



**LCH Planning and Development
Consultants Limited**

**Section 12A Application for Proposed Rezoning from
“Government, Institution or Community” to “Government,
Institution or Community (6)” at Tuen Mun, New Territories and
to Amend the Notes of the Zone Applicable to the Site for the
Proposed Social Welfare Facility (Residential Care Home for the
Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining
Government Land, Tuen Mun, New Territories**

Visual Appraisal

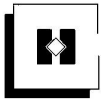
Prepared by
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June 2026
Report : Version 1.0



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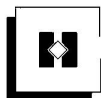
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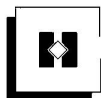
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1 INTRODUCTION

1.1 Visual Appraisal

- 1.1.1 We are commissioned by the Applicant to prepare this Visual Appraisal report for proposing amendment (“**Proposed Amendment**”) to the Approved Tuen Mun Outline Zoning Plan No. S/TM/41 (“**Approved Tuen Mun OZP**”) under Section 12A of the Town Planning Ordinance (“**the Ordinance**”) at Section C of Lot No. 496 in Demarcation District (D.D.) 132 and the adjoining Government Land, Tuen Mun, New Territories (hereinafter referred to as the “**Application Site**”).
- 1.1.2 The Application Site falls within an area designated as “Government, Institution or Community” (“**G/IC**”) zone on the Approved Tuen Mun OZP. The Proposed Amendment involves rezoning the Application Site from “Government, Institution or Community” (“**G/IC**”) to “Government, Institution or Community (6)” (“**G/IC(6)**”) and to amend the Notes of the Outline Zoning Plan (OZP) applicable to the Application Site for a social welfare facility of a Residential Care Home for the Elderly (RCHE) (hereinafter referred to as the “**Proposed Development**”).
- 1.1.3 According to the Guidelines on Submission of Visual Impact Assessment (VIA) for Planning Applications to the Town Planning Board (TPB PG-No. 41A), a VIA is required when “the proposal involves modification of development parameters that will amount to intensification in development scale and adverse visual impact from key public viewing points”.
- 1.1.4 Given the Proposed Development is a 13-storey standalone RCHE, in respect the building height (BH) control for low-rise developments of G/IC facilities with a height of not more than 13 storeys (excluding basement floor(s) as stipulated in the Approved Tuen Mun OZP. It is anticipated that the Proposed Amendment will not involve any major adverse visual impact. Hence, a Visual Appraisal (VA) report instead of a full VIA may suffice.
- 1.1.5 This VA is prepared in accordance with the Guidelines to evaluate the visual compatibility and degree of anticipated visual impacts of the Proposed Development on public viewers relevant to the Application Site to seek for the Town Planning Board’s approval.
- 1.1.6 It shall be noted that this VA is conducted by comparing the Proposed Development against a scenario both with and without the Proposed Development, along with the corresponding mitigation measures.



2 THE INDICATIVE SHCEME

2.1 Indicative Development Scheme

- 2.1.1 The Application Site covers an area of about 1,770 square metres (“sq.m.”) with structure erected. The Proposed Development is a standalone single-block Residential Care Home for the Elderly (RCHE) compound, providing a total of 504 nos. of beds. The total gross floor area (“GFA”) will be not more than 12,000 sq.m., and the maximum BH will not be more than 13 storeys.
- 2.1.2 Key development parameters of the Proposed Development are summarised in **Table 1** below. The Indicative Architectural Drawings of the Proposed Development is illustrated in **Annex 1**.

Development Parameters	Proposed Scheme
Site Area (Gross)	About 1,770 sq.m.
Gross Floor Area	Not more than 12,000 sq.m.
Plot Ratio	About 6.8
Site Coverage	About 69%
Maximum Building Height (in storey)	13 storeys
Maximum Building Height (in m)	Not more than 52mPD
No. of Block	1
No. of Rooms	252 ¹
No. of Beds	504
Loading/Unloading Bays (L/UL)	1
Parking Spaces for Private Cars	8
Parking Spaces for Light Bus	1
Expected Completion Year	2032

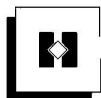
Table 1 Key Development Parameters of the Proposed Development

- 2.1.3 The Proposed Development would have 252 nos. of rooms, which targets to accommodate about 504 residents.
- 2.1.4 Details of the schedule of use by floors is provided in **Table 2**.

No. of Floor(s)	Indicative Uses
9/F-13/F	Dormitory Floor with Supporting Facilities
8/F	Refuge Floor
2/F-7/F	Dormitory Floor with Supporting Facilities
1/F	Entrance Lobby, Supporting Facilities, Electrical and Mechanical (E&M), Landscape Area and Carpark

Table 2 Schedule of Use by Floors

¹ Assuming two beds within a room.



3 VISUAL CONTEXT AND ITS SURROUNDING

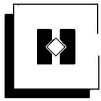
3.1 Site Context and Existing Condition

- 3.1.1 The Application Site is located at Tuen Fu Road, on the south of the existing Tuen Fu Road Disciplined Services Quarters and the southeast of the existing Tuen Mun Treatment Works Staff Quarters. The Site is situated in close proximity with religious institutions including the Ching Leung Nunnery and the Gig Lok Monastery to the north and east respectively.
- 3.1.2 The Application Site is generally sitting on a flat terrain with the level from about +5.50mPD to about +6.41mPD. **Diagram 1** illustrates the location of the Application Site and its immediate vicinity, and the existing condition of the Site. Major portion of the Site, is currently under private land lot, is fenced off by temporary structures, which will be vacant upon approval of this planning application. The remaining portion of the Site is occupied by vegetation.



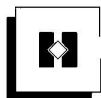
Diagram 1 Existing Condition of Application Site
(Source: Open3Dhk, Lands Department)

- 3.1.3 The Application Site falls entirely within an area designated as “G/IC” zone on the Approved Tuen Mun OZP No. S/TM/41 (**Figure 1**).
- 3.1.4 The planning intention of the “G/IC” zone is “*primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments*”. According to the Schedule of Notes



for “G/IC” zone, ‘Social Welfare Facility’ falls into a Column 1 uses that are always permitted. The Proposed Development is in line with the planning intention of “G/IC” zone, which is primarily for the provision of government, institution or community facilities serving the needs of the local residents and/or a wider area.

- 3.1.5 The Notes of the OZP state that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum BH in terms of 3-storey as stipulated on the Plan, whichever is the greater.



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S/TM/41

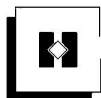
GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Cable Car Route and Terminal Building	Correctional Institution
Eating Place (Canteen, Cooked Food Centre only)	Crematorium
Educational Institution	Driving School
Exhibition or Convention Hall	Eating Place (not elsewhere specified)
Field Study/Education/Visitor Centre	Firing Range
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Helicopter Fuelling Station
Institutional Use (not elsewhere specified)	Helicopter Landing Pad
Library	Holiday Camp
Market	Hotel
Pier	House
Place of Recreation, Sports or Culture	Marine Fuelling Station
Public Clinic	Off-course Betting Centre
Public Convenience	Office
Public Transport Terminus or Station	Petrol Filling Station
Public Utility Installation	Place of Entertainment
Public Vehicle Park (excluding container vehicle)	Private Club
Recyclable Collection Centre	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Religious Institution	Refuse Disposal Installation (Refuse Transfer Station only)
Research, Design and Development Centre	Residential Institution
Rural Committee/Village Office	Sewage Treatment/Screening Plant
School	Shop and Services (not elsewhere specified)
Service Reservoir	Utility Installation for Private Project
Social Welfare Facility	Zoo
Training Centre	
Wholesale Trade	

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(please see next page)



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<u>GOVERNMENT, INSTITUTION OR COMMUNITY (cont'd)</u>	
<u>Remarks</u>	
(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storey(s) or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. (b) In determining the maximum number of storey(s) for the purposes of paragraph (a) above, any basement floor(s) may be disregarded. (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance. (d) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.	

(Source: Town Planning Board, HKSAR Government)

- 3.1.6 Further explained in the Explanatory Statement (ES) of the Approved Tuen Mun OZP, the BH control of developments in the Area has been taken into account of the prevention of excessively tall or out-of-context buildings, and urban design attributes (i.e., stepped BH profile to preserve public view to the ridgelines) to ensure better visual permeability and wind penetration and circulation. Specifically, the BH control for low-rise developments of GIC facilities is considered with a height of not more than 13 storeys (excluding basement floor(s)).

3.2 Surrounding Land Uses

- 3.2.1 At present, the surrounding areas of the Application Site are characterized by various land uses, predominantly a number of GIC facilities and medium-density residential buildings. At present, a medium-to-high BH profile of about +70mPD to +120mPD is formulated, which are dominated by medium-density residential buildings to the north, south and west of the area. Overviews of the building height restriction (BHR) of surrounding context of the Application Site are shown in **Diagram 2**.

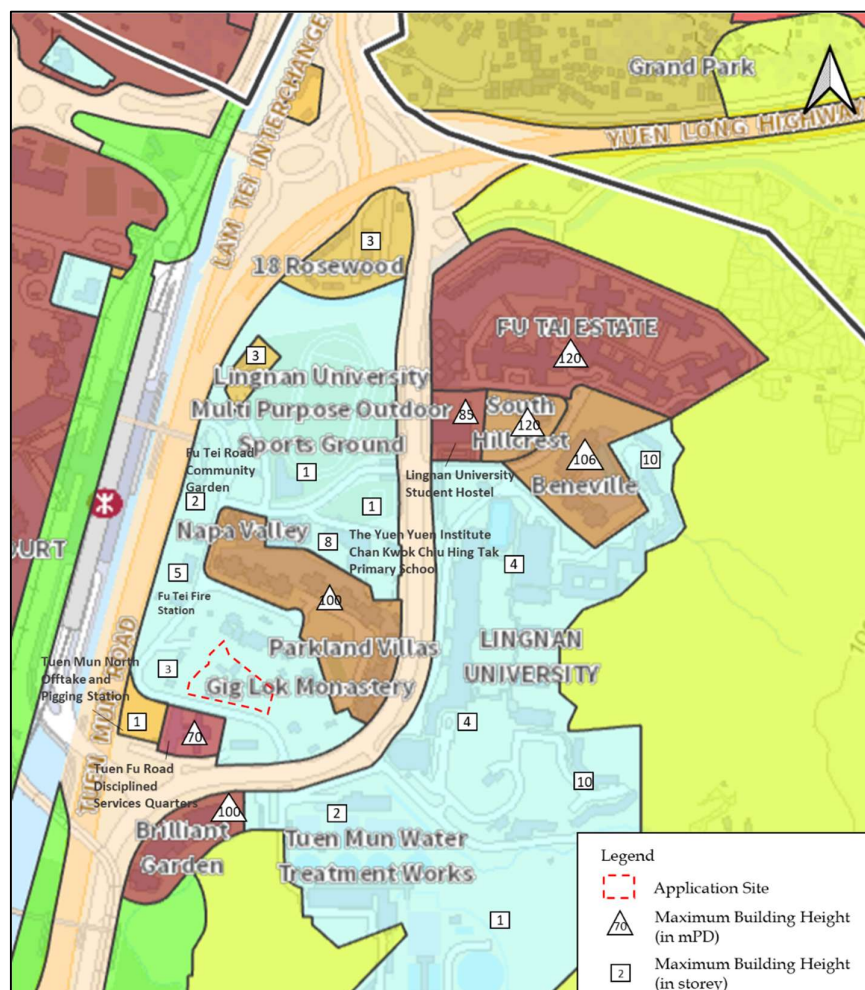
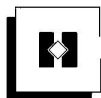
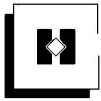


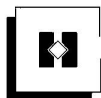
Diagram 2 Building Height Restriction of Surrounding Developments
(Source: Town Planning Board, HKSAR Government)

3.2.2 Key visual elements in the surrounding context of the Site are summarised below: -

- To the immediate north and east are religious institutions namely Ching Leung Nunnery and Gig Lok Monastery within the subject “G/IC” zone. To the further north beyond is an existing small-scale privately operated RCHE along Tuen Fu Road to the north and the roundabout of Tuen On Lane, namely as Ching Yan Elderly Home.
- To the south along Tuen Fu Road, it is mostly dominated by the departmental quarters including the Tuen Fu Road Disciplined Services Quarters, the Tuen Mun Treatment Works Staff Quarters, the Tuen Mun Water Treatment Works, and the Tuen Mun North Offtake and Pigging Station.



- To the further north and south is surrounded by medium-density residential buildings, namely Parkland Villas, Napa Valley and Brillant Garden.
- To the further east is the Lingnan University. The Siu Hong Station is located to the west, while the Siu Hong Court and the Tuen Mun Hospital is located further west of the Site.



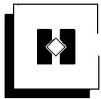
4 ASSESSMENT AREA AND SELECTION OF VIEWING POINT

4.1 Assessment Area

- 4.1.1 As suggested by the TPB PG-No. 41A, the viewer will tend to see the building as part of a group rather than as a single building rather than as a single building when the viewing distance equal to three times of the height of the building (the 3H zone) from the Application Site, and therefore the 3H zone could be used as a reference in determining the Assessment Area. To demonstrate the completeness of this VA, the consideration of our Assessment Area has been included.
- 4.1.2 As the maximum BH of the Proposed Development is 13 storeys (i.e., not more than 52mPD). Thus, a radius area of about 156 meters (“m”) (i.e., 3H) from the Application Site boundary defines the boundary of the Assessment Area, within which key public viewing points (“VPs”) are selected for assessment accordingly (**Figure 2** refers).

4.2 Selection of Key Viewing Points

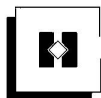
- 4.2.1 A total of four VPs is selected to further assessment on the visual impact of the Proposed Development for demonstrating the potential cumulative impact as follows (**Figure 2** refers), where there will be exposed views from those directions on the Proposed Development. **Figure 3** shows the existing condition of the selected four VPs.
- 4.2.2 **VP 1: Tuen Mun Road (Near Siu Hong Station (South) PTI)** – This VP is situated approximately 180m to the west of the Site. It is taken at the Public Transport Interchange (PTI) within Siu Hong Station. This VP demonstrates the existing openness towards the surrounding landscape, including medium-density residential buildings (i.e., Parkland Villas) and Tuen Fu Road Disciplined Services Quarters. It is a key public transport facility for nearby residents, pedestrians and passengers passersby waiting in queues for franchised bus and green minibus (GMB) services at Siu Hong Station (Tuen Ma Line) (TML) and Light Rail Transit (LRT). As this VP1 offers a direct visual experience of the surrounding environment, the visual sensitivity of this VP is considered **Medium**.
- 4.2.3 **VP 2: Bus stops at Castle Peak Road – San Hui** – This VP is situated approximately 100m to the south of the Application Site. It is located at one of the nearest bus stops along Castle Peak Road, and further directed to Tuen Fu Road. It serves as a main access route to the Application Site, representing viewers including nearby residents, pedestrians, passengers and vehicle users. This VP shall provide a relatively direct line of sight towards the Application Site from the roadside. However, the views towards the Application Site is mostly obstructed by existing roadside trees and may be distracted by the medium-rise residential building blocks. Given its role as a primary access route to the



Application Site for residents and pedestrians, and its close proximity to the Proposed Development, the visual sensitivity of this VP is considered **Medium**.

4.2.4 **VP 3: Bus stops at Castle Peak Road – Lingnan (near the Lingnan University Main Building and Parkland Villas Blocks 3 and 4)** – This VP is situated approximately 260m to the northeast of the Application Site. It is representer viewers including nearby residents, students and staff of the Lingnan University, passengers and vehicle users. However, the VP is currently screened by roadside trees and vegetation along Castle Peak Road as well as the intervening massing of Parkland Villas blocks which rise to notable heights in the local context. Hence, the visual sensitivity of this VP is considered **Medium**.

4.2.5 **VP 4: Near the main entrance of Tuen Fu Road Community Garden** – This VP is situated approximately 180m to the northwest of the Application Site. It is situated along the main access road to the north of Tuen Fu Road leading to the Tuen Fu Road Community Garden, and a notable open space near the residential development known as Parkland Villas. The viewers of this VP will be nearby residents, including children and the elderly who frequently access the community garden, as well as occasional visitors to this public open space. This location represents typical static views experienced by users of the garden, who often spend extended periods in the area engaging in gardening, resting, or community events. Given the VP is currently screened by roadside trees and vegetation along Tuen Fu Road, the VP also captures a relatively wide and openness visibility towards the Site and existing built forms. Hence, the visual sensitivity of this VP is considered **Medium**.



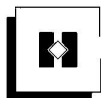
5 VISUAL IMPACT ANALYSIS

5.1 Subject of the Assessment

- 5.1.1 This VA is conducted by comparing the Proposed Development against a scenario both with and without the Proposed Development with major planned and committed developments to assess the cumulative visual impacts. The assessment will focus on the visual impact of the overall bulk to other viewers in the neighbourhood.

5.2 VP 1: Tuen Mun Road (Near Siu Hong Station (South) PTI)

- 5.2.1 Effects on Visual Composition - This VP captures an open view towards the Application Site from the western direction contributed by the existing open-air PTI within Siu Hong Station. The Proposed Development would appear as a modest vertical addition in the mid-ground, integrating with the existing medium-density residential clusters, as illustrated in the photomontage of **Figure 4**. Therefore, the effects of the Proposed Development on visual composition are considered **negligible**, the proposed rezoning would not change the visual composition of the Area.
- 5.2.2 Effects on Visual Obstruction and Visual Permeability - From this VP, existing elements such as the rain shelter covered walkway at the PTI, surrounding greenery, nearby mid-density residential buildings, have already limited the full openness. Visual permeability to the mountain backdrop of Kau Keng Shan is slightly impeded by the existing developments adjoining the Application Site but it is insignificant to the Application Site since it is minimized in line with the BH control of low-rise developments in line with the BH control of low-rise developments of G/IC facilities. Hence, the effects of the Proposed Development on visual obstruction and visual permeability are considered **negligible**.
- 5.2.3 Effects on Public Viewers – Noted this VP is a key public transport facility for nearby residents, pedestrians and passengers passersby waiting in queues at the Siu Hong Station. The Proposed Development would be visible to these public viewers from the advantageous hill perspective, potentially drawing attention while waiting for services or moving through the PTI. However, the visual changes resulting from the Proposed Development would be **slightly adverse**, with only a slight impact on visual openness due to the modest scale addition and contextual integration.
- 5.2.4 Effects on Visual Element/Resources – The Proposed Development will slightly obstruct the sky view from this VP, but most of the sky is already blocked by the existing lush vegetation and residential developments. The proposed building block is actually integrated with the surrounding developments and landscaping. Thus, the Proposed Development would have **negligible** impacts on the visual elements/resources.



- 5.2.5 Based on the above, the Proposed Development will bring **moderate visual impact** to the nearby residents, pedestrians and passengers passersby at this VP.

5.3 VP 2: Bus stops at Castle Peak Road – San Hui

- 5.3.1 Effects on Visual Composition – This VP comprises bus stop infrastructure and substantial greenery at ground level, with the medium-rise residential building at the left and right, contributing to a layered suburban-urban. The Proposed Development would appear as a consistent vertical extension in scale and form with the nearby buildings. As illustrated in the photomontage of **Figure 5**, the Proposed Development integrates seamlessly into the streetscape, blocked by the foreground element. Therefore, the effects on visual composition are considered **slightly adverse**.

- 5.3.2 Effects on Visual Obstruction, Visual Permeability and Public Viewers – From this VP, the view is dominated by the existing medium-rise residential building at the left and right, namely Tuen Mun Treatment Works Staff Quarters and the Parkland Villas. With the fully openness at the back, the Proposed Development would be completely towering from this short-range VP. Hence, the effects of the Proposed Development on visual composition are considered **slightly adverse**.

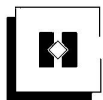
- 5.3.3 Effects on Visual Element/Resources – The surrounding areas of the Site are characterized by various land uses, predominantly medium-density residential buildings and roadside greenery, however, the Proposed Development would be completely towering under the openness of existing streetscape character. The Proposed Development would have **slightly adverse** impacts on the visual elements/resources.

- 5.3.4 Based on the above, the Proposed Development will bring **moderate visual impact** to the residents, pedestrians, passengers and vehicle users at this VP.

5.4 VP 3: Bus stops at Castle Peak Road – Lingnan (near the Lingnan University Main Building and Parkland Villas Blocks 3 and 4)

- 5.4.1 Effects on Visual Composition – The visual composition of this VP includes bus stop infrastructure, footpath, roadside vegetation and residential building blocks of Parkland Villas. It presents a coherent suburban-residential character with layered built forms transitioning from roadside greenery to residential towers. The proposed standalone building layer is completely blocked as shown in the photomontage presented of **Figure 6**. Therefore, the effects of the Proposed Development on visual composition are considered **negligible**.

- 5.4.2 Effects on Visual Obstruction, Visual Permeability and Public Viewers – From this VP, the existing roadside vegetation, and the massing of Parkland Villas have blocked the visual permeability, thus it limits



the full openness of sky view. Under both existing and future scenarios, the Application Site will not be visible in this VP. No obstruction to the existing developments is observed. The visual changes as well as the impacts on the visual elements/resources resulting from the Proposed Development would be **negligible**.

5.4.3 Effects on Visual Element/Resources – The landscape character demonstrated from this VP is suburban visual with the mixture of land uses, including roadside greenery and residential towers. The introduction of the Proposed Development would not alter this character, while would be completely blocked, in aligning with the scale and form of existing nearby residential buildings. Thus, it would have **negligible** impacts on the visual elements/resources.

5.4.4 Based on the above, the Proposed Development will bring **negligible visual impact** to the residents, students, staff, visitors, passengers, and road users at this VP.

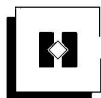
5.5 VP 4: Near the main entrance of Tuen Fu Road Community Garden

5.5.1 Effects on Visual Composition – This VP is dominated by at-grade lush greenery along Tuen Fu Road and Tuen On Lane, whilst it is scattered medium-rise residential towers at the back, formulating a layered built form. Even though the Proposed Development would appear as a single vertical element, it is blocked entirely by the lush greenery as illustrated in the photomontage presented in **Figure 7**. Therefore, the effects of the Proposed Development on visual composition are considered **negligible**.

5.5.2 Effects on Visual Obstruction and Visual Permeability – From this VP, the substantial foreground lush greenery already provides significant screening. However, the Proposed Development is blocked entirely by the lush greenery. Under both existing and future scenarios, the Application Site will not be visible in this VP. No obstruction to the existing developments is observed. Hence, the effects on visual obstruction and visual permeability are considered **negligible**.

5.5.3 Effects on Public Viewers – This VP represents public viewers who are primarily local residents, regular garden users, and occasional visitors who frequent the garden and surrounding areas. Their visual sensitivity is considered medium to high, as they shall spend more time appreciating the garden environment, and are more sensitive to changes in the surrounding landscape and skyline compared to transient road users. Due to the substantial screening provided by lush greenery along the access roads, the Proposed Development has been blocked. The visual changes resulting from the Proposed Development would be **negligible**.

5.5.4 Effects on Visual Element/Resources – The Proposed Development would be completely blocked by the lush vegetation along Tuen Fu Road and Tuen On Lane, hence there would not be any effect on the condition, quality, sky view and character of the Assessment Area. Thus, the



Proposed Development would have **slight impact** on the visual elements/resources.

5.5.5 Based on the above, the Proposed Development will bring **slight visual impact** to the local residents, garden users, and visitors at this VP.

5.5.6 The overall visual input analysis brought by the Proposed Development is summarised in **Table 3**.

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction and Visual Obstruction	Effect on Public Viewers	Effect on Visual Element/Resources	
1	Medium	Negligible	Negligible	Slightly Adverse	Negligible	Moderate
2	Medium	Slightly Adverse	Slightly Adverse	Slightly Adverse	Slightly Adverse	Moderate
3	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
4	Medium	Negligible	Negligible	Negligible	Negligible	Slight

Table 3 Summary of Visual Impact Analysis

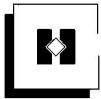
5.6 Sensitive Design Measures

Ensuring Compatibility to the Surrounding

5.6.1 The scale and design of the Proposed Developments, including but not limited to the plot ratio (PR), site coverage (SC) and BH, are compatible to the surrounding existing and planned developments. Noting that the Application Site is surrounded by various land uses, predominantly a number of GIC facilities and medium-density residential buildings. Hence, the massing of the building would not be excessive and would be comparable to other similar developments in Tuen Mun. The proposed 13-storey development has been taken into account of the BH control for low-rise developments stated under the Notes of the OZP. Buffer tree planting at street level will be provided along the western edge of the Application Site boundary to ensure compatibility to the surrounding environment.

Provision of Footpath Widening to Enhance Walkability and Better Streetscape

5.6.2 Provision of about 2.2m to 2.6m building setback from the Application Site boundary abutting Tuen Fu Road is provided to enhance pedestrian walkability, as well as to provide better streetscape/good quality street level public urban space. Buffer tree planting at street level will be provided along the Site to offer better streetscape. Additionally, shrubs



and ornamental planting are also proposed along the entrance and whole edge of the Application Site in enhancing the existing streetscape and softening the hard edge of the Proposed Development and minimising the visual impact to the pedestrian and residents to the immediate south and south-west of the Site.

Viewing Deck to Enhance Visual and Air Permeability

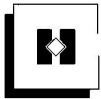
5.6.3 The refuge floor at 8/F provides an elevated public space equipped with outdoor furniture and recreational facilities for the future residents to enjoy the view of Kau Keng Shan (about 507m) to the southeast in order to position as an inviting space for relaxation and socialising and further to promote the elderly’s well-being. The open-sided areas also allow cross air ventilation to maintain the wind corridor and enhance visual permeability of the building.

5.6.4 The refuge floor will comply with the criteria as specified in the “Code of Practice for Fire Safety in Buildings 2011” (FS Code) in compliance with requirement on both mean of escape and fire resisting construction; whilst all garden furniture/equipment are not used for commercial activities/activities involving use of naked fire.

Adoption of Sensitive Design and Disposition with Site Constraints

5.6.5 To ensure the provision of natural lighting and ventilation, a building setback shall be provided in respect of the low-rise GIC facilities to the north. The separation distance for prescribed windows will also be provided complied with the requirements set out in the Building (Planning) Regulations (B(P)R) (Cap. 123F) to ensure adequate air and visual permeability of the Proposed Development to adjacent developments, and minimise potential overlooking issues to the surrounding developments.

5.6.6 The void area in north-south direction at 2/F not only served as a refreshing ambience area to allow different users for relaxation and social gathering, its design could also provide thermal comfort and energy efficiency through natural lighting and air circulation into the core of Proposed Development. It could also create a sense of openness that connecting split-level layouts and allowing for visual interaction between different floors. Design consideration of the void area will comply with the requirements under the “Calculation of Gross Floor Area and Non-accountable Gross Floor Area Building (Planning) Regulation 23(3)(a) and (b)” (PNAP APP-2).



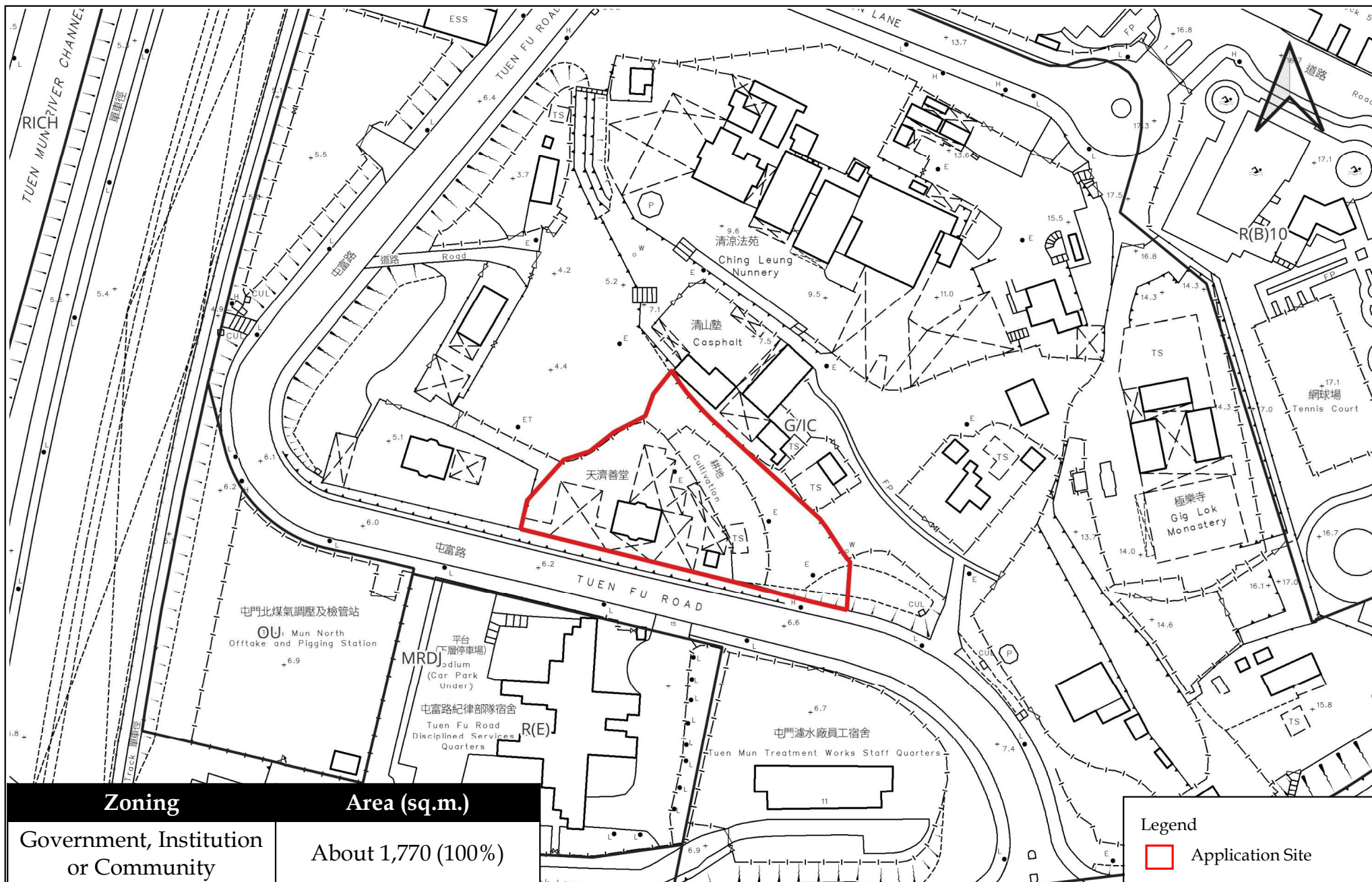
6 CONCLUSION

- 6.1.1 The Visual Appraisal is prepared in support of the the Proposed Amendment involves rezoning the Application Site from G/IC” to G/IC(6)” and to amend the Notes of the OZP applicable to the Application Site for proposed development.
- 6.1.2 As demonstrated above, the Proposed Development is designed to be compatible with the surrounding mixture with low-to-mid-rise residential developments and G/IC facilities in the neighbourhood. To ensure compatibility and enhance the visual quality of the area, the Indicative Scheme incorporates thoughtful sensitive design features, including shrubs and ornamental planting to offer better streetscape, provision of singular void area, the integrated urban design amalgamating smaller sites for achieving better urban design and local area improvements, etc.. These elements aim to create a cohesive and visually pleasing environment that complements the existing urban fabric in Tuen Mun District.
- 6.1.3 This Visual Assessment, a total of four VPs, are identified with slight visual impact under the Indicative Development Scheme as compared with the Proposed Development. It confirmed that the Proposed Development will create slight impact to the surroundings and is considered not incompatible with the surrounding environment.



ANNEX 1

**INDICATIVE
ARCHITECTURAL
DRAWINGS**



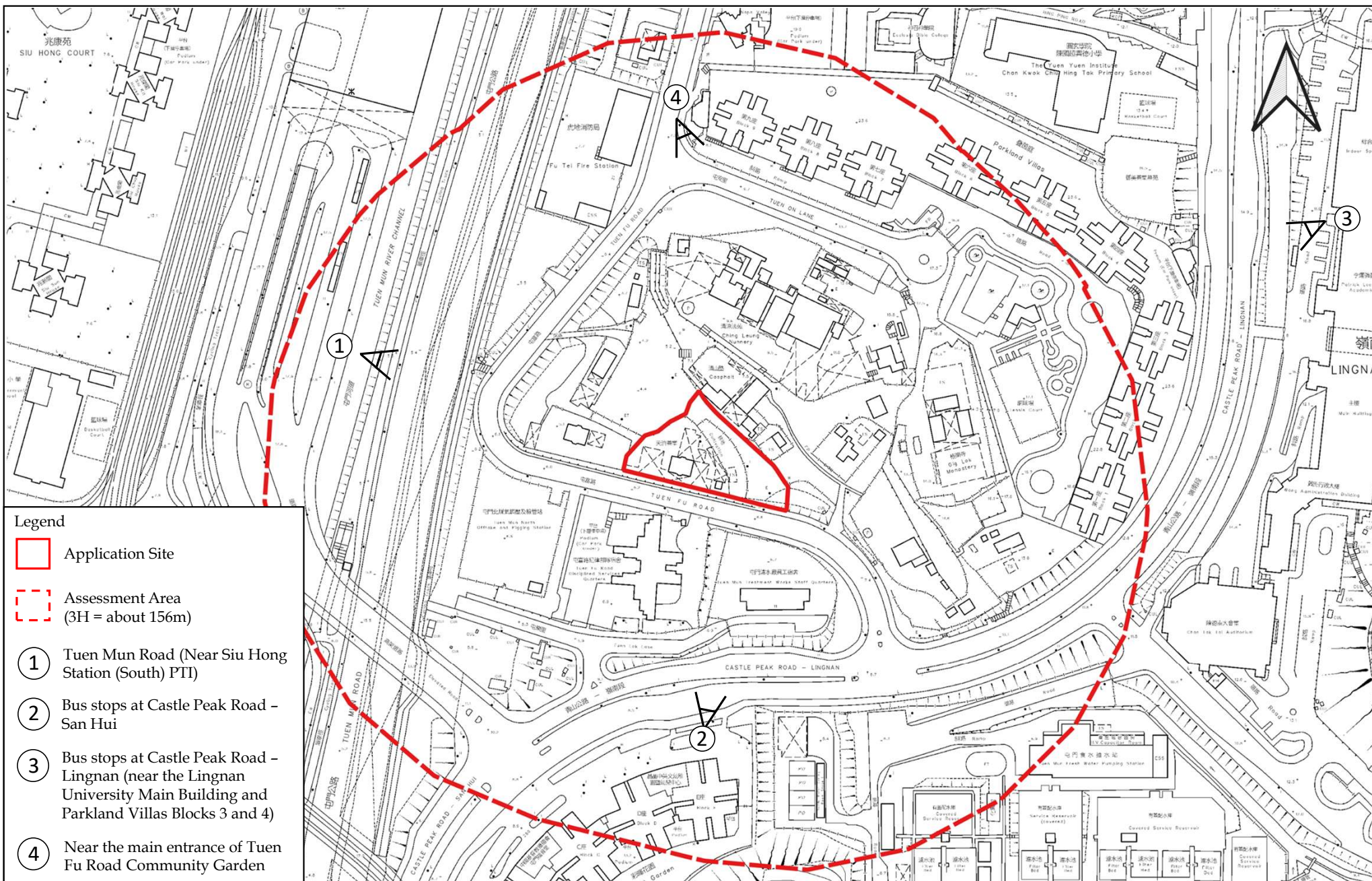
**LCH Planning and Development
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Figure 1 : Extract of Outline Zoning Plan (No. S/TM/41)

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from "Government, Institution or Community" to "Government, Institution or Community (6)" at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE and Town Planning Board, HKSAR Government)



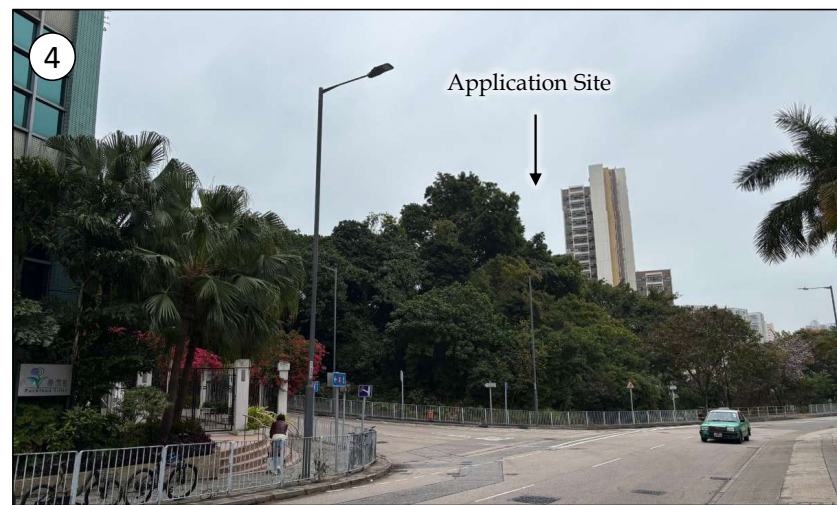
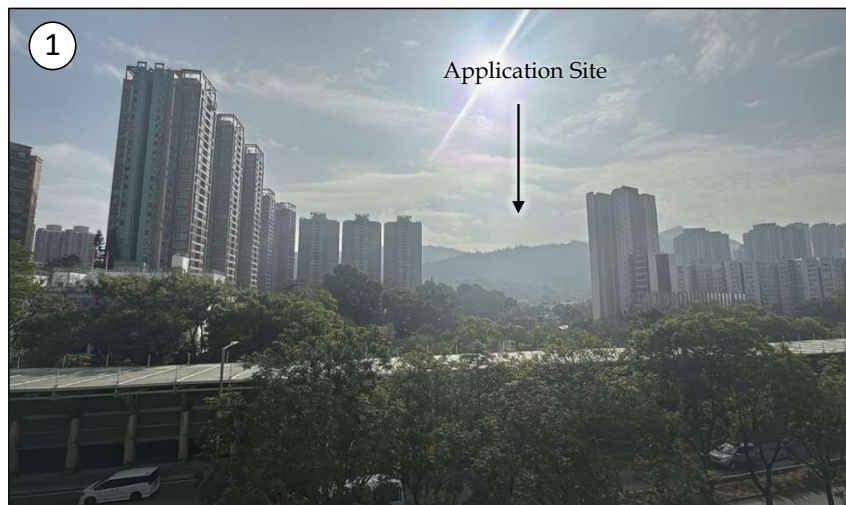
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Figure 2 : Locations of Viewpoints for the Application

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: HKMS 2.0, HKSAR Government)



Legend

- | | |
|--|---|
| ① Tuen Mun Road (Near Siu Hong Station (South) PTI) | ② Bus stops at Castle Peak Road – San Hui |
| ③ Bus stops at Castle Peak Road – Lingnan (near the Lingnan University Main Building and Parkland Villas Blocks 3 and 4) | ④ Near the main entrance of Tuen Fu Road Community Garden |

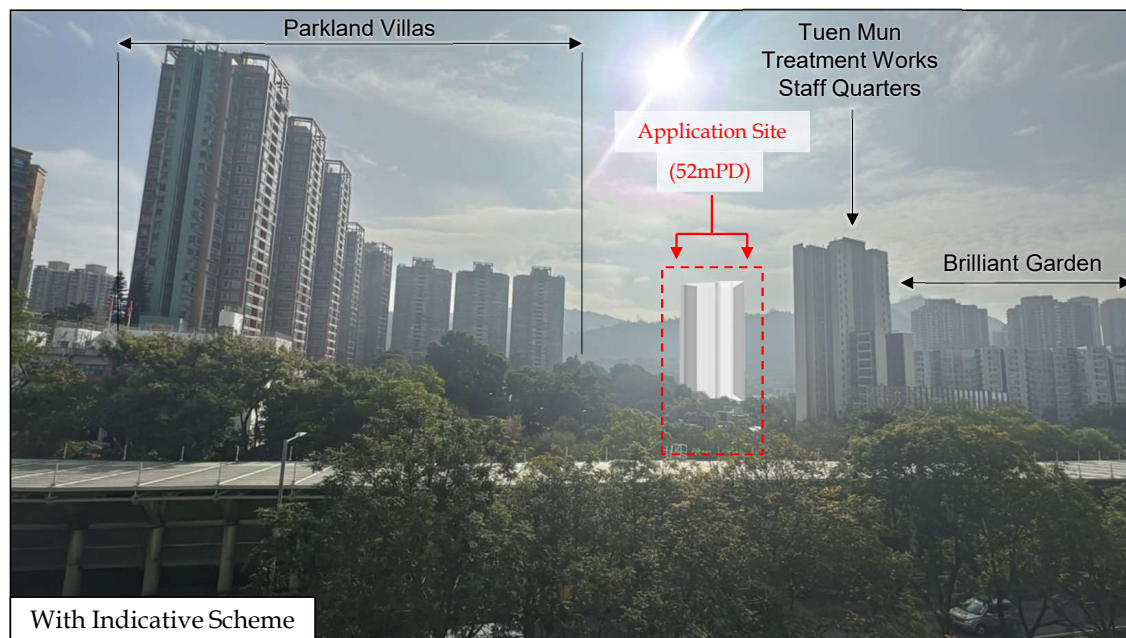
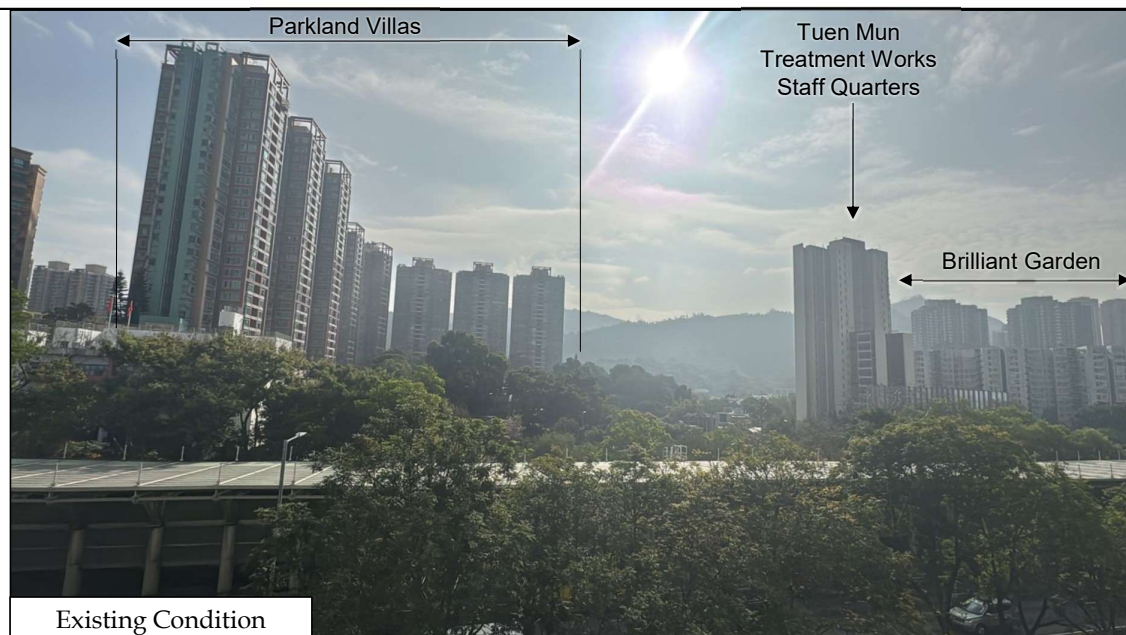
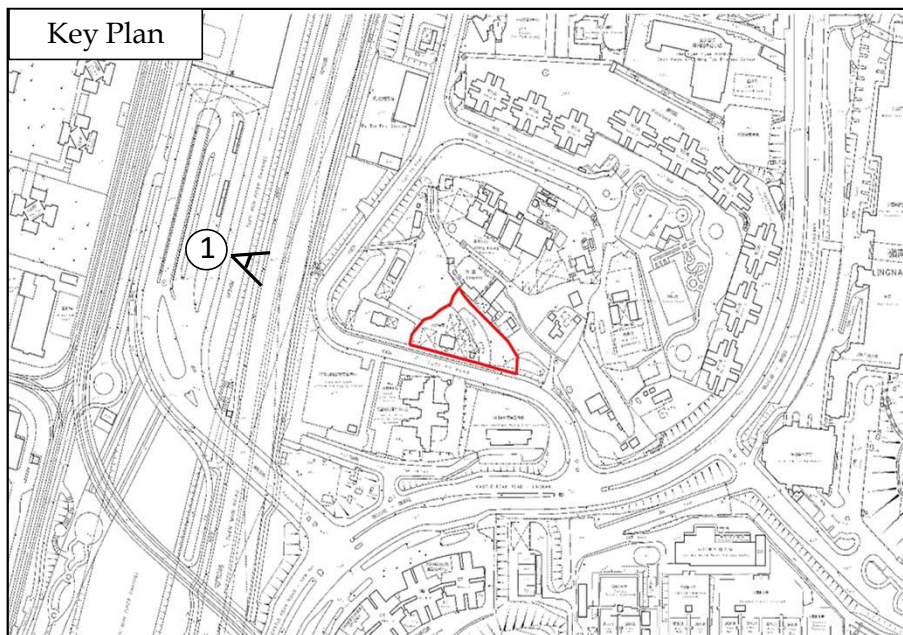


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Figure 3 : Existing Condition of Viewpoints for the Application

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Source: On-site Survey)



Legend

 Application Site

① Tuen Mun Road (Near Siu Hong Station (South) PTI)



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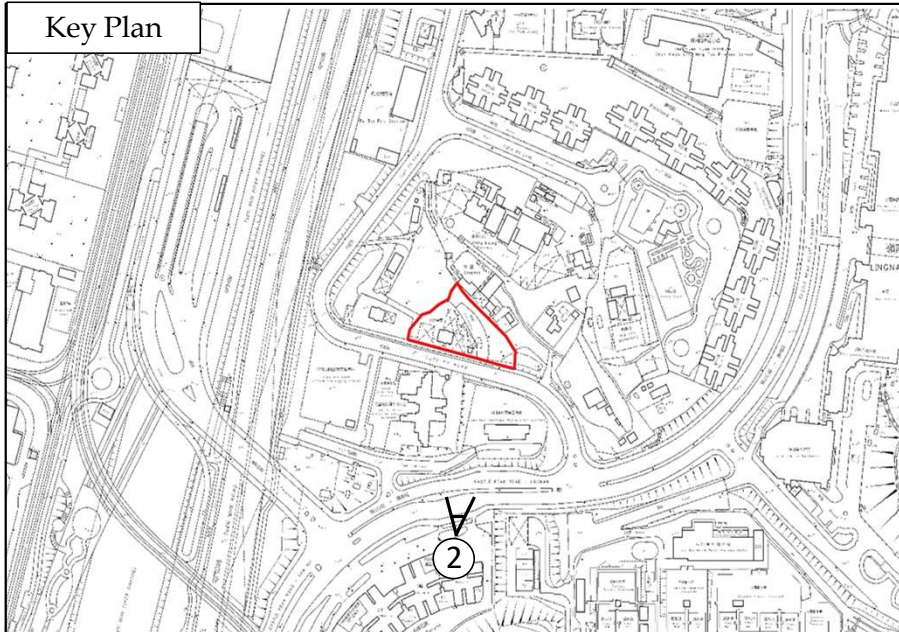
Figure 4 : Photomontage (VP 1)

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)

Key Plan



Legend

 Application Site

 Bus stops at Castle Peak Road - San Hui



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Figure 5 : Photomontage (VP 2)

(For reference only. Not to scale.)

Tuen Mun Treatment Works Staff Quarters

Parkland Villas

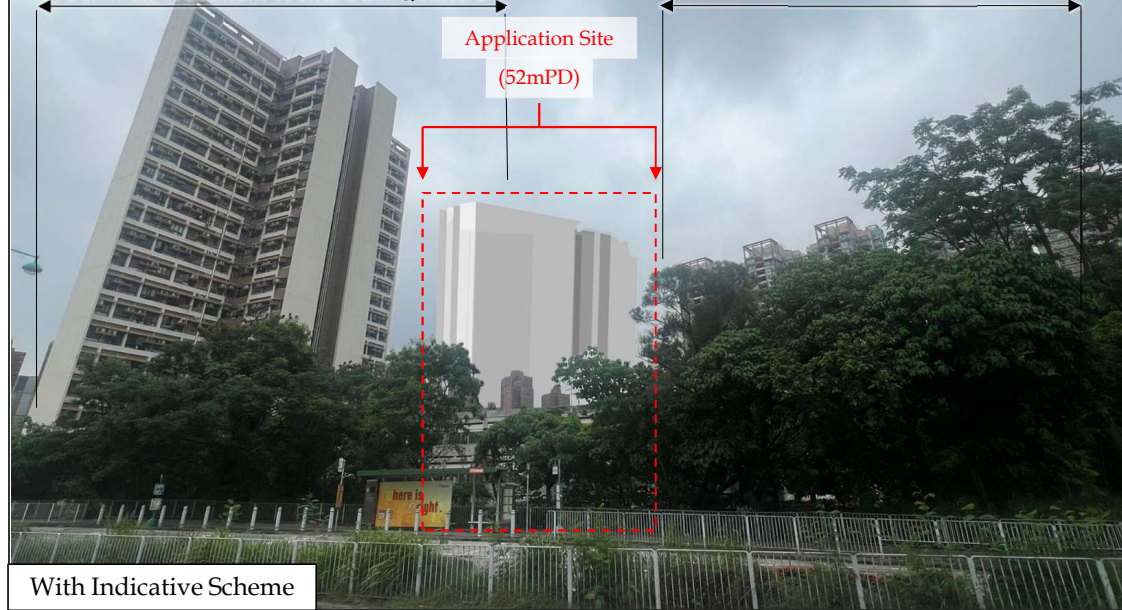


Existing Condition

Tuen Mun Treatment Works Staff Quarters

Parkland Villas

Application Site
(52mPD)



With Indicative Scheme

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)

Key Plan



Legend

Application Site

3 Bus stops at Castle Peak Road - Lingnan (near the Lingnan University Main Building and Parkland Villas Blocks 3 and 4)



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Figure 6 : Photomontage (VP 3)

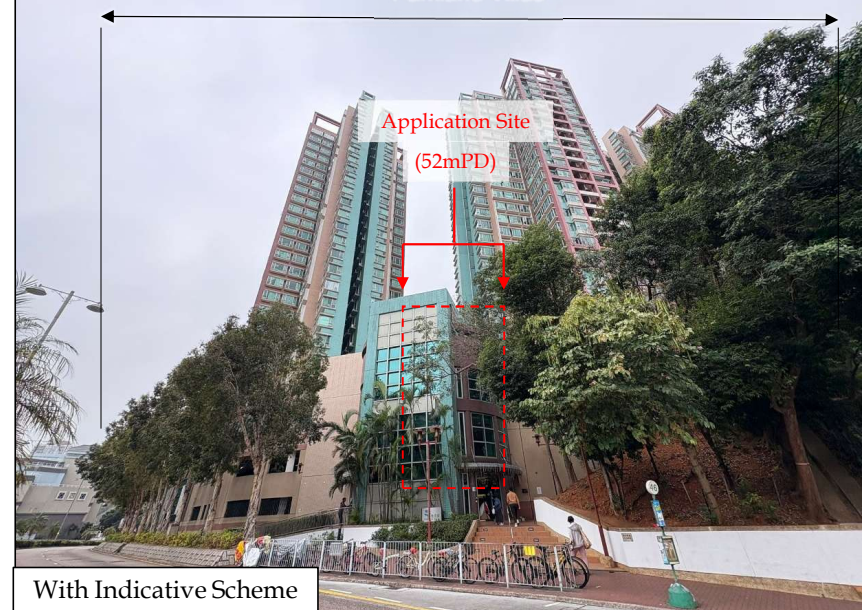
(For reference only. Not to scale.)

Parkland Villas



Existing Condition

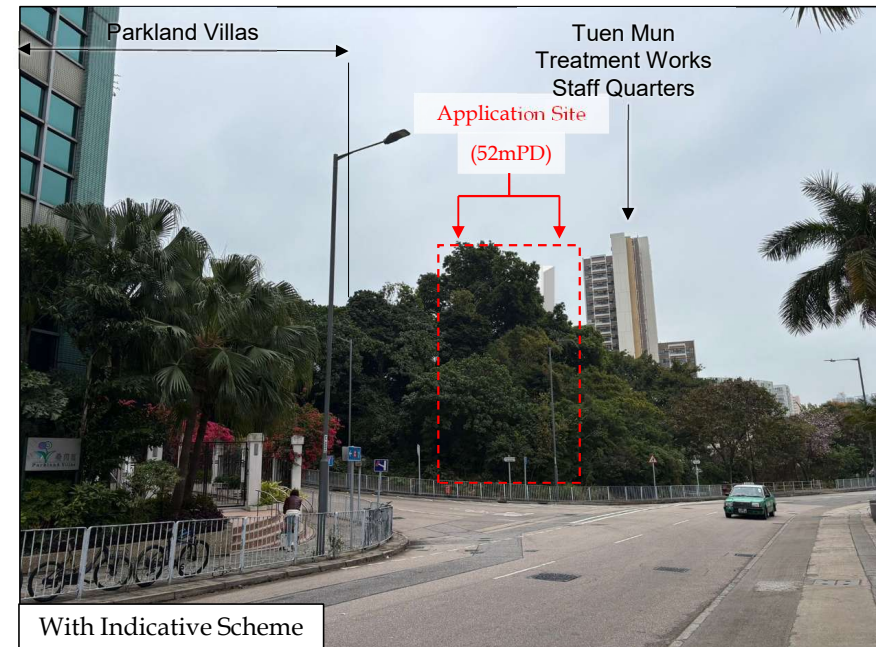
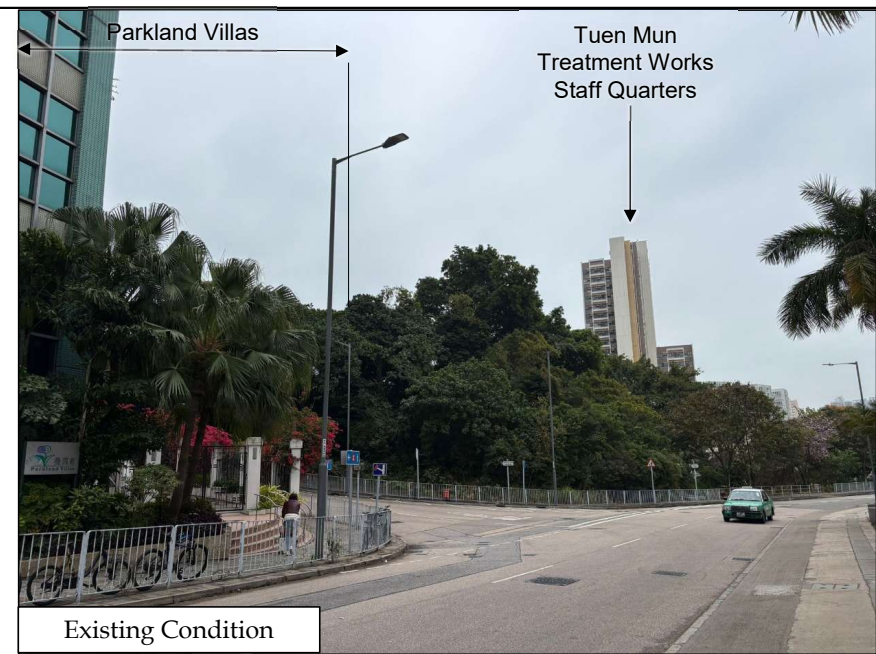
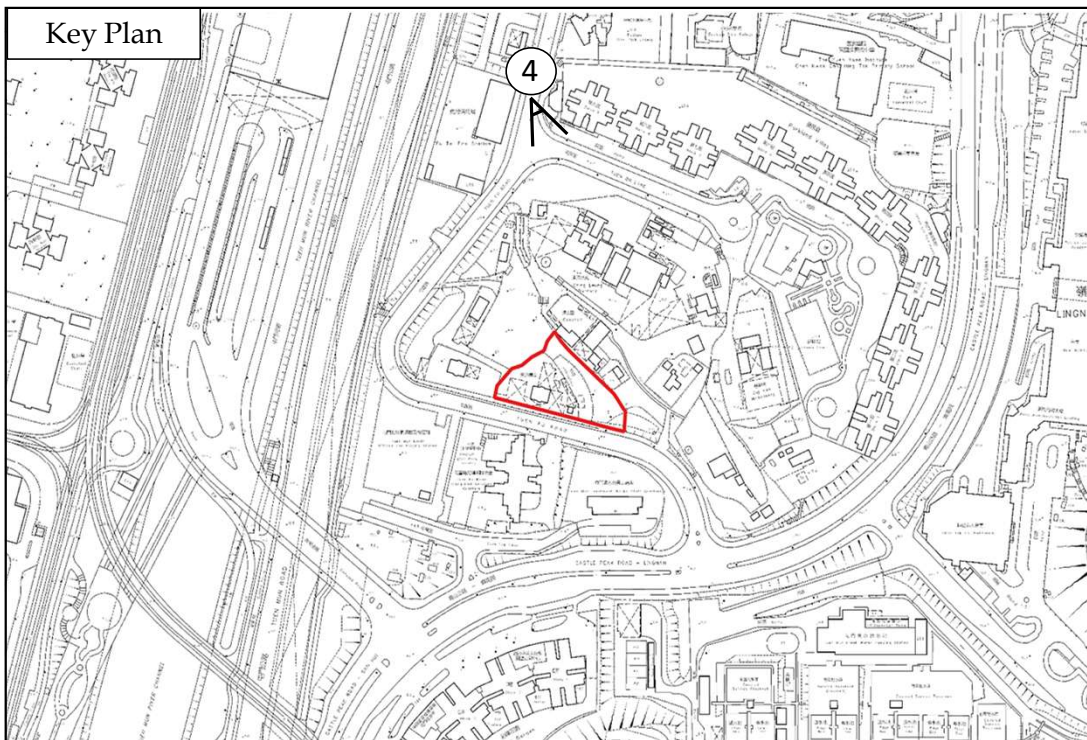
Parkland Villas



With Indicative Scheme

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)



Legend



Application Site



Near the main entrance of Tuen Fu Road Community Garden



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Figure 7 : Photomontage (VP 4)

(For reference only. Not to scale.)

Visual Appraisal for Section 12A Application for Proposed Rezoning from “Government, Institution or Community” to “Government, Institution or Community (6)” at Tuen Mun, New Territories and to Amend the Notes of the Zone Applicable to the Site for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at Section C of Lot No. 496 in D.D. 132 and the adjoining Government Land, Tuen Mun, New Territories

(Sources: HK GEODATA STORE, HKSAR Government; and On-site Survey)