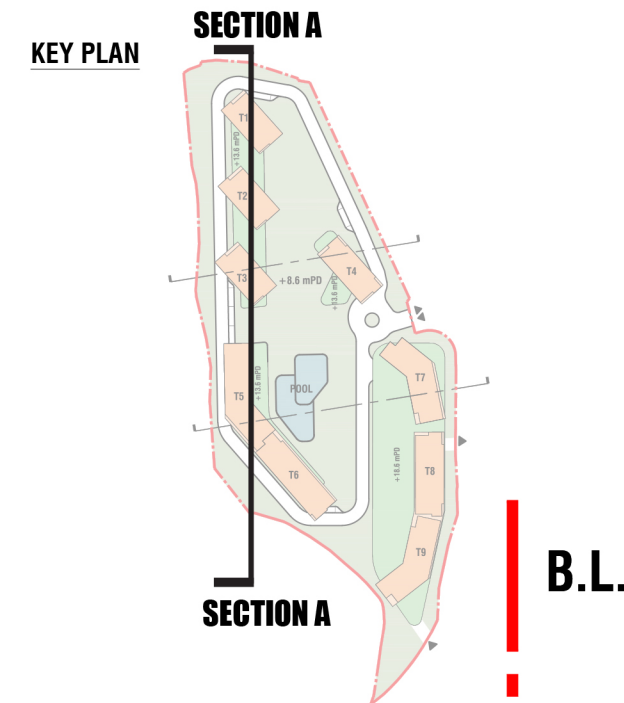
Indicative Ground Floor Plan

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LEGEND




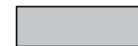
- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITS) MAIN ROOF LEVEL
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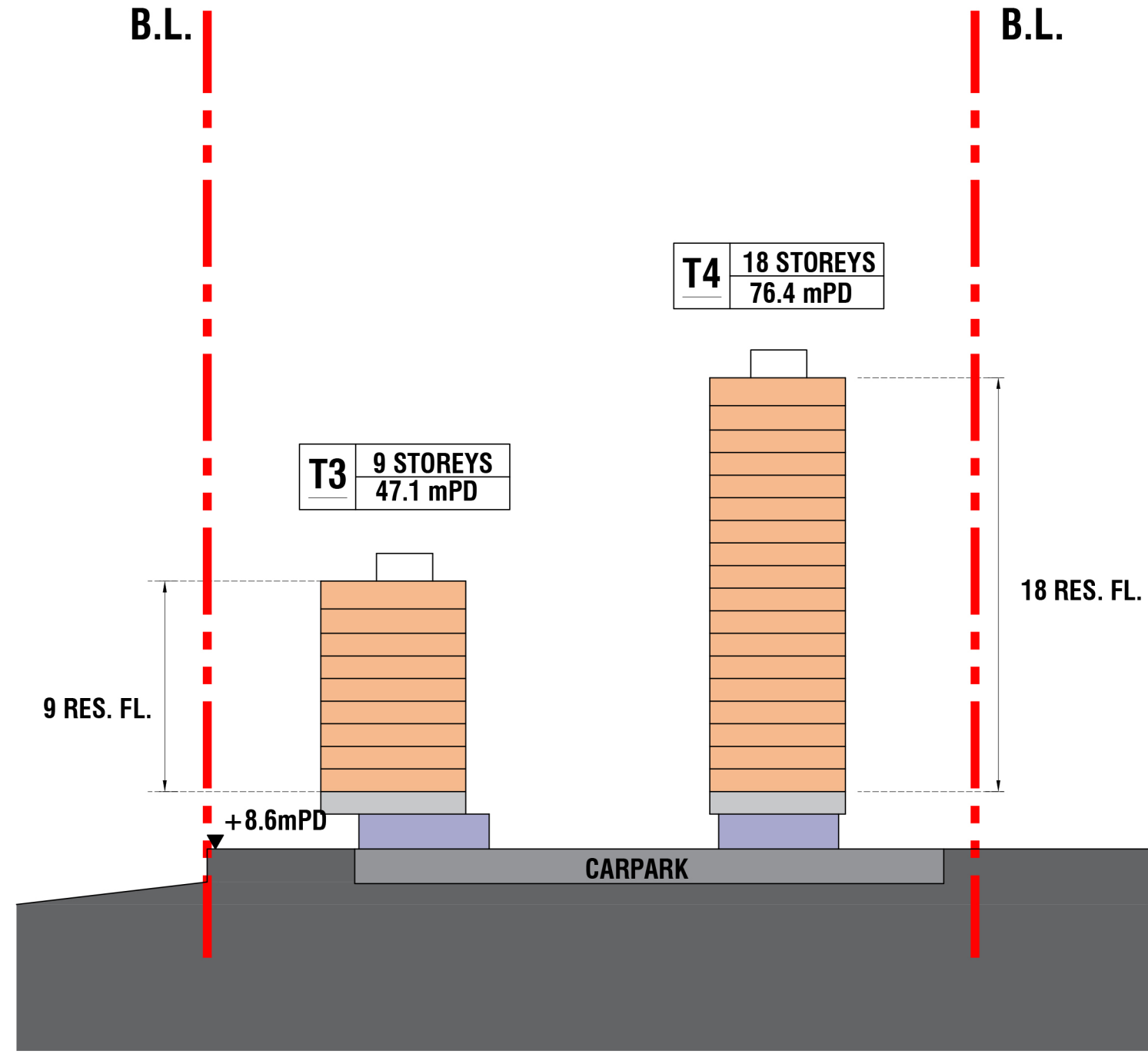
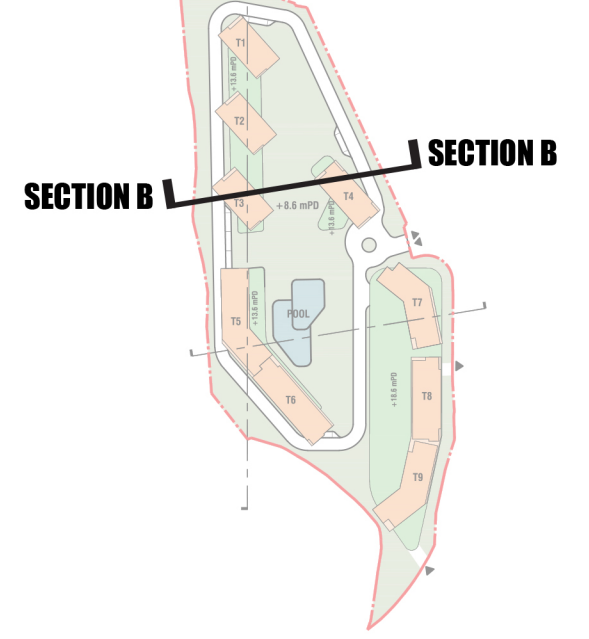
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			Scale		Figure	2.3

LEGEND

-  APPLICATION SITE
-  RESIDENTIAL TOWER
-  PODIUM
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
-  TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITS)
	MAIN ROOF LEVEL

KEY PLAN



Title: Indicative Section Plan (B - B)

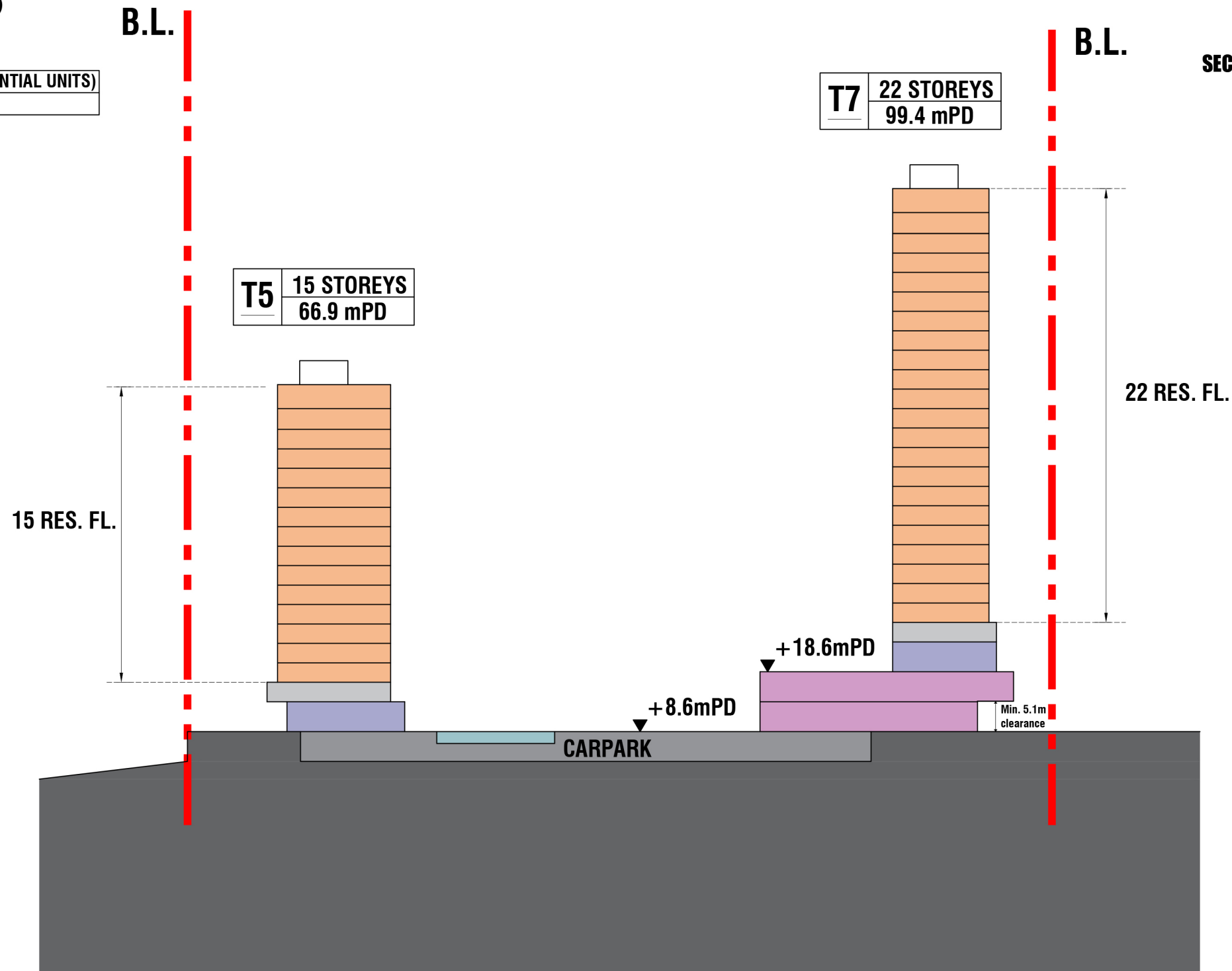
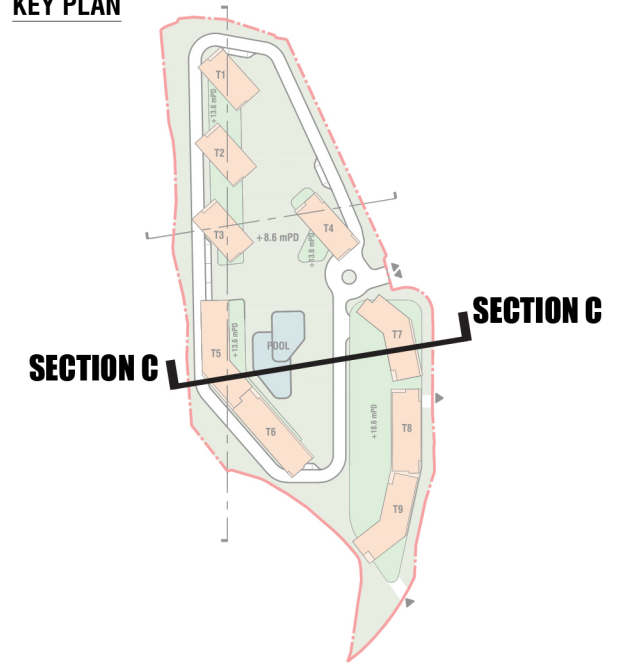
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Scale	Figure 2.4		

LEGEND

- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- PODIUM
(COMMERCIAL/ E&M FACILITIES)
- TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITS)
	MAIN ROOF LEVEL

KEY PLAN



Title

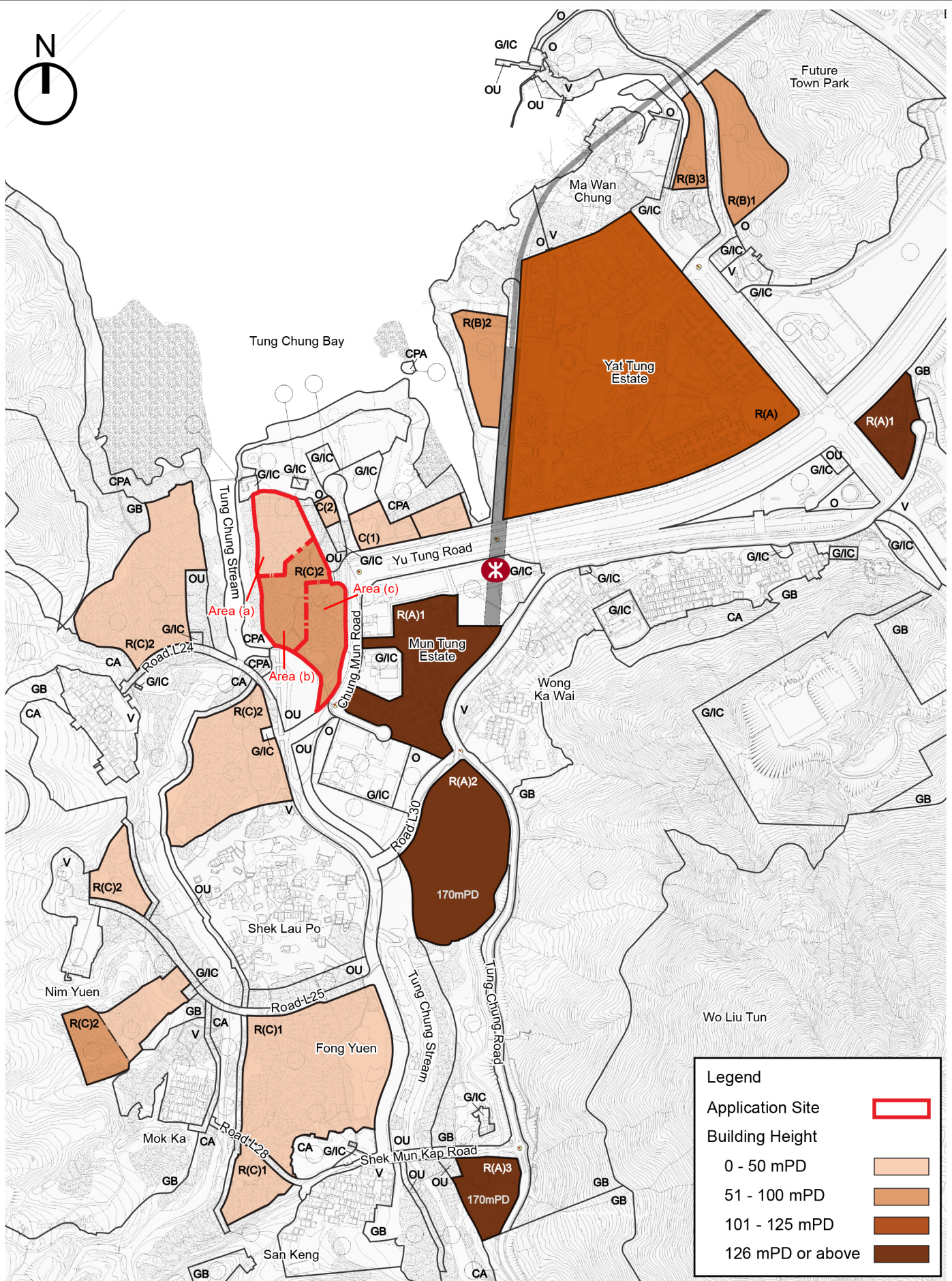
Indicative Section Plan (Section C-C)

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2.2 Planning and Design Considerations

2.2.1 Committing to creating a desirable living environment for future residents, as well as responding to the latest policy objectives of increasing housing supply, the Applicant thus takes the opportunity to comprehensively review the development potential of the Application Site and at the same time formulate a development scheme that will be compatible with its neighbourhood. When formulating the indicative scheme, due respect has been paid to the Tung Chung Stream, the estuary of Tung Chung Bay and the surrounding environment and existing / committed / planned residential developments. Some major planning and design concepts are highlighted below:

- As per the Explanatory Statement (ES) of the OZP, to achieve integration and compatible built-form with the existing developments and natural environment, a **stepped height profile descending from the mountain side towards the waterfront and the estuary of Tung Chung Stream** shall be adopted for new developments. To ensure that the Proposed Development could integrate well with the surrounding environment and to be in line with the urban design concept according to the ES of the OZP, a **stepped height profile** within the Application Site has been proposed. The BH will descend from the adjacent Mun Tung Estate and Yat Tung Estate (mostly over 120mPD) in the east to embankment and estuary of Tung Chung Stream in the west, as well as from the recently approved intensified public housing sites (maximum 170mPD) in the south towards the Tung Chung Bay area in the north gradually (**Figure 2.6** refers), with 22 storeys (over three storeys of podium) of 100mPD descending to six storeys (over one storey of podium) of 37mPD. The closer to the Tung Chung Stream and the existing public open space in the north, the lower the BH of the residential blocks is. Hence, a more diversified skyline in TCW can be achieved;
- Besides, the development intensity will also descent from the adjacent Mun Tung Estate (over plot ratio of 5) in the east to embankment and estuary of Tung Chung Stream in the west, as well as from the recently approved intensified public housing sites (over plot ratio of 5) in the south towards the Tung Chung Bay area in the north gradually (**Figure 2.7** refers). The closer to the Tung Chung Stream and Tung Chung Bay, the lower the plot ratio of the residential blocks is;



Legend	
Application Site	
Building Height	
0 - 50 mPD	
51 - 100 mPD	
101 - 125 mPD	
126 mPD or above	

50 0 50 100m



Title
 Proposed Building Height being Compatible with
 the Surrounding Developments

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- To facilitate wind penetration, a **20m-wide building gap is provided** in the Application Site in an east-west direction, aligning with Yu Tung Road (**Figure 2.8** refers). This is in line with the proposed 20m-wide non-building area (NBA) introduced in the Urban Design Concept Plan in the ES of the OZP. Through careful disposition of towers to provide such building gap (i.e. between T3 and T5, as well as T4 and T7), it allows visual connection from Yu Tung Road towards the mountain backdrop and avoids continuous building façade. To achieve a more desirable residential development in terms of air ventilation and visual permeability, and to respect the breezeway/ view corridor in a north-south direction on the Urban Design Plan of the OZP, grouping of residential blocks into three clusters (i.e. T1 to T4, T5 and T6 as well as T7 to T9) so as to reserve **another building gap which could serve as a north-south ventilation corridor (with a width of not less than 15m between building clusters in the western and eastern portions of the Application Site)** to promote better air ventilation. Instead of designating towers at the northern and southern ends of the site to maximise possible views towards the sea from residential towers, a north-south building gap is largely reserved to enhance north-south visual permeability. Permeable design features (e.g. empty voids of not less than 4m in height created from overhanging structure design) taking into account the prevailing wind directions have also been proposed as much as possible for better air ventilation in the area;
- Through provision of **supporting facilities including commercial facilities and a covered private transport lay-by** at the southeastern portion of the Application Site facing Chung Mun Road near the existing Mun Tung Estate, convenience would be brought to the residents in the area (**Figure 2.7** refers); and
- Provision of **retail frontage along Chung Mun Road** facing Mun Tung Estate would promote street vibrancy and a pleasant pedestrian environment for public enjoyment. A **possible pedestrian footbridge** (subject to liaison with relevant departments at subsequent stage) **to link up the podium of the Proposed Development, the adjacent Mun Tung Estate, the planned commercial sites in Areas 38A and 38B and the planned TCW MTR Station** would also enhance convenience to the future residents and users of the retail facilities (**Figure 2.7** refers).

① Stepped Building Height Profile

Stepped height profile of residential blocks descend from planned railway station towards riverfront and estuary of Tung Chung Stream



② Building Gap and Permeable Design

Building gap of residential blocks to promote air ventilation and enhance visual permeability

- i. not less than 20m-wide in an east-west direction
- ii. not less than 15m-wide in a north-south direction between building clusters in the western and eastern portions of the Application Site

Permeable design features (e.g. empty voids of not less than 4m in height created from overhanging structure design) taking into account the prevailing wind directions also promote air ventilation in the area



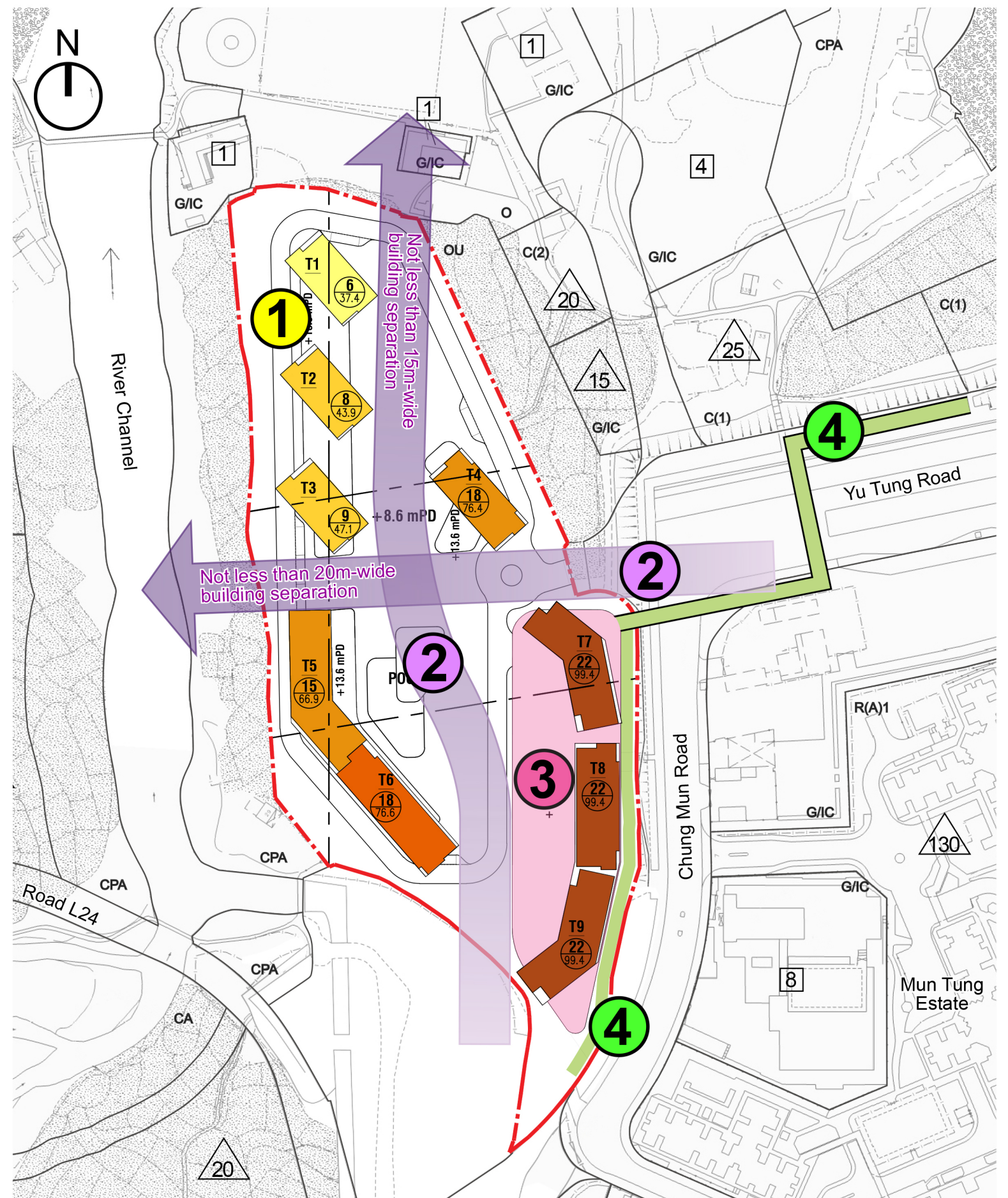
③ Provision of Supporting Facilities

Provision of commercial facilities and covered private transport lay-by abutting Chung Mun Road and Mun Tung Estate to add vibrancy and bring convenience to future residents and users of retail facilities



④ Enhanced Pedestrian Environment

Provision of retail frontage along the street to promote vibrancy, and a possible pedestrian footbridge (subject to liaison with relevant departments at subsequent stage) between the podium of the Proposed Development and the planned TCW MTR Station to enhance convenience



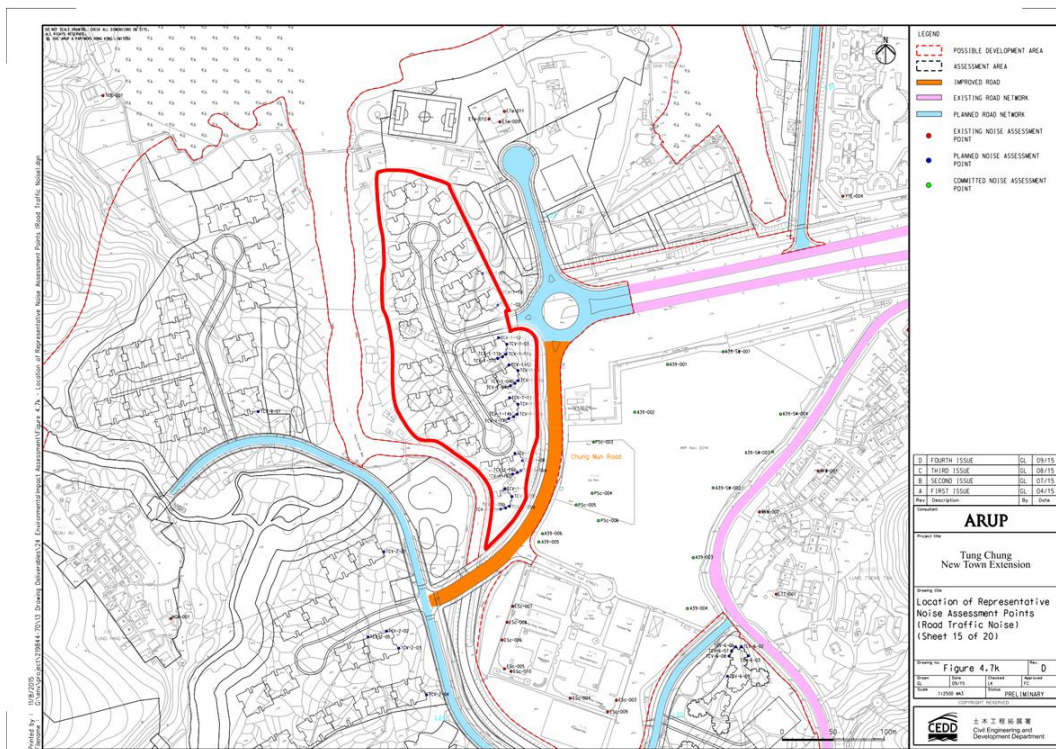
Remarks: The current Proposed Scheme would be subject to revision at subsequent detailed design stage.

2.3 OZP-Compliant Scheme

2.3.1 For the sake of this visual assessment, the notional OZP-Compliant Scheme has been adopted for the Application Site based on the layout as shown in the approved Environmental Impact Assessment (EIA) for the TCNTE (Report No. AEIAR-196/2016) which conforms to the development restrictions as stipulated under the OZP.

2.3.2 Under the OZP-Compliant Scheme, the development consists of 30 low-rise residential blocks with a 20m-wide NBA following the prevailing wind direction to establish a continuous air corridor towards Ngau Au Village, aligning with Yu Tung Road and follows the existing planning intention of developing low-rise, low-density residential developments with development restrictions stipulated under the extant OZP:

- A maximum plot ratio of 1; and
- A maximum building height of 20mPD.



Indicative MLP of OZP-Compliant Scheme adopted from EIA for the TCNTE (Report No. AEIAR-196/2016)

3 Baseline Visual Condition

3.1 Visual Context and Character

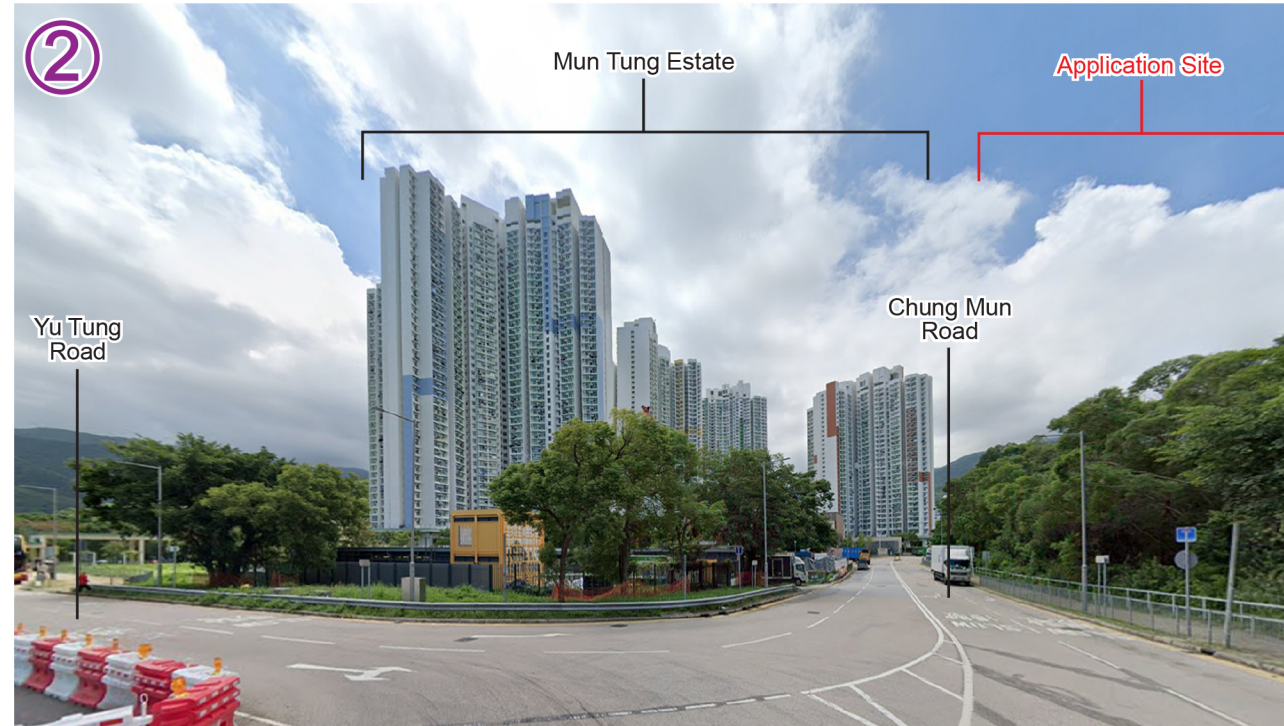
- 3.1.1 The Application Site has an area of about 33,808m² and the Application Site is located in TCW of the TCNTE, which is largely vacant with some temporary government works related to the adjacent Chung Mun Road widening works and public drainage works being carried out. It is the government’s intension to extend Tung Chung into a distinct community in the TCNTE area including TCW with development potential optimized to meet housing and other development needs of the territory according to the Explanatory Statement (ES) of the OZP. In recent years, the surroundings of the Application Site is undergoing rapid transformation and the first population intake is expected to be in 2025.
- 3.1.2 At the northeast to southeast of the Application Site is predominately high-rise in nature where various clusters of high-rise public housing developments such as Yat Tung Estate in Area 30 and Mun Tung Estate in Area 39 can be found, in which the maximum BH of 125mPD and 130mPD respectively. To the further southeast of the Application Site are the construction sites of the two approved public housing developments in Areas 42 and 46 near the Tung Chung Stream. The two sites along Tung Chung Stream are zoned “R(A)2” and “R(A)3” respectively and recently permitted to be intensified to plot ratio of 6.8 and 5.7 respectively and a maximum BH of 170mPD for both sites (Application No. A/I-TCTC/67). In particular, to support the expected increase in population, TCW MTR Station is planned and located near the Application Site.
- 3.1.3 To the further northeast, other planned public and approved private housing developments in Areas 23, 33 and 48 are of a maximum plot ratio of 4, 3.5 and 2 respectively. They are also subject to a maximum building height of 75mPD, 70mPD and 55mPD respectively.
- 3.1.4 To the west is the embankment of Tung Chung Stream and to the further west across the Tung Chung Stream are mainly vegetated areas. To the south across Chung Mun Road are two schools, namely YMCA of Hong Kong Christian College and Caritas Charles Vath College. Existing villages such as Shek Lau Po, Ngau Au, Tung Hing, Mok Ka and Shek Mun Kap are found scattering the west and south of the Application Site in Tung Chung Valley. To the further west and further south

are various “R(C)” zones with BH restrictions from 20mPD to 55mPD and plot ratio from 1 to 1.5 for low-rise and low-density residential developments.

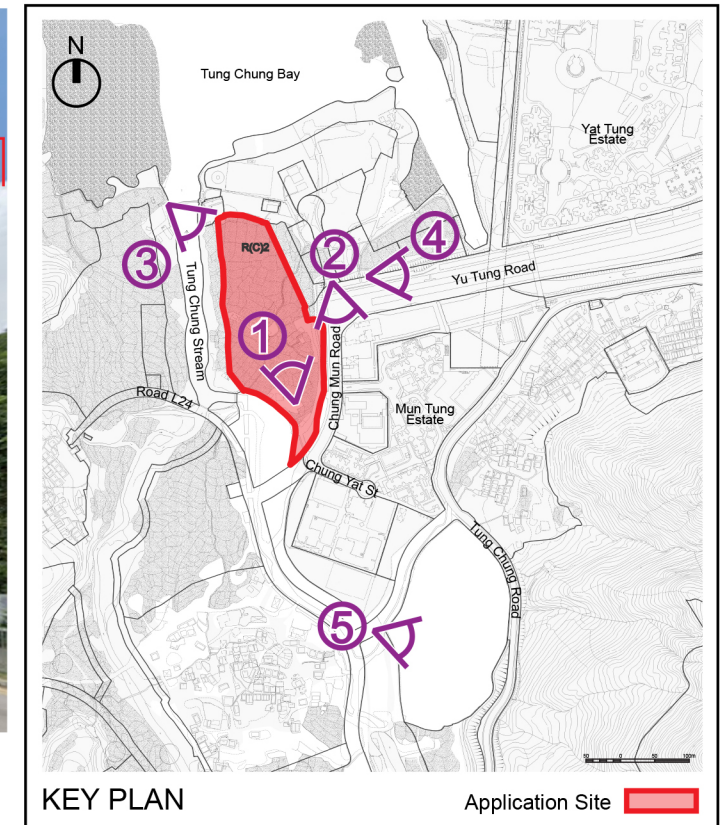
- 3.1.5 To the north and north east are public open spaces such as Tung Chung Playground and Tung Chung Sitting-out Area. There are also some public facilities in a number of scattered “Government, Institution or Community” (“G/IC”) zones (e.g. Hau Wong Temple, Hong Kong Playground Association Tung Chung Outdoor Recreation Camp, etc.). To the further north is Tung Chung Bay overlooking towards the Hong Kong International Airport (HKIA).
- 3.1.6 With due considerations of the surrounding environment, it is observed that the Application Site is situated in an area **intermixed with existing and planned high-density residential developments with low-density residential developments and village settlements**. With the gazettal of the approved Tung Chung Valley OZP, the implementation of the planned high-density public housing developments in TCW to the south of the Application Site and the completion of the planned TCW MTR Station and commercial developments to the east of the Application Site, the TCW area will be transformed from a rural setting to an urbanized new town.
- 3.1.7 **Figure 3.1** shows the site and surrounding contexts of the Application Site, while **Figures 2.5 and 2.6** illustrate the BH and plot ratio of the surrounding developments.



Existing Condition of the Application Site Viewing from the South of the Application Site

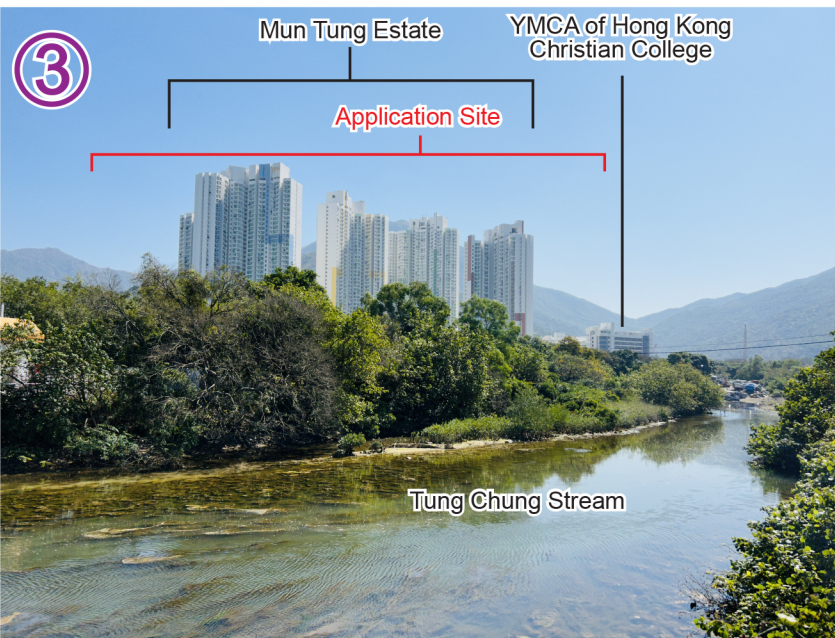


Public Housing Development (Mun Tung Estate) and the Application Site along the Intersection of Chung Mun Road and Yu Tung Road

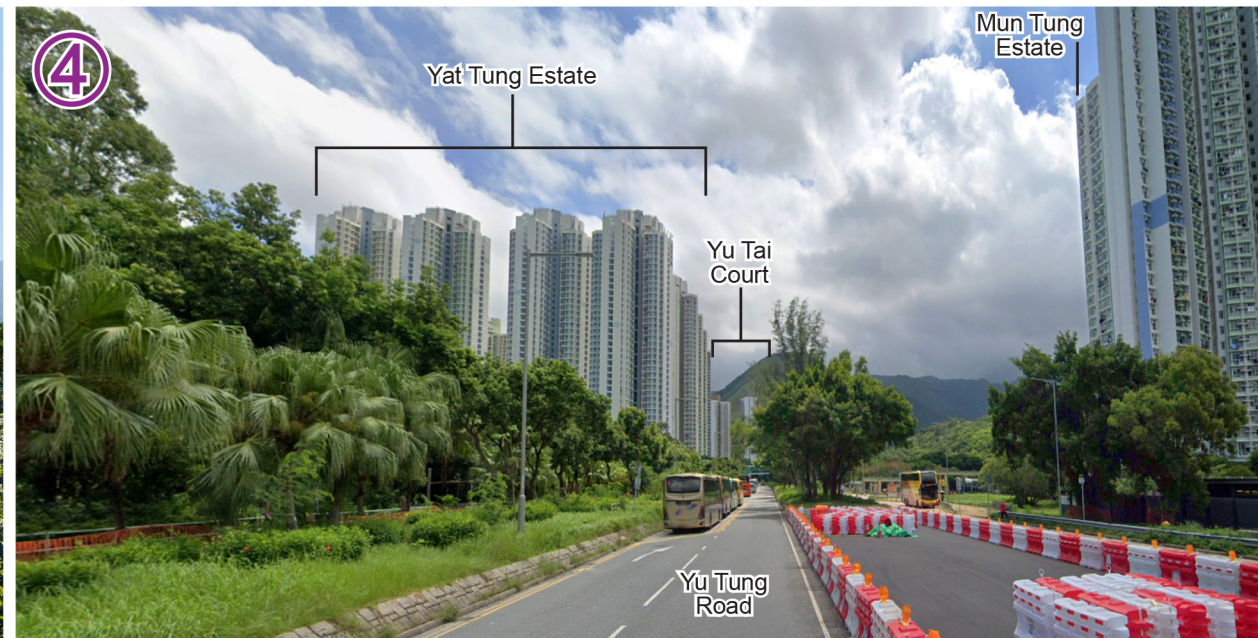


KEY PLAN

Application Site



Public Housing Development and the Application Site viewing from the Hau Wong Bridge across Tung Chung Stream



Public Housing Developments (Mun Tung Estate, Yat Tung Estate and Yu Tai Court) viewing from Yu Tung Road



Planned Public Housing Development in Area 42

3.2 Visual Elements and Resources

3.2.1 The visual context of the Application Site is shaped by the combined composition of all the visual elements which come into sight of the viewers. All key visual elements, including visual resources or attractors, visual eyesores or detractors, will be identified below. Different visual elements may enhance, degrade or neutralize the overall visual impact of the development being assessed.

Visual Amenities and Attractors

3.2.2 To the further east, south and west of the Application Site are **mountain backdrop**. Wo Lui Tun and Pok To Yan in the east, Sunset Peak and Lantau Peak in the south and Nei Lak Shan, Lin Fa Shan in the west create a distinct landscape setting of the Application Site and TCW area being enclosed by an undulating mountain ridgeline and hilly terrains. Hiking trails such as Tung-O Ancient Trail and Ngong Ping Trail are popular among locals and visitors alike.

3.2.3 To the west and south of the Application Site, **Tung Chung Stream** flows from the uphill area along Tung Chung Valley to **Tung Chung Bay** to the north of the Application Site. Tung Chung Stream, the mountain backdrop as well as the **vegetated areas** to the further west of the Proposed Development across the Tung Chung Stream are visual amenities to the locals and visitors.

3.2.4 Tourist attractions such as **Hau Wong Temple** and **Ngong Ping 360 Cable Car** to the north of the Application Site are also identified as visual attractors of the area.

Visual Distractors

3.2.5 The **existing high-rise, high-density public housing developments** Yat Tung Estate and Mun Tung Estate to the east of the Application Site with maximum BH of about 125mPD to 130mPD would form visual obstruction to a certain extent. Also, the **approved high-rise, high-density public housing developments** in Areas 42 and 46 near the Tung Chung Stream with maximum plot ratio of 6.8 and 5.7 and maximum BH of 170mPD respectively as per the latest S16 planning application approved on 22.12.2023 under Application No. A/I-TCTC/67 will also serve as a major visual distractor in the area. Other planned and approved public and private housing developments in Areas 23, 33 and 48 which are subject to a

maximum building height of 75mPD, 70mPD and 55mPD respectively and located near the waterfront location will also impose certain degree of blockage. Upon completion of the approved public housing developments, the overall visual composition in the area would inevitably be degraded.

3.2.6 Apart from high-rise developments, other planned residential developments in various “R(C)” sub-zones in the OZP, as well as commercial blocks in the “C” and “G/IC” zones along the waterfront and Yu Tung Road to the northeast of the Application Site will also become visual distractors.

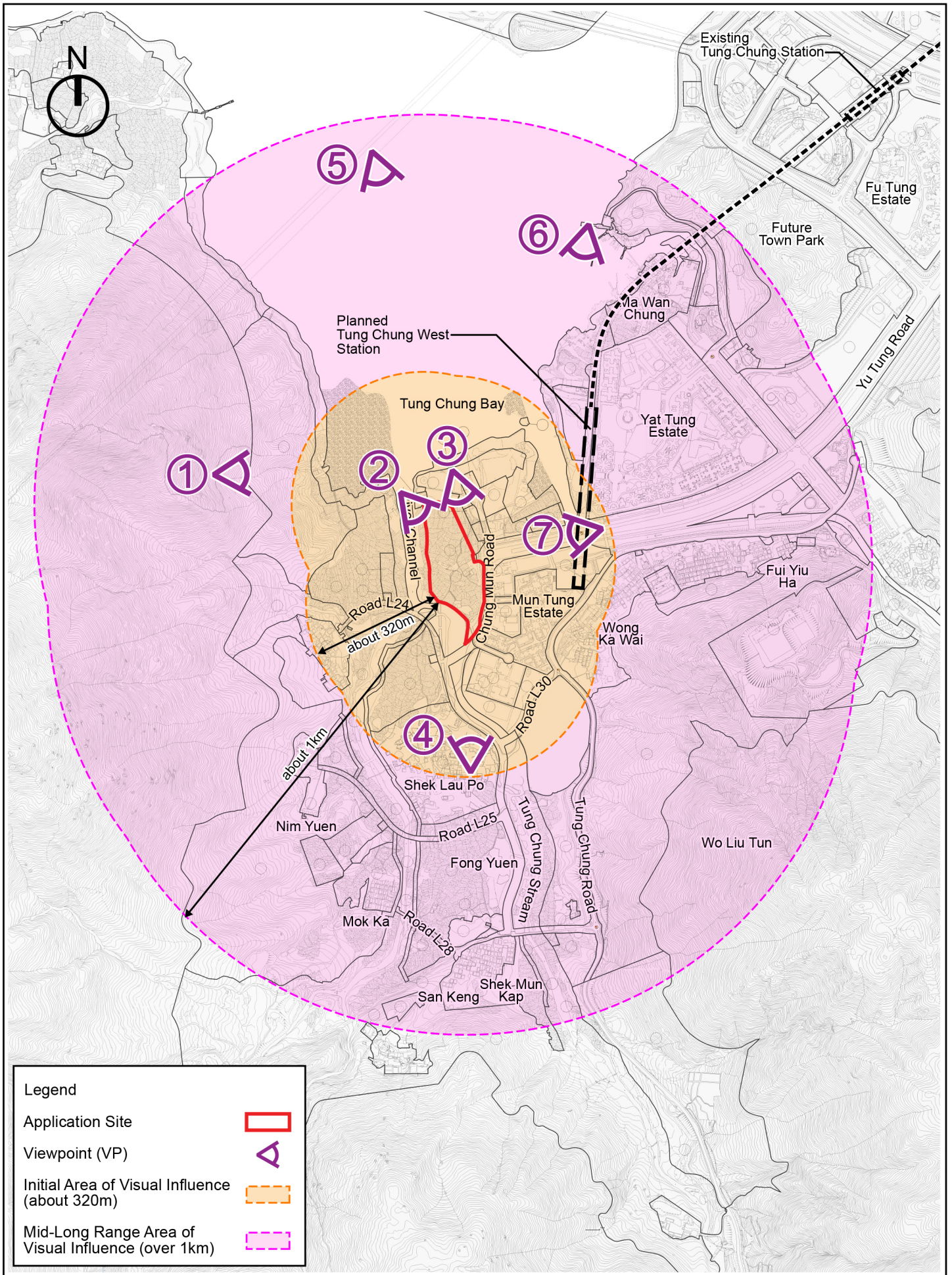
3.2.7 In addition, the **existing road infrastructures** such as Yu Tung Road are also one of the major eyesores of pedestrians which dominate the visual composition of pedestrians.

3.3 Area of Visual Influence

3.3.1 According to the TPB PG-No. 41, the assessment area (i.e. the visual envelope) should cover the area of visual influence (AVI) within which any part of the Proposed Development is visible from key sensitive viewers. When determining the AVI for 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 VPs and the actual site and surrounding topographical conditions by ground inspection have been taken into account.

3.3.2 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 TCW area. The subject AVI extends to Hau Wong Temple, Ngong Ping 360 Cable Car and Tung Chung Public Pier to the north, Yu Tung Road Footbridge to the east, Shek Lau Po Village to the south and the Tung-O Ancient Trail and Ngong Ping Trail to the west.

3.3.3 In gist, seven nos. of public VPs within the AVI have been identified for the subject VIA (**Figure 3.2** refers). Details of these VPs are described in the following section.



Legend	
Application Site	
Viewpoint (VP)	
Initial Area of Visual Influence (about 320m)	
Mid-Long Range Area of Visual Influence (over 1km)	



Title	Area of Visual Influence			
Checked	DH	Drawn	PW	
Rev	0	Date	Nov 2024	
Scale	NA		Figure	3.2

4 Viewpoints and Visual Sensitive Receivers

4.1 Key VSRs are those people, who have direct views of the Application Site from the most affected public VPs, which are likely to be affected most by the visual change induced by the Proposed Development. As per the requirements of TPB PG-No. 41, the VSRs at public VPs include the public at key pedestrian nodes, popular areas for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and the public at prominent travel routes where travellers’ visual attention may be caught by the proposed visual change brought about by the Proposed Development.

4.2 VSRs are also categorized based on the characters and what the public are engaged in at the public VPs. The sensitivity of VSRs to visual changes will be influenced by:

- 1) Activities they are engaged in;
- 2) Duration which the Proposed Development remains visible;
- 3) View towards the Proposed Development is full or partial; and
- 4) The public perception towards the Proposed Development.

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

Recreation General public have sights to 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 have sights to the Proposed Development when commuting. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.

4.4 The sensitivity of VSRs towards visual changes at the Application Site are categorised into three classifications (i.e. “High”, “Medium” and “Low”), depends on the activities they are engaged in at a VP, the duration they remain at a VP, the extent of the Proposed Development being visible at a VP, etc. For example, members of the public take a rest at a sitting-out area for a period of time will be

classified as “High Sensitivity Group”, while players focusing on ball games within a playground will be classified as “Low Sensitivity Group”.

4.5 Based on the criteria above, a total of seven nos. of VPs have been identified under this VIA, including:

- VP1: Ngong Ping Trail overlooking Tung Chung Valley
- VP2: Hau Wong Bridge overlooking Tung Chung Stream
- VP3: Hau Wong Temple
- VP4: Shek Lau Po Village
- VP5: Ngong Ping 360 Cable Car
- VP6: Tung Chung Public Pier
- VP7: Yu Tung Road Footbridge

4.6 The existing views of the selected VPs are shown in **Figures 5.1 to 5.7**. Besides the existing conditions and developments, this VIA also takes into account the both the planned and approved developments as the Baseline Scenario. The planned public and private housing developments in the “R(B)” zones and “R(C)” zones, the planned commercial developments in the “C” zones and the planned GIC facilities in the “G/IC” zones conform to the development restrictions as stipulated under the OZP and the layout as demonstrated in the approved Environmental Impact Assessment (EIA) for the TCNTE (Report No. AEIAR-196/2016), as well as the approved public housing developments in Areas 42 and 46 constitute the Baseline Scenario. The OZP-Compliant Scheme for the Application Site adopted in the EIA, as depicted in Section 2.3 of this VIA, has also been incorporated under the Baseline Scenario. Changes in visual composition will be compared with the aforementioned Baseline Scenario.

4.7 The visual sensitivity of the selected VSRs at the selected VPs will be described in **Table 4.1** below:

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

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Existing Condition and Baseline Scenario with Completion of TCNTE and OZP-Compliant Scheme) (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Not Visible) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
<p>VSR1: Public hiking along Ngong Ping Trail</p> <p>Located to the west of the Application Site, an open view along Ngong Ping Trail overlooking Tung Chung Valley is selected as a VP due to its unobstructed view towards Tung Chung Valley, including the Proposed Development.</p> <p>Recreation and Traveller – The VSRs are mainly visitors hiking along Ngong Ping Trail.</p>	<p>About 550m</p>	<p>Quality of View - Good</p> <p><u>Existing Condition</u></p> <p>Existing views are characterized by the flatland in Tung Chung Valley, existing public housing developments and the mountains as the backdrop looking towards the Application Site.</p> <p><u>Baseline Scenario</u></p> <p>Upon completion of TCNTE, the residential blocks under the OZP-Compliant Scheme at the Application Site as well as in the adjacent “R(C)” sub-zones will be visible from this VP down the valley. Areas to the south of the existing public housing development Mun Tung Estate zoned “R(A)2” and “R(A)3” in Areas 42 and 46 which will be developed into high-rise, high-density public housing developments with maximum BH of 170mPD can be seen from this VP.</p> <p>To the further east and northeast towards the Application Site and the existing public housing development Yat Tung Estate, planned public housing developments in Areas 23 and 33 and approved private housing development in Area 48 will be developed with maximum BH of 55mPD to 75mPD, which are also visible at this VP.</p> <p>Due to the height of this VP, views are highly opened to natural setting of the area and the open sky view. The estuary of Tung Chung Stream and its relatively high altitude. Mountain ranges including Sunset Peak (869m), Pok To Yan (529m) and Wo Liu Tun (323m) are also visible from this VP.</p>	<p>Full view – The whole Application Site including the low-rise blocks under the OZP-compliant scheme at the Application Site can be seen owing to the openness without any blockage of view towards the Tung Chung Valley.</p> <p>Frequent view – With about 550m towards the Application Site, public hiking along Ngong Ping Trail will be captured by the open view overlooking Tung Chung Valley, Tung Chung Bay and the mountain ridges at the backdrop. Yet their stay at this VP are of a rather short duration, the VSRs are therefore both transient and recreation in nature.</p>	<p>Medium</p>
<p>VSR2: Public on Hau Wong Bridge along Tung-O Ancient Trail</p> <p>Located to the immediate northwest of the Application Site, Hau Wong Bridge overlooking Tung Chung Stream along Tung-O Ancient Trail is selected as a VP due to its direct openness to Tung Chung Stream and the Proposed Development as well as its popularity among hikers in Hong Kong.</p> <p>Recreation and Traveller – The VSRs are mainly visitors</p>	<p>About 65m</p>	<p>Quality of View - Good</p> <p><u>Existing Condition</u></p> <p>At this short-range VP, existing views are characterized by the open view of Tung Chung Stream. Existing public housing development Mun Tung Estate and belt of mature trees along the embankment of Tung Chung Stream are also visible at this VP. The mountain backdrop and ridgeline of Sunset Peak can also be seen towards the further south.</p>	<p>Partial View – Only a minor portion of the top part of residential blocks under the OZP-complaint scheme at the Application Site in the Baseline Scenario could be seen owing to the screening effect of the existing belt of trees along embankment of Tung Chung Stream.</p> <p>Occasional View – The public hiking along Tung-O Ancient Trail will be attracted to the open view and panoramic scenery towards both sides of Hau Wong Bridge towards HKIA to the north and Tung Chung Valley to the south directions. As their stay at this VP is of a rather short duration,</p>	<p>Medium</p>

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Existing Condition and Baseline Scenario with Completion of TCNTE and OZP-Compliant Scheme) (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Not Visible) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
hiking along Tung-O Ancient Trail.		<p><u>Baseline Scenario</u></p> <p>Upon completion of TCNTE, higher levels of the residential blocks of the approved public housing developments in Areas 42 and 46 could be seen behind the residential blocks of Mun Tung Estate at the western side of Tung Chung Stream. In view of the low-rise nature of the OZP-Compliant Scheme at the Application Site and permitted housing developments in Area 66A, the housing blocks are substantially screened off by the existing vegetation. The mountain backdrop of Sunset Peak remains largely intact.</p>	the VSRs are therefore both transient and recreation in nature.	
<p>VSR3: Public at the open space adjacent to Hau Wong Temple</p> <p>Situated to the immediate northeast of the Application Site, Hau Wong Temple is a Grade-2 historic building with a vast open space where locals carry out recreational activities. This VP is selected due to its popularity among locals and its direct openness towards the Proposed Development and the Tung Chung Valley area.</p> <p>Recreation and Traveller – The VSRs are mainly the locals performing active and passive recreational activities.</p>	About 110m	<p>Quality of View - Good</p> <p><u>Existing Condition</u></p> <p>At this short-range VP, existing views are characterized by the open space surrounding Hau Wong Temple with mountain ridges and open sky view. Even with the presence of the existing Mun Tung Estate, the quality of view at this VP is still good due to its vast openness.</p> <p><u>Baseline Scenario</u></p> <p>The upper part of residential blocks at the Application Site under the OZP-Compliant Scheme will be visible from this VP. Other planned and approved developments, including the planning commercial and GIC facilities in the “C” and “G/IC” zones at the back of Hau Wong Temple, and the Approved Public Housing Development in Area 42, will be partially visible yet blend in with the existing high-rise Mun Tung Estate at the background of this VP. The openness at this VP is substantially retained under Baseline Scenario.</p>	<p>Full view – The whole Application Site will be visible from this VP without any major blockage of views towards the Tung Chung Valley and Lantau Peak.</p> <p>Occasional View – Public mainly take part in recreational activities such as football in the ball court and stroll around the open space. They will enjoy the view towards both Tung Chung Valley and the HKIA. As no seating is provided towards the Tung Chung Valley direction, the VSRs are therefore both transient and recreation in nature.</p>	Medium
<p>VSR4: Villagers of Shek Lau Po Village</p> <p>Situated to the south of the Application Site, the Shek Lau Po Village is a village cluster where local villagers live. This VP is selected to present the view of villagers towards the Proposed Development from the south direction.</p> <p>Traveller – The VSRs are mainly the locals living in the nearby Shek Lau Po Village.</p>	About 310m	<p>Quality of View - Fair</p> <p><u>Existing Condition</u></p> <p>At this medium-range VP, views towards the Application Site are screened off by existing buildings such as the YMCA of Hong Kong Christian College. Existing views are also characterized by the construction sites for the planned infrastructural works.</p> <p><u>Baseline Scenario</u></p>	<p>Partial View – Part of the Application Site can be seen from this VP behind the existing buildings at the middle-ground, which screens off part of the Application Site.</p> <p>Occasional view – Locals and villagers are mainly passing by the area to reach to other places. They may have a glimpse of the Proposed Development whilst the views will be temporary and the VSRs are transient in nature.</p>	Low

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Existing Condition and Baseline Scenario with Completion of TCNTE and OZP-Compliant Scheme) (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Not Visible) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
		Upon completion of TCNTE, the structures of the infrastructural works will form the middle-ground of this VP, which may screen off the Application Site partially. Due to the distance from the Application Site and the presence of existing vegetation in the front, the residential blocks under the OZP-Compliant Scheme at the Application Site are not visible.		
<p>VSR5: Locals and visitors of Ngong Ping 360 Cable Car</p> <p>Situated to the north of the Application Site, the Ngong Ping 360 Cable Car is a cable car service running between Tung Chung Town Centre and Ngong Ping with the majority usage for recreational purpose. It offers panoramic view towards Tung Chung Bay and Tung Chung Valley to the south and HKIA to the north.</p> <p>Recreation and Traveller – The VSRs are mainly the locals and tourists taking the cable car ride.</p>	About 1km	<p>Quality of View – Good</p> <p><u>Existing Condition</u></p> <p>Existing views are characterized by the open view towards Tung Chung Bay, Tung Chung Valley and existing public and private housing developments and the mountains ranges including Sunset Peak (869m), Pok To Yan (529m) and Wo Liu Tun (323m) as the backdrop looking towards the direction of the Application Site.</p> <p><u>Baseline Scenario</u></p> <p>Upon completion of TCNTE, areas to the south of the Application Site zoned “R(A)2” will be developed into a high-rise, high-density public housing development in Area 42 with maximum BH of 170mPD, which the higher floors of residential blocks being visible from this VP.</p> <p>To the further east and northeast towards the Application Site and the existing public housing development of Yat Tung Estate, planned public housing development in Areas 23 and 33 and approved private housing development in Area 48 will be developed with maximum BH of 55mPD to 75mPD can also be seen from this VP. The cluster of OZP-compliant residential blocks in Tung Chung Valley including those in the Application Site will be visible at the flatland next to the mountain valley. However, due to the relatively long distance between the VP and the aforementioned developments, the existing visual openness and natural setting of the area will only be mildly affected.</p>	<p>Full view – The whole Application Site in the middle-ground of this VP can be seen owing to the openness without any blockage of view towards Tung Chung Bay and Tung Chung Valley and its relatively high altitude.</p> <p>Occasional view – Users of the cable car services are mainly tourists taking in the view from different directions. They may have a glimpse of the Application Site whilst the views will be temporary and the public taking the cable car services are both transient and recreation in nature.</p>	Medium
<p>VSR6: Public at the Tung Chung Public Pier</p> <p>Located to the northeast of the Application Site, the Tung Chung Public Pier was a former public pier providing ferry services connecting to Tuen Mun and other parts of Lantau</p>	About 810m	<p>Quality of View - Good</p> <p><u>Existing Condition</u></p> <p>Existing views are characterized by the open view towards Tung</p>	<p>Full view – The whole Application Site in the background of this VP can be seen owing to the openness at this VP towards Tung Chung Bay.</p> <p>Occasional view – Locals engaging in leisure fishing</p>	Low

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Existing Condition and Baseline Scenario with Completion of TCNTE and OZP-Compliant Scheme) (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Not Visible) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
<p>Island, which was replaced by the Tung Chung New Development Ferry Pier since 1997. It offers panoramic view towards Tung Chung Bay.</p> <p>Recreation – The VSRs are mainly the locals performing recreational activities.</p>		<p>Chung Bay. While the existing high-rise residential towers of Yat Yung Estate occupy the middle-ground of this VP, the mountain ranges of Lin Fa Shan (766m), Nei Lak Shan (751m) and Lantau Peak (934m) are the backdrop towards the northwest direction. The residential towers of existing Mun Tung Estate are located in front of the mountain backdrop.</p> <p><u>Baseline Scenario</u></p> <p>With the completion of TCNTE, the planned public housing development in Area 33 with a maximum BH of 70mPD will be visible to the west of Yet Tung Estate occupying the middle ground of this VP with the OZP-compliant residential blocks at the Application Site and “R(C)” sub-zones at the background.</p>	<p>activities will tend to focus on the conditions of the sea instead of looking up towards the view. They may have a towards of the Application Site whilst the views from people will be temporary.</p>	
<p>VSR7: Yu Tung Road Footbridge</p> <p>Yu Tung Road Footbridge is a major pedestrian path for residents living in Yu Tung Estate connecting to area near Yat Tung Estate to the east of the Application Site. This VP represents the view of pedestrian looking towards the Proposed Development while using the footbridge across Yu Tung Road, which aligns with Yu Tung Road.</p> <p>Traveller – The VSRs are mainly the local residents using the footbridge.</p>	<p>About 340m</p>	<p>Quality of View - Fair</p> <p><u>Existing Condition</u></p> <p>Existing views are characterized by Yu Tung Road in the foreground, Yu Tung Estate in the middle-ground and the mountain ridge and open sky view in the background.</p> <p><u>Baseline Scenario</u></p> <p>With the completion of TCNTE, the planned commercial and GIC facilities will be located at the front view along Yu Tung Road. The OZP-compliant residential blocks at the Application Site will be partially visible. In particular, the 20m NBA created under the OZP-Compliant Scheme will align with Yu Tung Road, following the prevailing wind direction to establish a continuous air corridor towards Ngau Au Village, which is in line with the requirement under the ES of OZP.</p>	<p>Partial view – Part of the Application Site will be screened off by the existing residential blocks of Yu Tung Estate and vegetation. A 20m-wide building gap in the middle of the Application Site aligning with Yu Tung Road has been largely reserved according to the Urban Design Concept Plan in the ES of the OZP.</p> <p>Occasional view – Pedestrians are mainly passer-by whose attention will be at the footbridge instead of the Application Site. They may have a glimpse of the Application Site whilst the views from people will be temporary and the VSRs are transient in nature.</p>	<p>Low</p>

5 Assessment of Visual Impacts

5.1 Methodology for the Appraisal of Visual Impact

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

- 1) Visual composition (i.e. to assess the visual effects resulted from the change in building forms, bulk and etc.);
- 2) Visual obstruction (i.e. to assess whether the Proposed Development may cause any views in the foreground or background to be intercepted);
- 3) Effects on visual resources (i.e. to assess the change in visual quality and character of the 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.

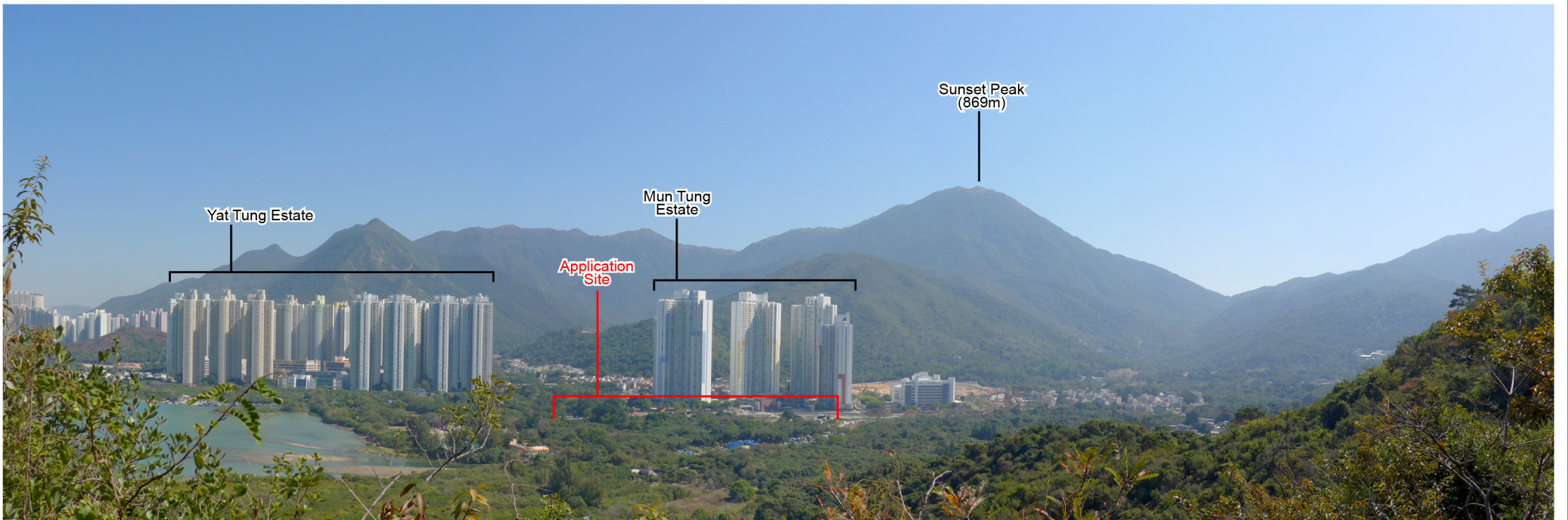
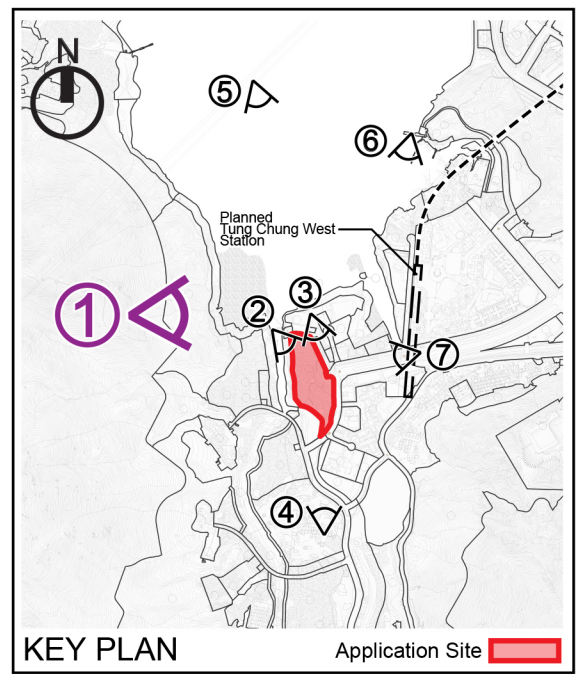
5.1.3 According to the TPB PG-No. 41, the classification of the significance of the overall visual impacts and its associated descriptions are set out in **Table 5.2**.

Table 5.2 Classification of Overall Visual Impacts

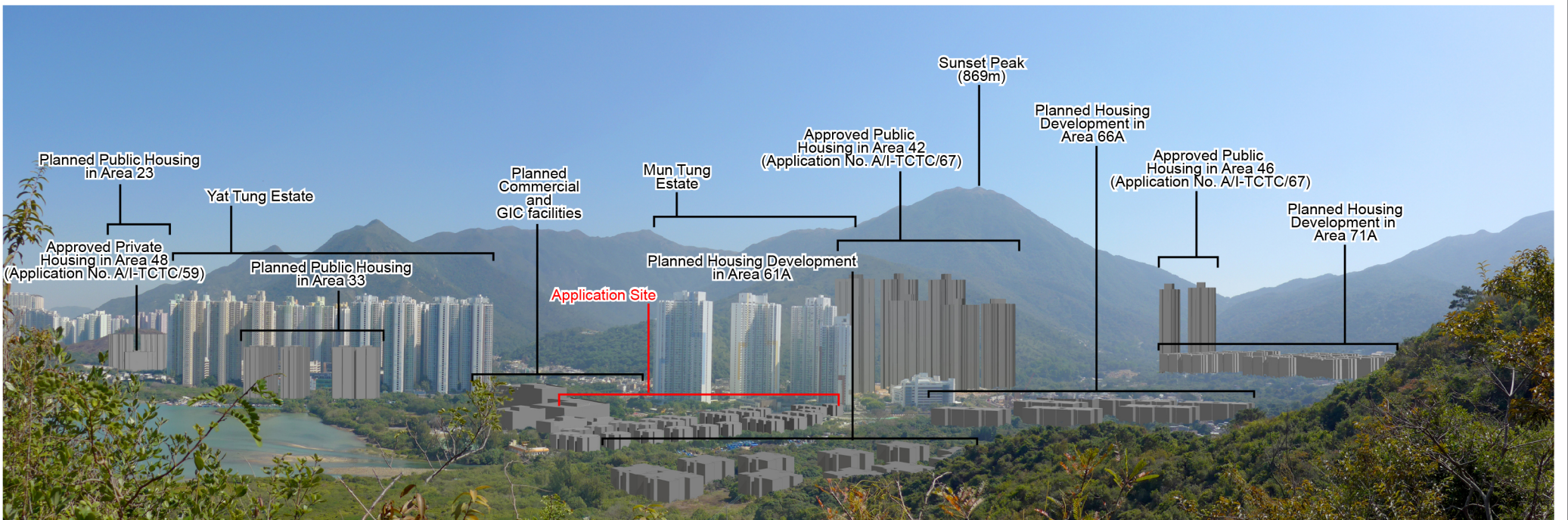
Classifications	Descriptions
Significantly Adverse	The Proposed Development will in overall terms cause serious and detrimental visual impacts to most of the identified key public VPs even with mitigation measures.
Moderately Adverse	The Proposed Development will, with or without mitigation measures,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

5.2 Appraisal of Visual Impacts on Different VSRs

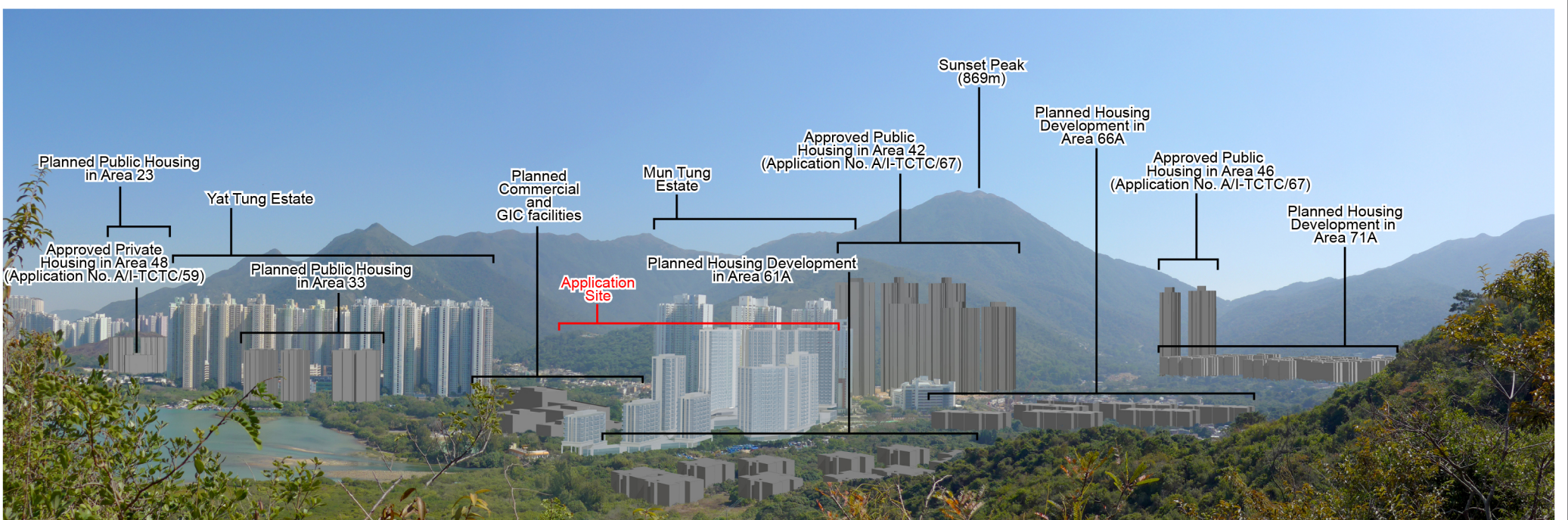
5.2.1 For visual assessment purpose, the OZP-Compliant Condition as mentioned in Section 2.3 will also be included in this VIA to illustrate the potential visual impact induced by the Proposed Rezoning Scheme. The appraisal of visual impacts on VSRs at the key VPs induced by the Proposed Development are described below. The corresponding photomontages are attached in **Figures 5.1 to 5.7**. A summary of the appraisal is set out in **Table 5.3** at the end of this section.



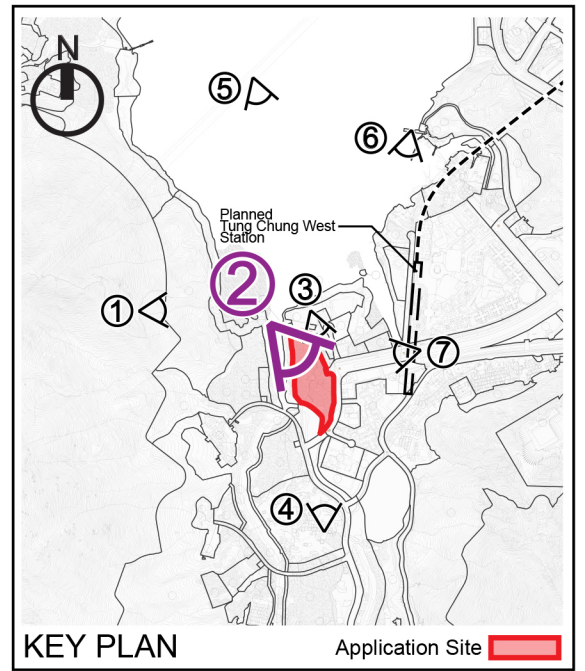
Existing Condition



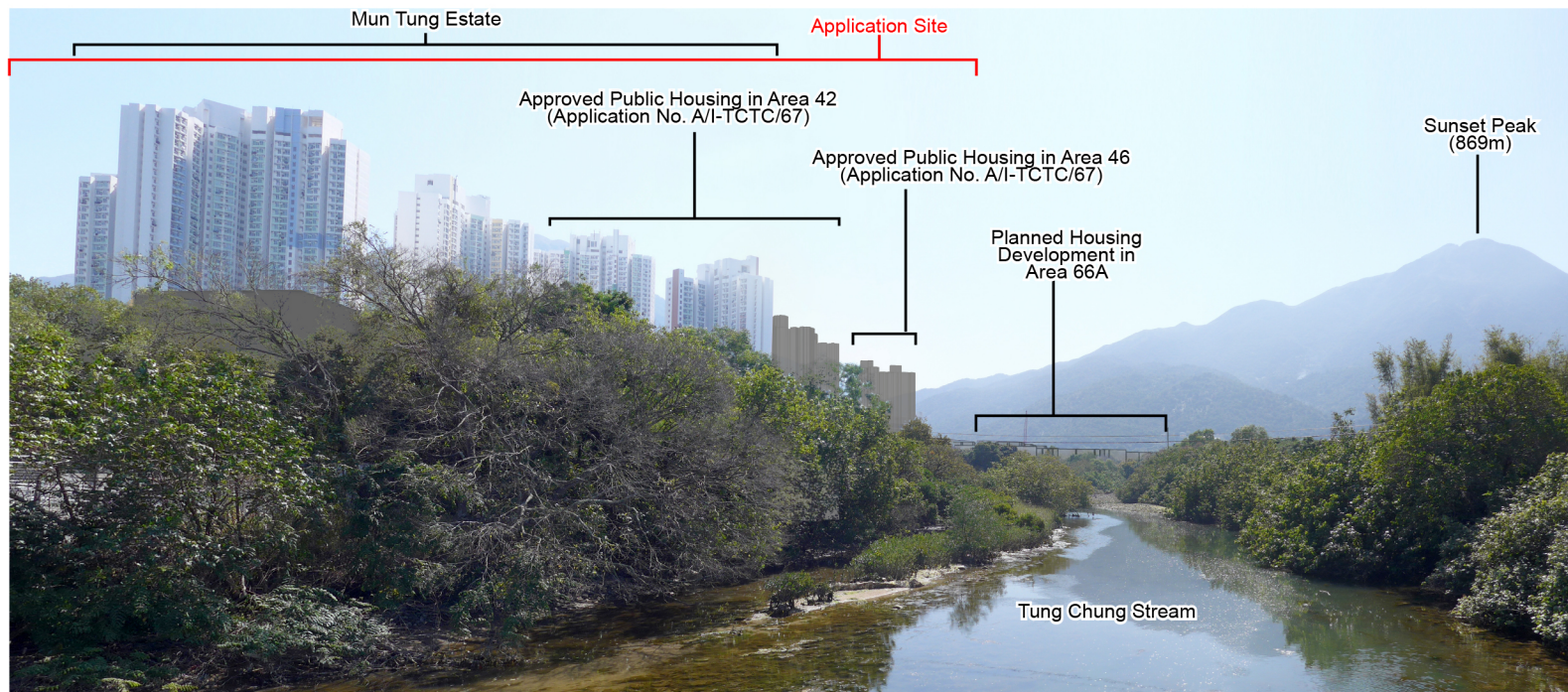
Baseline Scheme



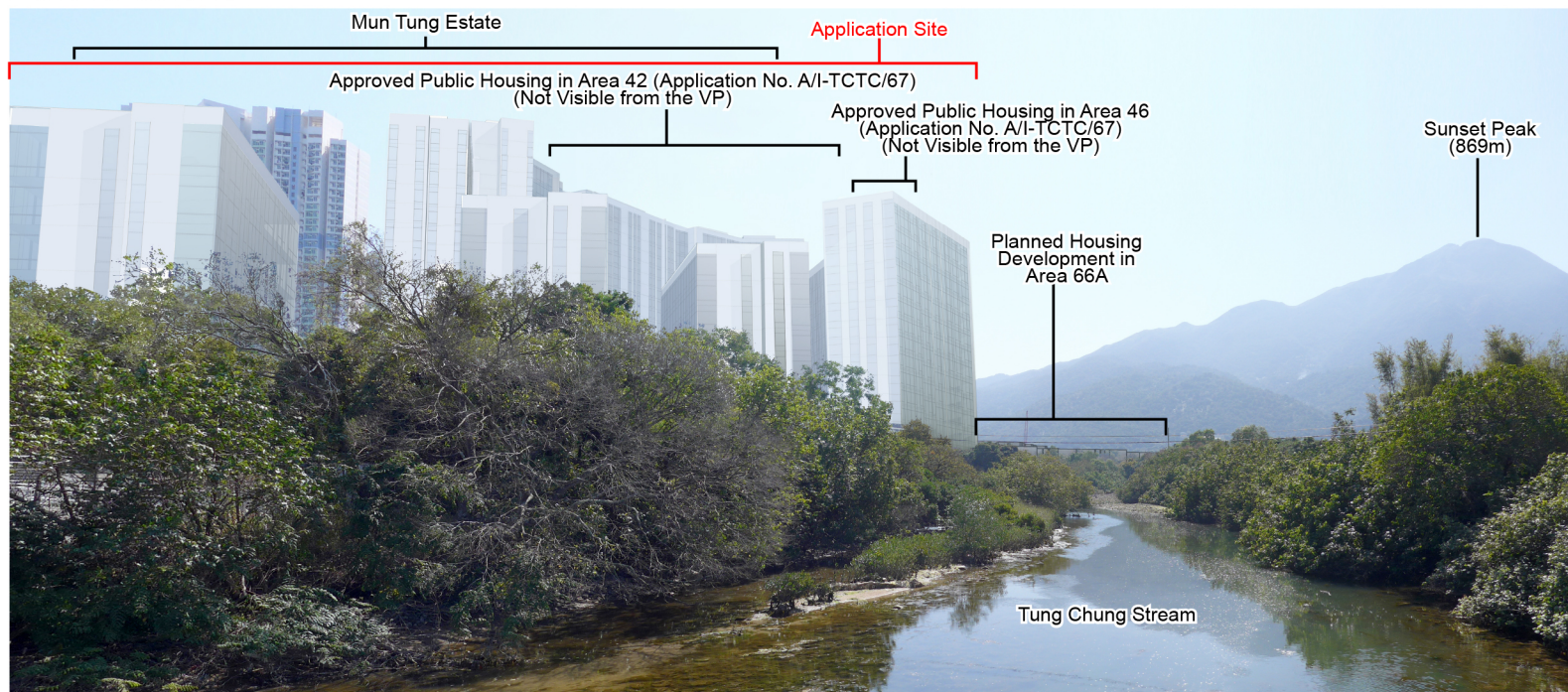
Proposed Scheme



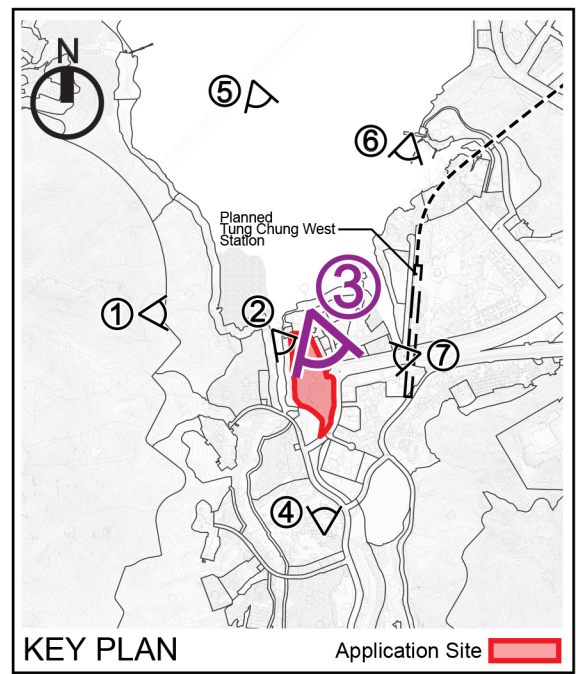
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Baseline Scheme



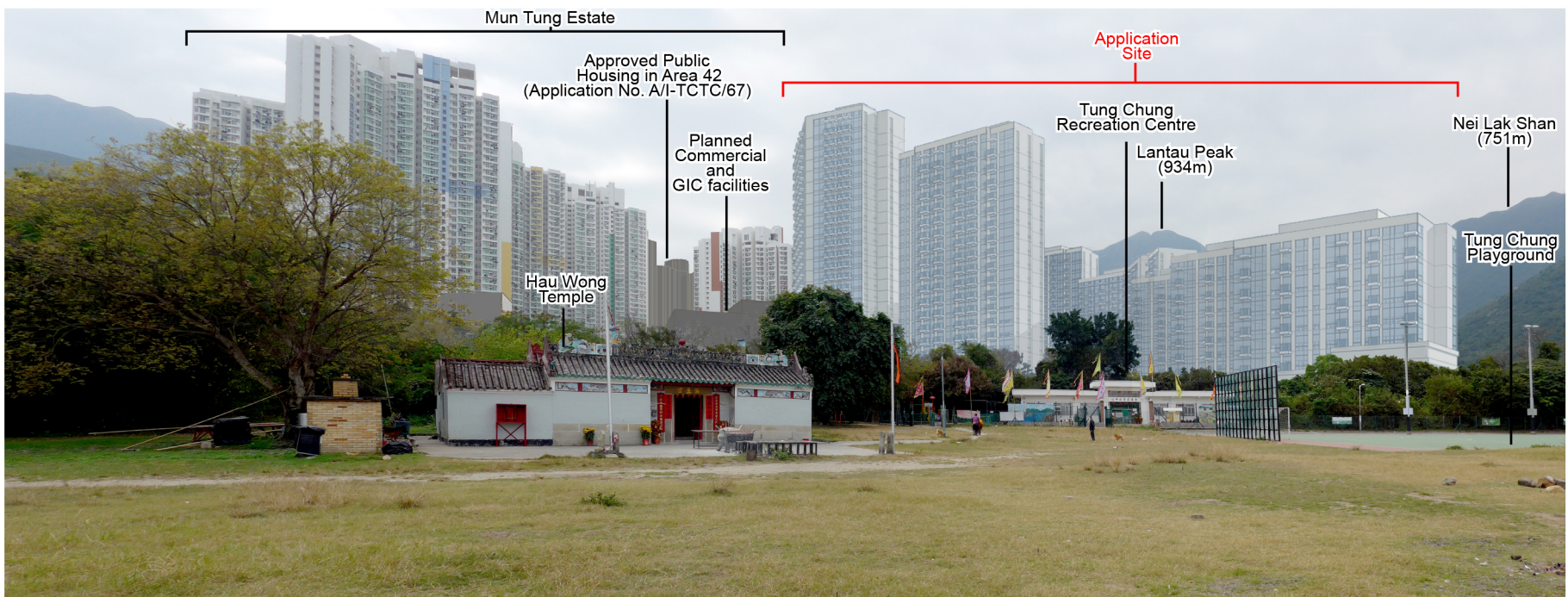
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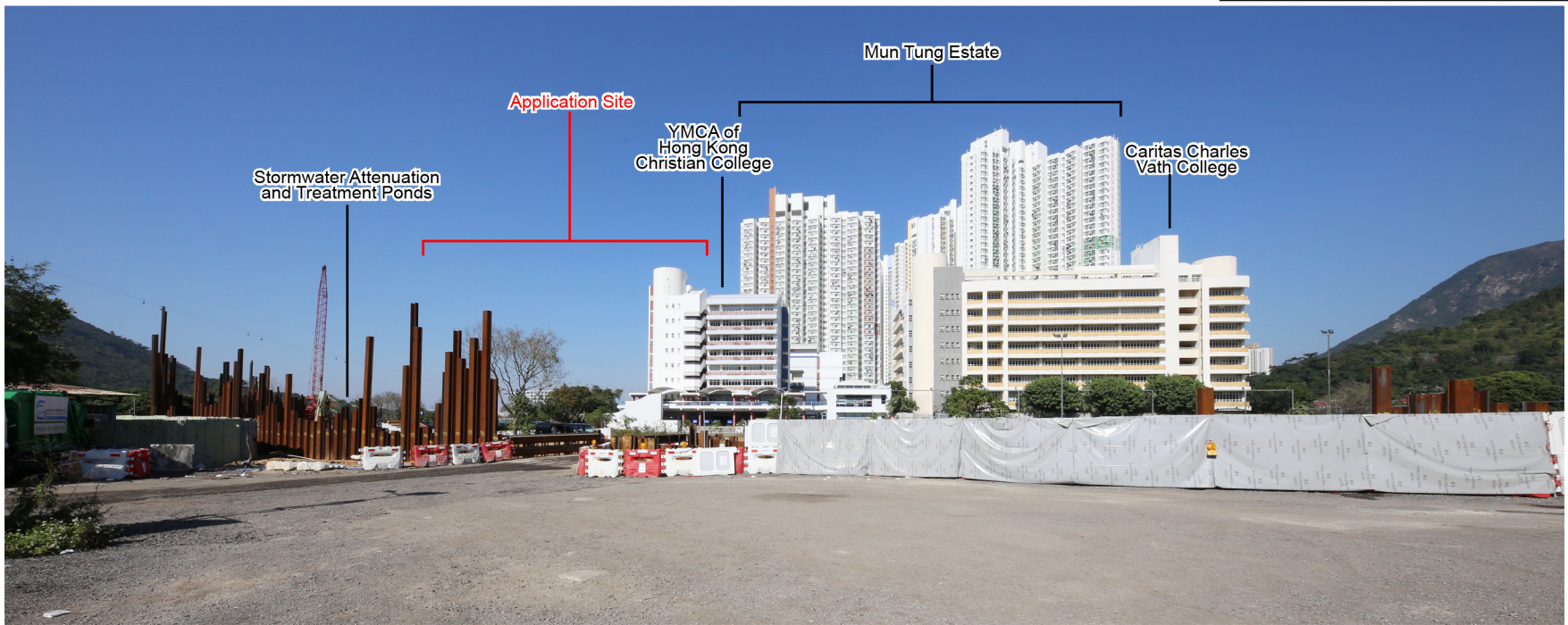
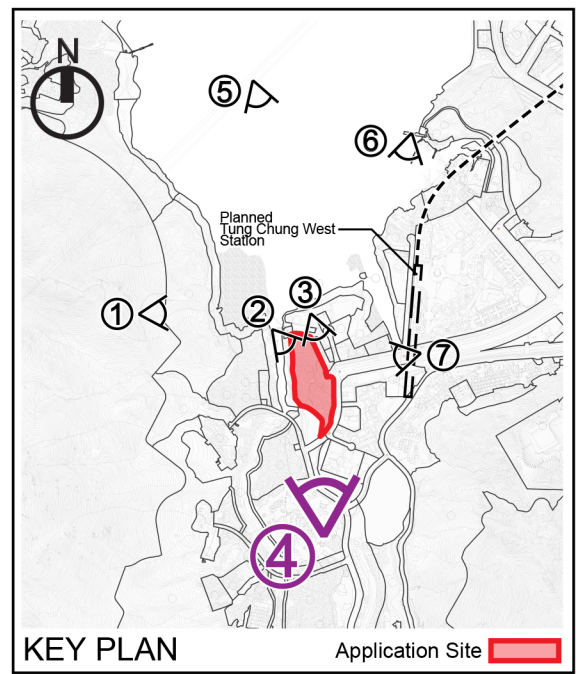
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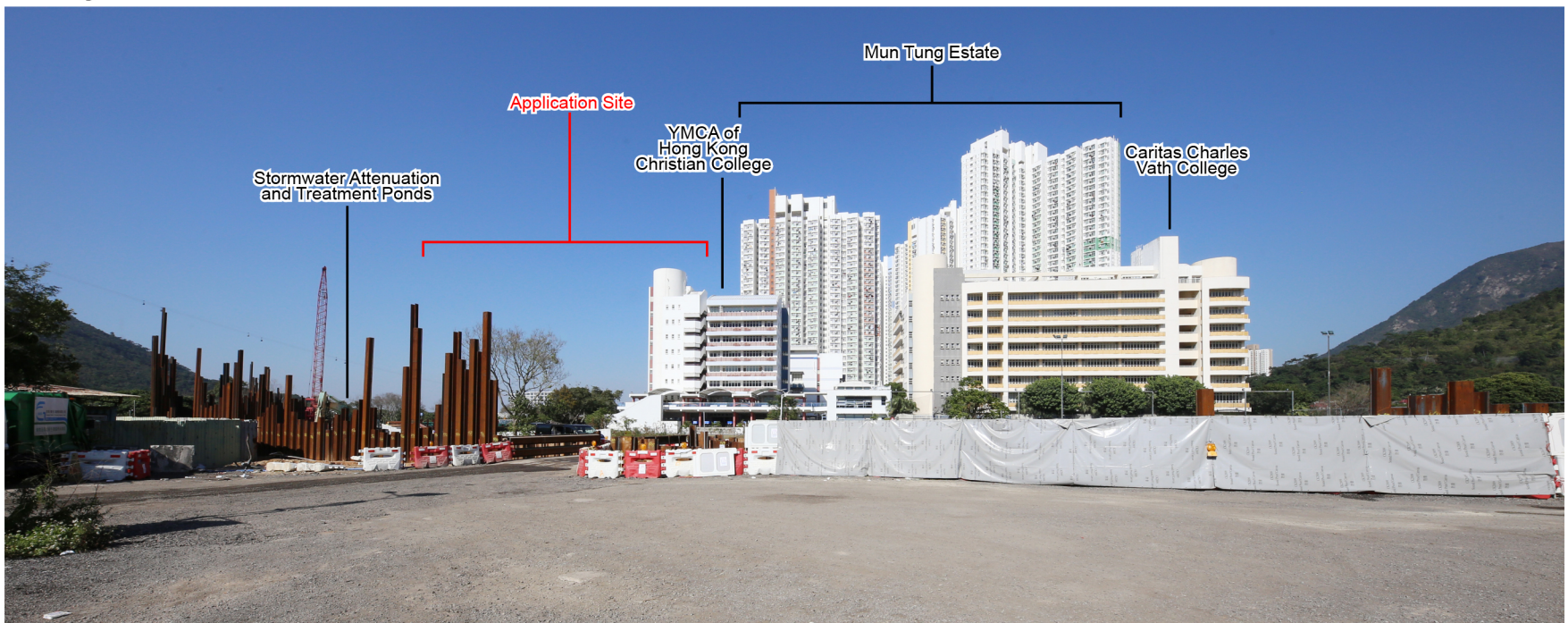
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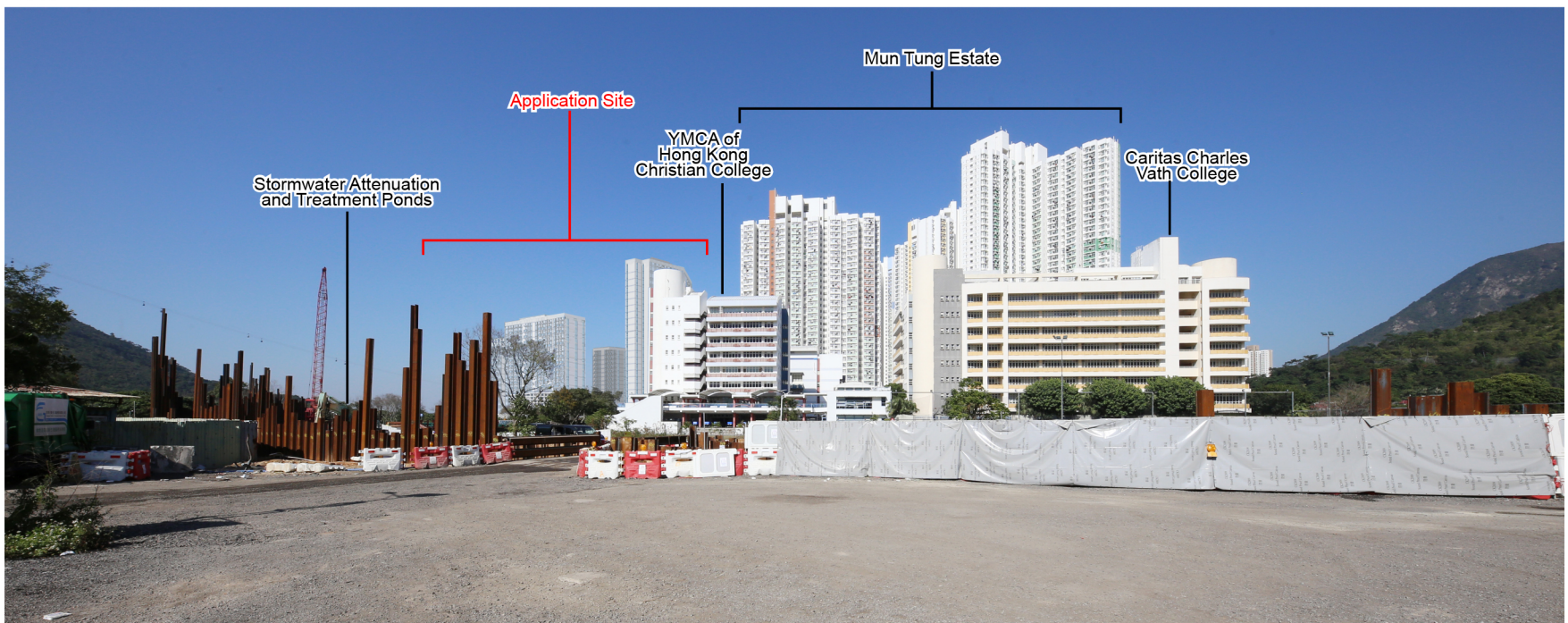
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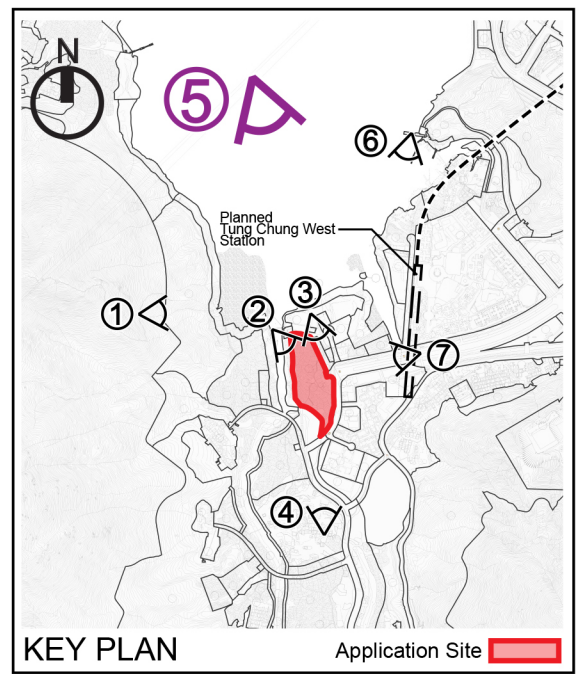
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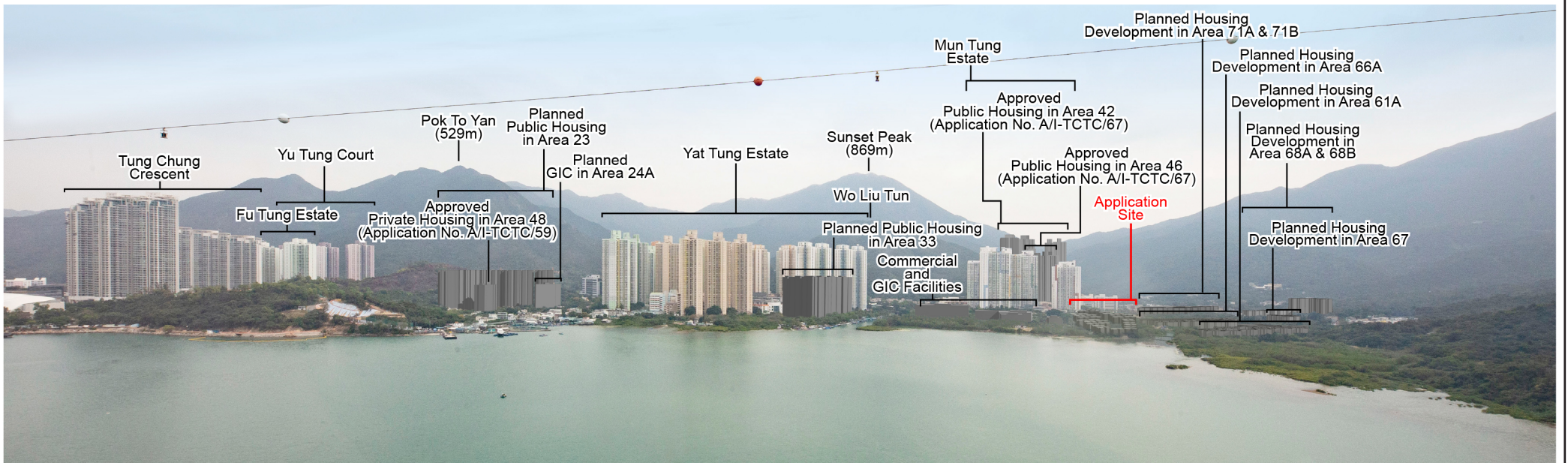
Baseline Scheme



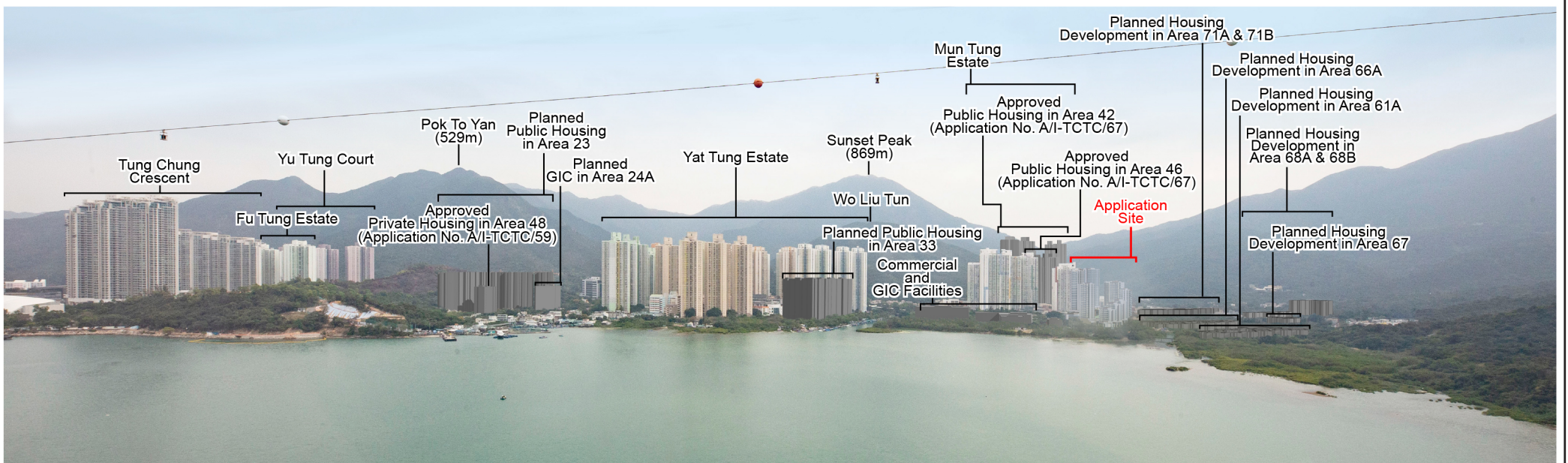
Proposed Scheme



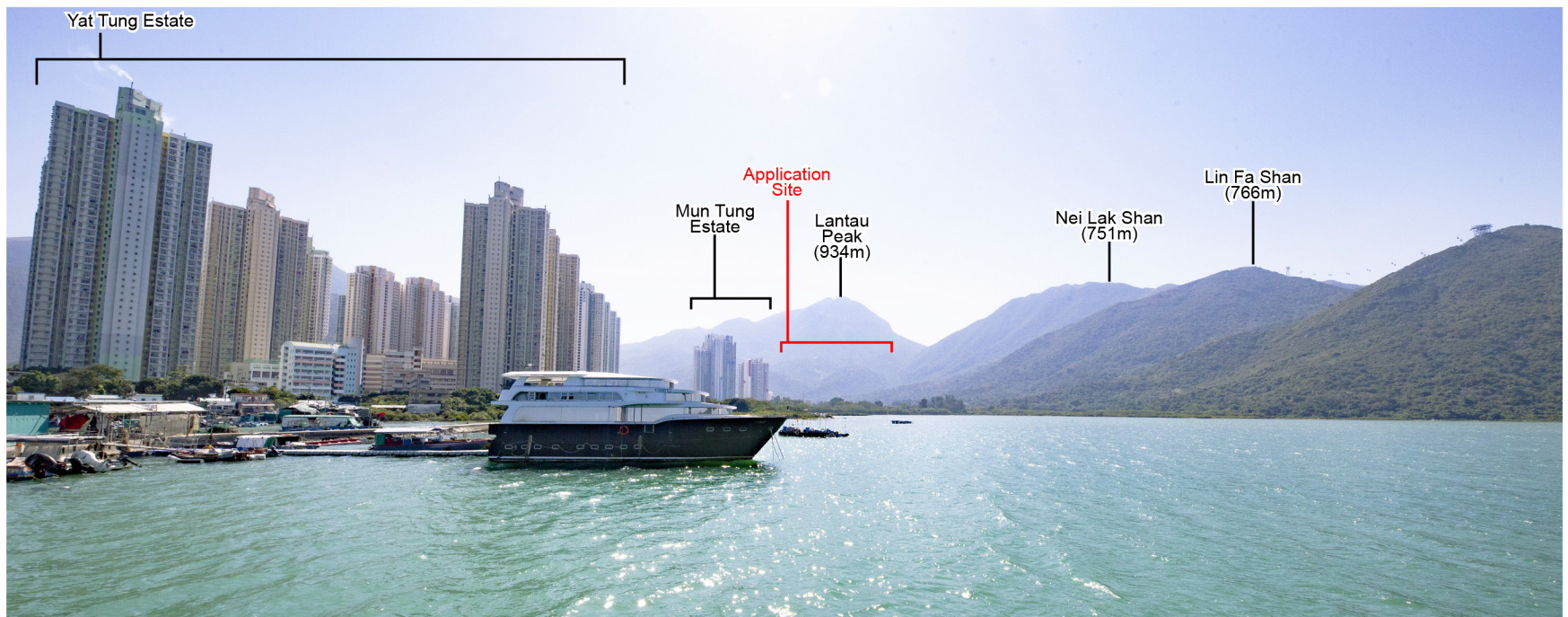
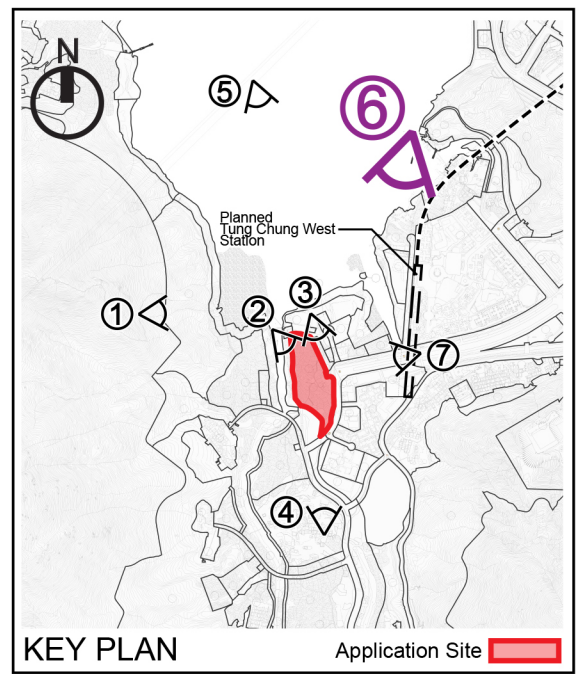
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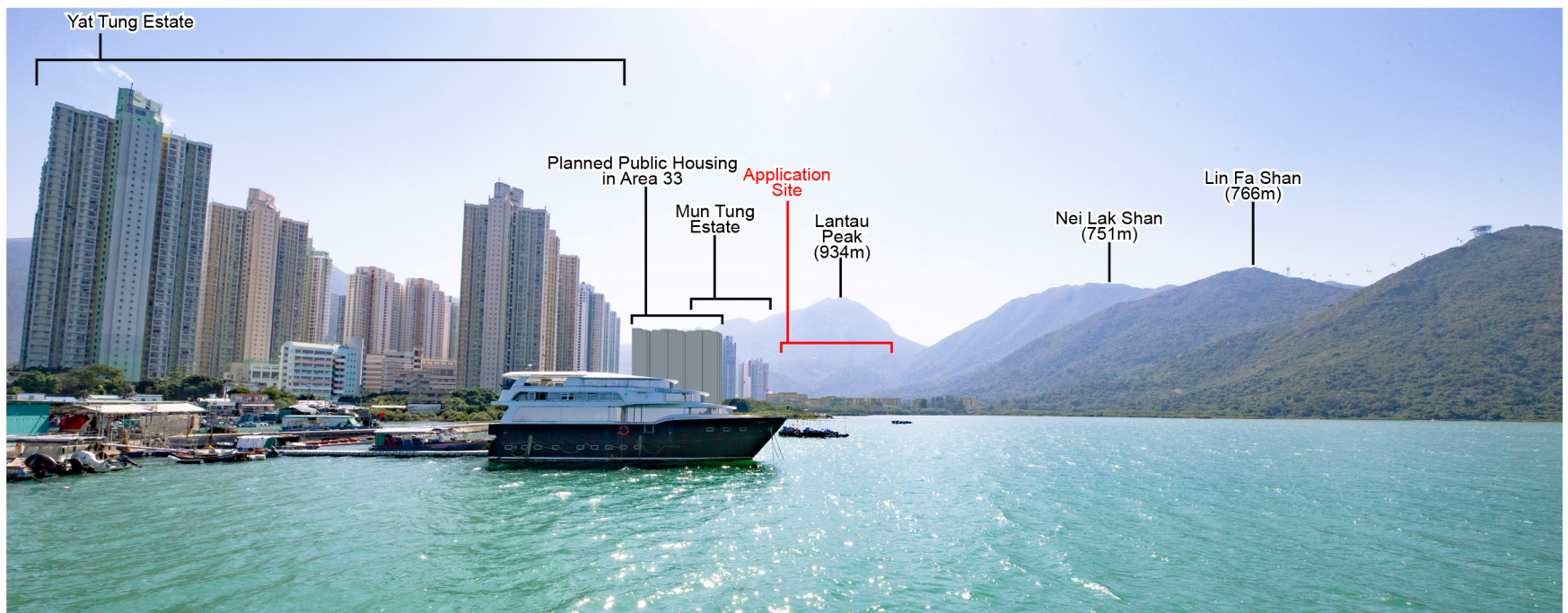
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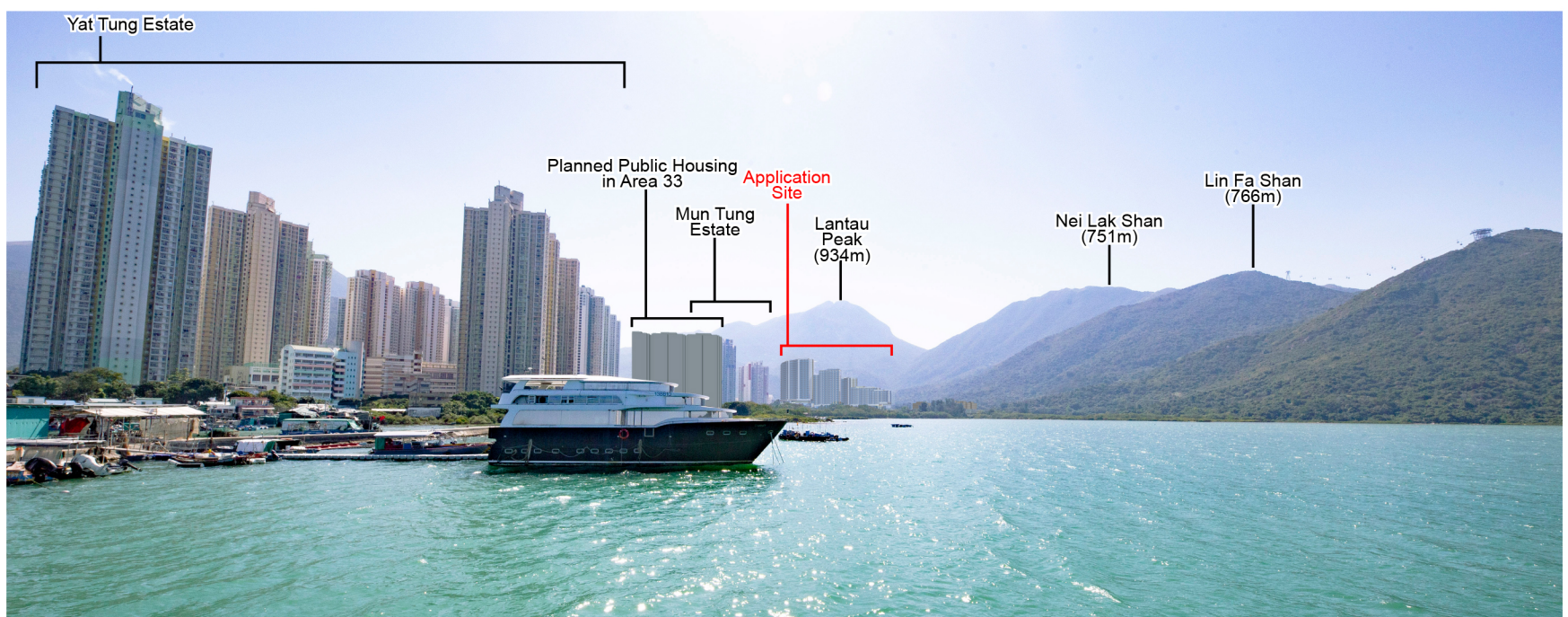
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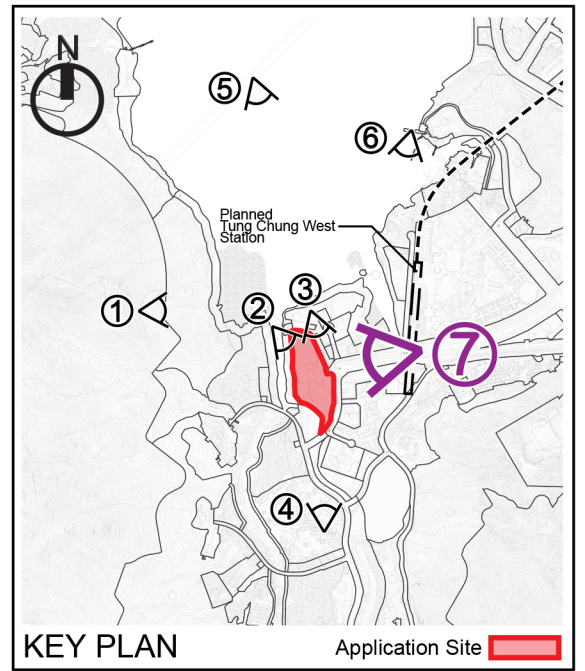
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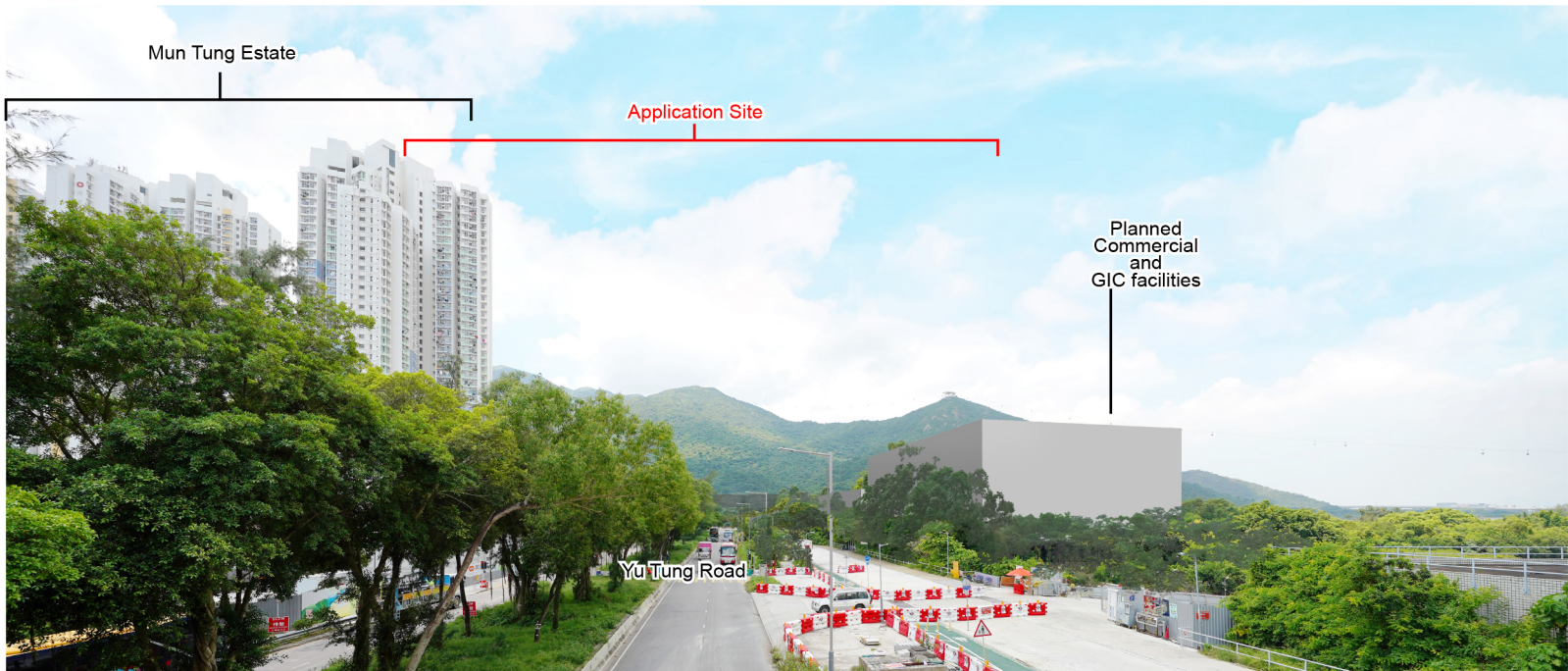
Baseline Scheme



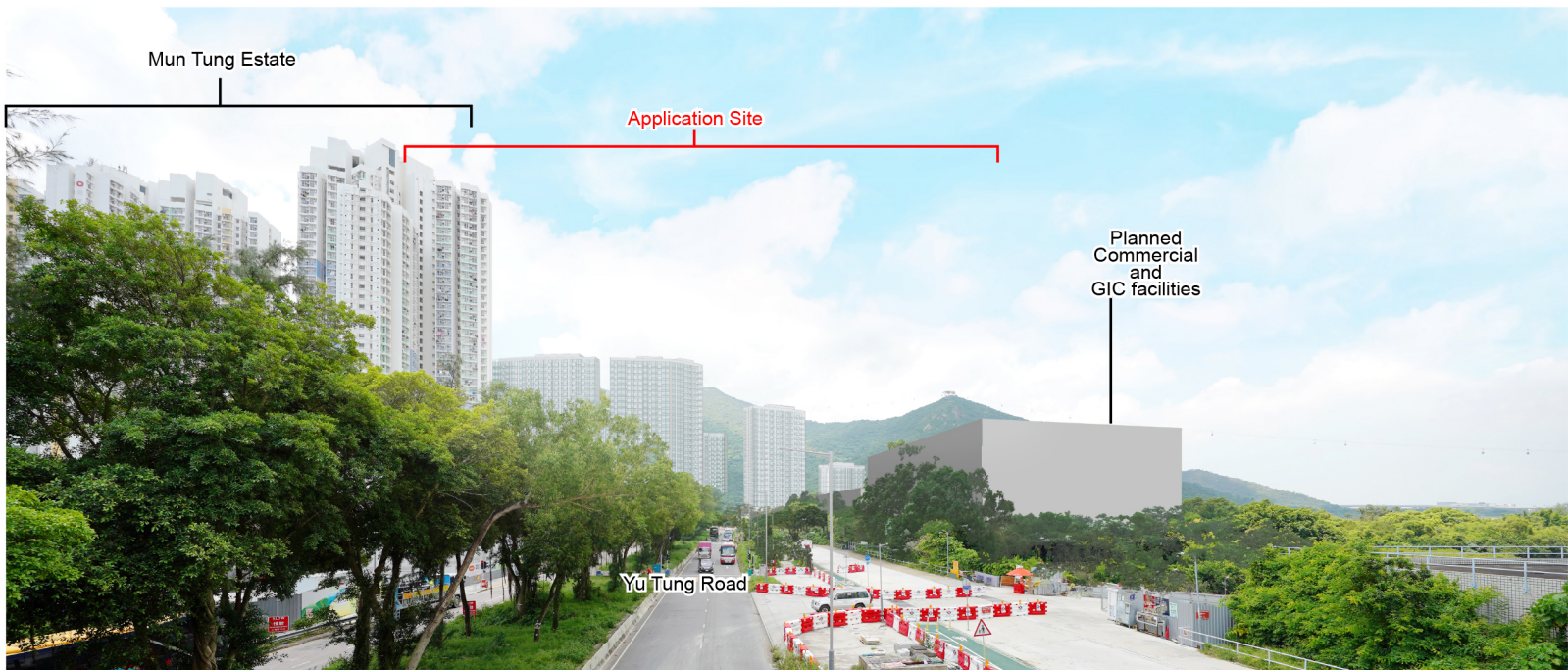
Proposed Scheme



Existing Condition



Baseline Scheme



Proposed Scheme

Table 5.3 - Appraisal of Visual Impacts of Selected VSRs

Location of Key VSRs	VSR Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed, Not Visible)	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) Mitigation Measures (if moderately adverse or above)
VP1: Ngong Ping Trail overlooking Tung Chung Valley (Figure 5.1 refers)	Recreation and Traveller	Full	About 550m to the west of the Application Site	<p>Due to its relatively high altitude and open view towards almost the entire Tung Chung Valley and the sky view with mountain ranges as the backdrop remain visually dominant at this VP. While the entire Proposed Development can be seen at the middle-ground of this VP adjacent to various existing and planning public and private residential developments, abundant vegetation can still be observed from this VP.</p> <p>As compared with the Baseline Scheme, the Proposed Rezoning Scheme would blend in well with high-rise public housing developments as the background in Tung Chung Town Centre (TCTC). The Proposed Development can be seen as an extension of TCTC development. The magnitude of change in terms of visual composition is considered to be low in view of the distant and elevated view from this VP, as well as the high-rise and high-density developments in the background.</p>	<p>The existing visual openness, represented mainly by open views towards Tung Chung Valley and the ridgeline, is maintained. In particular, with adoption of stepped BH profile descending towards the waterfront and the embankment of Tung Chung Stream, the gap between Mun Tung Estate and Yat Tung Estate can be largely retained. The 20m-wide E-W building gap and other building gaps between towers provided within the Application Site can also enhance visual permeability.</p> <p>As compared with the OZP-Complaint Scheme, although there is an increase in building height to 50-100mPD, in comparison with the completion of the planned developments under the TCNTE as well as taking into account of its close proximity to other high-rise developments in Mun Tung Estate (128mPD) and approved public housing development in Area 42 (170mPD), visual change in terms of visual obstruction and permeability arisen from the Proposed Development is considered to be low.</p>	<p>The visual elements are mainly the open view towards Tung Chung Valley in the foreground and the mountainous ridgeline and the open sky view at the background.</p> <p>Upon the completion of the Proposed Development and the developments under the TCNTE, the effect on visual elements and resources brought about by the Proposed Development will be relatively low due to presence of existing Mun Tung Estate at a maximum BH of 128mPD and the approved public housing developments in Areas 42 and 46 at a maximum BH of 170mPD, of which the approved public housing development in Area 46 will breach the ridgeline in the background. Other visual elements such as the open sky view will not be affected.</p> <p>All in all, the open sky view is still respected under both Baseline Condition and Proposed Rezoning Scheme and the effect to visual element is minimal.</p>	<p>The public viewers are mainly hikers of Ngong Ping Trail overlooking Tung Chung Valley. The VSRs will be transient in nature while their sights will be on the hiking trail itself and the panoramic view towards Tung Chung Valley and the mountain ranges behind. Stepped height profile and sensible building disposition can lessen the visual impact to the VSRs.</p> <p>Due to its relatively far distance between the Proposed Development and the VP, the effect on public viewers is anticipated to be low.</p>	Slight	Medium	Slightly Adverse

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VP2: Hau Wong Bridge (Figure 5.2 refers)	Recreation and Traveller	Partial	About 65m to the northwest of the Application Site	<p>The visual composition consists of Tung Chung Stream and belts of vegetation along the embankment in the foreground, the existing Mun Tung Estate and the Proposed Development in the middle-ground and Lantau Peak and open sky view in the background. Indeed, under the Baseline Scenario, the upper portion of residential blocks of the OZP-Compliant Scheme at the Application Site, approved public housing developments in Areas 42 and 46 and residential towers in Mun Tung Estate are already visible atop the vegetation along the embankment. Upon completion of the Proposed Development, residential blocks will appear in front of the existing Mun Tung Estate and behind the belts of vegetation along the embankment. Therefore, moderate magnitude of change in visual composition is anticipated.</p>	<p>The existing visual openness, represented mainly by the open views towards Tung Chung Stream and Tung Chung Valley, will be affected upon the completion of the Proposed Development as compared with the Baseline Scheme.</p> <p>To minimize potential visual obstruction by the Proposed Development, a stepped BH design descending from the inland area and farther away from this VP to the embankment of Tung Chung Stream has been adopted to scale down building mass of blocks, such that part of T1, T2 and T3 can be screened off by existing vegetation.</p> <p>As a part of open sky view is obstructed partially, the visual change in terms of visual obstruction and permeability are considered moderate.</p>	<p>The visual elements and contexts are dominated by Tung Chung Stream in the foreground and the existing Mun Tung Estate in the middle-ground and the open sky view in the background. The Proposed Development, located in front of Mun Tung Estate from this VP, will inevitably affect the openness of sky view due to increase in building height comparing with the Baseline Scheme. However, visual towards Tung Chung Stream in the foreground will not be affected.</p>	<p>Moderate changes on public viewers will be induced as the Proposed Development is partly screened off by the existing belt of trees with part of the residential towers visible. A portion of the open sky view will be blocked by the Proposed Development with the increase in building height.</p> <p>Nevertheless, the attention of travellers at this VP will be drawn to the open view towards Tung Chung Stream and thus the effect to public viewers is considered to be moderate.</p>	Moderate	Medium	<p>Moderately Adverse</p> <p>Mitigation Measures: Stepped building design descending from the inland area to the embankment of Tung Chung Stream has been adopted to scale down building mass and thus reduces the potential visual impact to the public in this VP. To ensure that stepped building height will be materialised, sub-areas within the proposed “R(B)” zone with building height restrictions of 50mPD, 80mPD and 100mPD are proposed to be incorporated into the “R(B)” zone of the OZP. Besides, under the proposed ES, gradation of BH of descending from south to north for towers facing Tung Chung Stream in Area (a) and Area (b) is encouraged, such that building variation within the same sub-area could be achieved.</p>

Location of Key VSRs	VSR Type	Degree of Visibility of Potential Source of Visual Impact <i>(Full, Partial, Glimpsed, Not Visible)</i>	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 <i>(Negligible, Slight, Moderate, Substantial)</i>	Visual Sensitivity of VSRs <i>(Low, Medium, High)</i>	Resultant Overall Visual Impact <i>(Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)</i> Mitigation Measures (if moderately adverse or above)
VP3: Hau Wong Temple (Figure 5.3 refers)	Recreation	Full	About 110m to the northeast of the Application Site	<p>At this short-range VP, views under the Baseline Scenario are the open space in the foreground, Hau Wong Temple, Mun Tung Estate and the residential blocks of the Baseline Scheme in the middle-ground, mountain ridges and open sky view in the background.</p> <p>Due to the vast openness at this VP, the residential towers of the Proposed Development will screen off most of the mountain backdrop as a prominent visual component of this VP. Substantial change in the visual composition as in the Baseline Scenario from this VP is anticipated.</p>	<p>Visual openness and permeability to the open sky view and mountain ranges will be substantially reduced due to the Proposed Development.</p> <p>Yet, the view towards the open space nearby the Hau Wong Temple will not be affected.</p>	<p>The key visual elements and resources at this VP are open space nearby Hau Wong Temple at the foreground, the mountain ranges and the open sky view at the background. Since the Proposed Development will be largely visible at this VP without much screening off by other visual elements, the effect on visual element and resource is hence considered to be moderate, while the Proposed Development can be seen as an extension of high-rise development in Mun Tung Estate in a wider urban context.</p>	<p>Public at this VP are mostly recreation in nature as this open space and adjacent ball court are mainly used for active and passive recreational activities. As such, much of the attention of public will be either on the active recreational activities they are engaged in (e.g. football) or on the natural scenery of mountainous backdrop and open sky view at the background.</p> <p>Moreover, the public at this VP will also be directed to the open view towards Tung Chung Bay and HKIA, which are to the opposite direction as viewing towards Tung Chung Valley area and the Application Site.</p> <p>In other words, the visual impact to public viewers is considered moderate due to the short duration of view towards the Application Site.</p>	Substantial	Medium	<p>Moderately Adverse / Significantly Adverse</p> <p>Mitigation Measures: Stepped building design descending from the inland area to the embankment of Tung Chung Stream and waterfront has been adopted to scale down building mass and thus reduces the potential visual impact to the public in this VP. To ensure that stepped building height will be materialised, sub-areas within the proposed “R(B)” zone with building height restrictions of 50mPD, 80mPD and 100mPD are proposed to be incorporated into the “R(B)” zone of the OZP. Besides, under the proposed ES, gradation of BH of descending from south to north for towers facing Tung Chung Stream in Area (a) and Area (b) is encouraged, such that building variation within the same sub-area could be achieved.</p>

Location of Key VSRs	VSR Type	Degree of Visibility of Potential Source of Visual Impact <i>(Full, Partial, Glimpsed, Not Visible)</i>	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 <i>(Negligible, Slight, Moderate, Substantial)</i>	Visual Sensitivity of VSRs <i>(Low, Medium, High)</i>	Resultant Overall Visual Impact <i>(Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse)</i> Mitigation Measures (if moderately adverse or above)
VP4: Shek Lau Po Village (Figure 5.4 refers)	Traveller	Partial	About 310m to the south of the Application Site	<p>The overall visual context consists of an open-air paved area in the foreground, construction sites for infrastructural works, the existing buildings of YMCA of Hong Kong Christian College, Caritas Charles Vath College, Mun Tung Estate and the Proposed Development in the middle-ground, and the open sky view in the background.</p> <p>Due to the presence of various existing buildings and planned infrastructural works in the middle-ground, the Proposed Development will only be partially visible at this VP. Besides, the Proposed Development will be located adjacent to the existing buildings from this VP, which can be viewed as the extended part of the urban development to the right as a whole. Therefore, the change of visual composition at this VP is considered minor.</p>	<p>The existing buildings in the middle-ground have already blocked the open sky view partially. Upon completion of the Proposed Development which will be partly screened off by the existing YMCA of Hong Kong Christian College and potentially the planned infrastructural works, the visual obstruction and permeability will only be slightly altered compared to the Baseline Scheme. The N-S building gap created between the eastern and western building cluster through careful building disposition can preserve certain visual permeability viewing from south to north from this VP particularly at the upper portion of the Application Site.</p>	<p>The main visual resource at this VP is dominated by the open sky view. Partially screened off the existing buildings present in the middle-ground, the Proposed Development will only cause slight change to the existing visual elements and resources.</p>	<p>Public at this VP are mostly transient in nature. Hence, low frequency of view towards the Proposed Development is expected.</p> <p>Due to the temporary stay of viewers in this place, the effect to public viewers is low.</p>	Slight	Low	Slightly Adverse

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VP5: Ngong Ping 360 Cable Car (Figure 5.5 refers)	Recreation and Traveller	Full	About 1km to the north of the Application Site	<p>Tung Chung Bay at foreground dominates the visual composition at this VP. With developments in Tung Chung New Town and Tung Chung Valley in the middle-ground, the mountain ridges and the sky view in the background remain visually dominant at this VP. The residential towers of the Proposed Development will become more visually prominent as compared to the residential blocks of the Baseline Scheme at the middle-ground of this VP due to increase in building height.</p> <p>Upon completion of TCNTE, the Proposed Development will be subtly integrated with its surrounding existing, planned and permitted public and private housing developments without affecting the views towards the mountain ridge and open sky view. The stepped building height profile descending from the east to west created by the Proposed Development can also facilitate a smooth transition from high-rise developments in Tung Chung Town Centre from the east to low-rise planned residential developments in the rest of Tung Chung Valley in the west.</p> <p>Even though the Proposed Development is visible at the middle-ground, due to the relatively long distance between the Proposed Development and the VP, the degree of change in visual composition is anticipated to be low.</p>	<p>Upon the completion of other planned and approved public and private housing developments in the TCW area, the existing visual openness, as manifested in the panoramic views towards Tung Chung Bay and Tung Chung Valley, will not be undermined upon the completion of the Proposed Development. The N-S building gap offered by the Proposed Development can retain certain visual permeability viewing from this VP at the south to the north.</p> <p>Compared with the Baseline Scenario with OZP-Compliant Scheme incorporated, visual change in terms of visual obstruction and permeability is considered to be slight.</p>	<p>Major visual elements include the Tung Chung Bay, Tung Chung Valley and the mountain ridges will remain highly visible from this VP upon the completion of the Proposed Development, with only a minor change in views towards Tung Chung Valley. Given the relatively low development intensity of the Proposed Development as compared to the adjacent Mun Tung Estate and the approved public housing developments in Areas 42 and 46, effect on visual elements and resources is considered to be low.</p>	<p>People at this VP mainly engage in leisure and recreational activities by taking in the view during the cable car ride. Hence, certain frequency of view towards the Proposed Development is expected.</p> <p>However, due to the temporary stay of viewers and the relatively long distance to the Proposed Development, the effect to public viewers is low.</p>	Slight	Medium	Slightly Adverse

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VP6: Tung Chung Public Pier (Figure 5.6 refers)	Recreation	Full	About 810m to the northeast of the Application Site	<p>Tung Chung Bay in the foreground and the existing Yat Tung Estate and the planned public housing in Area 33 in the middle-ground dominate the visual composition at this VP. The Proposed Development and the existing Mun Tung Estate, together with the mountain ranges formulate the background at this VP. In order to better integrate with the high-rise townscape in the vicinity of the Application Site, stepped BH for the Proposed Development has been adopted, descending from inland area adjacent to Mun Tung Estate towards the waterfront.</p> <p>Due to the relatively long distance between the Proposed Development and the VP, as well as the highly urbanised context at the front and middle ground, the degree of change in visual composition is anticipated to be low.</p>	<p>The existing visual openness, as manifested in the panoramic views of Tung Chung Bay and open sky view, will not be obstructed upon the completion of the Proposed Development.</p> <p>Compared with the Baseline Scheme, visual change in terms of visual obstruction and permeability is considered to be low.</p>	<p>Major visual elements including the Tung Chung Bay and the mountain ranges will remain visible from this VP upon the completion of the Proposed Development, with only a minor change in views towards Tung Chung Valley adjacent to the existing Mun Tung Estate. Effect on visual elements and resources is considered to be minimal.</p>	<p>People at this VP mainly engage in leisure activities such as fishing, their attention will be mostly at the sea. Hence, frequency of view towards the Proposed Development is expected to be low.</p> <p>With a relatively long distance to the Proposed Development, the effect to public viewers is considered to be low.</p>	Slight	Low	Slightly Adverse

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VP7: Yu Tung Road Footbridge (Figure 5.7 refers)	Traveller	Partial	About 340m to the east of the Application Site	Yu Tung Road dominates the foreground at this VP, with Mun Tung Estate and the Proposed Development in the middle-ground and the mountain ridge and open sky view in the background. Presence of the Proposed Development will cause moderate change to the visual composition at this VP due to the potential blockage of view by the proposed towers towards the mountain backdrop as compared with the Baseline Scheme.	The visual openness retained under the Baseline Scheme towards the mountain ridge and open sky view will be partly obstructed upon the completion of the Proposed Development. To enhance permeability through the Application Site, a 20m-wide building gap aligning with Yu Tung Road has been largely reserved in the middle of the Application Site according to the requirement set out in the ES of the OZP. In addition, a building gap between T7 and T8 is provided to avoid continuous building facade. Besides, instead of a uniform building height adopted for all towers, a prominent stepped building height profile can be seen from this VP, descending from the high-rise development in Mun Tung Estate to the low-rise planned commercial and GIC facilities towards the waterfront. Visual change in terms of visual obstruction and permeability is considered to be moderate.	Visual elements including mountain ranges and open sky view will be affected partially upon the completion of the Proposed Development. With preservation of a 20m-wide building gap aligning with Yu Tung Road and the building gap between T7 and T8, mountain ranges behind will become visible between the residential blocks. Hence, effect on visual elements and resources are considered to be moderate.	People at this VP are mainly transient in nature and their attention will be mostly to the pedestrian traffic at the footbridge. Hence, frequency of view towards the Proposed Development is expected to be low. With a 20m-wide building gap at the Application Site aligning with Yu Tung Road and the building gap between T7 and T8, the effect to public viewers arisen from the Proposed Development is considered to be low.	Moderate	Low	Slightly Adverse

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 at the Application Site.
- 6.2 A number of key public VPs have been selected to evaluate the overall visual impact of the Proposed Rezoning 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 due to the Proposed Rezoning Scheme as compared with the Baseline Scheme at most selected VPs is slightly adverse, except with moderately adverse visual change at VP2 and moderately adverse / significantly adverse at VP3, in which the proposed mitigation measures such as stepped BH profile and sensible building disposition would reduce the potential visual impact brought about by the Proposed Development to the public at the respective VPs.
- 6.3 It should be highlighted that the design of the Proposed Development has sought to respond sympathetically to its context, with much visual and physical permeability provided. With incorporation of urban design considerations, such as a multi-tiered stepped BH profile descending from the mountain side towards the waterfront and the estuary of the Tung Chung Bay and appropriate landscape treatments, the Proposed Development, both in terms of land use and development intensity, is visually compatible with its surrounding developments.
- 6.4 To reiterate, due consideration has been given towards the design and planning concept in the Tung Chung Valley area and various mitigation measures have been proposed to ensure compatibility with the development intensity and height profile of the area:
- The Application Site is located **at the fringe of Tung Chung Town Centre with high-rise developments** such as Mun Tung Estate (BH of 128mPD), Yat Tung Estate (BH of 125mPD) and public housing developments in Area 42 and Area 46 (BH of 170mPD). The proposed maximum BH of 100mPD is considered compatible considering the surrounding context.
 - The Proposed Rezoning Scheme is in line with the urban design concept for Tung Chung Valley as indicated in the ES of OZP, similar **stepped BH profile**

descending from the mountain to the south towards waterfront and estuary to the north is proposed. Apart from south-north descending BH profile, descending BH is also incorporated from Yu Tung Road in the east and Tung Chung Stream to the west. **Such stepped BH requirement is proposed to be incorporated on the OZP and ES to ascertain that it could be materialised.**

- According to the Urban Design Concept Plan in the ES of the OZP, a **20m-wide building gap** has been largely reserved in the middle of the Application Site. With building generally deposited at the eastern and western sides, the Application Site can also be opened up in a north-south direction (**with a width of not less than 15m between building clusters in the western and eastern portions of the Application Site**) to promote air ventilation and visual permeability.

6.5 In conclusion, with compatible development intensity, stepped BH profile and building gaps, the Proposed Development should be considered visually compatible and will not impose significant visual impact on its surroundings.