

Appendix 2

Visual Appraisal

**S16 PLANNING APPLICATION
APPROVED FANLING / SHEUNG SHUI OUTLINE ZONING PLAN
NO. S/FSS/28**

**Proposed Minor Relaxation of Building Height Restriction
for Permitted Industrial Use cum Public Vehicle Park
at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling**

VISUAL APPRIASAL

June 2026

**Applicant:
Ample Skill Limited**

**Prepared by:
KTA Planning Limited**



S3187_VA_V02



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

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Visual Appraisal

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Visual Appraisal is prepared on behalf of Ample Skill Limited in support of the s.16 Planning Application to enable the Proposed Minor Relaxation of Building Height Restriction for Permitted Industrial Use cum Public Vehicle Park (“the Proposed Development”) at Fanling Sheung Shui Town Lot 245, On Kui Street, Fanling (“the Application Site”). This Visual Appraisal (“VA”) evaluates, in accordance with the ‘Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board’ (TPB PG-No. 41A), the anticipated visual impacts of Proposed Development on the viewers relevant to the Application Site and concludes with a recommendation on mitigation measures if necessary.

2 IDENTIFICATION OF VIEWING POINTS

2.1 Selection of Representative Viewing Points

- 2.1.1 Representative Viewing Points (VPs) have been selected for assessing the visual impact to the public viewers. These VPs cover public views from easily accessible and popular area from different directions. When selecting VPs, priority has been given to major public open space, public focal points, open spaces, key pedestrian nodes, and pedestrian/vehicular corridor will be considered as major visual sensitive viewpoints.
- 2.1.2 In this VA, four VPs are selected for assessment on the visual impact of Proposed Development for demonstrating the potential cumulative impact, which are briefly introduced as follows and summarised in **Table 2.1**. Location of the VPs are illustrated in **Figure 2.1**.

VP1 – Shung Him Tong Tsuen

- 2.1.3 Located about 290m to the southeast of the Application Site, Shung Him Tong Tsuen is a village located on the southeast side of the On Lok Tsuen Industrial Area. There are a few Graded Historic Buildings within the village, namely Kin Tak Lau, Main Building (Grade 1), Shek Lo, Main Building and Annex Block (Grade 1) and Tsung Kyam Church (Grade 3). VP1 is selected to represent the view from the east and southeast of the Application Site perceived by the villagers and visitors of Shung Him Tong Tsuen. The visual sensitivity is considered low.

VP2 – On Lok Tsuen (No.3) Sitting-out Area

- 2.1.4 On Lok Tsuen (No.3) Sitting-out Area is a corner public pleasure ground abutting On Kui Street, Lok Ming Street and On Lok Mun Street. Located about 160m to the southwest of the Application Site, it is the only open space in the On Lok Tsuen Industrial Area which has a direct view towards the Application Site. This VP represents the views from the south and southwest and assess the impact to the passive recreational users of this sitting-out area. The visual sensitivity is therefore considered high.

VP3 – Old Luen Wo Market

- 2.1.5 Old Luen Wo Market is a local prominent focal point in Fanling. Listed as a Grade 3 historic building, the revitalised market building now serves as a community hub for local farmers and artisans, and offers an open, accessible public space for weekend outdoor market stalls. Located about 260m to the west of the Application Site, this VP is selected to capture the view of the Application Site from the west at a popular public gathering spot. The potential public viewers will be local residents and visitors to the market. The visual sensitivity in VP3 is considered medium to high.

VP4 – Luen Wo Hui Children's Playground

- 2.1.6 Located about 200m to the northwest of the Application Site, Luen Wo Hui Children's Playground is located on a major road, Sha Tau Kok Road – Lung Yeuk Tau and adjacent to a high-rise residential development, namely Grand Regentville. This VP is selected to access potential visual impact from the north and northwest to passive and active recreational users. The visual sensitivity in VP4 is considered high.

Table 2.1 Identified Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction (Approx.)	Height in mPD (Approx.)	Viewers	Nature of VP	Popularity by Public	Sensitivity of Viewers
VP1: Shung Him Tong Tsuen	290m/ Southeast	+12	Local Residents, Visitors and Commuters	Kinetic	Occasional	Low
VP2: On Lok Tsuen (No.3) Sitting-out Area	160m/ Southwest	+14	Passive Recreational Users	Static	Occasional	High
VP3: Old Luen Wo Market	260m/ West	+15	Local Residents, Visitors and Commuters	Kinetic & Static	Frequent	Medium to High
VP4: Luen Wo Hui Children's Playground	200m/ Northwest	+15	Active/Passive Recreational Users	Static	Occasional	High

3 ASSESSMENT OF VISUAL IMPACTS

3.1 Subject of Assessment

- 3.1.1 The assessment will focus on visualising and comparing the visual impact of the prevailing building height (BH) restriction of 65m stipulated on the OZP (the Prevailing OZP Restriction) and the **Proposed Scheme** with proposed relaxation of BH restriction to not more than 77.25m to the public viewers in the area (the Proposed Scheme).
- 3.1.2 The Proposed Scheme has introduced additional planning and design merits beyond compliance of the OZP requirements, including proposed voluntary building setbacks of about 3.775m and 0.7m towards the southwest and northwest of the Site respectively, and further voluntary setback of 0.2m from the 4.08m wide NBA to the northeast of the Site stipulated on the Adopted Layout Plan and lease documents.
- 3.1.3 It is noted that there are a number of temporary structures/uses in the On Lok Tsuen Industrial Area that have not developed up to the its maximum plot ratio and BH permitted under the OZP.

3.2 VP1 – Shung Him Tong Tsuen

- 3.2.1 **VP1** (**Figure 3.1** refers) is taken from Shung Him Tong Tsuen near Tsung Kyam Church. The main visual elements include existing vegetation within Shung Him Tong Tsuen in the foreground, Hi-Speed Centre 1 (about +77.5mPD) on the left, residential towers of Grand Regentville (about +130mPD) on the right, and open sky view for the backdrop. As seen from the Prevailing OZP Restriction, the Proposed Scheme is mainly screened off by the vegetation from this viewpoint, showing the façade to the southeast of the Application Site. While a 12.25m BH increase is noticeable in the Proposed Scheme, the introduction of setbacks to the southwest and northwest of the Application Site creates a slenderer profile, therefore maintains the openness of the sky view. The magnitude of change from VP1 would be graded as slight.

3.3 VP2 – On Lok Tsuen (No.3) Sitting-out Area

- 3.3.1 **VP2** (**Figure 3.2** refers) is taken from the leisure facility. It captures the industrial developments including Hi-Speed Centre 1 and access roads within the On Lok Tsuen Industrial Area in the foreground and open sky view as the backdrop. Since the Proposed Development is situated on a vacant site, having visual changes would be unavoidable. Under the Prevailing OZP Restriction the Proposed Scheme is visible with its upper portion and facades obstructing a portion of the sky view in between the industrial developments. Increasing changes of BH is noticeable in the Proposed Scheme, yet similar to the Prevailing OZP Restriction, the overall sky view will not be affected, and the perceptible visual change would be compatible with the surrounding built fabric. The magnitude of change from VP2 would be graded as slight.

3.4 VP3 – Old Luen Wo Market

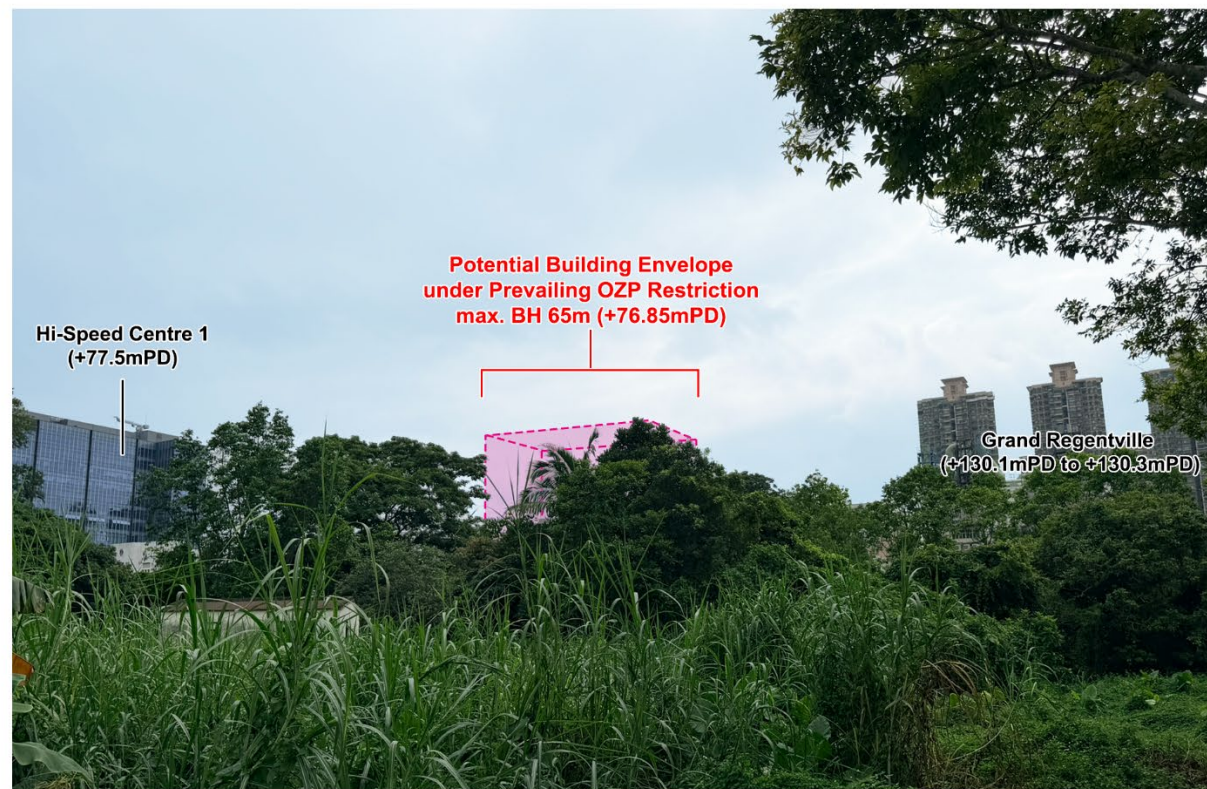
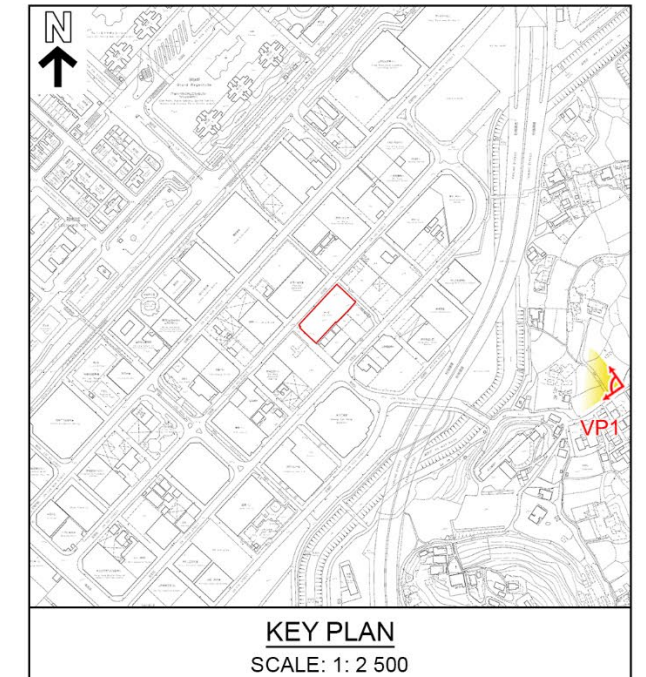
- 3.4.1 **VP3 (Figure 3.3** refers) captures the environment in front of the revitalised Old Luen Wo Market. The main visual elements include the taxi and minibus lay-by stop at Luen Wo Road and the verdant street vegetation along Luen Wo Hui Playground and Sha Tau Kok Road – Lung Yeuk Tau in the foreground, with open sky view as backdrop. High-rise residential developments can be seen in the far right distance. The street vegetation completely screens the view towards the Application Site and the whole On Lok Tsuen Industrial Area. Under the Prevailing OZP Restriction, the rooftop of the Proposed Scheme would be visible above the vegetation, obstructing a tiny portion of the open sky view. Despite the increased BH, the Proposed Scheme would introduce slightly more visual obstruction but would not significantly alter the overall sky view. The magnitude of change from VP3 would be graded as slight.

3.5 VP4 – Luen Wo Hui Children's Playground

- 3.5.1 **VP4 (Figure 3.4** refers) captures the prominent tall paperbark trees and roadside vegetation along the Sha Tau Kok Road – Lung Yeuk Tau in the foreground and industrial developments of the On Lok Tsuen Industrial Area and the sky view as backdrop. The Proposed Scheme is located behind the Commercial Vehicle Service Centre (about +19.3mPD) and the roadside vegetation. Part of the upper portion and façade of the Proposed Development would be visible under the Prevailing OZP Restriction. The Proposed Scheme at +89.1mPD would further obstruct a portion of the sky view yet the tall trees and surrounding development would continue to screen and diminish the visual changes behind it. The magnitude of change from VP4 would be graded as slight.



EXISTING VIEW



PREVAILING OZP RESTRICTION



PROPOSED SCHEME



PHOTOMONTAGE

VP1 - SHUNG HIM TONG TSUEN

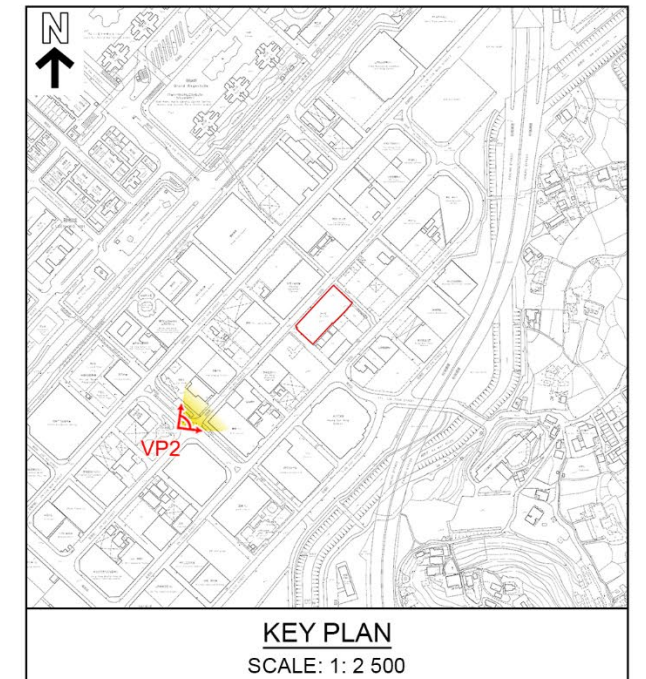
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE
CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

FIGURE 3.1

BASED ON SITE PHOTO
TAKEN ON 9.6.2026

DATE: 18.6.2026

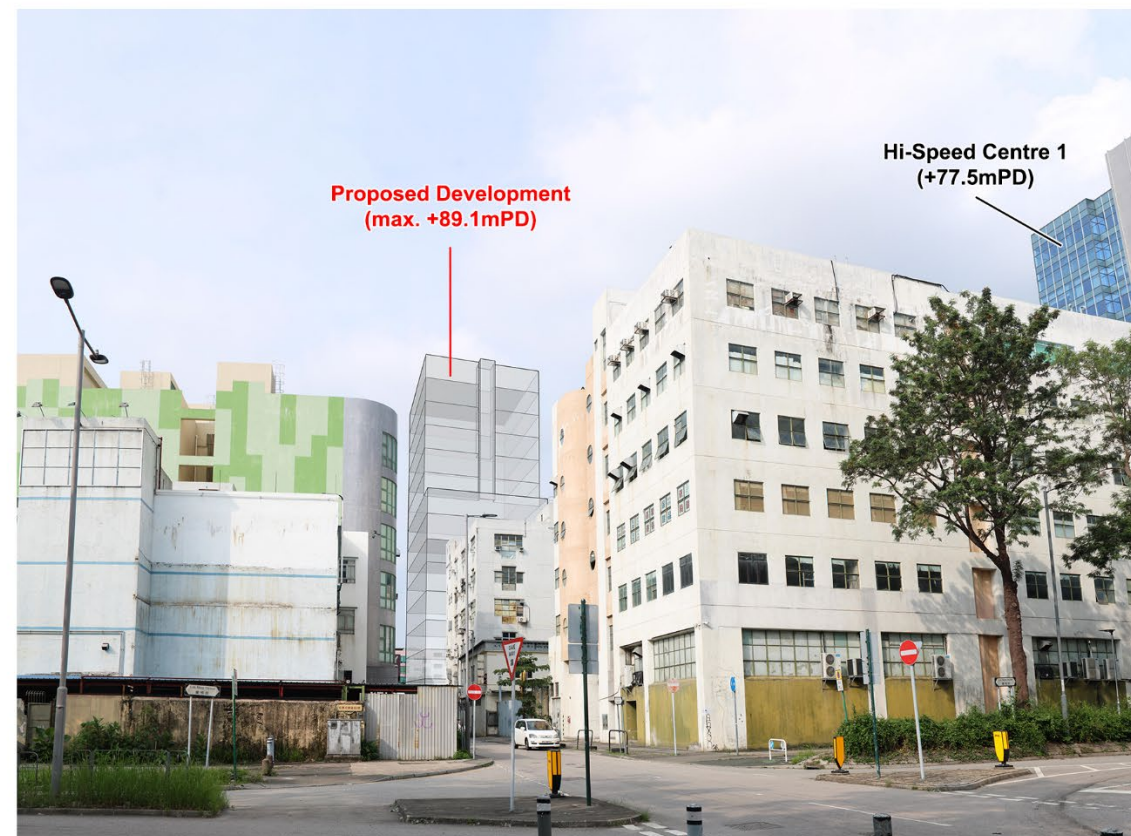
EXISTING VIEW



PREVAILING OZP
RESTRICTION



PROPOSED SCHEME



PHOTOMONTAGE

VP2 - ON LOK TSUEN (NO.3) SITTING-OUT AREA

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE
CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

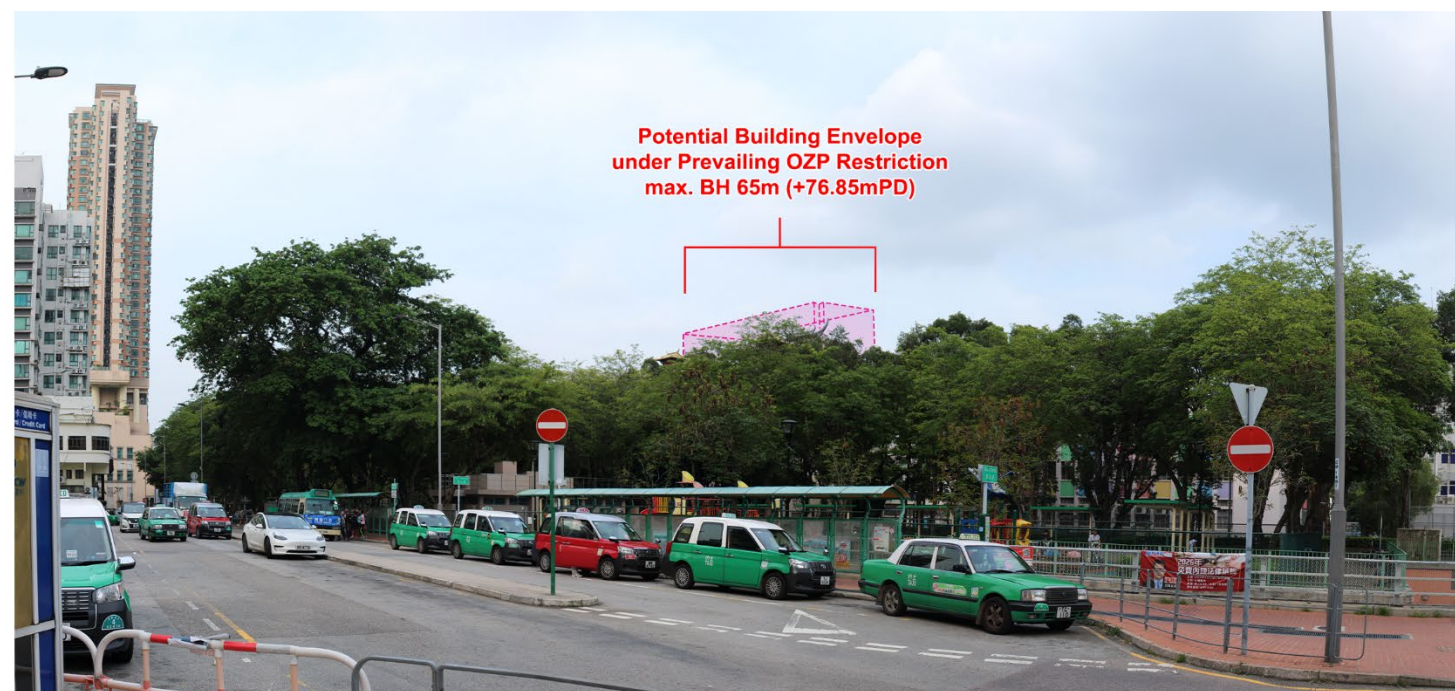
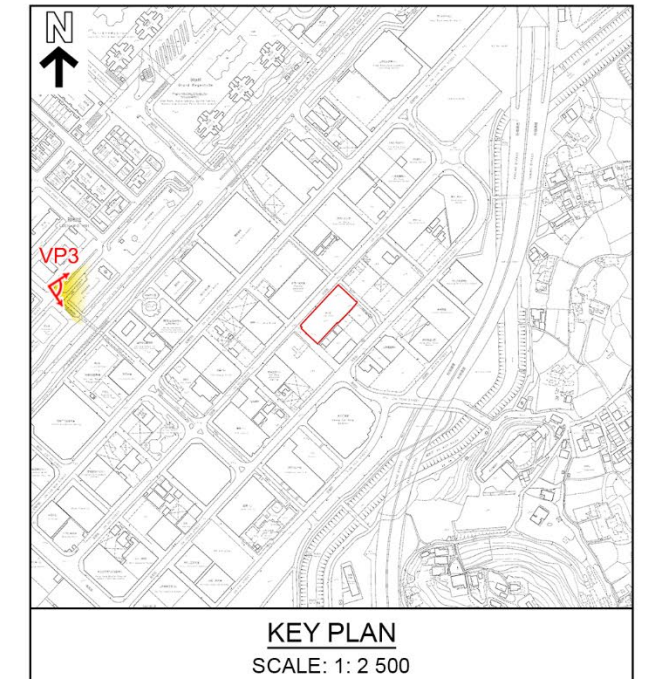
FIGURE 3.2

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

DATE: 18.6.2026



EXISTING VIEW



PREVAILING OZP RESTRICTION



PROPOSED SCHEME



PHOTOMONTAGE

VP3 - OLD LUEN WO MARKET

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE
CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

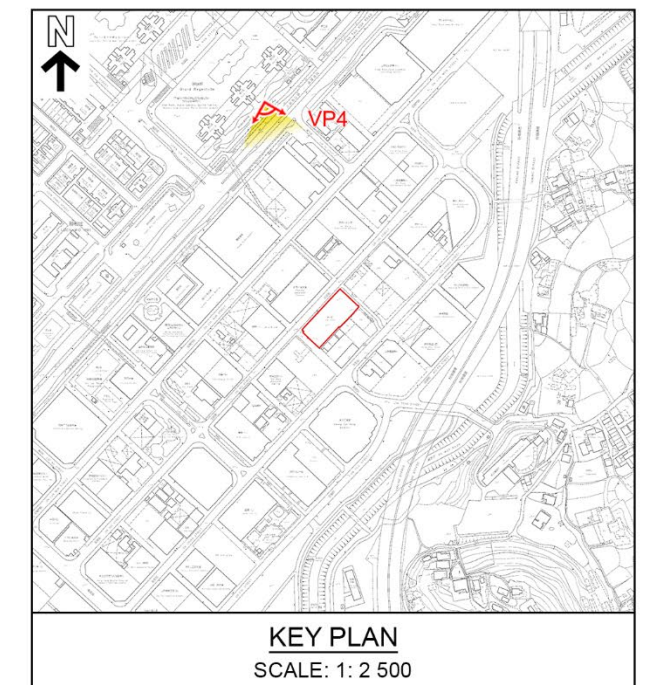
FIGURE 3.3

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

DATE: 18.6.2026



EXISTING VIEW



PREVAILING OZP RESTRICTION



PROPOSED SCHEME



PHOTOMONTAGE

VP4 - LUEN WO HUI CHILDREN'S PLAYGROUND

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED INDUSTRIAL USE
CUM PUBLIC VEHICLE PARK AT FANLING SHEUNG SHUI TOWN LOT 245, ON KUI STREET, FANLING

FIGURE 3.4

BASED ON SITE PHOTO
TAKEN ON 13.5.2026

DATE: 18.6.2026

4 CONCLUSION

4.1.1 A total of 4 VPs has been selected to assess the visual impact of the Proposed Scheme against the Prevailing OZP Restriction which complies with the building height restriction stipulated on the Approved OZP. **Table 4.1** below presents the overall visual impact caused by the Proposed Development to the public viewers represented in each VP. On the whole, the visual impact of the Proposed Development to the surroundings is slight.

Table 4.1 Summary of Assessment of Visual Impact

Viewpoint	Location	Visual Impact between Approved OZP and Proposed Scheme
VP1	Shung Him Tong Tsuen	Slight
VP2	On Lok Tsuen (No.3) Sitting-out Area	Slight
VP3	Old Luen Wo Market	Slight
VP4	Luen Wo Hui Children's Playground	Slight

4.1.2 In view of the above, it is considered that the Proposed Development would be compatible with the surrounding visual character and developments in the On Lok Tsuen Industrial Area. To alleviate potential visual impacts, the Propose Scheme has incorporated various architectural design considerations, including the aforementioned additional building setbacks towards the southwest, northwest and northeast of the Site respectively to enhance air ventilation and visual permeability for the street. Therefore, the proposed minor relaxation of the BHR to +89.1mPD is visually acceptable and highly unlikely to induce any significant adverse visual impacts.