

## ***Annex F***

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### **Replacement Pages of the Revised Visual Impact Assessment**

## 4 PROPOSED DEVELOPMENT

### 4.3 Proposed Development Scheme

4.1.1 In light of the acute housing shortage in Hong Kong, the Applicant the Applicant is proposing to increase the development intensity of the Application Site bearing in mind that the proposed residential development should remain compatible with the sub-urban character in the area. As such, the Applicant proposes to increase the PR from 2.5 (i.e. as approved in the approved scheme) to 5.0 in providing more flats in the area. Hence, BH of the residential towers would be adjusted to a range of 14 – 27 storeys tall and not exceeding +107.8mPD to accommodate the additional PR and GFA. The indicative Master Layout Plan is shown in **Figure 4.1**.

Design Layout (see full set of Indicative Architectural Drawings in **Appendix 1**)

4.1.2 With a rationalized site boundary of an area of 8,896m<sup>2</sup>, the Development Site is proposed for a medium-rise residential development with a PR of not more than 5 and a maximum BH of +107.8mPD. Like the approved scheme, the Proposed Development aims to provide 5 residential blocks ranging from 14 to 27 storeys above 2 storeys of basement carpark for a total of 1,385 units. A replacement footpath, which takes up a land area of 305m<sup>2</sup> at a minimum width of 3m, will be provided along the northern boundary. Recreational uses, in a form of residents’ clubhouse, would be provided at the G/F of Towers 1 – 4. There will also be a communal skygarden on 1/F of Tower 1 and 2.

Sensitive Design Measures

*Appropriate Tower Setback*

4.1.3 In order to avoid compromising the existing built environment and minimize the sense of spatial oppression, towers along the northern and western boundaries are proposed to set back to allow a smoother transition to the surroundings. In particular, Towers 1 and 4 that are fronting the nullah along the western boundary are proposed to be setback for at least **7m** while Tower 2 that is abutting the re-provided public access at the northern boundary is proposed to set back for about **15m**.





**Table 5.1:** Selected Viewpoints Representing Identified VSRs

Viewpoints (VPs)	Represented VSRs	Distance/ Direction	Height in mPD (Approx.)	Nature of VP	Popularity by Public	Visual Sensitivity
VP1: Local Access Road along the Nullah	Drivers Travelling on the Local Access Road	Approx. 30m/ South-west	+5.9	Transient	Occasional	Low
VP2: Footbridge across the Nullah to the North-west	Residents from “V” Zone Travelling to Light Rail Lam Tei Station and Castle Peak Road	Approx. 75m/ North-west	+7.3	Transient	Frequent	Low to Medium
VP3: Lam Tei Main Street	Drivers and Pedestrians Coming from Lam Tei Man Street to Castle Peak Road	Approx. 85m/ East	+7.2	Transient	Frequent	Low
VP4: Elevated Pedestrian Footbridge Connecting to Light Rail Lam Tei Station	Travelers Travelling to Light Rail Lam Tei Station	Approx. 90m/ South-east	+13.7	Transient	Frequent	Low
VP5: Vehicular Access to Application Site Branching Off from Ng Lau Road to the South	Drivers, Cyclists and Pedestrians Travelling on Ng Lau Road	Approx. 50m/ South	+6.4	Transient	Frequent	Low to Medium
VP6: San Hing Tsuen Children’s Playground	Residents Resting and Playing at the Open Space	Approx. 100m/ South-west	+10.6	Recreational	Occasional	High
VP7: Tuen Tsz Wai Children’s Playground	Residents Resting and Playing at the Open Space	Approx. 230m/ North-west	+10.1	Recreational	Occasional	High

## 6 ASSESSMENT OF VISUAL IMPACTS

### 6.1 Subject of Assessment

6.1.1 The objective of this VIA is to evaluate the visual impact of the Proposed Development in the current scheme against the approved condition/Baseline Development Scheme in support of the rezoning proposal. Hence the assessment will focus on the approved BH of 28m or +35mPD in the Baseline Development Scheme and the proposed BH of 101.1m or +107.8mPD in the current scheme.

### 6.2 VP1 – Local Access Road Along the Nullah (Figure 6.1 refers)

#### Visual Composition

6.2.1 The Site is currently in unattended condition with weeds and vegetations all around the western periphery. In the Baseline Development Scheme, the wall-like single aspect residential towers (i.e. T1 – T3) in the approved scheme would dominate the overall view, while the nullah and the local access road would take up the foreground view. With the Proposed Development of the current scheme in place, the visual composition would largely be the same with the residential towers dominating the view. As compared with the Baseline Development Scheme, residential towers with a proposed BH ranging from +59.8mPD to +107.8mPD would become more dominant. The effect on the overall composition of the view at VP1 is considered **moderately adverse**.

#### Visual Obstruction

6.2.2 As the Site is unoccupied in present, an open sky view is captured. In terms of the openness of the sky view, the then approved residential development (i.e. at +35mPD) of the Baseline Development Scheme would have already reduced the visual permeability towards the north-east and atop, the Proposed Development in the current scheme with a higher proposed BH (i.e. max BH at +107.8mPD) and higher PR would inevitably further obstruct the sky-view. However, the proposed tower setback at T4 and T5 tries to give visual interest along the nullah as compared to the dull built form under the approved condition. The degree of visual obstruction brought by the Proposed Development is **moderately adverse**.

#### Effect on Visual Resources

6.2.3 Key visual resources at this VP include the nullah and sky-view above the Application Site which has been idled for ages. The nullah is located at the foreground of this viewpoint whilst the Application Site is located behind it, therefore the view towards the nullah and the openness will not be affected.

The Baseline Development Scheme would have partially blocked the sky-view and the current scheme with a higher PR would inevitably further affect the access to the sky-view. However, Applicant is committed to achieve a tree compensation ratio of 1:1 and incorporate interesting landscape arrangement in the Proposed Development, the impact on the visual resources is thus considered as ***moderately adverse***.

#### Effect on Public Viewers

6.2.4 This VP represents the view of the drivers travelling on the local access road. Their kinetic nature reduces the visual sensitivity. Hence the duration of impact is short and brief considering the attention of the drivers would largely be on the road condition. The visual change on public viewers is considered ***moderate***.

### **6.3 VP2 – Footbridge Across the Nullah to the North-west (Figure 6.2 refers)**

#### Visual Composition

6.3.1 Under the existing condition, the weed along the nullah within and outside the Site shield the view towards the Site. Whilst, under the Baseline Development Scheme, two rows of the residential towers (i.e T5 and T6 in the first row; and T7 in the second row) at a universal height of +35mPD would have stand out in the middle-ground when viewing at this footbridge that leads way to the footpath to Light Rail Lam Tei Station and Castle Peak Road. Comparing with the approved condition, some taller buildings of the Proposed Development replace the group of medium-rise buildings in the middle-ground whilst the rest remains unchanged. **At this short-distance view, the Proposed Development would result in a *moderately adverse* impact on the overall visual composition. However, with the proposed tower setback along the western and north-western boundary abutting the nullah and interesting building disposition, the overall bulk of the Proposed Development when viewing from this VP has become less intrusive.**

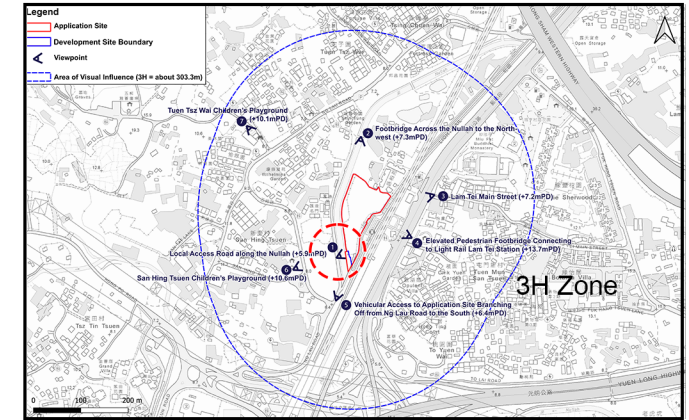
#### Visual Obstruction

6.3.2 As the Site is vacant, an open sky view above weed and vegetation in this triangular-shaped area bounded by Castle Peak Road and the nullah is unobstructed. Yet, the approved development in the Baseline Development Scheme would disturb the visual openness. The residential towers in a three-rows configuration would obstruct the sky-view and overall permeability, whereas the intensified scheme (i.e. the Proposed Development) would thus inevitably block more of the sky-view above and further reduce the visual permeability. However, with the careful disposition of the residential towers and a stepped BH design, the degree of visual obstruction is tuned down to ***moderately adverse***.





Existing Condition



Key Plan



Approved Condition



Existing Condition + Proposed Development



Viewpoint 1 – Local Access Road Along the Nullah

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Figure 6.1

Visual Impact Assessment

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### Effect on Visual Resources

- 6.3.3 Similar to VP1, the major visual resources at this VP are the sky-view and the nullah. As abovementioned, the Proposed Development would inevitably block more sky-view as compared with the Baseline Development Scheme. However, the openness along the nullah would not be affected. The Proposed Development would provide extensive landscaping along the boundary and between the residential towers, to preserve the overall greenery of the view. The impact on the visual resources would be ***moderately adverse***.

### Effect on Public Viewers

- 6.3.4 The footbridge is heavily used by the residents traveling between their village homes and Light Rail Lam Tei Station or Castle Peak Road. However, their duration of stay is short and is transient in nature. As they walk by, their view would largely be shielded by the lush vegetation on the side, the visual effect of the Proposed Development on the VSRs at this viewpoint is considered ***moderately adverse***.

## **6.4 VP3 Lam Tei Main Street (Figure 6.3 refers)**

### Visual Composition

- 6.4.1 The view when looking from the intersection of Lam Tei Main Street and Castle Peak Road - Lam Tei Section is composed of the busy traffic on both sides of Castle Peak Road, the mixed-use 3-storey village houses, the viaduct structure of the Tuen Ma Line and a stretch of sky-view. The Site is hidden behind the 3-storeys village houses and the Tuen Ma Line viaduct structure. In the Baseline Development Scheme, the high-zone of the residential towers in the approved residential development would slightly stand out above the viaduct structure. **As compared with Baseline Development Scheme where the visual composition would already be transformed by the residential towers, the Proposed Development with a proposed BH of +107mPD would become a dominant visual component in this VP inevitably in view of the short-distance.** The magnitude of change is ***adverse*** with the Proposed Development in place.

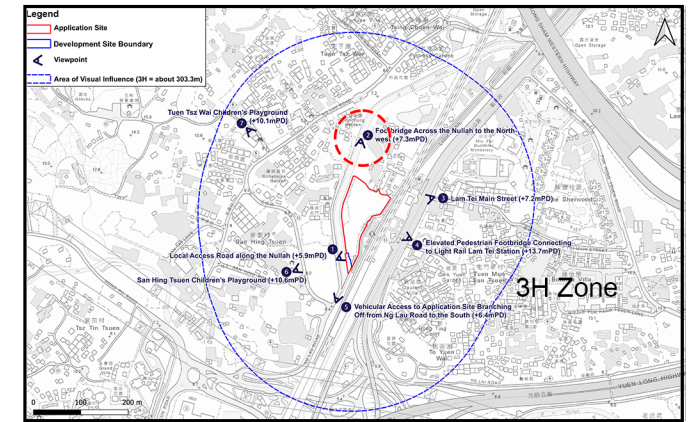
### Visual Obstruction

- 6.4.2 Given the sub-urban context featuring the 3-storeys village houses and the Tuen Ma Line viaduct structure, an open sky view is visible atop these features under the existing condition. A portion of the residential towers would intrude into the sky-view in the background in the Baseline Development Scheme. Likewise, the Proposed Development would also encroach into the sky-view and in a higher degree given a taller BH ranging from +59.8mPD to





Existing Condition



Key Plan

Proposed Development  
(Not more than +107.8mPD)



Approved Condition



Existing Condition + Proposed Development



Viewpoint 2 – Footbridge Across the Nullah to the North-west

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Visual Impact Assessment

Figure 6.2

Date: 22 March 2024



+107.8mPD is proposed. Yet, the Proposed Development proposes a varying BH design, where above the residential towers with lower BH (i.e. T3 and T4), a portion of the sky-view could be preserved. The visual obstruction is therefore considered ***moderately adverse***.

#### Effect on Visual Resources

- 6.4.3 Road-side tree plantings and the stretch of open-sky view are the visual gems at this VP. There would be no change to the foreground view, hence, the greenery would be fully preserved. As for the sky-view, a portion of the sky-view would have already been blocked. **It is undeniably** that the Proposed Development would intrude more into the sky-view which make a ***moderately adverse*** impact on the visual resources available when viewing from this VP.

#### Effect on Public Viewers

- 6.4.4 For the drivers going onto Castle Peak Road - Lam Tei Section from Lam Tei Main Street, the Proposed Development would hardly be visible to them at drivers’ angle, they would be subject to negligible impact. Meanwhile, as for pedestrians marching onto Castle Peak Road, they would either go straight across the road to Light Rail Lam Tei Station or to the bus stops to the south, their duration of stay is short. The Proposed Development would bring ***moderate*** effect to the VSRs at this viewpoint. After all, considering the planned public and private residential developments nearby (as mentioned in Sections 2.4 and 2.5 in the Supporting Planning Statement), the Site marks the beginning of a cluster of new high-rise developments within the area.

### **6.5 VP4 – Elevated Pedestrian Footbridge Connecting to Lam Tei Light Rail Station (Figure 6.4 refers)**

#### Visual Composition

At this elevated pedestrian footbridge that leads to Light Rai Lam Tei Station, the steel structure of the footbridge dominates the view, only a limited view towards the Application Site is captured between the columns of the footbridge and above the viaduct structure of Tuen Ma Line under the existing condition. The topmost portion of Kong Shan (+394mPD max.) is also visible from this viewpoint above the Tuen Ma Line viaduct. Part of the Proposed Development will appear in between the columns and behind the viaduct and partially block the view towards Kong Shan. Given that the Tuen Ma Line viaduct and the footbridge structure remain the dominant features visible from this viewpoint, the Proposed Development would appear compatible to the suburban setting. The effect of the Proposed Development on the overall visual composition is ***slightly adverse***.

#### Visual Obstruction

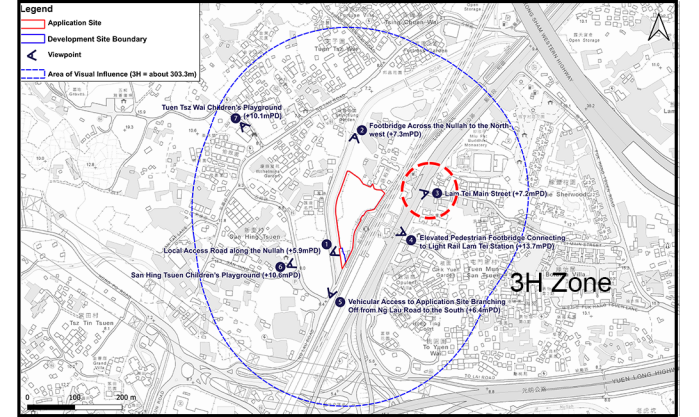




The Site

Tun Ma Line Viaduct  
(About +21mPD)

Existing Condition



Key Plan



Approved Development  
(Not more than +35mPD)

Tun Ma Line Viaduct  
(About +21mPD)

Approved Condition



Proposed Development  
(Not more than +107.8mPD)

Tun Ma Line Viaduct  
(About +21mPD)

Existing Condition + Proposed Development



Viewpoint 3 – Lam Tei Main Street

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Figure 6.3

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- 6.5.1 Part of the ridgeline of Kong Shan and a narrow stretch of sky view are visible between the columns of the footbridge in the existing view. The Proposed Development would not affect features that dominate this viewpoint at the foreground, including the footbridge and Tuen Ma Line viaduct. However, it will partially obstruct the view towards the small portion Kong Shan. Whilst the Proposed Development and Kong Shan are both located at the background and behind major features that dominate this viewpoint (e.g. footbridge and viaduct), only a small portion are visible. The loss of view towards Kong Shan would be ***slightly adverse***, yet this would not affect the visual openness nor the sub-urban character of the area.

#### Effect on Visual Resources

- 6.5.2 The thematic tree plantings to the left of the footbridge near Lam Tei Vegetable Depot are the major visual gem when viewing from the footbridge. These green features at the foreground will remain intact. As mentioned in para. 6.5.2 above, the remaining topmost portion of Kong Shan above Tuen Ma Line viaduct at the background will be blocked by the Proposed Development. Since the dominating features at this viewpoint would remain unaffected, the impact on visual resources is considered to be ***slightly adverse***.

#### Effect on Public Viewers

- 6.5.3 Pedestrians travelling to Light Rail Lam Tei Station via this footbridge are considered as the VSRs at this VP. Under this semi-enclosed environment, the pedestrians are also transient in nature and the Proposed Development would become less visible as they march on, hence, the visual change on these VSRs is ***slight***.

- 6.6 VP5 – Vehicular Access to Application Site Branching Off from Ng Lau Road to the South (Figure 6.5 refers)**

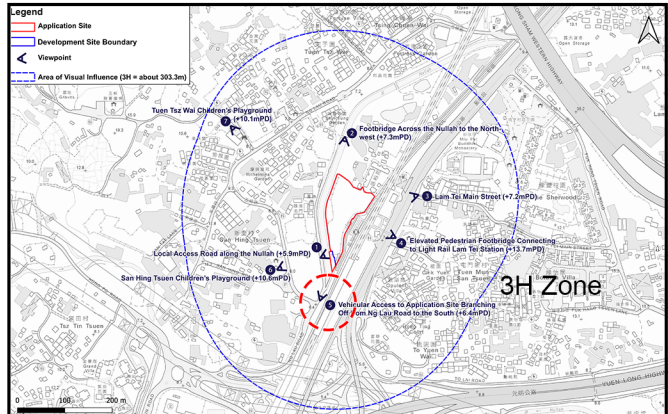
#### Visual Composition

- 6.6.1 This VP captures a short-range view towards the Application Site from its immediate south along the unnamed road branching off Ng Lau Road leading to the local access road in VP1. The grey infrastructure including the road itself, the elevated footbridge and the viaduct structure of Tuen Ma Line make up most of the view. The Site is currently vacant and unattended with **vegetations** and weeds all along the periphery. In the Baseline Development Scheme, T1 – T3 of the approved residential development with a uniform height would be visible and take up the central portion of the view. **The Proposed Development, would however have a more interesting built form and varied building height to add some visual interest. With the**





Existing Condition



Key Plan



Approved Condition



Existing Condition + Proposed Development



Viewpoint 5 – Vehicular Access to the Application Site Branching Off from Ng Lau Road to the South

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Figure 6.5

Visual Impact Assessment

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transformation of the area, including the planned high-rise residential development in Hung Shui Kiu NDA (in particular Area 25 zoned “R(A)2” which is targeted for PRH/SSF) and the approved residential development (TPB Ref.: A/TM-LTY/426), the change from low-rise buildings in the approved condition to mid to high-rise buildings under the proposed scheme would appear compatible with the surrounding environment. The magnitude of change in the visual composition is considered **moderate**.

#### Visual Obstruction

- 6.6.2 While the approved residential development of the Baseline Development Scheme would have blocked the sky-view to the further north as T1 – T3 stretch along the south-western tip, the Proposed Development with a higher BH ranging from +59.8mPD to +107.8mPD in a varying BH design would intrude more into the sky-view. With the careful tower disposition respecting the site configuration and nearby structures, the Proposed Development would not be incompatible in the surrounding context as being in proximity to the planned residential developments near Lam Tei Vegetable Depot over the viaduct, and the major visual corridor alongside the viaduct remains. The degree of visual obstruction is considered **moderately adverse**.

#### Effect on Visual Resources

- 6.6.3 Main visual resources in this VP are some unattended vegetation on both sides of the nullah, lush green trees along the pavement near the footbridge, the elevated footbridge, the cable of the Light Railway, the viaduct structure of Tuen Ma Line and the sky-view. The area appears to be unattended and dilapidated. While the Proposed Development would encroach onto more sky-view atop the residential towers as compared with the Baseline Development Scheme, the enhanced tower disposition and varied height create more visual interest to the surrounding. The Proposed Development would help to rejuvenate the area and the proposed scheme is considered not incompatible with the surrounding developed structures. The effect on the visual resources at VP5 is **moderately adverse**.

#### Effect on Public Viewers

- 6.6.4 Drivers going onto the local access road and the pedestrians/cyclists heading to Light Rail Lam Tei Station are the VSRs identified at this VP, however, their duration of stay are in general short and the view is transient. The focus of the drivers would undoubtedly be on the road, the effect of the Proposed Development on them would be **slightly adverse**. Meanwhile, at human scale, landscape arrangements of the Proposed Development and the approved residential development in the Baseline Development Scheme would both help to enhance the visual amenity and the Proposed

Development would bring slightly more visual interest to the area with its varied building form and height. As such, the effects of the visual changes of the pedestrians/cyclist would be **moderate**.

## 6.7 VP6 – San Hing Tsuen Children’s Playground (Figure 6.6 refers)

### Visual Composition

6.7.1 At the central square of San Hing Tsuen Children’s Playground, this viewpoint captures the view of the resting benches, the Arch (Pai Fong) of San Hing Tsuen and some newly built 3-story village houses in the foreground and the viaduct structure of Tuen Ma Line and an existing residential development (The Sherwood) in the background. The ridgeline of Kung Um Shan intermingles amongst these features at the back while the Site is well hidden behind the newly built 3-storeys village house. The visual composition would largely be similar among the Baseline Development Scheme and the current scheme except the Proposed Development is more prominent with a higher BH (i.e. ranging from +59.8mPD to +107.8mPD). The effect on the visual composition is **moderately adverse**.

### Visual Obstruction

6.7.2 When viewing towards the north-east, a stretch of sky view is visible above the features including the Arch, 3-storeys village houses and between the trees. Existing village houses and the vegetation at San Hing Tsuen Children’s Playground block much of the view towards the Site and help to soften the building mass. The Proposed Development, with an increased height, would inevitably obstruct part of the sky view; yet the skyline above the Arch (Pai Fong) and the view towards Kung Um Shan would not be affected. The degree of visual obstruction resulted from the Proposed Development is considered **moderately adverse**.

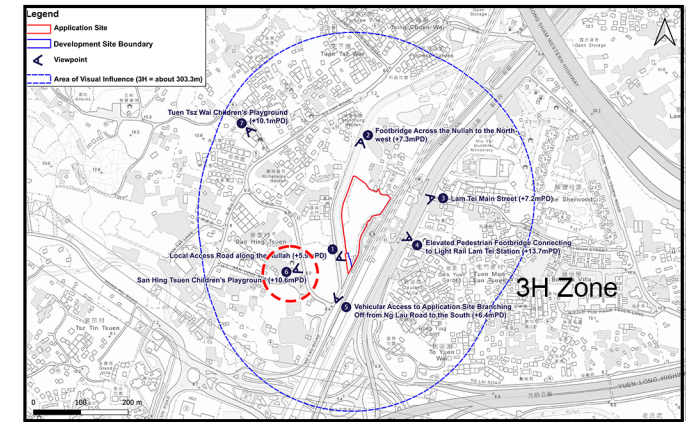
### Effect on Visual Resources

6.7.3 The tree and other vegetation in the playground and the Arch (Pai Fong) in the foreground, the sub-urban environment featuring 3-storeys village houses and the sky-view are the visual gems at this VP. Most of these visual resources would remain, yet a portion of the sky-view would be blocked. However, no direct impact on the visual openness would be anticipated as the proposed building blocks would have largely blocked by existing trees and developments. The effect on the visual resources is considered **moderately adverse** at this VP.





Existing Condition



Key Plan



Approved Condition



Existing Condition + Proposed Development



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Viewpoint 6 – San Hing Tsuen Children's Playground

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Figure 6.6

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### Effect on Public Viewers

6.7.4 Visual sensitivity of VSRs identified at an open space is considered to be high. Despite the increased BH at the Site, existing vegetation within the playground helps to soften the building mass and the VSRs would continue to enjoy an open sky view above the Arch (Pai Fong). As observed, a lot of these VSRs are in fact the caregivers of the children playing in the playground, thus the focus on the caregivers would be on their children playing instead of the surrounding. The visual change to be brought by the Proposed Development to these VSRs is **moderate**.

6.7.5

**6.8 VP7 – Tuen Tsz Wai Children’s Playground (Figure 6.7 refers)**

### Visual Composition

6.8.1 At Tuen Tsz Wai Children’s Playground, this viewpoint captures the view of the active and passive parts of the playground featuring the slides, spring rider and some resting benches in the foreground, the rear of San Sheng Palace and its associated temple structures in the middle-ground and a semi open-view towards north of Lam Tei in the backdrop. The Site stands behind San Sheng Palace and the 3-storeys village houses in the middle-ground. At this medium-range view, the overall visual composition would largely remain similar as compared with the Baseline Development Scheme, except for the central portion, which the Proposed Development would stand out more than the approved development given a higher BH (i.e. ranging from +59.8mPD to +107.8mPD). The degree of change is moderate and hence the effect on the visual composition is **moderately adverse**.

### Visual Obstruction

6.8.2 At this platformed open space in a sub-urban setting, an open sky view is visible above the structures. When viewing towards the Site, San Sheng Palace blocks partial views towards the Site while the low-zone of Tower 1 and Tower 2 will be screened off by the existing village houses. With the ridgeline of Kung Um Shan being obstructed by the approved development in the Baseline Development Scheme, the Proposed Development would intrude further a larger portion of the sky view inevitably as proposed with a higher BH. Yet, the overall visual environment could be well-maintained. The degree of visual obstruction resulted from the Proposed Development is considered **moderately adverse**.

### Effect on Visual Resources

6.8.3 Glimpse of the ridgeline of Kung Um Shan and the open sky view are the visual gems at this VP. Like the above, the approved development would



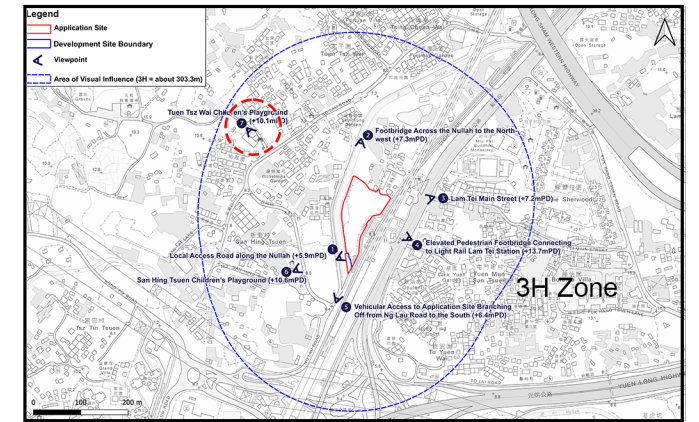
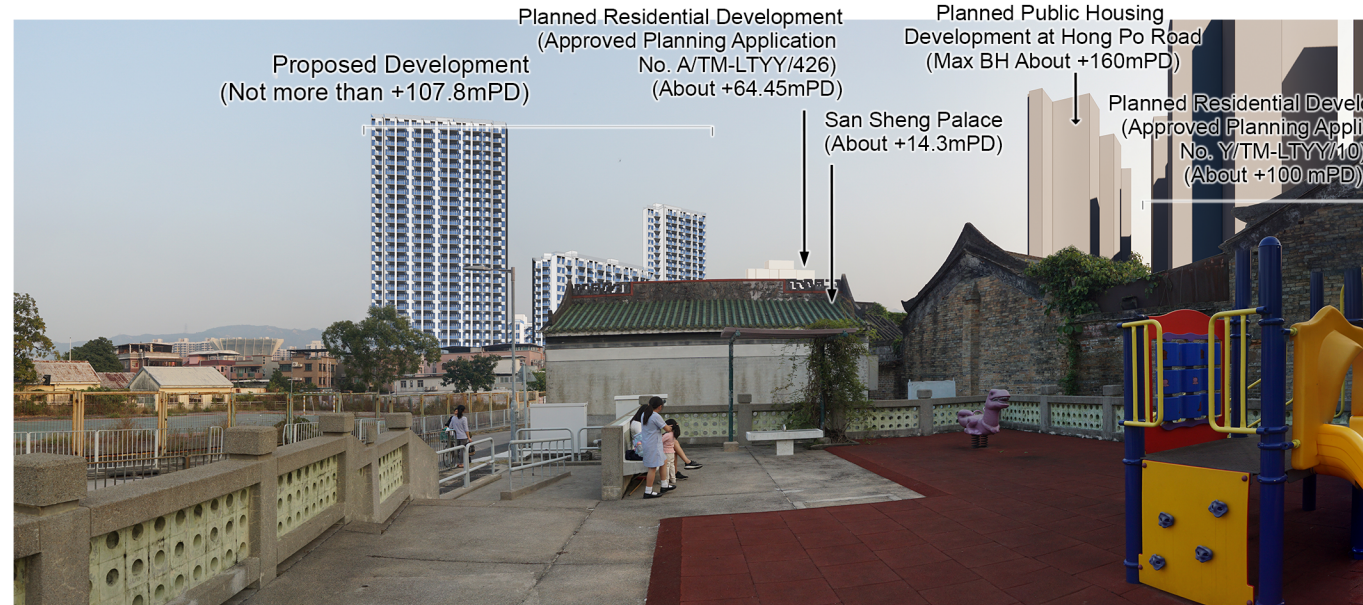
Existing Condition



Approved Condition



Existing Condition + Proposed Development



Key Plan



Viewpoint 7 – Tuen Tsz Wai Children's Playground

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Figure 6.7

Visual Impact Assessment

Date: 22 March 2024



have already blocked this remaining view towards Kung Um Shan and part of the permeable sky view, the Proposed Development would then only further block a larger portion of the sky view. The effect on the visual resources is considered ***moderately adverse*** at this VP.

#### Effect on Public Viewers

- 6.8.4 Visual sensitivity of VSRs identified at an open space is considered to be high. Despite the increased BH at the Site, San Sheng Palace helps screen of part of the Proposed Development and filter off direct impact at human-scale. Nonetheless, the Proposed Development has adopted a varied building height profile to add visual interest. As observed, a lot of these VSRs are in fact the caregivers of the children playing in the playground, thus the focus on the caregivers would be on their children playing instead of the surrounding. The visual change to be brought by the Proposed Development to these VSRs is ***moderate***.

## 7 CONCLUSION

- 7.1 The Application Site is subject to an approved scheme that permits a PR of 2.5 and BH of 28m or +35mPD. In view of the acute housing supply and transforming development context in the surroundings, the Applicant proposes to up-zone the Application Site with a PR of 5 and a maximum BH of +107.8mPD to provide a total of 1,385 housing units.
- 7.2 The visual appraisal summary of comparing the Baseline Development Scheme with the Proposed Development in the current scheme is provided below.

**Table 7.1: Visual Appraisal Summary**

Viewpoint	Visual Composition	Visual Obstruction	Effect on Visual Resources	Effect on Public Viewers	Visual Sensitivity	Overall
VP1: Local Access Road along the Nullah	Moderately Adverse	Moderately Adverse	Moderately Adverse	Moderate	Low	Moderately Adverse
VP2: Footbridge across the Nullah to the North-west	Moderately Adverse	Moderately Adverse	Moderately Adverse	Moderately Adverse	Low to Medium	Moderately Adverse
VP3: Lam Tei Main Street	Adverse	Moderately Adverse	Moderately Adverse	Moderate	Low	Moderately Adverse
VP4: Elevated Pedestrian Footbridge Connecting to Light Rail Lam Tei Station	Slightly Adverse	Slightly Adverse	Slightly Adverse	Slight	Low	Slightly Adverse
VP5: Vehicular Access to Application Site Branching Off from Ng Lau Road to the South	Moderate	Moderately Adverse	Moderately Adverse	Moderate	Low to Medium	Moderately Adverse
VP6: San Hin Tsuen Children’s Playground	Moderately Adverse	Moderately Adverse	Moderately Adverse	Moderate	High	Moderately Adverse
VP7: Tuen Tsz Wai Children’s Playground	Moderately Adverse	Moderately Adverse	Moderately Adverse	Moderate	High	Moderately Adverse

- 7.3 Given the proximity of the Application Site to the vehicular roads and public transportation nodes of Lam Tei (i.e. Light Rail Lam Tei Station and bus stops along Castle Peak Road), the VSRs identified in VP1, VP2, VP3, VP4 and VP5 are mainly commuters on foot, by bicycles and by cars. Besides, as these 5 VPs are at a relatively closer distance, the Proposed Development with a proposed BH at +107.8mPD as compared with the proposed BH of +35mPD in the Baseline Development Scheme, it would inevitably bring visual impact to the VSRs. Yet, regarding the transient nature of these VSRs and their attention would largely be drawn to the road traffic and their public

transportation services. Hence, the visual impact to VP1 – VP3 and VP5 is **Moderately Adverse** while to VP4 is **Slightly Adverse** as being shielded by the inner footbridge structures.

7.4 Meanwhile, at a relatively further distance, VP6 and VP7 both represent the public open space in the villagers, which the VSRs identified are mainly engaged in active recreational and passive leisure activities. At these public open spaces, partial of the Proposed Development would be immediately blocked by the structures in front. Considering the attention of the VSRs at VP6 and VP7 would be largely focused on the activities they are participating in, the visual change and hence visual impact brought by the Proposed Development to them is **moderately adverse**.

7.5 Amongst the seven selected VPs, the overall visual impact anticipated with the Proposed Development in place ranges mostly from slightly adverse to moderately adverse. The Applicant is well-aware of the potential visual impact and has thoroughly considered appropriate building designs to mitigate the visual impact. In which, with the proposed tower setbacks along the western boundary / nullah, a **varying** BH design, a not less than 15m wide **building separation**, and appropriate façade design in terms of color tones and texture, the Proposed Development is considered not incompatible with the upgrading context in the surroundings.

7.6 Overall, the Proposed Development would not result in insurmountable visual impact with the implementation of the visual mitigation measures / designs.