Appendix B

Visual Impact Assessment

1 INTRODUCTION

1.1 Background

1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the Section 12A Planning Application to rezone an area from "Industrial" ("I") to "Other Specified Uses" annotated "Hotel Development" ("OU (Hotel Development)") on the draft Tsuen Wan Outline Zoning Plan (OZP) No. S/TW/40 (**Figure 1.1** refers). Under the OZP, the Application Site is subject to an existing maximum Building Height (BH) restriction of 100mPD.

1.1.2 The Application Site has a total area of about 593m² and is currently vacant, it is located within the Tsuen Wan East Industrial Area (TWEIA) and could be accessed via Fui Yiu Kok Street. The TWEIA is a high-density-high-rise industrial cluster located in the Tsuen Wan East area, it is about 900m to the southeast of the existing Tsuen Wan West Station. To the direct north of the industrial cluster are several high-rise residential/commercial developments with building height ranges from 150 to 205mPD.

1.1.3 To cohere with the Government's vision to promote tourism and release industrial land in the urban areas, the Applicant proposed to rezone the Application Site to facilitate the subject proposed hotel development. The Indicative Development Scheme will not only supply the Tsuen Wan area with additional hotel rooms, but will also transform the Application Site into a vibrant public realm by incorporating various hotel ancillary commercial uses.

1.1.4 The Application Site is subject to a previously approved planning application (No. A/TW/514) for minor relaxation of PR restriction from 9.5 to 11.4 for permitted industrial redevelopment under the policy initiatives of revitalization of Industrial Buildings. The application has a proposed BH of 100mPD, which conforms to the BH restriction of the subject OZP.

1.1.5 The current planning application, with a proposed BH of 115mPD, will only lead to an increase of BH by 15m from 100mPD. The subject VIA will therefore mainly evaluate the possible visual impact induced by the proposed rezoning with the concerned increase of BH by 15m.

1.1.6 This VIA was prepared in accordance with the 'Town Planning Board Guidelines No. 41A – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board' ('TPB PG-No. 41A') in order to evaluate the overall visual impact of the Indicative Development Scheme from major Public Viewing Points (VPs) due to the proposed rezoning at the Application Site.

1.1.7 This VIA will cover the followings:

Section 2: describes the Indicative Development Scheme;
Section 3: identifies the visual context and the baseline visual condition of the Application Site;
Section 4: identifies the key Public Viewing Points;
Section 5: appraises the overall visual impacts induced by the Indicative Development Scheme;
Section 6: describes the proposed mitigation measures to minimise the overall visual impacts; and
Section 7: summarises the findings of the VIA.

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Location Plan	Rev	0	Date	May 2026
	Scale NA		Figure 1.1	

2 INDICATIVE DEVELOPMENT SCHEME

2.1 Indicative Development Scheme

2.1.1 The Application Site has a total area of about 593 m^2. An Indicative Development Scheme has been prepared to support the proposed rezoning.

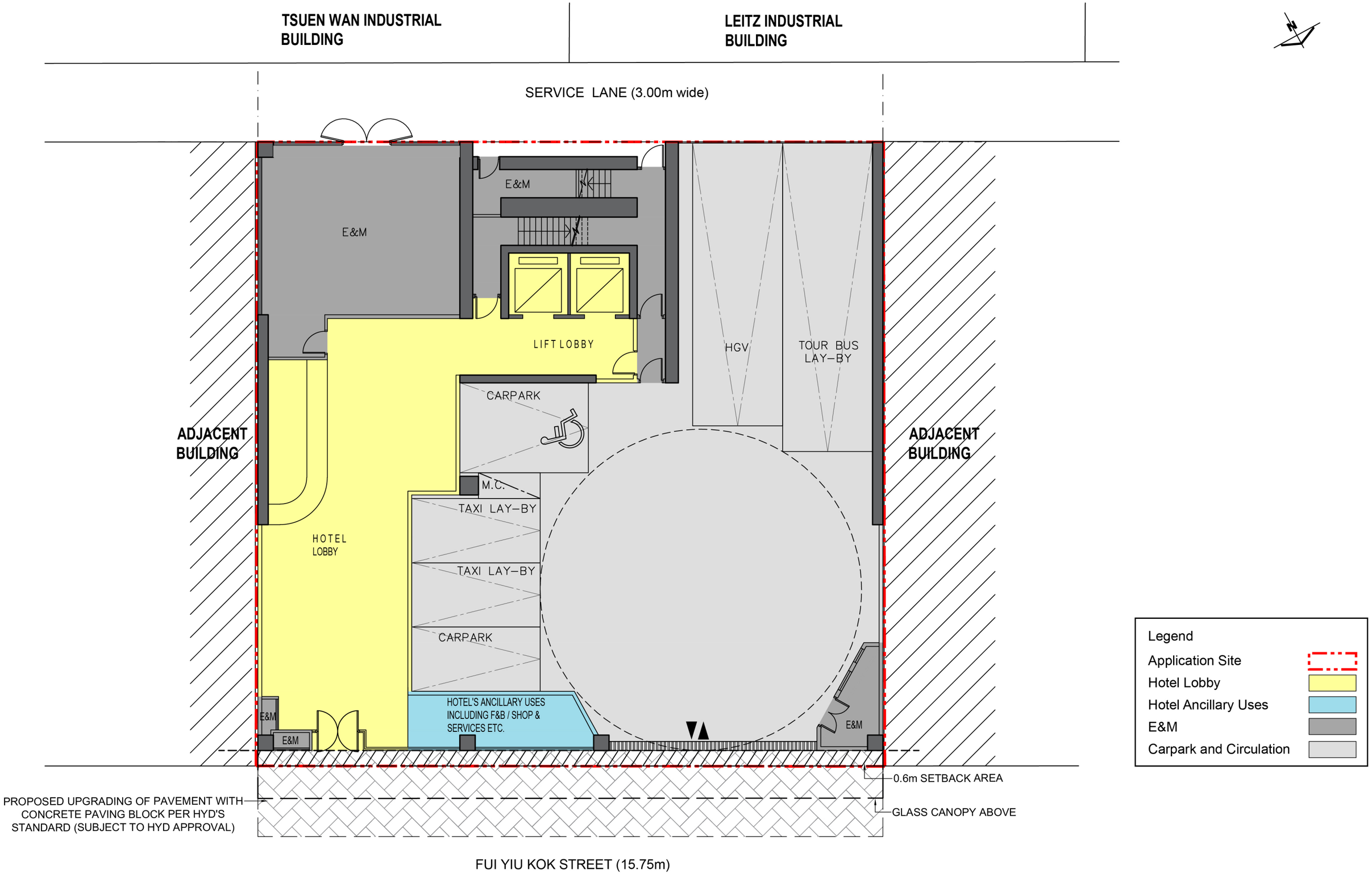
2.1.2 The Indicative Development Scheme has a total non-domestic GFA of about 5,633m^2. It consists a 29-storey hotel block with a maximum BH of 115mPD (up to the main roof).

2.1.3 The Indicative Floor Plans and Section Plans of the Indicative Development Scheme are shown in **Figures 2.1 to 2.6**. **Table 2.1** below highlights the major development parameters of the Indicative Development Scheme.

Table 2.1 - Major Development Parameters of the Indicative Development Scheme

Development Parameters	Indicative Development Scheme
Application Site Area (m^2) (about)	593 (1) (2)
Maximum Non-domestic Plot Ratio	Not more than 9.5 (3)
Total Non-domestic GFA (m^2) (about) • Hotel • Ancillary Commercial Use (4)	5,633 4,980 653
Maximum Building Height (to the main roof)	Not more than 115mPD (5)
No. of Storeys (aboveground)	29
No. of Block	1
Site Coverage • Height not exceeding 15m • Height Over 15m	 98% 45%
No. of Hotel Rooms	199

Remarks:
1. Subject to detailed land survey at subsequent detailed design and land grant stage.
2. Includes the proposed 0.6m setback at G/F, M/F, 1/F and 2/F and above of the Indicative Development Scheme along Fui Yiu Kok Street.
3. Excluding the approvable bonus GFA of about 73m^2 (i.e. equivalent to PR of about 0.12) in accordance with the Building (Planning) Regulations to be claimed from the Buildings Department during GBP stage, which is permitted under the Notes of the subject OZP. It comprises of:
   - 0.6m setback from the lot boundary abutting Fui Yiu Kok Street.
4. Includes 'Shop and Services', 'Eating Place' and other hotel ancillary uses at the ancillary commercial portion.
5. Already taken into account the abovementioned approvable bonus GFA in accordance with the Building (Planning) Regulations to be claimed from the Buildings Department (i.e. even with the incorporation of the additional PR, the Indicative Development Scheme will not exceed the proposed maximum BH of 115mPD).



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Indicative G/F Plan

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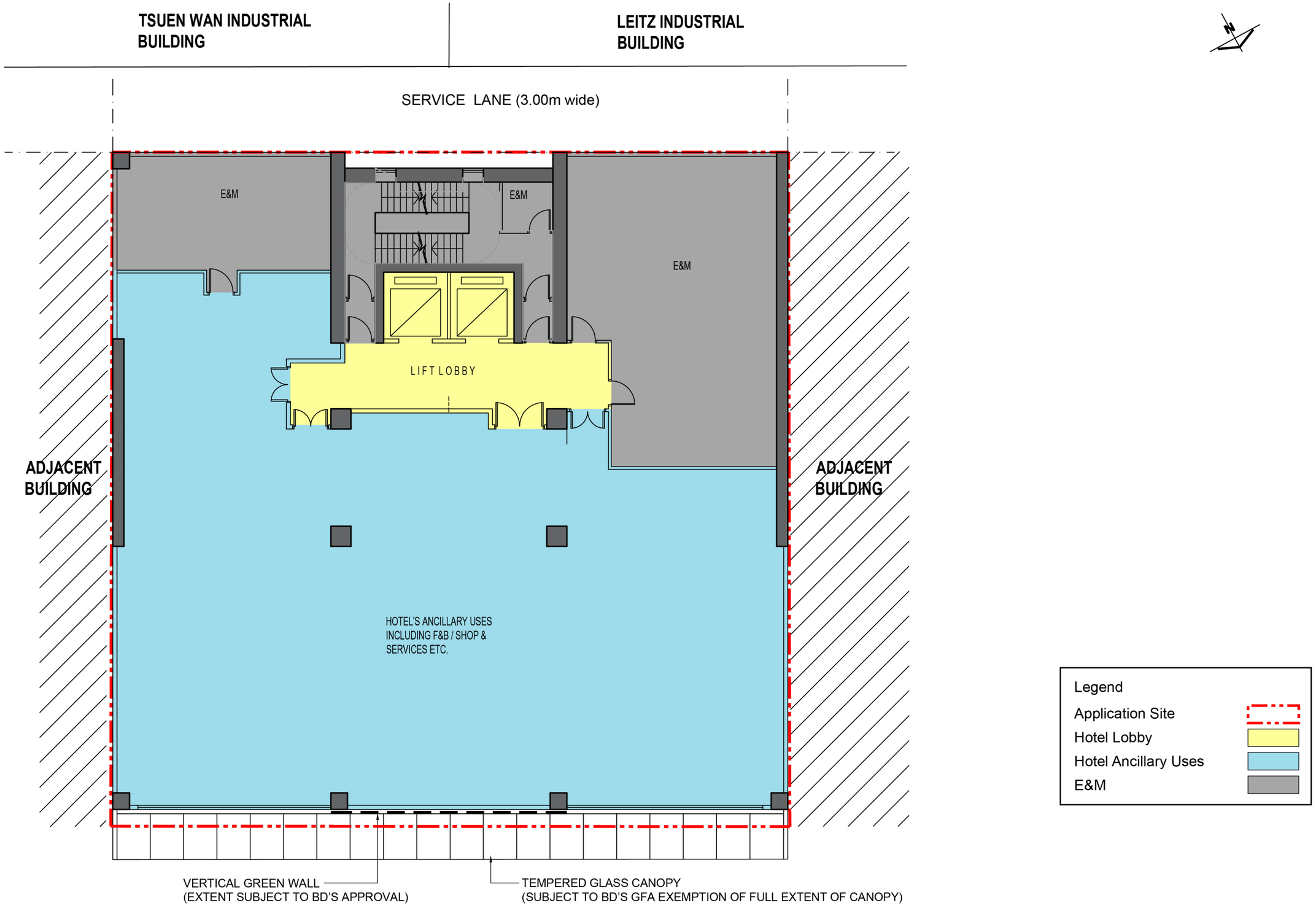

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Indicative 1/F Plan

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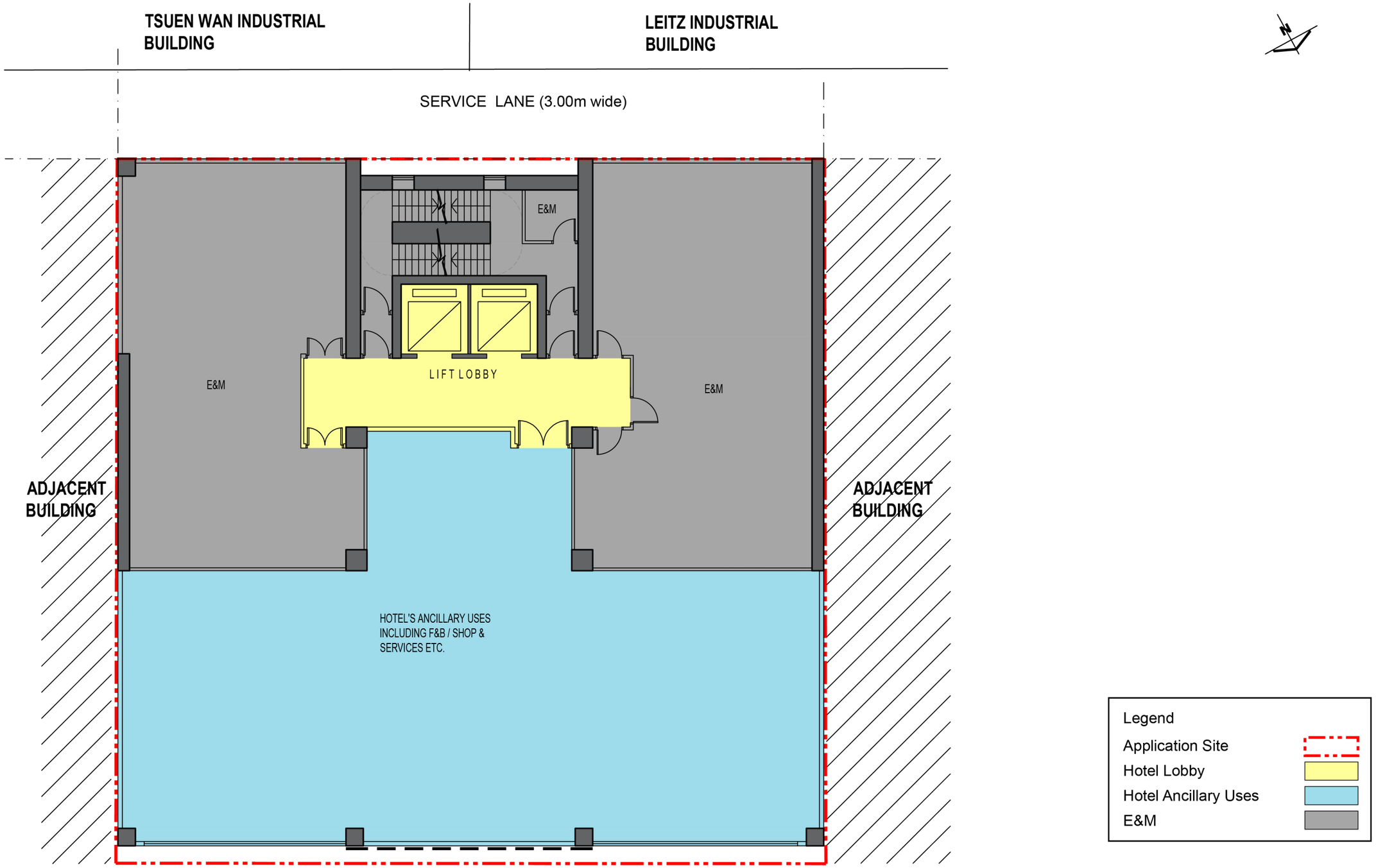

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Indicative 2/F Plan

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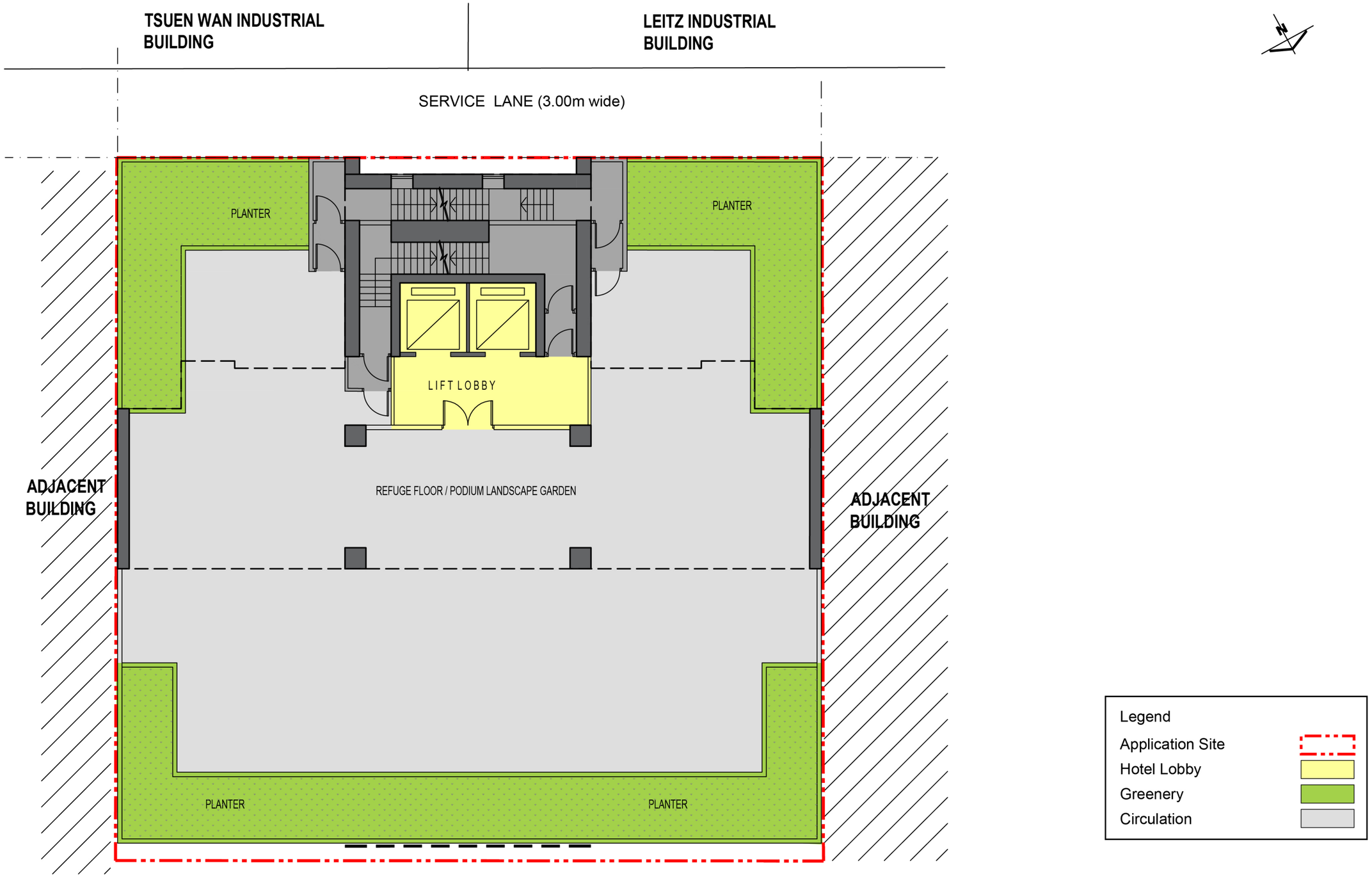

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Indicative 3/F Plan

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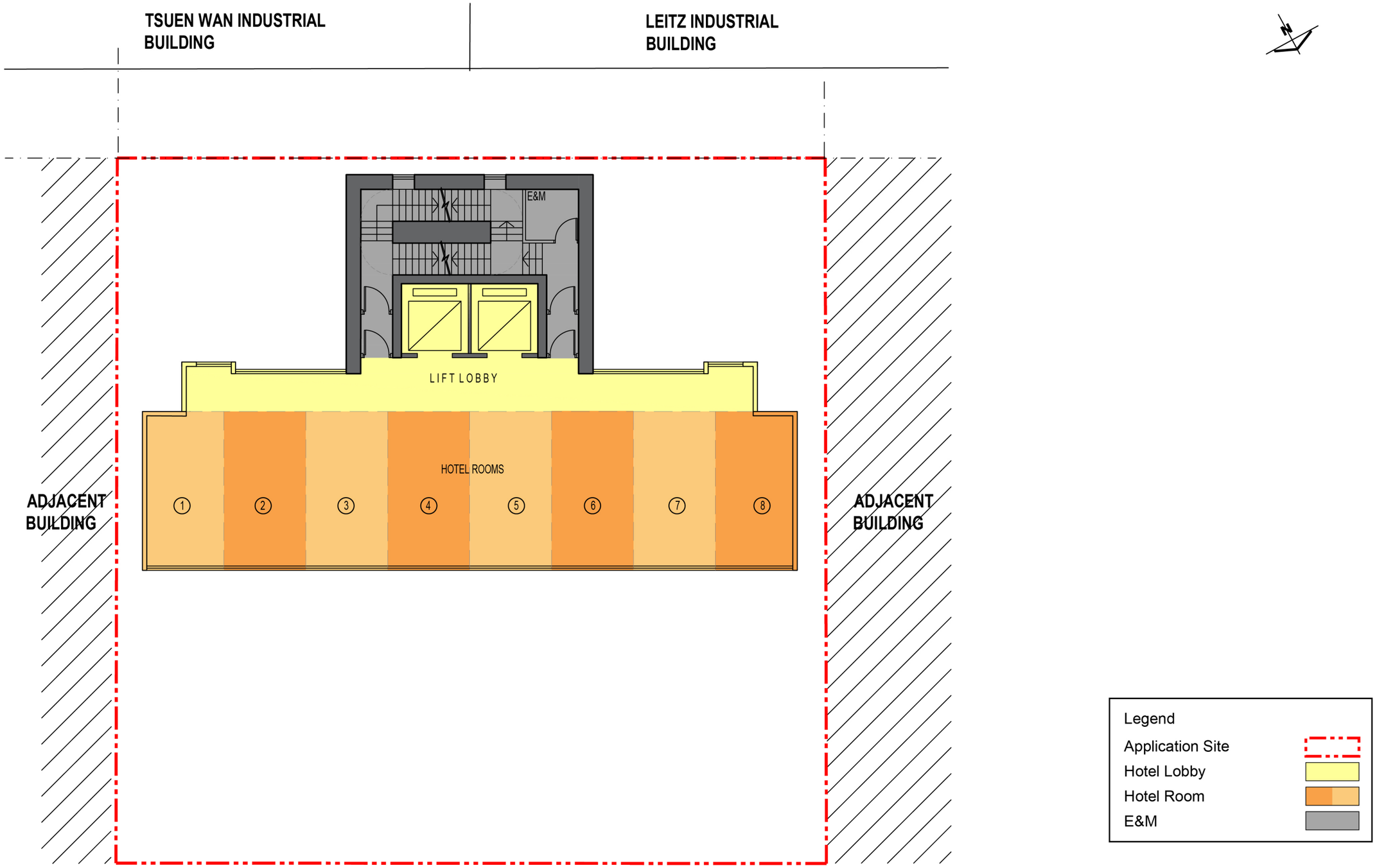

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Indicative Typical Floor Plan

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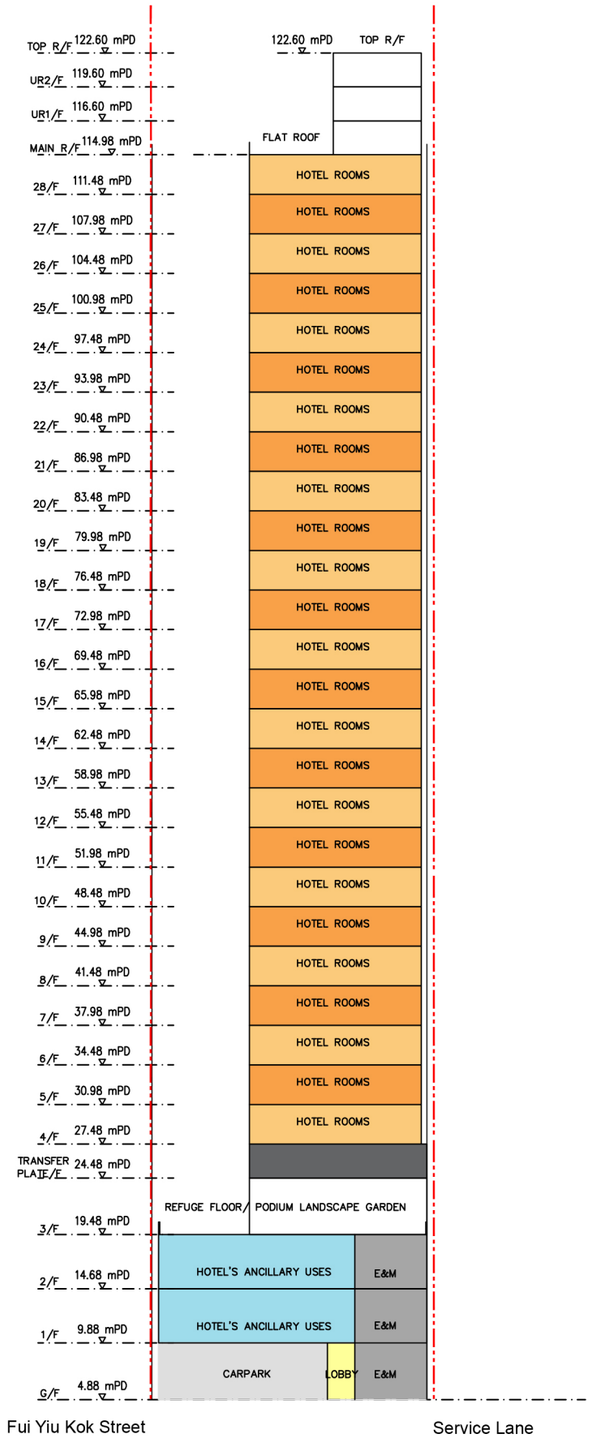
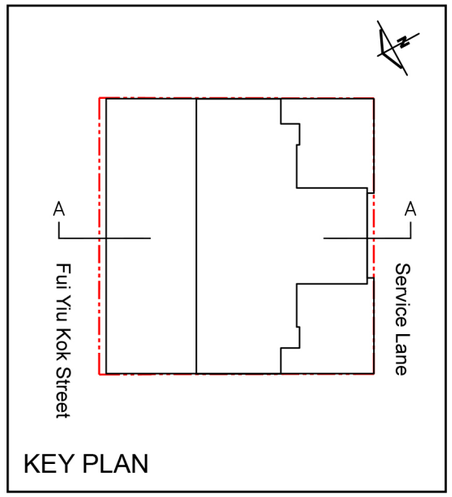
Scale		Figure	2.5





Legend

- Application Site
- Hotel Lobby
- Hotel Room
- Hotel Ancillary Uses
- E&M
- Carpark and Circulation

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Title

Indicative Section Plan

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Scale		Figure	2.6

2.2 Planning and Design Merits

2.2.1 To demonstrate that the proposed rezoning would enable high quality development at the Application Site and to support the proposed minor relaxation of BH, the Indicative Development Scheme has incorporated various planning and design merits, which are highlighted below:

(i) a full-height building setbacks of 0.6m fronting Fui Yiu Kok Street will be adopted to enhance the visual permeability and reduce the overall bulkiness of the Indicative Development Scheme. The setback area will also be able to improve streetscape and enhance pedestrian comfort along Fui Yiu Kok Street. The setback area at G/F will be paved to match the existing public footpath adjoining the Application Site;

(ii) a continuous glass canopy structure facing Fui Yiu Kok Street will also be proposed above the pavement at G/F to add visual interest and enhance the comfort of pedestrian environment;

(iii) a communal podium garden will be provided at 3/F with high headroom (min 4.5m clear) and planters to enhance the visual quality of the surrounding environment, it would also create an outdoor leisure area for relaxation and social gathering;

(iv) a vertical green system will be incorporated on the building façade of 1/F and 2/F of the Indicative Development Scheme facing Fui Yiu Kok Street to enhance the visual interest, streetscape and pedestrian comfort of Fui Yiu Kok Street;

(v) greenery will be provided at various floors of the Indicative Development Scheme will a total greenery coverage of not less than 20% of the Application Site; and

(vi) the Indicative Development Scheme will adopt various green building design measures to meet the requirements of BEAM Plus certification. Detailed proposed measures will be considered at the detailed building design stage.

2.2.2 While some of the design merits would be respected and incorporated into the future design of the hotel development upon the current rezoning stage, some development control (e.g. building setbacks) may be incorporated as one of the development restrictions on the proposed land-use zoning under the OZP if the Town Planning Board and respective Government departments consider appropriate and necessary.

3 BASELINE VISUAL CONDITION

3.1 Visual Context & Character

3.1.1 With a total site area of about 593 m², the Application Site is situated within the TWEIA and could be accessed via Fui Yiu Kok Street. The TWEIA is an industrial cluster located between the Tsuen Wan West and Kwai Hing Station, it comprises of mainly high-density-high-rise industrial developments. The TWEIA, being surrounding by other high-density-high-rise residential/commercial developments, could be viewed as an extension of the Tsuen Wan Town Center.

3.2 Visual Elements and Resources

3.2.1 The visual context, which is shaped by various visual elements which come into sights of the viewers, are described below. All major visual elements, including the visual resources or attractors and visual eyesores or detractors that currently exist, planned or committed are identified below. Different visual elements may enhance, degrade or neutralise the overall visual impact of the subject Indicative Development Scheme being assessed.

Visual Amenities or Attractors

3.2.2 The **Tsuen Wan Park** is located about 550m to the northwest of the Application Site, it is a famous local park in the Tsuen Wan area that contains various recreational facilities (e.g., Tennis Court, Children's Playground and Cycling Area). With its proximity to the Tsuen Wan West Station, Tsuen Wan Promenade and several major commercial developments (e.g., Nina Tower), the park is frequently visited by local residents, office workers and tourists. It is therefore considered to be major visual attractor in the area.

3.2.3 The **Tsing Yi Promenade**, about 1.2km to the southwest of the Application Site, it is located to the opposite of Tsuen Wan Park across the Rambler Channel. It is one of the major recreational areas in Tsing Yi and is frequently visited by residents of the surrounding neighbourhood. The promenade is therefore considered to be major visual attractor in the area.

3.2.4 The **Tsuen Wan Chinese Permanent Cemetery** is located about 700m to the southwest of the Application Site. It is one of the four Chinese Permanent Cemeteries in Hong Kong and is frequently visited by families and relatives of the deceased, especially during the Qingming and Double Ninth Festivals. Due to its unique cultural and ceremonial value, the cemetery is considered to be a major visual attractor of the area.

3.2.5 The **Tai Wo Hau Road South Playground** is located about 700m to the east of the Application Site between the Tsuen Wan West and Kwai Hing Station. The playground contains various recreational facilities and is also adjacent to a Kwan Tai Temple. The playground is visited by children, families and elderlies living in the nearby residential neighbourhood and is considered to be a visual attractor of the area.

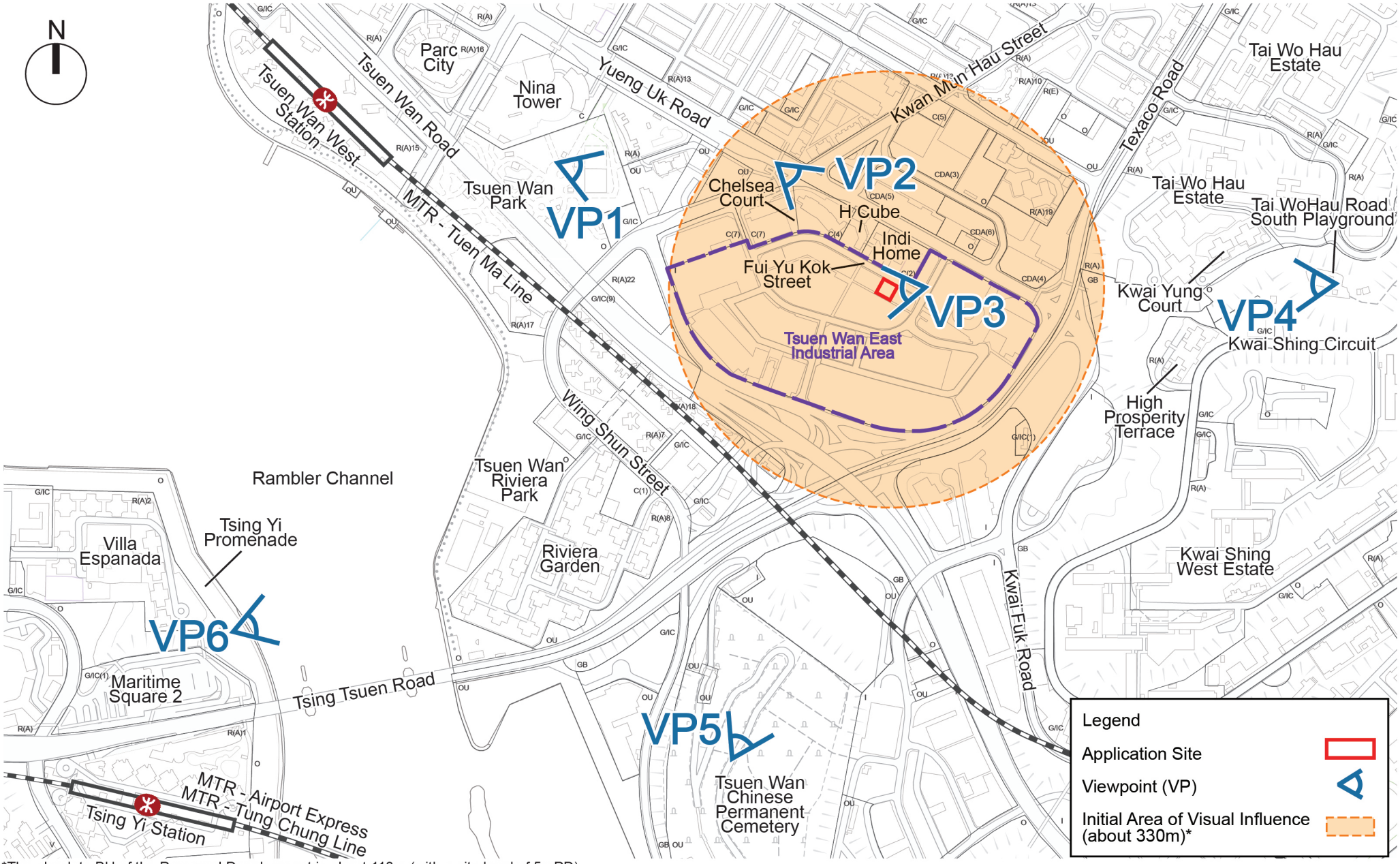
Visual Detractors

3.2.6 The Application Site is surrounded by various **high-density-high-rise developments (i.e. industrial developments within the TWEIA and clusters of residential/commercial developments in the Tsuen Wan and Tsuen Wan West Area)**. The urbanized landscape of Tsuen Wan limits the connection of people with the natural environment could be treated as a visual detractors of the area.

3.3 Assessment Area

3.3.1 According to the TPB PG-No. 41A, the assessment area (i.e. the visual envelop) should be determined having regard to the size of the Indicative Development Scheme, the distance of the development and its potential visibility from the selected public viewing points, and the actual site and surrounding topographical conditions by ground inspection. Given that the absolute BH of the Indicative Development Scheme is about 110m (with a site level of 5mPD), the initial area of visual influence of the Indicative Development Scheme is therefore 3 x 110m, which is about 330m.

3.3.2 Having regard to the size and height of the Indicative Development Scheme, the subject assessment area covers locations with potential visibility of the Application Site in the Tsuen Wan areas. 6 nos. of Public Viewing Points (VPs) within the assessment area have been identified for the subject VIA (**Figure 3.1** refers). Detailed appraisal of visual changes at these VPs are discussed in the following sections.



*The absolute BH of the Proposed Development is about 110m (with a site level of 5mPD), the initial area of visual influence of the Proposed Development is therefore 3 x 110m, which is about 330m

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Location of Selected Public Viewing Points

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Scale	N/A	Figure	3.1

4 PUBLIC VIEWING POINTS

4.1 As stated in TPB PG No. 41A, Public Viewing Points (VPs) include strategic and popular local viewing points, as well as viewing points at the adjacent neighbourhood, particularly those easily accessible and popular to the public or tourists. VPs could be kinetic or static, they include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the Indicative Development Scheme.

4.2 The sensitivity of the VPs can be qualitatively graded as "high, medium or low" taking into account the activity/type of the viewers and the public perception of value attached to the views being assessed.

4.3 With consideration to the nature of the people who are mostly affected by the proposed visual changes, the VPs of the subject VIA are categorised into two groups, namely:

Static - General public have sights on the Indicative Development Scheme while engaging in working or recreational facilities. Their visual sensitivity varies depending on the type of activities they are engaging in.

Kinetic - General public have sights on the Indicative Development Scheme in public passageways. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.

4.4 **Table 4.1** lists out the selected VPs of the subject VIA and their visual sensitivity. Existing views of different VPs are provided on **Figures 5.1 to 5.6**.

Table 4.1 – Selected Public Viewing Points

Selected Public Viewing Points (VPs)	Approx. Viewing Distance and Direction	Visual Sensitivity
VP1: Tsuen Wan Park Tsuen Wan Park is a famous local park in the Tsuen Wan area that contains various recreational facilities (e.g., Tennis Court, Children's Playground and Cycling Area). With its proximity to the Tsuen Wan West Station, Tsuen Wan Promenade and several major commercial developments (e.g., Nina Tower), the park is frequently visited by local residents, office workers and tourists. The subject VP is located at the central plaza of the park where visitors can gather and conduct various recreational activities. **Static** – Recreational users of the park.	About 550m to the northwest of the Application Site	High
VP2: Footbridge connecting Plaza 88 and Chelsea Court The subject footbridge acts as a major pedestrian connection between the Tsuen Wan Town Center, TWEIA and the residential/commercial cluster adjacent to the Tsuen Wan Park. The footbridge is frequently used by residents and workers in the nearby areas for transit. **Kinetic** – Pedestrian travelling along the footbridge.	About 250m to the northwest of the Application Site	Low
VP3: Junction of Fui Yiu Kok Street and Wang Lung Street Wang Lung Street is one of the major access of the TWEIA. The subject junction is frequently visited by workers of nearby industrial development (e.g., Cheong Tai Industrial Building), residents of nearby residential development (i.e. Indi Home) and residents of the future proposed hotel development for transit. **Kinetic** – Pedestrian travelling across the junction.	About 60m to the east of the Application Site	Medium
VP4: Tai Wo Hau Road South Playground Tai Wo Hau Road South Playground is a local park located between the Tsuen Wan West and Kwai Hing Station. It contains various recreational facilities and is also adjacent to a Kwan Tai Temple The playground is visited primarily by children, families and elderlies living in the nearby residential neighbourhood. **Static** – Recreational users of the playground.	About 700m to the east of the Application Site	Medium
VP5: Tsuen Wan Chinese Permanent Cemetery Tsuen Wan Chinese Permanent Cemetery is one of the four Chinese Permanent Cemeteries in Hong Kong. It is frequently visited by families and relatives of the deceased, especially during the Qingming and Double Ninth Festivals. The VP is located at the hilltop of the cemetery along the vehicular access road, which has a clear view towards the TWEIA to the north. **Static** – Visitor of the cemetery.	About 700m to the southwest of the Application Site	Medium

Selected Public Viewing Points (VPs)	Approx. Viewing Distance and Direction	Visual Sensitivity
VP6: Tsing Yi Promenade Tsing Yi Promenade is located to the opposite of Tsuen Wan Park across the Rambler Channel. The promenade is one of the major recreational areas in Tsing Yi and is frequently visited by residents of the surrounding neighbourhood. The VP is able to capture an unobstructed view towards the Tsuen Wan West and Tsuen Wan East areas. **Static** – Recreational users of the promenade.	About 1.2km to the southwest of the Application Site	High

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to “TPB PG-No. 41A”, the appraisal of visual changes to VPs can be determined by three aspects:

1) Visual Composition (i.e. total visual effects of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-à-vis the overall visual backdrop);

2) Visual Obstruction (i.e. the degree of visual obstruction and loss of views or visual openness due to the Indicative Development Scheme from all key public viewing points within the assessment area); and

3) Visual Change (i.e. the effects of visual changes from key public viewing points within direct sightlines (considering degree of visibility and viewing distance) to the Indicative Development Scheme).

5.1.2 After consideration of the above three aspects, the resultant magnitude of visual changes can be rated as “Substantial”, “Moderate”, “Slight” or “Negligible”.

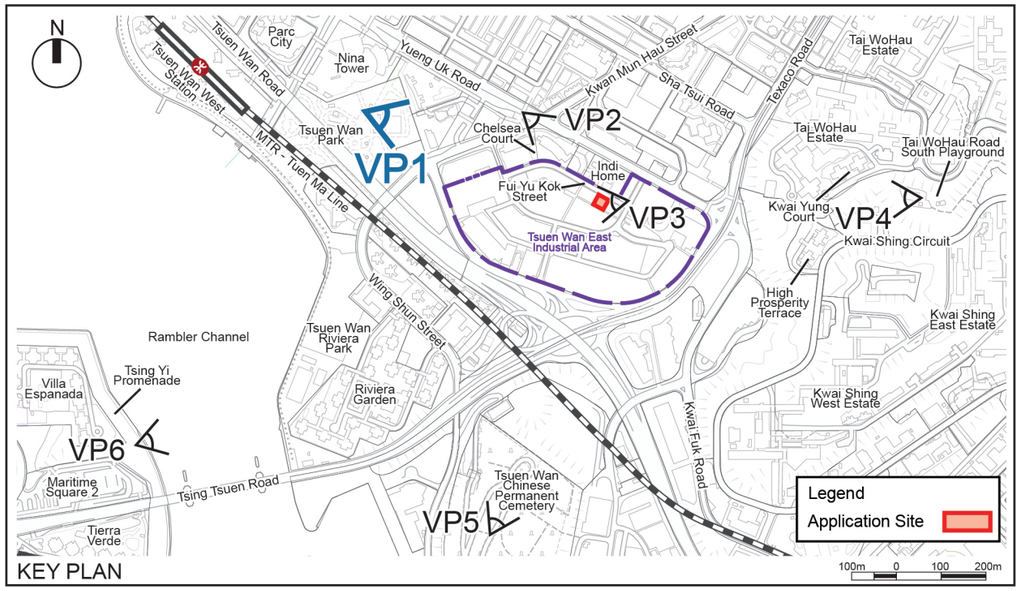
5.1.3 According to 'TPB PG-No. 41A', the classification of the significance of the overall visual impacts and its associated descriptions are set out in **Table 5.1** below.

Table 5.1 - Classification of Overall Visual Impact

Classifications	Descriptions
Substantial	The adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts.
Moderate	There will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures.
Slight	There will be slight adverse visual effects caused by the project.
Negligible	There will be no noticeable effects or insignificant visual effects caused by the project.
Beneficial	The project will complement the visual character of its setting, and/or will improve overall visual quality.

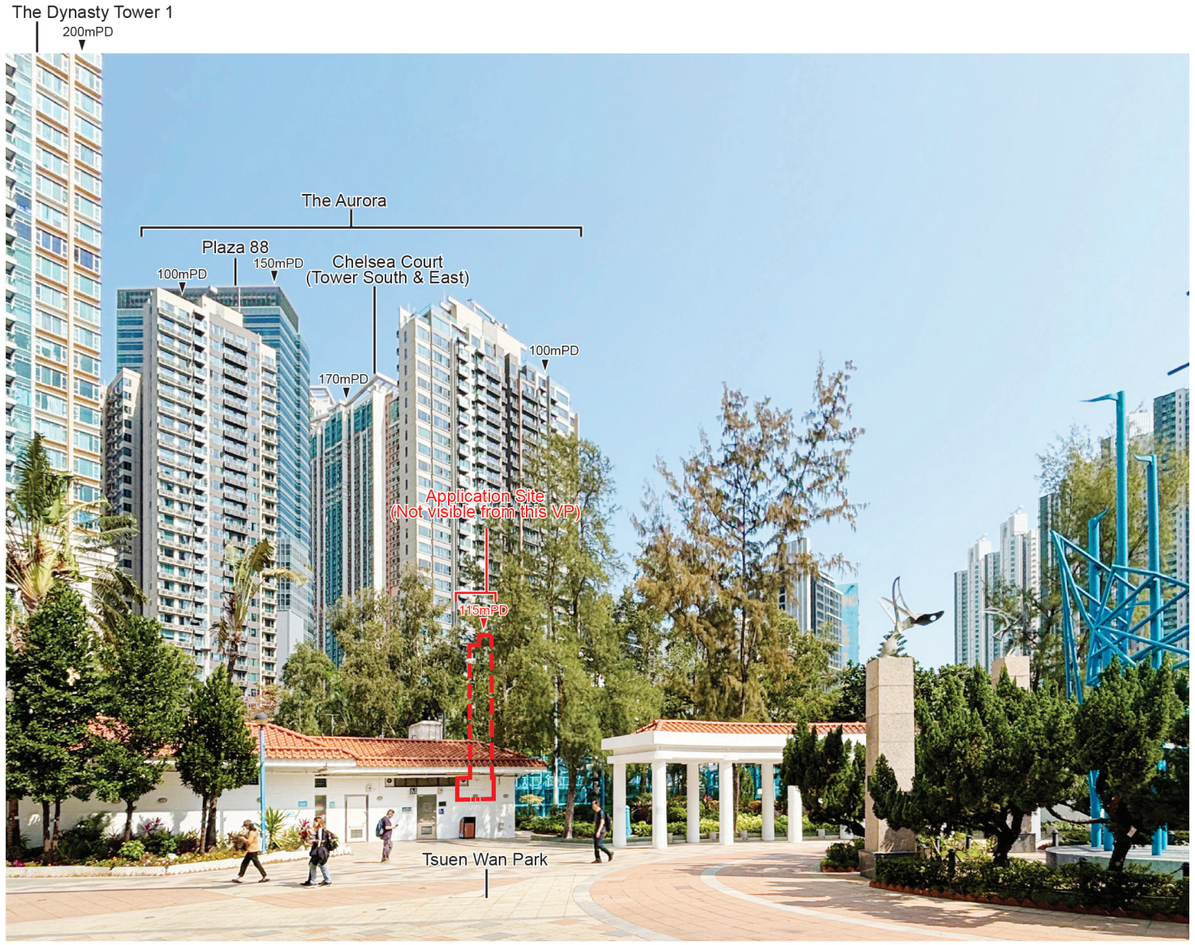
5.2 Appraisal of Overall Visual Impacts

5.2.1 The appraisal of overall visual impacts at the key VPs induced by the Indicative Development Scheme are described in **Table 5.2** below. The corresponding photomontages are attached in **Figures 5.1 to 5.6**.



KEY PLAN

Existing View



Proposed Scheme

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Photomontage View from VP1: Tsuen Wan Park

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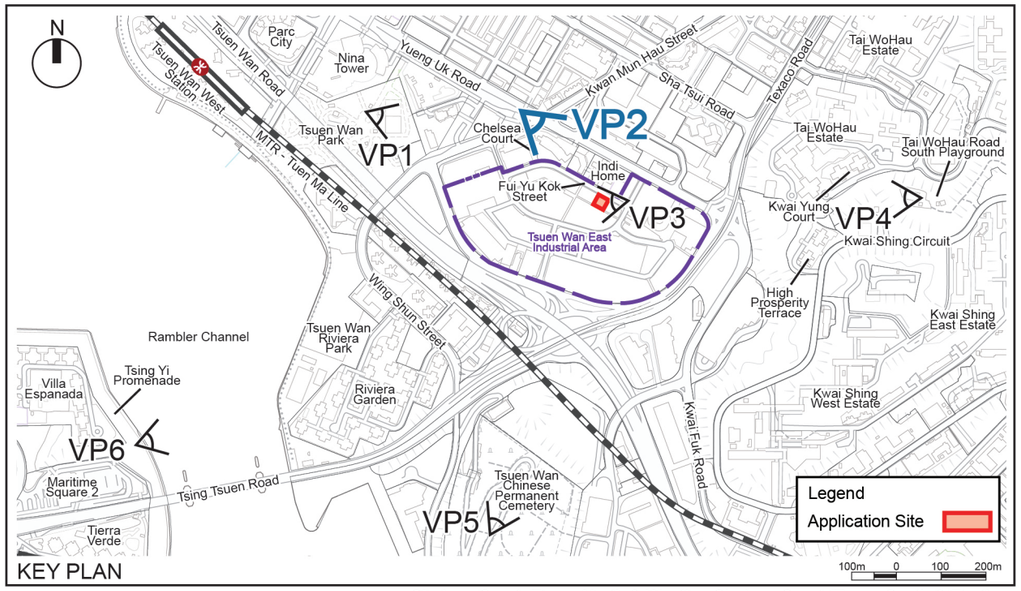
Scale N/A		Figure 5.1	



Existing View

Proposed Scheme

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Photomontage View from VP2: Footbridge Connecting Plaza 88 and Chelsea Court

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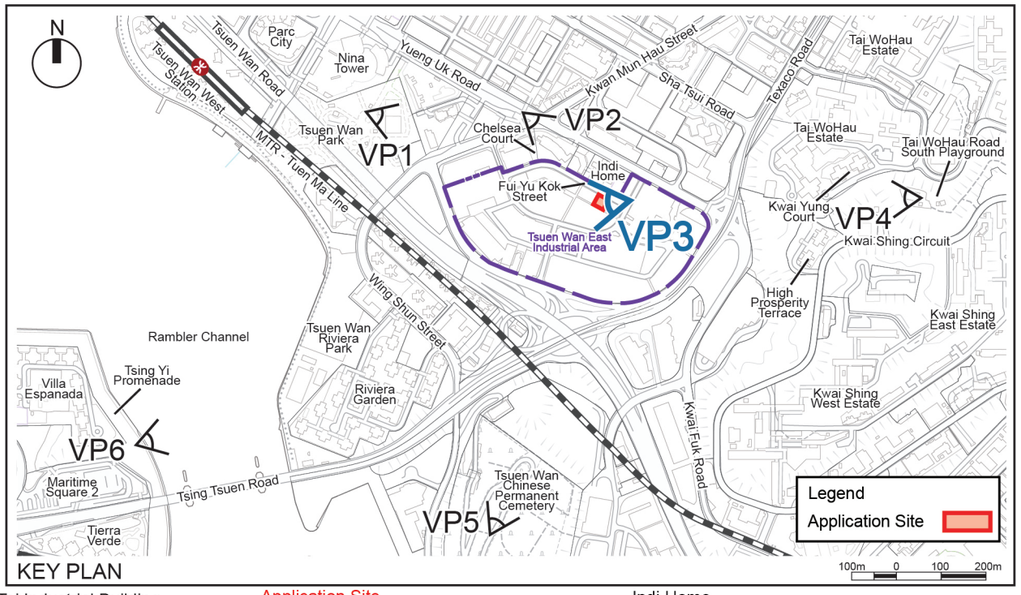
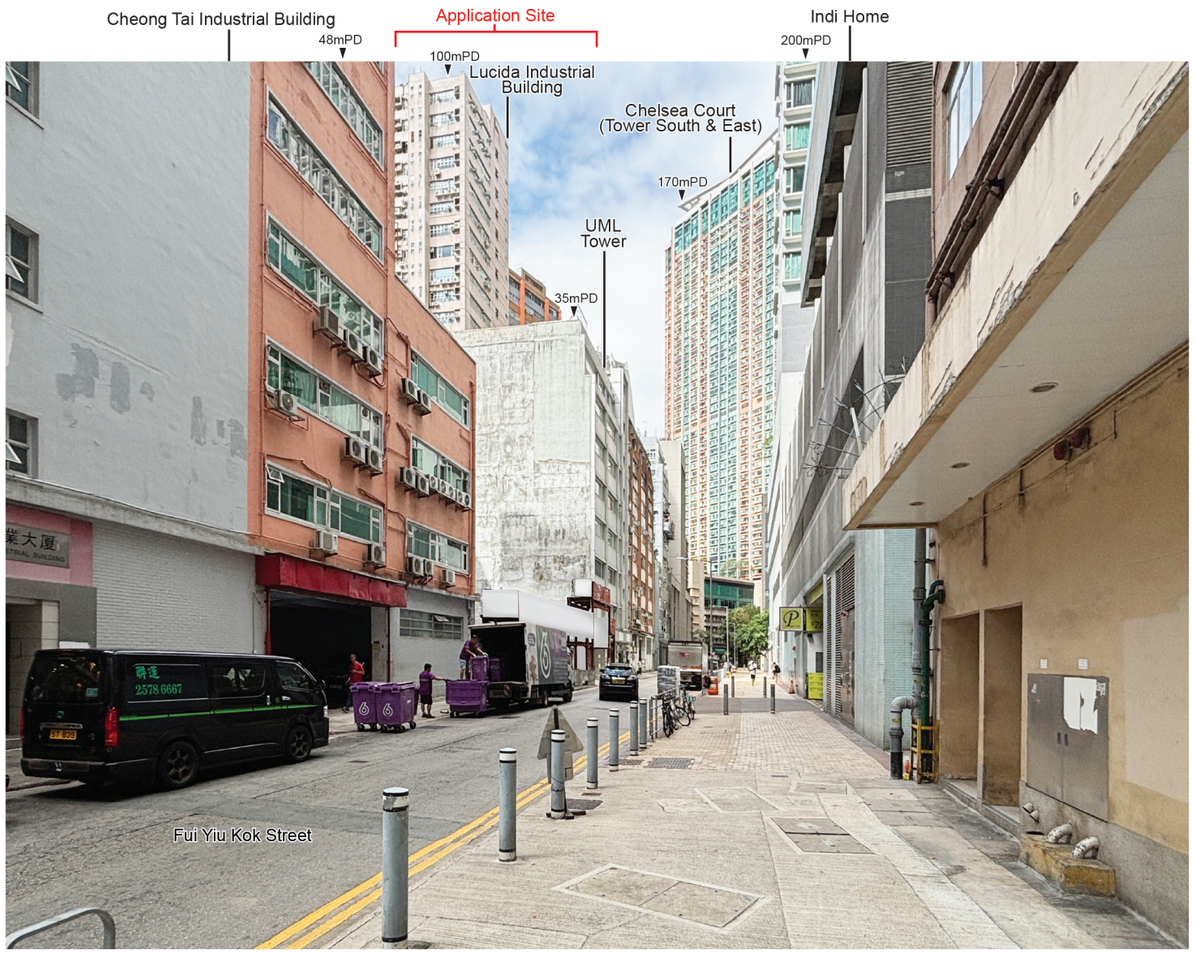
Scale N/A		Figure 5.2	





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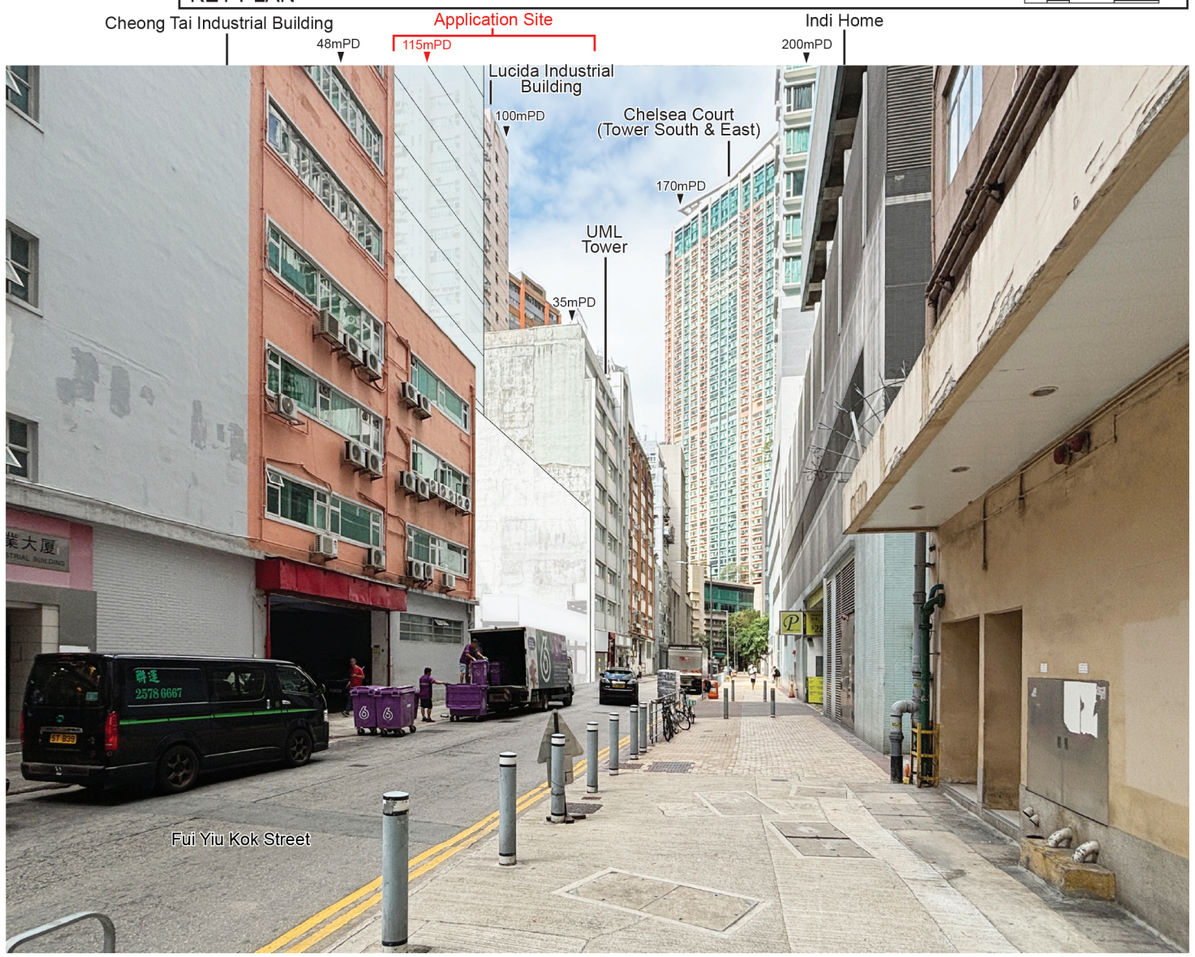

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Photomontage View from VP3: Junction of Fui Yiu Kok Street and Wang Lung Street

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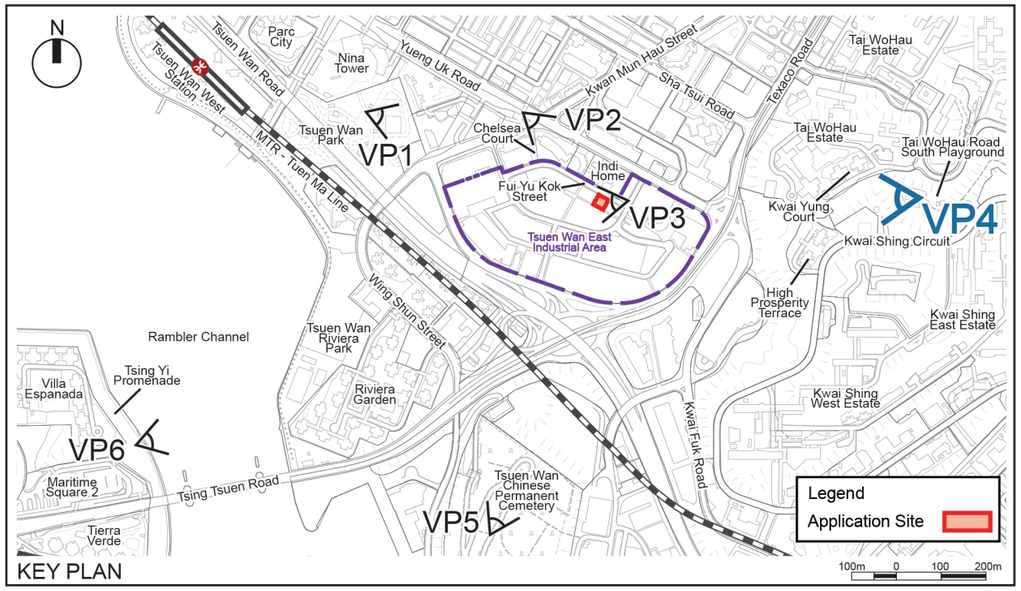

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Existing View

Proposed Scheme

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Photomontage View from VP4: Tai Wo Hau Road South Playground

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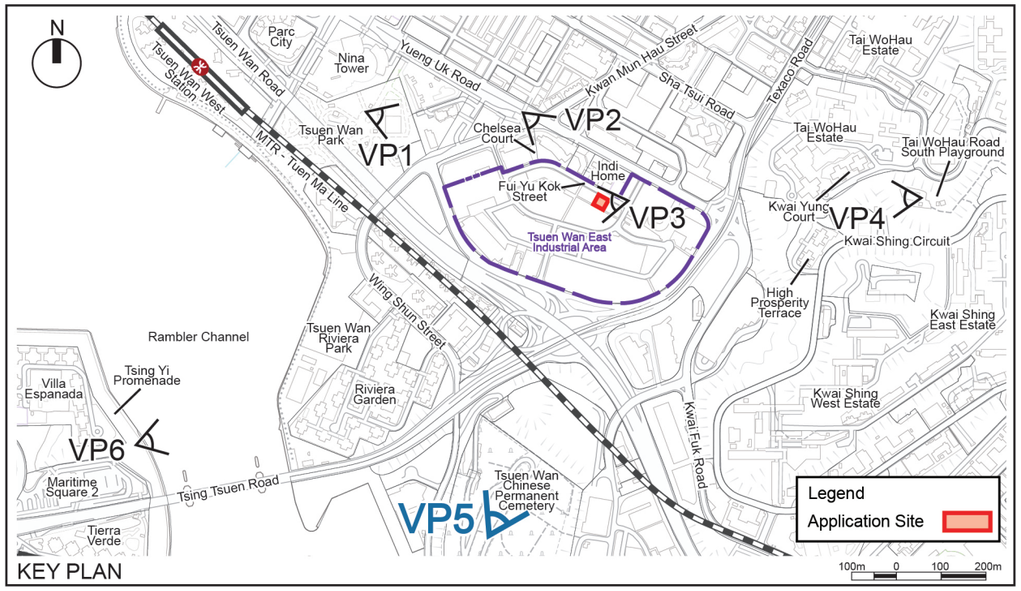

Existing View

Proposed Scheme

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Photomontage View from VP5: Tsuen Wan Chinese Permanent Cemetery

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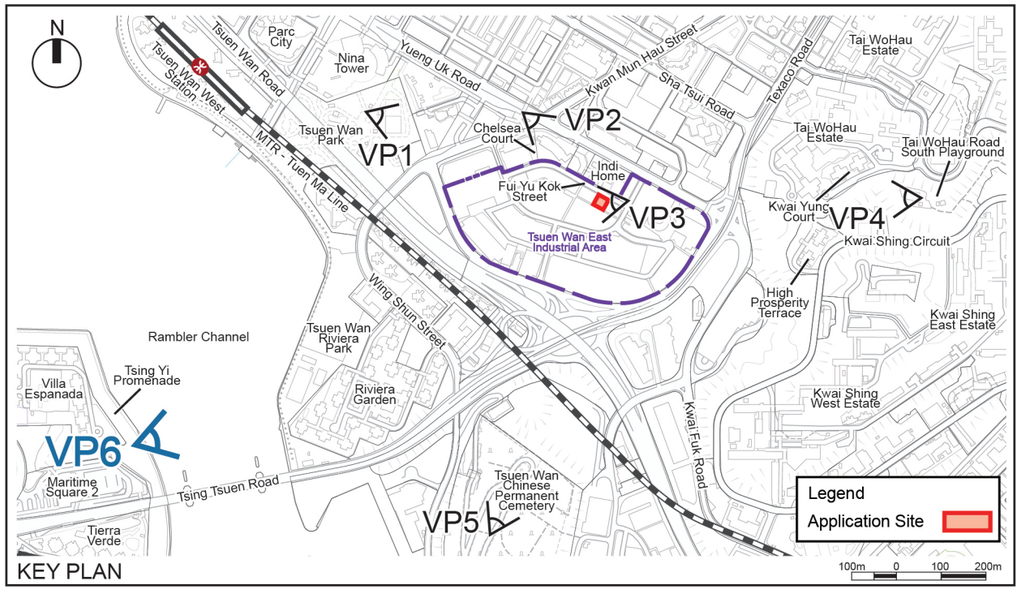
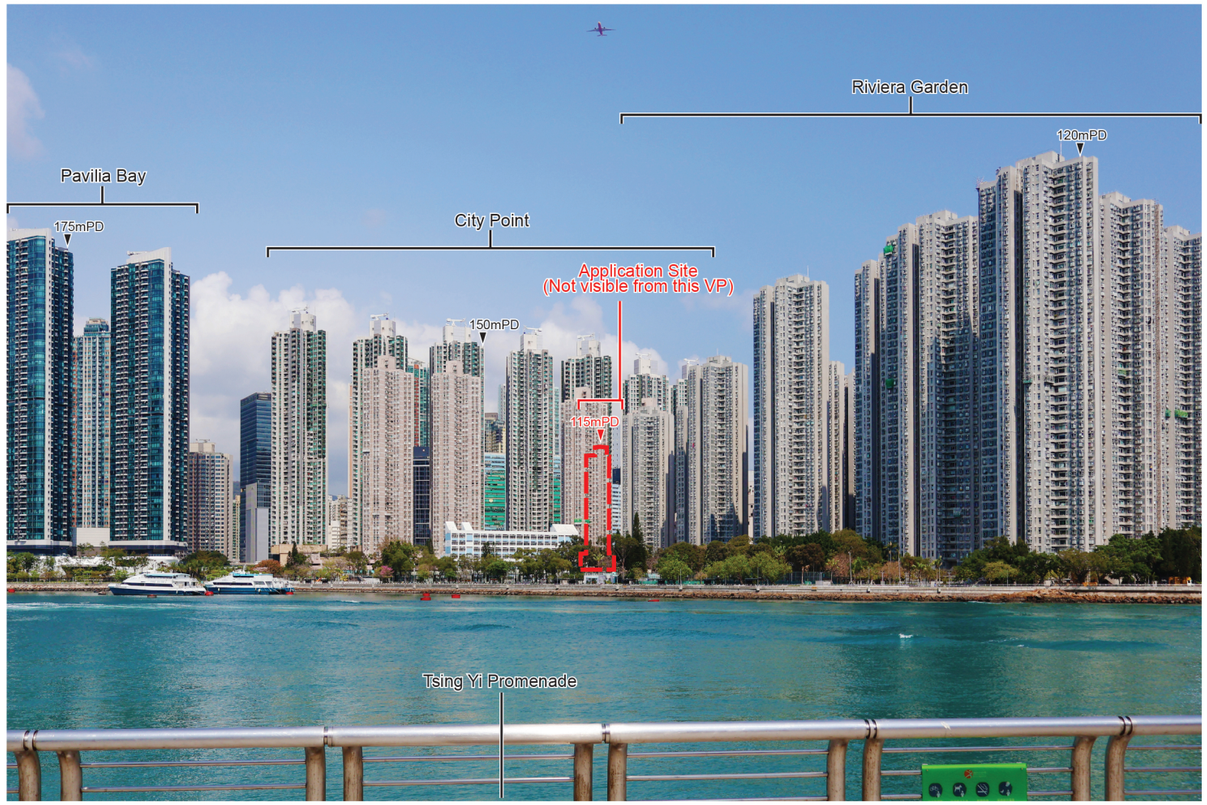


KEY PLAN

Existing View



Proposed Scheme

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Photomontage View from VP6: Tsing Yi Promenade

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Scale N/A		Figure 5.6	

Table 5.2 - Appraisal of Overall Visual Impacts of Selected VPs

Selected Public Viewing Points (VPs)	**VP Type**	**Approx. Viewing Distance and Direction**	**Visual Composition**	**Visual Obstruction**	**Visual Change**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Beneficial, Negligible, Slight, Moderate, Substantial)*
VP1: Tsuen Wan Park	Static	About 550m to the northwest of the Application Site	The visual components at this VP consist of the vegetation and structures of Tsuen Wan Park in the foreground, various residential/commercial developments in the middle ground and open view of sky in the background. The Indicative Development Scheme with BH of not more than 115mPD is completely screened off by vegetation in the foreground and other developments in the middle ground. It is therefore able to blend in well with the existing development context and become part of the urban landscape of the Tsuen Wan East area. As such, the Indicative Development Scheme is able to achieve visual harmony with its surrounding visual composition.	When viewed from this VP, the existing residential/commercial developments in the middle ground become the most prominent visual obstruction of the open view of sky. Since the Indicative Development Scheme with BH of not more than 115mPD is completely screened off by existing vegetation and developments, the degree of visual obstruction of the existing view due to the Indicative Development Scheme is considered to be negligible.	The Indicative Development Scheme is completely screened off by existing vegetation and developments. It will therefore not induce any visual change and visual concerns from the general public.	Negligible	High	Negligible
VP2: Footbridge connecting Plaza 88 and Chelsea Court	Kinetic	About 250m to the northwest of the Application Site	The visual composition at this VP consists of the junction of Yeung Uk Road, Luen Yan Street and Ma Tau Pa Road in the foreground, existing high-rise development (i.e. Chelsea Court, H Cube and Indi Home) and other developments in Tsuen Wan East in the middle ground as well as open view of sky in the background. The Indicative Development Scheme with BH of not more than 115mPD would be completely screened off by the existing development in the middle ground. As such, the Indicative Development Scheme is able to achieve visual harmony with its surrounding visual composition.	When viewed from this VP, the existing high-rise developments in the middle ground become the most prominent visual obstruction of the open view of sky. The Indicative Development Scheme with BH of not more than 115mPD will be completed blocked by such high-rise developments. As such, the degree of visual obstruction of the existing view due to the Indicative Development Scheme is considered to be negligible.	The Indicative Development Scheme is completely blocked by high-rise developments in the middle ground. It will therefore not induce any visual change and visual concerns from the general public.	Negligible	Low	Negligible

Selected Public Viewing Points (VPs)	**VP Type**	**Approx. Viewing Distance and Direction**	**Visual Composition**	**Visual Obstruction**	**Visual Change**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Beneficial, Negligible, Slight, Moderate, Substantial)*
VP3: Junction of Fui Yiu Kok Street and Wang Lung Street	Kinetic	About 60m to the east of the Application Site	The visual components at this VP consist of Fui Yiu Kok Street in the foreground, various high-rise industrial/residential developments in the middle ground and open view of sky in the background. With a viewing distance of only about 60m, the Indicative Development Scheme will inevitably induce certain level of visual impact. However, when compared to the previously approved planning application No. A/TW/514 (i.e. BH of 100mPD), the Indicative Development Scheme with BH of not more than 115mPD will only lead to an increase of 15m in BH, such increase is barely noticeable in an already high-density-high-rise neighbourhood. The Indicative Development Scheme has also incorporated various visual mitigation measures ***(as highlighted in the following Section 6)*** to lower its visual impact. Besides, portion of the Indicative Development Scheme will be blocked by the neighbouring Cheong Tai Industrial Building, which further lowers the visual bulk when view from this VP. It is therefore concluded that with the incorporation of various visual mitigation measures, the Indicative Development Scheme will be able to blend in and become part of the urban landscape of the TWEIA. As such, the Indicative Development Scheme is able to achieve visual compatibility with its surrounding visual composition.	With a viewing distance of only about 60m, the Indicative Development Scheme will inevitably induce blockage to the open view of sky in the background. That said, portion of the sky has already been blocked by various existing industrial/commercial developments in the middle ground. Besides, when compared to the previously approved planning application No. A/TW/514, the increase of 15m in BH will lead to negligible changes in obstruction to the open view of sky in the background. With the incorporation of various visual mitigation measures ***(as highlighted in the following Section 6)***, the degree of visual obstruction of the existing view due to the Indicative Development Scheme is considered to be moderate.	With a viewing distance of only about 60m, the Indicative Development Scheme will inevitably induce certain level of visual changes to the VP. However, the users of the junction is transient in nature and short in duration, they will also be focusing on their destinations with only occasional view towards the direction of the Indicative Development Scheme. Besides, when compared to the previously approved planning application No. A/TW/514, the increase of 15m in BH will be barely noticeable in such high-density-high-rise neighbourhood. With the incorporation of various visual mitigation measures ***(as highlighted in the following Section 6)***, the Indicative Development Scheme is anticipated to only induce, moderate visual change and visual concerns from the general public.	Moderate	Medium	Moderate **Mitigation Measures highlighted in the following Section 6**

Selected Public Viewing Points (VPs)	**VP Type**	**Approx. Viewing Distance and Direction**	**Visual Composition**	**Visual Obstruction**	**Visual Change**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Beneficial, Negligible, Slight, Moderate, Substantial)*
VP4: Tai Wo Hau Road South Playground	Static	About 700m to the east of the Application Site	The visual components at this VP consist of the Tai Wo Hau Road South Playground in the foreground, vegetation and various residential developments in the middle ground as well as open view of sky in the background. The Indicative Development Scheme with BH of not more than 115mPD is completely screened off by vegetation and residential developments in the middle ground. As such, the Indicative Development Scheme is able to achieve harmony with its surrounding visual composition.	When viewed from this VP, the existing vegetation and residential developments in the middle ground become the most prominent visual obstruction of the open view of sky. Since the Indicative Development Scheme with BH of not more than 115mPD is completely screened off, the degree of visual obstruction of the existing view due to the Indicative Development Scheme is considered to be negligible.	The Indicative Development Scheme is completely screened off by existing vegetation and developments. It will therefore not induce any visual change and visual concerns from the general public.	Negligible	Medium	Negligible
VP5: Tsuen Wan Chinese Permanent Cemetery	Static	About 700m to the southwest of the Application Site	The composition of this VP consists of the Tsuen Wan Chinese Permanent Cemetery in the foreground, the TWEIA and other developments in Tsuen Wan East in the middle ground as well as open view of sky and mountains in the background. The Indicative Development Scheme is located within the TWEIA surrounded by various high-rise residential/commercial/industrial developments. With a BH of not more than 115mPD, the Indicative Development Scheme is largely screened off by existing developments in the middle ground. Besides, when compared to the previously approved planning application No. A/TW/514 (i.e. BH of 100mPD), the Indicative Development Scheme with BH of not more than 115mPD will only lead to an increase of 15m in BH, such increase is barely noticeable in an already high-density-high-rise neighbourhood. The Indicative Development Scheme is therefore able to blend in well with the existing development context and become part of the urban landscape of the Tsuen Wan East area. As such, the Indicative Development Scheme is able to achieve visual compatibility with its surrounding visual composition.	When viewed from this VP, the existing residential/commercial/industrial developments in the middle ground become the most prominent visual obstruction of the open view of sky and mountains in the background. Since the Indicative Development Scheme with BH of not more than 115mPD is mostly screened off by existing developments, the degree of visual obstruction of the existing view due to the Indicative Development Scheme is considered to be negligible.	The Indicative Development Scheme is mostly screened off by existing developments. Besides, since the users of the Tsuen Wan Chinese Permanent Cemetery will be mainly focusing on conducting various ceremonial activities, they will only have occasional view towards the direction of the Indicative Development Scheme. The Indicative Development Scheme will therefore only induce negligible visual change and visual concerns from the general public.	Negligible	Medium	Negligible

Selected Public Viewing Points (VPs)	**VP Type**	**Approx. Viewing Distance and Direction**	**Visual Composition**	**Visual Obstruction**	**Visual Change**	**Magnitude of Visual Change** *(Negligible, Slight, Moderate, Substantial)*	**Visual Sensitivity** *(Low, Medium, High)*	**Resultant Overall Visual Impact** *(Beneficial, Negligible, Slight, Moderate, Substantial)*
VP6: Tsing Yi Promenade	Static	About 1.2km to the southwest of the Application Site	The composition of this VP consists of Rambler Channel in the foreground, various high-rise residential developments (i.e. Pavillia Bay, City Point and Riviera Gardens) and other developments in Tsuen Wan East in the middle ground as well as open view of sky in the background. The Indicative Development Scheme with BH of not more than 115mPD will be completely screened off by the existing developments in the middle ground. As such, the Indicative Development Scheme is able to achieve visual harmony with its surrounding visual composition.	When viewed from this VP, the Indicative Development Scheme with BH of not more than 115mPD will be completely screened off by the existing developments in the middle ground. The existing high-rise developments in the middle ground remain the most prominent visual obstruction of the open view of sky. As such, the Indicative Development Scheme will induce negligible visual obstruction of the open view of sky in the background.	The Indicative Development Scheme will be completely screened off by the existing developments in the middle ground. It will therefore not induce any visual change and visual concerns from the general public.	Negligible	High	Negligible

6 PROPOSED MITIGATION MEASURES

6.1 The proposed mitigation measures below aims to minimise potential visual impacts from the Indicative Development Scheme and add visual interest to the surrounding environment (**Figure 6.1** refers):

Full-Height Building Setback

- full-height building setbacks of 0.6m fronting Fui Yiu Kok Street will be adopted to enhance the visual permeability and reduce the overall bulkiness of the Indicative Development Scheme. The setback area will also be able to improve streetscape and enhance pedestrian comfort along Fui Yiu Kok Street. The setback area at G/F will be paved to match the existing public footpath adjoining the Application Site;

Continuous Glass Canopy

- a continuous glass canopy structure facing Fui Yiu Kok Street will also be proposed above the pavement at G/F to add visual interest and enhance the comfort of pedestrian environment;

Communal Podium Garden

- a communal podium garden will be provided at 3/F with high headroom (min 4.5m clear) and planters to enhance the visual quality of the surrounding environment, it would also create an outdoor leisure area for relaxation and social gathering;

Vertical Green System

- a vertical green system will be incorporated on the building façade of 1/F and 2/F of the Indicative Development Scheme facing Fui Yiu Kok Street to enhance the visual interest, streetscape and pedestrian comfort of Fui Yiu Kok Street;

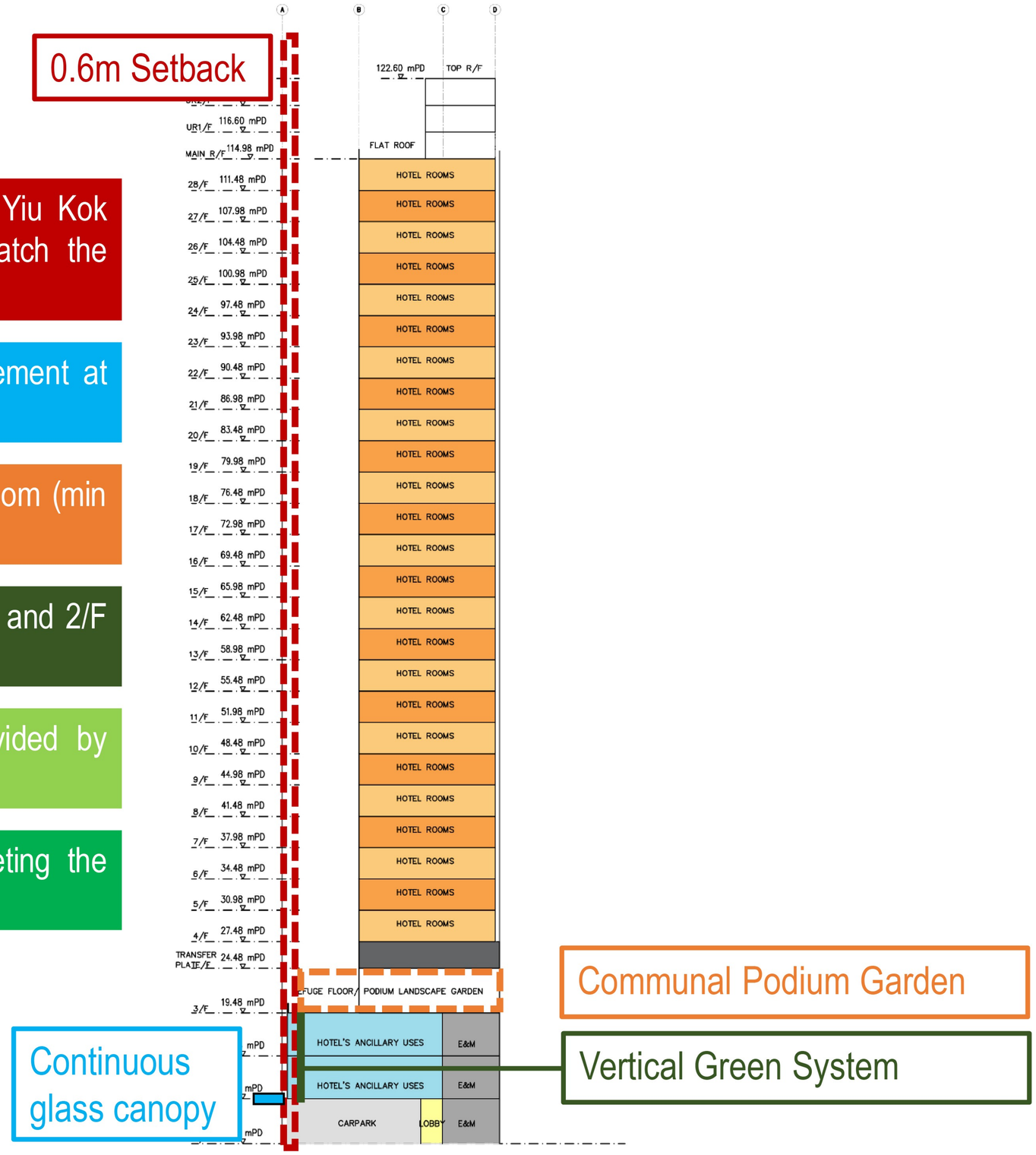
Greenery Coverage

- greenery will be provided at various floors of the Indicative Development Scheme will a total greenery coverage of not less than 20% of the Application Site; and

Green Building Measures

- the Indicative Development Scheme will adopt various green building design measures to meet the requirements of BEAM Plus certification. Detailed proposed measures will be considered at the detailed building design stage.

- Full height building setbacks of 0.6m fronting Fui Yiu Kok Street (setback area at G/F will be paved to match the existing public footpath).
- Continuous glass canopy structure above the pavement at G/F.
- A communal podium garden at 3/F with high headroom (min 4.5m clear) and planters.
- Vertical green system on the building façade of 1/F and 2/F facing Fui Yiu Kok Street.
- Not less than 20% of greenery coverage is provided by incorporating greenery at various floors.
- Green building measures will be adopted for meeting the requirements of BEAM Plus certification.



	Title				
	Proposed Building and Design Merits	Checked	DH	Drawn	PW
		Rev	0	Date	May 2026
		Scale		Figure	6.1

7 CONCLUSION

7.1 This VIA is submitted to in order to evaluate the overall visual impacts on major Public Viewing Points (VPs) due to the Indicative Development Scheme at the Application Site.

7.2 A total of 6 key VPs have been selected to evaluate the overall visual impact of the Indicative Development Scheme. With reference to the analysis and as illustrated on the photomontages taken at the selected VPs, 5 out of the 6 selected VPs would have “Negligible” visual impact, while 1 out of the 6 selected VPs would have “Moderate” visual impact.

7.3 Since the Application Site is situated within the TWEIA and closely surrounded by existing high-density-high-rise developments, the Indicative Development Scheme will be able to visually merge with the existing development context and form part of the urban landscape.

7.3 The proposed visual mitigation measures, which includes the incorporation of full-height building setbacks, continuous glass canopy, communal podium garden and vertical green system will add visual interest and allow the Indicative Development Scheme to be visually compatible with its surrounding environment.

7.4 In conclusion, the Indicative Development Scheme will induce negligible to moderate visual impact to its surrounding. However, with the incorporation of various visual mitigation measures, the visual impact of the Indicative Development Scheme will be greatly minimised.