

Attachment 1
Replacement Page 3 and
Figures 1 to 10 of the VIA
Report

- 3.3 To the west of the application site located the Tsuen Wan Chinese Permanent Cemetery, and southwest, the Kwai Chung Crematorium. A cluster of industrial buildings, with building height ranging from 22mPD to 132mPD, is situated east of the application site across Tsuen Wan Road, while the Kwai Chung Sports Ground is further southeast and Kwai Chung Park to the south.

4. Proposed Development

- 4.1 The application site, with an area of about 964.2m², is proposed to redevelop an existing industrial building into an information technology and telecommunication industries (data centre). The proposed building is about 109.55mPD with 2 basement levels for parking and M&E facilities. In addition, a 3.7m full-height building setback fronting Wing Kin Road, a 2.948m building set back fronting Wing Chong Street from G/F to 1/F and a 6.53m building setback from 6/F and above facing Wing Chong Street are proposed with the provision of planters and vertical greening to enhance visual amenities.

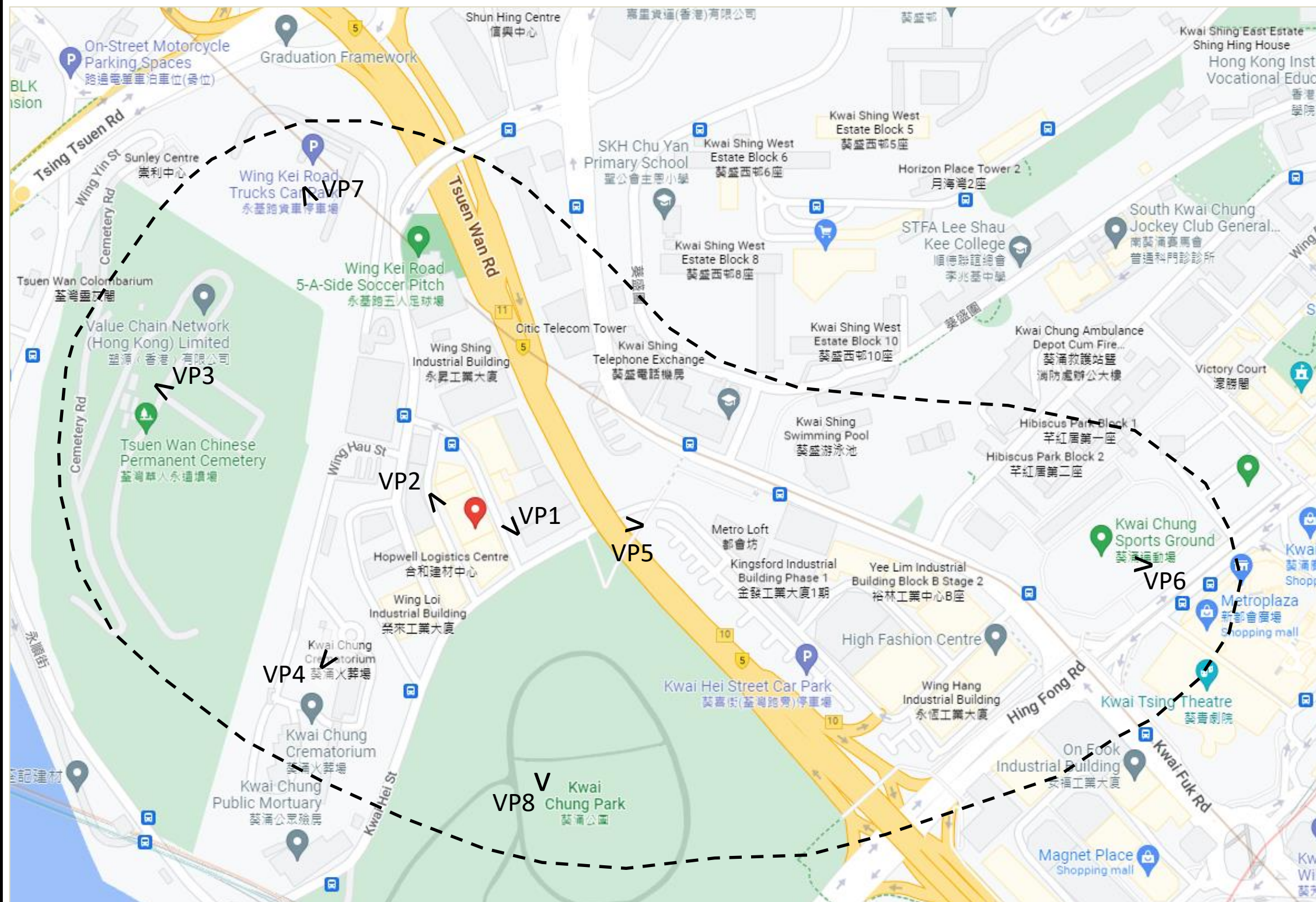
5. Viewing Points

- 5.1 A total of nine VPs are selected for this visual impact assessment. The nine VPs, same as those selected under the previous approved planning application (A/KC/496), are selected from different directions and distances (**Figure 1**). These VPs represent views from key pedestrian nodes, popular areas used by the public for outdoor activities and public open spaces: -
- a. VP1: Wing Kin Road
 - b. VP2: Wing Chong Street
 - c. VP3: Tsuen Wan Chinese Permanent Cemetery
 - d. VP4: Kwai Chung Crematorium
 - e. VP5: Footbridge connecting Kwai Chung Park and Kwai Fuk Road across Tsuen Wan Road
 - f. VP6: Kwai Chung Sports Ground
 - g. VP7: Former Wing Kei Road Trucks Car Park
 - h. VP8: Temporary Cricket Gound in Kwai Chung Park
 - i. VP9: Tsing Yi Waterfront Promenade

6. Visual Assessment

- 6.1 VP1: Wing Kin Road (**Figure 2**)
- 6.1.1 VP1, located around 20m from the application site, is a short-distance view. VP1 consists of a 2-storey industrial building at the application site, situated between two existing industrial buildings, i.e. Global Trade Centre and Hou Feng Industrial Building. Since VP1 is

Figures



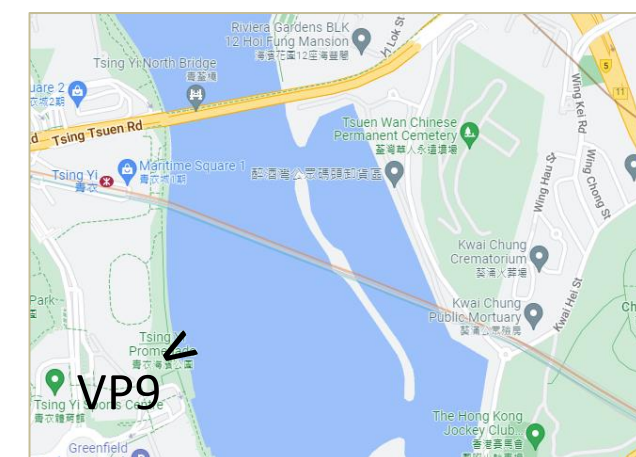
Legend

- VP1 Wing Kin Road (20m)
- VP2 Wing Chong Street (20m)
- VP3 Tsuen Wan Chinese Permanent Cemetery (300m)
- VP4 Kwai Chung Crematorium (170m)
- VP5 Footbridge connecting Kwai Chung Park and Kwai Fuk Rd across Tsuen Wan Rd (160m)
- VP6 Kwai Chung Sports Ground (650m)
- VP7 Former Wing Kei Road Trucks Car Park (320m)
- VP8 Temporary Cricket Ground in Kwai Chung Park (300m)
- VP9 Tsing Yi waterfront Promenade (1100m)



Application Site

----- Visual Envelope



Job Title:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height for Permitted Information Technology and Telecommunications Industries (Data Centre) at 7-11 Wing Kin Road, Kwai Chung, New Territories

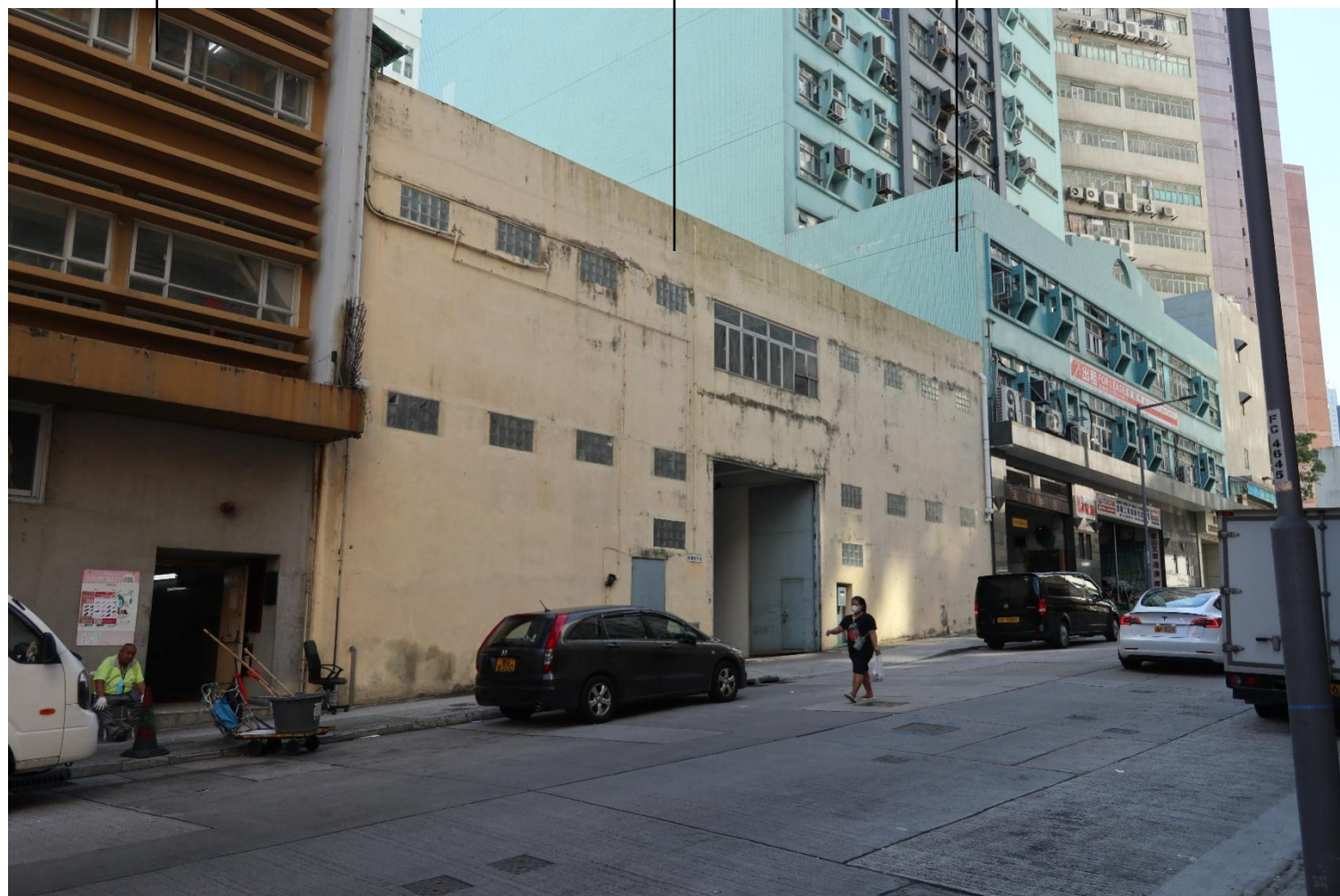
Drawing Title:

Figure 1: Site Location with Viewing Points and Visual Envelope

Hou Feng
Industrial Building

Application Site

Global Trade Centre



Existing Condition

Hou Feng
Industrial Building

Proposed Development

Global Trade Centre



With Proposed Development

Job Title:

Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height for Permitted Information Technology and Telecommunications Industries (Data Centre) at 7-11 Wing Kin Road, Kwai Chung, New Territories

Drawing Title:

Figure 2: Photomontage of VP1 - Wing Kin Road

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Global Trade Centre

Application Site

Hou Feng Industrial Building



Existing Condition

Global Trade Centre

Proposed Development

Hou Feng Industrial Building



With Proposed Development

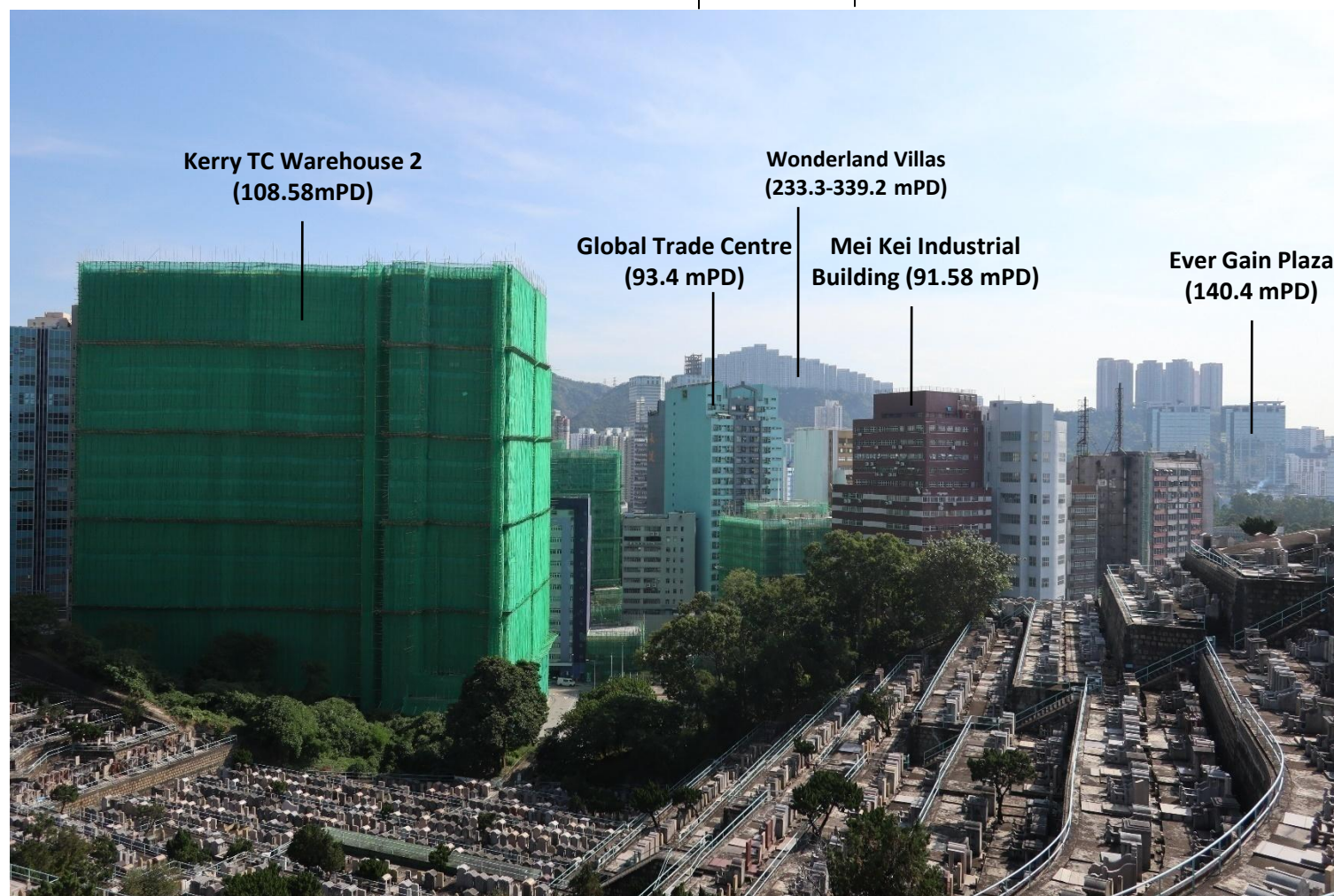
Job Title:
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Drawing Title:
Figure 3: Photomontage of VP2 - Wing Chong Street

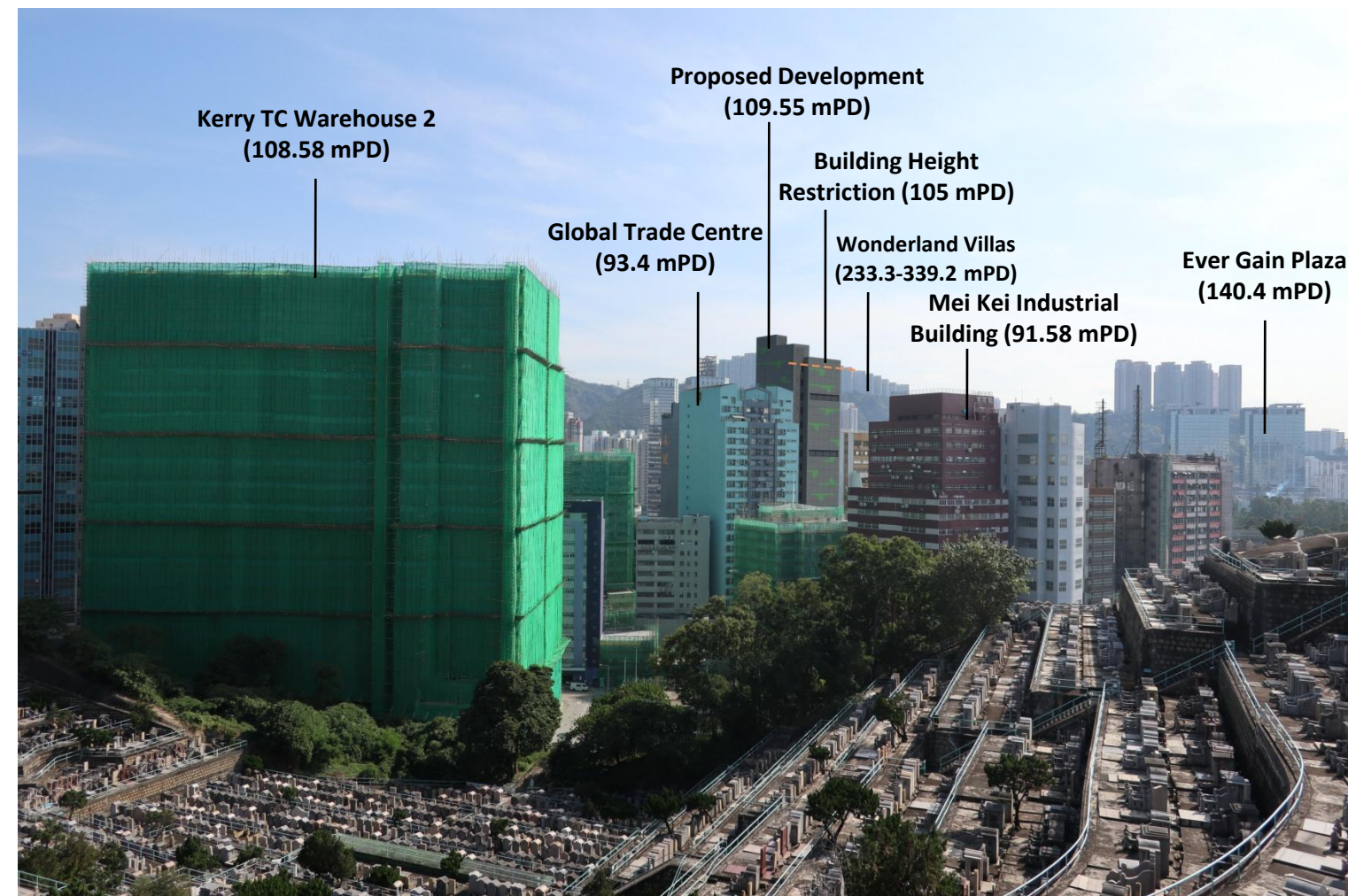
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Application Site



Existing Condition



With Proposed Development

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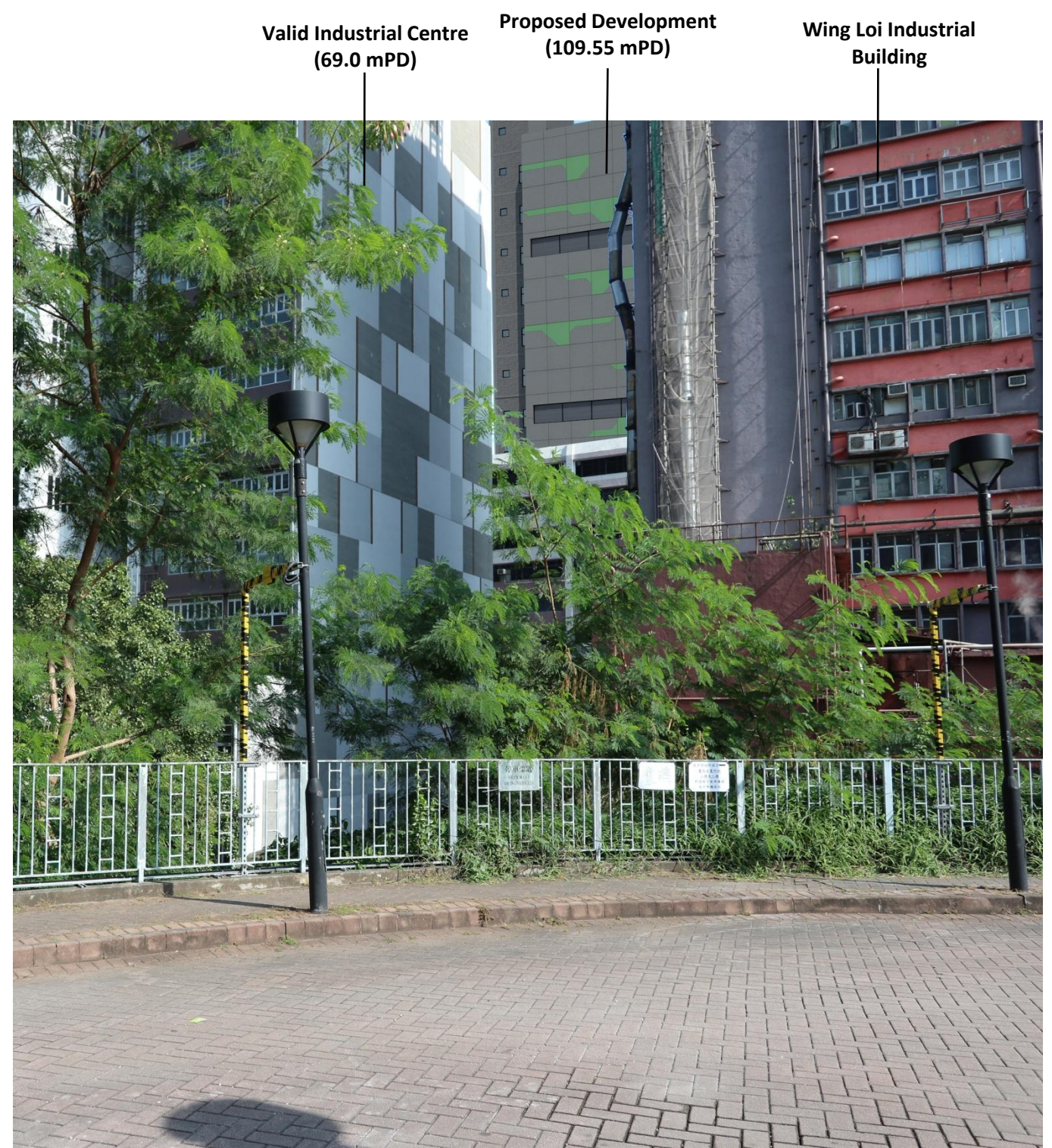
Figure 4: Photomontage of VP3 - Tsuen Wan Chinese Permanent Cemetery

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Existing Condition



With Proposed Development

Job Title:

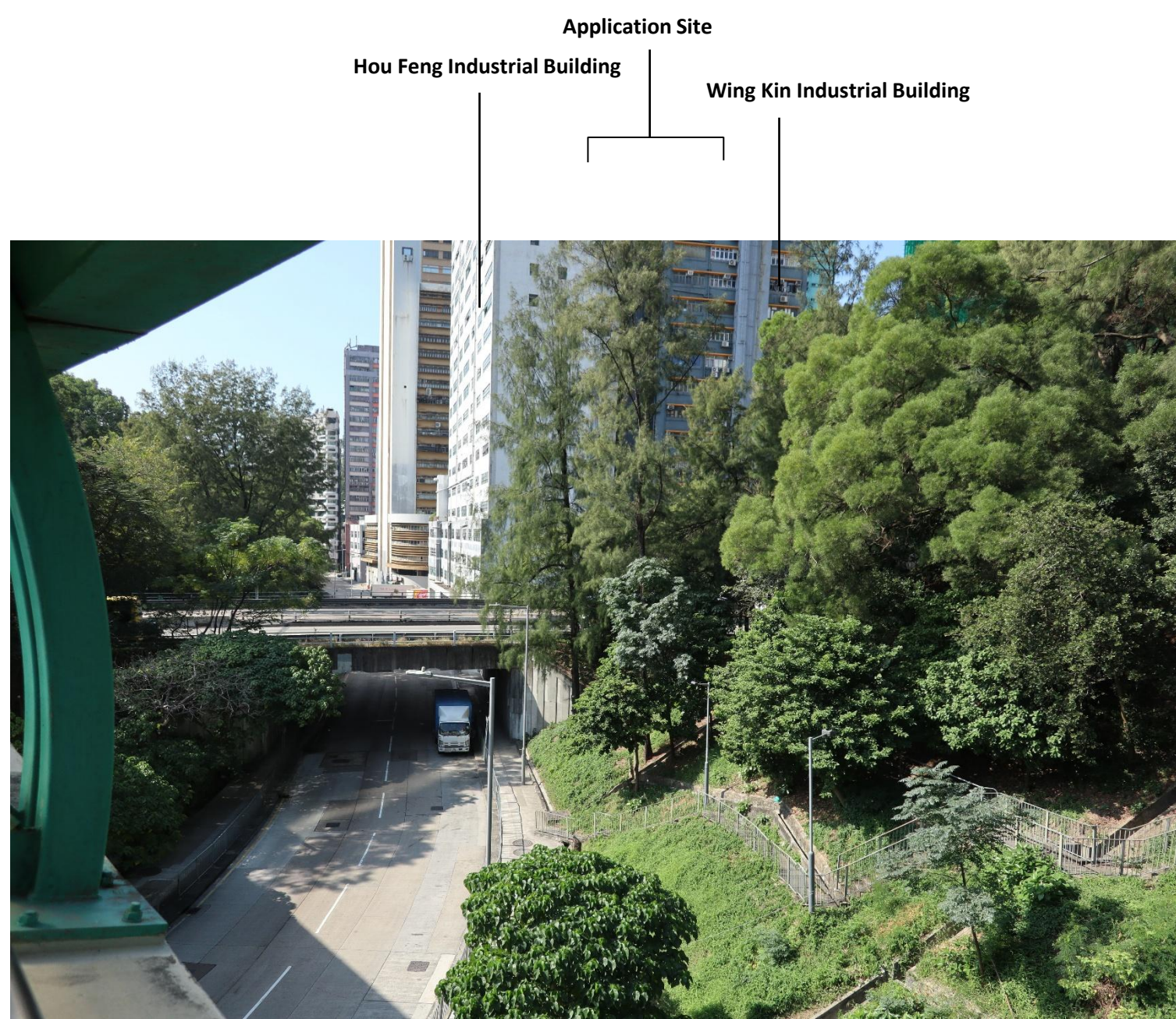
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height for Permitted Information Technology and Telecommunications Industries (Data Centre) at 7-11 Wing Kin Road, Kwai Chung, New Territories

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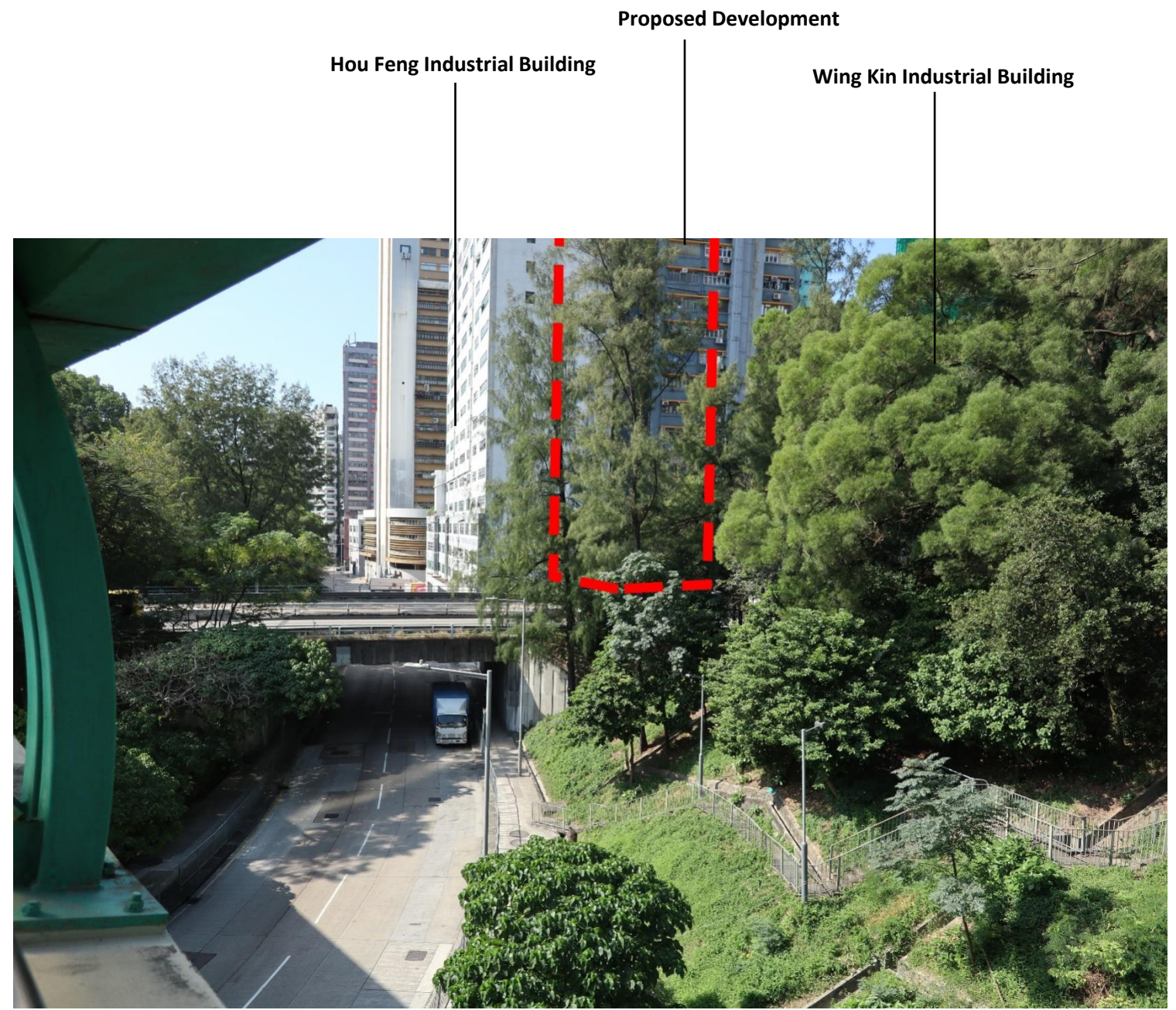
Figure 5: Photomontage of VP4 - Kwai Chung Crematorium

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Existing Condition



With Proposed Development

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Drawing Title:
Figure 6: Photomontage of VP5 - Footbridge linking Kwai Chung Park and Kwai Fuk Road across Tsuen Wan Road

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Existing Condition



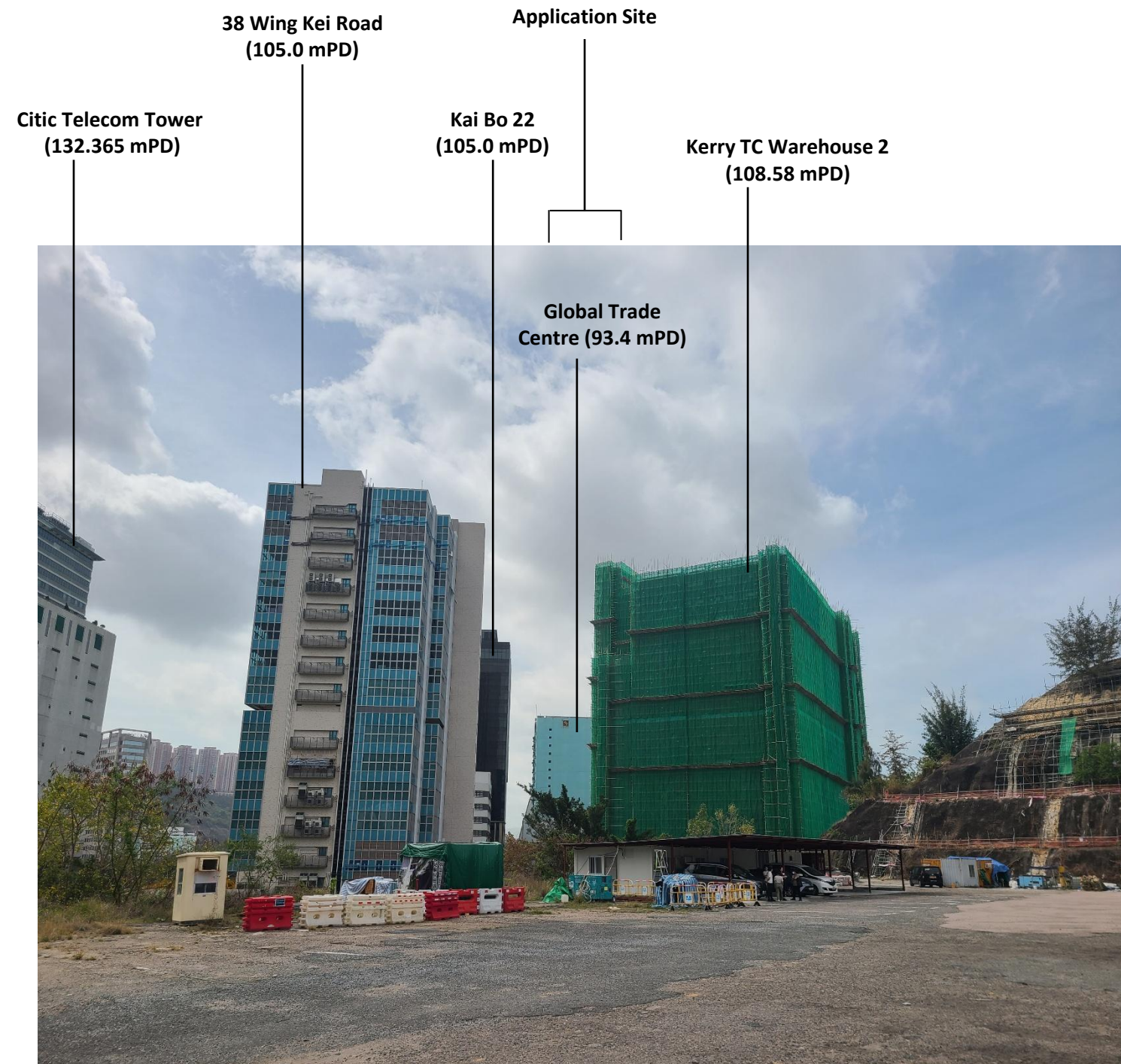
With Proposed Development

Job Title:
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height for Permitted Information Technology and Telecommunications Industries (Data Centre) at 7-11 Wing Kin Road, Kwai Chung, New Territories

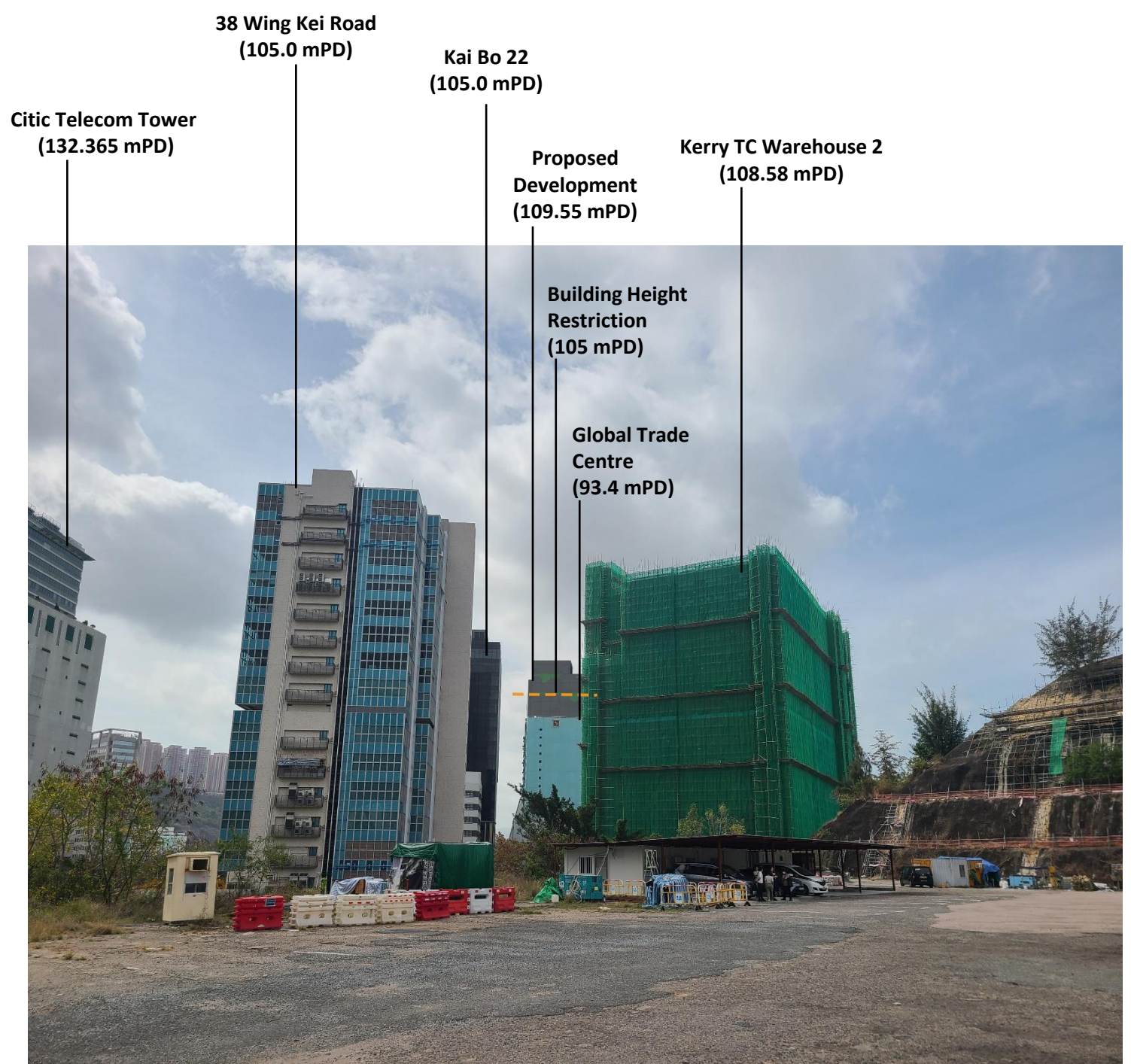
Drawing Title:
Figure 7: Photomontage of VP6 - Kwai Chung Sports Ground

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Existing Condition



With Proposed Development

Job Title:

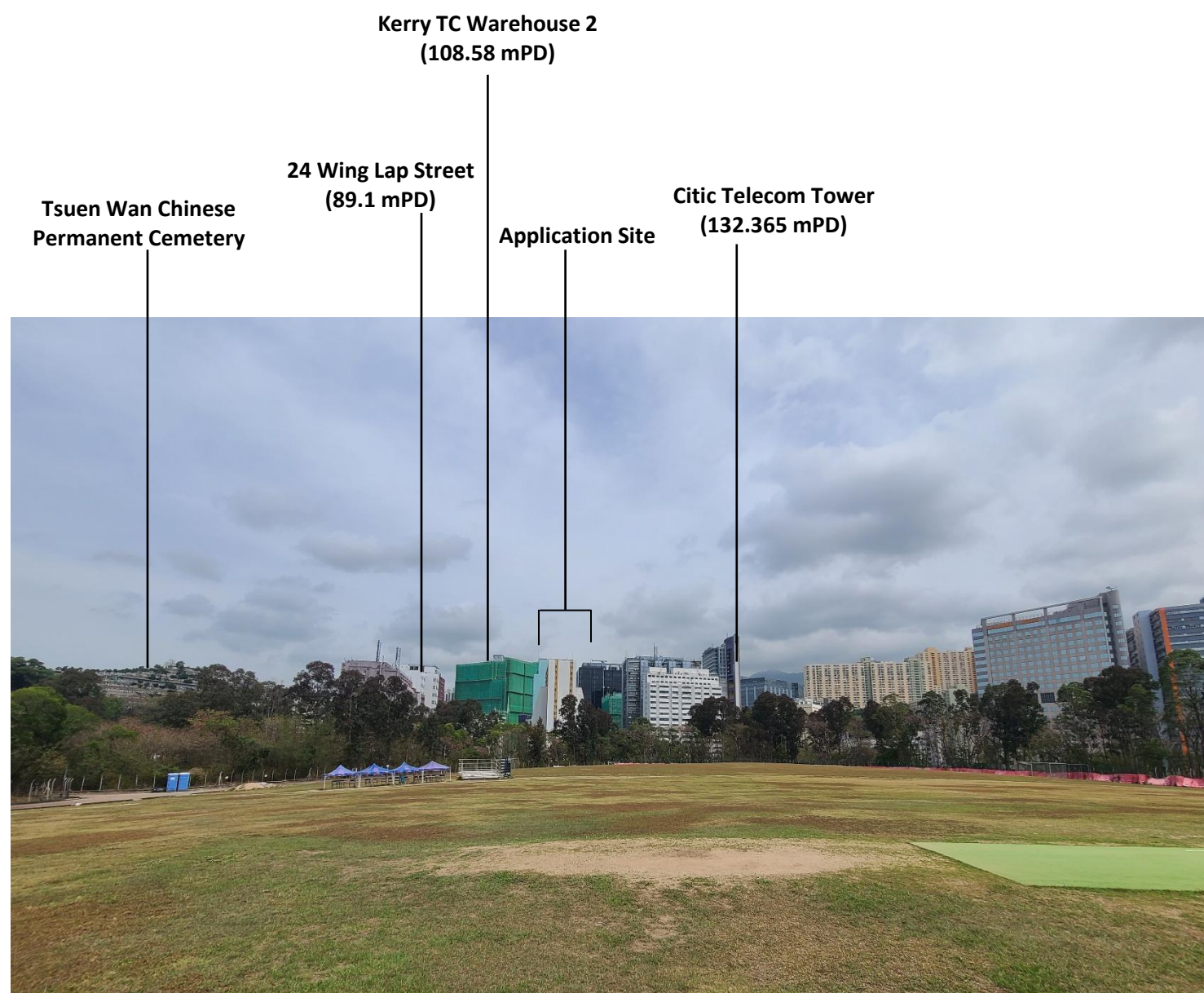
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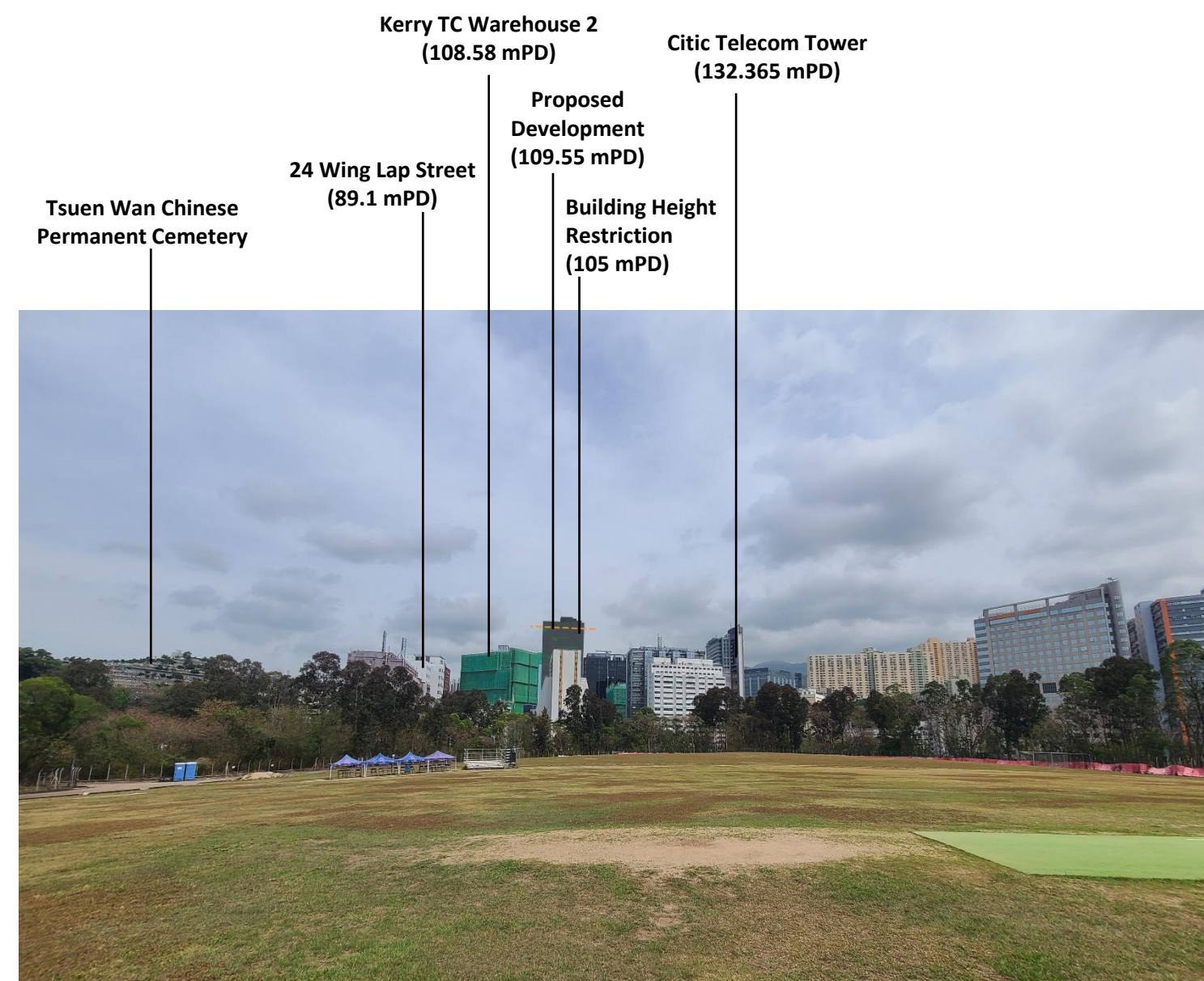
Figure 8: Photomontage of VP7 – Former Wing Kei Road Trucks Car Park

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Existing Condition



With Proposed Development

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Drawing Title:

Figure 9: Photomontage of VP8 – Temporary Cricket Ground in Kwai Chung Park

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Application Site

Wonderland Villas
(223.3-339.2 mPD)

Metro Plaza
(173.4 mPD)

Tsuen Wai Chinese
Permanent Cemetery

Kwai Chung Park



Existing Condition

Proposed
Development (109.55 mPD)

Wonderland Villas
(223.3-339.2 mPD)

Metro Plaza
(173.4 mPD)

Tsuen Wai Chinese
Permanent Cemetery

Kwai Chung Park



With Proposed Development

Job Title:
Section 16 Planning Application for Proposed Minor Relaxation of Plot Ratio and Building Height for Permitted Information Technology and Telecommunications Industries (Data Centre) at 7-11 Wing Kin Road, Kwai Chung, New Territories

Drawing Title:
Figure 10: Photomontage of VP9 - Tsing Ying Waterfront Promenade