

Appendix III

Replacement pages of the Visual Impact Assessment

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 transformation of the area, including the planned high-rise residential development (with a relaxed building height from 130mPD to 175mPD approved under A/HSK/452) 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

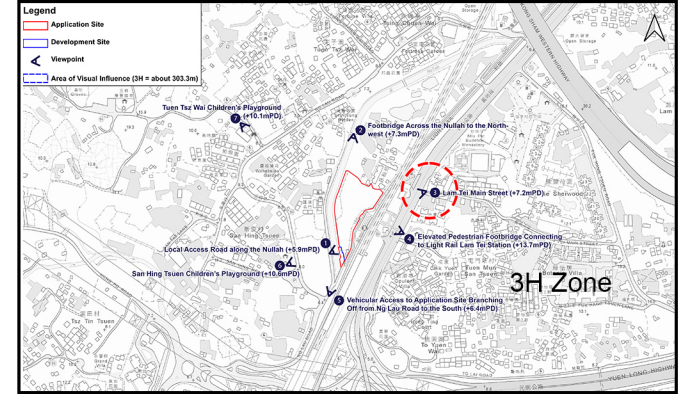
- 6.6.2 While the approved residential development of the Baseline Development Scheme would have blocked the sky-view to the further north as T1 – T3 stretch along the south-western tip, the Proposed Development with a higher BH ranging from +59.8mPD to +107.8mPD in a varying BH design would intrude 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



Existing Condition



Key Plan



Approved Scheme



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

Visual Impact Assessment

Figure 6.3

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