
Appendix B –

Visual Impact Assessment

**Section 16 Planning Application for Proposed Mixed-Use Development
with Minor Relaxation of Building Height Restriction
at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long**

Visual Impact Assessment

June 2026

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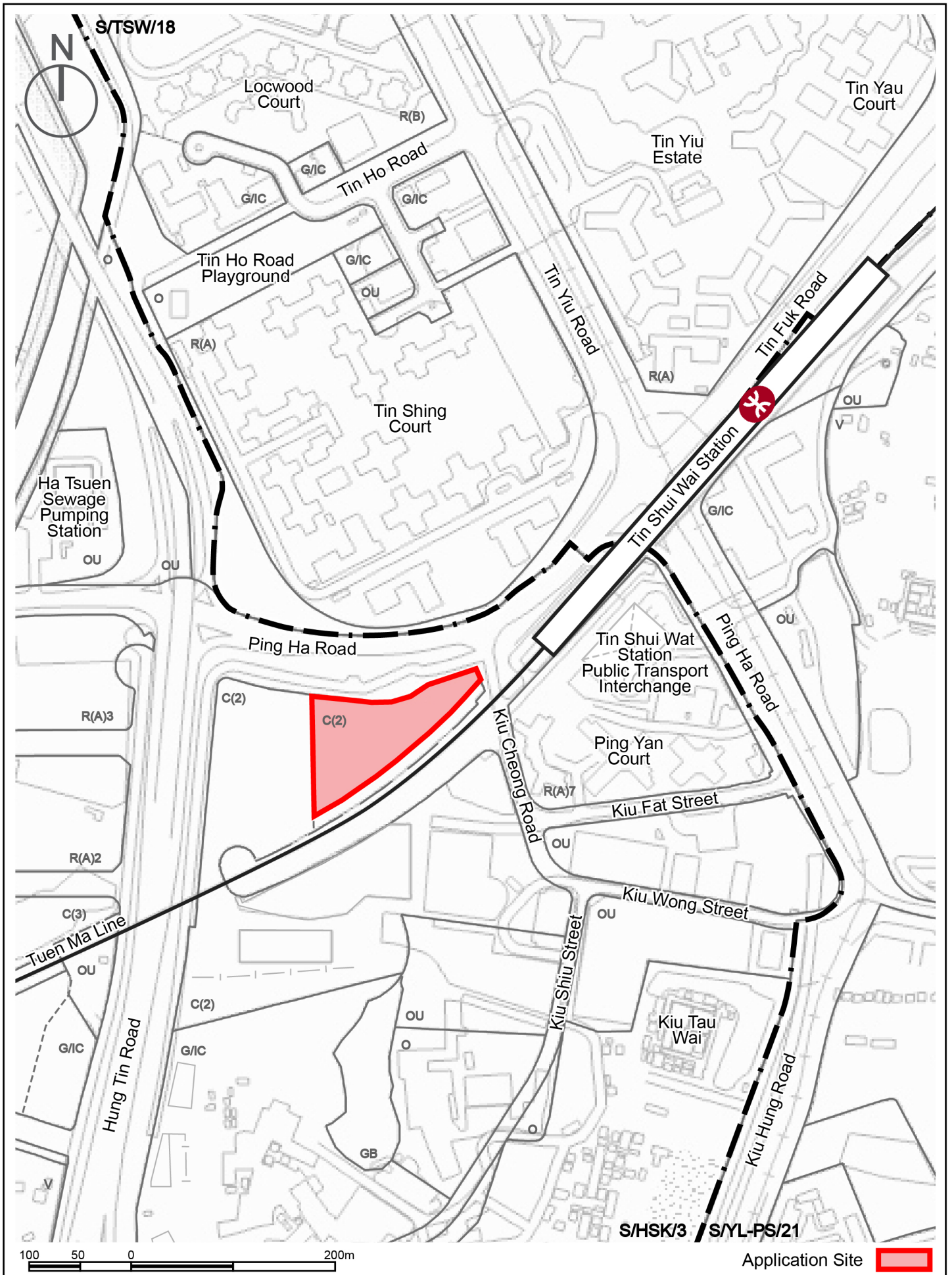
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1 INTRODUCTION

- 1.1 This Visual Impact Assessment (VIA) is prepared in support of a proposed mixed-use development with residential and commercial uses and minor relaxation of building height restriction (the Proposed Development) at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).
- 1.2 The Application Site is located within the Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA) and to the immediate southwest of Tin Shui Wai (TSW) MTR Station. It covers an area of about 9,946m² and is zoned “Commercial (2)” (“C(2)”) on the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3 (**Figure 1.1** refers) subject to a maximum plot ratio (PR) of 8 and a maximum building height (BH) of 135mPD. According to the Notes of the OZP, while various commercial uses are always permitted, ‘Flat’ is a Column 2 use which requires permission from the Board. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR and/or BH restrictions may be considered by the Board on application under S16 of the Ordinance.
- 1.3 In view of recent government directives promoting greater flexibility for accommodating residential uses at commercial sites within the HSK/HT NDA, and taking into account the evolving market conditions, the continuous demand for housing, as well as the changing planning context, the current application is submitted to facilitate a proposed mixed-use development at the Application Site. The proposed development aims to fully realise the site’s potential to contribute to housing supply, inject vibrancy into the surrounding area, and act as a gateway to connect TSW area to the broader HSK/HT NDA.
- 1.4 This VIA is prepared in accordance with the “Town Planning Board Guidelines No. 41A – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board” (TPB PG-No. 41A) in order to evaluate the degree of visual impacts on key public viewers from major public viewpoints (VPs) due to the Proposed Development at the Application Site. It is also for comparing the Proposed Scheme (i.e. the subject application with proposed minor relaxation of the maximum BH restriction) with the Approved Scheme under the previous S16 Application No. A/YL-PS/520 for proposed commercial development approved by the Board on 17.3.2017. This will form the Baseline Scenario when assessing the potential visual impact of the Proposed Development.



Title
 Extract of the Approved Hung Shui Kiu and Ha Tsuen
 Outline Zoning Plan No. S/HSK/3

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- 1.5 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 VPs and public viewers;
 - Section 5: appraises the potential visual impacts induced by the Proposed Development; and
 - Section 6: summarises the findings of the VIA.

2 INDICATIVE DEVELOPMENT PROPOSAL

2.1 Major Development Parameters

2.1.1 The Proposed Development is planned with a domestic PR of about 5.2 and a non-domestic PR of 2.8 (with a total PR of 8 complying with the OZP restriction). It comprises two 38-storey residential towers with BH of not more than 160mPD and one commercial/office tower with BH of not more than 106mPD, all situated above a 5-storey commercial/retail podium. **Table 2.1** shows the indicative development schedule of the Proposed Development. The Indicative Master Layout Plan (MLP) and Sections are shown in **Figures 2.1 to 2.3**.

Table 2.1 Indicative Development Schedule of the Proposed Scheme

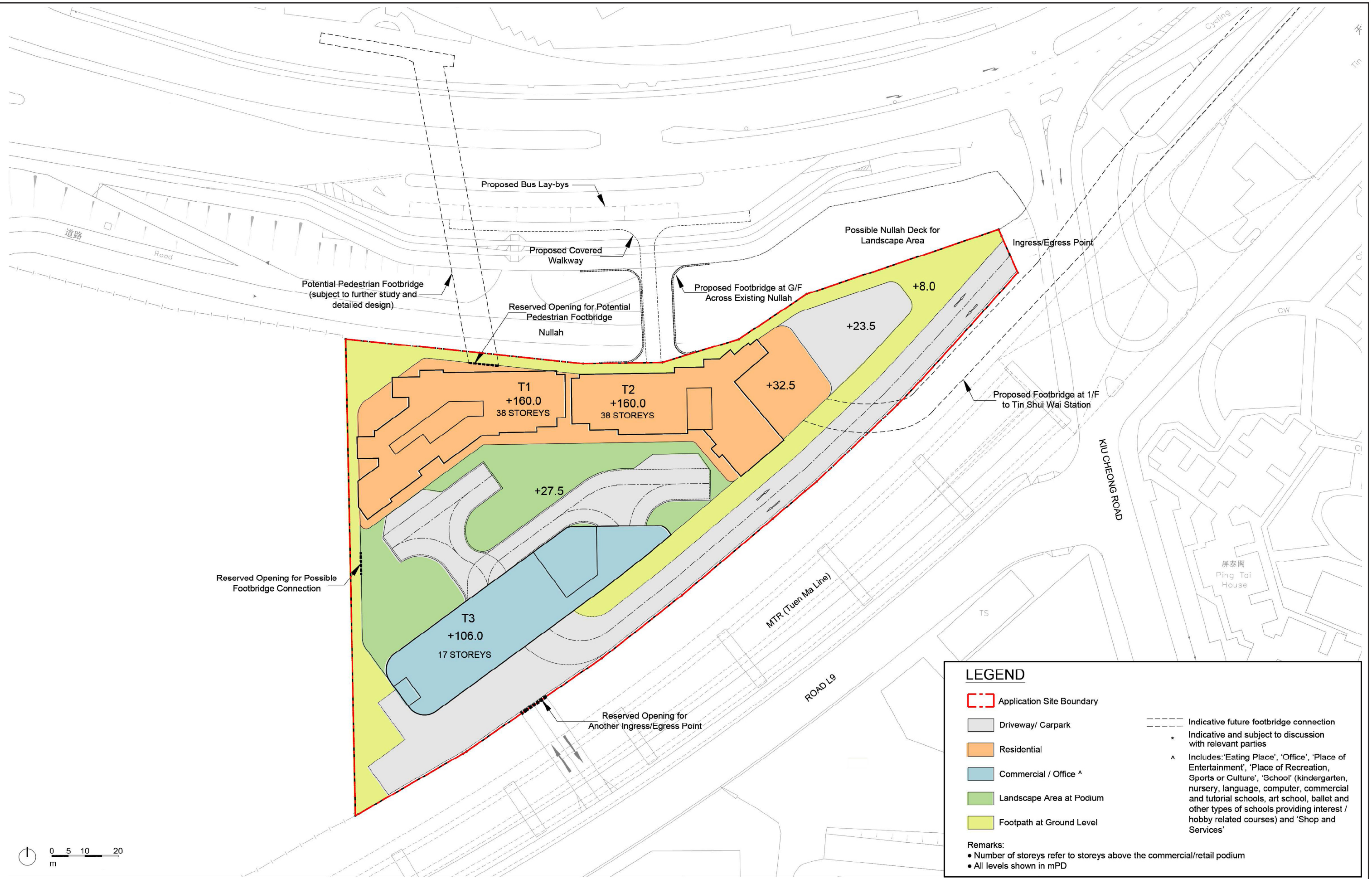
The Overall Development	
Application Site Area (about)	9,946m ²
Total Plot Ratio (about)	8.0
• Domestic Plot Ratio (about)	5.2
• Non-Domestic Plot Ratio (about)	2.8
Total GFA (about)	79,568m ²
• Domestic GFA (about)	51,697m ²
• Non-Domestic GFA ⁽¹⁾ (about)	27,871m ²
○ Commercial/Office Tower	18,581m ²
○ Commercial/Retail Podium	9,290m ²
Maximum Site Coverage (above ground) (not more than)	
• Podium	Not more than 100%
○ Below 15m	○ Not more than 100%
○ Over 15m but not exceeding 20m	○ Not more than 60%
• Towers (Above 20m)	Not more than 38.5%
○ Non-domestic	○ Not more than 11.5%
○ Domestic	○ Not more than 27%
Residential Portion	
Building Height (at main roof)	Not more than 160mPD
Number of Storeys ⁽²⁾	38 storeys (above 5 levels of commercial/retail podium)
Number of Blocks	2
Number of Flats	1,140
Average Flat Size (about)	45.3m ²
Anticipated Population ⁽³⁾	3,192
Private Open Space (m ²) (not less than) ⁽⁴⁾	3,192m ²
Residents' Clubhouse Facilities	
Clubhouse GFA (m ²) (about) ⁽⁵⁾	2,250m ²
Number of Storeys	1
Commercial Portion	
Building Height (at main roof)	Not more than 106mPD
Number of Storeys	
• Commercial/Office Tower ⁽⁶⁾	17 storeys

	(above 5 levels of commercial/retail podium)
• Commercial/Retail Podium	5 storeys
Number of Blocks	1

Remarks:

- (1) Including 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'.
- (2) Excluding transfer plates and 1 level of refuge floor.
- (3) Assuming a person-per-flat ratio of 2.8 for Hung Shui Kiu/Ha Tsuen NDA as per the 2021 Population Census.
- (4) Not less than 1m² per person according to HKPSG.
- (5) The residents' clubhouse GFA is about 4.352% of the domestic GFA and is exempted from plot ratio calculation.
- (6) Excluding transfer plates.

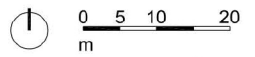
2.1.2 The Applicant has incorporated various design features into the Proposed Development. Notably, the podium has adopted a stepped design descending from +32.5mPD to +23.5mPD toward the northeast corner facing Tin Shui Wai Station, softening the building bulk and creating a more inviting pedestrian experience. For landscaping enhancement, a planting strip has been integrated along the edge of the podium at 2/F, complemented by vertical greening across the northern and southern facades. Collectively, these design measures will enhance the podium aesthetics, enrich the streetscape, and promote visual interest.



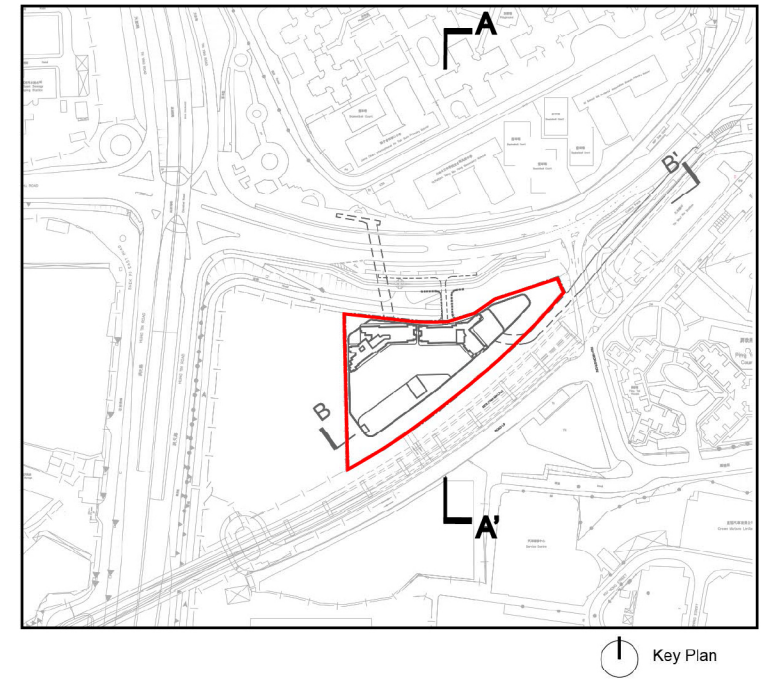
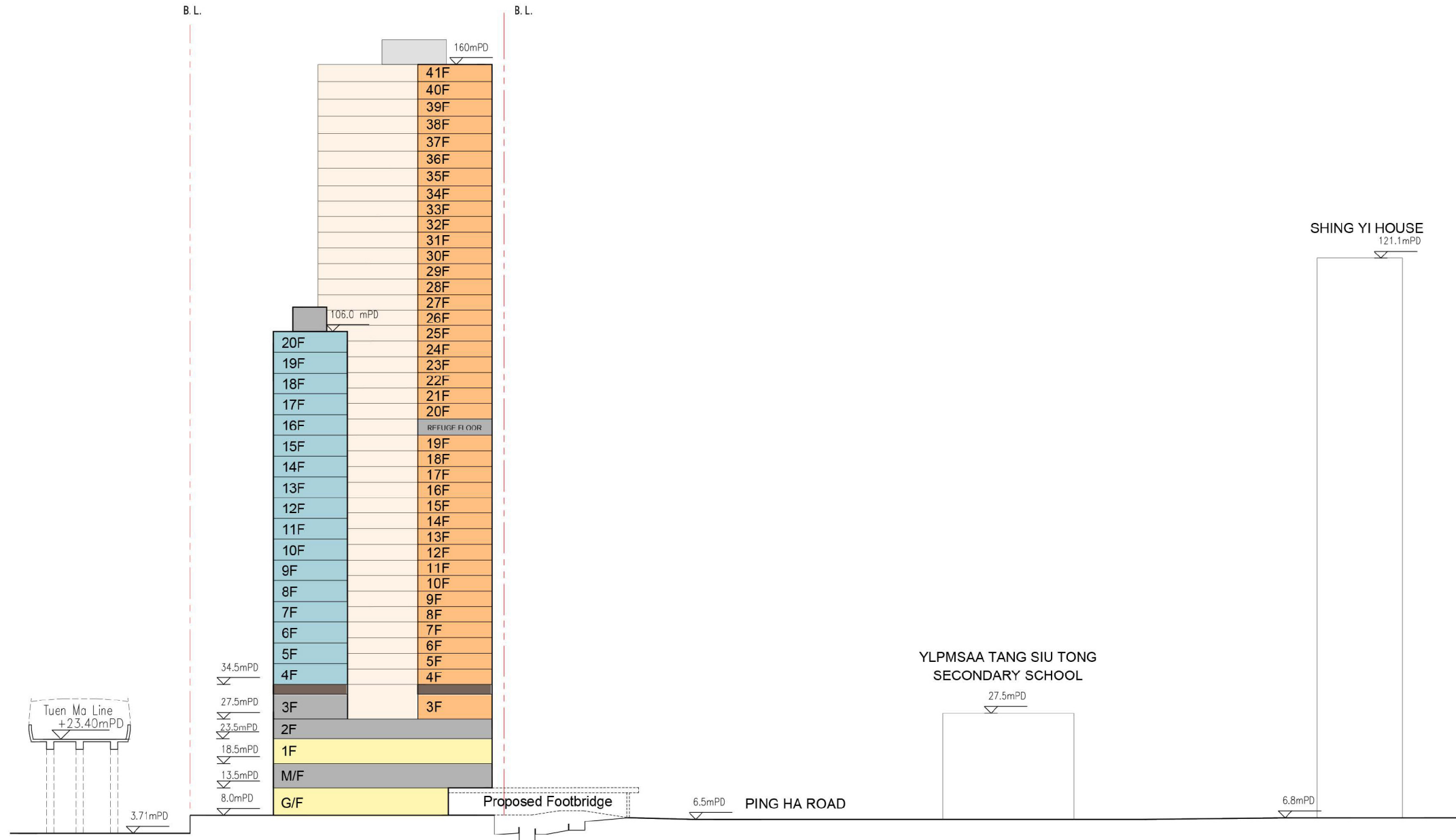
LEGEND

- Application Site Boundary
- Driveway/ Carpark
- Residential
- Commercial / Office ^
- Landscape Area at Podium
- Footpath at Ground Level
- Indicative future footbridge connection
- * Indicative and subject to discussion with relevant parties
- ^ Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

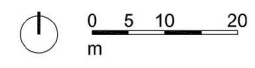
Remarks:
 • Number of storeys refer to storeys above the commercial/retail podium
 • All levels shown in mPD



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SECTION A - A'

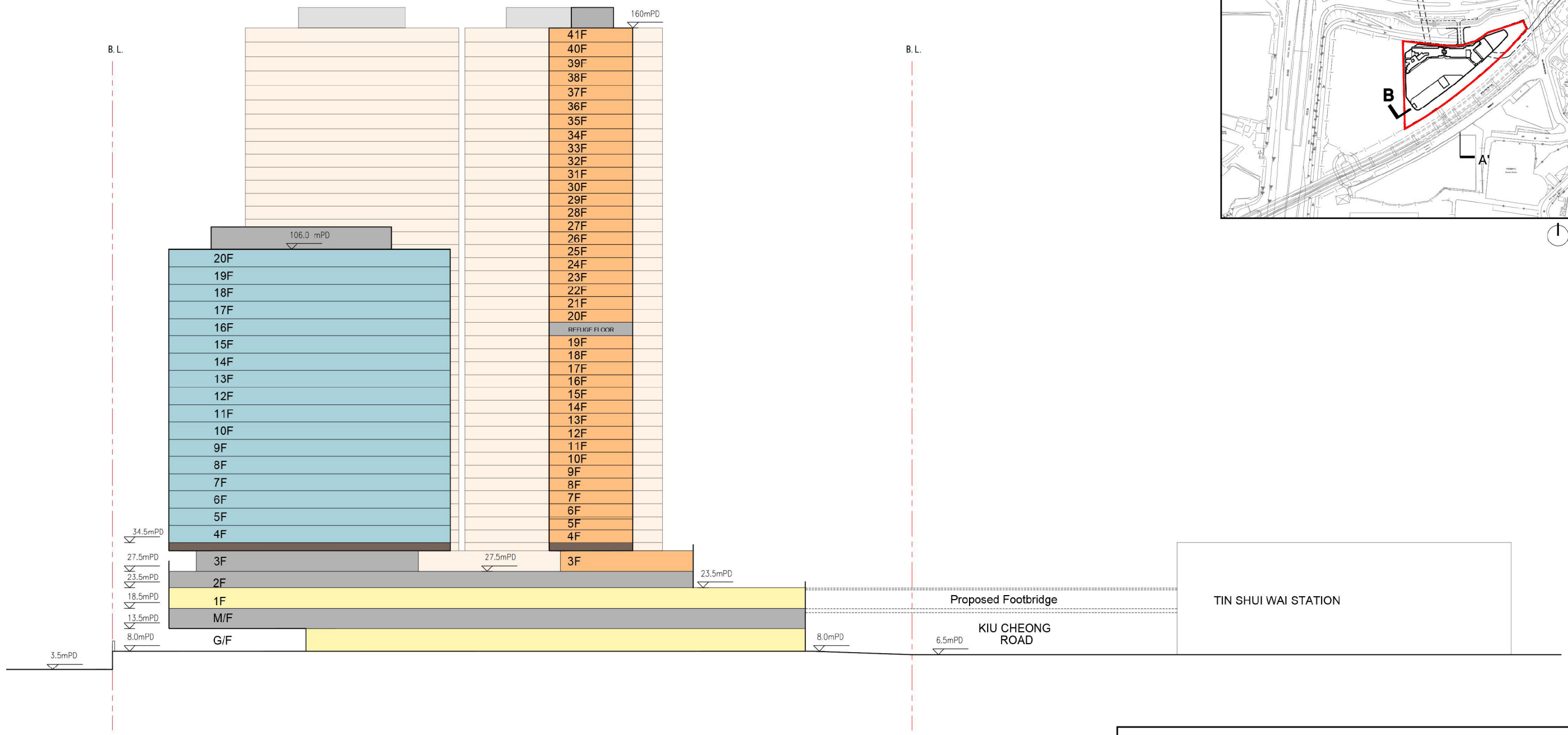
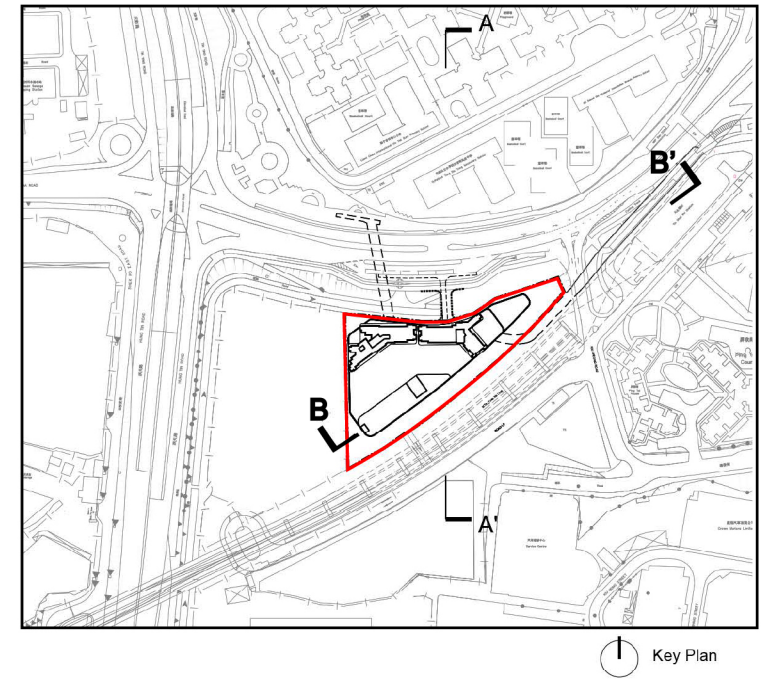


LEGEND

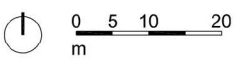
- Application Site Boundary
- Residential
- Commercial / Office
- Carpark / E&M
- Transfer Plate
- Commercial / Retail

* Indicative and subject to discussion with relevant parties
 ^ Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

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SECTION B - B'
1



LEGEND

- Application Site Boundary
- Residential
- Commercial / Office
- Carpark / E&M
- Transfer Plate
- Commercial / Retail

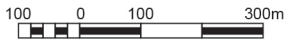
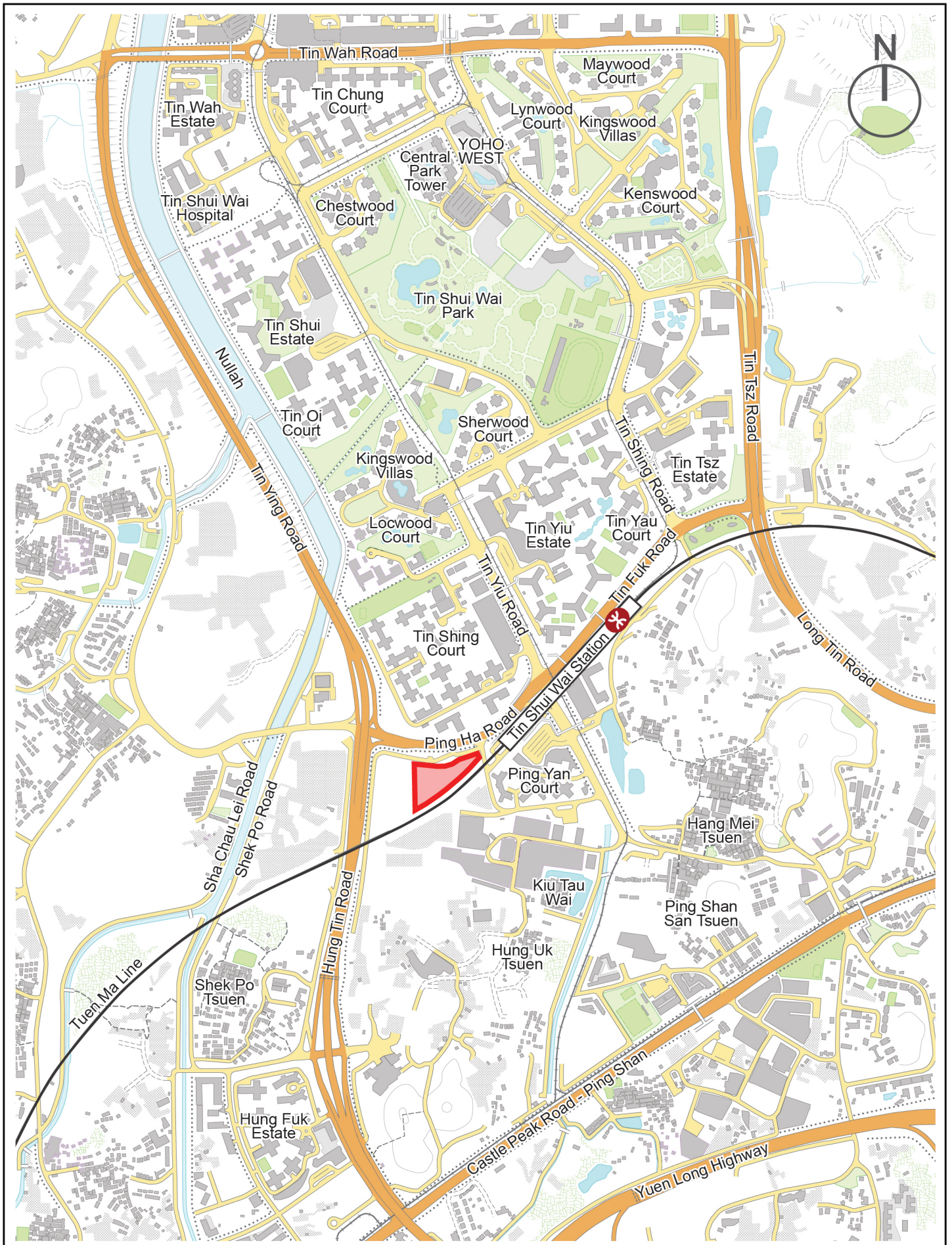
* Indicative and subject to discussion with relevant parties
 ^ Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

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3 BASELINE VISUAL CONDITION

3.1 Visual Context and Character

- 3.1.1 The Application Site is located within the HSK/HT NDA and to the immediate southwest of TSW MTR Station (**Figure 3.1** refers). The Application Site is readily formed and is currently mostly vacant. It is bounded by an existing nullah and Ping Ha Road to the north; Kiu Cheong Road to the east; a planned amenity strip and the Tuen Ma Line viaduct (at about 21mPD) to the south; and a vacant site also falling within the same “Commercial (2)” (“C(2)”) zone to the west.
- 3.1.2 The surrounding areas of the Application Site are predominantly a mixture of high-density residential developments (**Figure 3.2** refers). To the north and east of the Application Site are existing subsidised housing estates known as Tin Shing Court (about 122mPD) and Ping Yan Court (about 117mPD), as well as three schools (namely the Lions Clubs International Ho Tak Sum Primary School, YLPMSAA Tang Siu Tong Secondary School and QE School Old Students’ Association Branch Primary School) with BH ranging from about 28mPD to 31mPD.
- 3.1.3 To the southeast, south and west of the Application Site are sites in Areas 17A, 17B, 17C, 19A, 19B and 19C zoned “C(2)” and “Other Specified Uses (Mixed Use)” (“OU(MU)”) with BH restrictions of 160mPD earmarked for commercial and mixed-use developments. These sites are currently vacant or occupied by low-rise structures and warehouses with BH up to about 21mPD.
- 3.1.4 To the further west of the Application Site across Hung Tin Road are two sites in Areas 16A and 16B zoned “Residential (Group A) 2” and “Residential (Group A) 3” for planned public housing development with approved BH up to 145mPD.

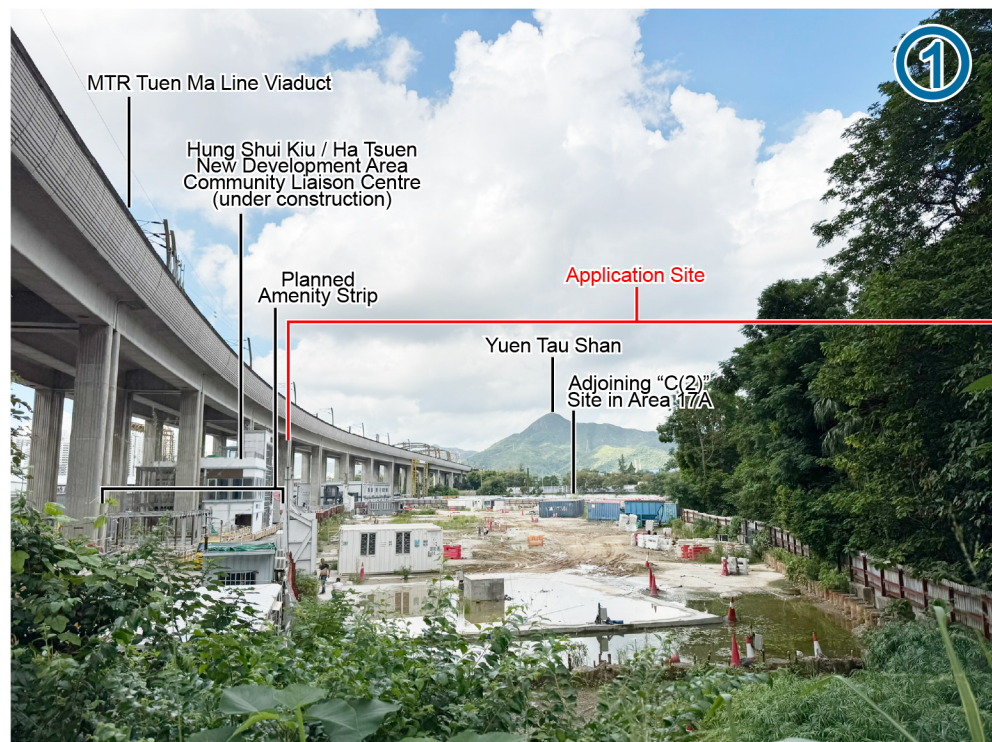


Application Site



Title
Location Plan

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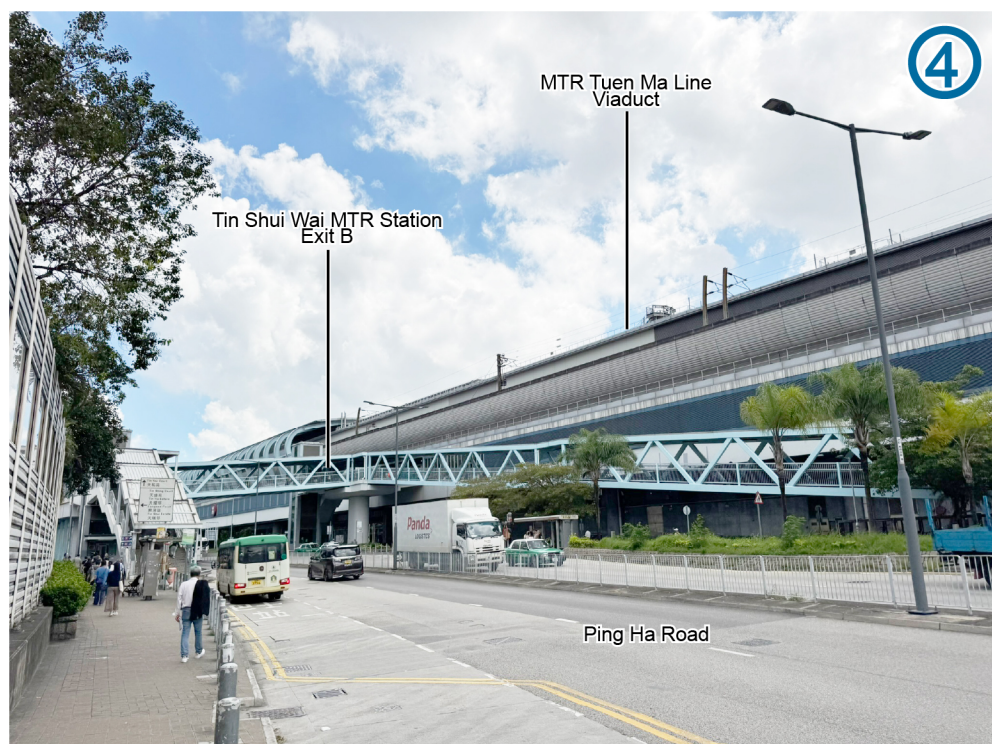
The Application Site is currently mostly vacant



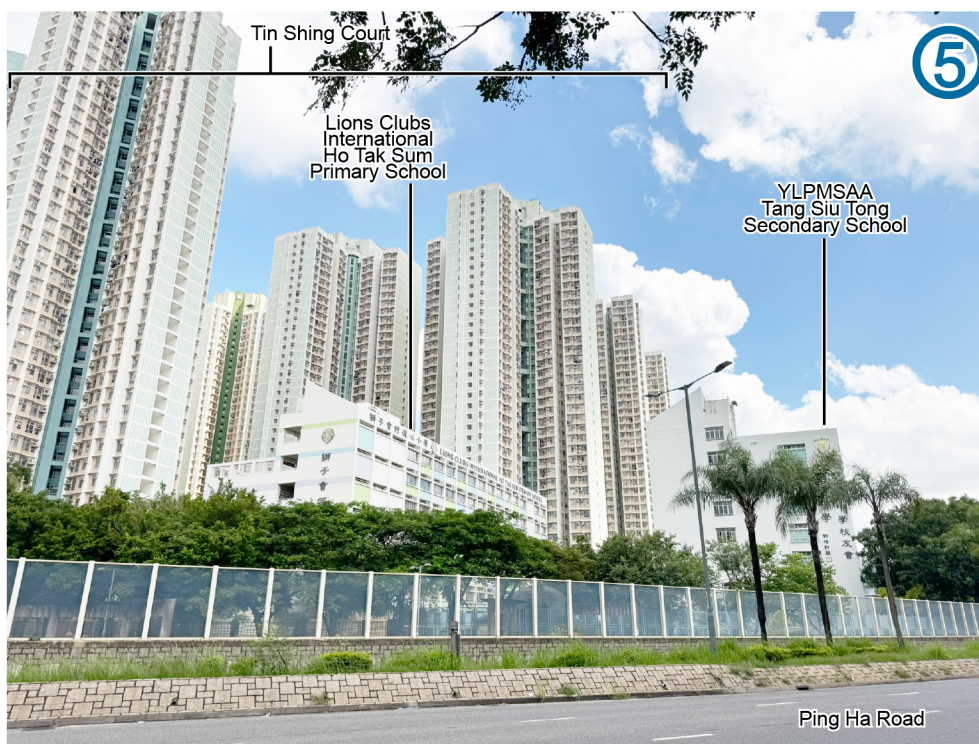
Existing nullah to the north of the Application Site



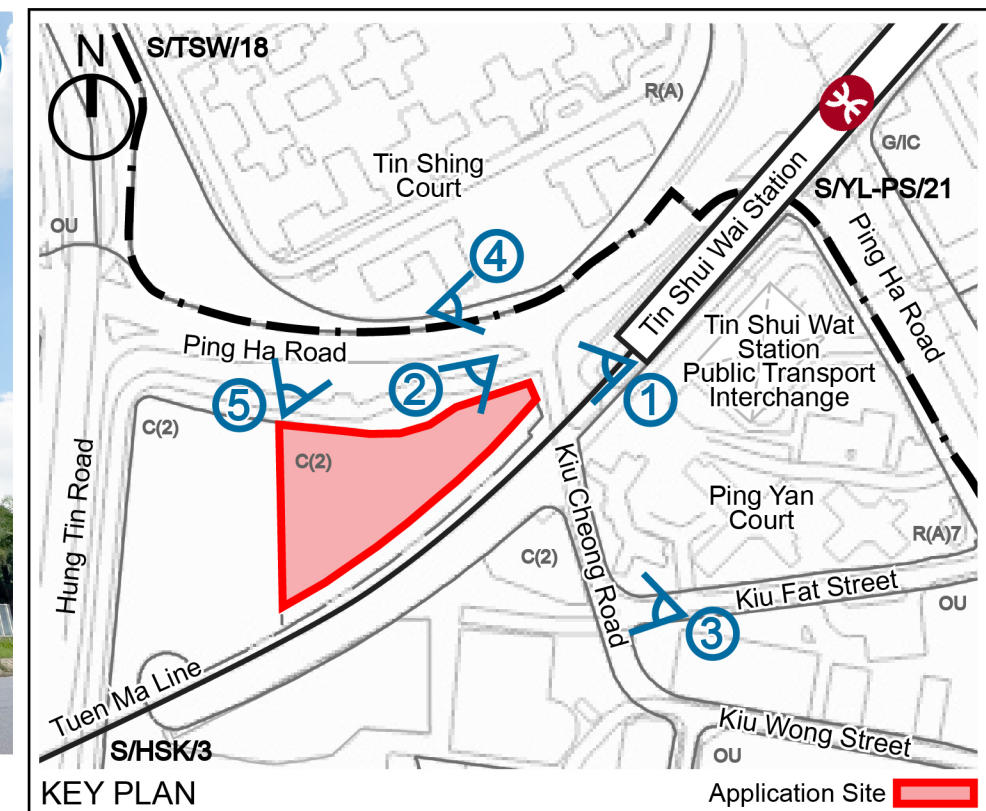
Temporary structure and car services centre to the south of the Application Site



Tin Shui Wai MTR Station



Tin Shing Court and schools across Ping Ha Road to the north of the Application Site which are completely fenced off from the roadside footpath



3.2 Visual Elements and Resources

3.2.1 The visual context of the Application Site is shaped by various visual elements which come into sights of the viewers. Major visual elements, including the visual resources or attractors and visual eyesores or detractors that currently exist or planned are identified below. Different visual elements may enhance, degrade or neutralise the overall visual impact of the Proposed Development being assessed.

Visual Elements and Amenities

3.2.2 The Application Site is located at the fringe of HSK/HT NDA directly adjoining the TSW New Town where natural visual resources such as mountain ranges are occasionally available in view of its highly urbanised setting and blockage of buildings. In particular, views towards the mountain ridges to the east and south are largely obstructed by existing buildings, whereas an open view towards the mountain ridges to the west including **Yuen Tau Shan (about 375mPD)** is currently available (**Figure 3.2** refers). However, this open view is anticipated to be obstructed by future high-rise developments within the HSK/HT NDA.

3.2.3 Existing and planned public open spaces can be found scattering around the Application Site, notably the existing Sha Chau Lei Sitting-out Area and the planned regional park and sports ground to its west; Tin Ho Road Playground and an unnamed sitting-out area at the northeastern corner of the junction of Ping Ha Road and Tin Ying Road to its north; as well as a planned local open space near Hung Uk Tsuen to its south. **These public open spaces serve as the major visual resources near the Application Site.**

Visual Eyesores and Detractors

3.2.4 The existing high-rise residential developments such as **Tin Shing Court (about 127mPD)** and **Ping Yan Court (about 117mPD)** would form visual obstruction to a certain extent. In addition, the existing railway and road infrastructure, including the **MTR Tuen Ma Line viaduct** running along the southern boundary of the Application Site, and the **Hung Tin Road flyover** to the west of the Application Site, are also some of the major eyesores which dominate the visual composition of pedestrians.

3.2.5 In the future, along with the development of the HSK/NT NDA, the **planned high-rise residential, commercial and mixed-use developments** with BH up to 160mPD will create additional visual obstructions in the area.

3.3 Approved Commercial Scheme

3.3.1 The latest approved scheme under the previous S16 Application No. A/YL-PS/520 for proposed commercial development (the Approved Scheme) will form the Baseline Scenario when assessing the visual acceptability of the proposed development under the current application. The major development parameters of the Approved Scheme are shown in **Table 3.1** below whereas the Indicative MLP of the Approved Scheme is presented in **Annex A**.

Table 3.1 Indicative Development Schedule of the Approved Scheme

The Approved Commercial Development	
Application Site Area (about)	9,946m ²
Total Plot Ratio (about)	8.0
Total GFA (about)	79,568m ²
Maximum Site Coverage (above ground) (not more than)	
<ul style="list-style-type: none"> • Above 15m from ground level • Up to 15m from ground level 	<ul style="list-style-type: none"> • Not more than 60% • Not more than 75%
Building Height (at main roof)	Not more than 131.8mPD
Number of Storeys ⁽¹⁾	31 storeys
Number of Blocks	1

Remarks:

(1) Including 3 levels of basement

3.3.2 Under the Approved Scheme, a terraced podium with landscape features descending from 46.85mPD to 21.85mPD was proposed to soften the visual bulk and enhance visual interest. The Applicant also committed to providing greening of 20% of the site area.

3.4 Development of the HSK/HT NDA

3.4.1 The development of the HSK/HT NDA is progressing at full speed, with works already commenced and the first population intake anticipated in 2030, coinciding with the Proposed Development. Upon implementation, the area will be transformed from its current semi-rural character into a highly urbanised district comprising high-rise residential, commercial, and mixed-use developments. These planned projects have been incorporated into both the Baseline Scenario and the Proposed Scenario for the visual analysis.

3.5 View Corridor

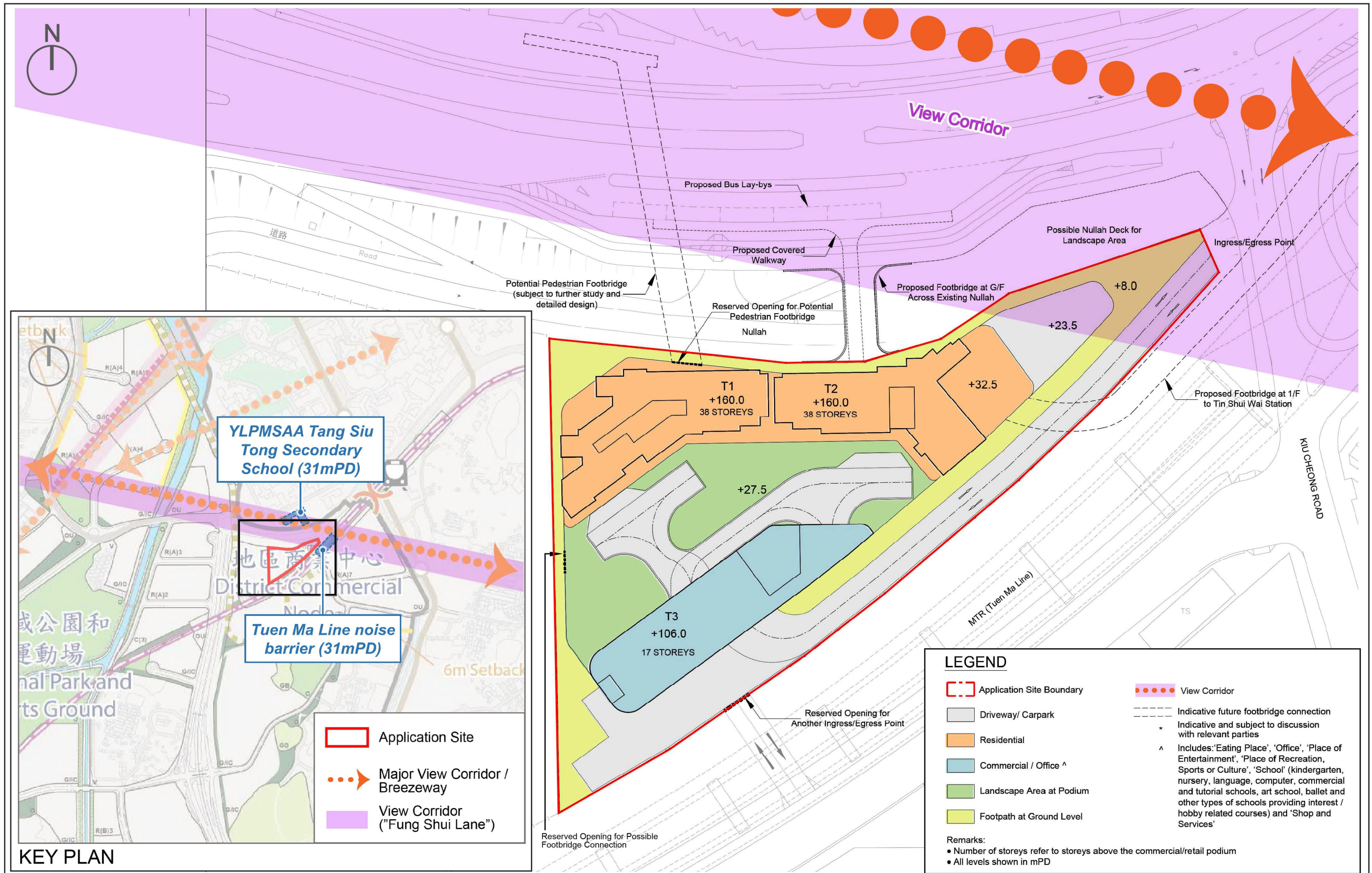
- 3.5.1 According to the Hung Shui Kiu and Ha Tsuen OZP, a minor portion at the northeastern end of the Application Site falls within a view corridor ('fung shui lane') extended from Ping Shan. The proposed development has been carefully designed to respect and maintain this corridor.
- 3.5.2 As illustrated in **Figure 3.3**, the indicative development proposal strategically avoids placing any high-rise towers within the view corridor, with only a small part of the podium structure at 23.5mPD overlapping with it. Compared to other existing structures in the view corridor, such as the YLPMSAA Tang Siu Tong Secondary School (31mPD) and the Tuen Ma Line noise barrier (31mPD), the proposed podium is notably much lower and should therefore not be considered an obstruction to the view corridor.

3.6 Area of Visual Influence (AVI)

- 3.6.1 According to the TPB PG-No. 41A, the assessment area (i.e. the visual envelope) should cover the area of visual influence within which any part of the Proposed Development is visible from key public viewers. When determining the AVI of the subject VIA, the Proposed Development, the visual context, the popular public gathering spaces, the distance of the development and its potential visibility from the selected viewing points and the actual site and surrounding topographical conditions by ground inspection have been taken into account.
- 3.6.2 Having regard to the scale and height of the Proposed Development, the subject AVI covers public viewers with potential visibility to the Application Site in the TSW New Town and HSK/HT NDA. The subject AVI (about 456m from the Application Site boundary, which is three times of the maximum absolute building height of the Proposed Development) extends to Tin Ho Road to the north, Sheung Cheung Wai Tsuen to the east, Hung Uk Tsuen to the south and Sha Chau Lei Tsuen to the west.

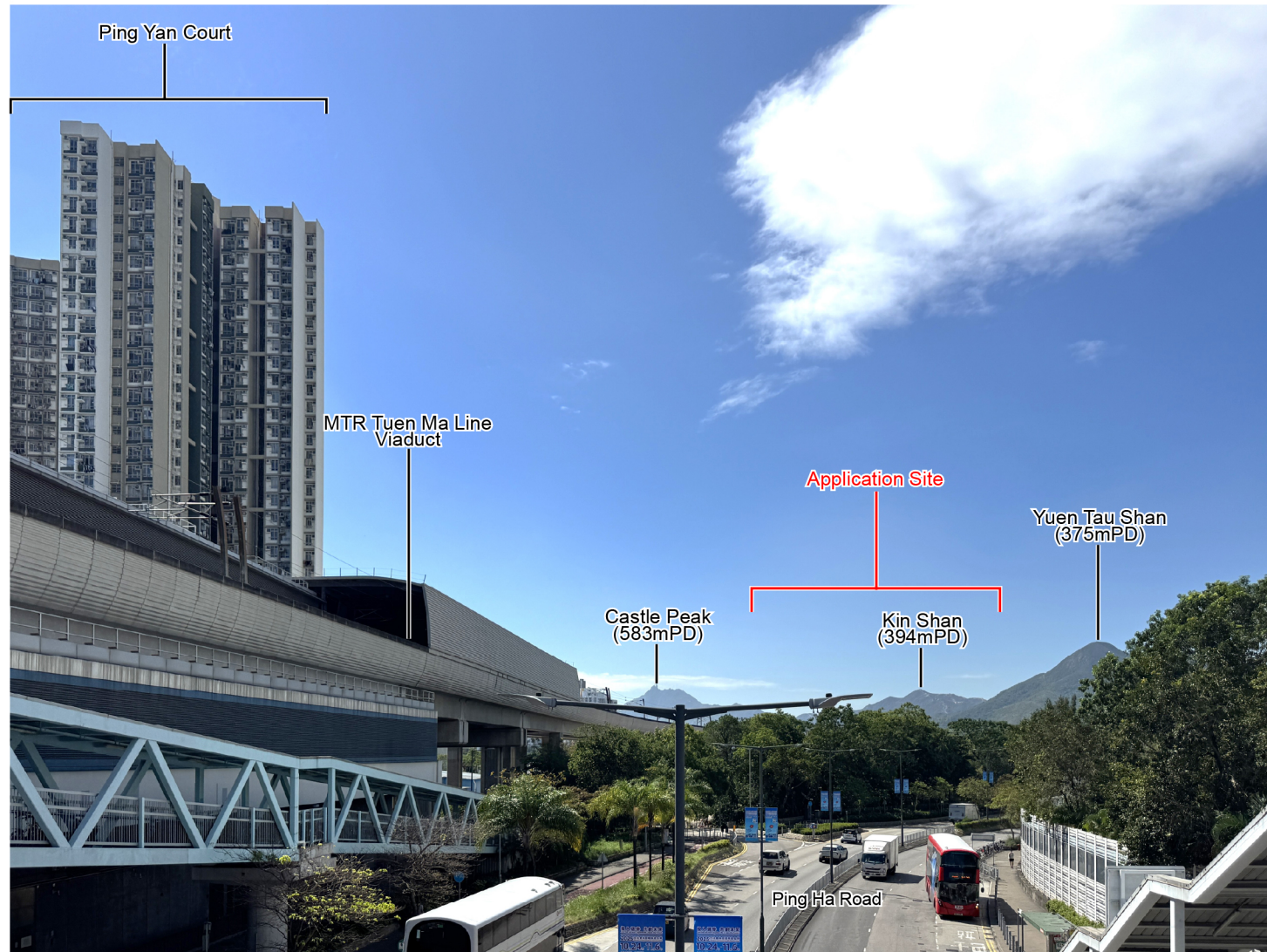
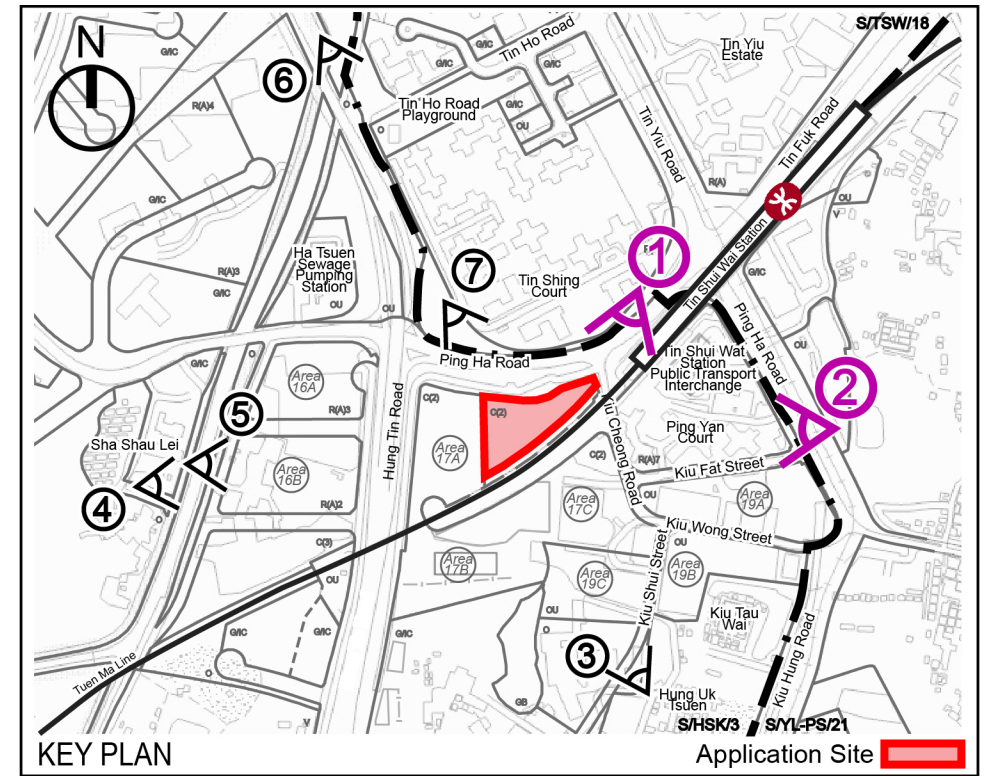
Location of Selected Public Viewpoints

- 3.6.3 Based on the AVI as determined above, 7 nos. of key public viewpoints (VPs) have been identified within the AVI for the subject VIA (**Figure 3.4** refers). Analysis of the sensitivity of the public viewers at these VPs are discussed in the following section.



4 VIEWPOINTS AND PUBLIC VIEWERS

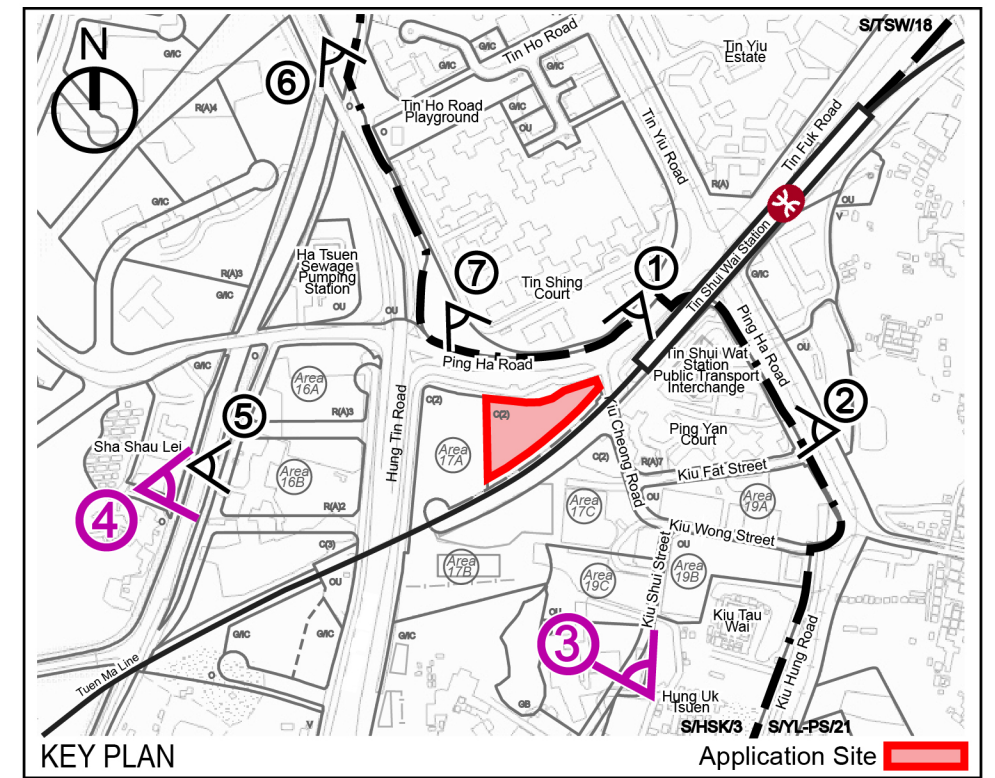
- 4.1 Key public viewers are those people who have direct views of the Application Site from the most affected public VPs, and are likely to be affected most by the visual change induced by the Proposed Development. As per the requirements of TPB PG-No. 41A, key public viewers include the public at key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the proposed development.
- 4.2 Key public viewers are also categorised based on the characters and what the public are engaged in at the public VPs. The sensitivity of public viewers to visual changes will be influenced by:
- 1) The activities they are engaged in; and
 - 2) The public perception of value attached to the views being assessed.
- 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 key public viewers of the subject VIA are categorised into two groups, namely:-
- | | |
|------------|---|
| Recreation | General public have sights to the Proposed Development while engaging in recreational facilities. |
| Traveller | General public have sights to the Proposed Development when commuting. |
- 4.4 The sensitivity of key public viewers towards visual changes at the Application Site are categorised into 3 classifications (i.e. "High", "Medium" and "Low"), taking into account the activity/type of the viewers and the public perception of value attached to the views being assessed.
- 4.5 Existing views of the selected VPs are shown in **Figures 4.1 to 4.4**. The sensitivity of key public viewers at the selected VPs are described in **Table 4.1**.



VP1: Footbridge outside Tin Shui Wai Station Exit B



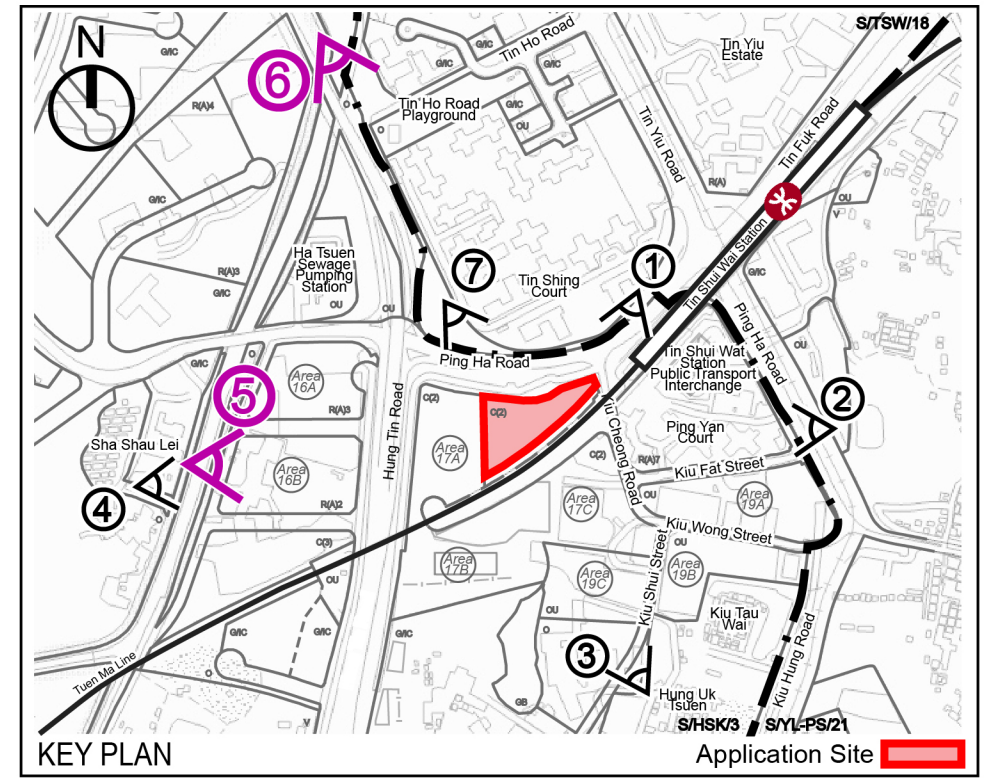
VP2: Hang Mei Tsuen Light Rail Station



VP3: Planned Local Open Space near Hung Uk Tsuen



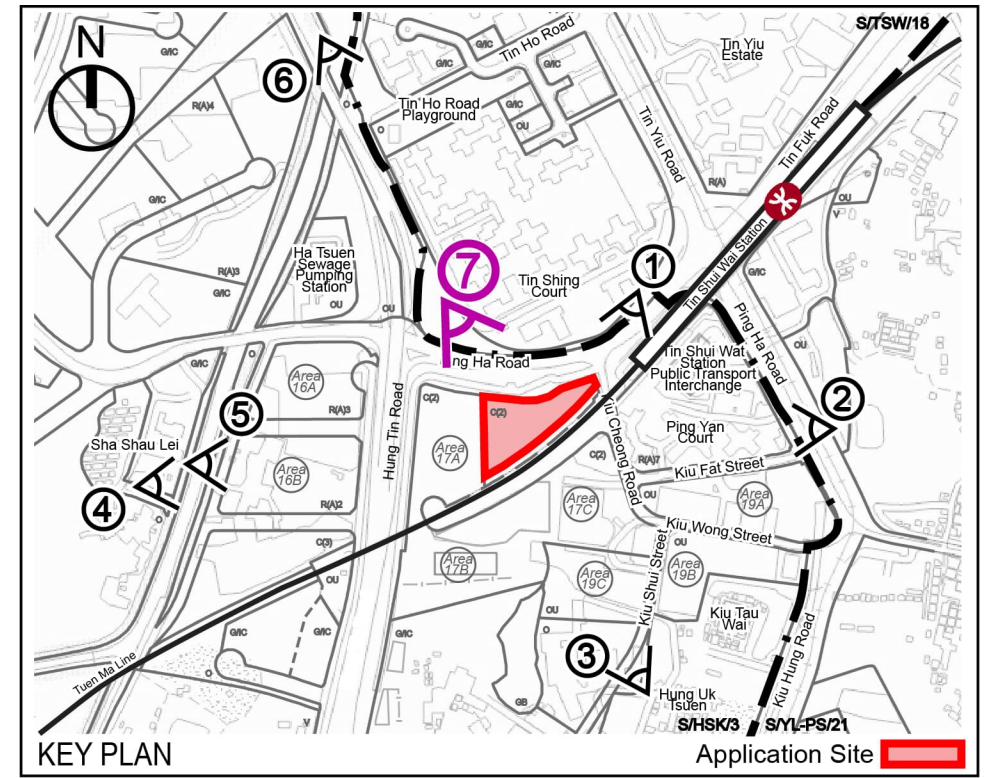
VP4: Sha Chau Lei Sitting-Out Area



VP5: Planned Riverside Promenade at Sha Chau Lei Road



VP6: Planned Riverside Promenade at Tin Ying Path



VP7: Sitting-out Area to the Southwest of Tin Shing Court

Table 4.1 – Brief Analysis of Key Public Viewers at Selected Public VPs

	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Sensitivity
<p>VP1: Footbridge outside Tin Shui Wai Station Exit B (Figure 4.1 refers)</p> <p>The existing footbridge outside Tin Shui Wai Station Exit B provides a direct connection across Ping Ha Road, linking the Station with the TSW New Town. It serves as one of the key pedestrian travel corridors between the Station and the New Town and is identified as a short-range VP.</p> <p>Public Viewers: Travellers The public viewers are mainly pedestrians travelling between TSW New Town and the MTR Station via the footbridge. The duration of stay for pedestrians using the existing footbridge is very short, hence this VP is of transient nature only. Pedestrians at this VP are expected to focus on their commute.</p>	<p>About 150m to the Northeast of the Application Site</p>	<p>Good – At this short-range VP, existing view is characterised by an open sky view, a mountain backdrop including Yuen Tau Shan, Kin Shan and Castle Peak, and several vegetation along Ping Ha Road. A high-rise housing development known as Ping Yan Court, together with the MTR viaduct and the busy traffic along Ping Ha Road are also available in the foreground.</p>	<p>Medium</p>
<p>VP2: Hang Mei Tsuen Light Rail Station (Figure 4.1 refers)</p> <p>Hang Mei Tsuen Light Rail Station is the nearest Light Rail Station to the Application Site. Passengers use this station to travel to and from nearby areas such as Ping Yan Court, Hang Mei Tsuen, and Kiu Tau Wai. This is a medium-range VP.</p> <p>Public Viewers: Travellers The public viewers are mainly passengers making use of the Light Rail Station to access nearby areas. The duration of stay for pedestrians using the Light Rail Station is very short, hence this VP is of transient nature only. Pedestrians at this VP are expected to focus on their commute.</p>	<p>About 360m to the East of the Application Site</p>	<p>Fair – At this medium-range VP, existing view is characterised by roads, light rail railways and high-rise residential developments known as Ping Yan Court and Tin Shing Court. An open sky view and a partial view of the mountain backdrop is also available.</p>	<p>Low</p>
<p>VP3: Planned Local Open Space near Hung Uk Tsuen (Figure 4.2 refers)</p> <p>This medium-range VP is currently a village access near Hung Uk Tsuen, surrounded by existing village houses and vegetation. The area has been earmarked as a planned local open space under the OZP.</p> <p>Public Viewers: Recreational Users The public viewers are mainly users of the planned local open space in the future, who will engage in active and passive recreational activities. Given the presence of existing vegetation in the foreground, a visually prominent or distinctive view of the Proposed Development is not expected.</p>	<p>About 400m to the Southeast of the Application Site</p>	<p>Fair – At this medium-range VP, existing view is characterised by village houses, parked vehicles and some vegetation. An open sky view is also available in the backdrop.</p>	<p>Medium</p>

	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Sensitivity
<p>VP4: Sha Chau Lei Sitting-Out Area (Figure 4.2 refers)</p> <p>Sha Chau Lei Sitting-Out Area currently serves as a local open space for the enjoyment of nearby villagers and users of institutional facilities. This is a long-range VP.</p> <p>Public Viewers: Recreational Users The public viewers are mainly passive recreational users of the Sha Chau Lei Sitting-Out Area. Given its long distance from the Application Site and the presence of existing vegetation in the foreground, a visually prominent or distinctive view of the Proposed Development is not expected.</p>	About 450m to the West of the Application Site	Good – At this long-range VP, existing view is characterised by an open sky view, vegetation and facilities within the sitting-out area. Village houses and a high-rise housing development known as Tin Shing Court are also visible.	Medium
<p>VP5: Planned Riverside Promenade at Sha Chau Lei Road (Figure 4.3 refers)</p> <p>This long-range VP is currently a vehicular road along the west bank of Tin Shui Wai River. It is zoned “O” on the OZP and is planned to be a riverside promenade.</p> <p>Public Viewers: Travellers The public viewers are mainly travellers along the future riverside promenade. Given its long distance from the Application Site and the transient views of the promenade users, public viewers are unlikely to focus on the Proposed Development.</p>	About 430m to the West of the Application Site	Good – At this long-range VP, existing view is characterised by an open sky view, vegetation, temporary structures and high-rise residential developments known as Ping Yan Court and Tin Shing Court.	Medium
<p>VP6: Planned Riverside Promenade at Tin Ying Path (Figure 4.3 refers)</p> <p>This long-range VP is currently a cycling track and footpath along the west bank of Tin Shui Wai River. It is zoned “O” on the OZP and is planned to be a riverside promenade.</p> <p>Public Viewers: Travellers The public viewers are mainly travellers along the future riverside promenade. Given its long distance from the Application Site and the transient views of the promenade users, public viewers are unlikely to focus on the Proposed Development.</p>	About 540m to the Northwest of the Application Site	Fair – At this long-range VP, existing view is characterised by vegetation, the Tin Shui Wai River, the vehicular bridge of Tin Ying Road above the river, and the high-rise residential development known as Tin Shing Court. An open sky view is also available in the backdrop.	Low
<p>VP7: Sitting-out Area to the Southwest of Tin Shing Court (Figure 4.4 refers)</p> <p>The small sitting-out area to the southwest of Tin Shing Court comprises vegetation and a few benches with canopies. This is a short-range VP.</p> <p>Public Viewers: Recreational Users The public viewers are mainly passive recreational users of the sitting-out area. Given the presence of existing vegetation in the foreground, a visually prominent or distinctive view of the Proposed Development is not expected.</p>	About 130m to the Northwest of the Application Site	Good – At this short-range VP, existing view is characterised by the vegetation and facilities within the sitting-out area. An open sky view is also available in the backdrop.	Medium

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to the TPB PG-No. 41A, the appraisal of visual impacts to key public viewers can be determined by three 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 subject matter may improve or degrade the condition, quality and character of visual resources, and cause any views in the foreground or background to be intercepted or blocked); and
- 3) Visual Change (i.e. to assess the effects of visual changes from key public viewing points considering degree of visibility and viewing distance)

5.1.2 The significance of the visual impact to the public viewers is a synthetic analysis between the visual sensitivity of the public viewers towards the Application Site and their perception from the above three aspects. The magnitude of change can be rated as 'Negligible', 'Slight', 'Moderate' and 'Substantial' (**Table 5.1** refers).

Table 5.1 Matrix for Appraisal of Significance of Overall Visual Impact

		Sensitivity of Public Viewers		
		Low	Medium	High
Magnitude of Change	Negligible	Negligible	Negligible	Negligible
	Slight	Negligible / Slight	Slight / Moderate	Moderate
	Moderate	Slight / Moderate	Moderate	Moderate / Substantial
	Substantial	Moderate	Moderate / Substantial	Substantial

Remarks: The resultant overall visual impacts range from negligible to substantial unless the Proposed Development exhibits visual effects that enhance the visual quality.

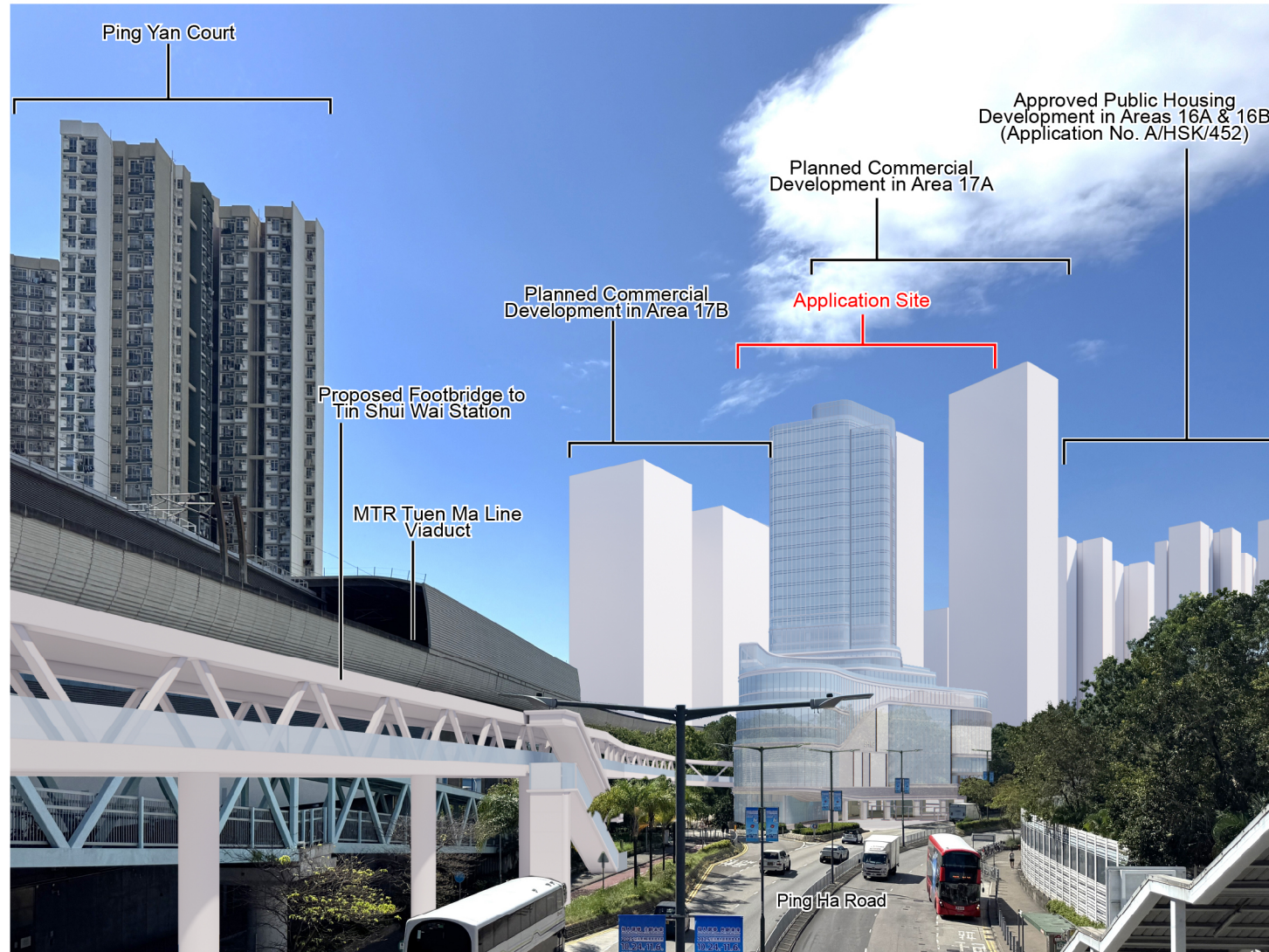
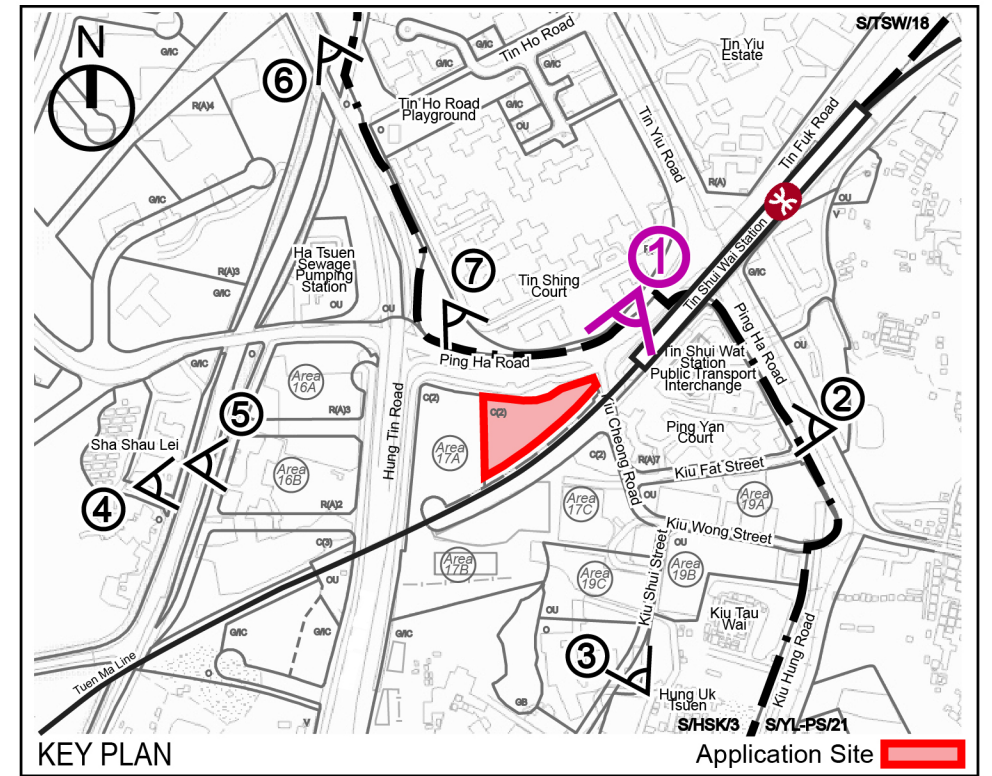
5.1.3 The classification of the overall visual impacts and its associated descriptions are set out in **Table 5.2** below.

Table 5.2 Classification of Overall Visual Impacts

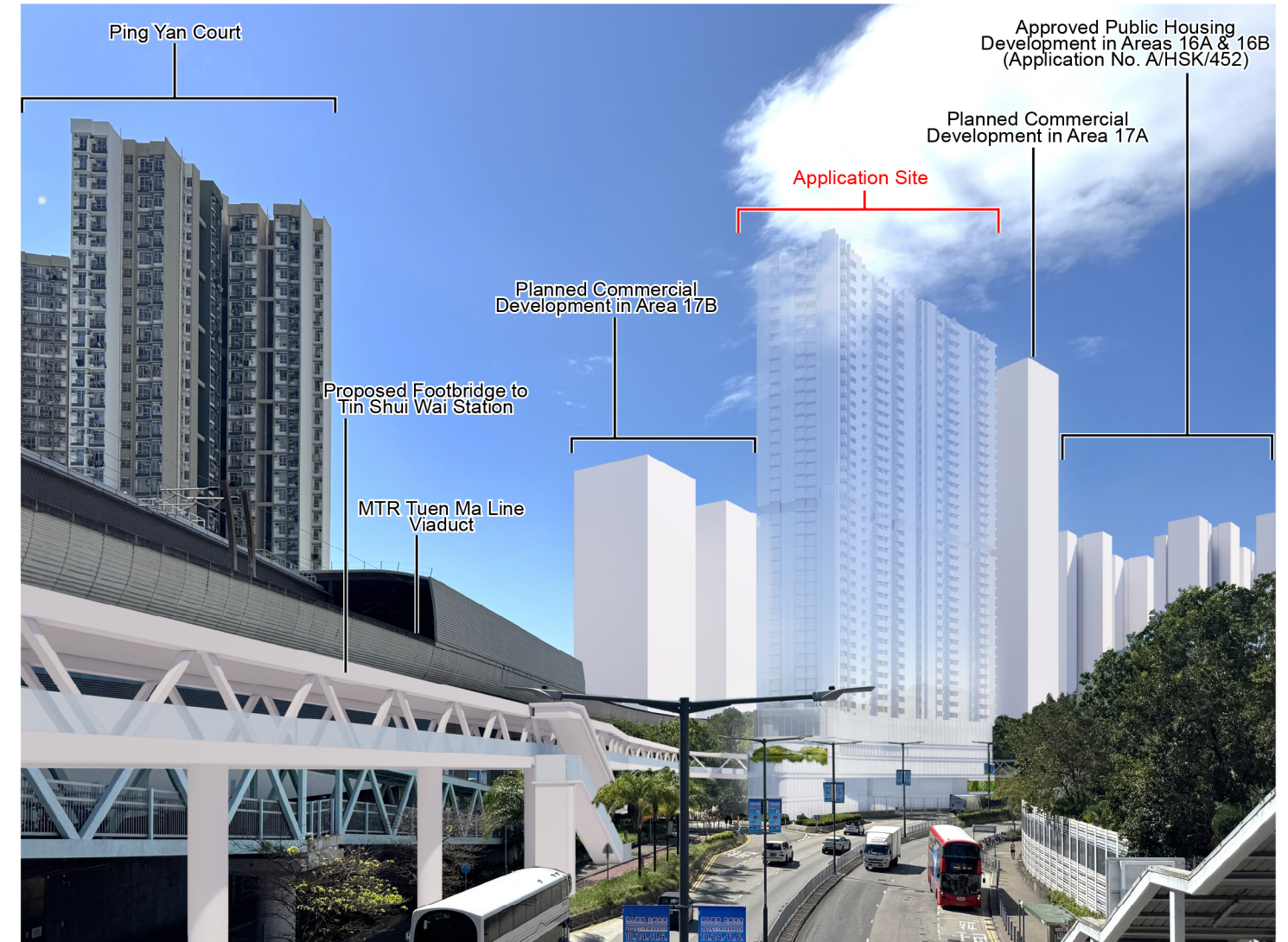
Classifications	Descriptions
Beneficial	The project will complement the visual character of its setting, and/or will improve overall visual quality.
Negligible	The assessment indicates that there will be no noticeable effects or insignificant visual effects caused by the project.
Slight	There will be slight adverse visual effects caused by the project.
Moderate	There will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures.
Substantial	The adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts.

5.2 Appraisal of Visual Impacts on Different Public Viewers

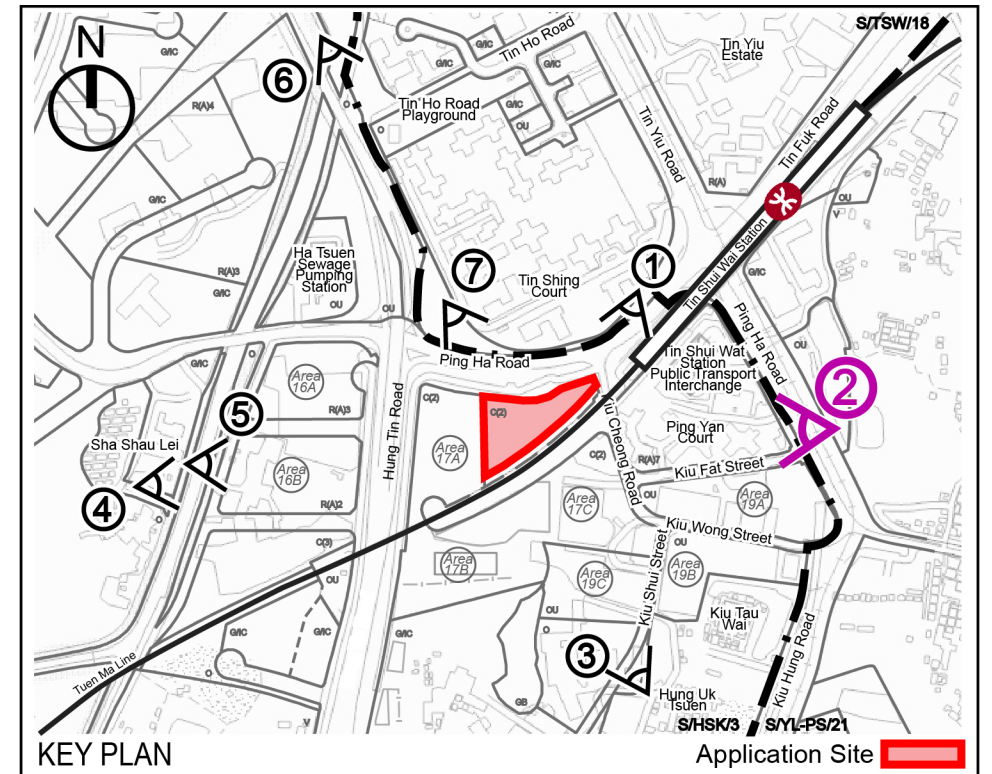
5.2.1 The appraisal of visual impacts on public viewers at the selected VPs induced by the Proposed Development are described below. The corresponding photomontages are attached in **Figures 5.1 to 5.7**. A summary of the appraisal is set out in **Table 5.3** at the end of this section.



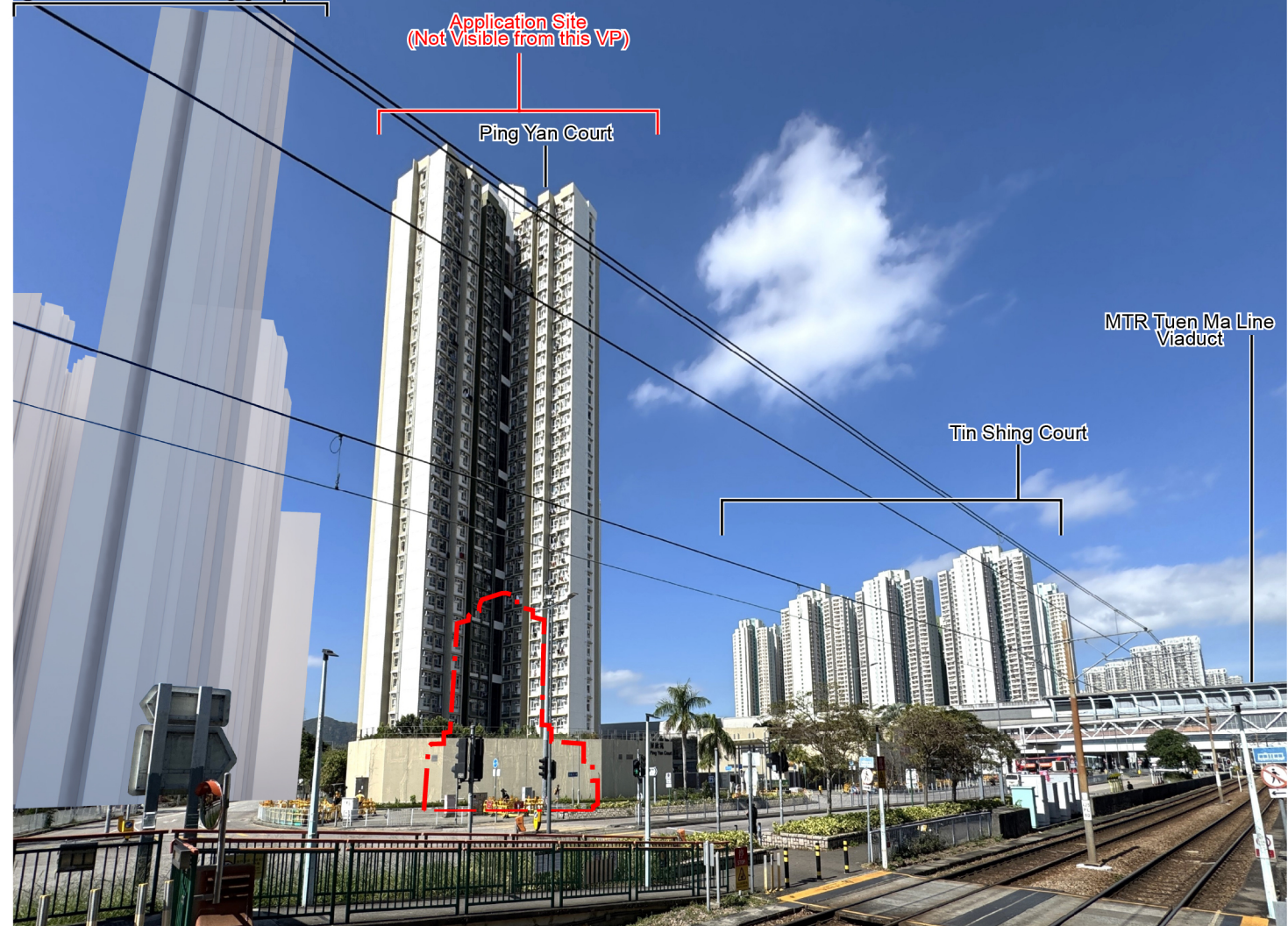
Baseline Scheme



Proposed Scheme

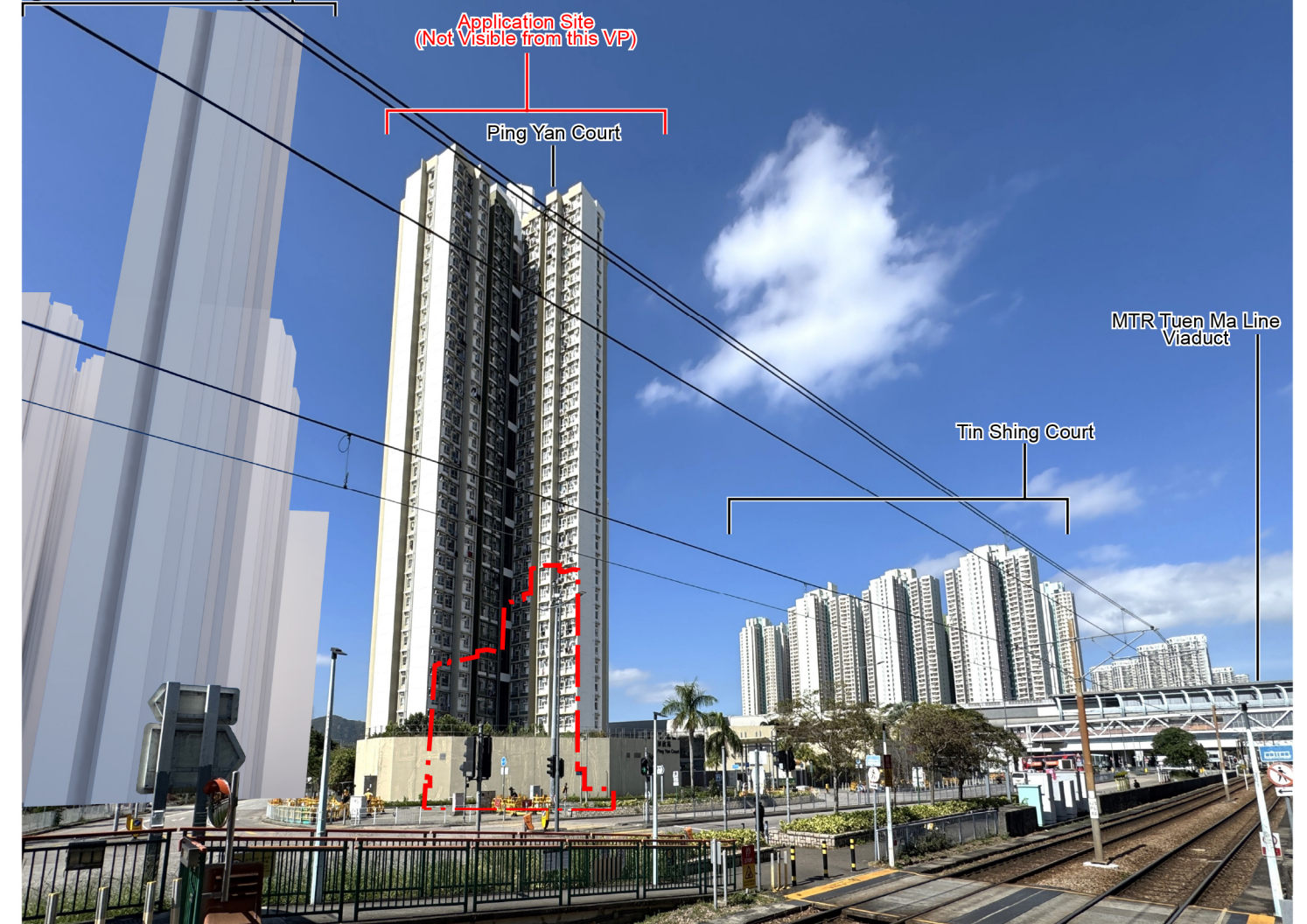


Planned Mixed Use Development in Area 19A

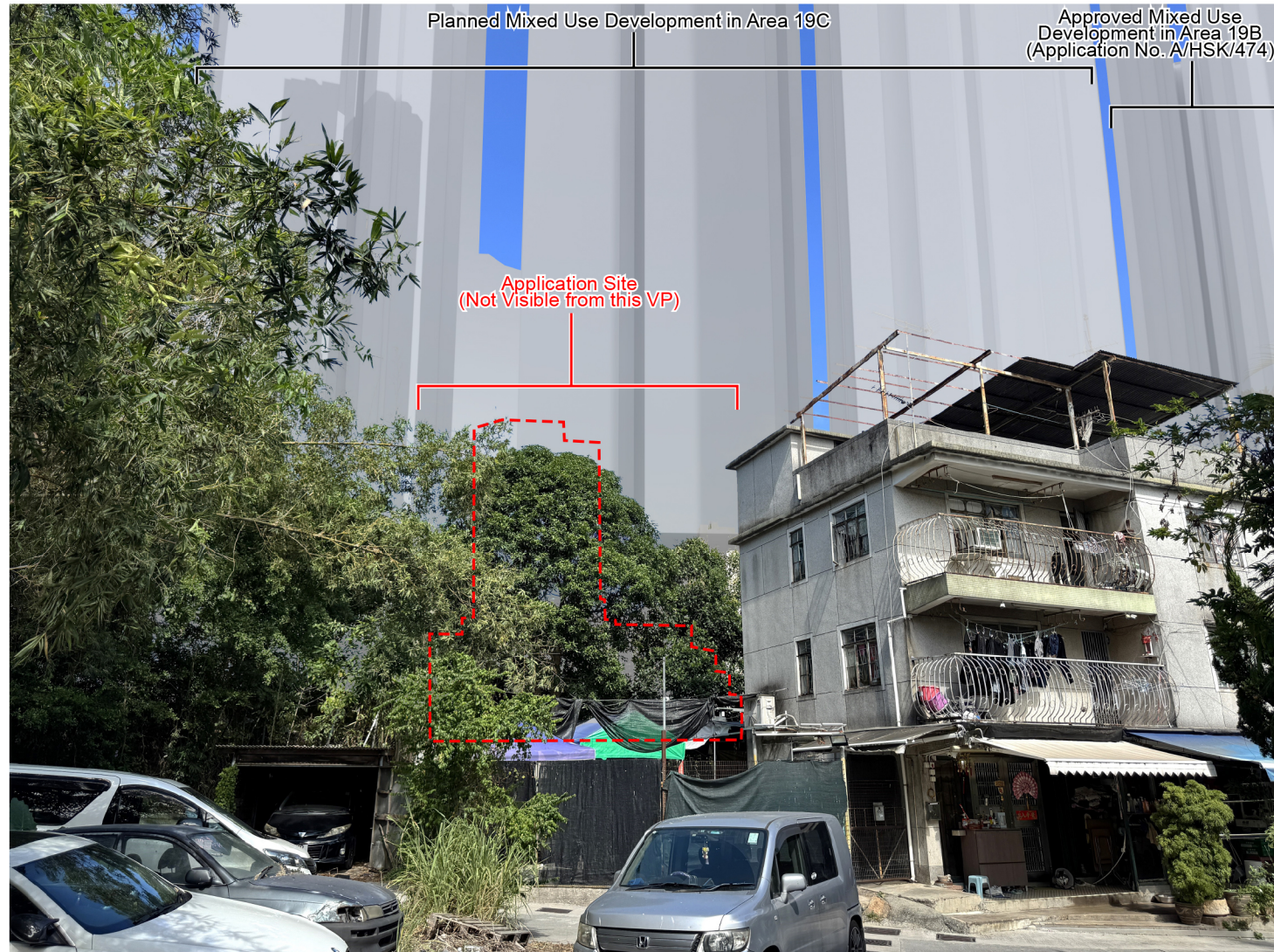
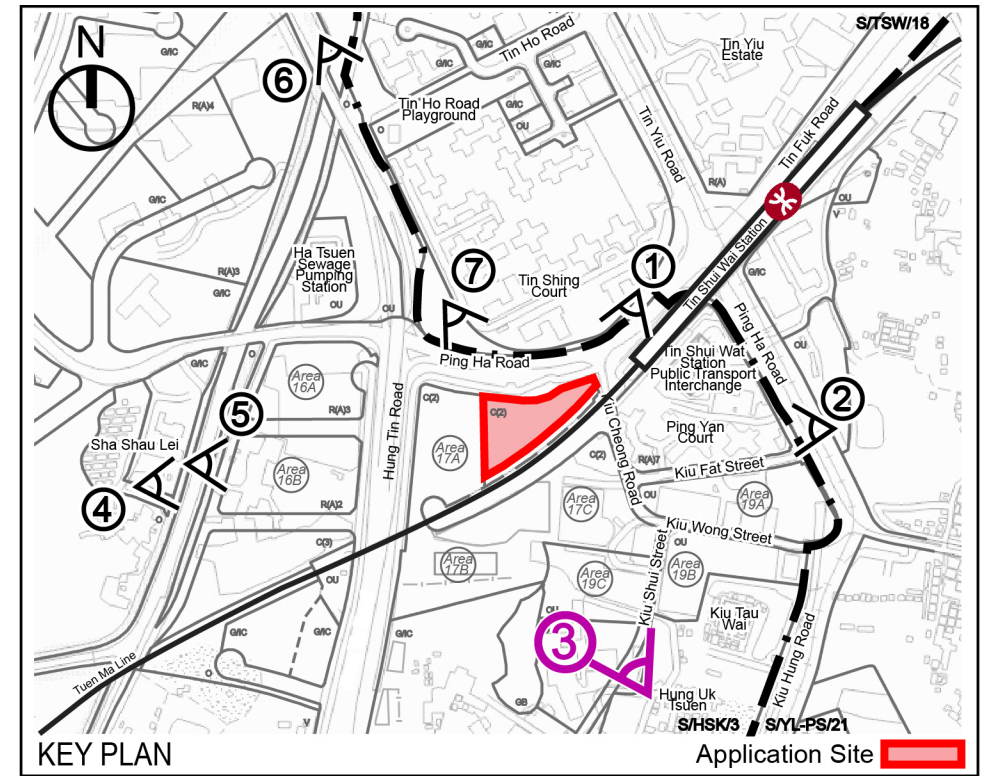


Baseline Scheme

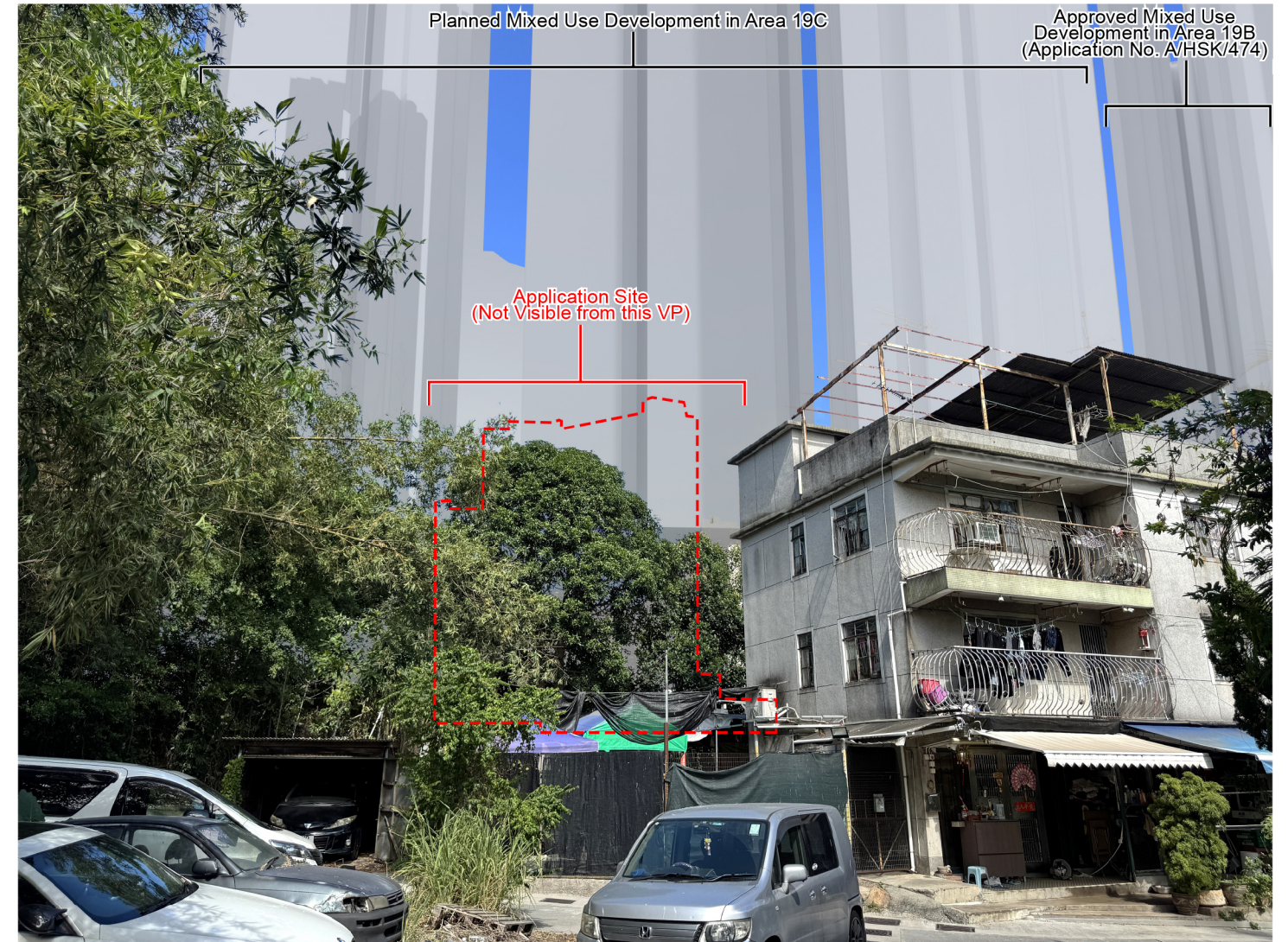
Planned Mixed Use Development in Area 19A



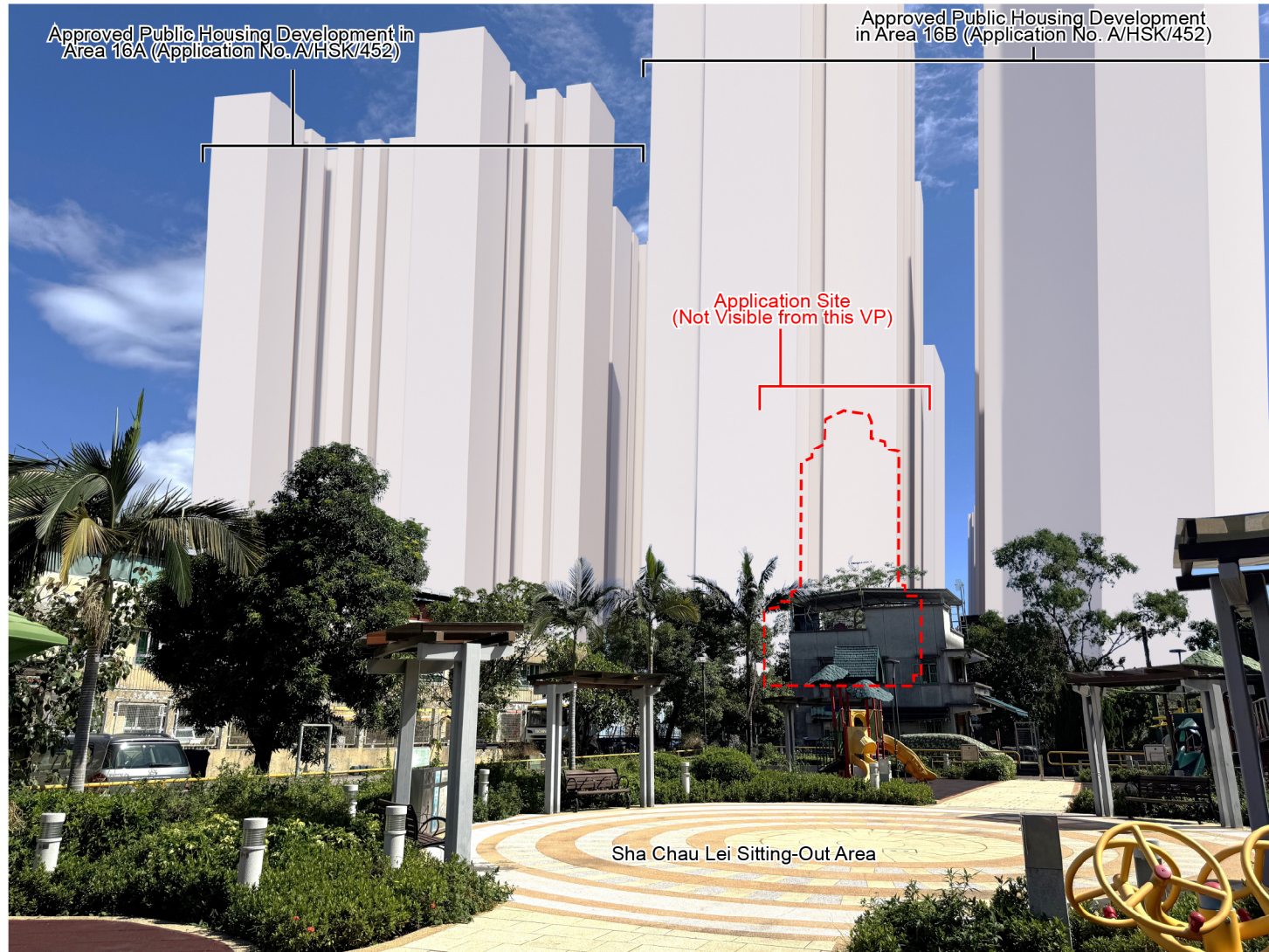
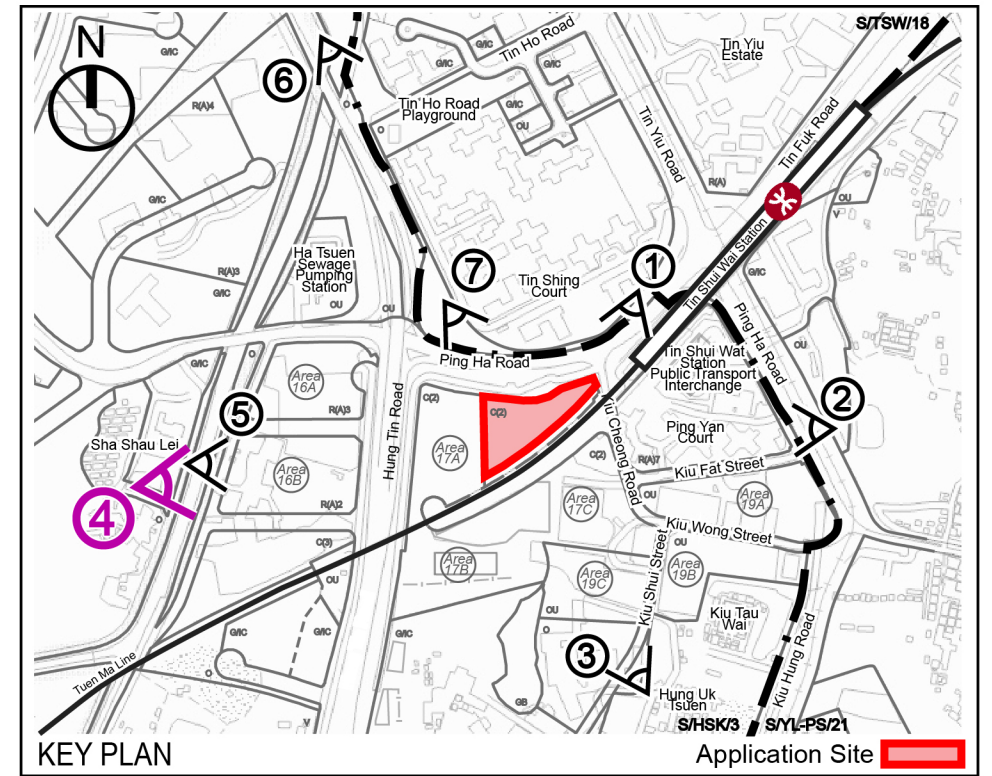
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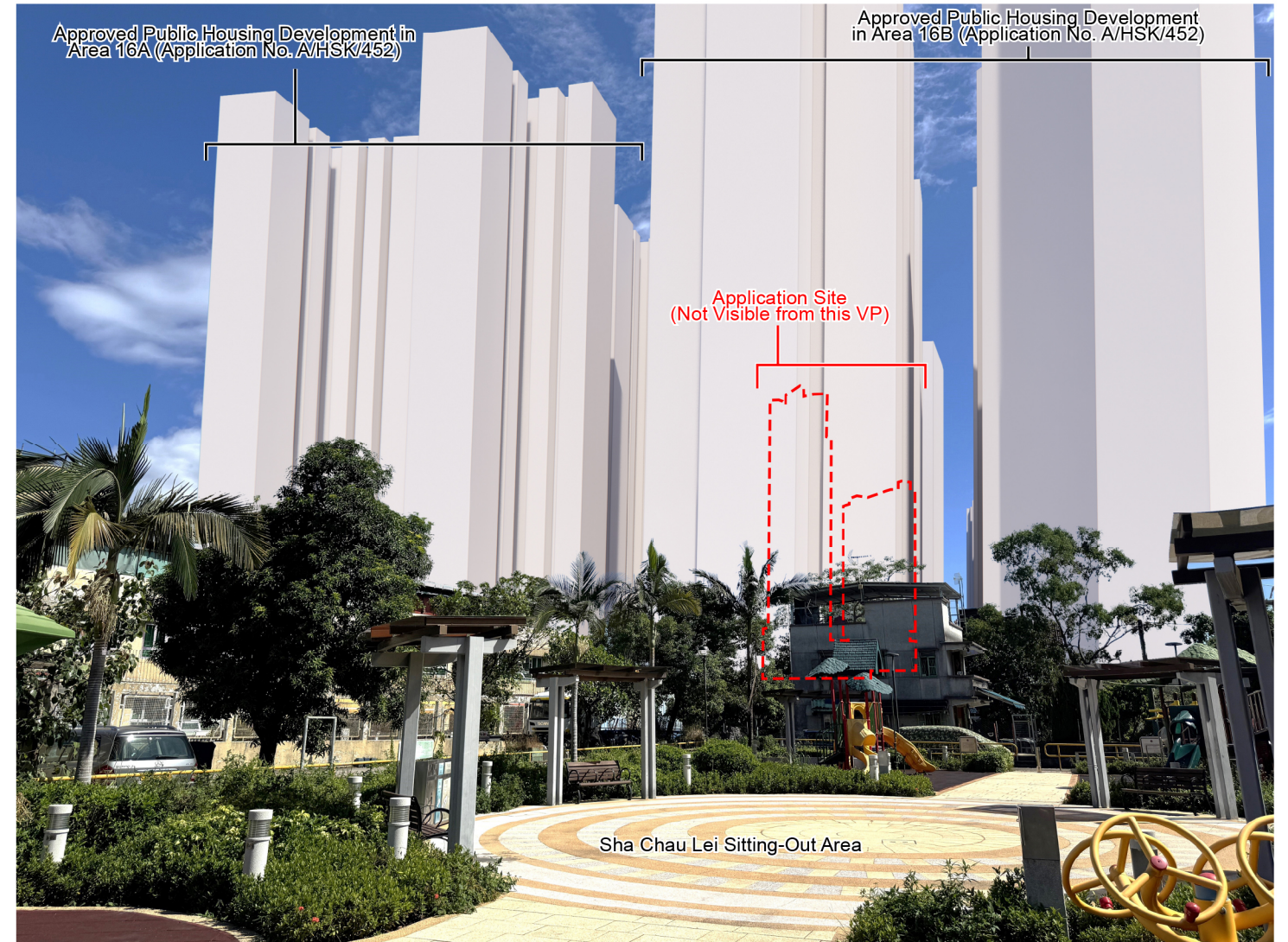
Baseline Scheme



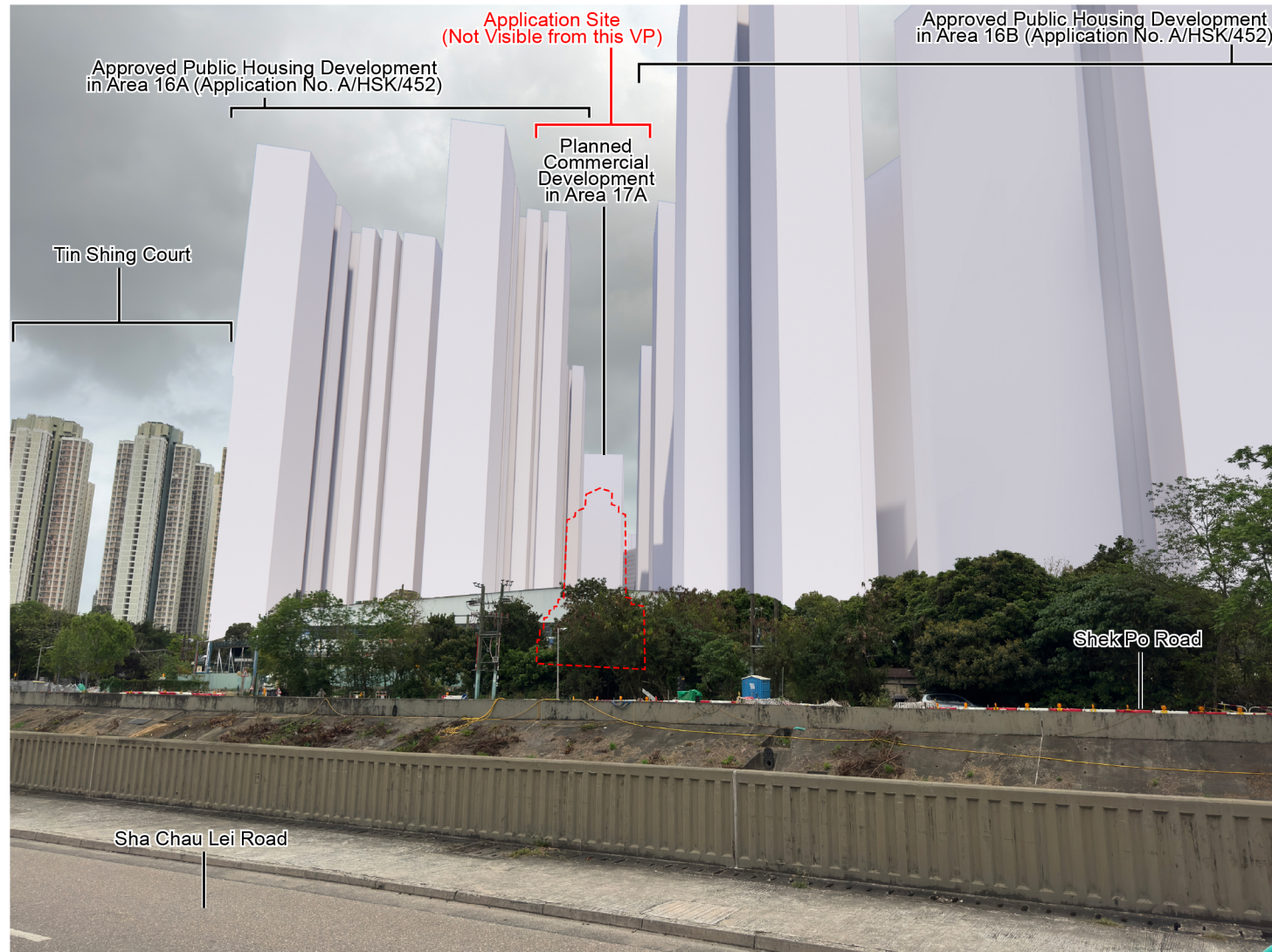
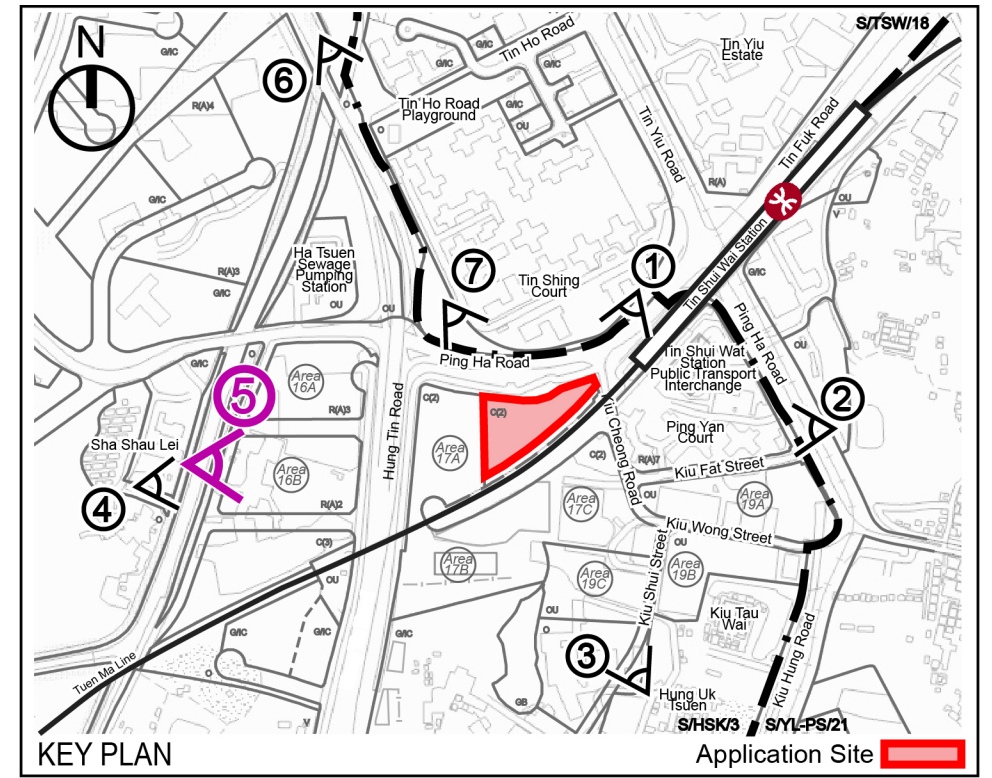
Proposed Scheme



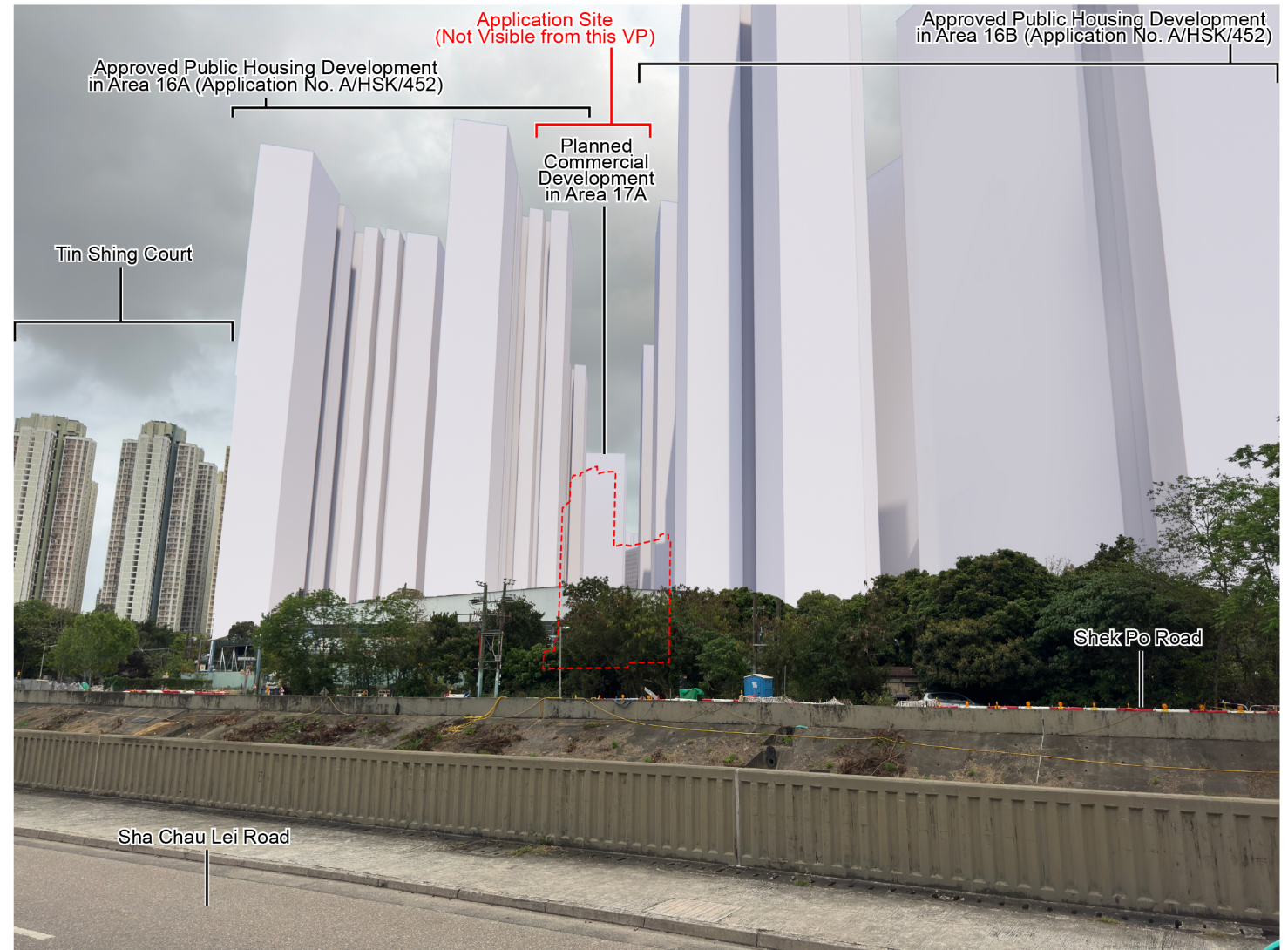
Baseline Scheme



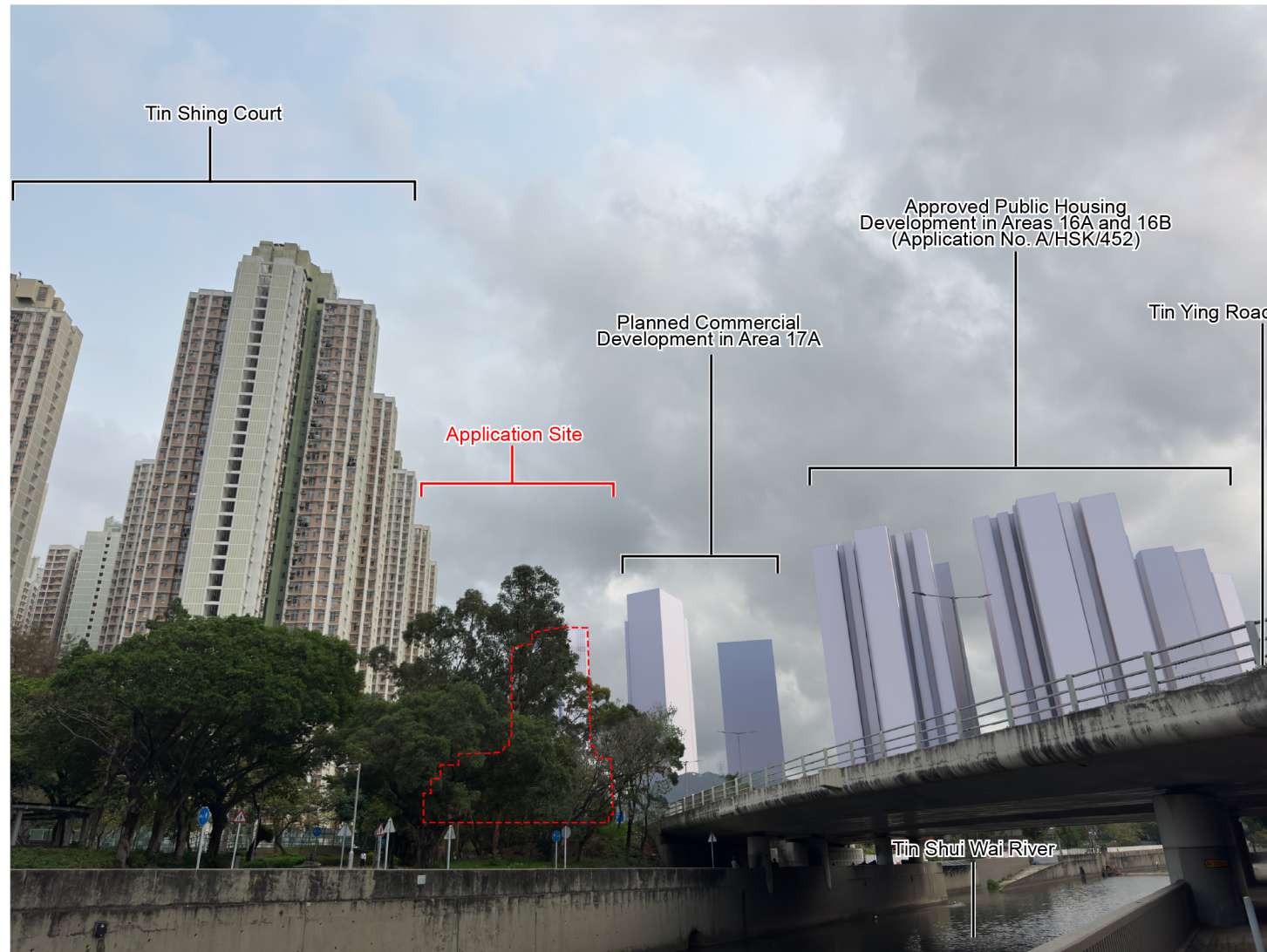
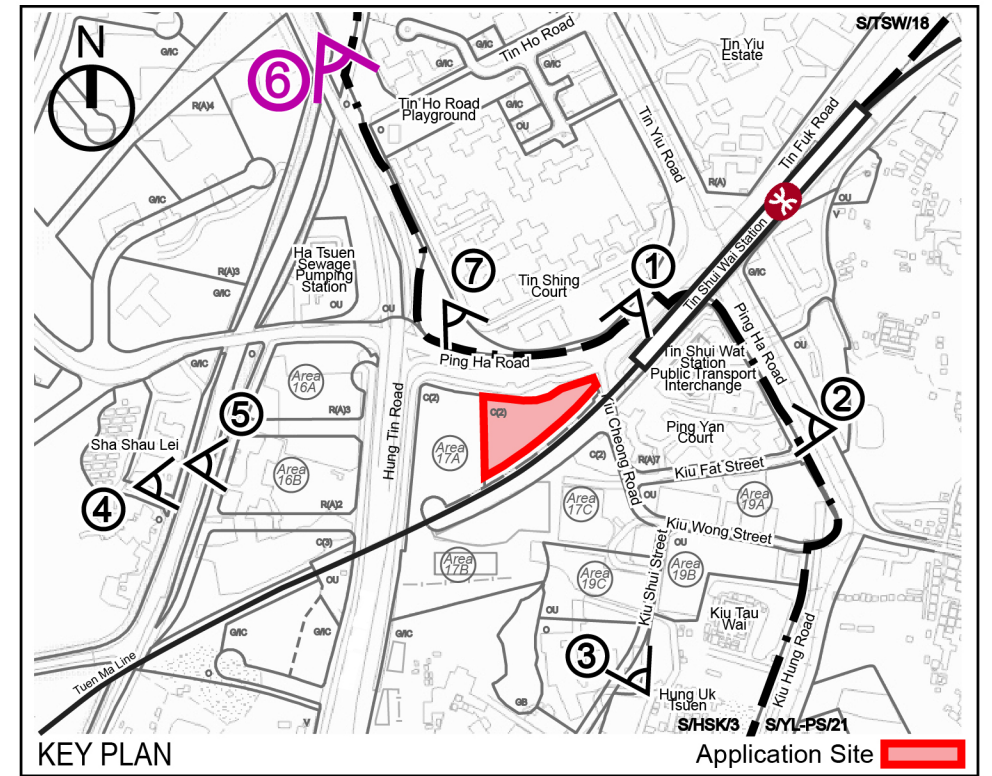
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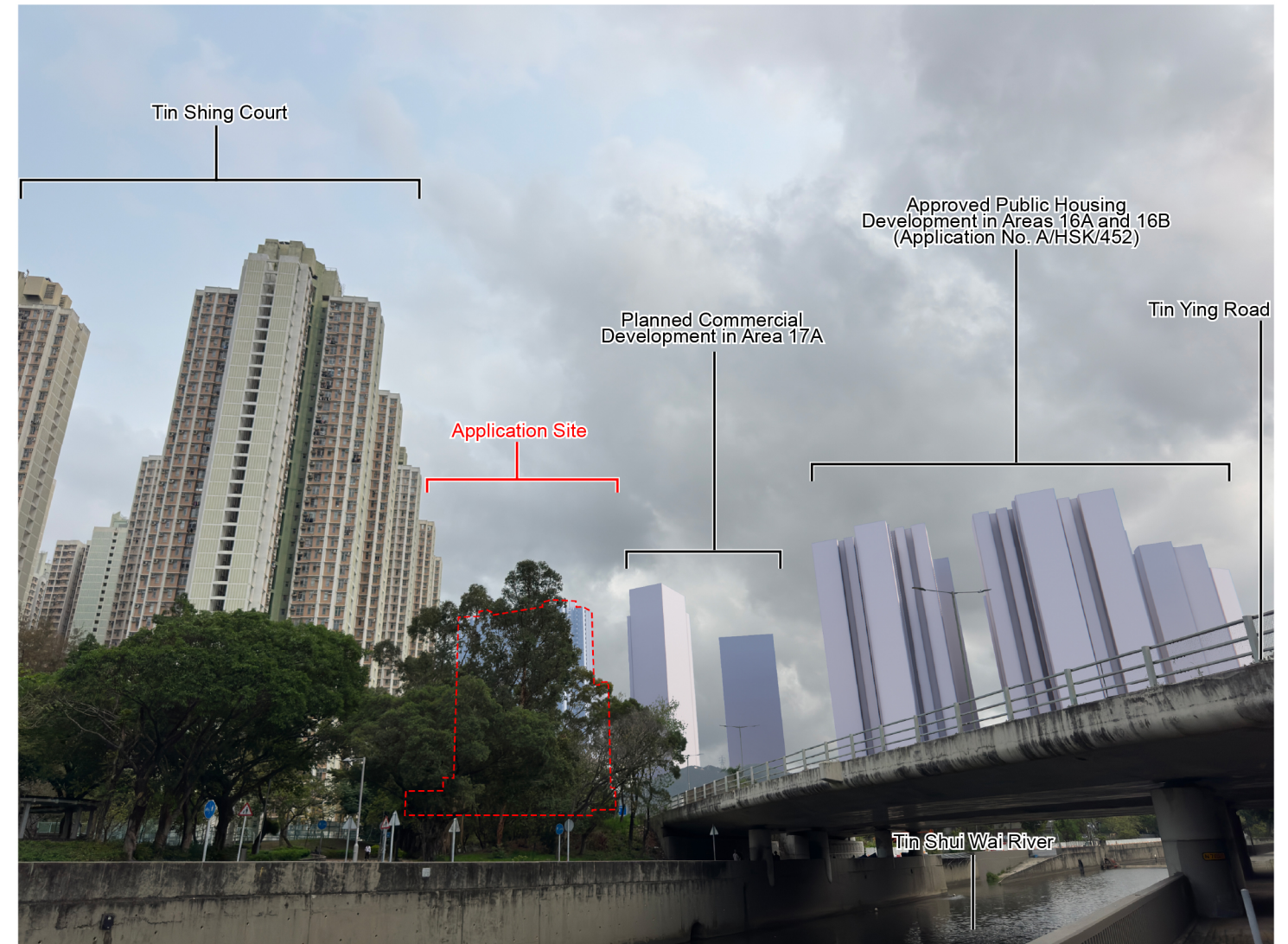
Baseline Scheme



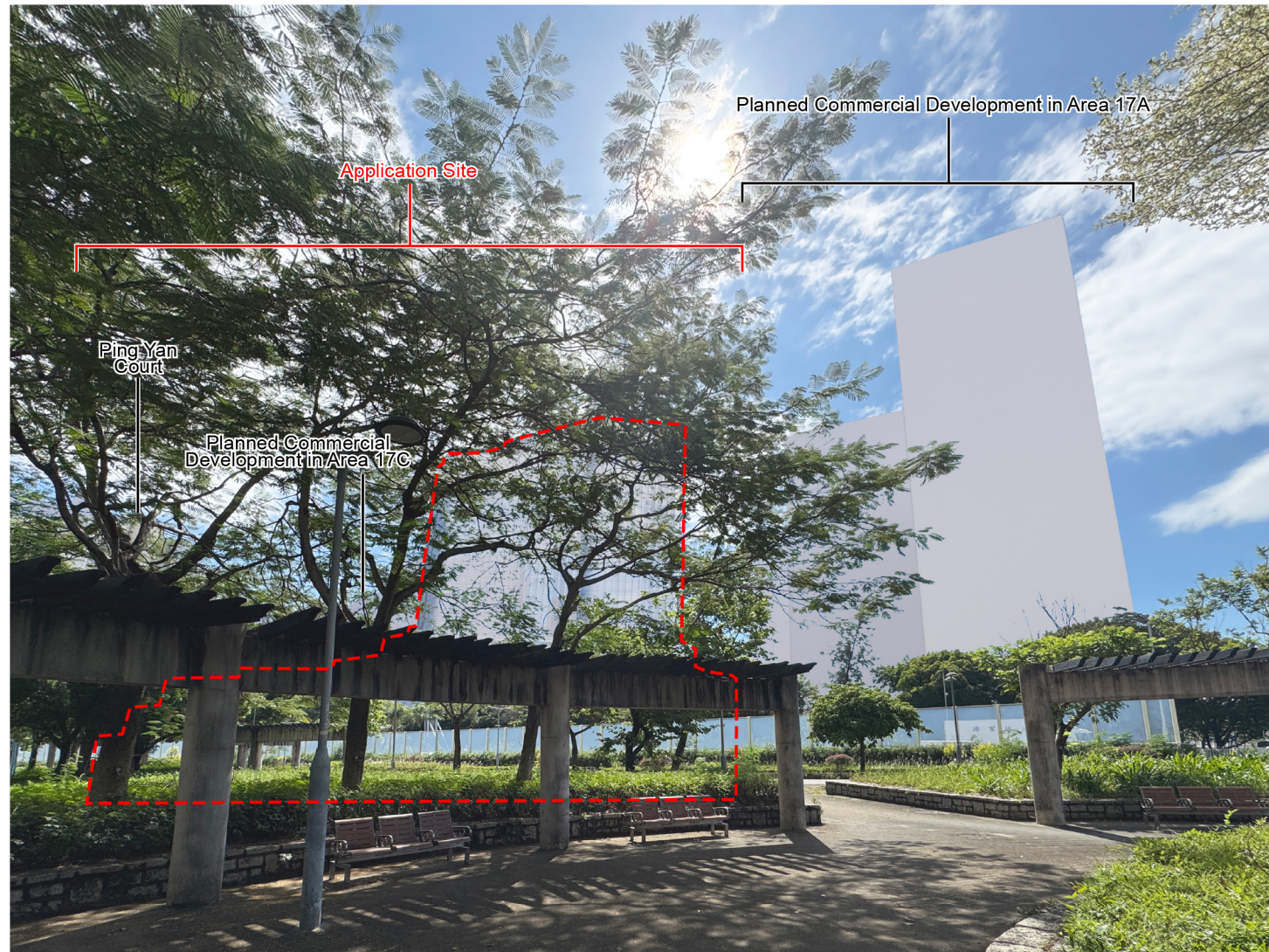
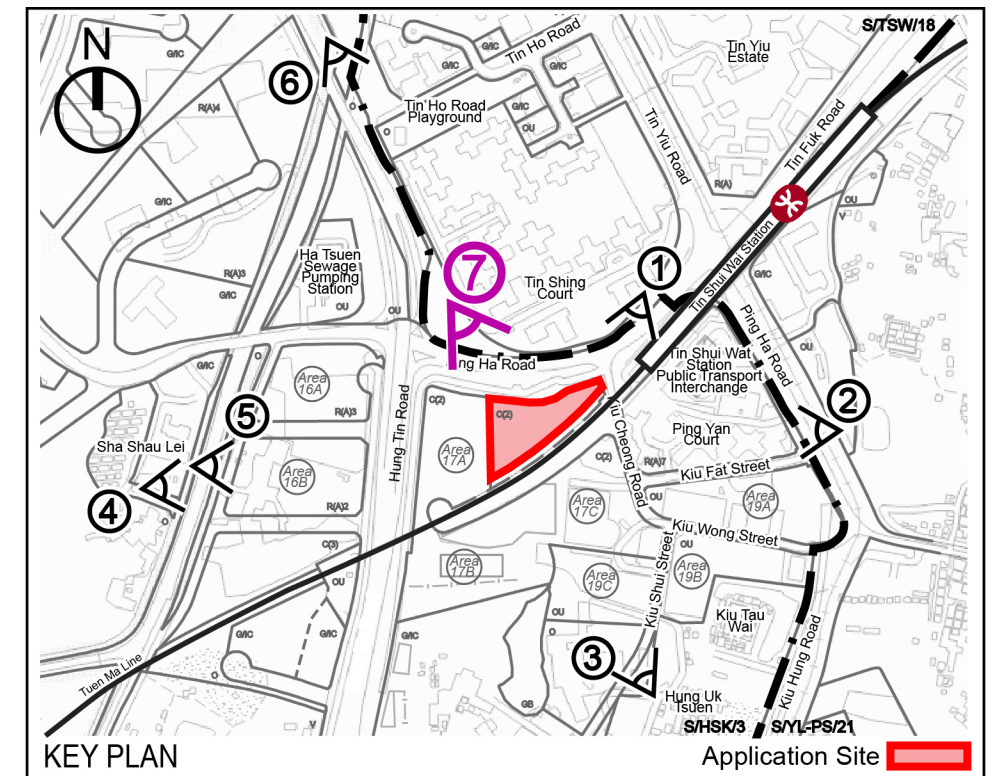
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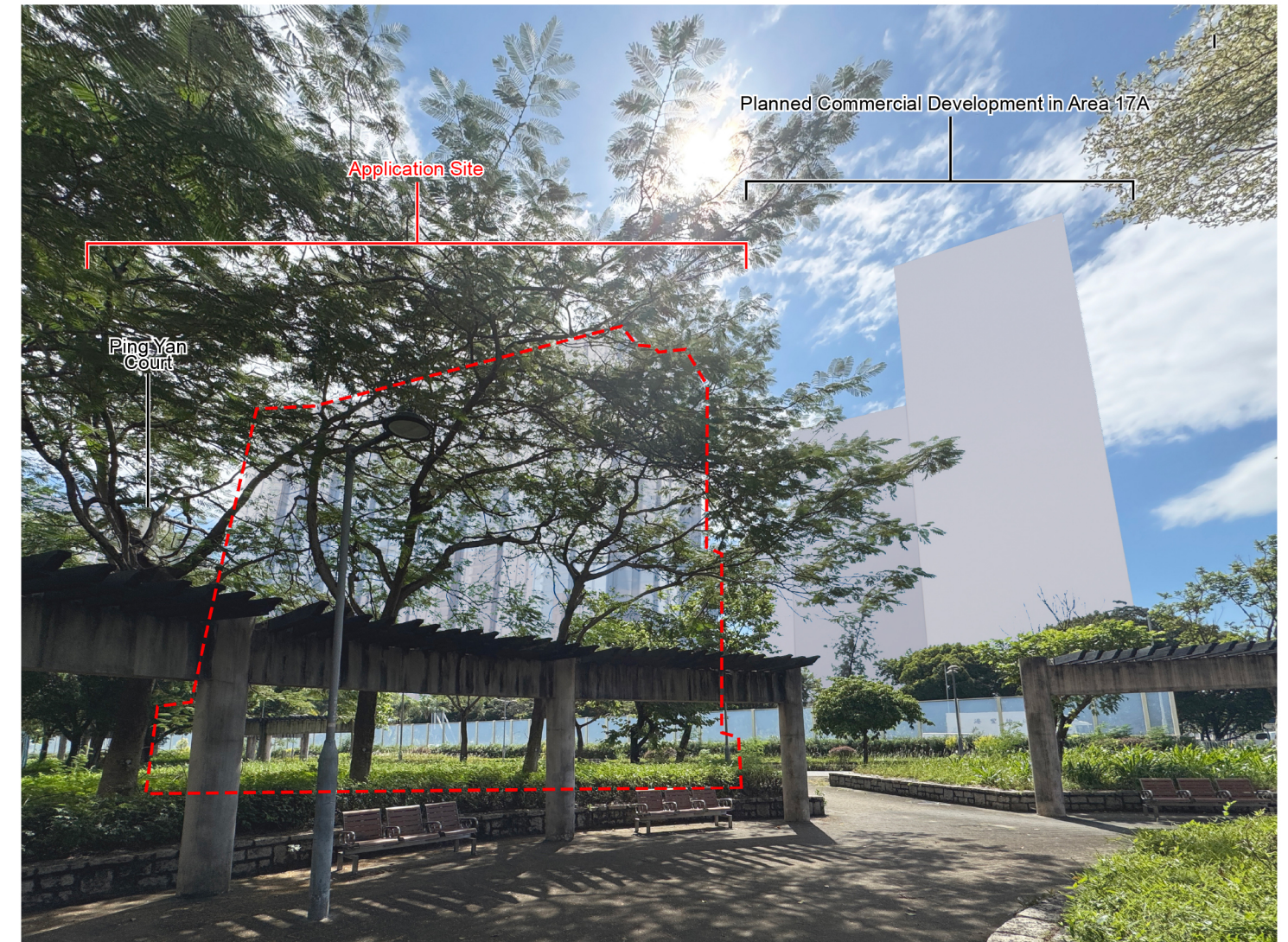
Baseline Scheme



Proposed Scheme



Baseline Scheme



Proposed Scheme

Table 5.3 - Appraisal of Visual Impacts of Selected Public Viewers

Location of Key Public Viewers	Public Viewer Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed, Nil)	Distance and Direction between the VPs and the Application Site	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Sensitivity of Public Viewers (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP1: Footbridge outside Tin Shui Wai Station Exit B (Figure 5.1)	Traveller	Full	About 150m to the Northeast of the Application Site	<p>The visual composition under the Baseline Scenario is predominantly characterised by a highly urbanised setting featuring the Approved Commercial Scheme in the foreground and an array of high-rise commercial and residential developments within the HSK/HT NDA in the background.</p> <p>Under the Proposed Scheme Scenario, the development at the Application Site with maximum BH of 160mPD will appear slightly taller and wider yet with a less massive podium than the Approved Scheme. The Proposed Development will blend in with the surrounding planned high-rise developments, particularly the adjoining commercial development in Area 17A. Considering the high-rise and high-density context of the area, the Proposed Development with minor relaxation of BH restriction will not result in significant change in visual composition at this VP.</p>	<p>Under the Baseline Scenario, the mountain backdrop and a significant portion of the sky view would be obstructed by the high-rise commercial and residential developments within the HSK/HT NDA. The vegetation along Ping Ha Road would remain visible.</p> <p>As compared with the Baseline Scenario, the Proposed Scheme Scenario with increase in BH would create slight additional obstruction to the sky view with no obstruction/changes to other visual resources.</p>	<p>Under both the Baseline Scenario and the Proposed Scheme Scenario, the view at this VP would be predominantly occupied by visual detractors, including the MTR viaduct, heavy traffic along Ping Ha Road, and the high-rise developments within the HSK/HT NDA.</p> <p>Despite the Application Site being fully visible and located near the VP, given the transient nature and the commuting purpose of the public viewers at this VP, the visual change from the perspective of public viewers is considered minimal.</p>	Slight	Medium	Slight
VP2: Hang Mei Tsuen Light Rail Station (Figure 5.2)	Traveller	Glimpsed	About 360m to the East of the Application Site	<p>Under both the Baseline Scenario and the Proposed Scheme Scenario, the visual compositions are predominantly characterised by high-rise residential and mixed-use developments within the HSK/HT NDA and the TSW New Town. As the development at the Application Site is completely screened off by Ping Yan Court in the foreground, there is no change in visual composition in the Baseline Scenario and the Proposed Scheme Scenario.</p>	<p>Under both the Baseline Scenario and the Proposed Scheme Scenario, a significant portion of the sky view would be obstructed by the high-rise residential and mixed-use developments within the HSK/HT NDA and the TSW New Town. As the development at the Application Site is completely screened off by Ping Yan Court in the foreground, the Proposed Development would not result in any additional visual obstruction.</p>	<p>Public viewers at this VP are of transient nature only and are expected to focus on their commute. Given that the development at the Application Site is completely screened off by Ping Yan Court in the foreground, there is no visual change between the Baseline Scenario and the Proposed Scheme Scenario.</p>	Negligible	Low	Negligible

Location of Key Public Viewers	Public Viewer Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed, Nil)	Distance and Direction between the VPs and the Application Site	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Sensitivity of Public Viewers (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP3: Planned Local Open Space near Hung Uk Tsuen (Figure 5.3)	Recreation	Partial	About 400m to the Southeast of the Application Site	Under both the Baseline Scenario and the Proposed Scheme Scenario, the visual compositions are characterised by high-rise mixed-use developments in the background, complemented with some vegetation, village houses and parked vehicles in the foreground. As the development at the Application Site is completely screened off by the mixed-use developments in Area 19C, there is no change in visual composition in the Baseline Scenario and the Proposed Scheme Scenario.	Under both the Baseline Scenario and the Proposed Scheme Scenario, the sky view is almost completely obstructed by high-rise mixed-use developments in Areas 19B and 19C. The vegetation in the foreground would remain visible. As the development at the Application Site is completely screened off by the mixed-use developments in Area 19C, the Proposed Development would not result in any additional visual obstruction.	Public viewers at this VP are future users of the planned local open space and will engage in active and passive recreational activities with a rather long duration of stay. Nonetheless, the development at the Application Site is completely screened off by the mixed-use developments in Area 19C, and therefore there is no visual change between the Baseline Scenario and the Proposed Scheme Scenario.	Negligible	Medium	Negligible
VP4: Sha Chau Lei Sitting-Out Area (Figure 5.4)	Recreation	Partial	About 450m to the West of the Application Site	Under both the Baseline Scenario and the Proposed Scheme Scenario, the visual compositions are characterised by high-rise residential developments in the background, complemented with vegetation and facilities of the sitting-out area in the foreground. As the development at the Application Site is completely screened off by the approved residential developments in Area 16B, there is no change in visual composition in the Baseline Scenario and the Proposed Scheme Scenario.	Under both the Baseline Scenario and the Proposed Scheme Scenario, a significant portion of the sky view is obstructed by the approved high-rise residential developments in Area 16B. The vegetation in the foreground would remain visible. As the development at the Application Site is completely screened off by the approved residential developments in Area 16B, the Proposed Development would not result in any additional visual obstruction.	Public viewers at this VP are users of the sitting-out area engaging in passive recreational activities with a rather long duration of stay. Nonetheless, the Application Site is completely screened off by the approved residential developments in Area 16B, and therefore there is no visual change between the Baseline Scenario and the Proposed Scheme Scenario.	Negligible	Medium	Negligible

Location of Key Public Viewers	Public Viewer Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed, Nil)	Distance and Direction between the VPs and the Application Site	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Sensitivity of Public Viewers (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP5: Planned Riverside Promenade at Sha Chau Lei Road (Figure 5.5)	Traveller	Partial	About 430m to the West of the Application Site	Under both the Baseline Scenario and the Proposed Scheme Scenario, the visual compositions are characterised by high-rise residential developments in the background, complemented with vegetation along the Tin Shui Wai River in the foreground. As the development at the Application Site is completely screened off by the approved residential developments in Areas 16A and 16B (under Application No. A/HSK/452), and the planned commercial development in Area 17A, there is no change in visual composition in the Baseline Scenario and the Proposed Scheme Scenario.	Under both the Baseline Scenario and the Proposed Scheme Scenario, a significant portion of the sky view is obstructed by the approved high-rise residential developments in Areas 16A and 16B (under Application No. A/HSK/452). The vegetation in the foreground would remain visible. As the development at the Application Site is completely screened off by the approved residential developments in Areas 16A and 16B, and the planned commercial development in Area 17A, the Proposed Development would not result in any additional visual obstruction.	Public viewers at this VP are users of the future riverside promenade which are transient in nature. As the Application Site is completely screened off by the approved residential developments in Areas 16A and 16B, and the planned commercial development in Area 17A, there is no visual change between the Baseline Scenario and the Proposed Scheme Scenario.	Negligible	Medium	Negligible
VP6: Planned Riverside Promenade at Tin Ying Path (Figure 5.6)	Traveller	Partial	About 540m to the Northwest of the Application Site	Under both the Baseline Scenario and the Proposed Scheme Scenario, the visual compositions are characterised by future high-rise residential and commercial developments in the background, including approved residential developments in Areas 16A and 16B (under Application No. A/HSK/452), and the planned commercial development in Area 17A, complemented with vegetation along the Tin Shui Wai River in the foreground. As the development at the Application Site is largely screened off by the vegetation in the foreground, there is no change in visual composition in the Baseline Scenario and the Proposed Scheme Scenario.	Under both the Baseline Scenario and the Proposed Scheme Scenario, a portion of the sky view is obstructed by the planned and approved high-rise residential and commercial developments. The vegetation in the foreground would remain visible. As the development at the Application Site is largely screened off by the vegetation in the foreground, the additional visual obstruction caused by the Proposed Development would not be noticeable.	Public viewers at this VP are users of the future riverside promenade which are transient in nature. As the Application Site is largely screened off by the vegetation in the foreground, the visual change from the perspective of public viewers is considered minimal.	Negligible	Low	Negligible

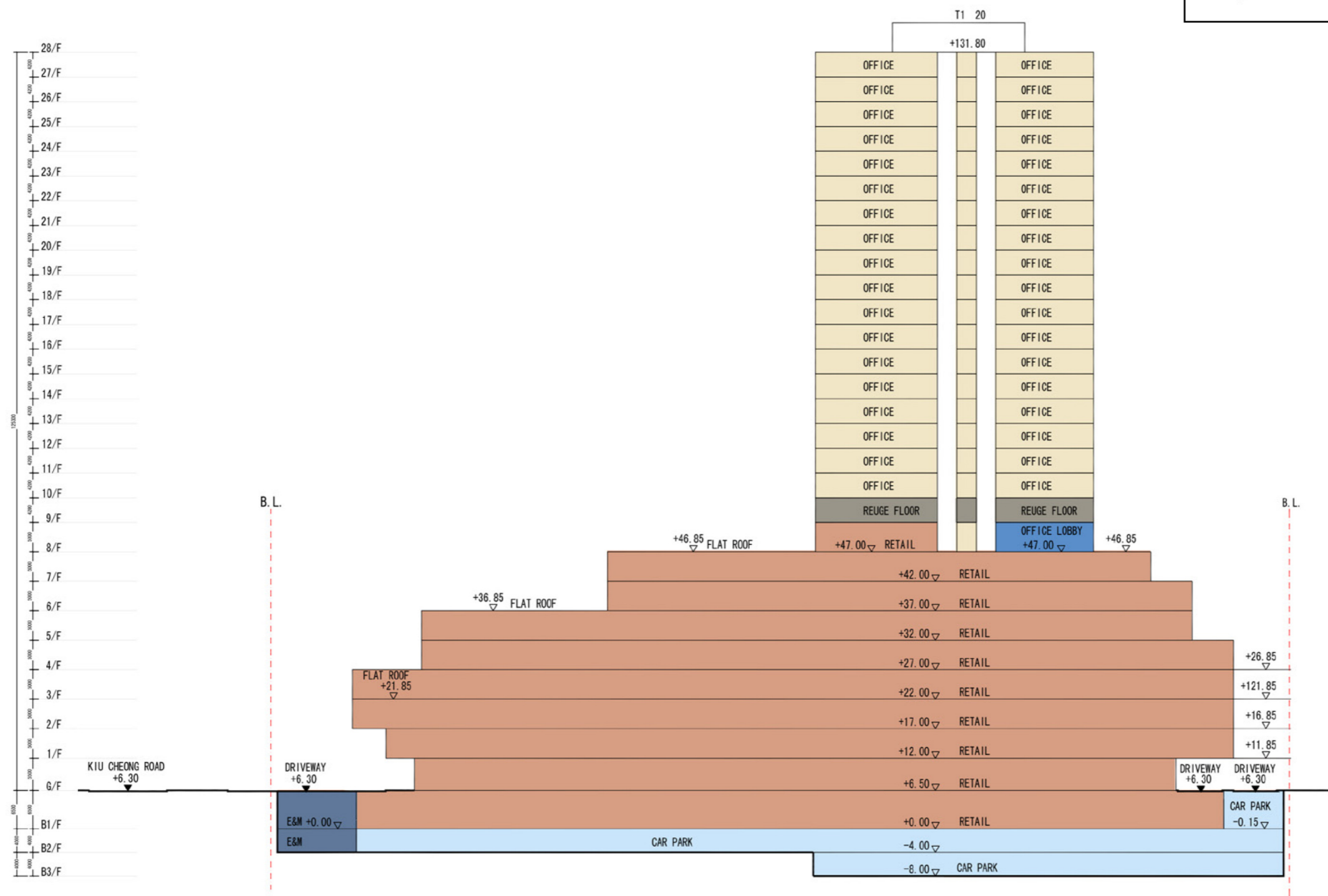
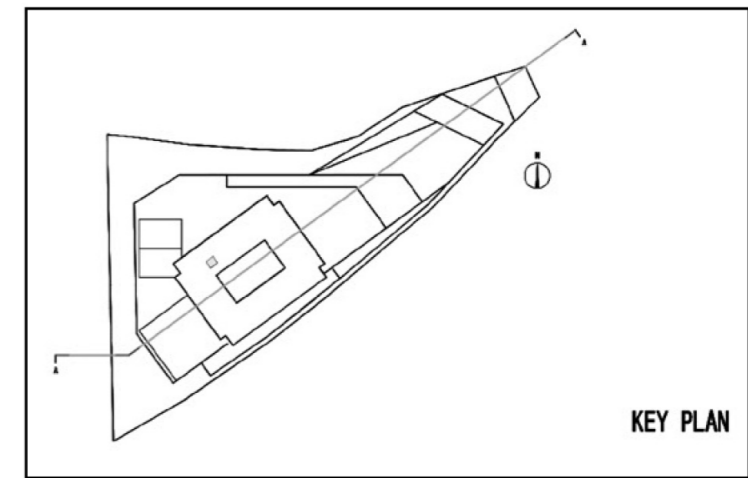
Location of Key Public Viewers	Public Viewer Type	Degree of Visibility of Potential Source of Visual Impact (Full, Partial, Glimpsed, Nil)	Distance and Direction between the VPs and the Application Site	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Sensitivity of Public Viewers (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, Negligible, Slight, Moderate, Substantial)
VP7: Sitting-out Area to the Southwest of Tin Shing Court (Figure 5.7)	Recreation	Partial	About 130m to the Northwest of the Application Site	<p>The visual composition under the Baseline Scenario is predominantly characterised by vegetation and benches with trellis in the foreground, and high-rise developments in the background comprising the Approved Commercial Scheme and the surrounding planned commercial developments.</p> <p>Under the Proposed Scheme Scenario, the development at the Application Site with maximum BH of 160mPD will appear slightly taller than the Approved Scheme. The Proposed Development will blend in with the surrounding planned high-rise developments, particularly the adjoining commercial development in Area 17A. Considering the high-rise and high-density context of the area, and the presence of vegetation in the foreground partially screening off the Proposed Development, the Proposed Development with minor relaxation of BH restriction will not result in significant change in visual composition at this VP.</p>	<p>Under the Baseline Scenario, a significant portion of the sky view would be obstructed by the high-rise developments comprising the Approved Commercial Scheme and the surrounding planned commercial developments. The vegetation in the foreground would remain visible.</p> <p>As compared with the Baseline Scenario, the Proposed Scheme Scenario with minor increase in BH would create slight additional obstruction to the sky view with no obstruction/changes to other visual resources.</p>	<p>Under both the Baseline Scenario and the Proposed Scheme Scenario, the view at this VP would be predominantly occupied by vegetation in the foreground and high-rise developments in the background.</p> <p>Despite the Application Site being located near the VP, a major portion of it is screened off by the vegetation in the foreground. The visual change from the perspective of public viewers is considered minimal.</p>	Slight	Medium	Slight

6 CONCLUSION

- 6.1 This VIA is submitted to evaluate the degree of visual impacts from major public VPs due to the Proposed Development at the Application Site.
- 6.2 The scale of the Proposed Development generally aligns with the existing and planning building height profile of the TSW New Town and HSK/HT NDA. A number of key public VPs have been selected to assess the visual acceptability of the Proposed Development. With reference to the analysis in preceding sections, and as illustrated on the photomontages taken at the selected VPs, the overall visual impact is “slight” compared to the Baseline Scenario.

Annex A

**Indicative Master Layout Plan of the Approved Scheme
(Application No. A/YL-PS/520)**



Title

Indicative Section Plan A - A

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2017
Scale		Figure	
1:800		D2	