

APPENDIX 5

VISUAL IMPACT ASSESSMENT

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1. Introduction

- 1.1 This Visual Impact Assessment (“VIA”) is prepared on behalf of Si Mau Limited (hereinafter referred to as “Applicant”), in support of a Section 16 Planning Application for the proposed minor relaxation of Building Height Restriction from 3 storeys to 6 storeys for a permitted social welfare facility (Residential Care Home for the Elderly) (RCHE) at Lot Nos. 1695 S.E ss. 1RP, 1695 S.F ss.1, 1695 S.H RP (Part) and adjoining government land in D.D 120, Tai Kei Leng, Yuen Long, New Territories (hereinafter referred to as “the Site / Application Site”). The subject application is a conservation-cum-development proposal in which a Grade 3 historic building, namely Siu Lo, will be preserved in-situ as ‘house’ use and a 6-storey RCHE building is proposed at the southern remaining portion of the Site (hereinafter referred to as “the Proposed Development”).
- 1.2 The Application Site with a site area of about 1,877.1 m² situated in the southern part of Yuen Long New Town accessible via Tai Tong Road. The Application Site falls entirely within the zone of “Government, Institution or Community (1)” (“G/IC(1)”) under the draft Yuen Long Outline Zoning Plan No. S/YL/26 (the OZP). Under the OZP, the “G/IC (1)” zone is subject to a Building Height Restriction (BHR) of 3 storeys (8 storey for ‘School’ and ‘Hospital’) excluding basement(s). Thus, the Applicant proposes to relax the BHR of the Application Site from 3 storeys to 6 storeys for the proposed RCHE. Please refer to **Figures 1 and 2** for the Site Plan and Location Plan respectively.
- 1.3 This VIA is prepared in accordance with the TPB Guidelines on Submission of VIA for planning Application to the Board (“TPB PG-No.41”). This VIA evaluates the existing visual quality, visual compatibility and degree of anticipated visual impacts of the proposed developments on the Visually Sensitive Receivers (“VSRs”) relevant to the Site. Mitigation measures to be adopted by the Proposed Development will also be recommended.
- 1.4 The outline of this VIA is set out as below:
- ✧ Section 2: sets out the Site and Proposed Development;
 - ✧ Section 3: describes the visual context and the surrounding area;
 - ✧ Section 4: defines the Assessment Area;
 - ✧ Section 5: identifies relevant types of receivers and viewpoints;
 - ✧ Section 6: conducts an analysis on the visual impacts with mitigation measures as necessary; and
 - ✧ Section 7: concludes the VIA.

2. The Site and the Proposed Development

- 2.1 The Site falls within the southern part of Yuen Long New Town with a rural-urban fringe setting. It is located to the west side of Tai Tong Road in between of Ma Tong Road and Shap Pat Heung Road in Yuen Long. The Site is currently used as a temporary open public car park and comprises a Grade 3 historic building (including its main building and annex block) i.e., Siu Lo, which was built in early 1940s.
- 2.2 The development proposal comprises a 6-storey (about 31.65 mPD) building of social welfare facility (RCHE) at the southern portion of the Site, providing 241 beds (or within a range of 220 – 260). The development proposal adopts a conservation-cum-development approach where Siu Lo will be preserved in-situ. In the current scheme, it is proposed to retain the existing use as ‘house’ for Siu Lo, to provide a compatible heritage garden at its side and to implement a conservation management plan to be agreed with the Commissioner for Heritage's Office (CHO) and Antiquities and Monuments Office (AMO). The disposition and layout of the proposed RCHE building are also specifically designed in responding to the irregular site configuration, the conservation of Siu Lo, setback requirements and the surrounding environment.
- 2.3 Subject to the detailed land surveying, the average main street level of the Application Site is about +5.75mPD. The maximum BH of the Proposed Development will be about +31.65mPD with floor-to-floor height of typical floors from 3.6m and 7.45m on the ground floor. (Please refer to **Appendix I – Development Scheme – Plans and Drawings**)
- 2.4 Particulars of the S16 planning application development can be referred to the Planning Statement. Summary of the major development parameters of the subject application are abstracted below.

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: <ul style="list-style-type: none"> 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 m², 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 5,400m² and a building height of not more than 6 storeys (at 28.7 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)

of 25 storeys, maximum plot ratio (PR) of 3.5 and maximum site coverage (SC) of 50%. For instance, the extensive piece of land to the further southeast of the Site across Shap Pat Heung Road is a cluster of medium-to-high-rise residential estates, namely Brand (名御), Sereno Verde (蝶翠峰) and the Reach (尚悦). To the further east is the Grand Del Sol (朗晴居). To the further north-west are the Tsing Yu Terrace (青裕臺) and Pretticoins Garden (麗昌花園).

- 3.7 The outer vicinity to the further south-west of the Site comprises high-density residential estates namely Park Signature and La Grove along the Kung Um Road and Shap Pat Heung Road and a 27-storeyed youth hostel, namely Po Leung Kuk Lee Shau Kee Youth Oasis. They are zoned “Residential (Group A)1” (“R(A)1”) and “Government , Institution or Community (5)” respectively under the OZP.
- 3.8 Overall, the Site is sitting amidst a transitional area to the south of the Yuen Long town centre with a great mix of residential densities. The development intensities in this area have gradually increased over the years as suitable sites have been subject to applications for higher-density and higher-rise developments to meet the increasing needs of the society. As such, the change in the townscape of this area has been rapid in recent years.
- 3.9 It is also mentioned in the OZP that the conversion of agricultural land to open storage yards, car dumps/repairing workshops and storage of construction machinery and materials has led to a rapid degradation of the rural environment in some parts of this area. In-situ reconstruction of temporary structures with permanent materials is encouraged.

4. Assessment Area

- 4.1 An Assessment Area, or visual envelope, is identified in accordance with TPG PG-NO.41 to cover the area of visual influence within which the Proposed Development is pronouncedly visible or likely to be pronouncedly visible from key sensitive viewers. Apparent visual corridors with key sensitive viewers are found limited within the visual envelope, given the following three factors: (1) the Site is surrounded by large urban blocks with restricted access to public and absence of permeability, resulted in the lacking of pedestrian footfall and activities, (2) limited viewers with sparse population in the rural setting, and (3) car is the notable mode of travel in the area that leads to most of the viewpoints are kinetic in nature.
- 4.2 The general guideline for settling out the size of the Assessment Area as stated in TPB PG-No.41 should be equal to approximately 3 times the height of the Proposed Development. As the actual building height of the Proposed Development is about 25.9m (measured from mean street level up to the main roof), the visual envelope for this VIA

has a minimum radius of approximately 77.7m (i.e. 25.9 x 3) from the closest point of the Proposed Development. The extent of the visual envelope is indicated in **Figure 3**.

5. Viewpoint Identification

- 5.1 With the purpose to protect public views and reconcile the visual impacts of the proposed development, the visual envelope consists of **viewing points** (“VPs”) where **sensitive receivers** (“SR”) have the most affected views. Given the medium to high rise residential development context and major road networks surrounding the Site, distinctive viewpoints, such as public gathering places, activity nodes or parks, rarely exist within the visual envelope. Most of the public viewers in the vicinity are transient in nature. With a good view to achieve a comprehensive visual appraisal, viewpoints of long range, medium range and close-range views from publicly accessible locations are also adopted for assessment.
- 5.2 This VIA is conducted on 6 viewpoints as adopted in the previous approved application (A/YL/289). All 6 viewpoints aim at assessing the visual changes to be brought by the new scheme with reference to the respective sensitive receivers and their visual sensitivity (“VS”). 4 of the viewpoints are located beyond the visual envelope where the Proposed Development would be visible. Their characteristics are summarised in the following table.

Table 2 – Assessment of the Six Selected Viewing Points

Viewing Points (VP)	Nature of Viewing Points	Sensitive Receivers	Range	Visual Sensitivity
VP1 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
VP2 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
VP3 View looking south-westward at the adjacent walkway	Kinetic	Commuters including Pedestrians, cyclists and car drivers	Close (~30m)	Low to medium
VP4 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
VP5 View looking westward on the Fung Ki Road	Kinetic	Commuters including Pedestrians and car drivers	Long (~310m)	Low
VP6 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 +28.7 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-Hang Heung Factory Site RCHE development (No. A/YL/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-Hang-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 a partial obstruction of the open sky, the visual impact caused by the Proposed Development on the from this VP is graded as **slightly 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. With implementation the mitigation measures, it is believed that the resultant visual impact of the Proposed Development is considered **slightly 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. A/YL/289) are also provided for easy reference.

7.2 The site is a subject of a previously approved town planning case (No. A/YL/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
VP1: View looking southward at the Junction of the Ma Tong Road and the Tai Tong Road	Medium	Negligible
VP2: View looking northward at the Junction of the Shap Pat Heung Road and the Tai Tong Road	Medium	Negligible
VP3: View looking south-westward at the adjacent walkway	Medium	Slightly adverse
VP4: View looking north-eastward on the Tai Shu Ha Road East	Low	Negligible
VP5: View looking westward on the Fung Ki Road	Low	Negligible
VP6: View looking north-westward at the adjacent walkway	Medium	Slightly adverse

7.5 The following visual assessment conclusions can be made:

- ✓ This VIA is conducted on 6 viewpoints as adopted in the previous application (No. A/YL/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. A/YL/252) and Ex-Hang-Heung Factory (No. A/YL/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.

Site Plan









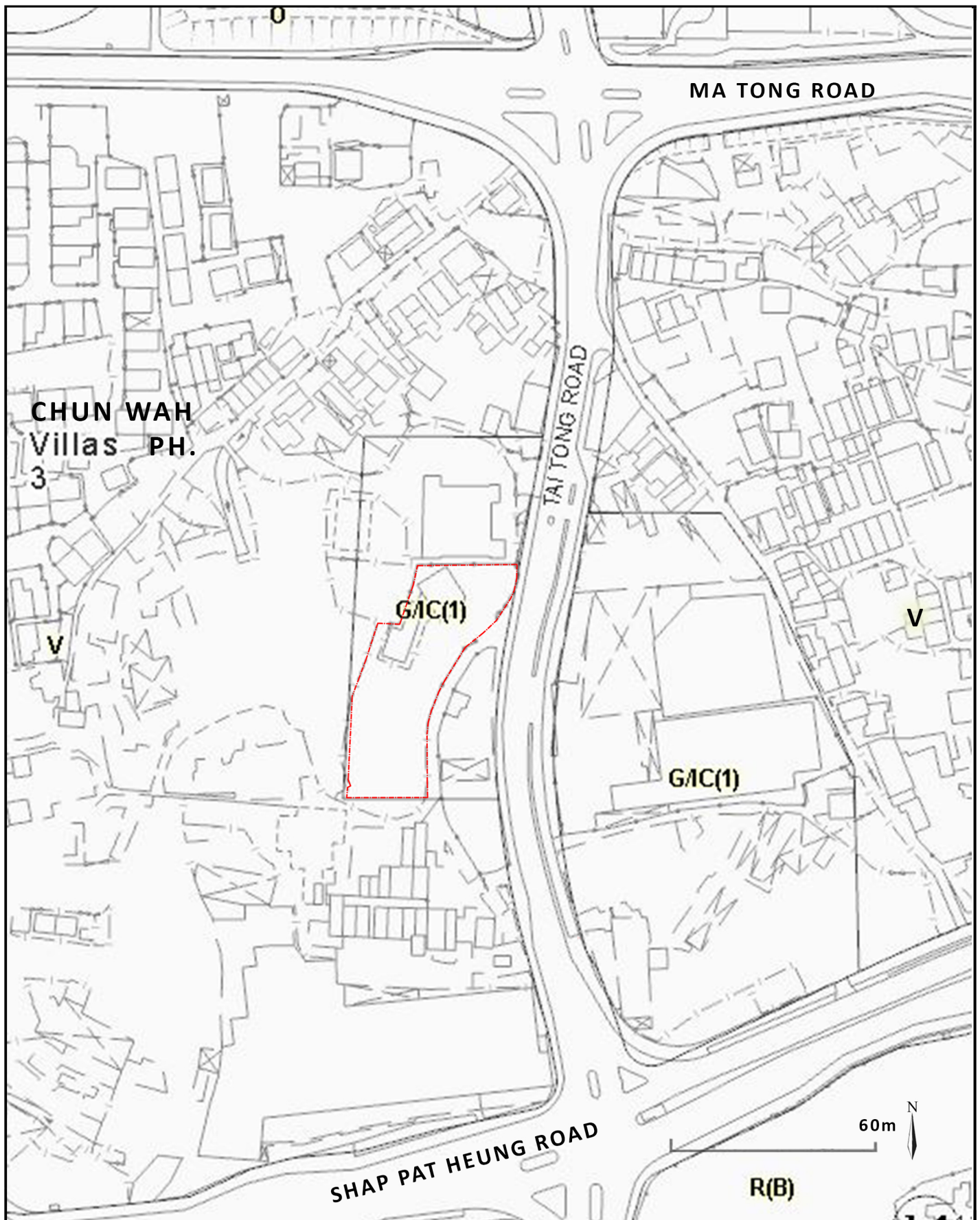

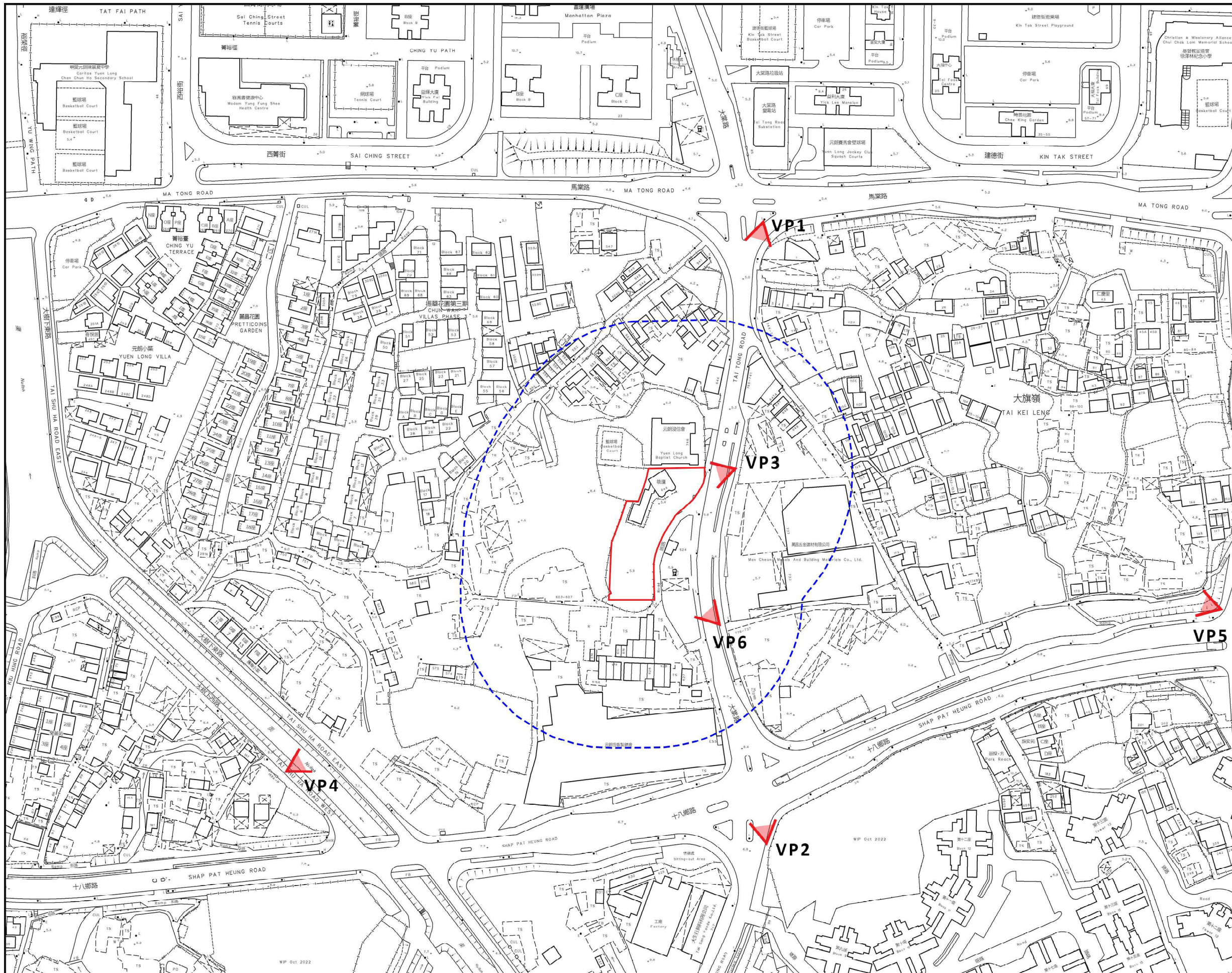
LEGEND  Application Site (1877.1m ²)  Existing Lot Boundary  "G/IC(1)" Zoning Boundary  Clearance at Siu Lo frontage for visual and physical access  10m Setback from Tai Tong Road for air quality	Survey District: Yuen Long	Survey Sheet No.: 6-NW-15A
	Scale: As shown	Plan No.: LSC/YL/3722/1695/GL/R1
	Ref. SRP No.: —	Date: 20/3/2023
	 DeSPACE (International) Limited	

Figure 1



<p>Legend</p> <p> Application Site</p>	<p>Location</p> <p>Lot Nos.1695 S.E ss. 1 RP, 1695 S.F ss.1, 1695 S.H RP (Part) and Adjoining Government Land in D.D. 120, Tai Kei Leng, Yuen Long, New Territories</p>
--	---

Figure No.	Figure Title	Date	Scale	Prepared by
FIGURE 2	Location Plan	Feb 2023	As Shown	 DeSPACE (International) Limited



GENERAL NOTES:

1. THE BASE MAP IS EXTRACTED FROM THE SURVEY SHEETS NOS. 6-NW-14B AND 6-NW-15A.

Viewpoints:

- VP1: View looking southward at the Junction of Ma Tong Road and Tai Tong Road
- VP2: View looking northward at the Junction of the Shap Pat Heung Road and the Tai Tong Road
- VP3: View looking south-westward at the adjacent walkway along Tai Tong Road
- VP4: View looking north-eastward on the Tai Shu Ha Road East
- VP5: View looking westward on the Fung Ki Road
- VP6: View looking north-westward at the adjacent walkway along Tai Tong Road

LEGEND

- The Subject Site
- Initial Visual Envelope (3H = 77.7m)
- The Selected Viewpoints



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CREATIVE 作
Architect

Title
Key Plan of the Selected Viewpoints
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

Date	Scale	Figure No.
Mar 2023	1:2000 @A3	Figure 3



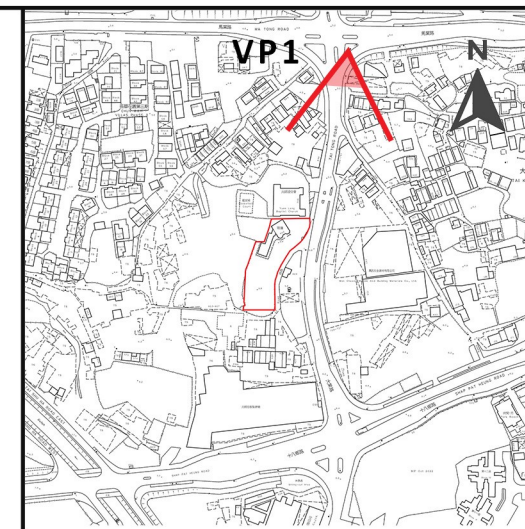
Existing Scheme



Proposed Scheme



Approved Scheme (A/YL/289)



General Notes:

1. Renderings are indicative and for reference only.

Town Planner & Surveyor



Architect

MINOR 細
CREATIVE 作室

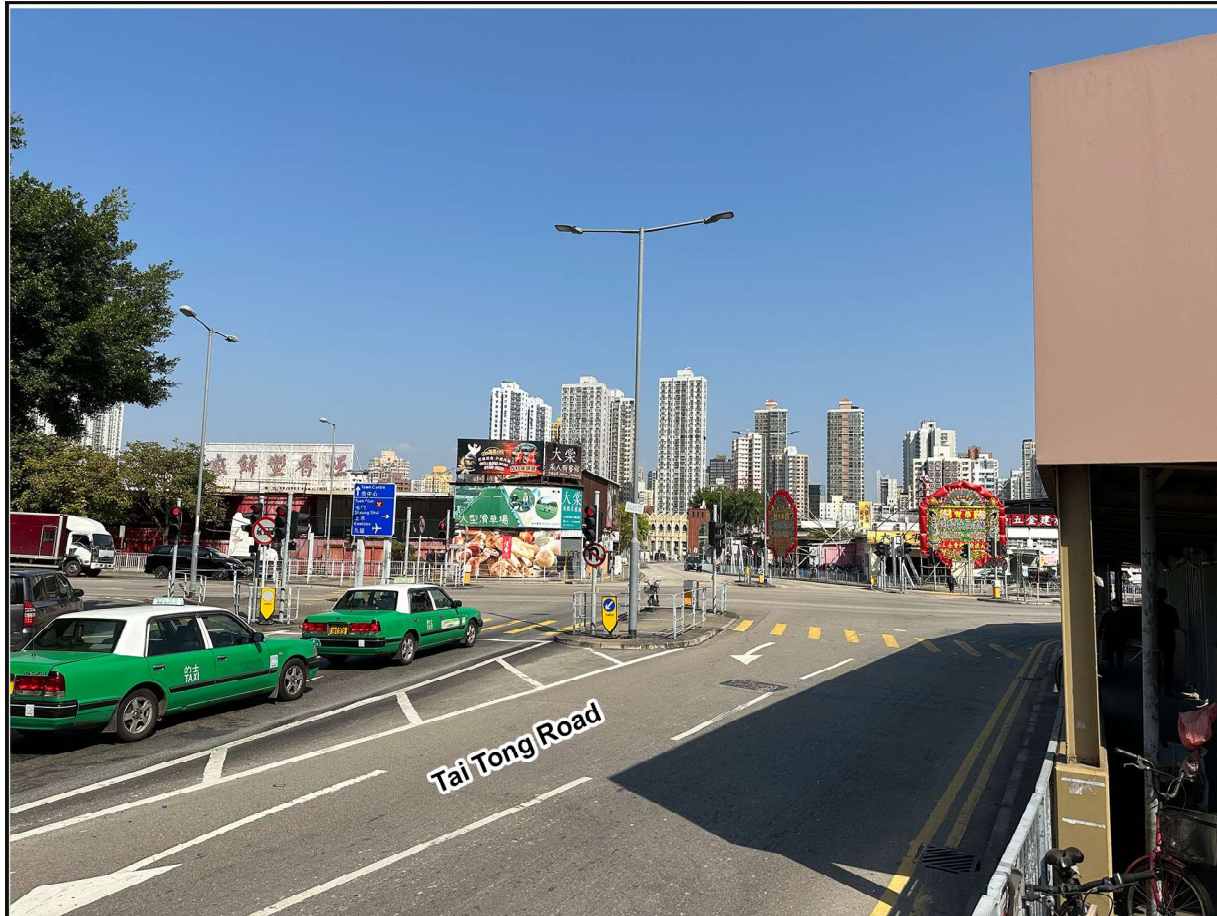
Project Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal at Lot nos. 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120 and Adjoining Government Land, Tai Kei Leng, Yuen Long

Title VP1: View looking southward at the Junction of Ma Tong Road and Tai Tong Road
Visual Impact Assessment

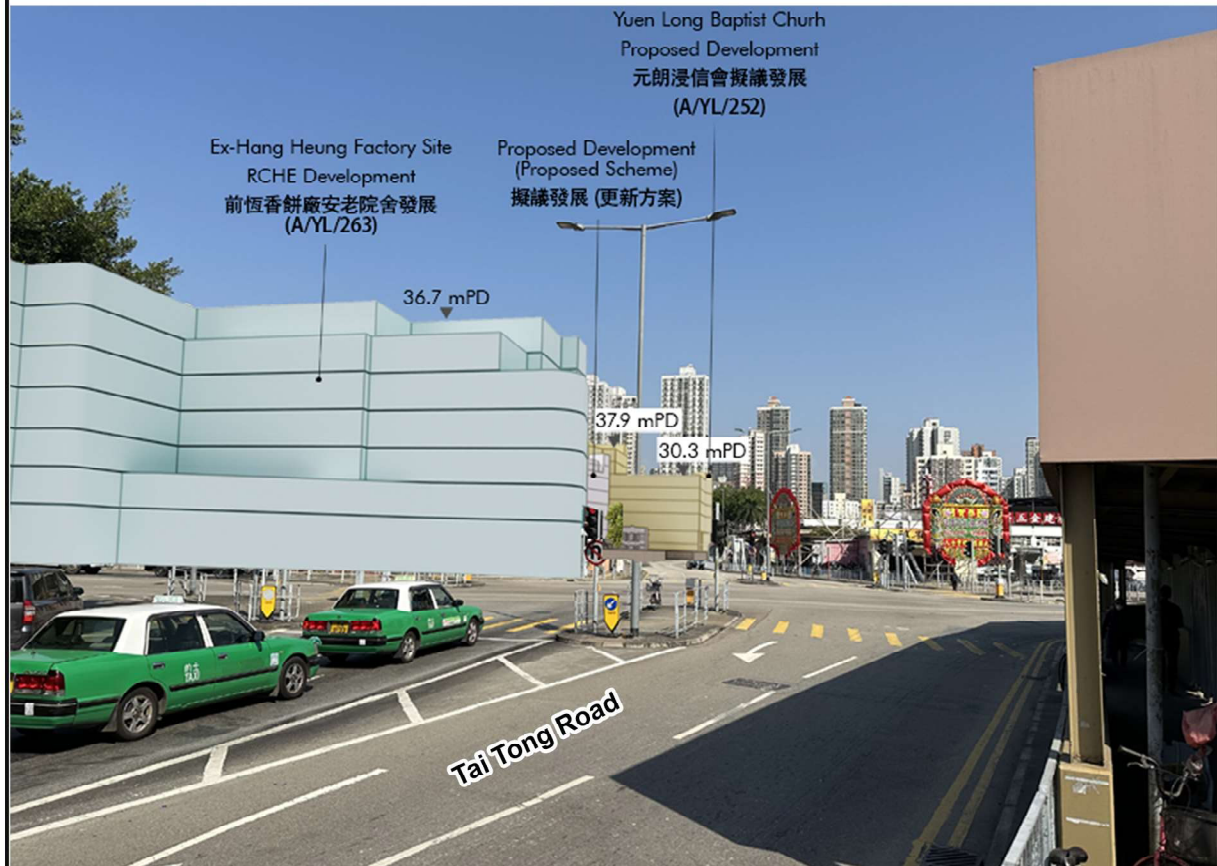
Date
Mar 2023

Scale
/

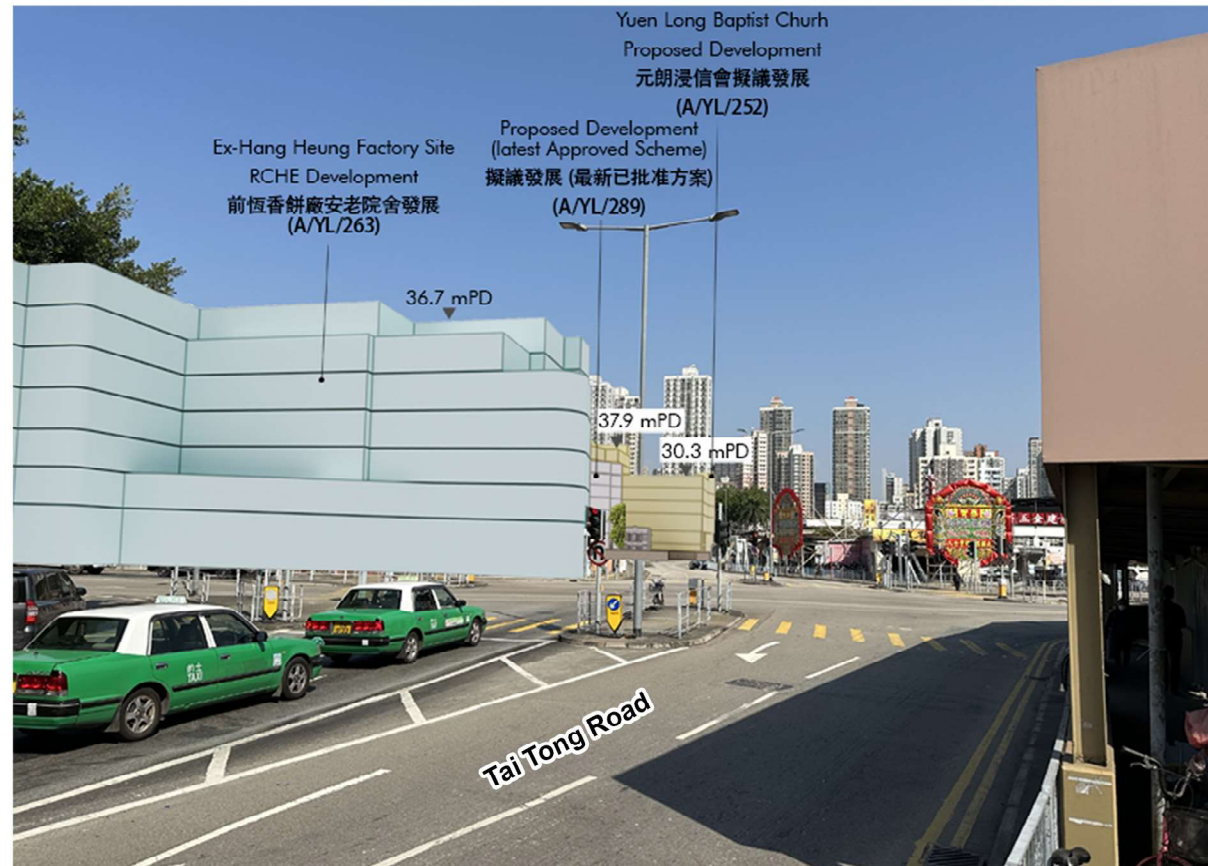
Figure No.
Figure 4



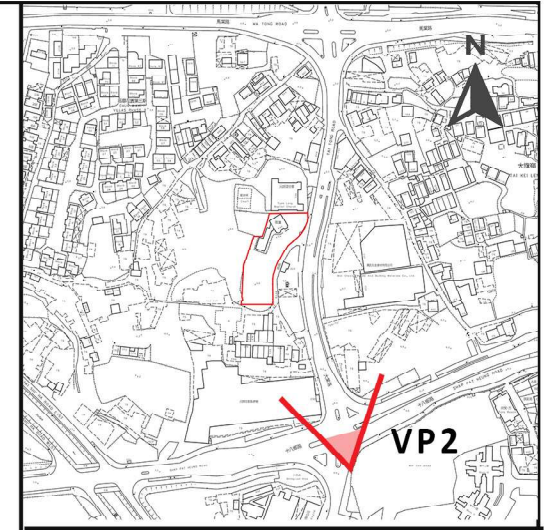
Existing Scheme



Proposed Scheme



Approved Scheme (A/YL/289)



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Town Planner & Surveyor



Architect

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CREATIVE 作畫

Project 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

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

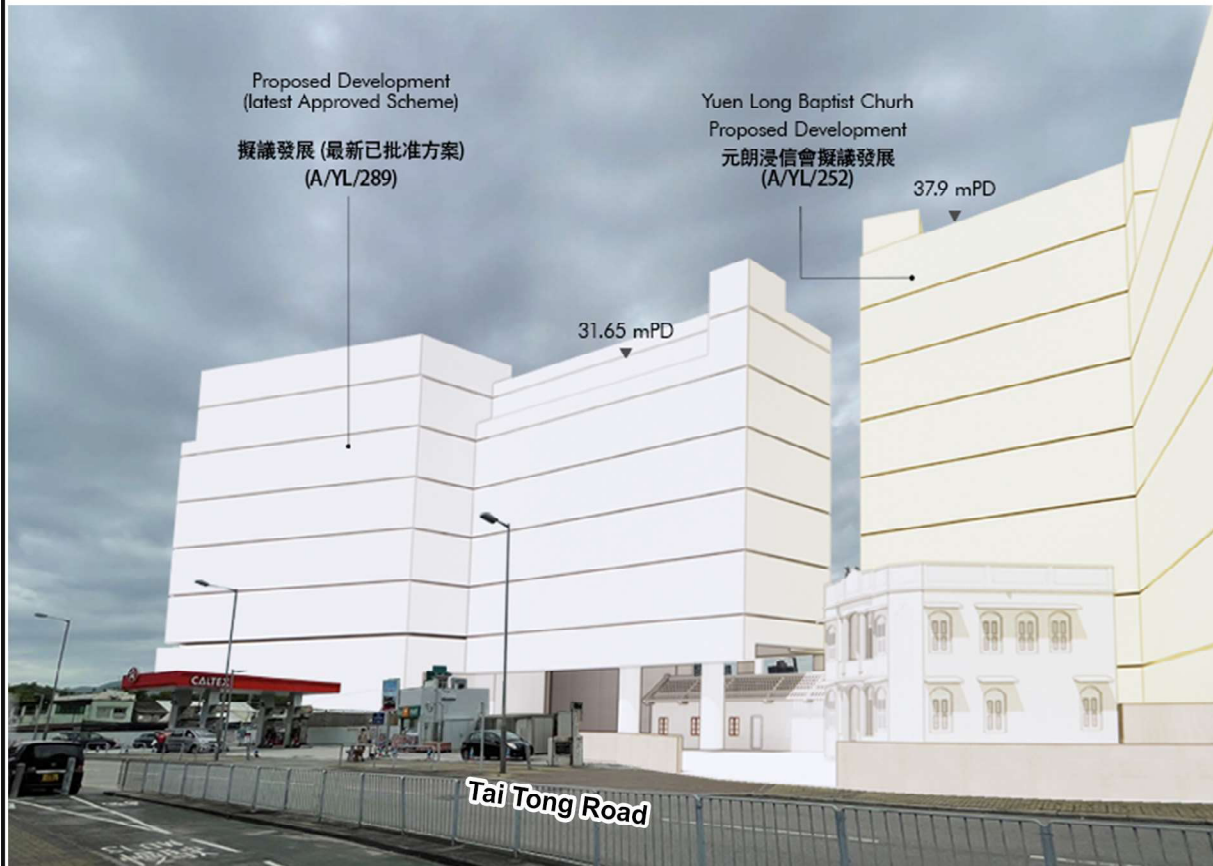
Date
Mar 2023

Scale
/

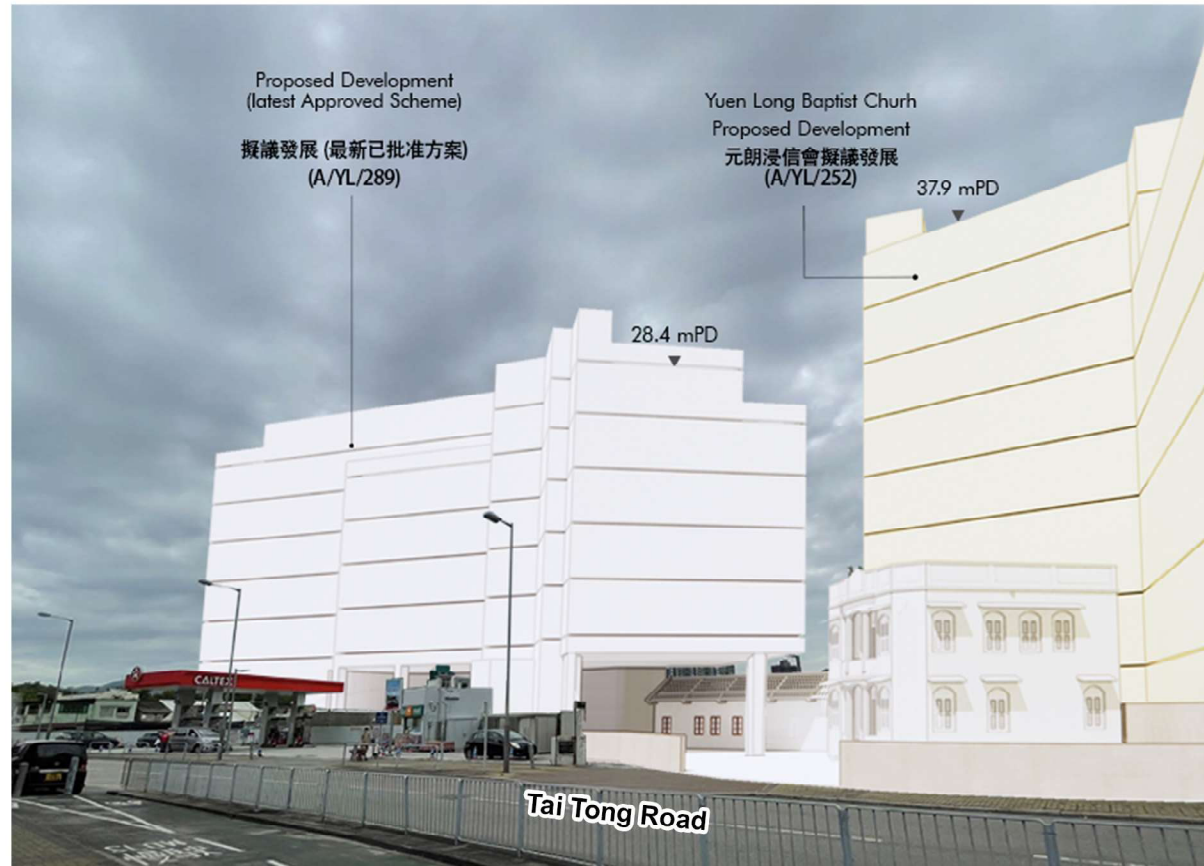
Figure No.
Figure 5



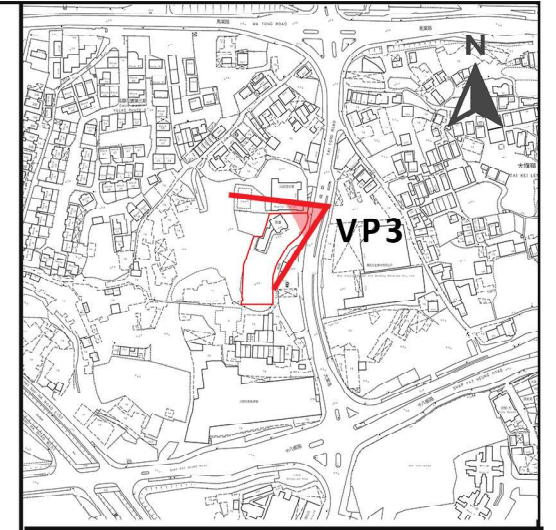
Tai Tong Road
Existing Scheme



Tai Tong Road
Proposed Scheme



Tai Tong Road
Approved Scheme (A/YL/289)



General Notes:

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Town Planner & Surveyor



Architect

MINOR 細
CREATIVE 作畫

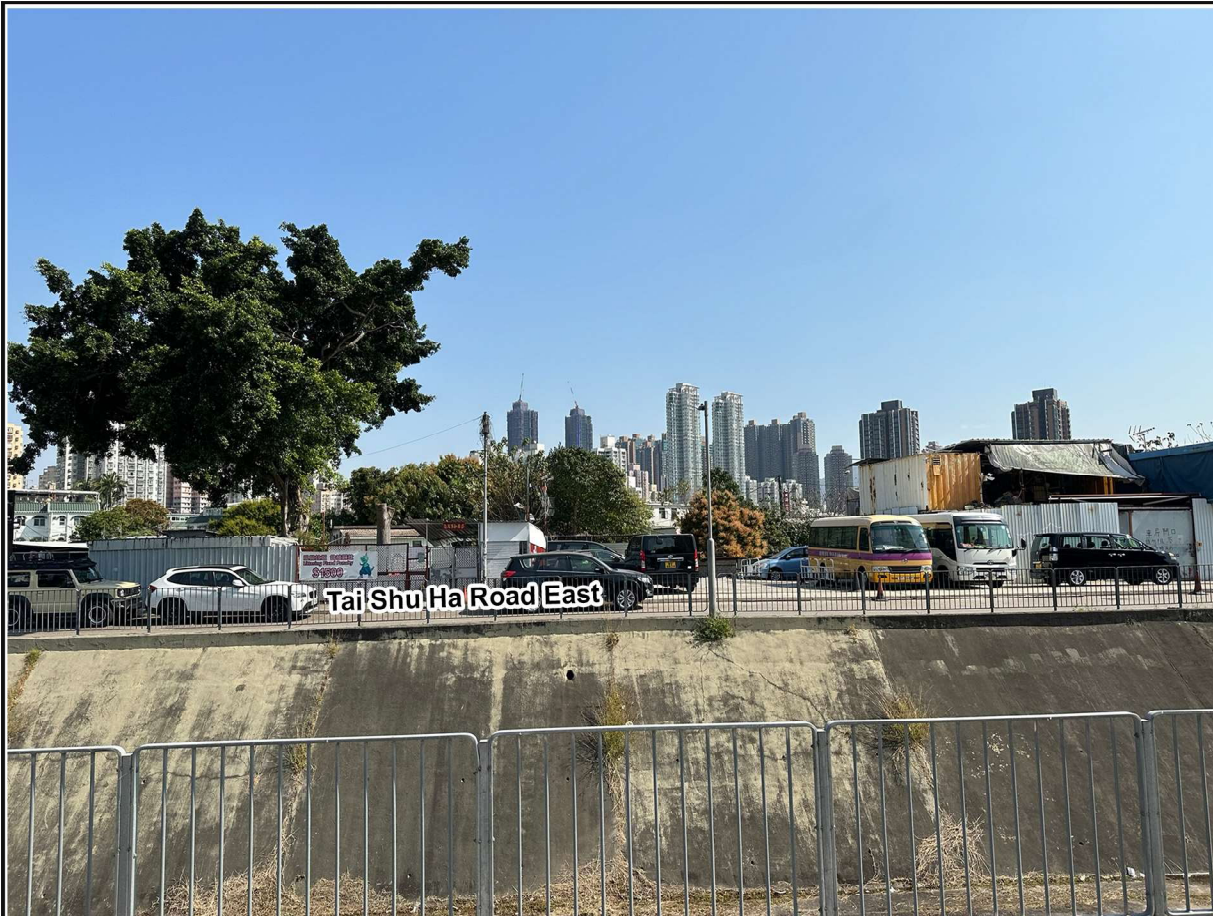
Project Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal at Lot nos. 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120 and Adjoining Government Land, Tai Kei Leng, Yuen Long

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

Date
Mar 2023

Scale
/

Figure No.
Figure 6



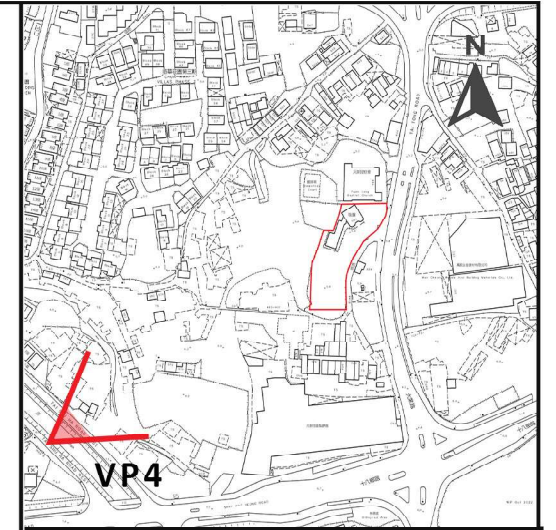
Existing Scheme



Proposed Scheme



Approved Scheme (A/YL/289)



General Notes:

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Architect

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Project 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

Title **VP4: View looking north-eastward on the Tai Shu Ha Road East**
Visual Impact Assessment

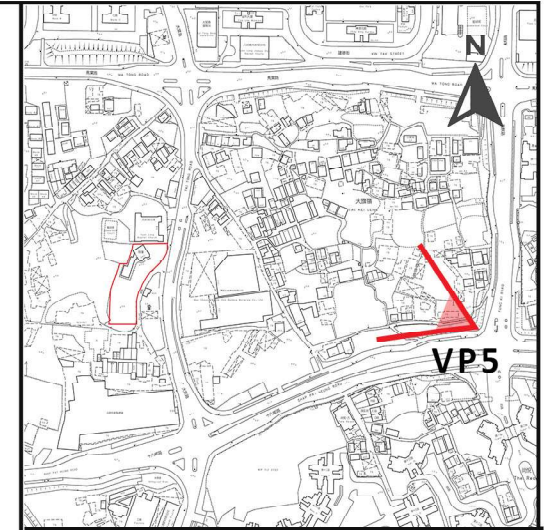
Date
Mar 2023

Scale
/

Figure No.
Figure 7



Existing Scheme



General Notes:

- 1. Renderings are indicative and for reference only.



Proposed Scheme



Approved Scheme (A/YL/289)

Project 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

Title VP5: View looking westward on the Fung Ki Road
Visual Impact Assessment

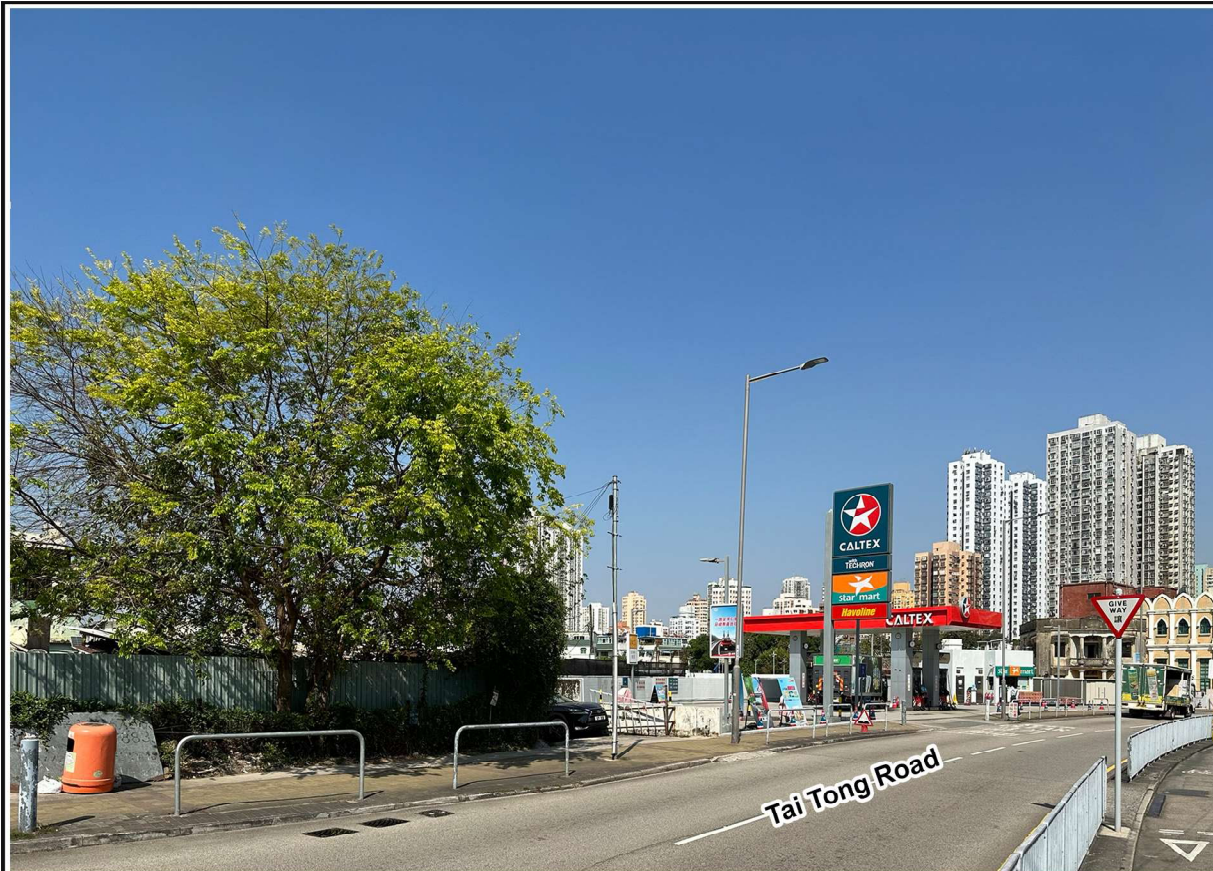
Town Planner & Surveyor



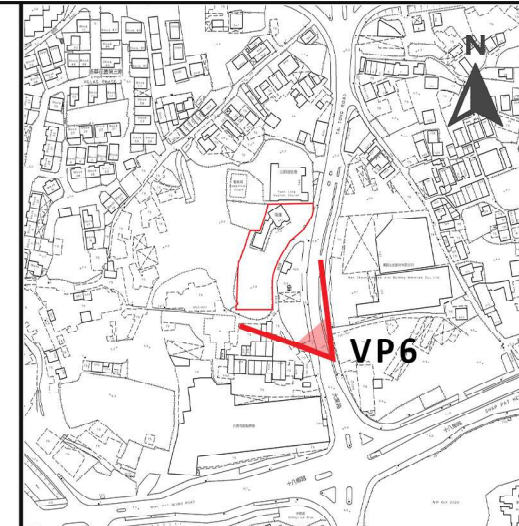
Architect

MINOR 細
CREATIVE 作畫

Date	Scale	Figure No.
Mar 2023	/	Figure 8



Existing Scheme



General Notes:

1. Renderings are indicative and for reference only.



Proposed Scheme



Approved Scheme (A/YL/289)

Project 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

Title VP6: View looking north-westward at the adjacent walkway along Tai Tong Road
Visual Impact Assessment

Town Planner & Surveyor



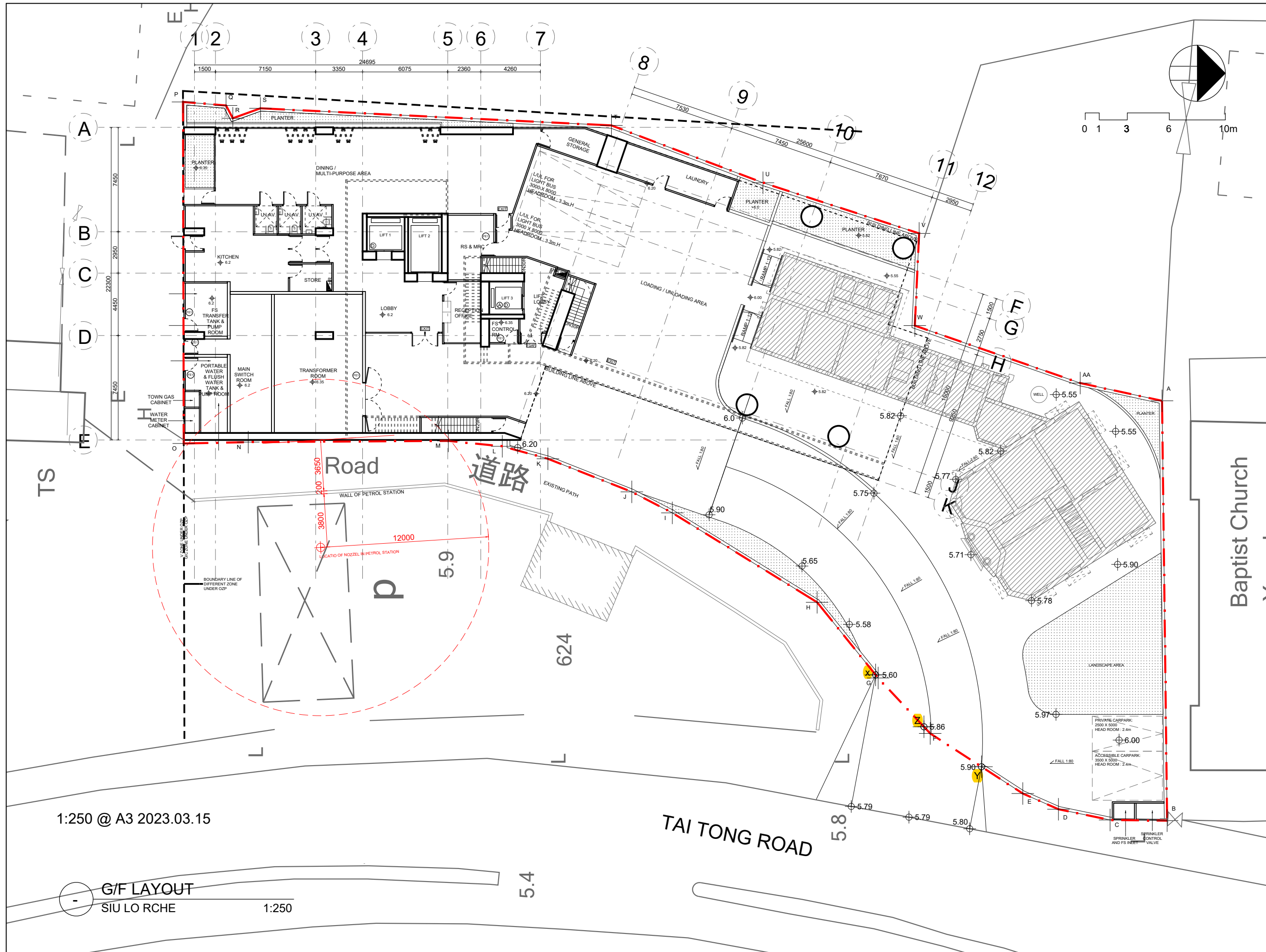
Architect

MINOR 細
CREATIVE 作畫

Date
Mar 2023

Scale
/

Figure No.
Figure 9



PROJECT NO. HK-A22006
項目編號: HK-A22006

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△	DESIGN	20221116
△	DESIGN	20221118
△	DESIGN	20221128
△	DESIGN	20221205
△	DESIGN	20221227
△	DESIGN	20221230
△	DESIGN	20230210
△	DESIGN	20230315

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TRAFFIC CONSULTANT 交通顧問:
CTA Consultants Limited
志達顧問有限公司

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項目名稱:
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

DRAWING TITLE
圖紙名稱: G/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號: P-101
------------------------------	---------------------------

SCALE
比例: 1:250@A3

DATE
日期: 20230315

1:250 @ A3 2023.03.15

G/F LAYOUT
SIU LO RCHE

1:250



PROJECT NO. **HK-A22006**
 項目編號:

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△	DESIGN	20221118
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△	DESIGN	20221205
△	DESIGN	20221227
△	DESIGN	20221230
△	DESIGN	20230210
△	DESIGN	20230315

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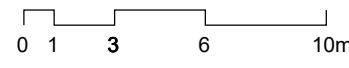
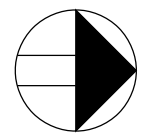
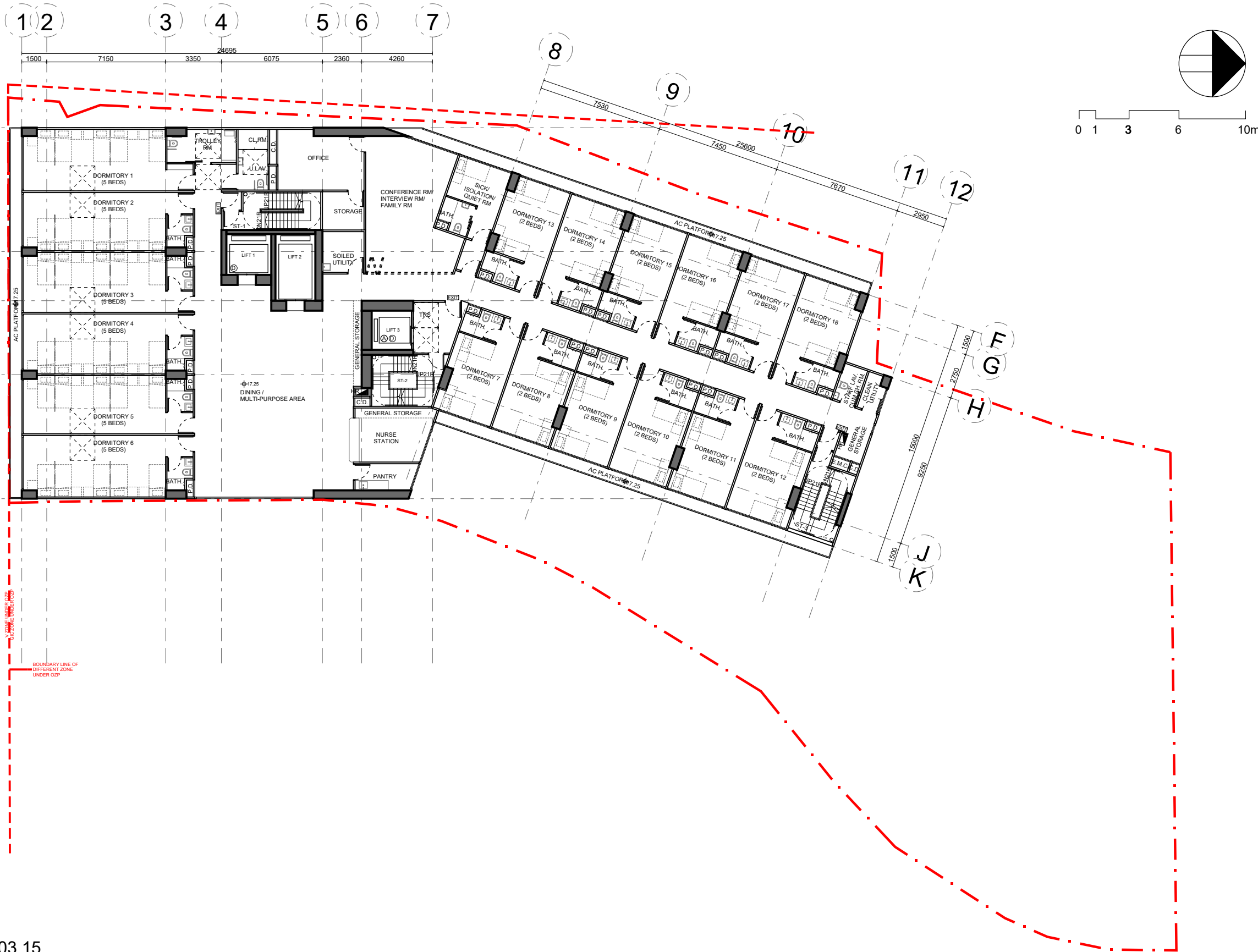
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 項目名稱:
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DRAWING TITLE
 圖紙名稱: **1/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號: P-102
SCALE 比例: 1:250@A3	
DATE 日期: 20230315	

1:250 @ A3 2023.03.15

1/F LAYOUT
 SIU LO RCHE
 1:250



1:250 @ A3 2023.03.15

2/F LAYOUT
SIU LO RCHE 1:250

PROJECT NO. **HK-A22006**
項目編號:

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△	DESIGN	20221118
△	DESIGN	20221128
△	DESIGN	20221205
△	DESIGN	20221227
△	DESIGN	20221230
△	DESIGN	20230210
△	DESIGN	20230315

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DRAWING TITLE
圖紙名稱: 2/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號:
SCALE 比例: 1:250@A3	P-103
DATE 日期: 20230315	



PROJECT NO. **HK-A22006**
 項目編號:

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△	DESIGN	20221118
△	DESIGN	20221128
△	DESIGN	20221205
△	DESIGN	20221227
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DRAWING TITLE
 圖紙名稱: **3/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號: P-104
SCALE 比例: 1:250@A3	
DATE 日期: 20230315	

1:250 @ A3 2023.03.15

3/F LAYOUT
 SIU LO RCHE
 1:250



PROJECT NO. **HK-A22006**
 項目編號:

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△	DESIGN	20221118
△	DESIGN	20221128
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△	DESIGN	20221227
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△	DESIGN	20230315

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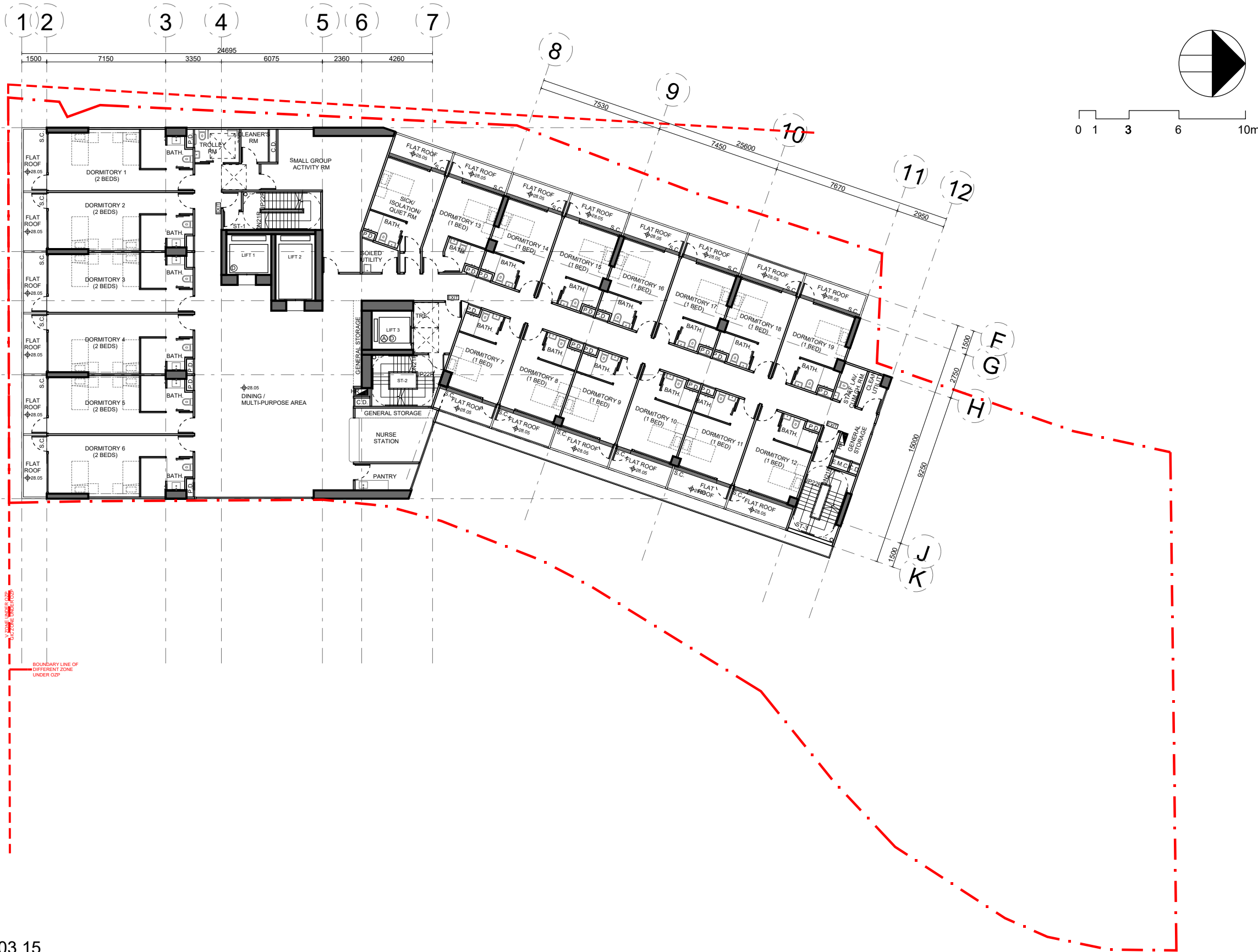
PROJECT NAME
 項目名稱:
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DRAWING TITLE
 圖紙名稱: **4/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號:
SCALE 比例: 1:250@A3	P-105
DATE 日期: 20230315	

1:250 @ A3 2023.03.15

4/F LAYOUT
 SIU LO RCHE 1:250



PROJECT NO. **HK-A22006**
項目編號:

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AMENDMENT PARTICULARS
更改細節:

Revision 修正版	Description 內容	Date 日期
△	DESIGN	20221116
△	DESIGN	20221118
△	DESIGN	20221128
△	DESIGN	20221205
△	DESIGN	20221227
△	DESIGN	20221230
△	DESIGN	20230210
△	DESIGN	20230315

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TRAFFIC CONSULTANT 交通顧問:
CTA Consultants Limited
志達顧問有限公司

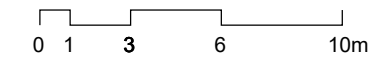
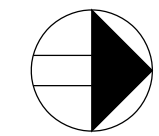
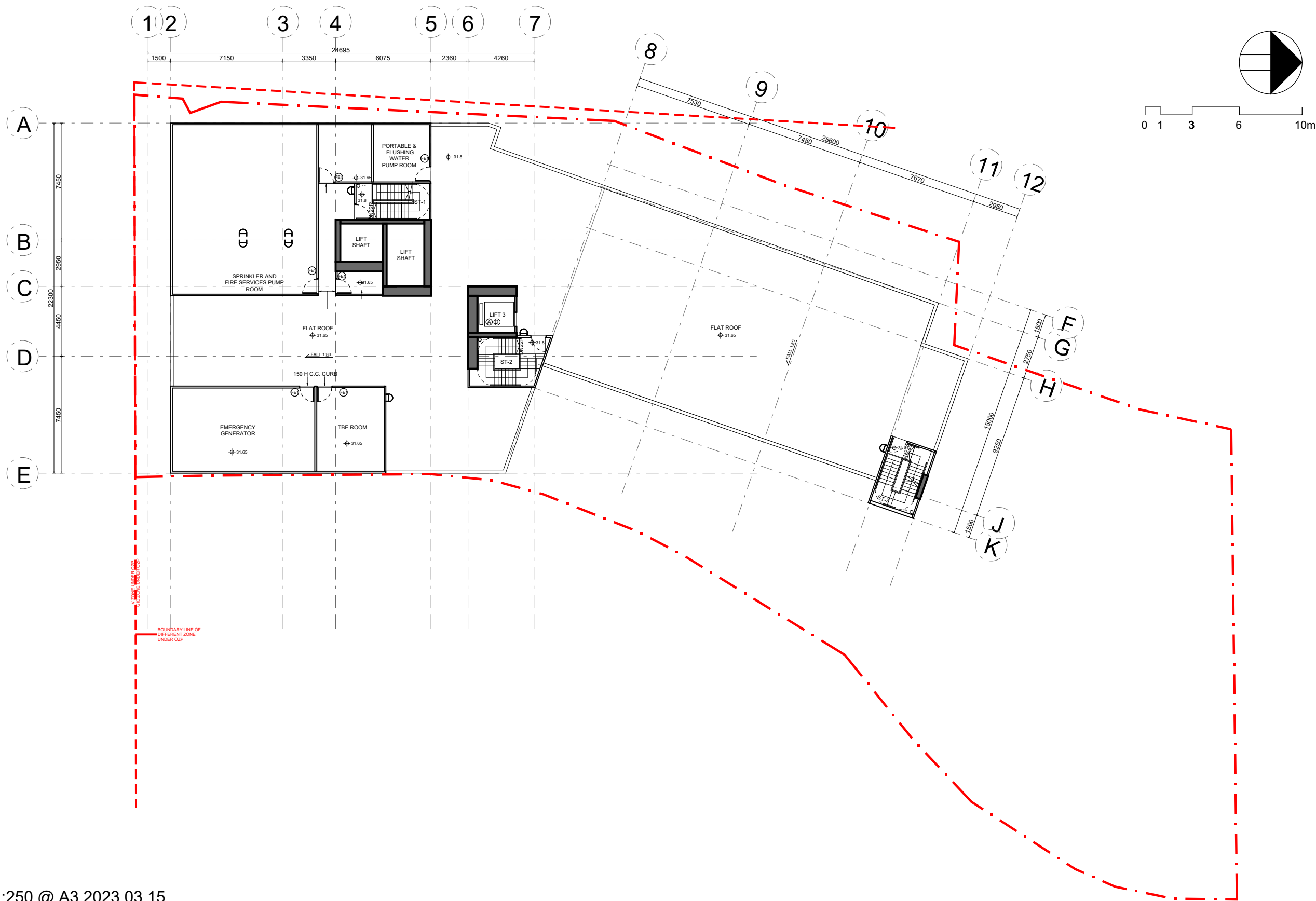
PROJECT NAME
項目名稱:
Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal at Lot nos. 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D. 120 and Adjoining Government Land, Tai Kei Leng, Yuen Long

DRAWING TITLE
圖紙名稱: **5/F LAYOUT PLAN**

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號: P-106
SCALE 比例: 1:250@A3	
DATE 日期: 20230315	

1:250 @ A3 2023.03.15

5/F LAYOUT
SIU LO RCHE
1:250



1:250 @ A3 2023.03.15

R/F LAYOUT
SIU LO RCHE
1:250

PROJECT NO. **HK-A22006**
項目編號:

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更改細節:

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△	DESIGN	20221118
△	DESIGN	20221128
△	DESIGN	20221205
△	DESIGN	20221227
△	DESIGN	20221230
△	DESIGN	20230210
△	DESIGN	20230315

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TRAFFIC CONSULTANT 交通顧問:

CTA Consultants Limited
志達顧問有限公司

PROJECT NAME
項目名稱:
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

DRAWING TITLE
圖紙名稱: R/F LAYOUT PLAN

DESIGN IN CHARGE 設計負責人 KL	DWG NO. 圖紙編號:
SCALE 比例: 1:250@A3	P-107
DATE 日期: 20230315	

PROJECT NO. **HK-A22006**
項目編號:

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更改細節:

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△	DESIGN	20221227
△	DESIGN	20221230
△	DESIGN	20230210
△	DESIGN	20230315

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TRAFFIC CONSULTANT 交通顧問:

CTA Consultants Limited
志達顧問有限公司

PROJECT NAME
項目名稱:

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

DRAWING TITLE
圖紙名稱:

SCHEMATIC SECTION A A'

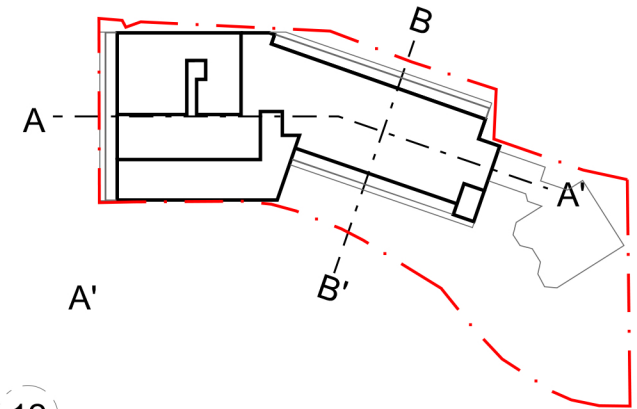
DESIGN IN CHARGE
設計負責人 KL

DWG NO.
圖紙編號:

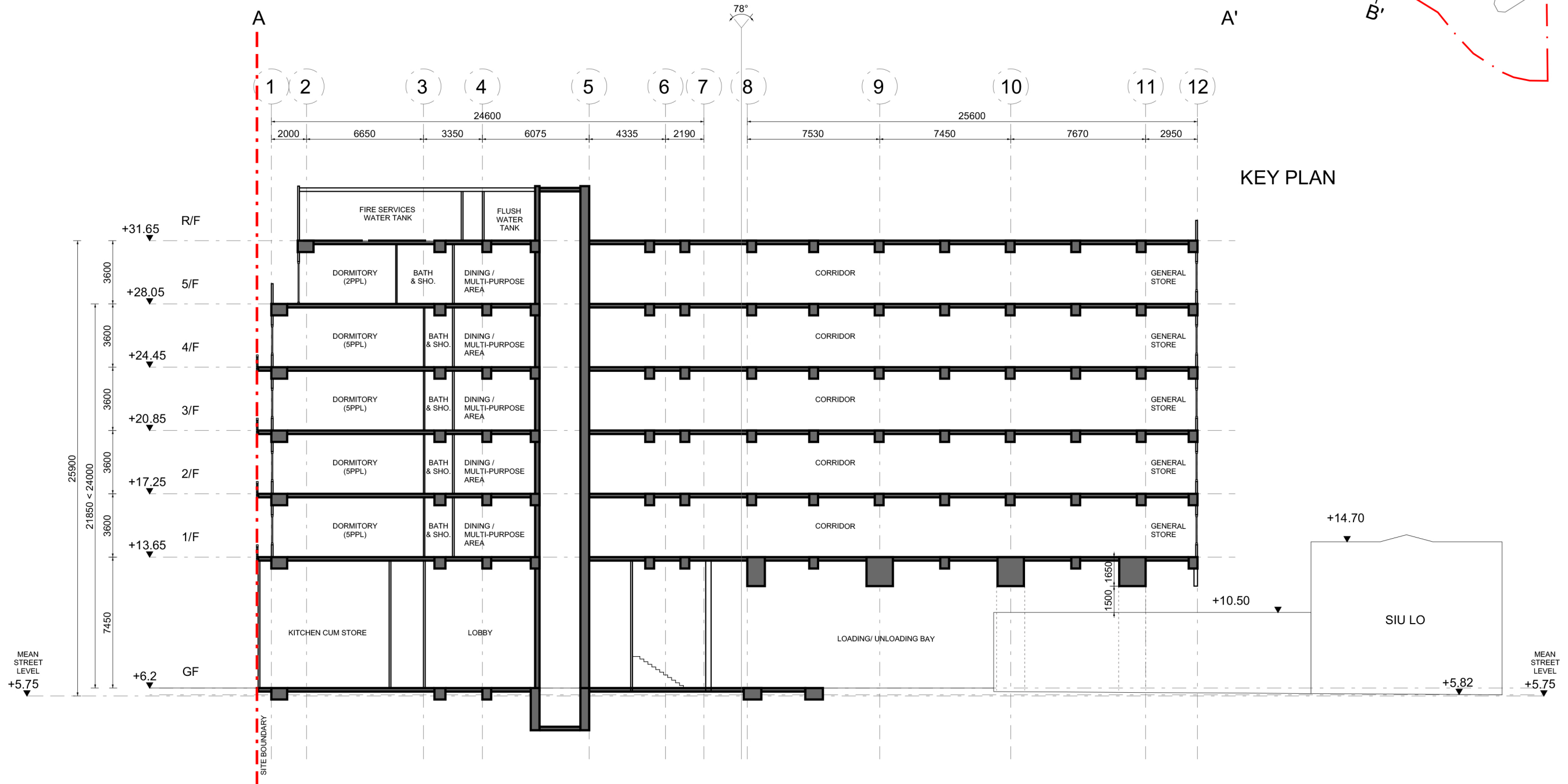
SCALE
比例: 1:250@A3

S-101

DATE
日期: 20230315



KEY PLAN



1:250 @ A3 2023.03.15

SCHEMATIC SECTION AA'
SIU LO RCHE 1:250

PROJECT NO. **HK-A22006**
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PROJECT NAME
項目名稱:

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DRAWING TITLE
圖紙名稱:

SCHEMATIC SECTION B

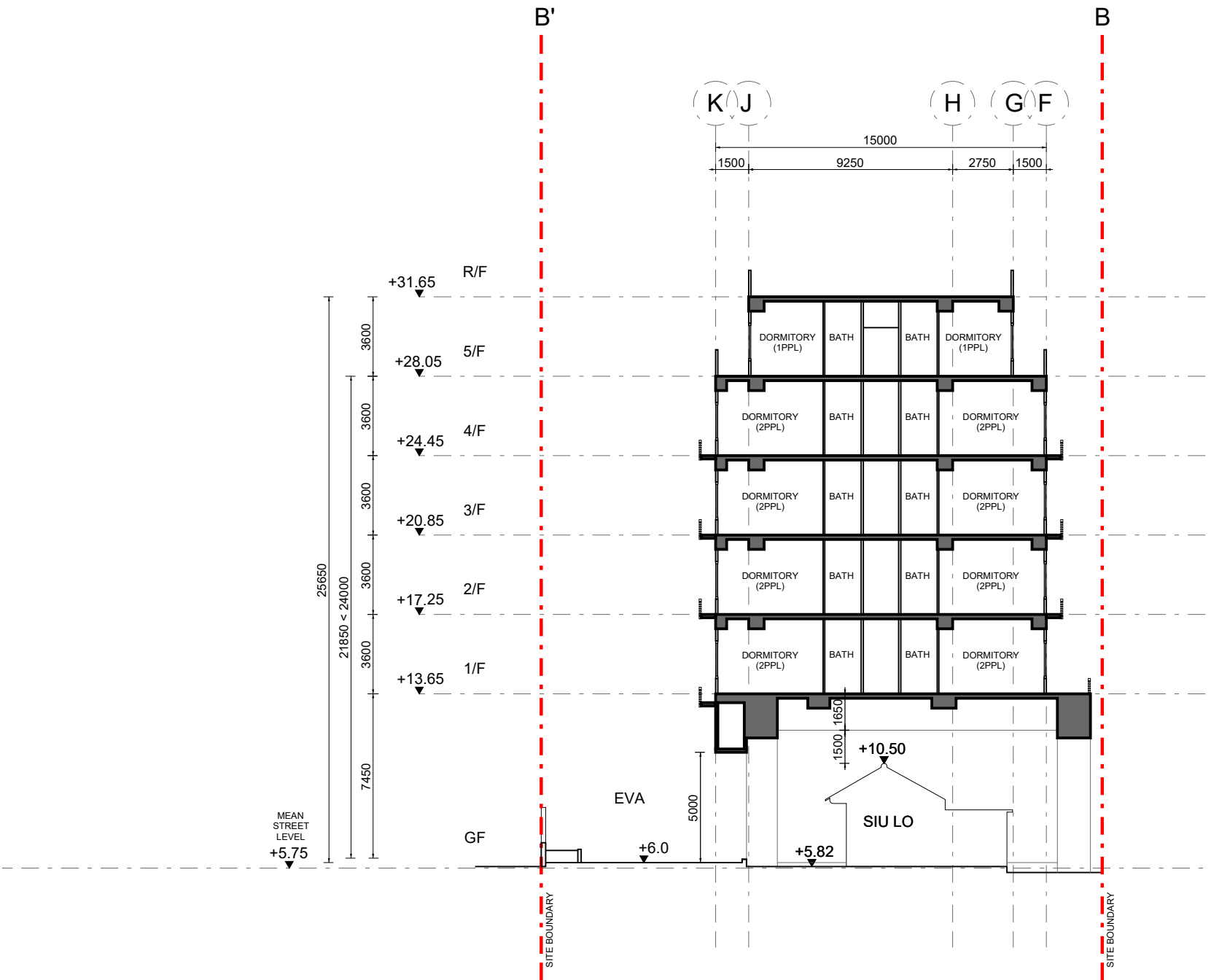
DESIGN IN CHARGE
設計負責人 **KL**

DWG NO.
圖紙編號:

SCALE
比例: **1:250@A3**

S-102

DATE
日期: **20230315**



SCHEMATIC SECTION BB'
SIU LO RCHE

1:250