

Table 1: Key Parameters for the Proposed Development

TABLE 1 – MAJOR DEVELOPMENT PARAMETERS OF THE PROPOSED DEVELOPMENT	
Major Development Parameters	Proposed Scheme
Site Area (about) (subject to detailed survey to be conducted and land exchange application)	1,877.1 sq.m. with private land at 1,732.3 sq.m. and Government Land at about 144.8 sq.m. ("G/IC(1)" zone only) *(based on the land survey provided by the authorized Land Surveyor)
Plot Ratio (PR)	About 3.07
Site Coverage (about)	Not more than 65% (Including Site Coverage of Siu Lo)
Total site Area (GFA)	About 5,756 sq.m. (total) with the following split: i. Not more than 5,400 sq.m. (RCHE) ii. About 356 sq.m. (Siu Lo) iii. Covered internal road, L/UL bays and parking serving Siu Lo and the proposed RCHE (assuming 100% GFA disregarded according to BD's Practice Note APP-2)
Building Height	Not more than 31.65 mPD (NB: Ground level at 6.2 mPD and Mean street level at 5.75 mPD)
No. of Storeys	6
Total No. of beds	241 beds (or within a range of 220 – 260)
Provision of parking facilities: Private car parking spaces	2 (including 1 disabled car parking space) (Total) 1 (RCHE) 1 (Siu Lo)
Loading and Unloading (L/UL) / Light Bus	2 (RCHE)
Proposed Floor use (RCHE)	G/F: Kitchen cum Store, Laundry Room, Tx Room, Reception, Lobby, Lav., Dining/ Multi-purpose Room, E&M, Car Parking Spaces, Siu Lo 1/F: Dormitory, Multi-purpose Area, Office, Nursing Station, Accessible Toilets, Stores, E&M, Pantry, Isolation/Sick/ Quiet Room 2/F: Dormitory, Multi-purpose Area, Conference Room, Interview Room/ Family Room, Pharmacy, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick/ Quiet Room, Pantry 3/F: Dormitory, Multi-purpose Area, Rehabilitation Area, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick/ Quiet Room, Pantry 4/F: Dormitory, Multi-purpose Area, Rehabilitation Area, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick/ Quiet Room, Pantry 5/F: Dormitory, Multi-purpose Area, Small Group Activity Room, Nursing Station, Accessible Toilets, Stores, E&M, Isolation/ Sick room, Pantry R/F: Ancillary E&M, Water Tanks, Roof Greening

2.5 The site is subject to the last approved town planning case (Application No. A/YL/289 dated 29.7.2022) submitted by the same applicant. **As compared to the previously approved 6-storey scheme with a building height at 28.4mPD, the currently proposed 6-storey RCHE development will only result in a 3.25-meter increase in mPD from 28.4mPD to 31.65mPD (about an increase of 11.44%).**

### 3. Visual Context and The Surrounding Area

3.1 The Site is predominantly a low-lying flat land surrounded mainly by low and medium-rise by residential and village settlements. To its west and south-west are a temporary private ball court, vacant land, open storages, rural workshops and parking of vehicles. A petrol filling station locates at the immediate east of the Site. To its further east across Tai Tong Road are open storage, warehouse with retail sale and workshop, real estate agencies and car services.

3.2 To the immediate west of the Site is the "V" zone for development of Small Houses restricted to a maximum BH of 3 storeys. To the immediate west, it currently comprises a temporary private ball court, vacant land, open storages, rural workshops and parking of vehicles. To its further north-west and east are Chun Wah Villas Phase 3, Lung Tin Tsuen and Ma Tin Tsuen, of which the latter ones are recognised villages.

3.3 To its immediately north is the Yuen Long Baptist Church which is covered by a valid planning application No. A/YL/252 for a composite building comprising school and religious institution (church) with minor relaxation of BHR to 8 storeys, with a total GFA of 8,282 m<sup>2</sup>, which was approved with conditions by the Rural and New Town Planning Committee (RNTPC) on 3.5.2019 and will be valid until 3.5.2023 (hereinafter referred as the "Yuen Long Baptist Church site"). To the further north are village houses.

3.4 To its south are some village houses and the Hang Heung food factory. The Ex-Hang-Heung Factory site is covered by a valid planning application No. A/YL/263 for proposed Social Welfare Facility (RCHE) with GFA of not more than 5,400m<sup>2</sup> and a building height of not more than 6 storeys (**at 33.1 mPD**) (hereinafter referred as the "Ex-Hang-Heung Factory site"). The planning application was approved with condition(s) by the RNTPC on 5.2.2021.

3.5 To the north across Ma Tong Road is the centre of Yuen Long New Town where is predominantly occupied by high-density "R(A)" developments, which allow for a maximum BHR of up to 30 storeys high. Manhattan Plaza (富達廣場) along Sai Ching Street is a proximal example.

3.6 There are several vast pieces of land parcel zoned "Residential (Group B)" in the area to the south of the Yuen Long town centre that is subject to building height restriction (BHR)

**Table 2 – Assessment of the Six Selected Viewing Points**

Viewing Points (VP)	Nature of Viewing Points	Sensitive Receivers	Range	Visual Sensitivity
<b>VP1</b> View looking at southward at the Junction of the Ma Tong Road and the Tai Tong Road	Kinetic	Commuters including Pedestrians, cyclists and car drivers	Medium (~150m)	Medium
<b>VP2</b> View looking at the Junction of the Shap Pat Heung Road and the Tai Tong Road	Static	Residents from the Brand and Sereno Verde; commuters such as car drivers	Medium (~170m)	Low to medium
<b>VP3</b> View looking south-westward at the adjacent walkway	Kinetic	Commuters including Pedestrians, cyclists and car drivers	Close (~30m)	Low to medium
<b>VP4</b> View looking north-eastward on the Tai Shu Ha Road West	Static	Residents live alongside the Tai Shu Ha Road West and car drivers	Long (~215m)	Low
<b>VP5</b> View looking westward on the Fung Ki Road	Kinetic	Commuters including Pedestrians and car drivers	Long (~310m)	Low
<b>VP6</b> View looking north-westward at the adjacent walkway	Kinetic	Commuters including Pedestrians, cyclists and car drivers	Close (~70m)	Low to medium

## 6. Visual Assessment

With a view to evaluating the visual impact of the Proposed Development with respect to a holistic visual context in the future, the planned developments in the vicinity including (1) an 8-storey composite building comprising school and religious institution (church) at +37.9 mPD on the Yuen Long Baptist Church site (No. A/YL/252) and (2) a 6-storey RCHE building at +33.1 mPD on the Ex-Hang-Heung Factory site (No. A/YL/263) are included in this VIA. In this VIA, it will compare against the existing condition. The photomontages of previously approved application (No. A/YL/289) are also provided for easy reference.

- 6.1 VP1: View looking southward at the Junction of Ma Tong Road and Tai Tong Road (Figure 4)**
- 6.1.1 Located at the road junction at the south of Yuen Long town centre, this VP is easily accessible by commuters such as pedestrians and cyclists. This is a medium range view which is approximately 150m to the north from the Site. The major visual elements within the VP are (1) some low-rise buildings (including planned development of A/YL/252 & A/YL/263) and temporary structures, (2) a tree group, (3) the existing Yuen Long Baptist Church and (4) the sky.

- 6.1.2 As shown in the **Figure 4**, because the new block in the current scheme is proposed to bend away from Tai Tong Road, view towards the Proposed Development from eye-level will be totally screened by the planned development on the Yuen Long Baptist Church site and the existing tree group in its front. There are negligible visual changes as compared to the existing condition. The Proposed Development will be barely noticeable to the public viewers who are mostly transient in nature. Their visual experience will not be affected. Also, it will be better than the approved scheme (A/YL/289), where a corner of the block under a tree crown will be glimpsed by potential public viewers.

- 6.1.3 Taking into account The Brand as a medium-to-high rise residential development of about 21-25 no. of storeys, the Proposed Development with 6 storeys is considered a development with a very low profile. This induces very minor visual impact to this VP. Considering the above, the visual impact caused by the Proposed Development on VP1 is therefore considered to be **negligible**.

- 6.2 VP2: View looking northward at the Junction of the Shap Pat Heung Road and the Tai Tong Road (Figure 5)**

- 6.2.1 This Viewing Point represents pedestrians and cyclists near the Sereno Verde and The Brand. It is a medium-range view which is approximately 170m to the south from the Site. The view comprises mainly roadside environment, some mature trees and the Ex-Hang-Heung Factory site in the foreground, followed by the Proposed Development and the

Yuen Long Baptist Church site and the high-rise clusters of residential developments in the Yuen Long town centre and open sky view at the backdrop.

6.2.2 As evident in the **Figure 5**, the public viewers will have partial view towards the Site as the lower portion of the Proposed Development will be largely blocked by the ex-Heung Heung Factory Site RCHE development (No. AYL/263) and some roadside trees. Under the current scheme, the new block close to the graded historical building of Siu Lo is configured to slightly bend outward away from Tai Tong Road. This mitigation measure can make the Proposed Development slightly less bulky than the approved scheme and more importantly, can let Siu Lo to be more visible from the public. As seen from the photomontage, despite a slightly higher building profile of the Proposed Development as compared to the previous approved scheme (No. Y/YL/289), the proposed building height of +31.65mPD is still visual harmony with the cluster of adjacent low-rise planned developments (maximum height +37.9mPD). A visual contrast with the high-rise residential developments in the Yuen Long town centre at the backdrop is also maintained. As such, the Proposed Development is generally considered compatible to the surrounding context in terms of mass and scale.

6.2.3 From the commuters' perspective, the Proposed Development can easily blend into the view of the high-rise developments at the backdrop. The development intensity of the Proposed Development is similar to the adjacent planned developments. In this VP, it is anticipated that it will not create noticeable visual degradation. Therefore, the visual impact caused by the Proposed Development on VP2 is considered to be **negligible**.

**6.3 VP3: View looking south-westward at the adjacent walkway along Tai Tong Road (Figure 6)**

6.3.1 This close-range VP assumes the perspective of a pedestrian passing by at the adjacent walkway to the immediate northeast of the Site (within 30m). Commuters including pedestrians and cyclists on Tai Tong Road are the major receivers of this VP. Without any public transportation stops nor activity node along this section of Tai Tong Road, a short duration of stay is assumed. Compared to VP1, the frequency of visits by pedestrians in this section of Tai Tong Road is lower. Overall, the sensitivity of the visual sensitive receivers is considered low.

6.3.2 As shown in the **Figure 6**, considering its close proximity to the Site, the building block will appear visually dominating from the VP under the proposed scheme. The existing open sky view and small amount of green sloping ground as a positive visual resource will be partially obstructed. Both the approved scheme and the Proposed Development will block the residential developments of Le grove at a far distance. However, with a comparable building mass of the planned developments of the Yuen Long Baptist Church site and the Ex-Heung-Heung Factory site to the north and south respectively, the Proposed Development will not be out of context in terms of the overall visual character.

6.3.3 Several design and landscape features are incorporated subject to detailed design, which can help mitigate the intrusiveness of the building bulk and improve the existing view in certain aspects. A well landscaped G/F Heritage Garden and a rooftop garden with trees and shrubs are proposed, transforming the existing dilapidated concrete setting into a pleasant garden.

6.3.4 In order to respect the integrity of and compatibility with Siu Lo as a graded historic building and in response to the valuable advices from the TPB members in the previous approved scheme, a clear distance between the new block and the pitched roof of the Annex Block of Siu Lo is increased from 1.2m to 1.5m. The positioning and design of the 2 columns are subject to detailed design and evaluation of structural loading, to the satisfaction of AMO. As a general direction, it aims to provide lighter column design and use of materials in order to minimise their visual impact on Siu Lo.

6.3.5 In a nutshell, with a limited number of pedestrian activity and a short duration of stay, proposed landscape and design features subject to detailed design, and **an obstruction of the open sky**, the visual impact caused by the Proposed Development on the from this VP is graded as **moderately adverse**.

**6.4 VP4: View looking north-eastward on the Tai Shu Ha Road East (Figure 7)**

6.4.1 This Viewing Point is located on the Tai Shu Ha Road West next to an existing nullah. Characterised by a typical rural-fringe setting with mixture of land uses including open storage yards, warehouses, workshops, etc., it represents the views of mainly the travellers for local villagers and residents in Ma Tin Pok and looking towards north-eastward. This is a long-range view of about 200 metres southwest from the Site. The VSRs are short duration of stay and currently only have partial view to the Site from this VP due to the existing temporary structures in the front. Taken the above factors into account, this VP is considered to have a low sensitivity.

6.4.2 As shown in the **Figure 7**, the planned development of Yuen Long Baptist Church will be situated in the center. Building clusters in Yuen Long town centre and open sky view are located at the distant backdrop, while existing temporary structures are situated in the foreground, scattering with trees as visual relief. Because of the existence of mature trees groups and temporary structures in front of the Proposed Development, only an upper portion of it will be observable from this VP. The visual composition that the high-rise building at the backdrop and the low-rise building profiles at the forefront is generally maintained. Despite the increase in the development intensity of the Proposed Development as compared to the previous approved scheme, the building height of the Proposed Development is still lower than the adjacent planned development of Yuen Long Baptist Church site. And the building footprint is still comparable with the vicinity. The visual blockage to the important natural resources of a sky view is considered insignificant.

6.4.2 Regarding to the effect on public viewers, public viewers alongside Tai Shu Ha Road West will have glimpse view towards the Proposed Development from a long distance. The Proposed Development will blend in to the existing built environment in the Yuen Long town centre. In light of a portion of the Proposed Development being captured in this viewpoint, it will only result in a **negligible** visual change for the public viewers.

#### 6.5 VP5: View looking westward on the Fung Ki Road (Figure 8)

6.5.1 With reference to **Figure 8**, VP5 demonstrate a view for pedestrians passing by and bus passengers at a nearby bus station, when looking westward on the Fung Ki Road. It is a long-range view with approximately 300 metres east from the Site, characterised by a typical rural-fringe setting with mixture of land uses including village settlements, temporary structures, open storage etc., which make up a considerable extent of this view. It also comprises some trees and greeneries in the foreground, the planning development (No. A/YL/252) in the middle ground with some high-rise building at the distant backdrop.

6.5.2 As demonstrated from the **Figure 8**, the Proposed Development will be partially blocked by the existing signboard and trees. Despite a slight obstruction of the open sky, a large part of it will be retained. The Proposed Development has a mild increase in height when making comparison with the approved scheme (no. A/YL/289), but its building height is still lower than the adjacent planned development of +37.9mPD in height. Hence, the building scale and mass of the Proposed Development is compatible with the surrounding context.

6.5.3 The VSRs are mostly transient in nature or short duration of stay. It will have partial view towards the Proposed Development, as temporary structures and village houses largely dominate their sight at the forefront. At the bus station, there is a solid fence wall, blocking the view towards the Proposed Development. The bus passengers can only have a glimpse view to the Proposed Development on the way to the bus station. To this end, the Proposed Development harmonious with the character of the neighbourhood will only have little effects on the visual experience of the VSRs. Besides, the existing trees in the foreground can also offer visual relief to the VSRs. Therefore, the Proposed Development will only result in a **negligible** visual change in this viewpoint.

#### 6.6 VP6: View looking north-westward at the adjacent walkway along Tai Tong Road (Figure 9)

6.6.1 The existing view of VP6 is taken in Tai Tong Road. It is a short-range view with about 70 metres to the southeast of the Site. An existing patrol station, the Proposed Development and the planned development of Yuen Long Baptist Church comes in the foreground, while the existing high-rise residential buildings in Yuen Long town centre to the north and northwest of the Site forms a backdrop from this view. Similar to VP3, this viewing point assumes bicycle commuters or pedestrians passing by and looking north-westward from an adjacent walkway or a cycling path. In view of the activities of VSRs

who are mostly transient in nature, this close-up view will give a medium visual sensitivity to the VSRs.

6.6.2 According to the photomontage of the **Figure 9**, in such a close distance view in a rural environment, it is inevitable that it will lower the visual openness in this viewpoint. It will obscure part of the open sky on the left of the view. Nonetheless, the configuration of the proposed new block sitting over the Annex Block of Siu Lo will be turned away from Tai Tong Road, reducing a sense of enclosure as compared to the previously approved scheme. Aside from this visual mitigation measure, a heritage garden at G/F and a rooftop garden planting with trees and shrubs will green up the streetscape, enhancing the visual amenity to the users and the passer-by. The design of the Proposed Development is also carefully designed to respect not only the grade 3 historic building but also the neighbourhood environment, including using permeable fence wall along Tai Tong Road and a sensitive building façade to respond to the environmental conditions.

6.6.3 The relaxation in BH of this proposed scheme, therefore, will not cause much noticeable impact to the public viewers. In addition, a large roadside tree in the foreground together with the proposed trees and shrubs in G/F heritage garden and R/F rooftop garden can screen off part of the Proposed Development and offer visual relief to the VSRs. In terms of the overall character, the Proposed Development will echo with the planned development on the site of Yuen Long Baptist Church to the south and in compatible with the future landscape of the built environment. **Although the Proposed Development will partially obstruct the sky view, it is believed that after implementation of the visual mitigation measures, the resultant visual impact of the Proposed Development is considered moderately adverse.**

## 7. Conclusion

7.1 The VIA is prepared in support of a Section 16 Planning Application for the Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal at Lot nos. 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120 and Adjoining Government Land, Tai Kei Leng, Yuen Long. The visual impact that the Proposed Development to the surroundings is appraised. It is assessed to compare the visual impact of the Proposed Development against the existing condition. The photomontages from previous Approved Scheme (No. AYL/289) are also provided for easy reference.

7.2 The site is a subject of a previously approved town planning case (No. AYL/289) dated 29.7.2022. **As compared to the previously approved scheme with a Building Height at 28.4mPD, the proposed new RCHE development will result in a 3.25-meter increase in mPD from 28.4mPD to 31.65mPD (about an increase of 11.44%).**

7.3 Due to a site constraint to offer a conservation-cum-development proposal, the opportunities of the design merits and landscape features are maximised for the Proposed Development, including G/F heritage garden and R/F rooftop garden with trees and shrubs and a permeable design on the ground level (subject to detailed design). All of these will be served as visual mitigation measures to VSRs.

7.4 **Table 3** below summarises the overall visual impact caused by the Proposed Development on the 6 VPs identified.

**Table 3 – Summary Table of Visual Impact**

Viewpoints assessed	Visual Sensitivity	Resultant Visual Impact
<b>VP1:</b> View looking southward at the Junction of the Ma Tong Road and the Tai Tong Road	Medium	Negligible
<b>VP2:</b> View looking northward at the Junction of the Shap Pat Heung Road and the Tai Tong Road	Medium	Negligible
<b>VP3:</b> View looking south-westward at the adjacent walkway	Medium	<b>Moderately adverse</b>
<b>VP4:</b> View looking north-eastward on the Tai Shu Ha Road East	Low	Negligible
<b>VP5:</b> View looking westward on the Fung Ki Road	Low	Negligible
<b>VP6:</b> View looking north-westward at the adjacent walkway	Medium	<b>Moderately adverse</b>

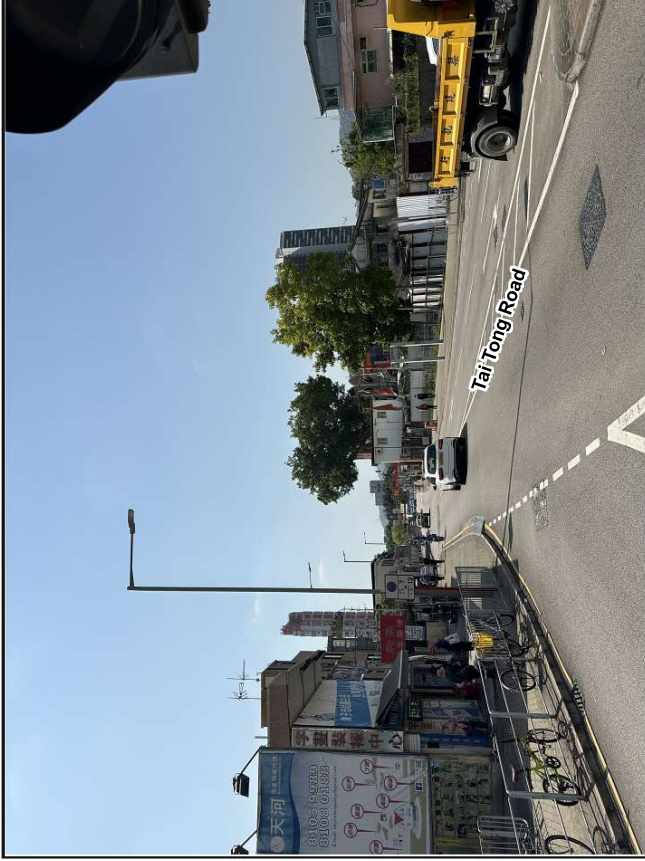
7.5 The following visual assessment conclusions can be made:

- ✓ This VIA is conducted on 6 viewpoints as adopted in the previous application (No. AYL/289). The broader area of the Application Site is a vast piece of flat land, comprising small village blocks and temporary structures in a close distance and high-rise residential developments at a further distance. The setting of the area is typically an urban-village fringe area. Given that there are no open spaces and lookouts with a lack of public activity nodes, the VSRs in this VA mostly represent passers-by, cyclists and the nearby residents/villagers, who are transient/kinetic in nature. In this regard, the visual sensitivity in most viewpoints is not high. VP4 and VP5 are low visual sensitivity and the remaining VPs are considered to have a medium visual sensitivity.

- ✓ In terms of the overall character and compatibility in mass and scale, the proposed RCHE development are largely comparable with the planned developments of Yuen Long Baptist Church (No. AYL/252) and Ex-Hang-Heung Factory (No. AYL/263) in the vicinity. These developments will form a compatible group of buildings in this transitional area to the south of Yuen Long town centre. Overall, a visual harmony is hence maintained.

- ✓ Although the Proposed Development will block partially the open sky view at some viewpoints, the resultant visual impacts are much reduced due to the transient/kinetic nature of public viewers as the majority at most viewpoints. The design and landscape features as mentioned will also help mitigate the visual impact.

7.3 Based on the above, among 6 VPs being assessed, the visual impacts are identified from negligible to slightly adverse. Hence, the overall visual impact of the Proposed Development is considered acceptable. It is anticipated that there is no adverse visual impact from the Proposed Development.



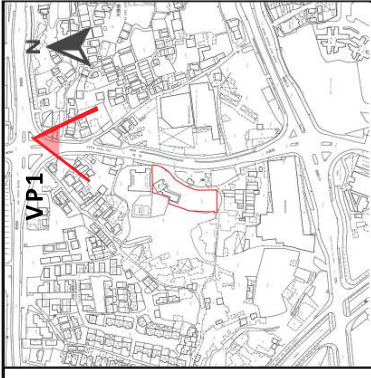
**Existing Scheme**



**Proposed Scheme**



**Approved Scheme (AYL/289)**



**General Notes:**

1. Renderings are indicative and for reference only.

Architect & Surveyor



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Title

**VP1: View looking southward at the Junction of Ma Tong Road and Tai Tong Road**

Visual Impact Assessment

Date

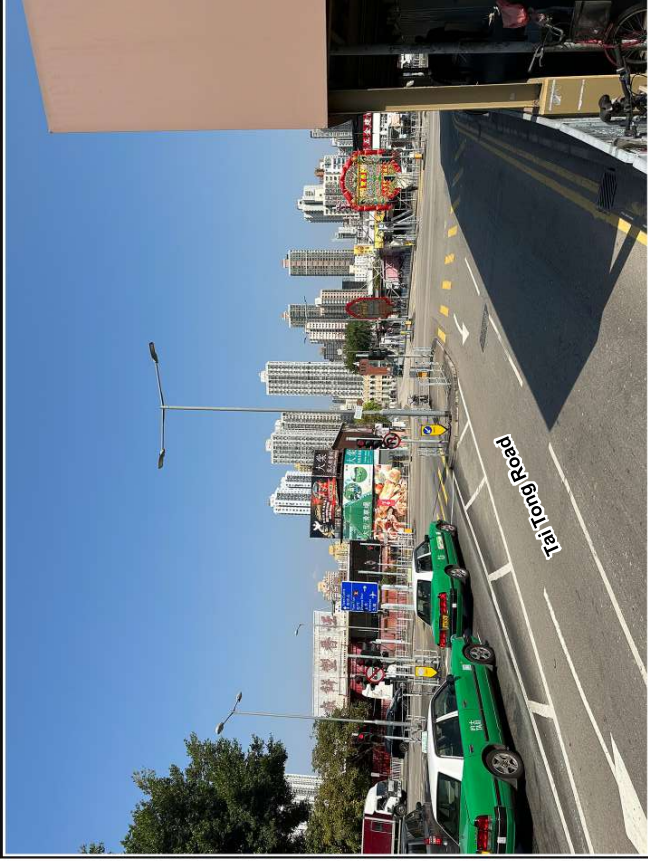
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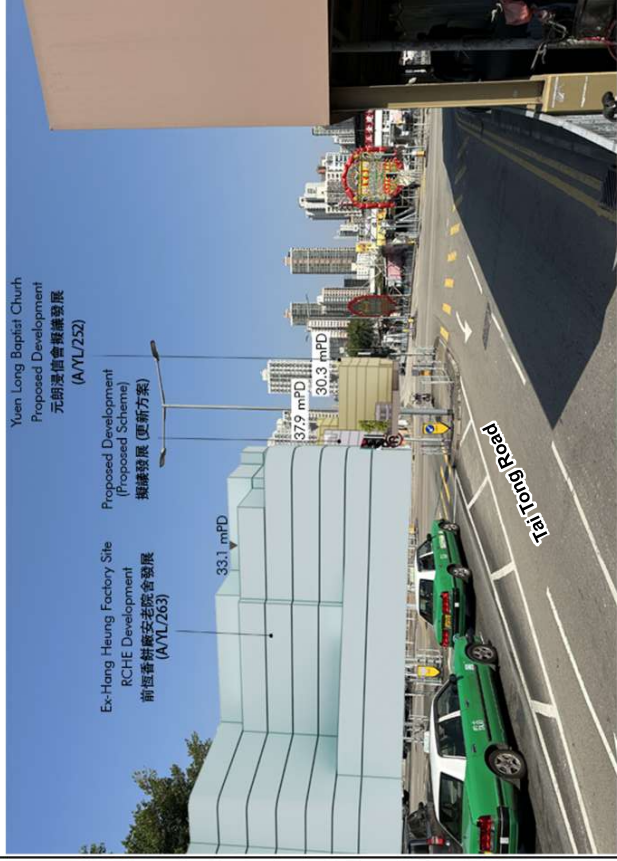
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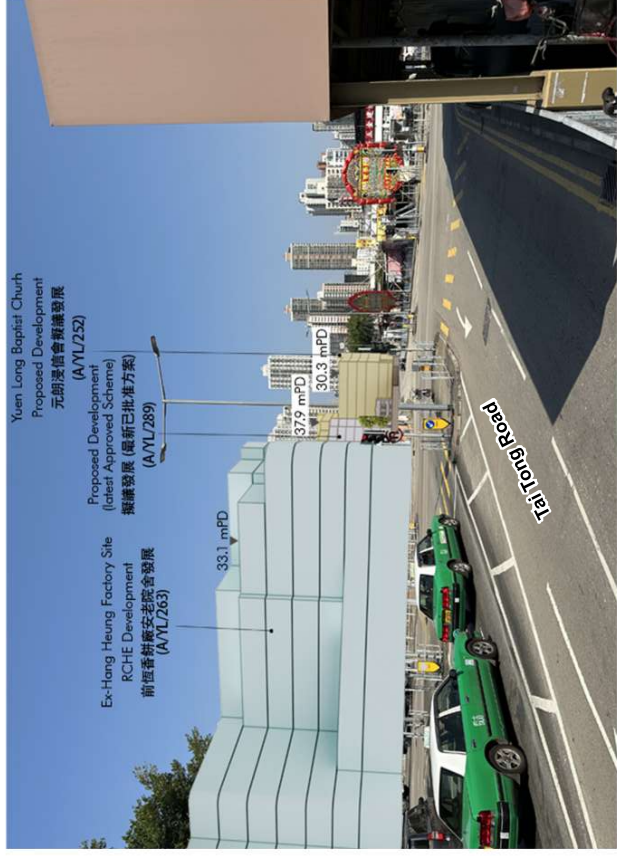
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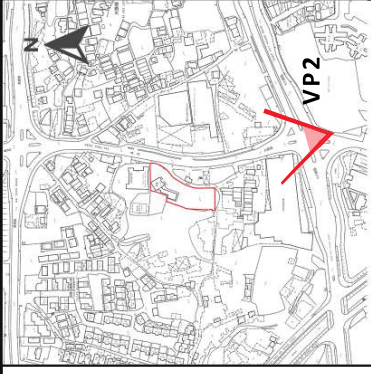
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**Approved Scheme (AYL/289)**



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**Title**

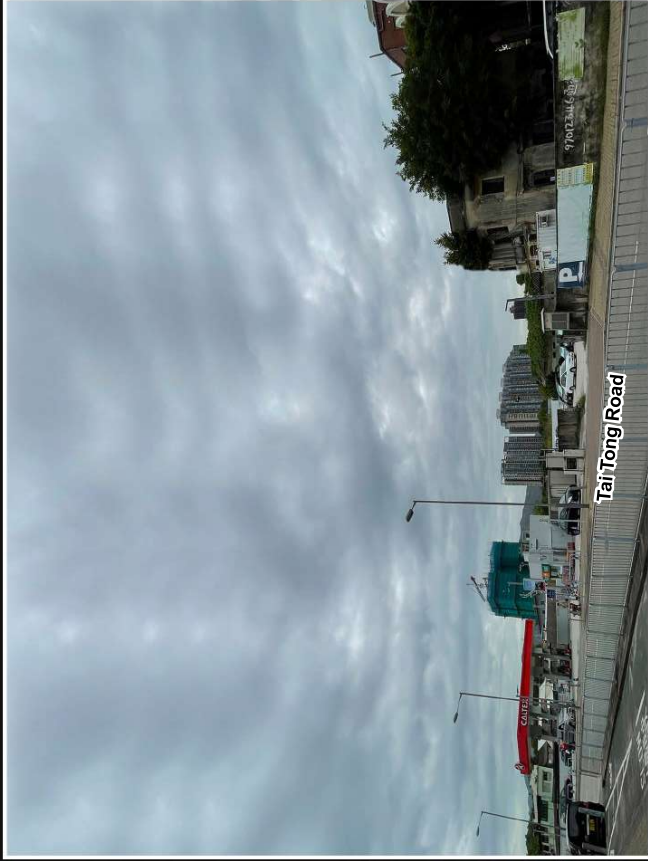
**VP2: View looking northward at the Junction of the Shap Pat Heung Road and the Tai Tong Road**

Visual Impact Assessment

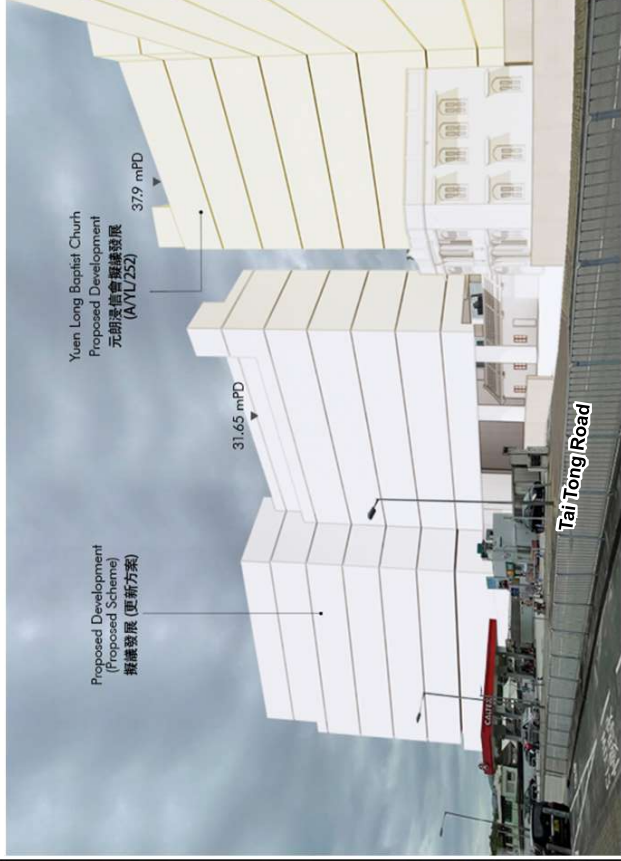
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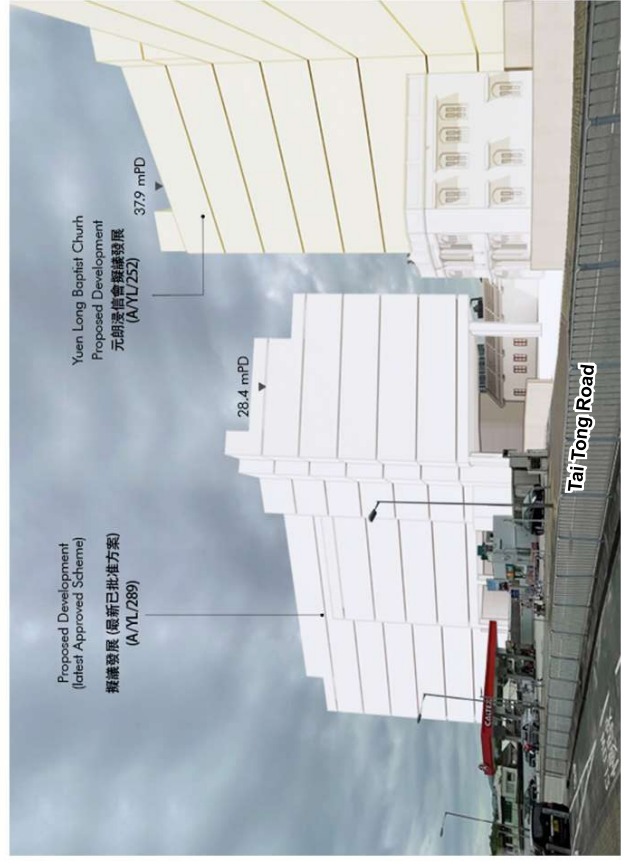
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Figure 5



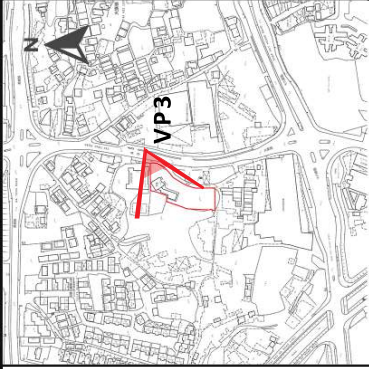
**Existing Scheme**



**Proposed Scheme**



**Approved Scheme (A/NL/289)**



**General Notes:**

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Title

**VP3: View looking south-westward at the adjacent walkway along Tai Tong Road**  
Visual Impact Assessment

Date

May 2023

Scale

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Figure 6