Attachment 9

REPLACEMENT PAGES OF VISUAL IMPACT ASSESSMENT

TABLE OF CONTENTS

1 INTRODUCTION 4
1.1 BACKGROUND 4
1.2 OUTLINE OF THE VISUAL IMPACT ASSESSMENT 5

2 METHODOLOGY FOR VISUAL IMPACT ASSESSMENT 6
2.1 METHODOLOGY 6

3 VISUAL CONTEXT AND VISUAL ELEMENTS 7
3.1 SITE LOCATION AND EXISTING CONDITION 7
3.2 SURROUNDING CONTEXT 8
3.3 VISUAL ELEMENTS 8

4 PROPOSED DEVELOPMENT 9
4.1 BASELINE SCHEME 9
4.2 PROPOSED SCHEME 9
4.3 DESIGN CONSIDERATION 10

5 IDENTIFICATION OF BASELINE VISUAL CONDITION 11
5.1 ASSESSMENT AREA 11
5.2 VIEWING POINTS 11

6 VISUAL APRAISAL 12
6.1 INTRODUCTION 12
6.2 VIEWPOINT 1 - VIEW FROM TUNG MUI ANCIENT TRAIL 12
6.3 VIEWPOINT 2 - VIEW FROM THE PLANNED LINEAR PARK AT TUNG CHUNG AREA 145B 13
6.4 VIEWPOINT 3 - VIEW FROM THE PLANNED WATERFRONT PROMENADE AT TUNG CHUNG AREA 52 14
6.5 MITIGATION MEASURES 15

7 CONCLUSION AND SUMMARY OF IMPACTS 16
7.1 SUMMARY OF VISUAL IMPACTS 16

6 VISUAL APRAISAL

6.1 INTRODUCTION

The visual impacts of the Proposed JPOMQ on the selected VPs are assessed and described in this section. The locations of the VPs are shown in **Figure 5.1**.

6.2 VIEWPOINT 1 - VIEW FROM TUNG MUI ANCIENT TRAIL

The comparison of the Proposed JPOMQ under baseline scheme and proposed scheme for this VP is shown in **Figure 6.1**.

6.2.1 Effects on Visual Composition

The existing visual composition of this VP comprises vegetation, the highway, and the railway in the foreground. The background consists of the planned developments at the TCNTE, the sea, and open sky. From this VP, the Proposed JPOMQ, along with the nearby public housing developments at Area 133 and commercial developments at Area 130, creates a cluster of high-rise development. The maximum building height of both baseline and proposed schemes is lower than the maximum building height of the surrounding developments in Area 129, 130, and 133. Consequently, the proposed scheme has a **negligible** visual impact on the overall visual composition from this VP.

6.2.2 Effects on Visual Obstruction

In comparison to the baseline scheme, the proposed schemes will slightly obstruct more views of the sea and open sky in the background. However, they contribute to a cohesive building form alongside the surrounding developments. The change in visual impact between the baseline and proposed schemes is considered **slightly adverse**, as most of the sky and sea views remain unobstructed.

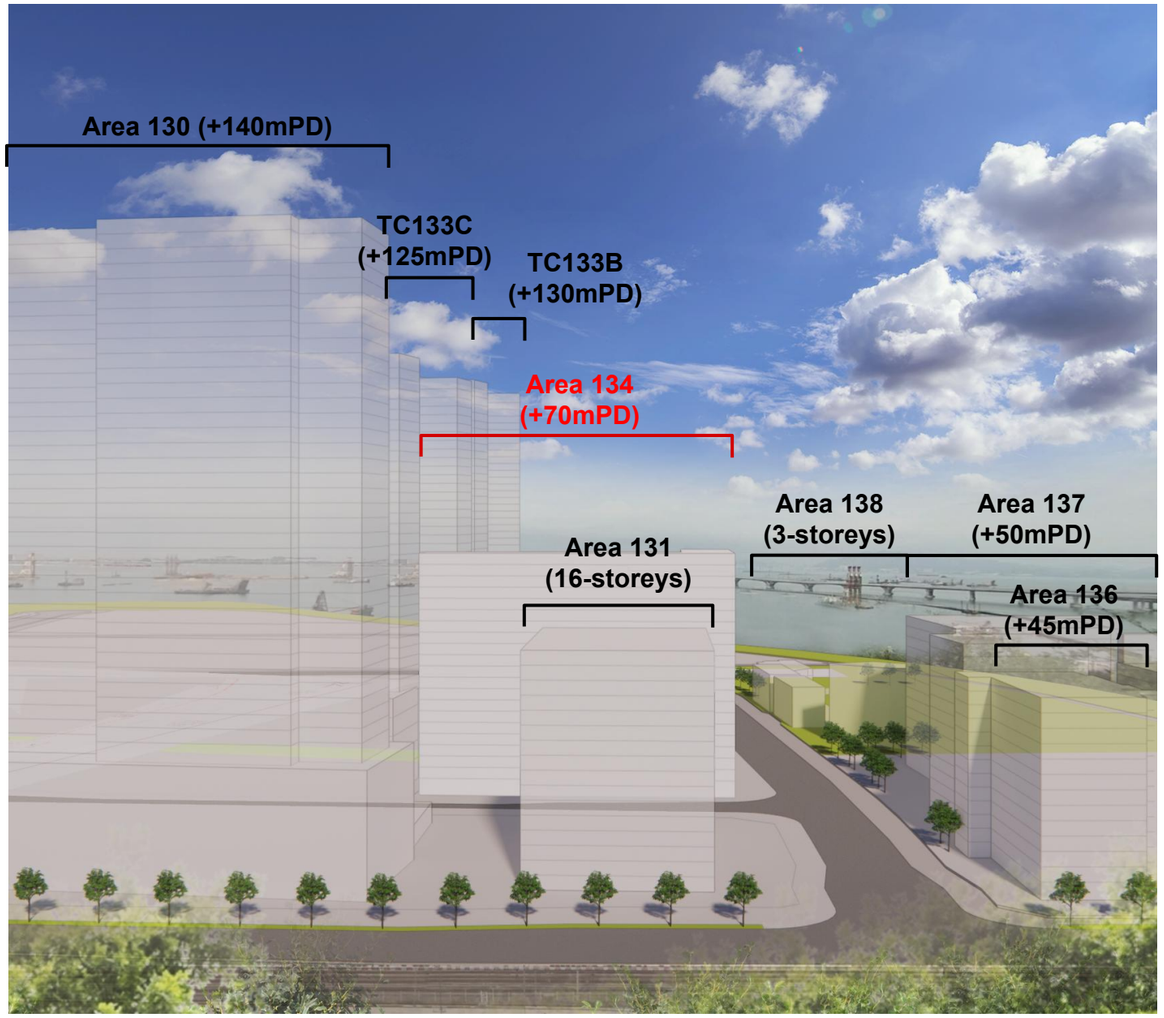
6.2.3 Effects on Public Viewers

The public viewers of this VP are mostly hikers and other recreational users, whom are of transient nature. When viewing from this VP, both baseline and proposed schemes of the Proposed JPOMQ will be part of the cluster of high-rise development and with a slightly lower building height compared with the surrounding developments in Area 130 and 133. Therefore, the Proposed JPOMQ will not be incompatible or isolated. The visual change to the viewers is **slightly adverse**.

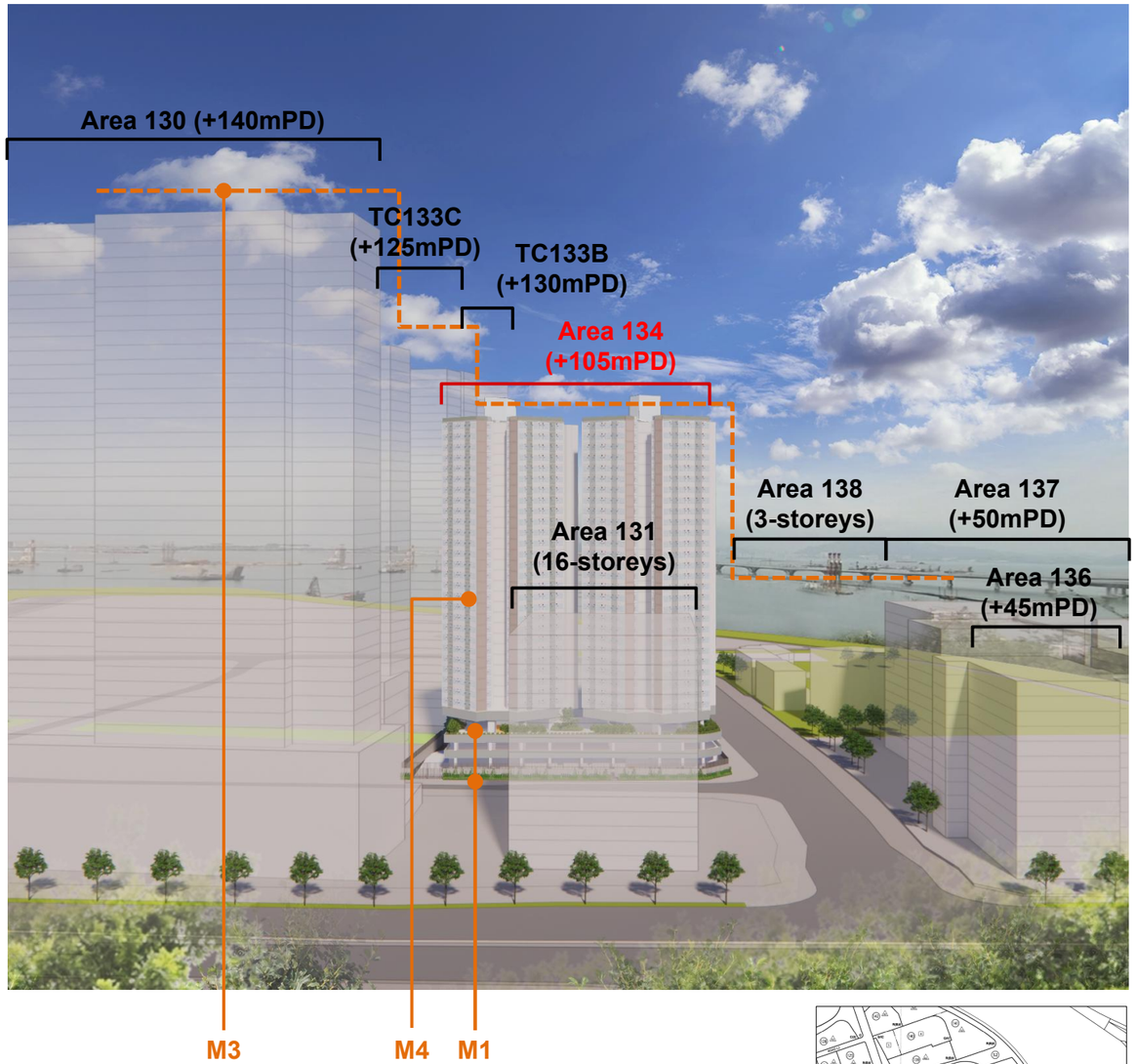
6.2.4 Effects on Visual Resources

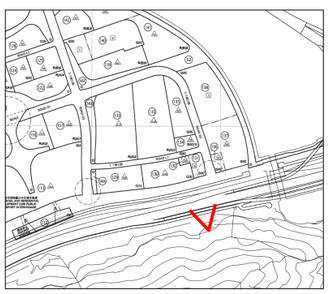
The open sky view and sea view at the background is the major visual resources at this VP. Both baseline and proposed schemes of the Proposed JPOMQ will be integrated with the overall planned development at the TCNTE and most of the sky and sea views remain unobstructed. There is **slightly adverse** impact to the visual resources.

BASELINE SCHEME



PROPOSED SCHEME





VIEWPOINT 1 - VIEW FROM TUNG MUI ANCIENT TRAIL (FIGURE 6.1)

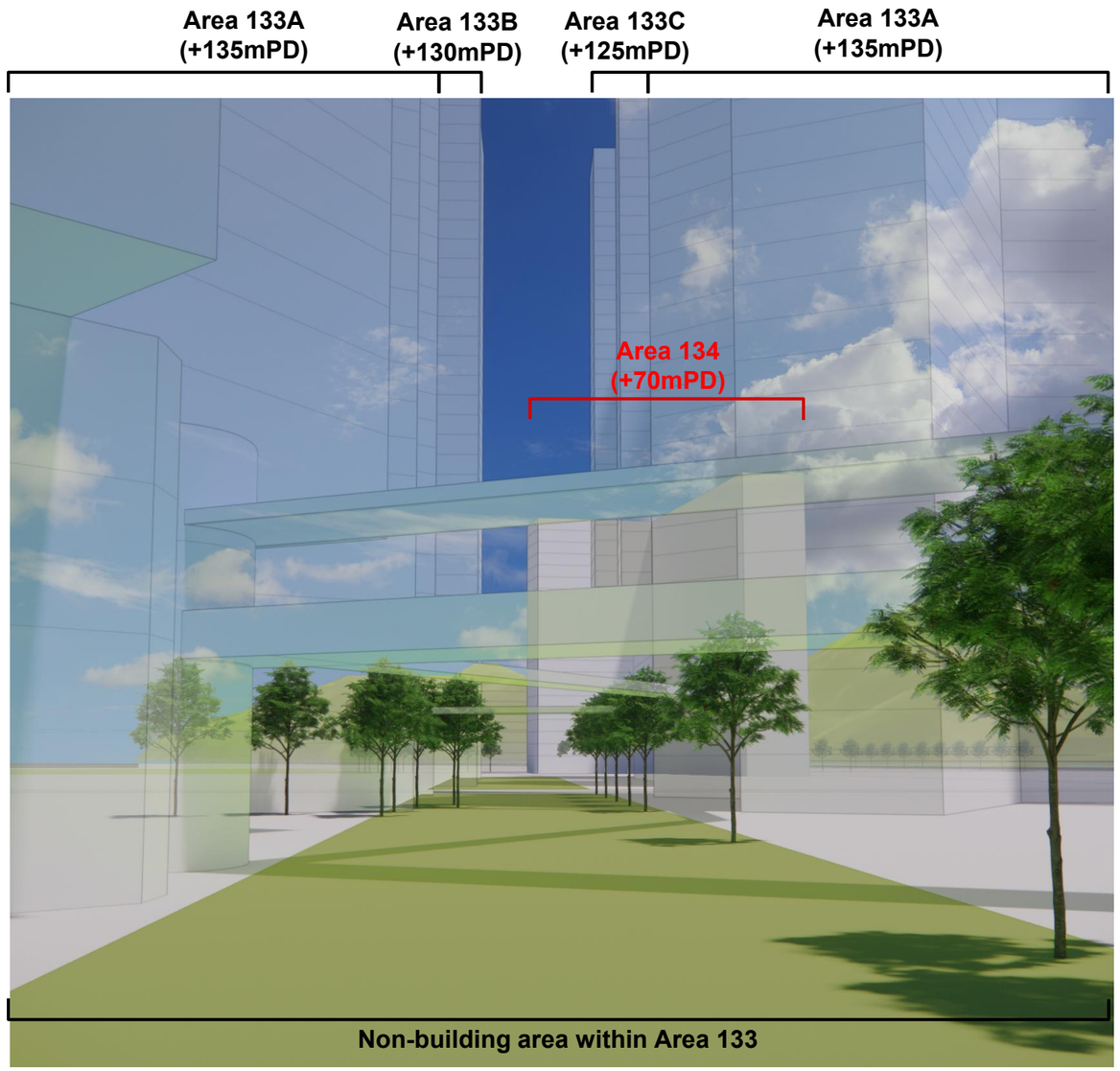
Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
	REVISON NO. / DATE:
	(–)03/09/25
03/09/2025 Rev. -	

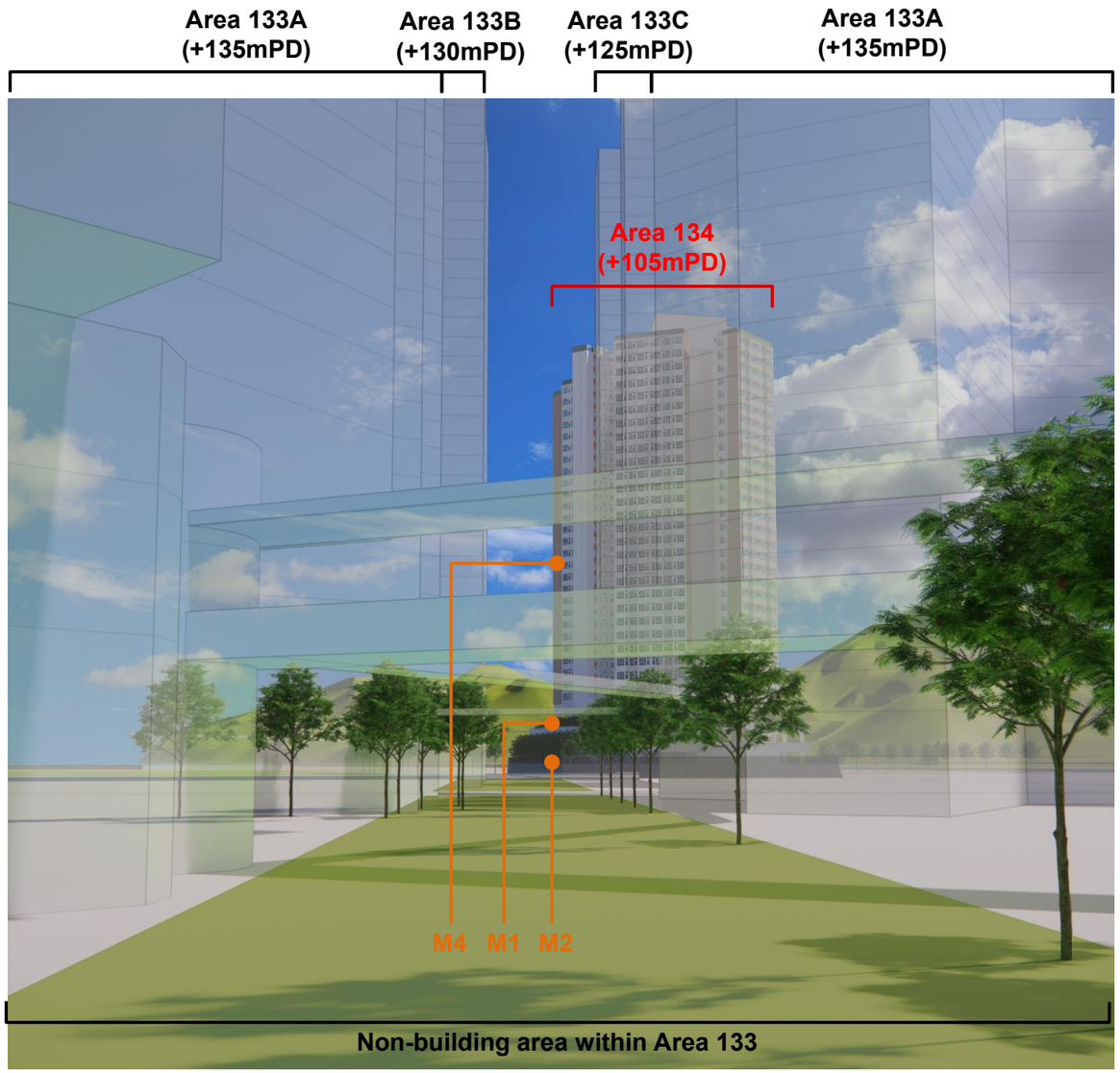
Landscape Consultant
SLSL
STEPHEN LAI STUDIO LIMITED
G/F, Sun Chun Street, Tai Hanf Hong Kong

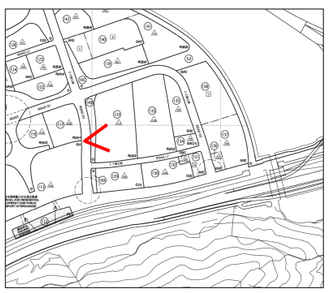
Architect
Ivanho Architect Limited
803, 8/F, Lee Garden Five, 18 Hysan Avenue
Causeway Bay, Hong Kong.
T +852 . 2882 2677 F +852 . 2576 7196
JPOMQ@ivanhoarchitect.com

BASELINE SCHEME



PROPOSED SCHEME





VIEWPOINT 2 - VIEW FROM THE PLANNED LINEAR PARK AT TUNG CHUNG AREA 145B (FIGURE 6.2)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
	REVISON NO. / DATE:
	(–)03/09/25
03/09/2025 Rev. -	

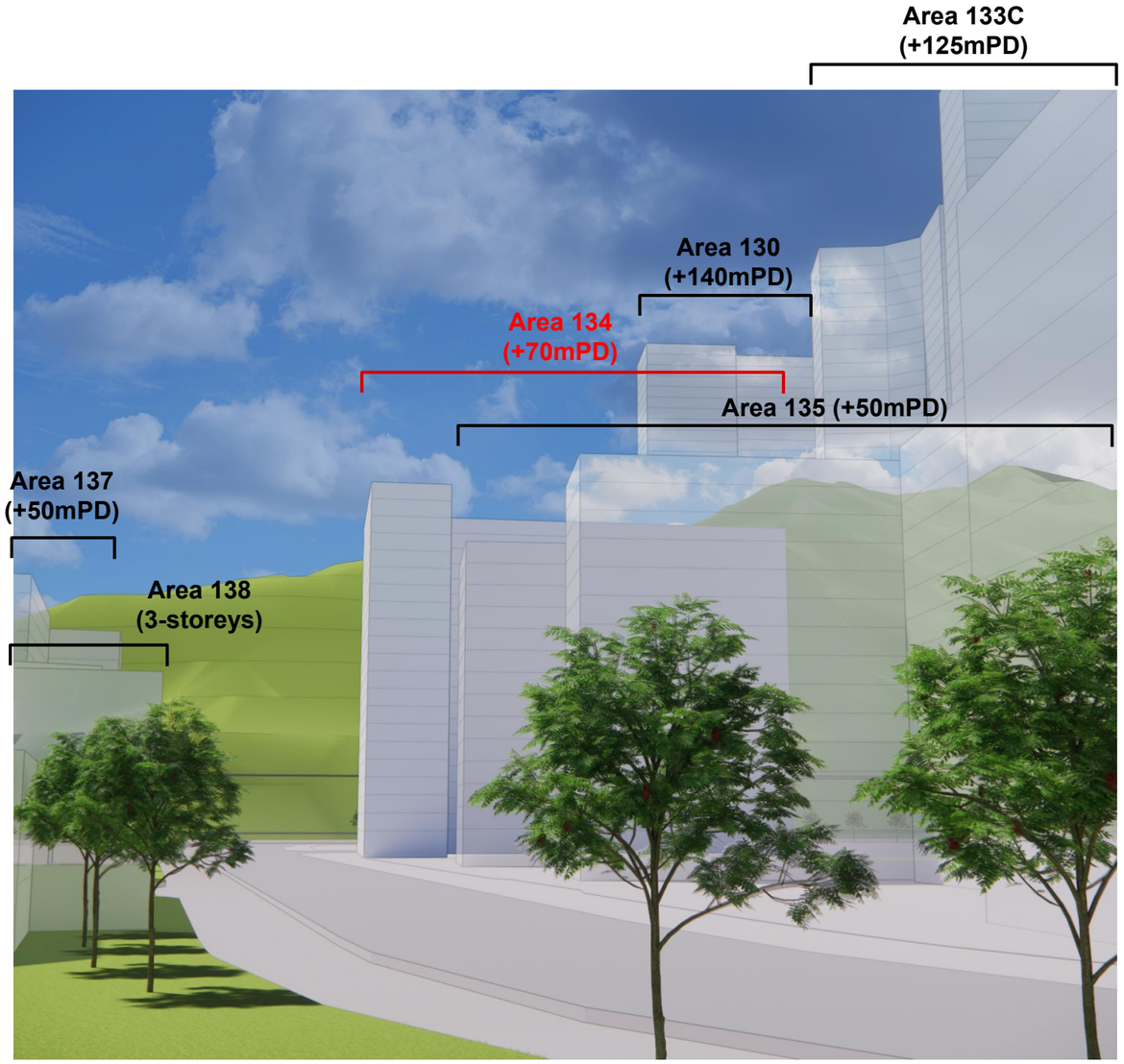
Landscape Consultant

SLSL
STEPHEN LAI STUDIO LIMITED
G/F, Sun Chun Street, Tai Hanf Hong Kong

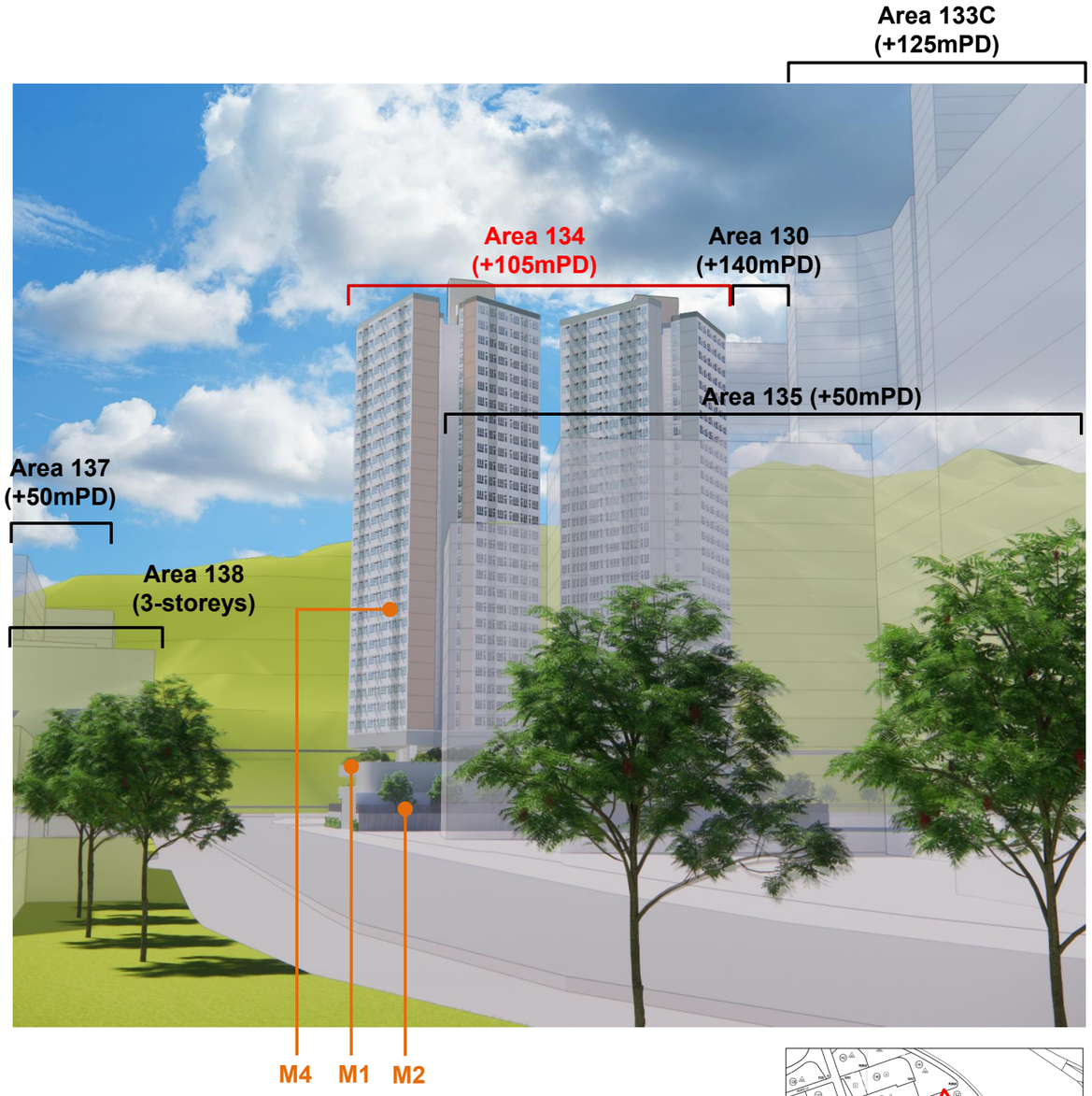
Architect

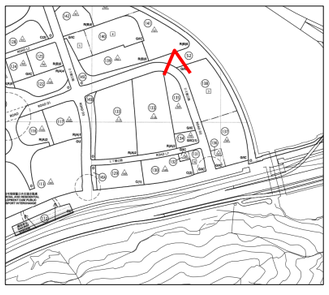
Ivanho Architect Limited
803, 8/F, Lee Garden Five, 18 Hysan Avenue
Causeway Bay, Hong Kong.
T +852 . 2882 2677 F +852 . 2576 7196
JPOMQ@ivanhoarchitect.com

BASELINE SCHEME



PROPOSED SCHEME





VIEWPOINT 3 - VIEW FROM THE PLANNED WATERFRONT PROMENADE AT TUNG CHUNG AREA 52 (FIGURE 6.3)

Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in "Government, Institution or Community(1)" Zone and Proposed Flat (Police Married Quarters) in "Government, Institution or Community" Zone in Government Land at Tung Chung Areas 134 and 135, Tung Chung, Lantau Island

Project no. 2412	S16
	REVISON NO. / DATE:
	(–)03/09/25
03/09/2025 Rev. -	

Landscape Consultant
SLSL
STEPHEN LAI STUDIO LIMITED
G/F, Sun Chun Street, Tai Hanf Hong Kong

Architect
Ivanho Architect Limited
803, 8/F, Lee Garden Five, 18 Hysan Avenue
Causeway Bay, Hong Kong.
T +852 . 2882 2677 F +852 . 2576 7196
JPOMQ@ivanhoarchitect.com

6.5 MITIGATION MEASURES

Mitigation measures are proposed to reduce and eliminate the visual impacts of the proposed development. The specific actions and design strategies are described below and are visually detailed in Figures 6.1, 6.2, and 6.3.

6.5.1 Landscape and Green Buffer Strategy

Extensive landscape treatments will be implemented at both at-grade and podium levels to significantly enhance green coverage and effectively reduce the visual impact of the Proposed JPOMQ. Specifically:

No.	Description
M1	**Large shrubs and green hedges** will be provided along the boundary fence wall to soften the building's solid mass and act as green buffer plantings for the surrounding developments.
M2	**A row of new trees** will be provided on the ground floor along the north side, serving as a greenery backdrop when viewed from the podium floor and creating a further green buffer to adjacent lots.

6.5.2 Architectural Integration and Façade Treatment

No.	Description
M3	The Proposed JPOMQ will be designed to **conform to the overall visual context** and the **intended stepped building height concept of the TCE**, thereby ensuring cohesive integration with the surrounding urban fabric. Specifically, the proposed development's height strategically falls between the adjacent higher buildings (Areas 133A, 133B, and 133C) and the lower buildings to the east (Areas 136, 137, and 138). This graduated approach directly aligns with the TCE concept of creating a stepped height profile across the development zone.
M4	**Light-toned façade materials/finishes** will be explored during the detailed design stage to minimize the building's visual presence and overall impact. These specific mitigation measures regarding façade treatment will be finalized in the detailed design phase.
M5	The proposed development provided a setback from the northern boundary. This feature ensures that the structures of the proposed development will not encroach into the planned breezeway designated within Area 133, effectively preserving this vital corridor and mitigating visual obstruction.

7 CONCLUSION AND SUMMARY OF IMPACTS

7.1 SUMMARY OF VISUAL IMPACTS

Based on the analysis on the appraisal of visual changes on Visual Composition, Visual Obstruction, Effects on Public Views and Effects on Visual Resources, the overall visual impact caused by the Proposed JPOMQ of the VPs are presented in **Table 5.1**.

TABLE 5.1 Summary Table of Visual Impacts

VPs	Visual Composition	Visual Obstruction	Effects on Public Viewers	Effects on Visual Resources	Visual Sensitivity	Overall
VP1: View from Tung Mui Ancient Trail	Negligible	Slightly Adverse	Slightly adverse	Slightly Adverse	Low to Medium	Slightly adverse
VP2: View from the Planned Linear Park at Tung Chung Area 145B	Negligible	Negligible	Negligible	Negligible	Medium to High	Negligible
VP3: View from the Planned Waterfront Promenade at Tung Chung Area 52	Negligible	Slightly adverse	Slightly adverse	Slightly adverse	Medium to High	Slightly adverse

In conclusion, the proposed scheme will incur slightly adverse impacts on the identified VPs and is compatible with the surrounding developments in TCNTE. The integration of the Proposed JPOMQ into the existing visual landscape ensures that key visual resources, such as views of the sky and sea, remain largely unobstructed. While there may be slight adverse effects on visibility at certain points, these changes do not detract significantly from the overall visual experience. Additionally, the proposed scheme respects the stepped building height profile in TCE, further enhancing the coherence of the built environment while maintaining the visual integrity of the area. The proposed scheme with a maximum building height of 105mPD is acceptable in visual terms.