

**Appendix B –
Visual Impact Assessment**

Section 16 Planning Application for Proposed Amendments to an Approved Comprehensive Residential Development Scheme and Minor Relaxation of Gross Floor Area and Building Height Restrictions in “Comprehensive Development Area”, “Green Belt”, “Village Type Development” and “Government, Institution or Community” Zones at Various Lots in D.D. 385 and Adjoining Government Land, Tai Lam Chung, Tuen Mun

Visual Impact Assessment

(May 2025)

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

TABLE OF CONTENTS

	Page
1 INTRODUCTION.....	1
2 INDICATIVE DEVELOPMENT PROPOSAL	3
2.1 Major Development Parameters	3
2.2 Planning and Design Considerations	4
3 BASELINE VISUAL CONDITION	6
3.1 Visual Context and Character	6
3.2 Visual Elements and Resources	7
3.3 Approved Scheme	8
3.4 Area of Visual Influence (AVI).....	9
4 VIEWPOINTS AND VISUALLY SENSITIVE RECEIVERS.....	10
5 ASSESSMENT OF VISUAL IMPACTS.....	16
5.1 Methodology for the Appraisal of Visual Impact	16
5.2 Appraisal of Visual Impacts on Different VSRs	17
6 CONCLUSION	24

List of Tables

	Page
Table 2.1 Overall Indicative Development Schedule of the Proposed Scheme	3
Table 3.1 Major Development Parameters of the Approved Scheme	8
Table 4.1 Brief Analysis of Visual Sensitive Receivers at Selected Public VPs	13 – 15
Table 5.1 Matrix of Appraisal of Significance of Overall Visual Impact	16
Table 5.2 Classification of Overall Visual Impacts	17
Table 5.3 Appraisal of Visual Impacts of Selected VSPs	18 – 24

List of Figures

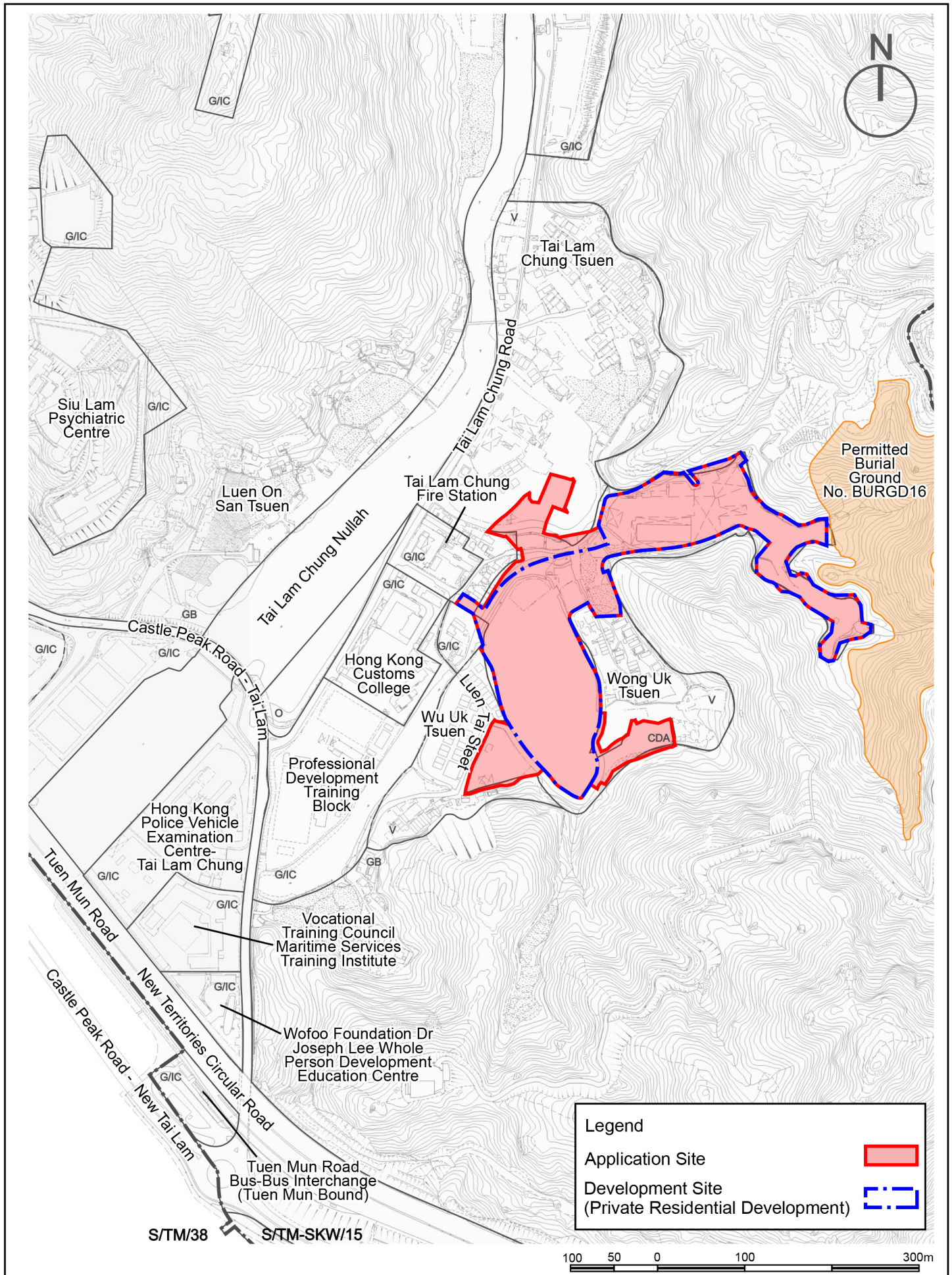
	Following Page
Figure 1.1 Extract of Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15	1
Figure 2.1 Indicative Master Layout Plan	3
Figure 2.2 Indicative Sections A-A & B-B	3
Figure 2.3 Indicative Sections C-C and D-D	3
Figure 2.4 Planning and Design Merits of the Proposed Development	4
Figure 3.1 Location Plan	6
Figure 3.2 Site and Surrounding Context	6
Figure 3.3 Location of Vantage Points	9
Figure 5.1 Photomontages – Viewing from VP1	17
Figure 5.2 Photomontages – Viewing from VP2	17
Figure 5.3 Photomontages – Viewing from VP3	17
Figure 5.4 Photomontages – Viewing from VP4	17
Figure 5.5 Photomontages – Viewing from VP5	17
Figure 5.6 Photomontages – Viewing from VP6	17

List of Annex

Annex A	Approved Indicative Master Layout Plan under Application No. A/TM-SKW/32
---------	--

1 INTRODUCTION

- 1.1 This Visual Impact Assessment (VIA) is prepared in support of the proposed amendments to an approved comprehensive residential development scheme (No. A/TM-SKW/32) with minor relaxation of gross floor area (GFA) and building height (BH) restrictions (the Proposed Development) at various lot in D.D. 385 and adjoining Government Land, Tai Lam Chung, Tuen Mun (the Application Site) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).
- 1.2 The Application Site falls within an area zoned “Comprehensive Development Area” (“CDA”) with minor portions falling within “Green Belt” (“GB”), “Village Type Development” (“V”) and “Government, Institution or Community” (“G/IC”) zones on the Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/15 (the OZP) (**Figure 1.1** refers). According to the Notes of the OZP, the “CDA” zone is intended for comprehensive development/redevelopment of the area for residential use with the provision of commercial, open space and other supporting facilities, if any, to serve the residential neighbourhood. It is subject to a maximum GFA of 105,990m² and a maximum BH of 18 storeys (70mPD). Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA/BH restrictions may be considered by the Board on application under S16 of the Ordinance.
- 1.3 To maximise the development potential of the Application Site, the Applicant proposes minor relaxation of GFA from 105,990m² to 128,768m² and BH restrictions from 18 storeys to 24 storeys (including 1 level of basement) and from 70mPD to 84mPD, in order to facilitate a comprehensive residential development with supporting retail/commercial, transport and other public facilities.
- 1.4 This VIA is prepared in accordance with the “Town Planning Board Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board” (TPB PG-No. 41) in order to evaluate the degree of visual impacts on visually sensitive receivers (VSRs) 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 GFA and BH restrictions) with the Approved Scheme under the previous S16 Application No. A/TM-SKW/32 for comprehensive residential development scheme (with club house and ancillary recreational facilities) with a maximum GFA of 102,937m² and a maximum BH of



18 storey and 70mPD, which was approved by the Board on 1 March 2002. This will form the Baseline Scenario when assessing the potential visual impact of the Proposed Development.

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 public VPs and VSRs;
- 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 mainly comprises private residential development, formation sites for village housing and reserved site for public facilities. The Applicant seeks to request a minor relaxation of GFA from 105,990m² to 128,768m² and BH restrictions from 18 storeys to 24 storeys (including 1 level of basement) and from 70mPD to 84mPD. **Table 2.1** shows the overall indicative development schedule of the proposed development.

Table 3.1 Overall Indicative Development Schedule of the Proposed Scheme

The Overall Development	
Total Application Site Area (m ²) (about) ⁽¹⁾	61,127
Total Plot Ratio (about) ⁽²⁾	2.107
• Domestic Plot Ratio ⁽²⁾	2.030
• Non-domestic Plot Ratio ⁽²⁾	0.077
Total GFA (m ²) (not more than) ⁽³⁾	128,768
• Domestic GFA	124,068
○ Private Residential Development	108,468
○ Formation Site for Village Housing ⁽⁴⁾	15,600
• Non-domestic GFA	4,700
Building Height (to the main roof)	Not more than 84mPD
No. of Storeys ⁽⁵⁾	Not more than 23 Storeys (above 1 Level of Basement Carpark)

Remarks:

- (1) Application Site is formulated largely based on the Pink, Purple, Orange and part of Green Areas of the draft land grant plan under lot to be known as TMTL No. 417 currently under process
- Pink Area: Private Residential Development (about 46,493m²)
 - Purple Area: Formation Site for Village Housing; Orange Area: Site for Provision of Public Facilities; Green Area: Provision / Modification of Village Road, Pedestrian Access to Wong Uk Tsuen and Pedestrian Route to Burial Ground (about 14,634m² in total)
- (2) Calculated based on Total Application Site area
- (3) Sites reserved for public facilities are exempted from GFA/PR calculation
- (4) In accordance with the draft land grant plan, the Applicant is only responsible for the site formation works for village housing
- (5) Excluding transfer plates

2.1.2 The private residential development comprises seven residential towers from 6 to 23 storeys (above 1 level of basement) and 17 houses of 2 storeys, with a maximum BH of not more than 84mPD (at main roof). The Indicative Master Layout Plan and Section Plans of the Proposed Development are shown in **Figures 2.1 to 2.3**.



Note:

- All spot levels marked on the building structures refer to the main roof levels
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate

Legend

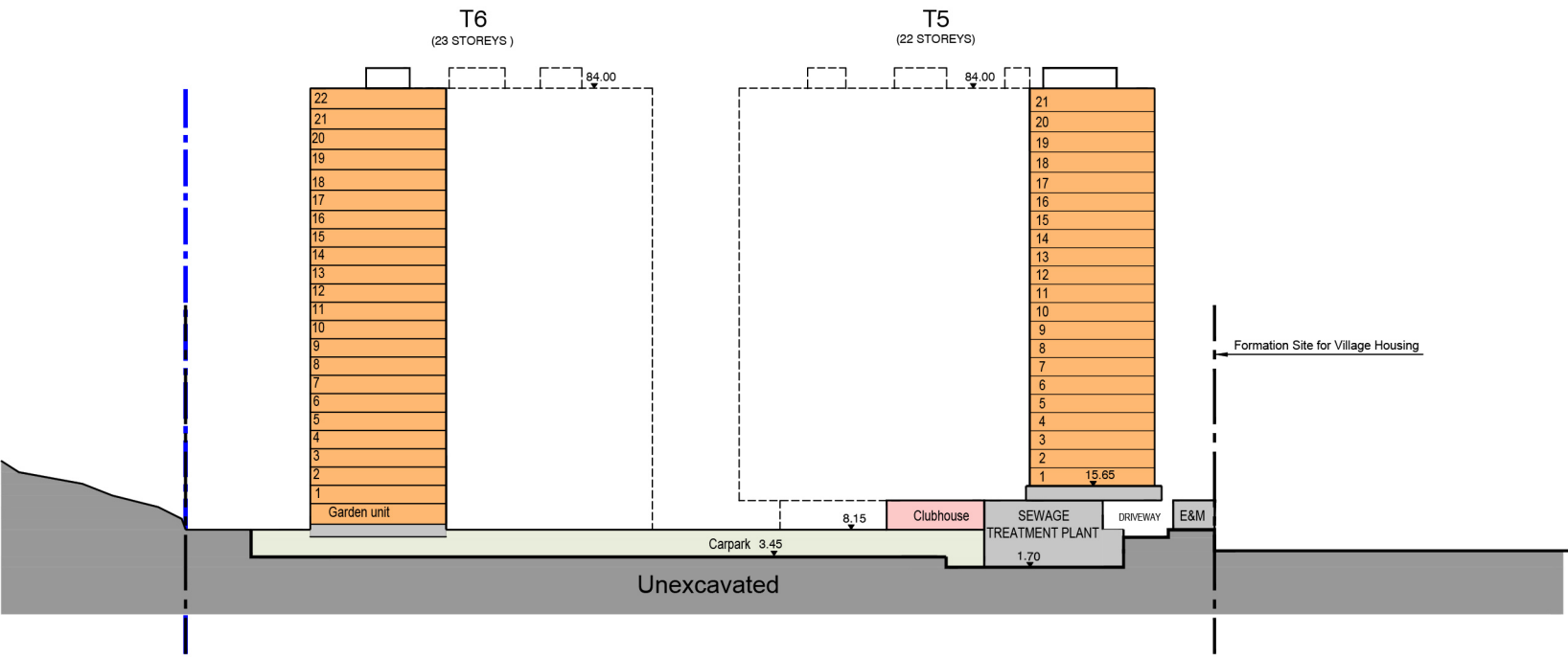
- Application Site Boundary
- Development Site Boundary
- Drainage Reserve
- Reserved Site for Public Facilities
- Formation Site for Village Housing
- Formation of the Future Public Roads
- Covered Walkway
- Residential
- Private Garden
- Landscape Area (Covered or Uncovered)
- Podium
- EVA / Driveway
- Management Facility



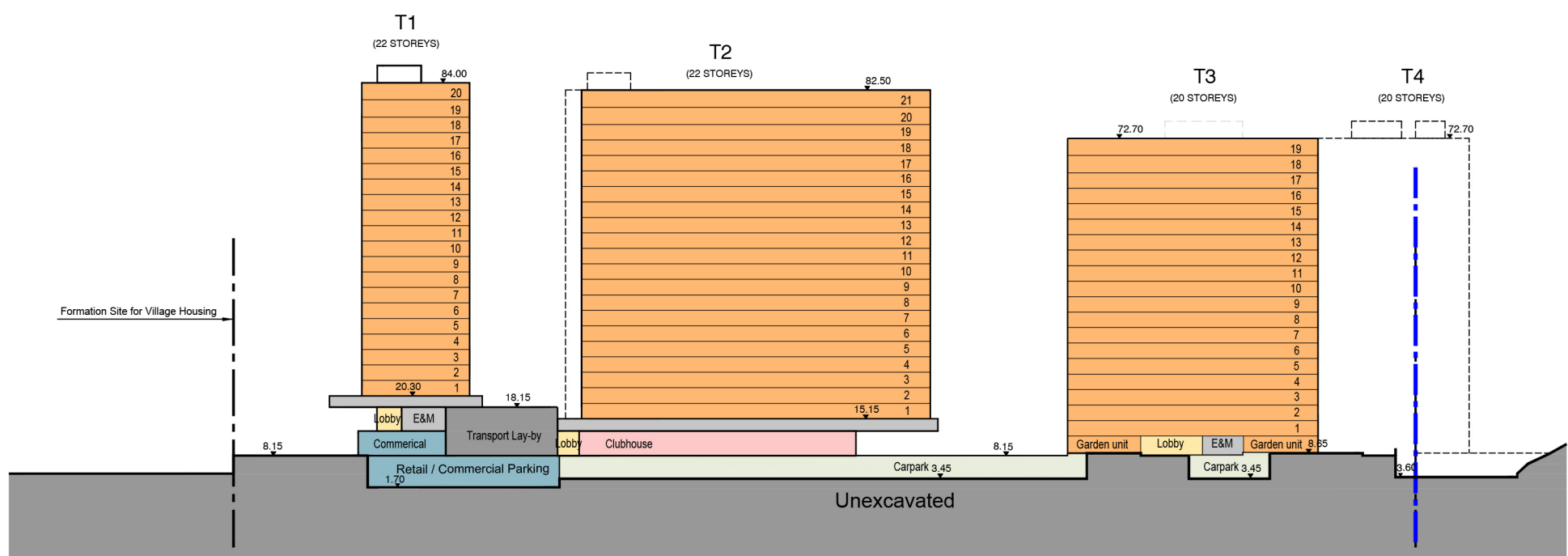
Title

Indicative Master Layout Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale	Figure 2.1		

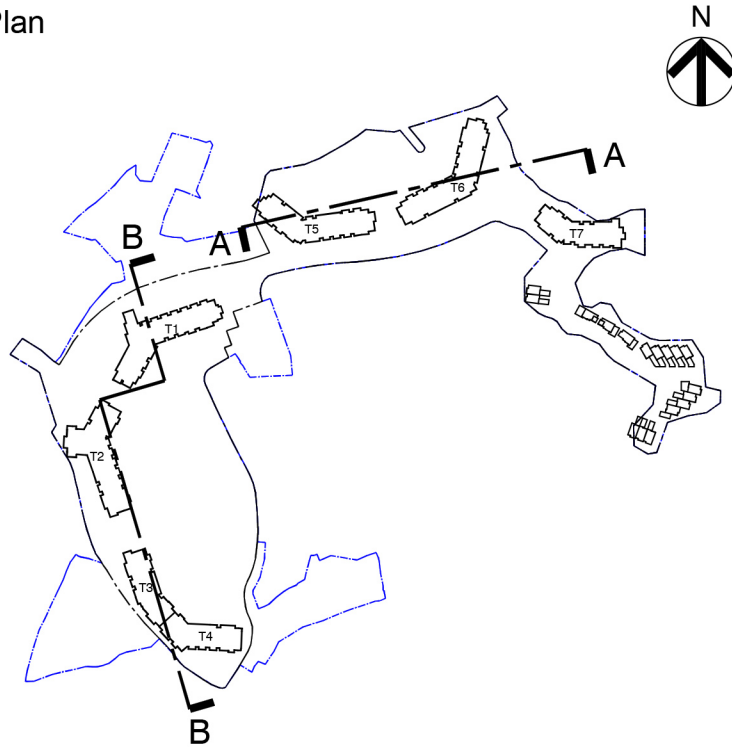


Section A-A



Section B-B

Key Plan



Note:
- All levels, blockings and building structures are subject to detailed design
- No. of storeys marked on plan refers to total no. of storeys above ground, excluding transfer plate.

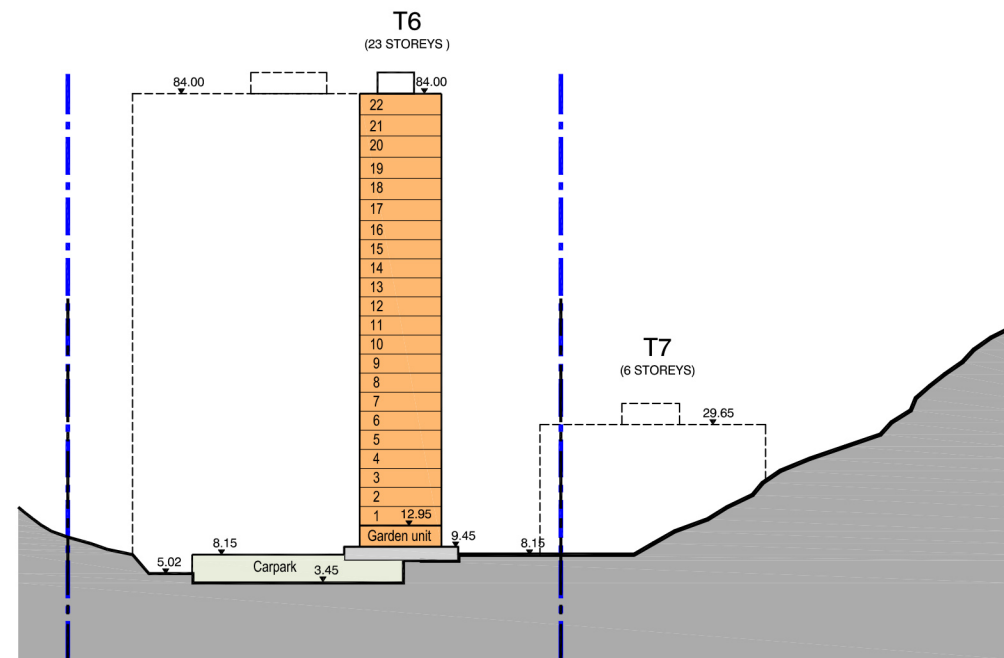
Legend

- Application Site Boundary
- Development Site Boundary
- Residential
- Clubhouse
- Retail / Commercial
- Covered Transport Lay-by
- E&M / Transfer Plate
- Carpark
- Residential Lobby / Carpark Lobby

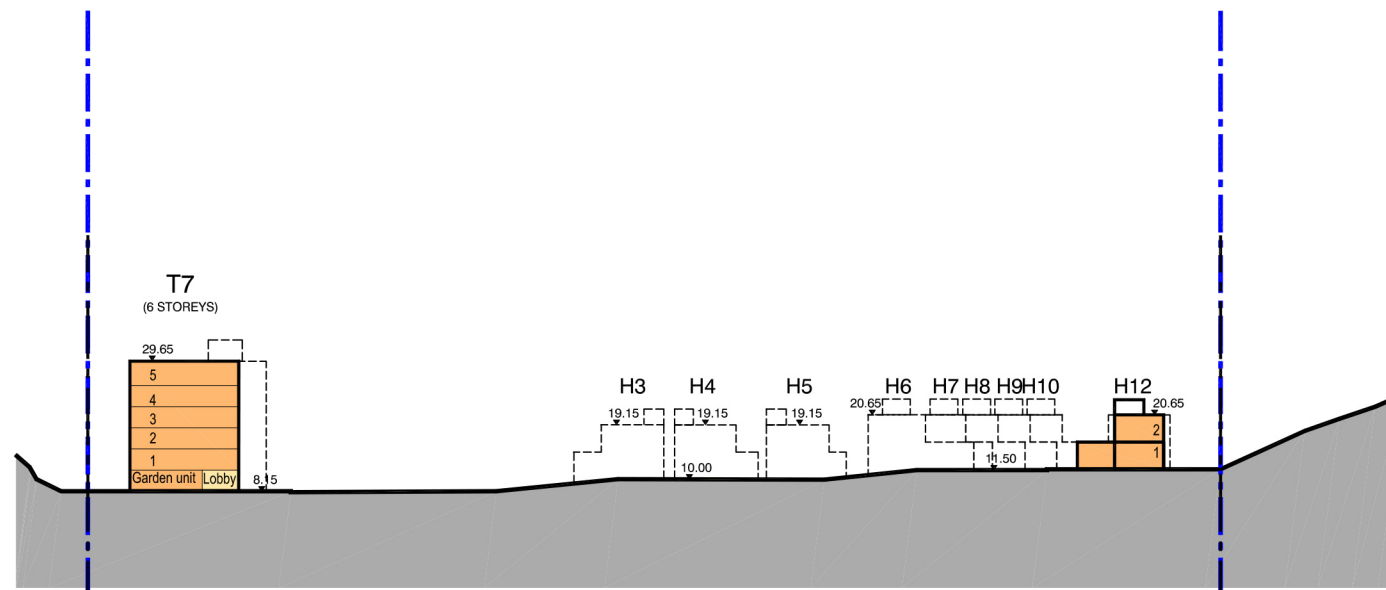
Title

Indicative Sections A-A & B-B Plan

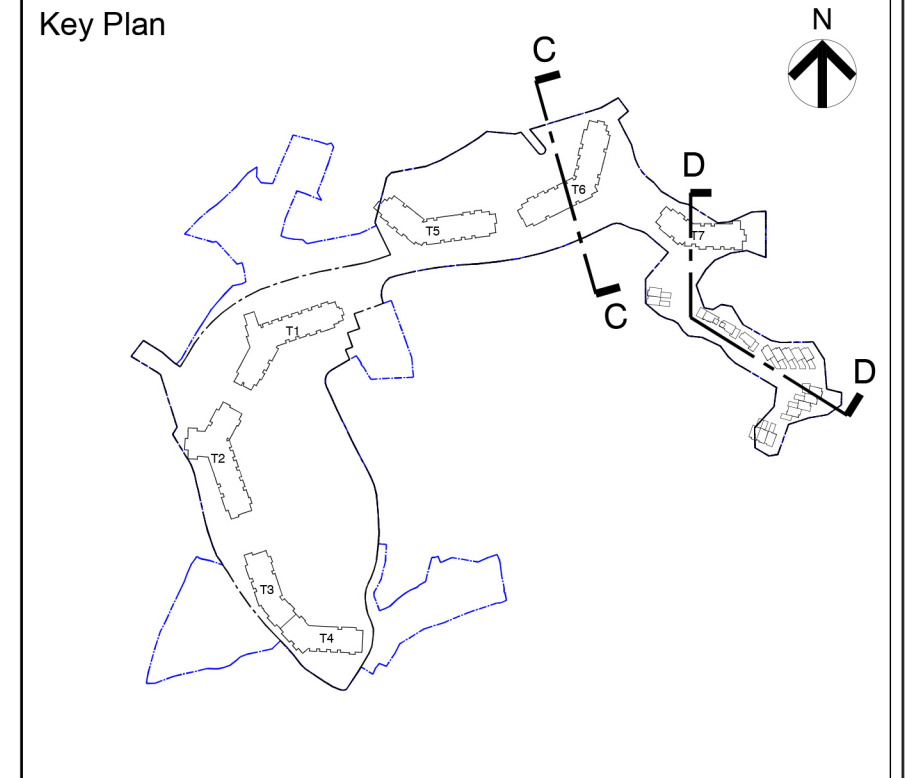
Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale		Figure 2.2	



Section C-C



Section D-D



Note:
 - All levels, blockings and building structures are subject to detailed design
 - No. of storeys marked on plan refers to total no. of storeys above ground

Legend

- Application Site Boundary
- Development Site Boundary
- Residential
- E&M / Transfer Plate
- Carpark
- Residential Lobby / Carpark Lobby

Title

Indicative Sections C-C & D-D Plan

Checked	DH	Drawn	PW
Rev	0	Date	May 2025
Scale		Figure 2.3	

2.2 Planning and Design Considerations

2.2.1 In the course of formulating the Proposed Scheme, the Applicant intends to provide additional housing units given the acute shortage of housing supply while ensuring its compatibility with its surrounding context. Due consideration has also been given to creating a more pleasant and quality living environment for the future residents and surroundings. These merits are shown in **Figure 2.4** and summarised as follows:

Stepped Building Height Profile

2.2.2 In order to enhance visual interest and be in harmony with the surroundings, the Proposed Development has adopted a stepped building height profile that generally descends from the elevated hillside in the northeast towards the Tai Lam Chung Nullah and waterfront in the southwest. The building height of the residential towers will gradually decrease from about 84.0mPD (at main roof) (T1, T5 and T6) at the northeastern part of the Application Site, to about 72.7mPD (at main roof) (T3 and T4) at the southwest (**Figure 2.4** refers).

Building Separations

2.2.3 Building separations of not less than 15m have been incorporated into the Proposed Development to serve as wind corridors and breezeways for facilitating air ventilation. They also help to break down the overall building mass to enhance visual permeability. The building separations are shown in **Figure 2.4** and listed as follows:

- A building separation of about 25m between T2 and T3 in the east-west direction
- A building separation of about 15m between T1 and T2 in the northwest-southeast direction
- A building separation of about 15m between T5 and T6 in the north-south direction

① Stepped Building Height Profile



Stepped building height profile generally descending from the elevated hillside in the northeast towards the Tai Lam Chung Nullah in the southwest

② Building Separations



Building separations of not less than 15m to serve as wind corridors and breezeways to facilitate air ventilation and enhance visual permeability

③ Optimising Land Resources



Utilisation of scarce land resources to provide 17 houses and 6-storey residential tower in the eastern portion

④ Provision of Supporting Facilities

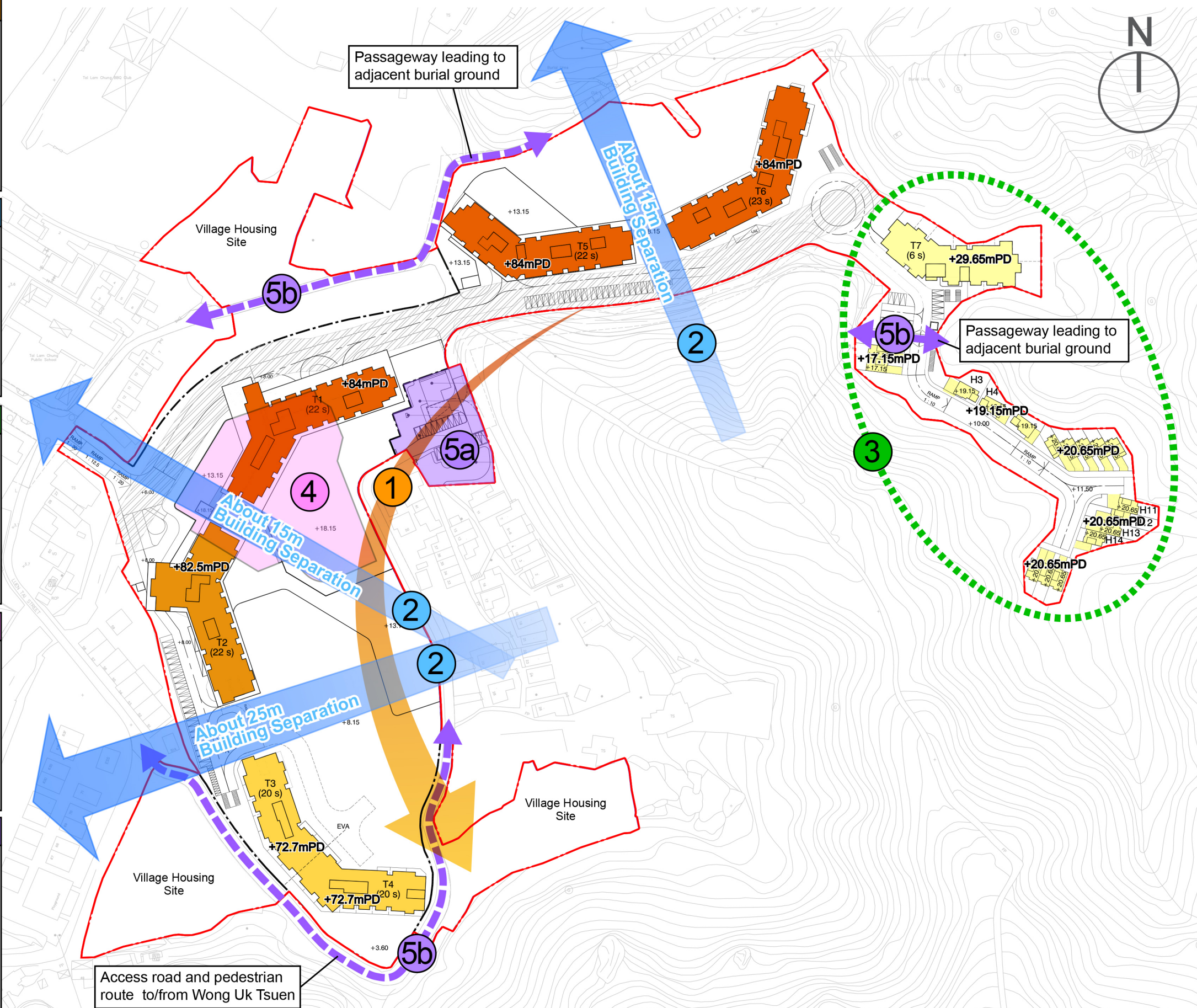


Provision of retail/commercial facilities and a covered private transport layby to serve the future residents and visitors

⑤ Continuous Commitments of Provision of Public Facilities



- a. Provision of public children playground, public toilet, public refuse collection point, public car park and public open space
- b. Construction of access road to Wong Uk Tsuen and passageways to Permitted Burial Ground



Optimising Land Resources

- 2.2.4 Under the Approved Scheme, the eastern portion of the Application Site was planned for recreational and landscaping area. Under the current scheme, the Applicant has taken the opportunity to optimise the use of scarce land resources to provide 17 houses and a 6-storey residential tower in the eastern portion, further contributing to flat production and providing more diverse housing options.

Greening and Landscape

- 2.2.5 Greening opportunities at the ground level will be optimised as far as practicable and a greenery coverage of not less than 30% of the site area of the private residential development has been proposed. The ample greenery will help the Proposed Development to blend in with the surrounding environment.

Provision of Supporting Facilities to Serve the Future Residents and Visitors of the Retail/Commercial Facilities

- 2.2.6 Compared to the Approved Scheme, the current proposal involves the addition of about 2,000m² of retail/commercial facilities and about 2,700m² of private covered transport layby on G/F near the northwestern entrance of the Application Site. These additional facilities can serve the future residents and visitors of the retail/commercial facilities, providing amenity and convenience to the community.

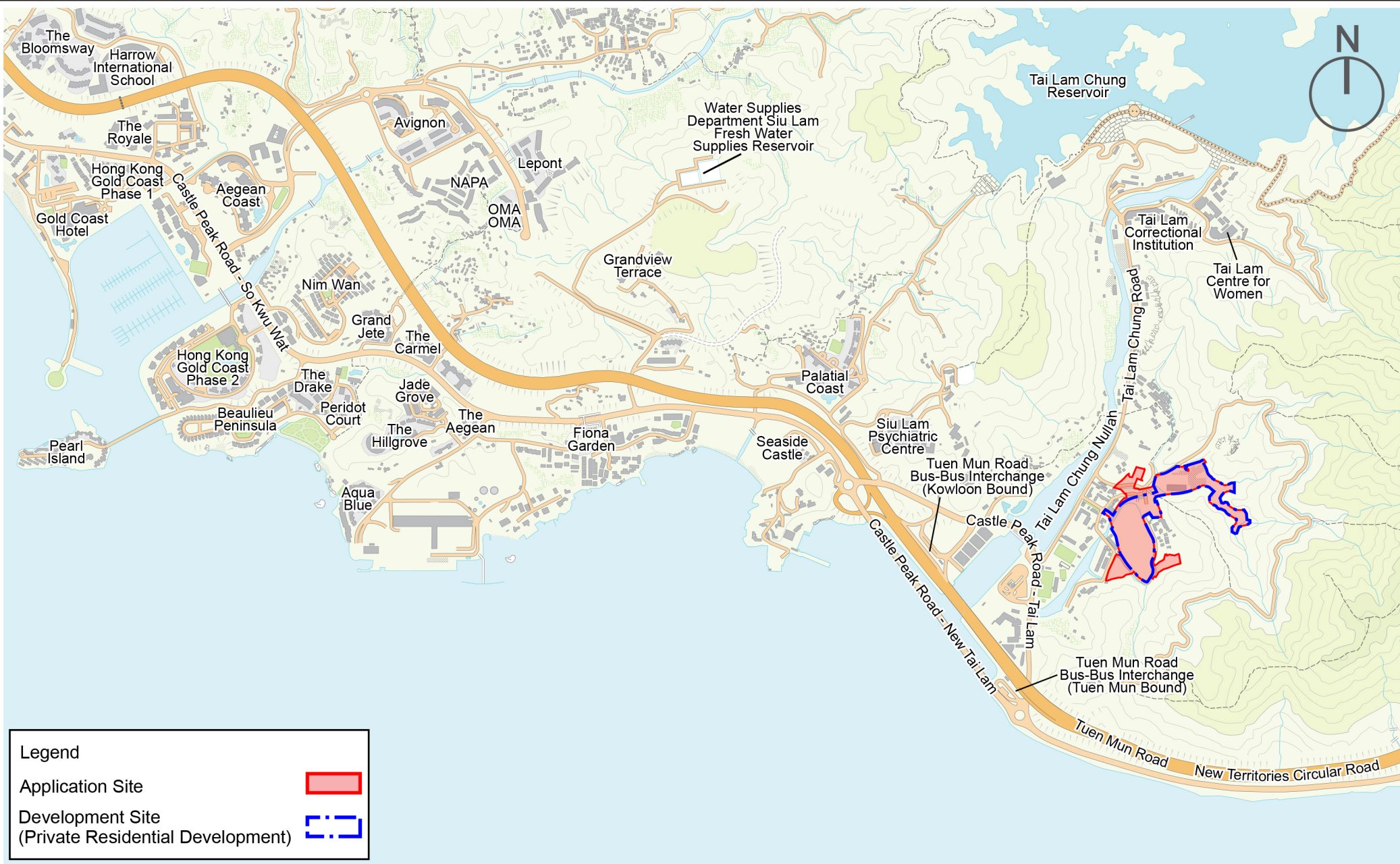
Continuous Commitments of Provision of Public Facilities

- 2.2.7 Meanwhile, the provisioning of public facilities as committed under the Approved Scheme will be retained, including provision of a public children playground, a public toilet and a public refuse collection point for hand over to the Government, as well as provision of a public car park and a public open space. These public facilities will serve the needs of the local community.
- 2.2.8 An access road will be provided along the southern boundary of the site for access to / from Wong Uk Tsuen. Passageways leading to adjacent burial ground will also be provided at the northern and eastern portions of the site.

3 BASELINE VISUAL CONDITION

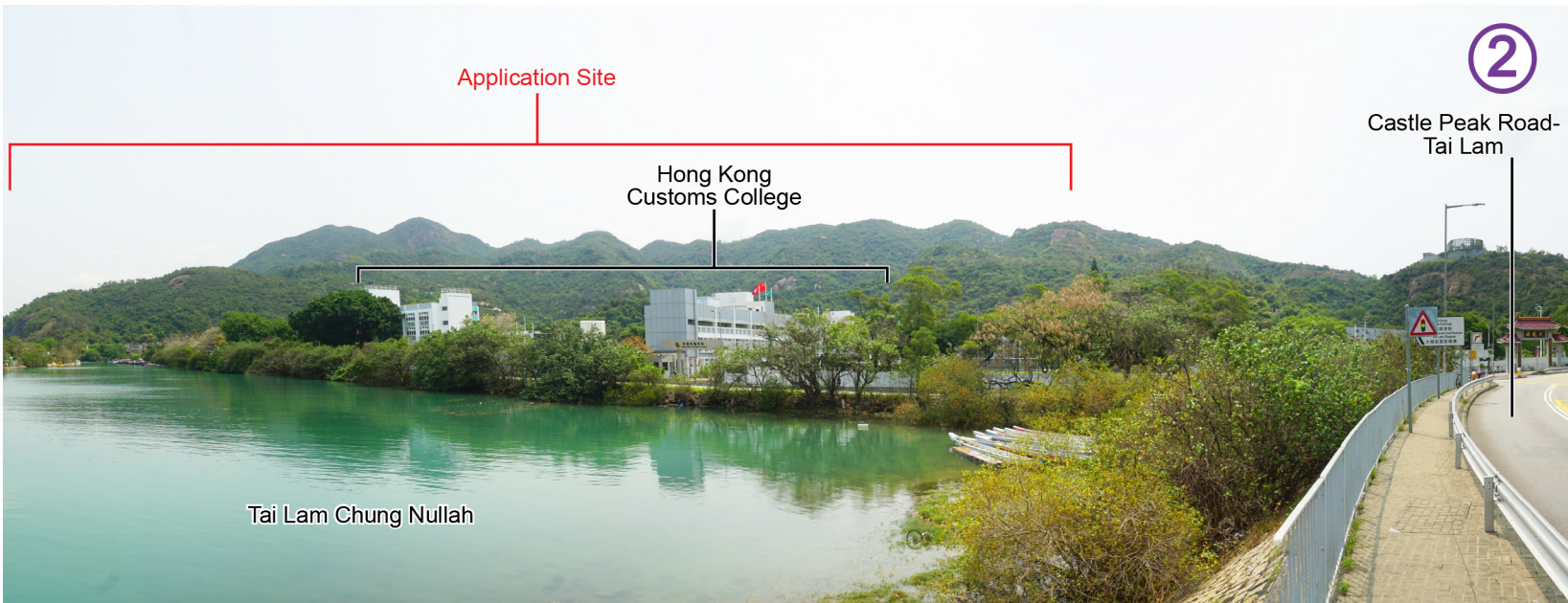
3.1 Visual Context and Character

- 3.1.1 The Application Site is located in Tai Lam Chung Valley on the southern coast of Northwest New Territories (NWNT) (**Figure 3.1 refers**), and approximately 6km to the east of Tuen Mun Town Centre. The Application Site mainly lies on flat valley floor with its eastern portion gradually rising uphill. It is currently undergoing site formation works.
- 3.1.2 The surrounding areas of the Application Site are predominately a mixture of village housing and low-rise Government, Institution or Community (GIC) facilities. Three recognised villages, including Tai Lam Chung Tsuen, Wong Uk Tsuen and Wu Uk Tsuen are located adjacent to the Application Site, comprising village houses with BH up to about 12mPD. To the west and southwest of the Application GIC facilities comprising the Hong Kong Customs College (about 20mPD), Tai Lam Chung Fire Station (about 8mPD), Hong Kong Police Vehicle Examination Centre – Tai Lam Chung (about 8mPD), Vocational Training Council Maritime Services Training Institute (about 13mPD) and Wofoo Foundation Dr Joseph Lee Whole Person Development Education Centre (about 17mPD). To its further west is the Tai Lam Chung Nullah which stretches across the Tai Lam Chung Valley.
- 3.1.3 To the north of the Application Site along the Tai Lam Chung Nullah are the Tai Lam Correctional Institution (about 24mPD) and the Tai Lam Centre for Women (about 47mPD), which sit on the lower platform of the Tai Lam Chung Reservoir Main Dam. To its further north is the Tai Lam Chung Reservoir at about 59mPD.
- 3.1.4 To the east and south of the Application Site are areas zoned “GB” comprising a permitted burial ground (PBG) for local villagers and vegetated slopes. **Figure 3.2** shows the site and surrounding context of the Application Site.

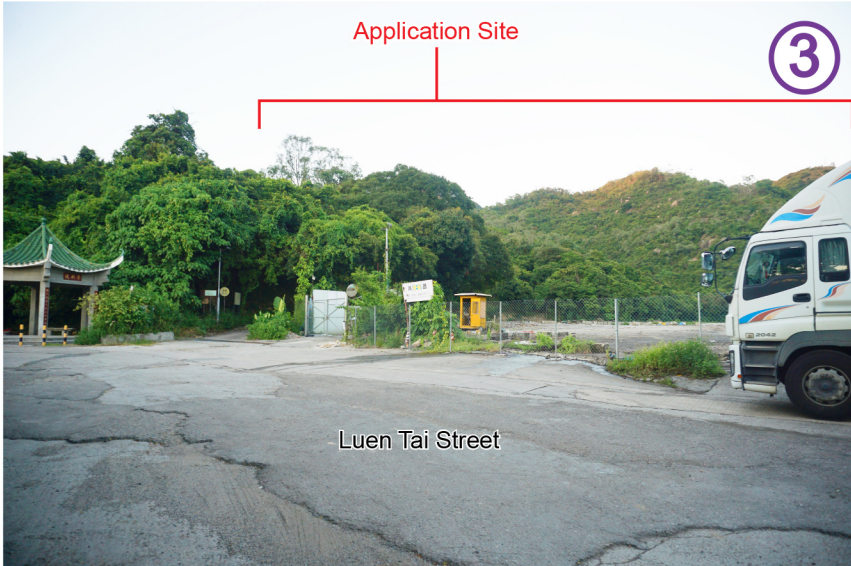




Existing Condition of the Application Site



Application Site and the Surrounding Developments viewed from Castle Peak Road - Tai Lam



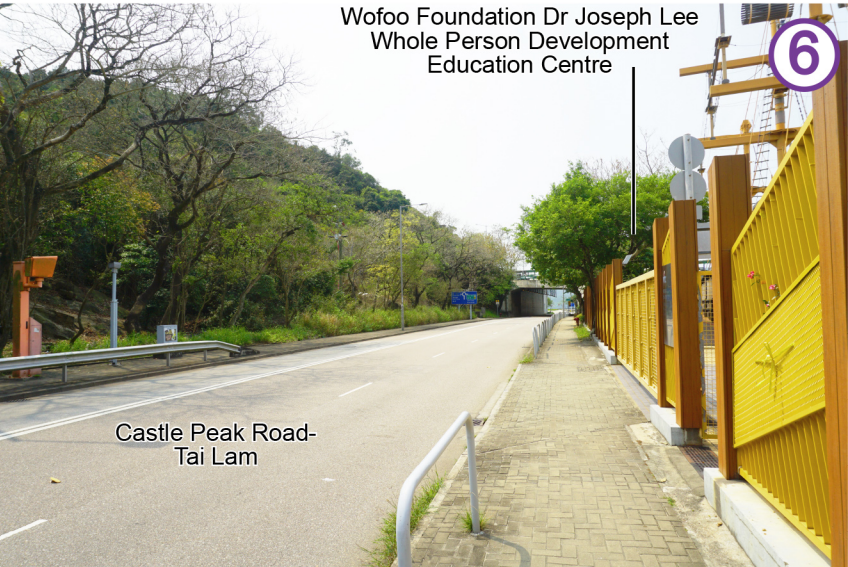
Application Site viewed from Luen Tai Street



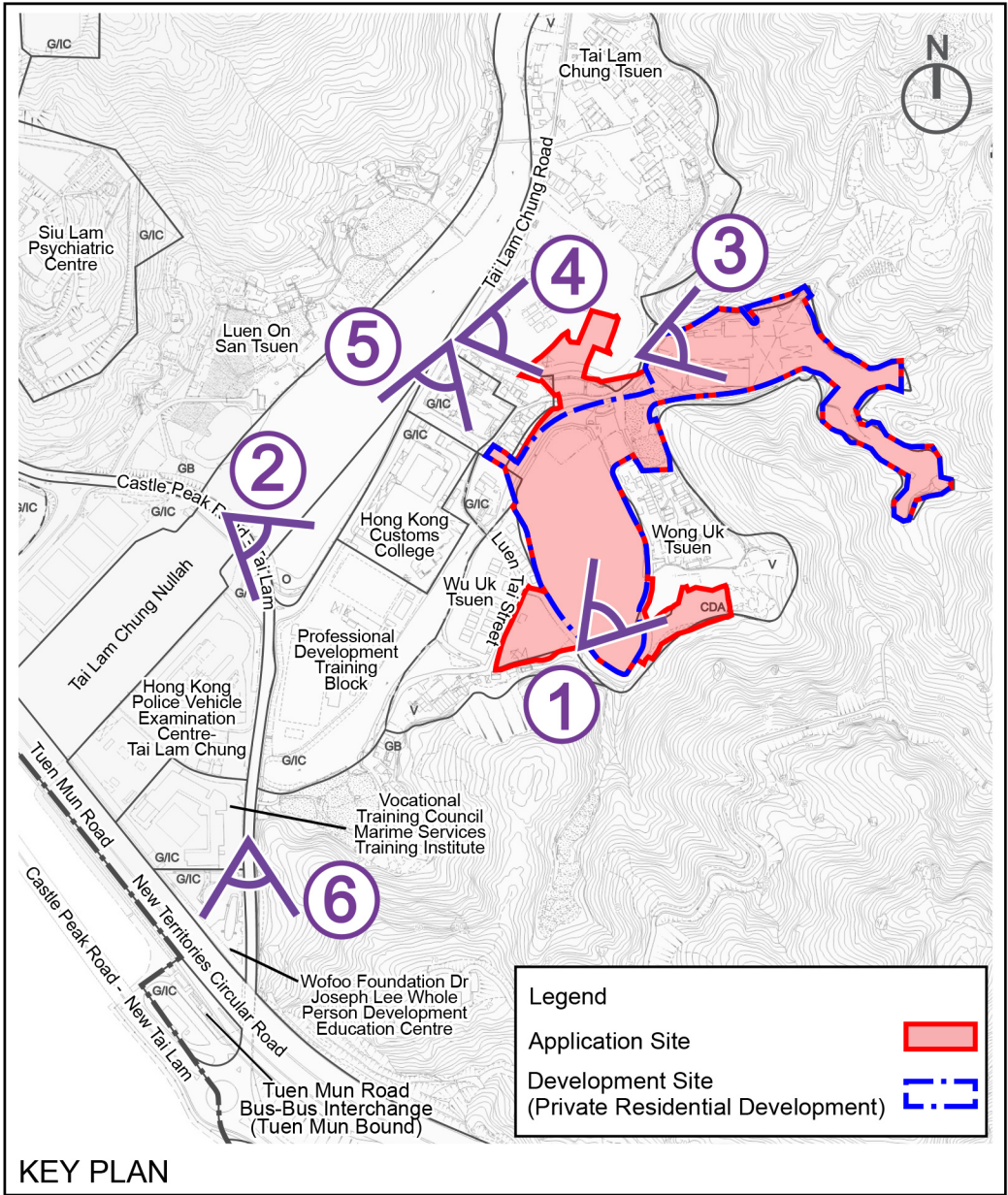
Surrounding Development along on Tai Lam Chung Road



Tai Lam Chung Fire Station along Tai Lam Chung Road



Existing Condition along the Castle Peak Road - Tai Lam



3.2 Visual Elements and Resources

3.2.1 Situated in the sub-urban area of Tai Lam Chung Valley, the visual context of the Application Site is shaped by various visual elements which come into sights of the viewers. All major visual elements, including the visual resources or attractors and visual eyesores or distractors 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 Rich visual resources, including greenery, mature trees and water bodies are omnipresent within the Tai Lam Chung area, mainly to the north and east of the Application Site where **Tai Lam Country Park** is located. The **Tai Lam Chung Reservoir**, also to the north of the Application Site, is a large water body with dozens of green archipelagos scatter within and is nicknamed the “Thousand-Island Lake”. One way for travellers or frequent hikers to enjoy the natural ambience of the Country Park while overlooking the Reservoir and the built environment of So Kwun Wat is to pace along the **MacLehose Trail**. The existing view to the coastal area is one of the prominent visual resources in the area, which should be safeguarded in the interest of the public.

3.2.3 The **Tai Lam Chung Nullah**, situated to the west of the Application Site, stretches across the Tai Lam Chung Valley from the Tai Lam Chung Reservoir out to the southern coast. This watercourse, together with the mature trees along its bank, is considered a key visual amenity in the area.

Visual Eyesores and Distractors

3.2.4 Tuen Mun Road, located to the south of the Application Site, runs along the southern coast in the east-west direction. With high volume of busy traffic flow and visual blockage to the coastline, Tuen Mun Road is considered a visual eyesore that is incompatible with the sub-urban landscape surrounding the Application Site.

3.3 Approved Scheme

3.3.1 The latest Approved Scheme under the previous S16 Application No. A/TM-SKW/32 will form the Baseline Scenario when assessing the visual acceptability of the Proposed Development. The overall development parameters of the Approved Scheme is shown in **Table 3.1**.

Table 3.1 Major Development Parameters of the Approved Scheme

Development Parameters	
Application Site Area (m ²) (about)	61,784
Development Site Area (m ²) (about)	47,070
Total Plot Ratio (about) ⁽¹⁾	1.666
• Domestic Plot Ratio ⁽¹⁾	1.666
• Non-domestic Plot Ratio	N/A
Total GFA (m ²) (about)	102,937
• Domestic GFA	102,937
○ Private Residential Development	90,373
○ Formation Site for Village Housing	15,600
• Non-domestic GFA	N/A
Building Height (to the main roof)	Not more than 70mPD
No. of Storeys ⁽²⁾	Not more than 18 storeys (including 2 storeys of Podium)

Remarks:

(1) Calculated based on total Application Site Area

(2) Excluding transfer plates

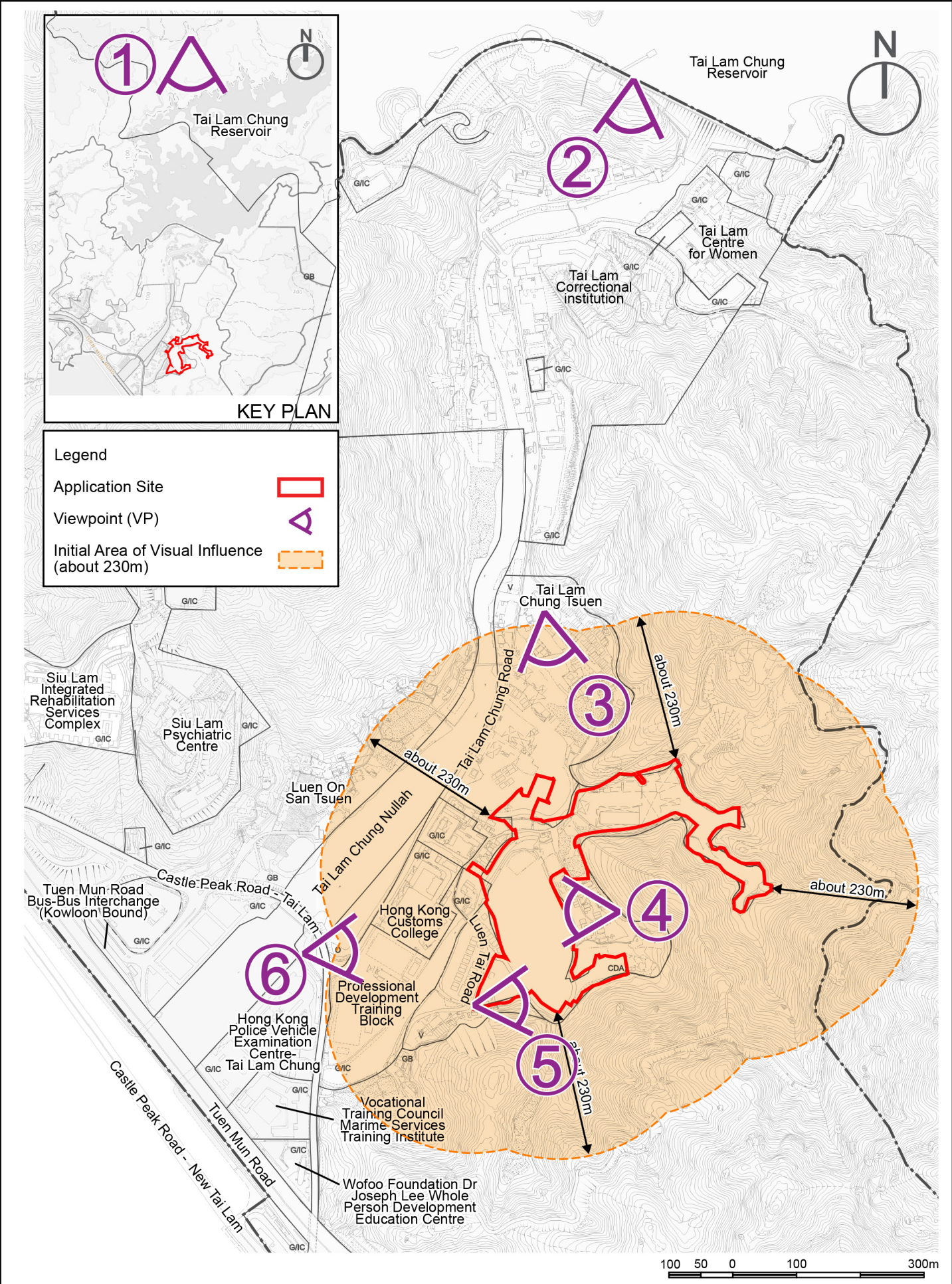
3.3.2 The Indicative Master Layout Plan (MLP) of the Approved Scheme is presented in **Annex A**. As shown in the MLP, the Approved Scheme comprises 13 residential towers of 14 to 16 storeys above 2 levels of podium. A stepped building height profile was adopted in the development, with building height descending from east to west (from 69.8mPD to 64.1mPD) in the East Wing (i.e. Towers 1 to 7), and from north to south (from 69.3mPD to 65mPD) in the South Wing (i.e. Towers 8 to 15). A building separation of about 25m is provided between Towers 9 and 10 in the northwest-southeast direction.

3.4 Area of Visual Influence (AVI)

- 3.4.1 According to the TPB PG-No. 41, 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 sensitive 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.
- 3.4.2 Having regard to the scale and height of the Proposed Development, the subject AVI covers public viewers with potential visibility of the Application Site at the southern part of the Tai Lam Chung Valley. The subject AVI (about 230m from the Application Site boundary) extends to Tai Lam Chung Tsuen to the north, areas zoned "GB" to the east and south, and the west bank of Tai Lam Chung Nullah to the west.

Location of Selected Public Viewpoints

- 3.4.3 On top of the local vantage points, the Applicant is also aware of proposing mid- to long-range strategic vantage point with a view to demonstrate the visual acceptability of the Proposed Development in a wider context. Therefore, three vantage points outside of the AVI, including one from Reservoir Islands Viewpoint, one from Tai Lam Chung Reservoir Main Dam, and one from Tuen Mun Road Bus-Bus Interchange (Kowloon Bound), have been identified.
- 3.4.4 In gist, 6 nos. of key public viewpoints (VPs) have been identified for the subject VIA (**Figure 3.3** refers). Analysis of the visual sensitivity of the public viewers at these VPs are discussed in the following section.



	Title Location of Vantage Points	Checked	DH	Drawn	PW
		Rev	0	Date	May 2025
		Scale	Figure		
		NA	3.3		

4 VIEWPOINTS AND VISUALLY SENSITIVE RECEIVERS

4.1 Key VSRs 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. 41, the VSRs at public VPs include the public at key pedestrian nodes, popular areas for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and the public at prominent travel routes where their visual attention may be caught by the proposed visual change brought by the Proposed Development.

4.2 VSRs are also categorised based on the characters and what the public are engaged in at the public VPs. The sensitivity of receivers to visual changes will be influenced by:

- 1) The activities they are engaged in;
- 2) The duration which the Proposed Development remains visible;
- 3) View towards the Proposed Development is full or partial;
- 4) The public perception towards the Proposed Development.

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 VSRs 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 VSRs towards visual changes at the Application Site are categorised into 3 classifications (i.e. “High”, “Medium” and “Low”), depending on the activities they are engaged in at a VP, the duration they remain at a VP, the extent of the Proposed Development being visible at a VP, etc. For example, members of the public taking a rest at a sitting-out area for a period of time will be classified as “High Sensitivity Group”, while players focusing on ball games within a playground will be classified as “Low Sensitivity Group”.

4.5 The sensitivity of VSRs at the selected VPs will be described below:

Table 4.1 – Brief Analysis of Visual Sensitive Receivers at Selected Public VPs

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Nil) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
<p>VSR1: Hikers at Reservoir Islands Viewpoint (Figure 5.1 refers)</p> <p>Situated to the far north of the Application Site, the Reservoir Islands Viewpoint branches off from the MacLehose Trail (Sec. 10), and is a popular hiking spot for leisure. This VSR group has elevated views looking south towards the Application Site.</p> <p>Recreation – The VSRs are mainly hikers at Reservoir Islands Viewpoint.</p>	About 2.9km to the North of the Application Site	<p>Good</p> <p><u>Existing View</u> At this long-ranged VP, existing view is characterised by the combination of various visual resources including the extensive vegetation in Tai Lam Country Park, the Tai Lam Chung Reservoir and the mountain and harbour backdrop. Existing residential developments including Palatial Coast are also visible.</p> <p><u>Baseline Scenario</u> Under the Approved Scheme, a portion of the mountain backdrop will be screened off by the residential blocks at the Application Site. Majority of the existing visual resources will remain visible from this VP.</p>	<p>Glimpsed view – Under the Approved Scheme, majority of the residential blocks in the South Wing and the upper parts of the residential blocks at the East Wing will be visible at the background of this VP.</p> <p>Frequent view – The Reservoir Islands Viewpoint is intended as a scenic spot where hikers could enjoy the panoramic view of the area. Yet, since hikers would be much concentrated on the natural scenery, particularly the Tai Lam Chung Reservoir and the green archipelagos scattered within, they would unlikely focus their view towards the Application Site which only constitutes a small part of the view in the background.</p>	High
<p>VSR2: Hikers at Tai Lam Chung Reservoir Main Dam (Figure 5.2 refers)</p> <p>Situated to the north of the Application Site, the Main Dam is located at the southern end of the Tai Lam Chung Reservoir. This VSR group has elevated views looking south towards the Application Site.</p> <p>Recreation – The VSRs are mainly hikers at Tai Lam Chung Reservoir Main Dam.</p>	About 1km to the North of the Application Site	<p>Good</p> <p><u>Existing View</u> At this long-ranged VP, existing view is characterised by the extensive vegetation in the Tai Lam Chung Valley. The existing Tai Lam Centre for Women, Tai Lam Correctional Institution and a glimpse of the harbour view are also visible.</p> <p><u>Baseline Scenario</u> Under the Approved Scheme, a portion of the mountain backdrop will be screened off by the residential blocks. Majority of the existing visual resources will remain visible from this VP.</p>	<p>Glimpsed – Under the Approved Scheme, only a small portion of the residential blocks at the Application Site can be seen owing to the screening of the natural terrain and existing vegetation.</p> <p>Rare view – Compared to the Reservoir Islands Viewpoint, the Tai Lam Chung Reservoir Main Dam is a much less popular hiking spot. In addition, the nature of the VSRs is transient only.</p>	High

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Nil) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
VSR3: Villagers at Tai Lam Chung Tsuen (Figure 5.3 refers) Situated to the north of the Application Site, the open area in front of the On Ding Study Hall ⁽¹⁾ at Tai Lam Chung Tsuen is visited by villagers during festive events. A notice board is placed at this open area to inform villagers about village matters. Recreation – The VSRs are mainly villagers at Tai Lam Chung Tsuen.	About 180m to the North of the Application Site	Fair <u>Existing View</u> At this medium-ranged VP, existing view is characterised by village houses, car park, and a partially visible mountain backdrop. <u>Baseline Scenario</u> Under the Approved Scheme, the mountain backdrop will be largely screened off by the residential blocks. Other existing visual resources will remain visible from this VP.	Partial – Under the Approved Scheme, majority of the residential blocks at the Application Site will be visible from this VP with part of them being screened off by village houses at the front. Rare view – Villagers gathering in the open area during festive events will mainly focus on ritual ceremony instead of facing towards the Application Site.	Medium
VSR4: Villagers at Wong Uk Tsuen (Figure 5.4 refers) Situated to the east of the Application Site, the Tsz Tong of Wong Uk Tsuen is located within the village along a village path. It is visited by villagers during festive events. Recreation – The VSRs are mainly villagers from Wong Uk Tsuen.	About 50m to the East of the Application Site	Fair <u>Existing View</u> At this short-ranged VP, existing view is dominated by several 2- to 3-storey village houses and some vegetation. <u>Baseline Scenario</u> Under the Approved Scheme, existing visual resources will remain visible from this VP.	Partial – Under the Approved Scheme, only the upper parts of the residential blocks at the Application Site will be visible from this VP, owing to the screening effect of village houses and existing vegetation. Rare view – Villagers gathering in the Tsz Tong during festive events will mainly focus on ritual ceremony instead of facing towards the Application Site.	Medium
VSR5: Users of the Tai Lam Chung Tsuen Children's Playground (Figure 5.5 refers) Situated to the west of the Application Site, the Tai Lam Chung Tsuen Children's Playground serves as a leisure space for residents in Tam Lam Chung Tsuen and Wu Uk Tsuen. Recreation – The VSRs are mainly villagers at Tam Lam Chung Tsuen and Wu Uk Tsuen	About 20m to the West of the Application Site	Fair <u>Existing View</u> At this short-ranged VP, existing view is characterised by a children's playground, rows of 3-storey village houses, parked vehicles at Luen Tai Street and a mountain backdrop. <u>Baseline Scenario</u> Under the Approved Scheme, part of the mountain backdrop will be screened off by the residential blocks at the Application Site. Other existing visual resources will remain visible from this VP.	Partial – Under the Approved Scheme, part of the residential blocks at the Application Site can be seen with some being screened off by village houses at the front. Rare view – Villagers at the existing playground are likely to engage in leisure and recreational activities instead of having a direct sightline to the Proposed Development.	Medium

⁽¹⁾ According to the Historic Building Appraisal, the On Ding Study Hall in Tai Lam Chung Tsuen was used as an ancestral hall and study hall by the villagers.

Visually Sensitive Receiver and Type of user (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of View (Good / Fair / Poor)	Degree of Visibility on the Application Site (Full / Partial / Glimpsed / Nil) Frequency of View towards the Application Site (Frequent / Occasional / Rare)	Sensitivity
<p>VSR6: Travellers at Tai Lam Chung Bus Terminal, Castle Peak Road – Tai Lam (Figure 5.6 refers)</p> <p>Situated to the west of the Application Site, the Tai Lam Chung Bus Terminal is located near the junction of Castle Peak Road – Tai Lam and Tai Lam Chung Road. Bus services to Hong Kong Island, Kowloon and other parts of the New Territories are available at this bus terminal.</p> <p>Travellers – The VSRs are mainly commuters waiting for buses.</p>	About 250m to the West of the Application Site	<p>Fair</p> <p><u>Existing View</u> At this medium-ranged VP, existing view is dominated by the existing bus terminal and Castle Peak Road – Tai Lam, with a mountain backdrop.</p> <p><u>Baseline Scenario</u> Under the Approved Scheme, a small part of the mountain backdrop will be screened off by the residential blocks at the Application Site. Other existing visual resources will remain visible from this VP.</p>	<p>Partial – Under the Approved Scheme, the upper parts of the residential blocks at the Application Site will be visible from this VP owing to the screening effect of natural terrain and existing vegetation.</p> <p>Rare view – Travellers at this VP are expected to be more concerned with their own activities (e.g. waiting for buses). The nature of the view of the VSRs is transient only.</p>	Low

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to the 'TPB PG-No. 41', the appraisal of overall visual impacts to VSRs can be determined by four 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 cause any views in the foreground or background to be intercepted);
- 3) Effects on visual resources (i.e. to assess the change in visual quality and character of the AVI); and
- 4) Effects on public viewers from key public VPs.

5.1.2 The significance of the overall visual impact to the VSRs is a synthetic analysis between the visual sensitivity of VSRs towards the Application Site and the VSRs' perception of the magnitude of change from the above four aspects. The resultant overall visual impact can be rated as 'Significantly Adverse', 'Moderately Adverse', 'Slightly Adverse' or 'Negligible' (**Table 5.1** refers).

Table 5.1 Matrix for Appraisal of Significance of Overall Visual Impact

		Sensitivity of VSRs		
		Low	Medium	High
Magnitude of Change	Negligible	Negligible	Negligible	Negligible
	Slight	Negligible / Slightly Adverse	Slightly Adverse / Moderately Adverse	Moderately Adverse
	Moderate	Slightly Adverse / Moderately Adverse	Moderately Adverse	Moderately Adverse / Significantly Adverse
	Substantial	Moderately Adverse	Moderately Adverse / Significantly Adverse	Significantly Adverse

Remarks: The resultant overall visual impacts are classified as negligible or negative (i.e. ranging from negligible to significantly adverse) unless the Proposed Development exhibits visual effects that enhance the visual quality.

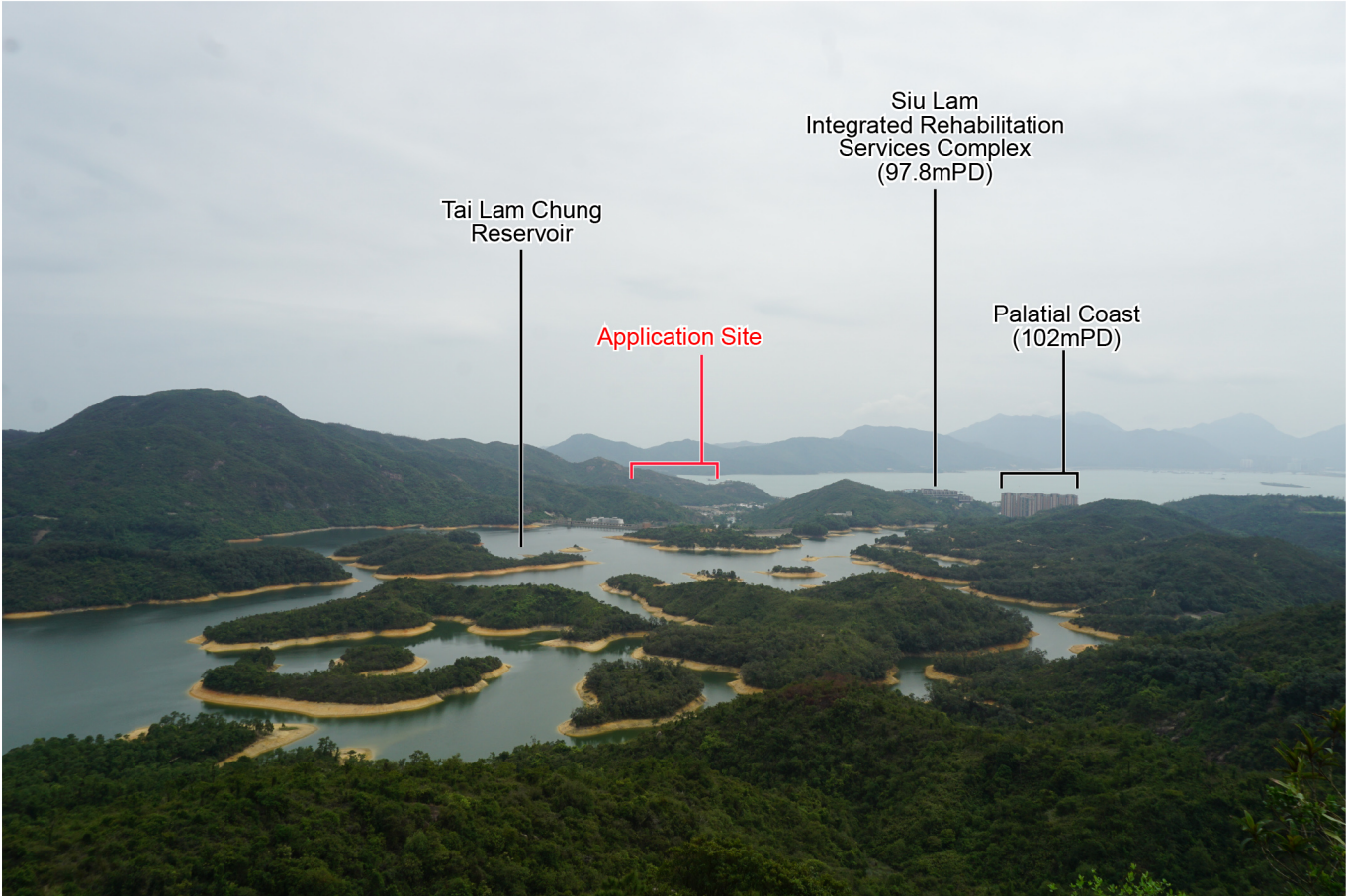
5.1.3 According to 'TPB PG-No. 41', the classification of the significance of the overall visual impacts and its associated descriptions are set out in **Table 5.2** below.

Table 5.2 Classification of Overall Visual Impacts

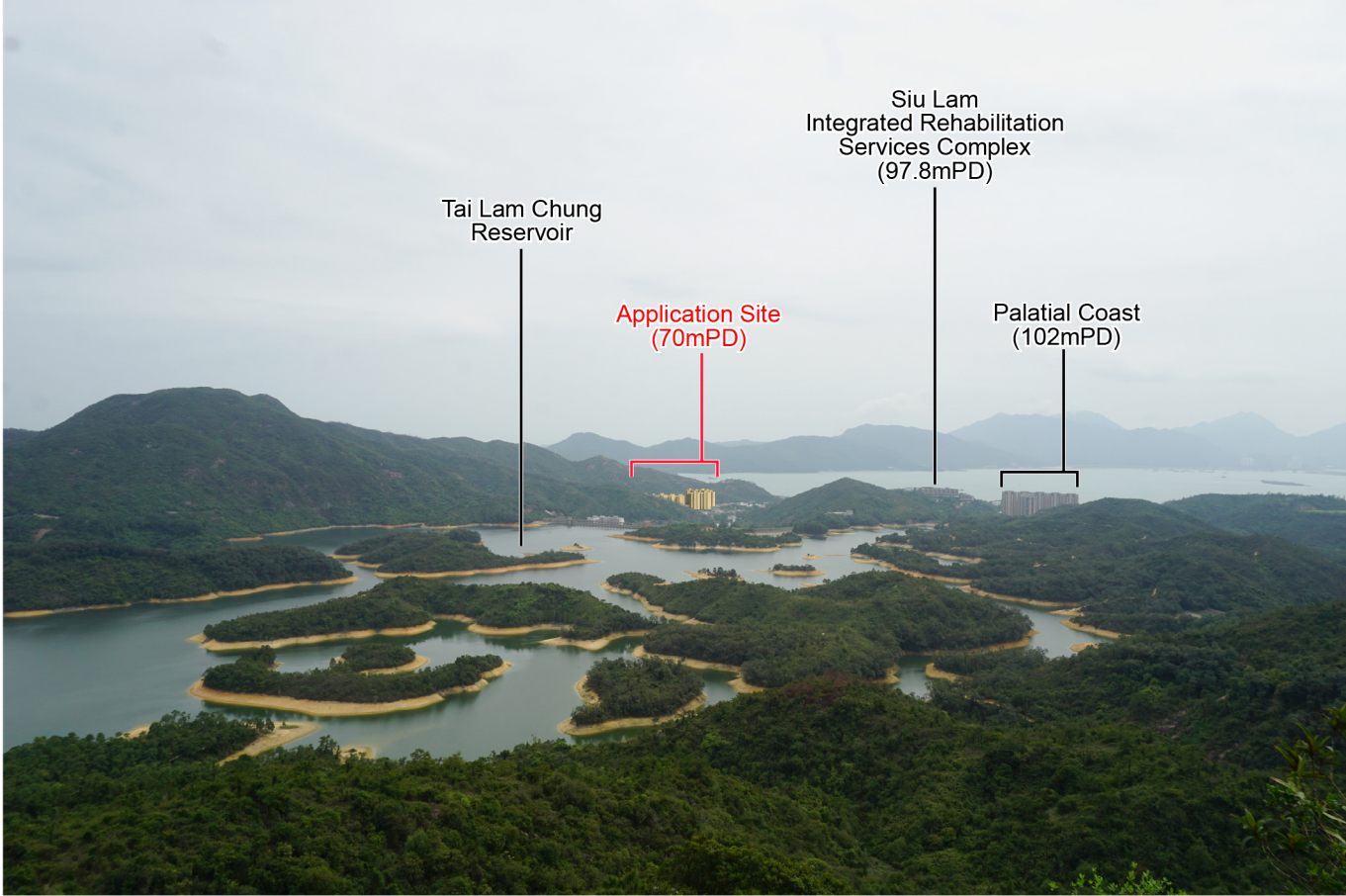
Classifications	Descriptions
Significantly Adverse	The Proposed Development will in overall terms cause serious and detrimental visual impacts on most of the identified key public VPs even with mitigation measures.
Moderately Adverse	The Proposed Development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public VPs.
Slightly Adverse	The Proposed Development will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public VPs.
Negligible	The Proposed Development will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public VPs, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Partly Enhanced / Partly Adverse	The Proposed Development will exhibit enhanced visual effects to some of the identified key public VPs and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public VPs.
Enhanced	The Proposed Development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.

5.2 Appraisal of Visual Impacts on Different VSRs

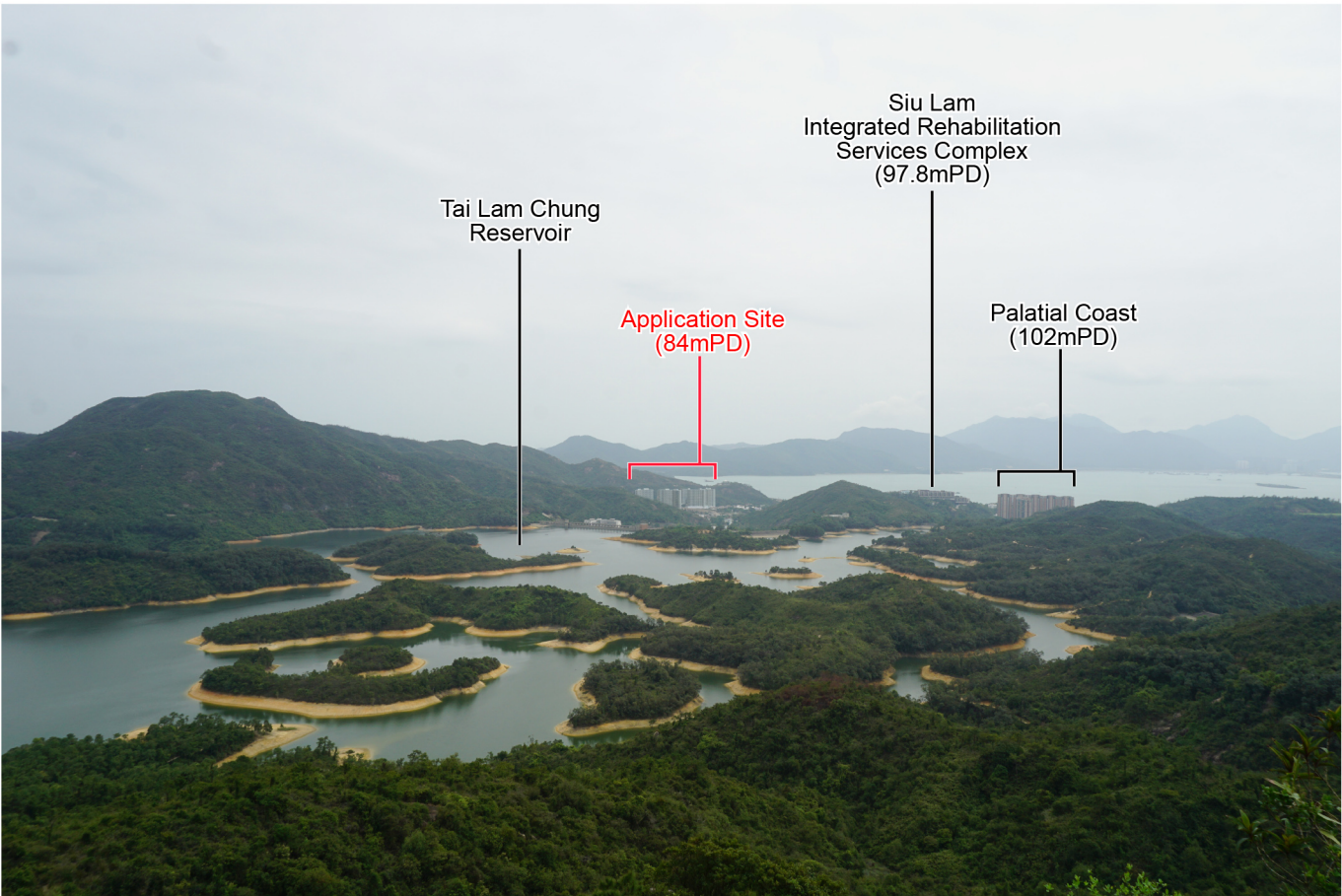
5.2.1 The appraisal of visual impacts on VSRs at the key VPs induced by the Proposed Development are described below. The corresponding photomontages are attached in **Figures 5.1 to 5.6**. A summary of the appraisal is set out in **Table 5.3** at the end of this section.



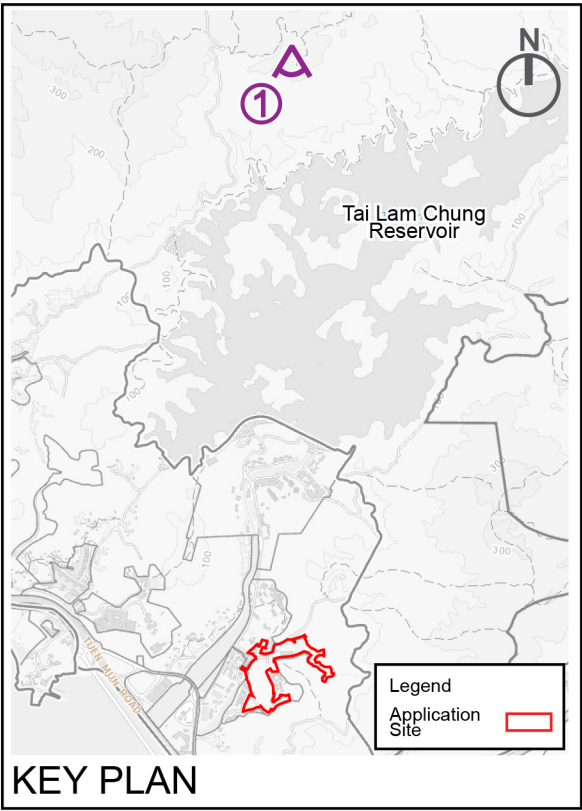
Existing View



Baseline Scheme



Proposed Scheme





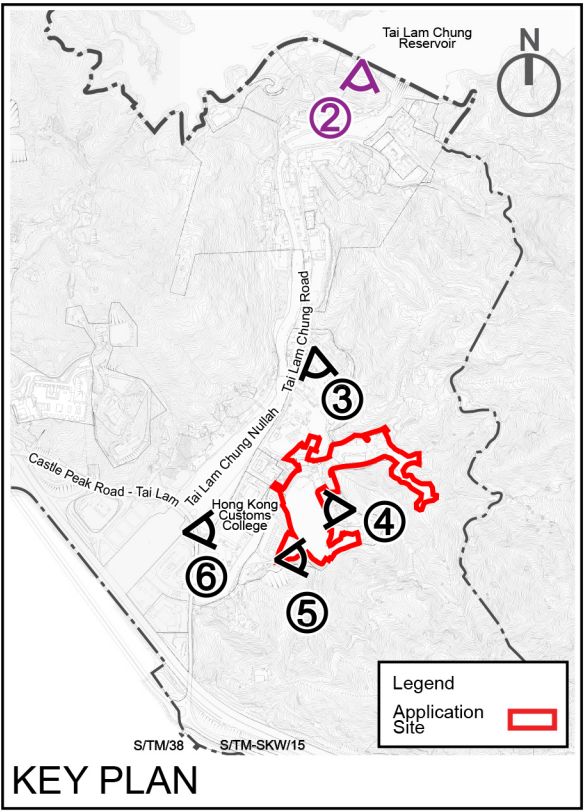
Existing View



Baseline Scheme

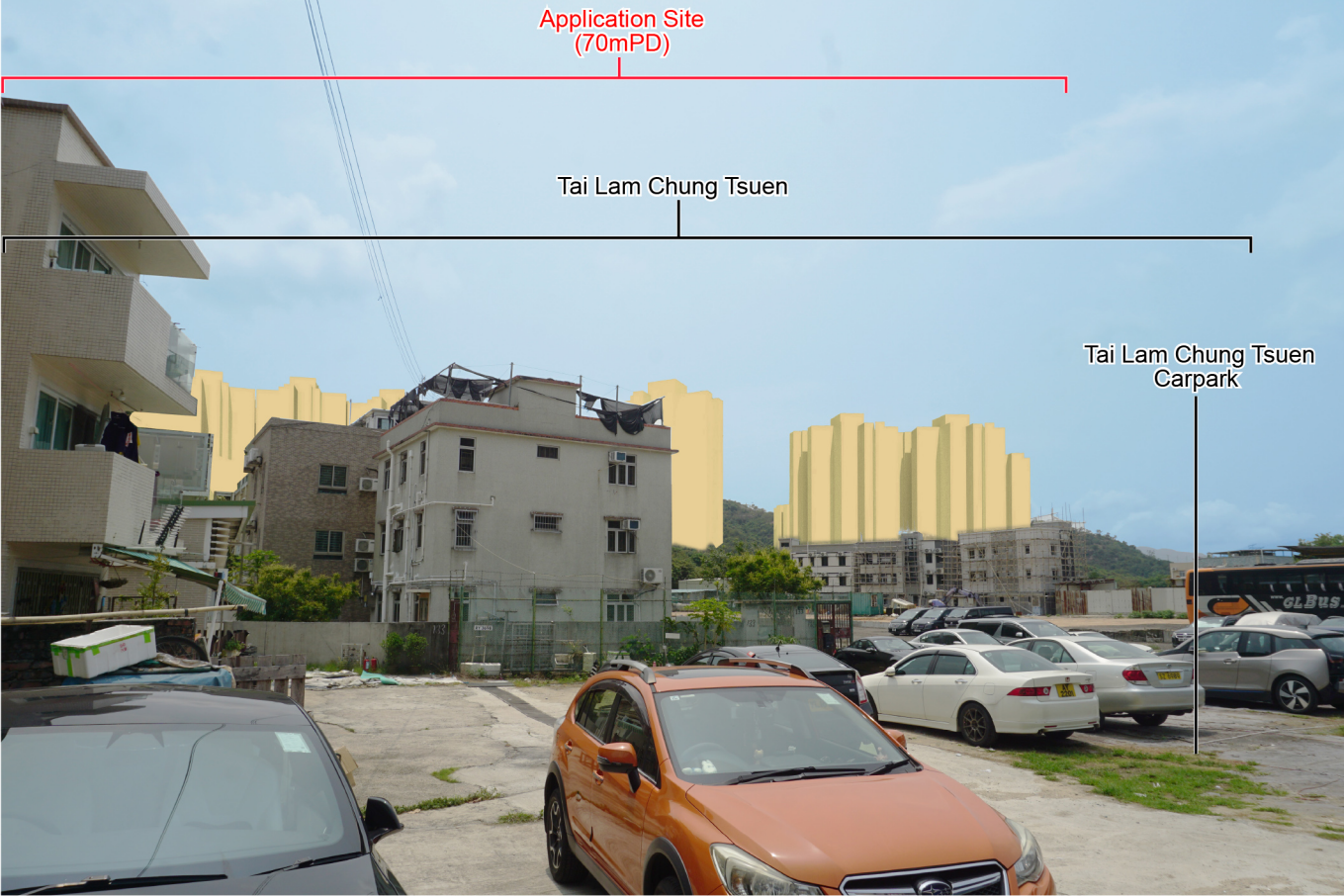


Proposed Scheme





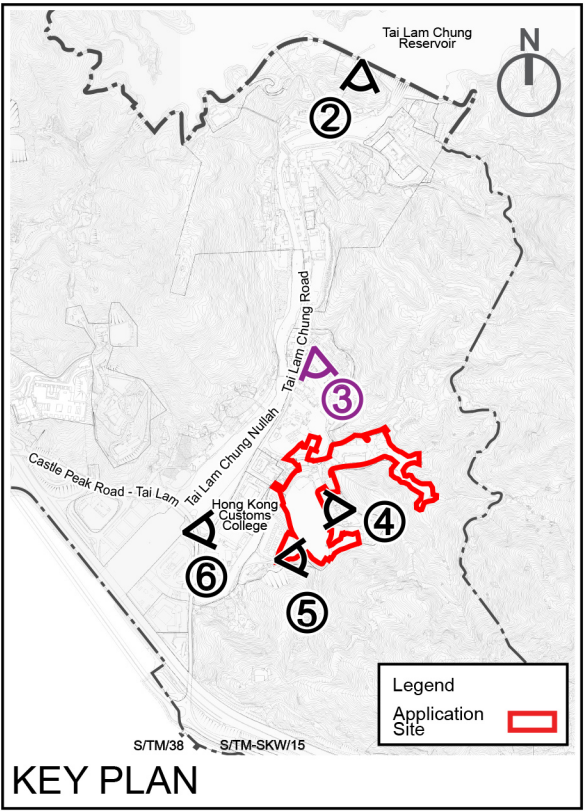
Existing View

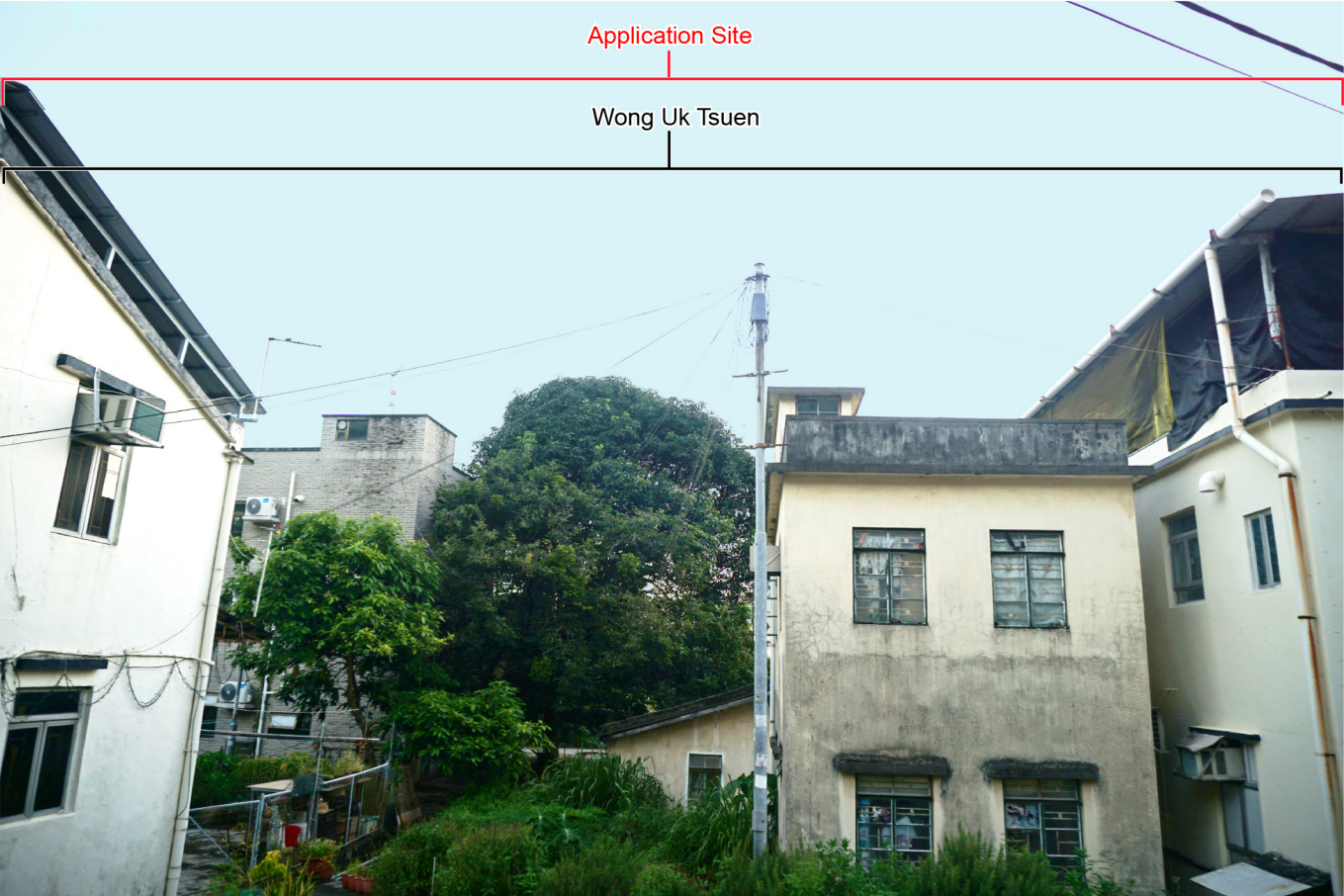


Baseline Scheme

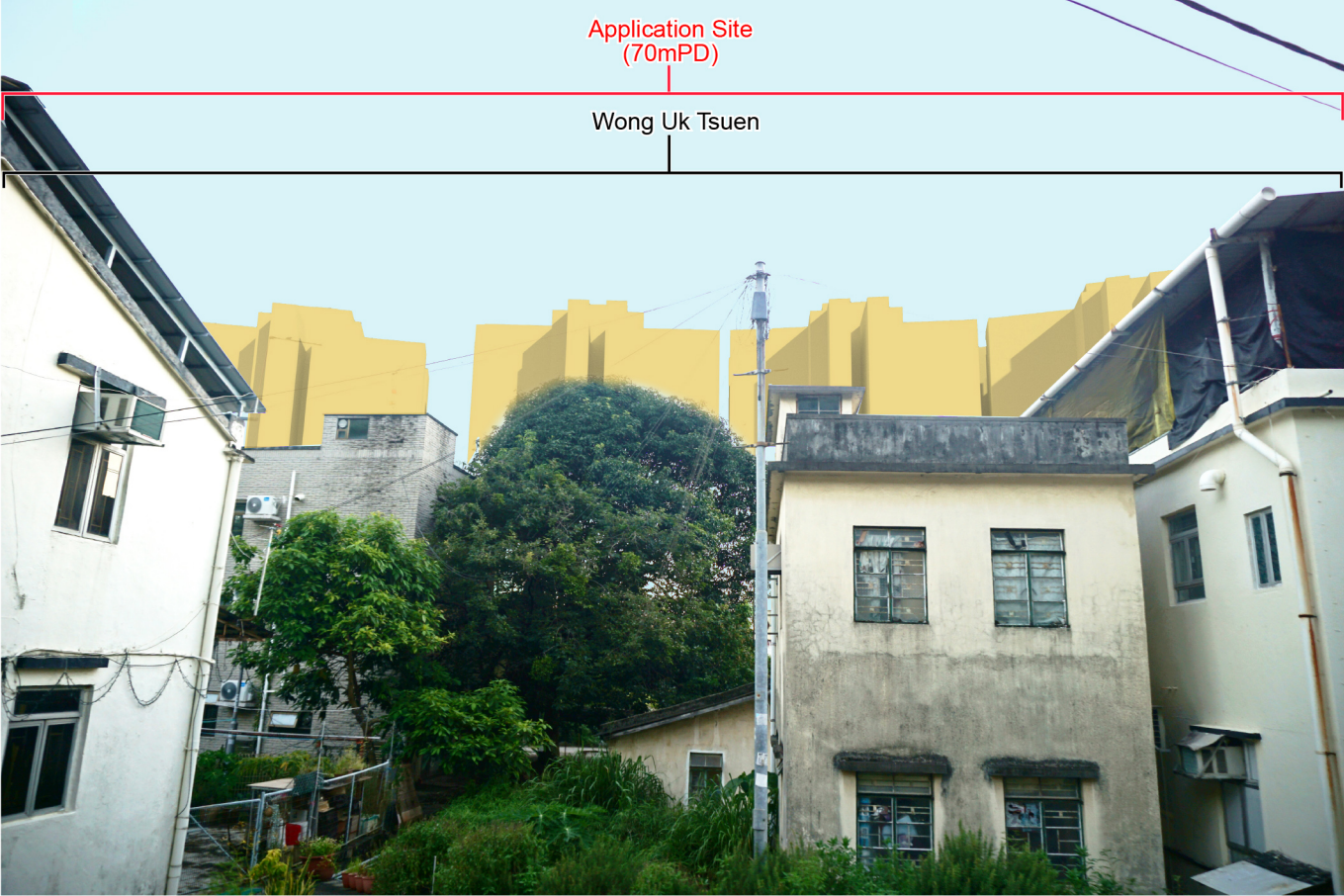


Proposed Scheme

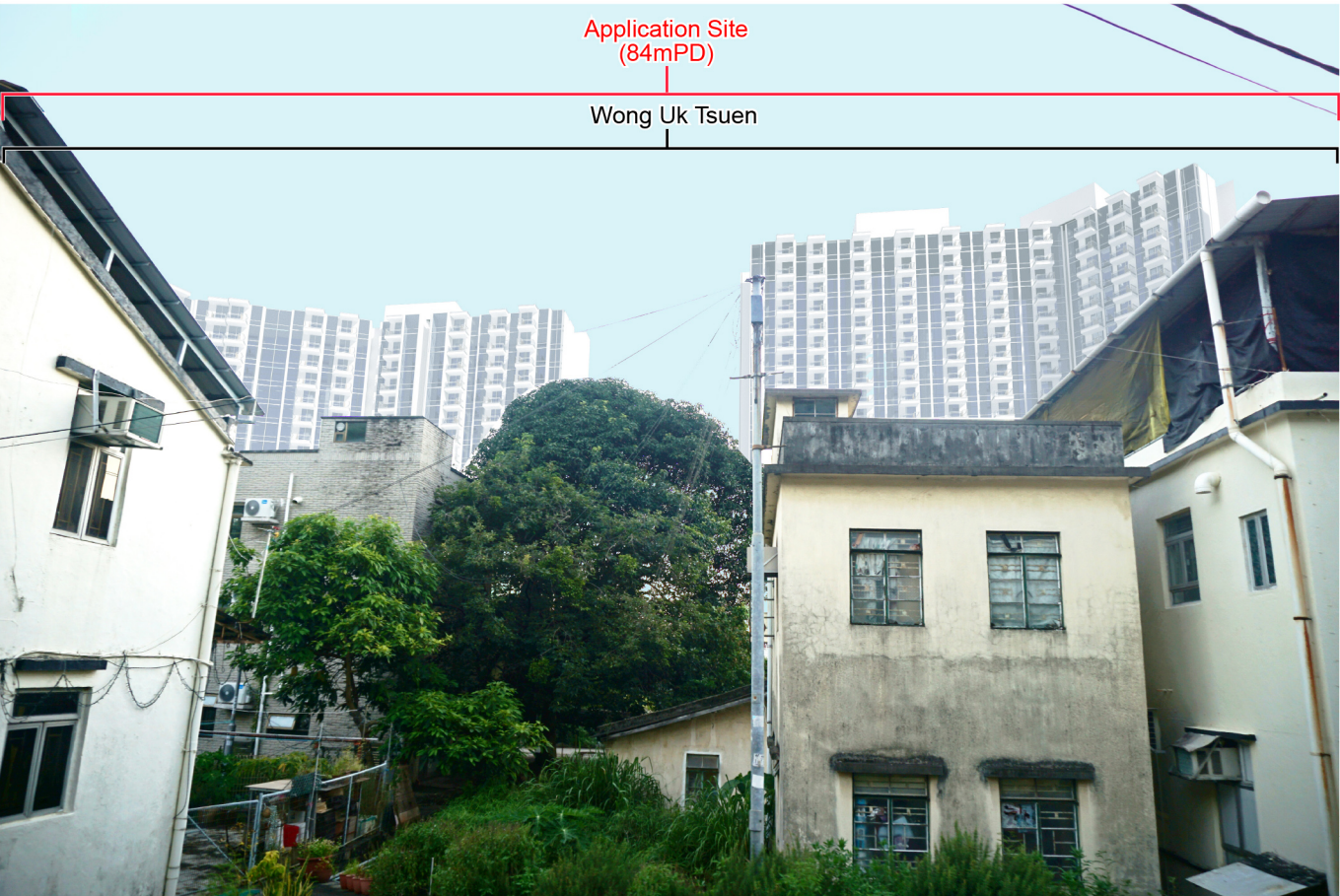




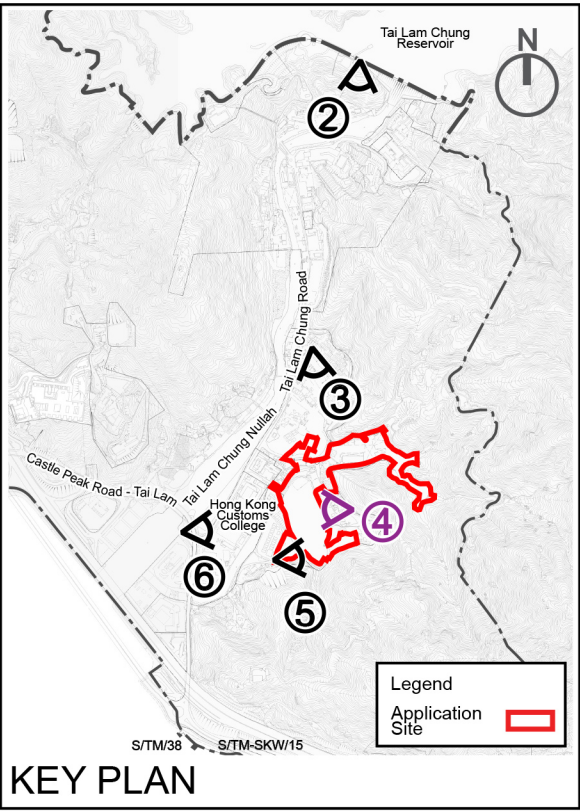
Existing View



Baseline Scheme



Proposed Scheme





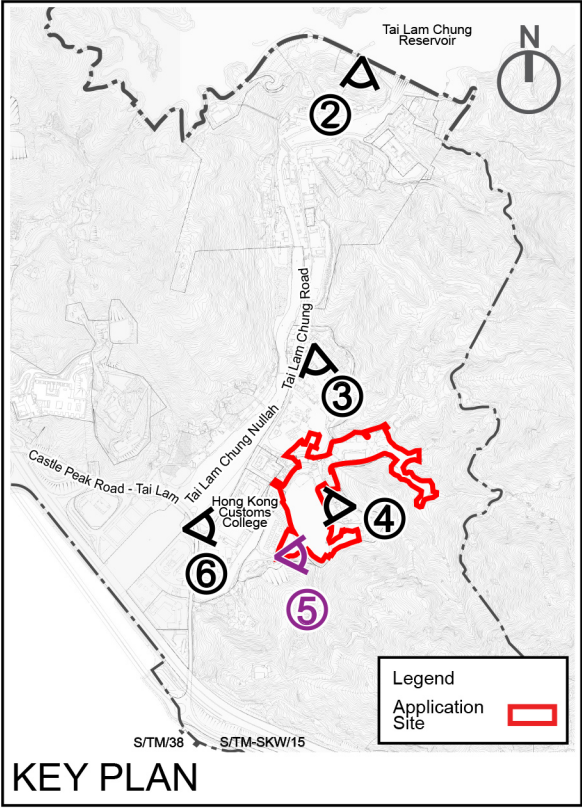
Existing View

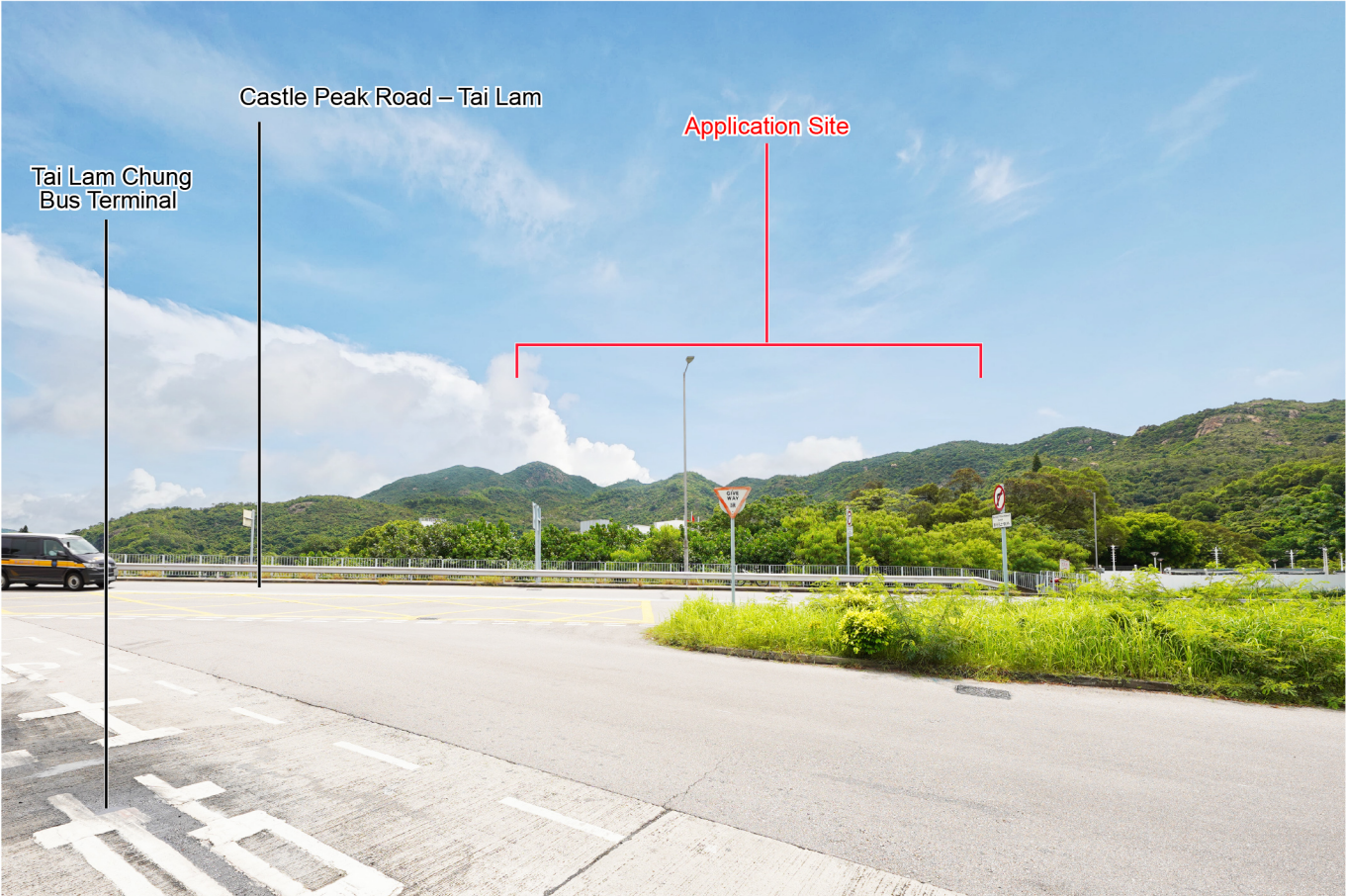


Baseline Scheme

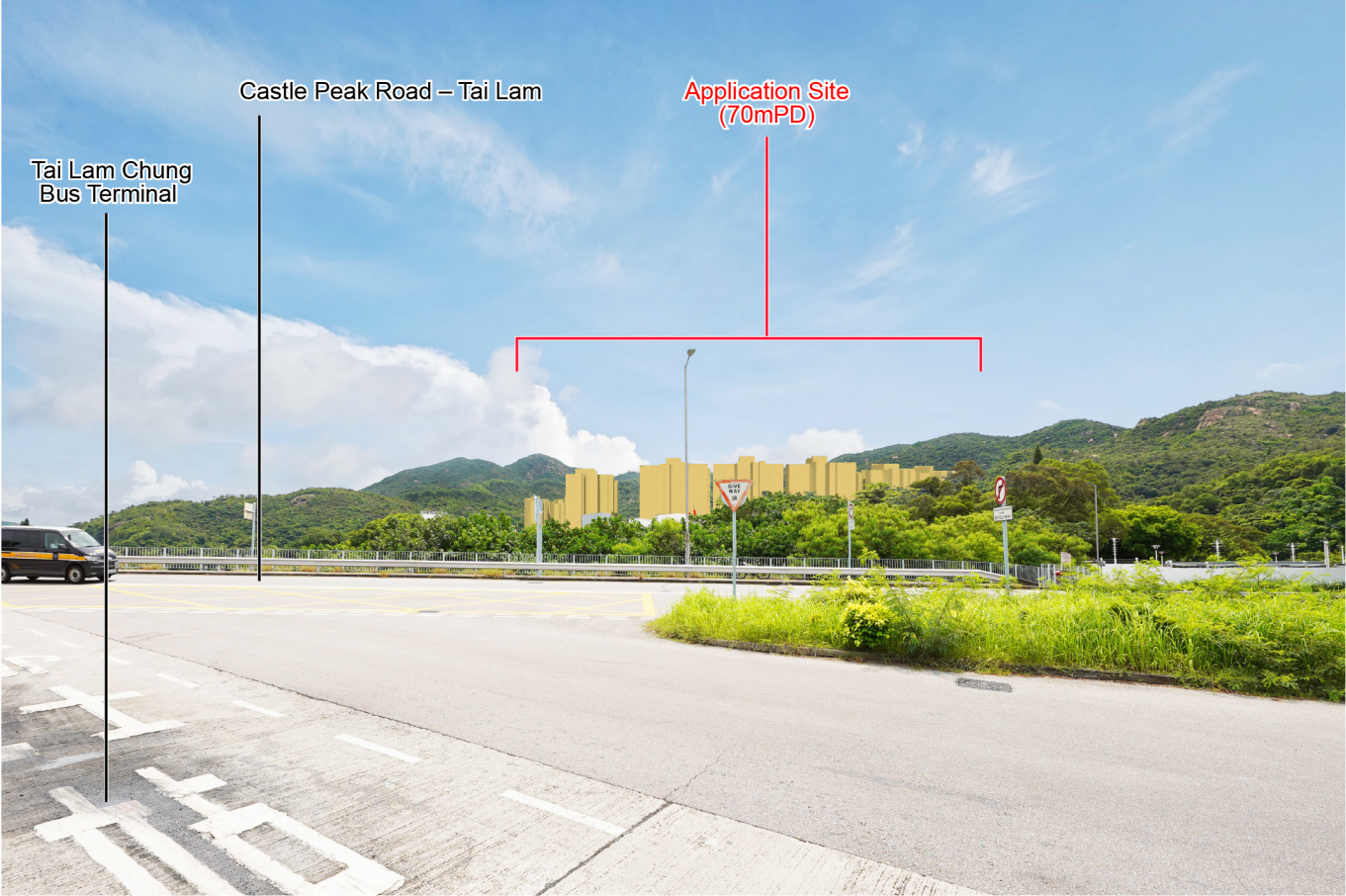


Proposed Scheme

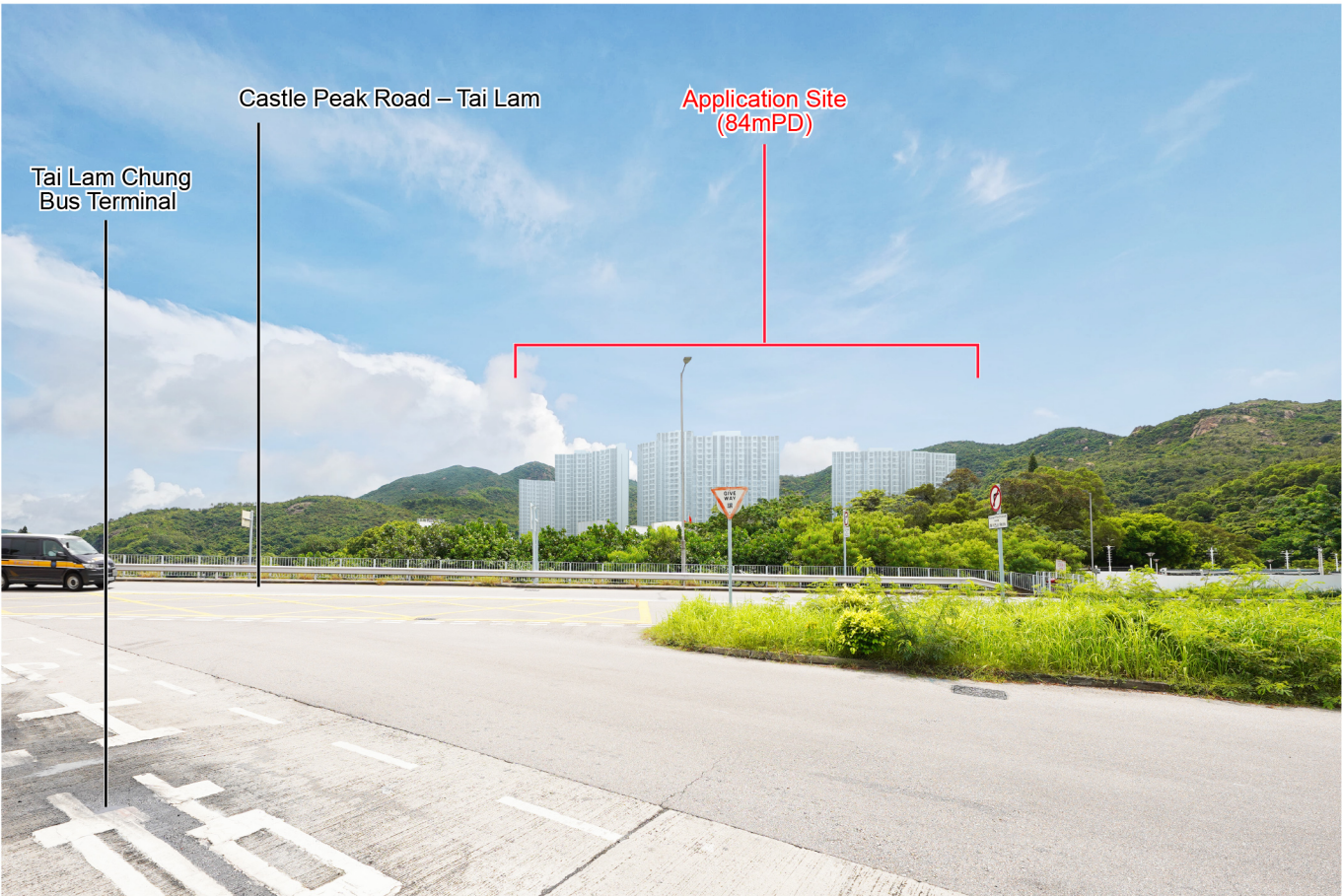




Existing View



Baseline Scheme



Proposed Scheme

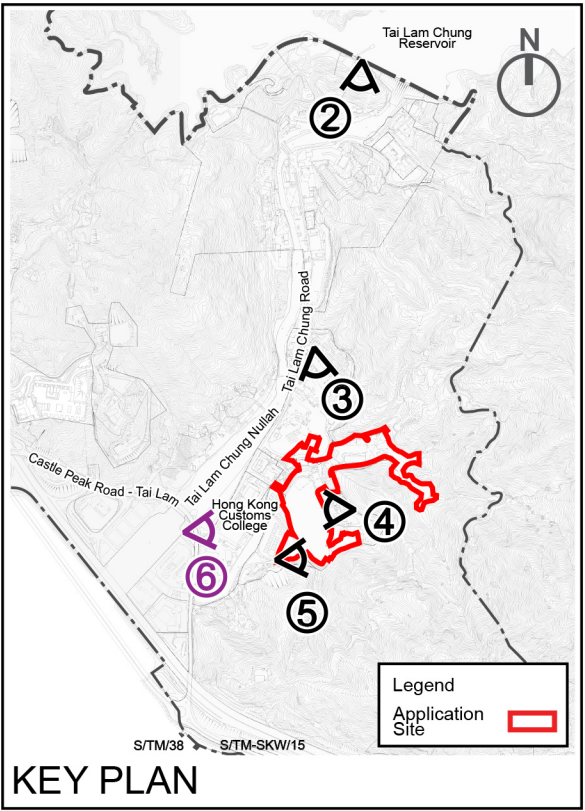


Table 5.3 - Appraisal of Visual Impacts of Selected VSRs

Location of Key Visually Sensitive Receivers (VSRs)	VSR 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 and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Mitigation Measures (if moderately adverse or above)
VP1: Reservoir Islands Viewpoint, MacLehose Trail (Figure 5.1)	Recreation	Glimpsed	About 2.9km to the North of the Application Site	<p>The visual composition is dominated by the extensive vegetation in Tai Lam Country Park, the Tai Lam Chung Reservoir, the mountain backdrop, an open sky view and a harbour view at the back. Existing residential developments including Palatial Coast (102mPD) are partially visible.</p> <p>Development at the Application Site would be screened off partially by the natural terrain and existing vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.</p>	<p>The existing view towards the mountain ridgeline, the sky and the harbour at this VP is virtually unobstructed. Part of the Application Site is visible from this VP.</p> <p>Compared with the Approved Scheme, the Proposed Scheme would induce slight additional visual obstruction to the mountain backdrop due to minor increase in BH. Nonetheless, under both schemes, the development at the Application Site <u>would not obstruct the ridgeline</u> at the back. The extent of openness of the existing sky view and the visual permeability will remain unchanged.</p>	<p>The existing visual resources available at this VP include existing vegetation, reservoir, mountain backdrop and the harbour.</p> <p>Under both the Approved Scheme and the Proposed Scheme, the development at the Application Site will screen off a small part of the mountain backdrop whilst other visual resources will remain unaffected.</p>	<p>The Reservoir Islands Viewpoint is intended as a scenic spot for hikers to enjoy a panoramic view of the area. Nonetheless, hikers would be much concentrated on the natural scenery, particularly the Tai Lam Chung Reservoir and the green archipelagos scattered within, and would unlikely focus their view towards the Application Site, which only constitutes a small part of the view in the background.</p> <p>Under both the Approved Scheme and the Proposed Scheme, the development at the Application Site would not obstruct the mountain ridgeline and would only screen off a small portion of the mountain backdrop. In this regard, adverse effect on the public viewers are not envisaged.</p>	Slight	High	Moderately Adverse

Location of Key Visually Sensitive Receivers (VSRs)	VSR 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 and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Mitigation Measures (if moderately adverse or above)
VP2: Tai Lam Chung Reservoir Main Dam (Figure 5.2)	Recreation	Glimpsed	About 1km to the North of the Application Site	<p>The visual composition is dominated by the extensive vegetated foothills in the Tai Lam Chung Valley, an open sky view and a glimpse of the harbour view. The existing Tai Lam Centre for Women (47mPD) and Tai Lam Correctional Institution (24mPD) are also partially visible.</p> <p>Development at the Application Site would be screened off partially by the natural terrain and existing vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.</p>	<p>The existing view at this VP is largely obstructed by the natural terrain and existing vegetation in the foreground. Part of the Application Site is visible from this VP.</p> <p>Compared with the Approved Scheme, the Proposed Scheme would induce slight additional visual obstruction to the mountain backdrop due to minor increase in BH. Nonetheless, under both schemes, the development at the Application Site <u>would not obstruct the ridgeline</u> at the back. The extent of openness of the existing sky view and the visual permeability will remain unchanged.</p>	<p>The existing visual resources available at this VP include existing vegetation, mountain backdrop and a glimpse of the harbour view.</p> <p>Under both the Approved Scheme and the Proposed Scheme, the development at the Application Site will screen off a small part of the mountain backdrop whilst other visual resources will remain unaffected.</p>	The visitors of this VP are mainly engaged in hiking and jogging with very short duration of stay. Given the transient nature of the VSRs and that the development at the Application Site only constitutes a small part of the view, adverse effect on public viewers is not envisaged.	Slight	High	Moderately Adverse

Location of Key Visually Sensitive Receivers (VSRs)	VSR 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 and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Mitigation Measures (if moderately adverse or above)
VP3: Open Area Outside On Ding Study Hall, Tai Lam Chung Tsuen (Figure 5.3)	Recreation	Partial	About 180m to the North of the Application Site	<p>The visual composition includes village houses, car park, a partially visible mountain backdrop and an open sky view.</p> <p>Development at the Application Site would be partially obstructed by the village houses in the foreground. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.</p>	<p>The existing view at this VP is partially obstructed by village houses in the foreground. Part of the Application Site is visible from this VP.</p> <p>Under the Approved Scheme, the development at the Application Site will result in a slight obstruction to the sky view.</p> <p>Compared to the Approved Scheme, the Proposed Scheme would only induce slight additional visual obstruction to the sky view and mountain backdrop due to minor increase in building height. Nonetheless, the Proposed Scheme has maintained a similar building disposition as the Approved Scheme and retained its building separation to allow view towards the mountain backdrop. The additional 15m-wide building separation between T5 & T6 under the Proposed Scheme is also visible, creating visual porosity amongst the residential towers.</p>	<p>The existing visual resources available at this VP include existing vegetation and mountain backdrop.</p> <p>Under both the Approved Scheme and the Proposed Scheme, some parts of the development at the Application Site would obstruct views to the mountain ridgeline, whilst other visual resources will remain unaffected.</p>	VSRs at this VP are mainly villagers gathering in the open area during festive events. They will mainly focus on ritual ceremony instead of facing towards the Application Site, which is screened off by the existing village houses. In this regard, adverse effect on public viewers is not envisaged.	Slight	Medium	Slightly Adverse

Location of Key Visually Sensitive Receivers (VSRs)	VSR 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 and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Mitigation Measures (if moderately adverse or above)
VP4: Wong Uk Tsuen Tsz Tong (Figure 5.4)	Recreation	Partial	About 50m to the East of the Application Site	<p>The visual composition is dominated by village houses and vegetation, with a limited sky view.</p> <p>Development at the Application Site would be screened off partially by the village houses and vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.</p>	<p>The existing view at this VP is partially obstructed by village houses and existing vegetation in the foreground. Part of the Application Site is visible from this VP.</p> <p>Under the Approved Scheme, the development at the Application Site will result in a slight obstruction to the sky view.</p> <p>Compared to the Approved Scheme, the Proposed Scheme would only induce slight additional visual obstruction to the sky view due to minor increase in building height. Nonetheless, the Proposed Scheme has incorporated a 25m-wide building separation in the east-west direction between T2 & T3, which opens up the sky view at the background of this VP.</p>	<p>The existing visual resources available at this VP include existing vegetation in the foreground.</p> <p>Visual resources will remain unaffected under both the Approved Scheme and the Proposed Scheme.</p>	VSRs at this VP are mainly villagers gathering in the Tsz Tong during festive events. They will mainly focus on ritual ceremony instead of facing towards the Application Site, which is screened off by the existing village houses. In this regard, adverse effect on public viewers is not envisaged.	Slight	Medium	Slightly Adverse

Location of Key Visually Sensitive Receivers (VSRs)	VSR 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 and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Mitigation Measures (if moderately adverse or above)
VP5: Tai Lam Chung Tsuen Children's Playground (Figure 5.5)	Recreation	Partial	About 20m to the West of the Application Site	<p>The visual composition comprises a children's playground, village houses, parked vehicles at Luen Tai Street, a mountain backdrop and an open sky view.</p> <p>Development at the Application Site would be screened off partially by the village houses. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.</p>	<p>The existing view at this VP is partially obstructed by village houses in the foreground. Part of the Application Site is visible from this VP.</p> <p>Under the Approved Scheme, the development at the Application Site will result in a slight obstruction to the sky view.</p> <p>Compared to the Approved Scheme, the Proposed Scheme has incorporated a 25m-wide building separation in the east-west direction between T2 & T3. In this regard, in spite of the minor increase in building height, the Proposed Scheme would not induce further visual obstruction at this VP.</p>	<p>The existing visual resources available at this VP include existing vegetation and mountain backdrop.</p> <p>Under both the Approved Scheme and the Proposed Scheme, some parts of the development at the Application Site would obstruct views to the mountain ridgeline, whilst other visual resources will remain unaffected.</p>	<p>VSRs at this VP are generally engaged in active recreational activities and therefore would unlikely focus their view towards the Application Site.</p> <p>Compared to the Approved Scheme, the Proposed Scheme has incorporated a 25m-wide building separation in the east-west direction, enhancing visual permeability from the VP. In this regard, the Proposed Scheme would not induce further adverse impact on public viewers.</p>	Slight	Medium	Slightly Adverse

Location of Key Visually Sensitive Receivers (VSRs)	VSR 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 and Visual Permeability	Effect on Visual Elements and Resources	Effect on Public Viewers	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Visual Sensitivity of VSRs (Low, Medium, High)	Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) Mitigation Measures (if moderately adverse or above)
VP6: Tai Lam Chung Bus Terminal, Castle Peak Road – Tai Lam (Figure 5.6)	Traveller	Partial	About 250m to the West of the Application Site	<p>The visual composition is dominated by the existing bus terminal and Castle Peak Road – Tai Lam, with a mountain backdrop and an open sky view.</p> <p>Development at the Application Site would be screened off partially by the existing vegetation. Compared to the Approved Scheme, there is no significant change in visual composition under the Proposed Scheme.</p>	<p>The existing view at this VP is partially obstructed by existing vegetation in the foreground. Part of the Application Site is visible from this VP.</p> <p>Under the Approved Scheme, the development at the Application Site will result in a slight obstruction to the sky view.</p> <p>Compared to the Approved Scheme, the Proposed Scheme has incorporated a 25m-wide building separation in the east-west direction such that part of the mountain backdrop will be visible. In this regard, in spite of the minor increase in building height, the Proposed Scheme would not induce further visual obstruction at this VP.</p>	<p>The existing visual resources available at this VP include existing vegetation and mountain backdrop.</p> <p>Under the Approved Scheme some parts of the development at the Application Site would obstruct the mountain ridgeline, whilst other visual resources will remain unaffected.</p> <p>Compared to the Approved Scheme, the Proposed Scheme has incorporated a 25m-wide building separation in the east-west direction. As a result, a larger portion of the mountain backdrop is visible under the Proposed Scheme, which induces less impact on the visual resources at this VP.</p>	The VSRs at this VP is transient in nature and would unlikely focus their view towards the Application Site, which only constitutes a small part at this view. In this regard, adverse effect on public viewers is not envisaged.	Slight	Low	Negligible

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 / planning building height profile of the So Kwun Wat area. 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 impacts of all VPs are “negligible to moderately adverse” compared to the Approved Scheme. Urban design measures, such as stepped building height, enhanced building separations and appropriate landscape treatment have been incorporated into the Proposed Development to mitigate the visual impacts.