

Appendix VI
Visual Impact Assessment

**S16 PLANNING APPLICATION
DRAFT YUEN LONG OZP NO. S/YL/28**

**Proposed “Flat”, “Shop and Services”/ “Eating Place” and
“Social Welfare Facility” with Minor Relaxation of Plot Ratio and
Building Height Restrictions
at 21-35 Wang Yip Street East, Yuen Long**

VISUAL IMPACT ASSESSMENT

April 2026

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**Proposed Residential Development
With Minor Relaxation of Plot Ratio and Building Height Restrictions
at 21 – 35 Wang Yip Street East, Yuen Long**

Visual Impact Assessment

1 INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment is prepared and submitted on behalf of Star Success International Limited (“the Applicant”) to the Town Planning Board (“TPB”/the “BOARD”) in support of the S16 Planning Application for a proposed residential development at 21 – 35 Wang Yip Street East in Yuen Long (“Application Site”/ “the Site”). The same Applicant had previously submitted a S12A Amendment of Plan Application and a S16 Planning Application to TPB and TPB agreed with and approved these applications on 27 August 2021 and 22 December 2023 respectively. In 2025, the Government has promulgated different measures to expedite developments and updated the whole Chapter 2 of Hong Kong Planning Standard and Guidelines on residential densities. The Applicant therefore puts forward the current revised development scheme, without jeopardising the provision of Government, Institution and Community (“GIC”) facilities, in response to the latest circumstances.

1.1.2 This VIA evaluates, in accordance with the “*Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB*” (“TPB PG-No. 41A”), the anticipated visual impacts of the Proposed Development Scheme on public viewers relevant to the Application Site and concludes with recommendation on mitigation measures if necessary.

1.2 Report Structure

1.2.1 Following this introductory section, the methodology adopted in this assessment will be set out in Section 2. The baseline review of the assessment area is included in Section 3. Section 4 includes the Proposed Development Scheme and discussion on the design merits. Visual envelope, public viewers and their representative viewpoints will be identified and analysed in Section 5, followed by assessment of the visual impacts, if any in Section 6. Section 7 concludes this VIA.

2 METHODOLGY

2.1 Visual Impact Assessment Approach

- 2.1.1 This VIA aims at evaluating the potential visual impact of the Proposed Development Scheme on the public viewers.
- 2.1.2 According to TPB PG-No. 41A, Visual Impacts shall be assessed based on i) the sensitivity of the key public viewers; ii) visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area. Visual Impacts could be beneficial, negligible, slight, moderate or substantial.
- 2.1.3 Visual sensitivity of public viewers/VSRs is determined taking into account the activity of the VSR, the duration and distance over which the proposed development would remain visual, and the public perception of the value attached to the view being assessed. Visual sensitivity is qualitatively graded from high to low.
- 2.1.4 Visual changes could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following four aspects:
- the total effect on the Visual Composition of the surrounding context;
 - the degree of Visual Obstruction to key public viewing points; and
 - the Visual Change on Public Viewer.

The magnitude of visual changes will be qualitatively graded as Substantial, Moderate, Slight or Negligible.

- 2.1.5 The VIA will be undertaken in the following steps:
- A baseline review will be conducted to capture the existing visual elements in the surroundings and the planning context of the Site.
 - The Proposed Development Scheme for the Site will be briefly presented.
 - The Visual Envelope ("VE") will be determined and appropriate public viewpoints ("VPs") to represent the view from key public viewers will be identified.
 - Each VP and potential visual impacts of the Proposed Development Scheme on the public viewers will be analysed based on the photomontages prepared from the selected VPs.
 - The overall visual impact will be assessed and conclusion on the visual acceptability of the Proposed Residential Development will be made.

3 SITE AND PLANNING CONTEXT

3.1 Site Location and Existing Condition

3.1.1 The Application Site is located at 21-35 Wang Yip Street East in Yuen Long and at the periphery of Tung Tau Industrial Area (*Figure 3.1* refer). The Site occupies a land area of about 7,271m². It is currently occupied by a 12-storey industrial building (including ground floor) namely Lai Sun Yuen Long Centre, with some warehouses/storages, repair workshops and etc.

3.1.2 The Application Site is bounded by Wang Yip Street East to its northwest, Keung Yip Street to its northeast, Po Yip Street to its southeast and Long Yip Street to its south. The Site and the wider Tung Tau Industrial Area is generally flat with the at-grade level at about +4.3mPD.

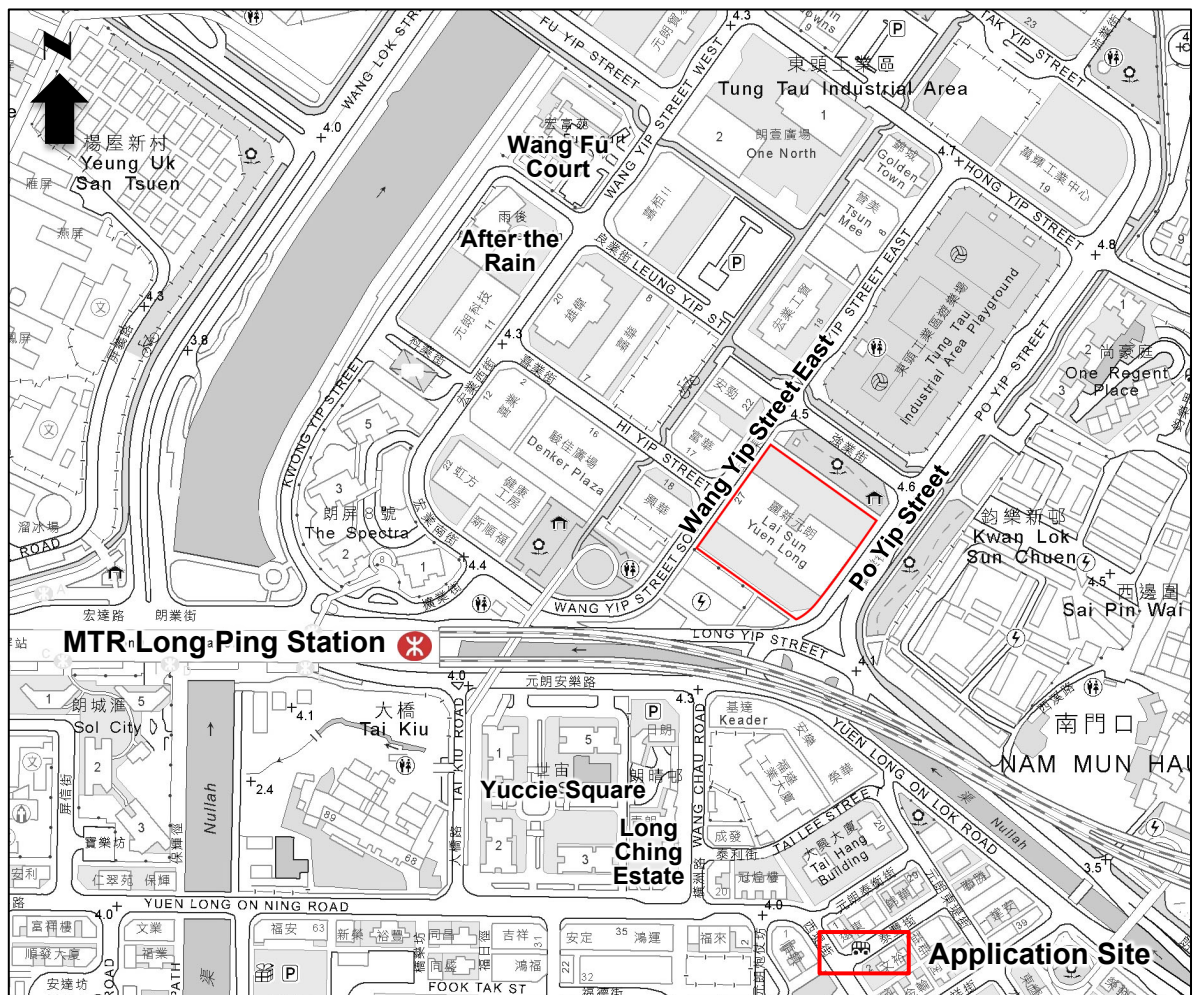


Figure 3.1 Site Location Plan

3.2 Existing Visual Elements in the Surrounding Context

3.2.1 The Site is situated in an area known as Tung Tau Industrial Area, one of the former active industrial areas of Yuen Long. The Tung Tau Industrial Area is bounded by Po Yip Street to its southeast, Long Yip Street to its south and the Yuen Long Main Nullah to its northwest. Tung Tau Area is mainly occupied by low and medium rise industrial and warehouse buildings including industries/businesses of logistics, storage, trading, food production and car repair, etc. Low, medium to high-rise residential buildings can also be found at the periphery. Key visual elements in the surrounding context of the Site include:

Positive Attributes

- Po Yip Street Sitting-out Area located to the east of the Site across Po Yip Street, Keung Yip Street Rest Garden located to the immediate northeast of the Site and Tung Tau Industrial Area Playground located to the further northeast across Keung Yip Street jointly give a sense of spaciousness to the industrial/business area. These active and passive open spaces provide visual openness for the area and become a key visual resource in the area.

Negative Attributes

- Conditions of the existing industrial/office buildings within Tung Tau Industrial Area are poor to fair. They have very high site coverage at the lower floors leaving very limited space for at-grade greenery.
- Tuen Ma Line Long Ping Station and its associated viaduct track line are aligned to the southwest and south of the Application Site. The elevated structure creates visual obstruction at pedestrian level and form a visual barrier between Yuen Long Town Centre and Tung Tau Industrial Area.

3.2.2 The existing visual quality of the Application Site can be regarded as fair.

3.3 Statutory Planning Context

3.3.1 The Application Site falls within an area zoned “Residential (Group E) 2” (“R(E)2”) under the Draft Yuen Long Outline Zoning Plan No. S/YL/28 (“the Draft OZP”) (*Figure 3.2* refers). According to the Statutory Notes of the Draft OZP, the planning intention of “R(E)” zone is as follows:

“This zone is primarily intended for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.”

3.3.2 No new development/redevelopment at the Site should result in a total development in excess of a maximum domestic plot ratio of 5 and non-domestic plot ratio of 0.22, in which floor space that is constructed or intended for use solely as GIC facilities as required by the Government may be disregarded. Furthermore, the Site is also subject to a Building Height Restriction of 85mPD.

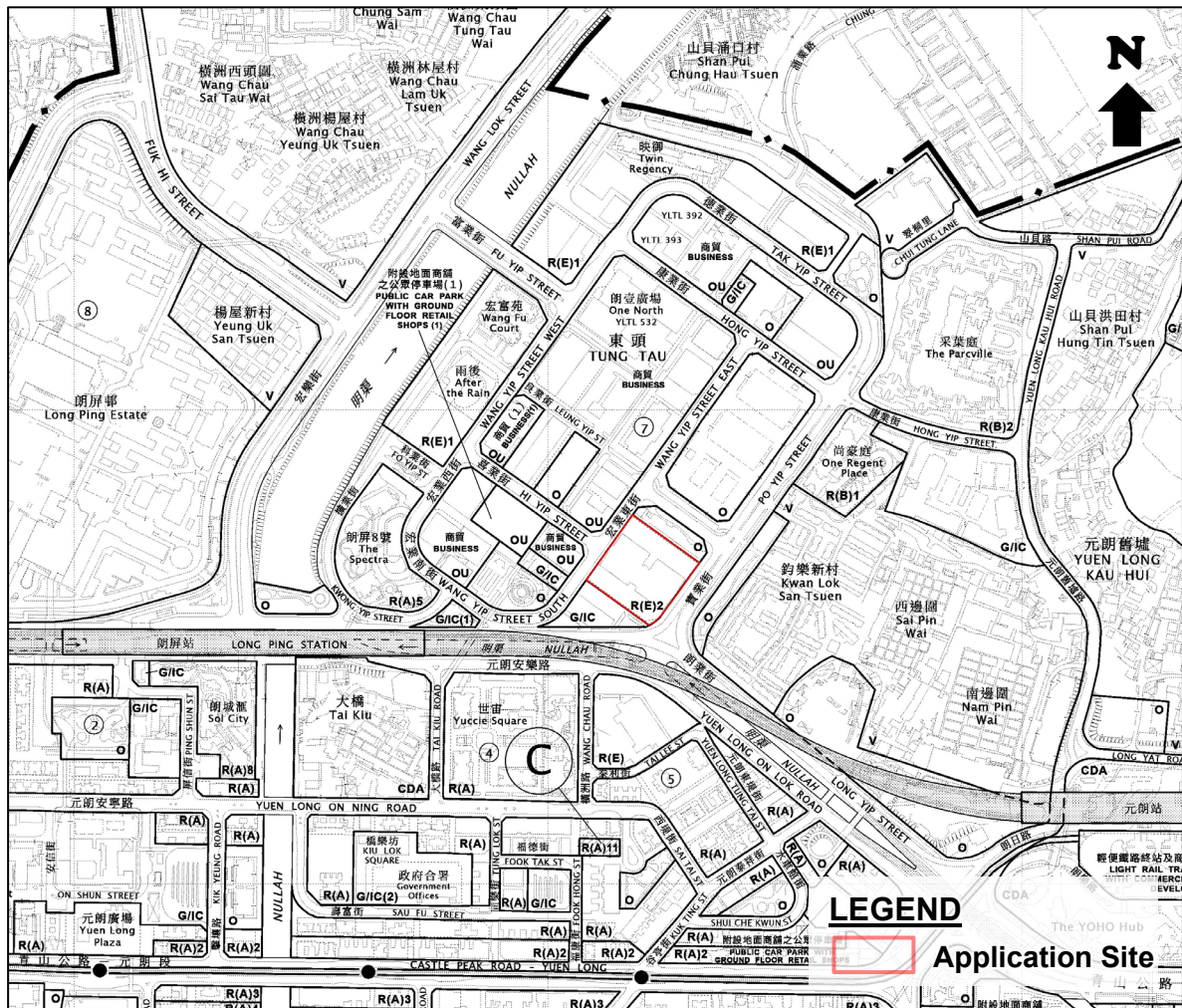


Figure 3.2 Zoning Context Plan

3.4 Planning History of the Site

3.4.1 The Applicant lodged a S12A Amendment of Plan Application in 2020 (application no. Y/YL/16) to rezone the Site from “Other Specified Uses” annotated “Business” (“OU(B)”) for residential use. TPB agreed with the application and subsequently gazetted the Draft Yuen Long OZP No. S/YL/26 on 6 January 2023 to rezone the Site to “R(E)2” zone.

3.4.2 The same Applicant then submitted a S16 Planning Application for a proposed residential development with relaxation of plot ratio and building height restrictions under application no. A/YL/304, which TPB approved the application with conditions. The major development parameters of the Approved Development Scheme are as follows:

Site Area	About 7,271m ²
Total Gross Floor Area	About 45,226m ²
- <i>Domestic</i> - <i>Non-domestic</i>	<i>About 43,626m²</i> <i>About 1,600m²</i>
Total PR	6.22
- <i>Domestic</i> - <i>Non-domestic</i>	6 0.22
No. of Blocks	3 - 2 for residential with lobbies, shop and services/ eating places, residents' club house and social welfare facilities - 1 for shop and services and plant rooms
Max. BH	<u>Non-domestic block:</u> 3 storeys/19.45mPD <u>Residential blocks:</u> 27 storeys above 2-storey podium / 100.75mPD (excluding 2 basement levels)
No. of Flats	1,019
GIC Facilities ^[1]	- Sub-base/premises for: - Short Term Food Assistance Service Team (STFAST) - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based)
Private Open Space	Not less than 2,854m ²
Greenery Coverage	About 21%

Remarks:

[1] According to the applicant, the estimated total net operating floor area of the proposed facilities are 234.5m² (i.e. about 422.1m² GFA at the assumed factor of 1.8) and these floor space dedicated for Government, Institution and Community facilities (GIC), as required by the Government, has been disregarded in the calculation. Detailed design, layout and floor area of the proposed GIC facilities will be subject to review by the Social Welfare Department (SWD) in future.

4 PROPOSED DEVELOPMENT

4.1 The Proposed Redevelopment Scheme

- 4.1.1 The Proposed Development Scheme (*Appendix I* of the Supporting Planning Statement refers) for the Proposed Residential Development has been devised. Based on a plot ratio of 6.72 and a site area of 7,271m², the total gross floor area (GFA) of the Proposed Development Scheme would be about 48,862m². There will be a total of 1,108 units at an average flat size of about 42.66m². The proposed entrance to the development will be provided at Wang Yip Street East.
- 4.1.2 The Proposed Residential Development comprises 2 residential blocks, with 27 to 29 storeys (including 1 refuge floor) over 1 level of clubhouse and 2 levels of carpark, retail and GIC facilities. The building height ranges from 108.15mPD to 114.8mPD. About 1,600m² of shop and services/eating places will be located on G/F fronting onto Keung Yip Street Rest Garden as well as Po Yip Street. Internal transport facilities will be provided on G/F and 1/F in response to APP-2.
- 4.1.3 The Proposed Development Scheme will also include the following welfare facilities on G-2/F of Tower 2 with reference to the approved Planning Application No. A/YL-304:
- Main-base of Short-term Food Assistance Service Team (STFAST); and
 - Home Care Services (HCS) for Frail Elderly Persons (2-team size non-kitchen based).
- 4.1.4 The total NOFA and GFA of the two GIC facilities required by SWD are 234.5m² and 422.1m² (at a factor of 1.8) respectively. Floor area for GIC uses will be disregarded in the plot ratio calculation. Detailed design, layout, floor area will be subject to detailed design and review by SWD¹ at detailed design stage.
- 4.1.5 *Table 3.1* summarizes the key development data of the Proposed Residential Development:

¹ We note the following comments from SWD:

"Subject to the agreement of the incorporation of the welfare facilities in the development, the premises for the agreed welfare facilities should be provided as an integral part of the development and will be assigned back to the Financial Secretary Incorporated (FSI) as a Government Accommodation (GA) upon construction completion. Upon satisfactory completion of works by the developer, the Government will reimburse the developer the actual cost of construction or the consideration sum as stipulated in the land lease (to be confirmed by departments concerned before the lease modification), whichever is the lesser, according to the established practice. The service operator would be selected by SWD."

Table 3.1: Key Development Data

Overall Development			
Total Site Area	7,271m ² (approx.)		
	Domestic	Non-domestic	Total
Maximum Plot Ratio	6.5	0.22*	6.72
GFA (approx.)	47,262m ²	1,600m ² *	48,862m ²
No. of Blocks	2		
No. of Units	1,108		
Average Flat Size	About 42.66m ²		
Building Height	30 – 31 storeys/ 108.15 – 114.8mPD		
Domestic Site Coverage	Not more than 33%		
Non-domestic Site Coverage	Not more than 92%		
Private Open Space	Not less than 2,881m ²		
Internal Transport Provision – Residential and Commercial Portion			
Private Car Parking Spaces	197		
Motorcycle Parking Spaces	13		
L/UL Bay	3 HGV and 1 LGV		
Bicycle parking spaces	144		
Internal Transport Provision – Proposed Welfare Facilities**			
Light Bus Parking Spaces	1 space for Home Care Services (HCS) for Frail Elderly Persons		
Ambulance / Private Light Bus Lay-by	1		
L/UL Bay (for shared use)	1 HGV		

* GFA that is constructed or intended for use solely as GIC facilities (about 422.1m²), as required by the Government, has been disregarded

** Required by Social Welfare Department for operational needs

4.2 Design Considerations and Design Merits

Improvement to the Walking Environment

4.2.1 The Proposed Development Scheme tries to improve the existing dull and monotonous walking environment by allowing opportunities for more street activities and street greening (*Figure 4.1* refers). Firstly, there will be a continue strip of shop frontage facing Keung Yip Street Rest Garden and Po Yip Street. Secondly, there will be 3.5m setback on G-2/F along Po Yip Street and 3m along the passage between the Site and the substation. Along Wang Yip Street East, there will also be a pocket landscaped area of about 120m² and 1.5m setback on G-2/F. These are going to offer a green and relaxed walking environment to neighbourhood and to inject street life and vibrancy within the area.

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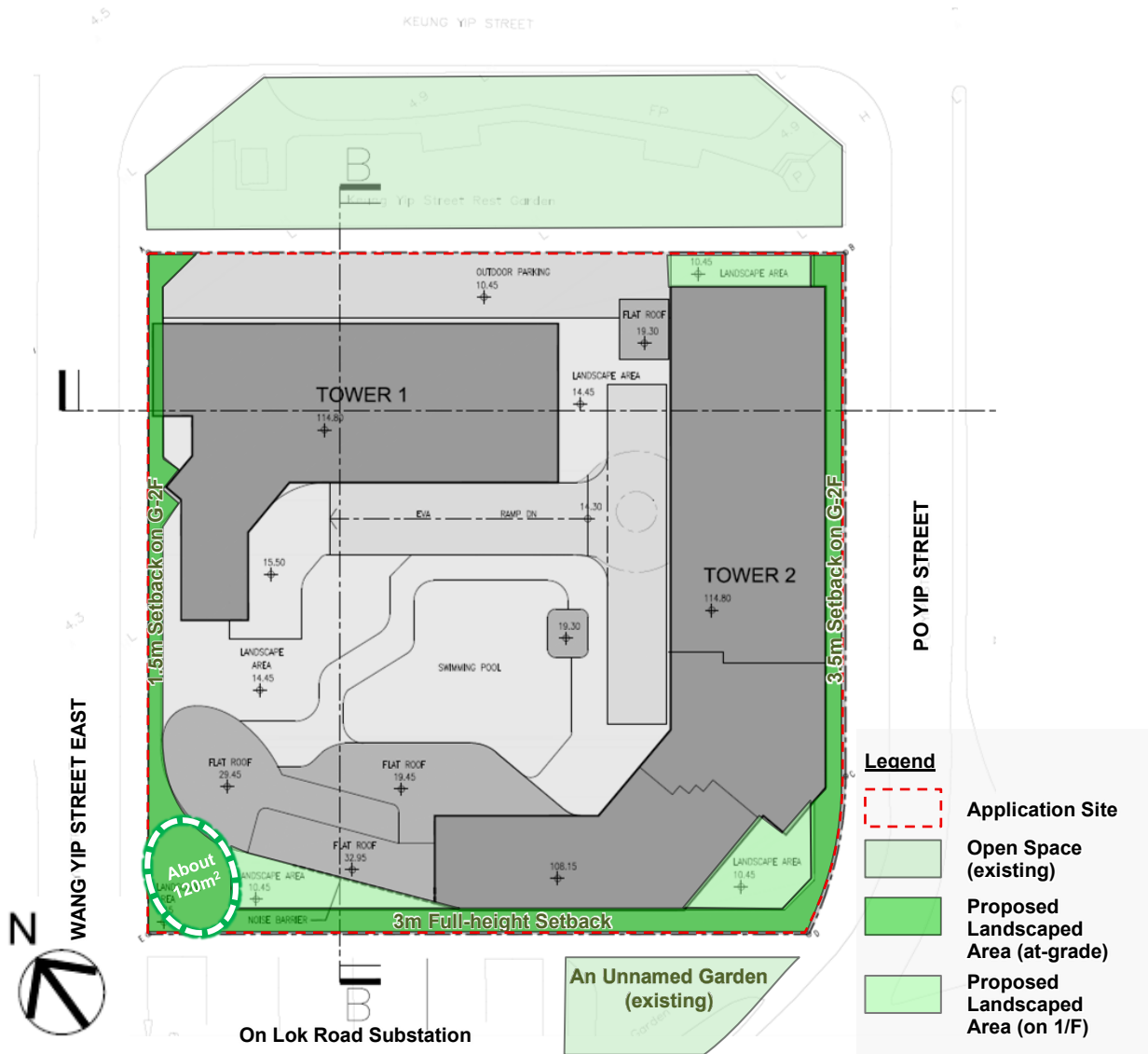


Figure 4.1 Landscaped Areas and Setbacks

4.2.2 The Site fronts onto Tung Tau Industrial Area Playground and Keung Yip Street Rest Garden. The Proposed Development Scheme adopts a terraced podium design concept along Keung Yip Street. The terraced design helps to break down the building mass and create better visual permeability (*Figure 4.2 refers*)



Figure 4.2 Stepped Podium Design



Figure 4.3 Viewing from Po Yip Street (Illustrative Drawing)

Stepped Building Height Profile

- 4.2.3 The building height of Tower 2 is proposed to step up from 108.15mPD to 111.3mPD and 114.8mPD in a south to north direction to add some visual interest to the urban skyline.

Permeable Design

- 4.2.4 Any openings would introduce railway noise into the Site and create adverse noise impact to the noise sensitive receivers within the Proposed Residential Development. Yet, with the aid of noise mitigation measures, the Proposed Development Scheme is still able to incorporate a 15m building gap between Tower 1 and Tower 2.

5 IDENTIFICATION OF KEY PUBLIC VIEWERS AND SELECTION OF VIEWPOINTS

5.1 Identifying Visual Envelope and Key Public Viewers

- 5.1.1 The Visual Envelope ("VE") or the zone of visual influence of the Proposed Residential Development is determined by the existing topography and building in the vicinity of the Site. As prescribed in the Town Planning Board Guidelines No. 41A, size of the proposed development, the distance of the development and its potential visibility from selected viewing points, and the actual site and surrounding topographical conditions are considered as the key factors on selecting VE.
- 5.1.2 In an urban setting, when viewing from street level, existing buildings may block most of the view from close-up key public viewers while buildings of similar height may hide the development from distant. Therefore, the identification of public viewers is largely constrained by the existing built environment. Key public viewpoints in the south are mainly defined by the existing built environment as existing buildings (include major infrastructure, e.g. railway viaduct) may have totally blocked or partially hide the proposed development. Only public viewers to the northeast and northwest of the Site may have exposed view on the Proposed Residential Development. The VE covers the area where direct sight towards the Proposed Residential Development is presented in **Figure 5.1**. Since protecting private view is not the duty of the TPB, this VIA focuses primarily on public viewers only and no private viewers, such as residents of private development and users of developments with restricted/exclusive accesses (e.g. school and office, etc.) will not be identified.

5.2 Selection of Visual Sensitive Viewpoints

- 5.2.1 Representative public viewers within the VE have been selected for assessing the visual impact to the VSRs. Selected VPs shall cover public views from easily accessible and popular area from different directions. When selecting VPs, priority shall be given to major public open space, public focal points, open spaces, existing/future pedestrian node, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints.
- 5.2.2 In this VIA, four public viewpoints have been selected for further assessment on the visual impact of the proposed redevelopment, which are summarized in **Table 5.1** and shown in **Figure 5.1**. The public viewpoints included both close-up and distant views which cover the views from different directions.

Table 5.1 Selected Key Public Viewpoints

Viewpoint No.	Description
VP1	Shui Mun Tau Rest Garden on Yuen Long On Lok Road
VP2	Tung Tau Industrial Area Playground
VP3	Yeung Uk San Tsuen Sitting Out Area
VP4	Footbridge connecting Exit F of MTR Long Ping Station on Kwong Yip Street

VP1 – Shui Mun Tau Rest Garden on Yuen Long On Lok Road

5.2.3 On Lok Road is the road connecting Castle Peak Road – Yuen Long Section, which also signifies the departure of a district distributor and the entrance to Yuen Long New Town. Shui Mun Tau Rest Garden is a small sitting out area, but it also located next to the footbridge that connects Nam Pin Wai/Yuen Long Kau Hui with the main shopping area of Yuen Long. This VP represents the entrance to the outskirts of Yuen Long New Town (i.e. Tung Tau, Long Ping Estate, Wang Chau and etc.).

VP2 – Tung Tau Industrial Area Playground

5.2.4 Tung Tau Industrial Area Playground is one of the key public open spaces in the area, serving both the working and living population. It contains 2 football fields and 2 basement ball courts. Users of Tung Tau Industrial Area Playground are usually engaging in active recreation (playing soccer and basketball) rather than passive recreation activities. However, the openness brought by the playground gives a wide vista towards Yuen Long Town Centre.

VP3 – Yeung Uk San Tsuen Sitting Out Area

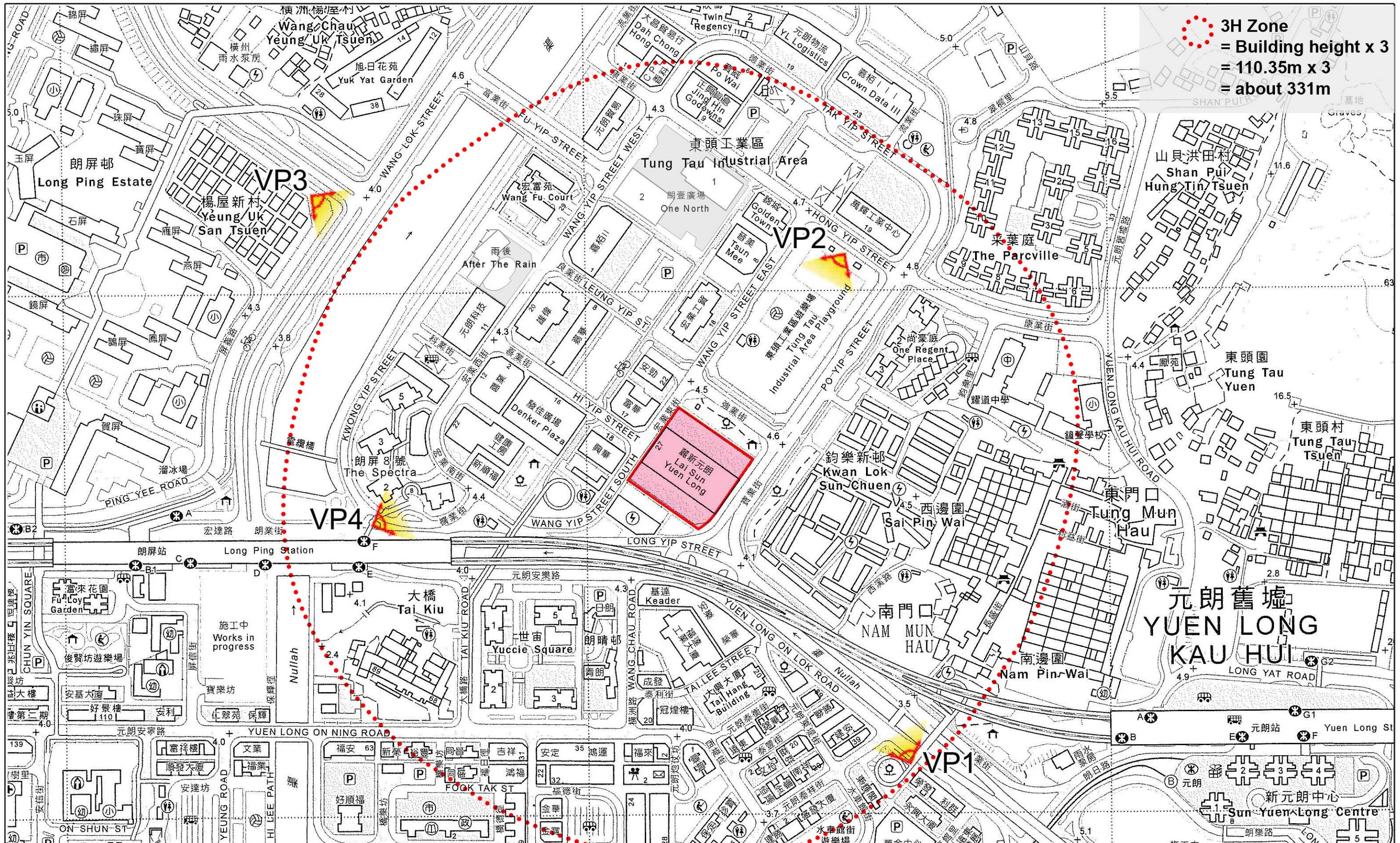
5.2.5 Yeung Uk San Tsuen Sitting Out Area is located at the corner of Wang Lok Street and Fuk Hi Street, in which Fuk Hi Street leads to the future public housing developments in Wang Chau. This VP represents low-rise village type developments and future public housing developments to the west of nullah.

VP4 – Footbridge connecting Exit F of MTR Long Ping Station on Kwong Yip Street

5.2.6 The area enjoys excellent accessibility brought by MTR Long Ping Station and Exit F is the closest exit. This is a VP where travellers’ visual attention may be caught by the proposed development. VSRs of VP3 are people walking to and from the station, therefore the sensitivity is relatively low.

Figure 5.1

Figure 5.1 **Location of Viewpoints**



Location of Viewpoints

Proposed Residential Development with
 Minor Relaxation off Plot Ratio and
 Building Height Restrictions
 at 21-35 Wang Yip Street East
 in Yuen Long

Figure 5.1

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Table 5.2 Identified Key Public Viewers with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction	Height in mPD (Approx.)	Nature of VP	Key Public Viewers	Popularity by Public	Visual Sensitivity	Visual Quality
VP1: Shui Mun Tau Rest Garden on Yuen Long On Lok Road	Approx. 280m/ Southeast	+4.5	Users of the rest garden / General public	Frequent	Passive recreation	High	Fair
VP2: Tung Tau Industrial Area Playground	Approx. 215m/ Northeast	+5	Users of the playground / General public	Occasional	Active recreation	Medium to High	Good
VP3: Yeung Uk San Tsuen	Approx. 430/ Northwest	+4.8	Users of the playground / General public	Frequent	Passive recreation	Med High ium	Good
VP4: Footbridge connecting Exit F of MTR Long Ping Station on Kwong Yip Street	Approx. 250/ West	+4.5	General public	Transient	Pedestrian	Medium	Fair

6 ASSESSMENT OF VISUAL IMPACTS

6.1 General

6.1.1 The primary objective of this VIA is for evaluating the visual impact of the Proposed Residential Development in support of the S16 Planning Application. The assessment will focus on the visual composition, visual obstruction and visual change to the selected key public viewers.

6.2 VP1 - Shui Mun Tau Rest Garden on Yuen Long On Lok Road (*Figure 6.1 refers*)

Visual Composition

6.2.1 The Tuen Ma Line viaduct and the associated structures dominate the view at this VP. Yuen Long High Tech Centre (19 storeys) and part of the new residential development (namely After the Rain) are visible from this VP. The rest of the existing buildings in Tung Tau Industrial Area are either blocked by or intermingle with the railway viaduct and the associated structures in view of their low to medium building height; including the existing industrial building erected at the Site. As such, there is a rather clear skyline from this direction as per the existing condition. Upon completion of the Proposed Residential Development, the low-rise existing industrial building will be transformed into a high-rise residential building and will extrude on top of the viaduct. Whilst the area has an urban setting with existing medium to high-rise buildings in the background and large-scale infrastructure (railway viaduct) in the foreground, the high-rise Proposed Residential Building would not appear incompatible.

Visual Obstruction

6.2.2 As shown in **Figure 6.1**, the Proposed Residential Development will take up part of the skyline when viewing from VP1 and partially affect the visual openness experienced by the public viewers.

6.2.3 Comparing with the Approved Development Scheme which as a building height of 100.75mPD (max.), the Proposed Residential Development is going to introduce additional visual obstruction to the skyline.

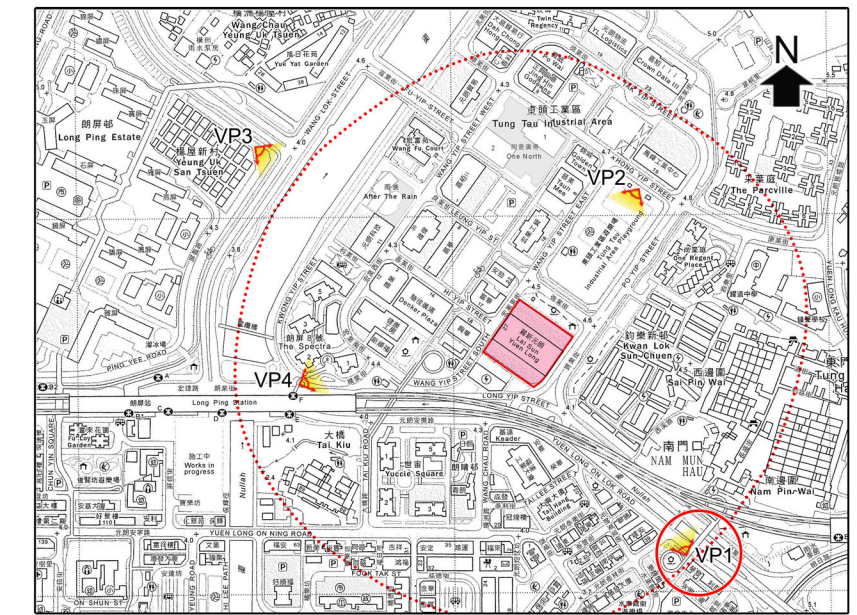
Visual Change

6.2.4 The public viewers will continue to experience a typical urban landscape view characterized by medium to high-rise developments. Development of the Proposed Residential Development would result in moderate visual change as compared with the existing condition. Such change would appear inevitably given the nature of the planning intention is to transform Tung Tau Industrial Area

for business use through the Government's encouragements in revitalizing the existing industrial buildings. Although the visual sensitivity of VP1 is high, the proposed building blends in well with the existing townscape and does not look visually incompatible; thus the effect on the visual experience of the VSRs is moderate. When comparing to the Approved Development Scheme, the increase in building height is considered insubstantial.

- 6.2.5 The Proposed Residential Development would become part of the urban landscape and it would not change the quality and character of the assessment area. The proposed stepping building height profile, 108.15mPD to 111.3mPD and 114.8mPD in a south to north direction, helps to add visual interest to the existing urban landscape. Therefore, the visual impact is considered only slightly adverse.

Existing Condition



Key Plan

Approved Residential Development under Application No. S/YL/304 (Building height at +100.75mPD max.)



Proposed Residential Development (Building height at +114.8mPD max.)



Viewpoint 1 – Shui Mun Tau Rest Garden on Yuen Long On Lok Road

Proposed Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East in Yuen Long

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Figure 6.1

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6.3 VP2 – Tung Tau Industrial Area Playground (*Figure 6.2 refers*)

Visual Composition

- 6.3.1 Ball courts appear in the foreground and existing buildings in Tung Tau and Yuen Long town centre appears in the background. The Site is located at the front row amongst those buildings, therefore the Proposed Residential Development appears rather eye-catching from this VP. The Proposed Residential Development will form part of the urban fabric at the background and is considered compatible in the setting.

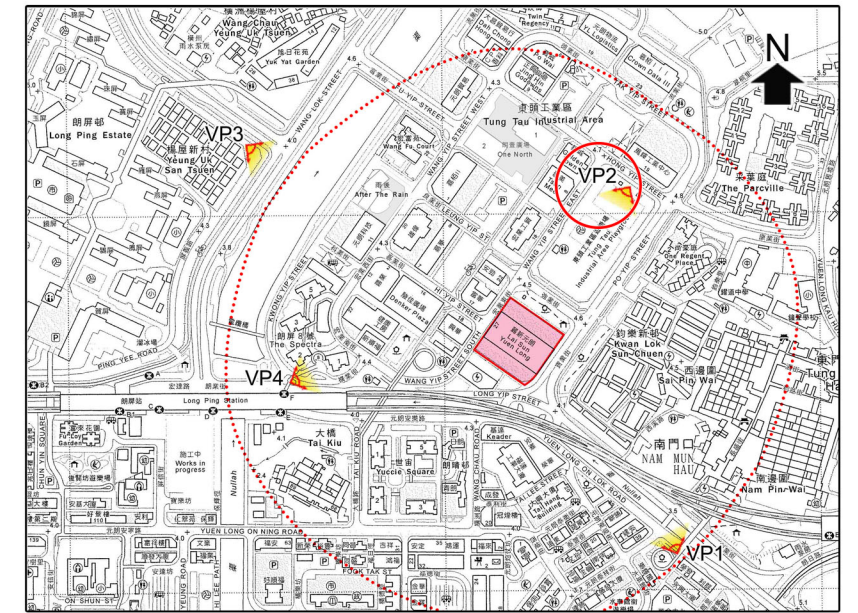
Visual Obstruction

- 6.3.2 From this VP, there is no prominent visual resource other than the open sky view has been identified. While the openness brought by the ball courts in the foreground will be unaffected, the high-rise Proposed Residential Development is going to only obstruct the view towards another cluster of high-rise buildings at the back, and this will happen no matter the building height of the Approved Development Scheme (at +100.75 max.) or at 114.8mPD as proposed. Thus, the impact caused by the obstruction is considered slightly adverse.

Visual Change

- 6.3.3 VSRs at this VP would most likely be focusing on the ball games, therefore their sensitivity is considered medium. The effect of visual change from a medium-rise industrial building to a high-rise residential building (be it at 100.75mPD or 114.8mPD) is considered moderate.
- 6.3.4 To address the visual change to be caused by the change from a medium-rise industrial building to a high-rise residential building, the Proposed Development Scheme tries to break down the building mass by creating a 15m gap between the two residential blocks. The refuge floor also serves the same purpose. The quality and character of the assessment area for being a developed industrial/business and new town development remains, but the impact to the public viewers (who mainly focus on ball games) would be slightly adverse.
- 6.3.5 The proposed 15m building gap between T1 and T2 would serve to create some visual interest as compared to the bulky existing building at the Site and other existing industrial buildings with high site coverage that are visible from this viewpoint.

Existing Condition

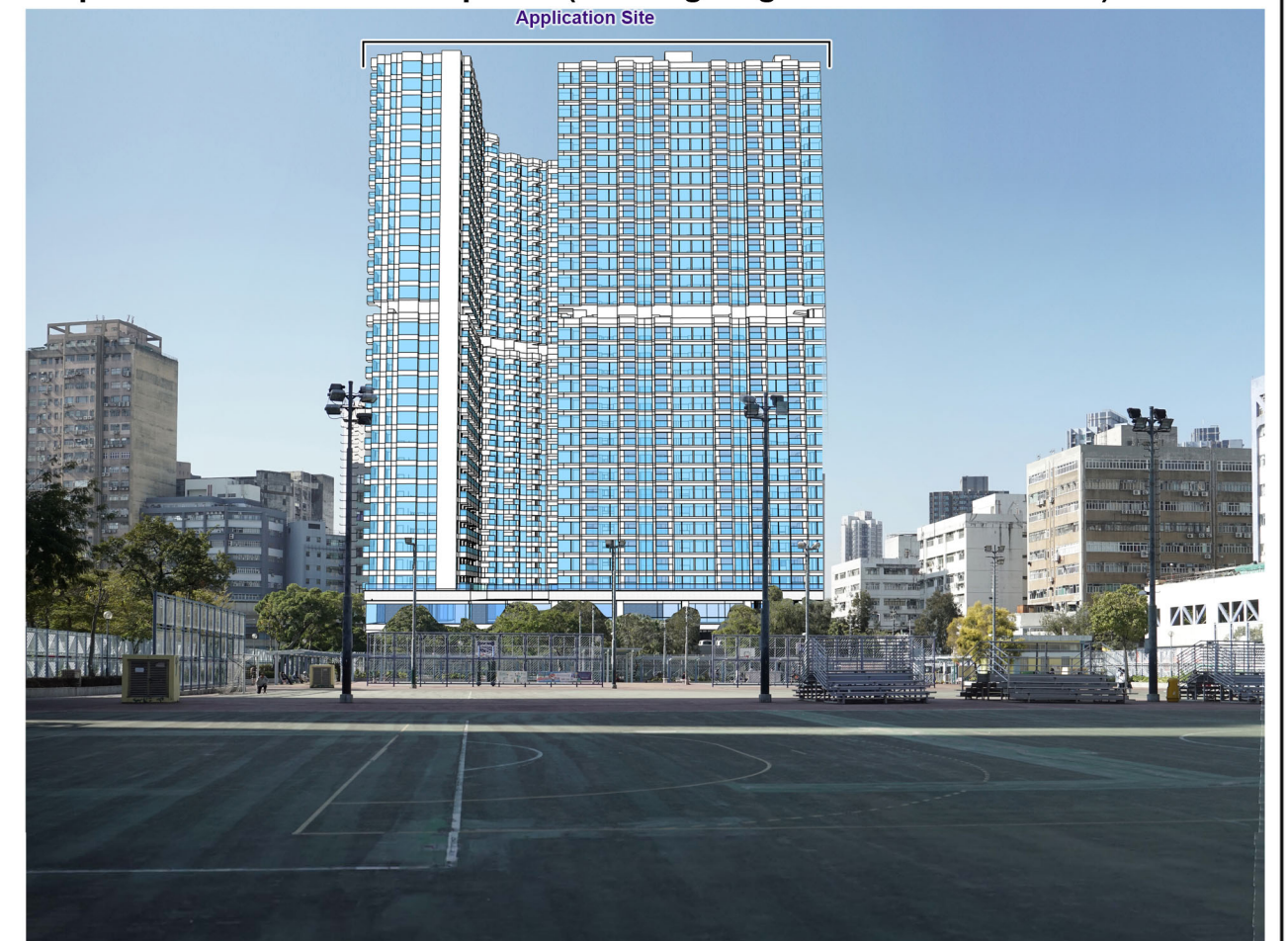


Key Plan

Approved Residential Development under Application No. S/YL/304 (Building height at +100.75mPD max.)



Proposed Residential Development (Building height at +114.8mPD max.)



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Viewpoint 2 – Tung Tau Industrial Playground

Proposed Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East in Yuen Long

Figure 6.2

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6.4 VP3 – Yeung Uk San Tsuen Sitting Out Area (Figure 6.3 refers)

Visual Composition

- 6.4.1 **Figure 6.3** showed the view of the Site from the northwest. View of the Site from this VP is dominated by a lush green plantations and trees within the sitting out area and along Wang Lok Street. This VP also captures the view towards the outer ring of Tung Tau Industrial Area, which has eventually been rezoned to "Residential (Group E)1" to encourage "*phasing out of existing industrial uses for residential use*" as well as the station development. A residential development (namely After the Rain), Yuen Long High Tech Centre and The Spectra are visible from this VP. The existing medium-rise industrial and commercial buildings, Hi Yip Factory Building and The Rainbow jointly create a wide gap to allow Yuccie Square, which is about 460m away, be partially visible from this VP. Yet, the Application is completely hidden by Yuen Long High Tech Centre.

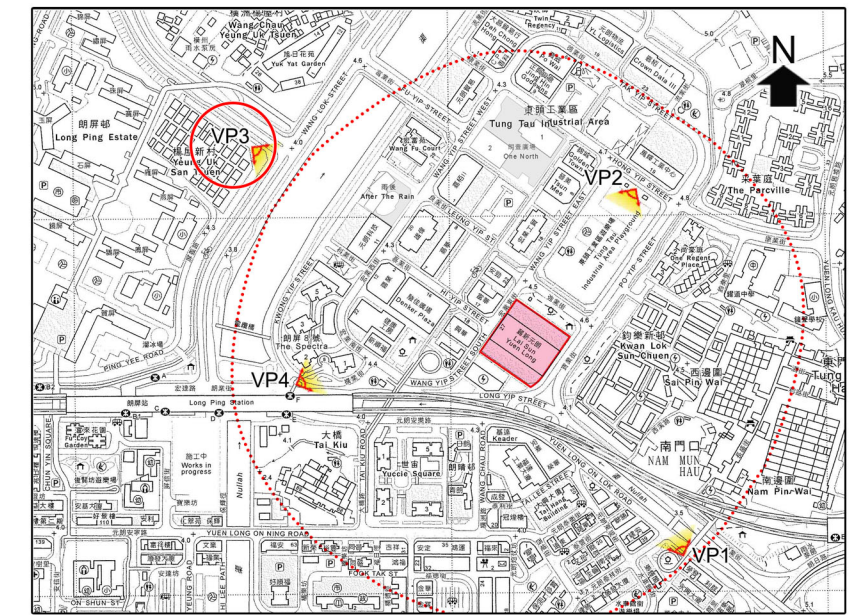
Visual Obstruction

- 6.4.2 Existing buildings on the outer ring of Tung Tau Industrial Area obstruct views towards the centre and opposite side of Tung Tau Industrial Area, apart from the building gap mentioned above.

Visual Change

- 6.4.3 Public viewers at this VP are users of the sitting out area, thus their visual sensitivity would be high. The effect on their visual experience due to the Proposed Residential Development would be negligible since the Proposed Residential Development will continue to be blocked by Yuen Long High Tech Centre.
- 6.4.4 The condition and quality of this VP as well as the character of the area will remain unchanged. Thus, the overall visual impact to this VP is negligible.

Existing Condition



Key Plan

Proposed Residential Development



Viewpoint 3 – Yeung Uk San Tsuen Sitting Out Area

Proposed Residential Development with
Minor Relaxation of Plot Ratio and
Building Height Restrictions
at 21-35 Wang Yip Street East
in Yuen Long

Figure 6.3

Visual Impact Assessment

Date: 23 April 2026

6.5 VP4 – Footbridge connecting Exit F of MTR Long Ping Station on Kwong Yip Street (Figure 6.4 refers)

Visual Composition

6.5.1 **Figure 6.4** showed the view of the Site from this VP from the west. View of the Site from this VP is dominated by a lush green road side landscaping along Kwong Yip Street right in front of this VP. The building edge of Tower 1 of The Spectra and the existing industrial building at the Site are visible at this VP. A small portion of On Lok Road Substation is also visible. The Proposed Residential Development will appear to the right hand side of The Spectra and appear compatible with these existing buildings.

Visual Obstruction

6.5.2 The existing 10-storey industrial building at the Site creates openness and allows the view towards an open skyline. As shown in **Figure 6.4**, the Proposed Residential Development will take up part of the skyline and partially affect the visual openness experienced by the public viewers.

6.5.3 Comparing with the Approved Development Scheme, the Proposed Residential Development is going to introduce little additional visual obstruction to the skyline.

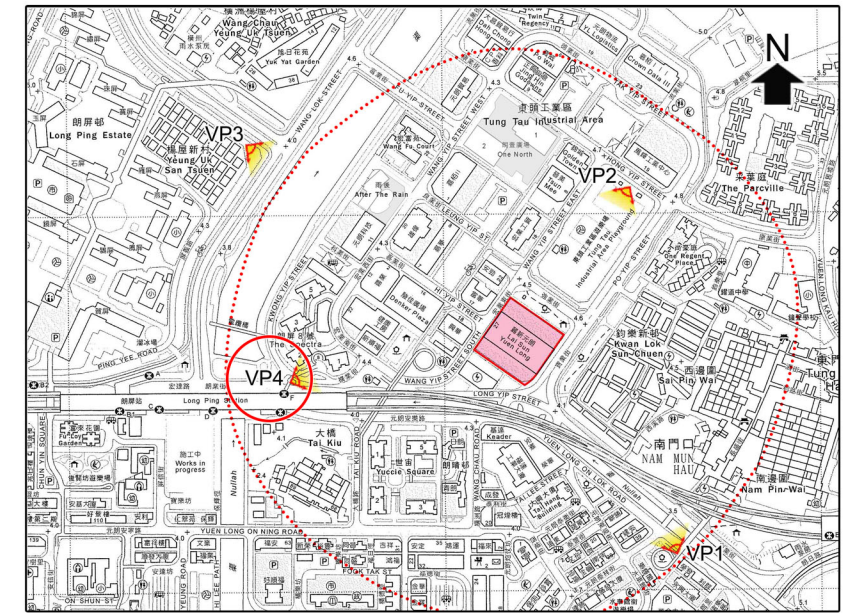
Effect on Public Viewers

6.5.4 Public viewers at this VP are at a transient mode, thus their visual sensitivity would be medium. The effect on their visual experience due to the Proposed Residential Development would be moderate. Their focus shall continue to remain on the lush green road side plantings as they walk along the footbridge.

Visual Change

6.5.5 The Proposed Residential Development appears right next to The Spectra, thus it forms an extension of the nearby existing residential building and makes no change to the character of the assessment area. The refuge floor helps to break down the building mass and increase permeability and the stepping building height also helps to introduce visual interest. Overall, the visual impact to this VP would be moderately adverse.

Existing Condition



Key Plan

Approved Residential Development under Application No. S/YL/304 (Building height at +100.75mPD max.)



Proposed Residential Development (Building height at +114.8mPD max.)



Proposed Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions at 21-35 Wang Yip Street East in Yuen Long

Figure 6.4

Viewpoint 4 – Footbridge connection Exit F of MTR Long Ping Station

Visual Impact Assessment

Date: 23 April 2026

7 CONCLUSION

7.1 Based on the analysis on the appraisal of visual impact on Visual Composition, Visual Obstruction and Visual Change, Table 7.1 below presents the overall visual impact caused by the proposed redevelopment to the public viewers represented in each VP.

Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Visual Impact due to Proposed Development
VP1	Shui Mun Tau Rest Garden on Yuen Long On Lok Road	Slightly Adverse
VP2	Tung Tau Industrial Area Playground	Slightly Adverse
VP3	Yeung Uk San Tsuen Sitting Out Area	Negligible
VP4	Footbridge connecting Exit F of MTR Long Ping Station on Kwong Yip Street	Moderately adverse

7.2 While the photomontage demonstrates that the Proposed Residential Development would be shielded by the existing medium-rise buildings on the outer ring of Tung Tau Industrial Area when viewing from VP3 hence would not be visible, photomontages from three of the other viewing points have shown that the Proposed Residential Development would not appear visually incompatible to the surrounding urban environment. Since the proposal involves changing from a medium-rise to a high-rise building, the visual change would result in slightly to moderately adverse visual impact.

7.3 To compare with the Approved Development Scheme, the visual obstruction and anticipated visual change would be comparable.

7.4 In view of all the above, it is considered that the Proposed Development Scheme, with 15m building gap, stepped height profile and refuge floor in place, would be congruous to the surrounding character of the adjacent buildings. Therefore, the Proposed Development is considered acceptable in the visual context.