

Attachment 3

UPDATED VISUAL APPRAISAL

Agreement No. CE 18/2019 (CE)
Development of Fanling North New Development Area,
Remaining Phase - Design and Construction

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Private Housing Developments at Various Sites within Fanling North New Development Area and Kwu Tung North New Development Area, New Territories and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Development at Site K10, Planning Area 23N, Kwu Tung North New Development Area, New Territories

Visual Appraisal for Application Sites in Fanling North New Development Area

August 2026



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1. SUMMARY OF PROPOSED CHANGES

- 1.1.1 As part of the measures to reduce construction costs and expedite developments, the Chief Executive ("CE") announced in 2025 Policy Address that an enhance measure to allow full gross floor area ("GFA") exemption for no more than two levels of aboveground carparks, while doing away with the prerequisite of constructing some of the carparks underground. Furthermore, the Government continues to encourage a wider adoption of Modular Integrated Construction ("MiC") method to shorten construction time, expedite the overall housing supply, reduce manpower in construction industry and enhance on-site safety.
- 1.1.2 In 2026, CEDD commissioned a Review to assess the building height ("BH") implications of accommodating the construction of two levels of aboveground carparks and adoption of MiC method at the selected private housing sites (i.e. Application Sites) in the Remaining Phase of Fanling North New Development Area ("FLN NDA") and Kwu Tung North New Development Area ("KTN NDA"). The Study identified that the approved BHs

under the previous planning approvals would be insufficient. In this regard, a Section 16 ("S16") Planning Application has been prepared to seek for Minor Relaxation of PR and BH Restrictions for the Application Sites to accommodate aboveground carparks and adoption of MiC method (the "Development Proposal"). Minor Relaxation of PR Restrictions has been included under this S16 Planning Application so as to reflect the approved plot ratio ("PR") under Application Nos. A/FLN/30 and A/KTN/93, with no change to the Approved PRs for the Application Sites. As indicated, Permission for Proposed 'Public Transport Terminus', 'Shop and Services' and 'Eating Place' uses at the planned Private Housing Development at Site K10 in Planning Area 23N of KTN NDA is also sought to reflect the development intention of the Site as approved under the Approved S16.

- 1.1.3 A Visual Appraisal ("VA") that assesses the visual impact arising from the Development Proposal at the Application Sites at FLN NDA is prepared to support the S16 Planning Application. Table 1 summarises the changes in PR and BH against the restrictions under the Draft Fanling North Outline Zoning Plan No. S/FLN/5 ("OZP Compliant Scheme") and the previous planning approvals ("Approved Scheme").

Table 1 Changes in maximum BH before and after intensification

Site	Planning Area	Zoning	Site Area	Permissible PR* (Approved PR)	Proposed PR^	% Increase from Permissible PR	% Increase from Approved PR	Permissible BH (Approved BH)	Proposed BH	% Increase from Permissible BH*	% Increase from Approved BH^
F1	10NW	"OU(CRDPTI (2))"	0.99 ha	TPR: 3.05 (3.66) DPR: 2.18 (2.62) NDPR: 0.87 (1.04)	TPR: 3.66 DPR: 2.62 NDPR: 1.04	20.00%	No changes	80mPD (80mPD)	85mPD	6.25%	6.25%
F2	13E	"R(B)"	2.22 ha	DPR: 3.50 (4.20)	DPR: 4.20	20.00%		75mPD (80mPD)	95mPD	26.67%	18.75%
F3	14W	"R(A)3"	1.05 ha	DPR: 5.00 (6.00)	DPR: 6.00	20.00%		110mPD (120mPD)	135mPD	22.73%	12.50%
F4	14S	"R(A)1"	1.44 ha	TPR: 6.00 (7.20) DPR: 5.00 (6.00) NDPR: 1.00 (1.20)	TPR: 7.20 DPR: 6.00 NDPR: 1.20	20.00%		115mPD (144.14mPD)	155mPD	34.78%	7.53%
F5	16NW	"R(A)1"	0.93 ha	TPR: 6.00 (7.20) DPR: 5.00 (6.00) NDPR: 1.00 (1.20)	TPR: 7.20 DPR: 6.00 NDPR: 1.20	20.00%		110mPD (120mPD)	135mPD	22.73%	12.50%
F6	16NE	"R(A)1"	1.25 ha	TPR: 6.00 (7.20) DPR: 5.00 (6.00) NDPR: 1.00 (1.20)	TPR: 7.20 DPR: 6.00 NDPR: 1.20	20.00%		110mPD (120mPD)	135mPD	22.73%	12.50%
F7	16SW	"R(A)1"	1.24 ha	TPR: 6.00 (7.20) DPR: 5.00 (6.00) NDPR: 1.00 (1.20)	TPR: 7.20 DPR: 6.00 NDPR: 1.20	20.00%		110mPD (120mPD)	135mPD	22.73%	12.50%
F8	16SE	"R(A)1"	1.16 ha	TPR: 6.00 (7.20) DPR: 5.00 (6.00) NDPR: 1.00 (1.20)	TPR: 7.20 DPR: 6.00 NDPR: 1.20	20.00%		110mPD (120mPD)	135mPD	22.73%	12.50%

Remarks:

* As stipulated on the Draft FLN OZP

^ According to Application Nos. A/FLN/30 and A/FLN/32, whichever is greater.

2. VIEWING POINTS

2.1.1 Five key VPs are selected as representative views for visual appraisal. The descriptions and locations of these VPs are provided in **Table 2** below, and photomontages showing those views before and after the abovementioned changes are provided in **Appendix C**.

Table 2 List of Selected VPs and Sensitivity of VPs

VP no.	VP Location	Viewing distance	Description	Application sites in view	Type and Sensitivity of Identified VPs in Proximity
VP1	Hiking Trail at Wa Shan	Long	- Located up the hillside on the northern side of Ng Tung River - VP overlooks Hung Kiu San Tsuen towards the southern side of Ng Tung River - The FLN site is partially blocked by tree cover, new developments are visible above the tree line	Site F1	Local Low-rise Recreational VP – High
VP2	Ling Shan Road	Short	- Located on the road, looking northward towards the eastern portion of the FLN NDA - Proposed Developments with BH change are in view above the tree line.	Site F2, Site F3, Site F4, Site F5, Site F6, Site F7, Site F8	Local Low-rise Travel VP – Medium
VP3	Tsuen Shan, High Hill	Long	- Located at a vantage point on hiking trail on High Hill - Overlooks entire eastern portion of FLN NDA, the mass of new developments is visible above the tree line	Site F2, Site F3, Site F4, Site F5, Site F6, Site F7, Site F8	Strategic Recreational VP – Medium
VP4	Kun Lung Tsuen	Medium	- Located at Kun Lung Wai, looking southwestward towards the eastern portion of the FLN NDA - Proposed Developments with BH change are in view above the tree line.	Site F2, Site F3, Site F4, Site F5, Site F6, Site F7, Site F8	Local Low-rise Travel VP – High
VP5	Sheung Shui Fire Station	Medium	- Located at Sheung Shui Fire Station - VP looks northeast up the road towards the river - The FLN site is nearly fully blocked by tree cover and topography, new developments are visible above the tree line	Site F1	Local Recreational (& Occupational & Travelling) VP – Low

3. VISUAL APPRAISAL

The sources of impact would create varying levels of visual impact during operation phases of the Project.

3.1 Findings of Visual Impact Appraisal

Impacts of proposed changes are listed in **Table 3**. Potential changes in visual impacts to VPs due to BH intensification in FLN NDA are also assessed and described in **Table 5**.

Table 3 Changes in the significance of Visual Impact for Sites F1, F2, F3, F4, F5, F6, F7 and F8 in FLN NDA

Proposed changes in building layout and BH restriction	Potential Impacts on VPs	
	Against OZP Compliant Scheme	Against Approved Scheme
FLN Site F1 Proposed Private Housing Development With Proposed BH of 85mPD	Affected VP: Hiking Trail at Wa Shan (represented by VP1) & Sheung Shui Fire Station (represented by VP5) There will be change in BH. It is predicted that there would be Slight change in magnitude of impact on the local VPs.	Since the change in BH remains the same comparing to OZP Compliant Scheme. There would be Slight change in magnitude of impact on the local VPs.
FLN Site F2 Proposed Private Housing Development With Proposed BH of 95mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2) There will be change BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.	The change in BH will be less significant comparing to OZP Compliant Scheme. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.
FLN Site F3 Proposed Private Housing Development With Proposed BH of 135mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2) There will be change BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.	With a smaller change in BH. It is predicted that there would be Slight to Moderate change in magnitude of impact on the local VPs.

Proposed changes in building layout and BH restriction	Potential Impacts on VPs	
	Against OZP Compliant Scheme	Against Approved Scheme
FLN Site F4 Proposed Private Housing Development With Proposed BH of 155mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2)	
	There will be a significant change in BH. It is predicted that there would be Substantial to Moderate change in magnitude of impact on the local VPs.	With a smaller change in BH. It is predicted that there would be Slight to Moderate change in magnitude of impact on the local VPs.
FLN Site F5 Proposed Private Housing Development With Proposed BH of 135mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2)	
	There will be change in BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.	With a less significant change in BH. It is predicted that there would be Slight to Moderate change in magnitude of impact on the local VPs.
FLN Site F6 Proposed Private Housing Development With Proposed BH of 135mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2)	
	There will be change in BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.	With a less significant change in BH. It is predicted that there would be Slight to Moderate change in magnitude of impact on the local VPs.
FLN Site F7 Proposed Private Housing Development With Proposed BH of 135mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2)	
	There will be change in BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.	With a less significant change in BH. It is predicted that there would be Slight to Moderate change in magnitude of impact on the local VPs.
FLN Site F8 Proposed Private Housing Development With Proposed BH of 135mPD	Affected VP: Kun Lung Tsuen (represented by VP4), Tsuen Shan, High Hill (represented by VP3) & Ling Shan Road (represented by VP2)	
	There will be change in BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.	With a less significant change in BH. It is predicted that there would be Slight to Moderate change in magnitude of impact on the local VPs.

Table 4 Impact Significance on the Affected VPs before mitigation

Affected VP	Magnitude of change from “OZP Compliant Scheme” (Substantial/ Moderate/ Slight/ Negligible)	Magnitude of change from “Approved Scheme” (Substantial/ Moderate/ Slight/ Negligible)
Hiking Trail at Wa Shan (represented by VP1)	Site F1 building blocks will be visible from the VP. The proposed BH will be at a maximum of 85mPD and those buildings are likely to be visible to the residents facing south. It is anticipated that the magnitude of change will be Slight . However, the conversation of the open space might provide screening among the buildings. The site is expected to experience Slight visual impact before any mitigation.	Site F1 building blocks will be visible from the VP. The proposed BH will be at a maximum of 85mPD and those buildings are likely to be visible to the residents facing south. It is anticipated that the magnitude of change will be Slight . However, the conversation of the open space might provide screening among the buildings. The site is expected to experience Slight visual impact before any mitigation.
Ling Shan Road (represented by VP2)	With the proposed residential building blocks in Sites F3, F4, F6, F7 and F8 being visible from the VP. While F2 and F5 are screened by planned housing development under A/FSS/294. A Moderate magnitude of change in view is predicted for nearby residential VPs (e.g. Good View New Village) that have views looking towards FLN NDA. From the ground level, the area is expected to experience Moderate visual impact before any mitigation. Overall the area is expected to experience Moderate visual impact before any mitigation.	With the proposed residential building blocks in Sites F3, F4, F6, F7 and F8 will be visible from the VP. While F2 and F5 are screened by planned housing development under A/FSS/294. A Moderate magnitude of change in view is predicted for nearby residential VPs (e.g. Good View New Village) that have views looking towards FLN NDA. From the ground level, the area is expected to experience Moderate visual impact before any mitigation. Overall the area is expected to experience Moderate visual impact before any mitigation.
Tsuen Shan, High Hill (represented by VP3)	With the proposed residential building blocks in Sites F2, F3, F6 and F8 being visible from the VP. While F4, F5 and F7 are screened by Fung Wong Leng Estate. A Moderate magnitude of change in view is predicted for nearby residential VPs (e.g. Siu Hang San Tsuen) that have views looking towards FLN NDA. From the ground level, the area is expected to experience Moderate visual impact before any mitigation. Overall the area is expected to experience Moderate visual impact before any mitigation.	With the proposed residential building blocks in Sites F2, F3, F6 and F8 being visible from the VP. While F4, F5 and F7 are screened by Fung Wong Leng Estate. A Moderate magnitude of change in view is predicted for nearby residential VPs (e.g. Siu Hang San Tsuen) that have views looking towards FLN NDA. From the ground level, the area is expected to experience Moderate visual impact before any mitigation. Overall the area is expected to experience Slight to Moderate visual impact before any mitigation.

Affected VP	Magnitude of change from “OZP Compliant Scheme” (Substantial/ Moderate/ Slight/ Negligible)	Magnitude of change from “Approved Scheme” (Substantial/ Moderate/ Slight/ Negligible)
Kun Lung Tsuen (represented by VP4)	Proposed residential building blocks in the Sites F2, F3, F4, F5, F6, F7 and F8 will be screened by Fung Wong Leng Estate in area 15E. A Slight magnitude of change in view is predicted for these higher-level VPs that have views looking towards FLN NDA. From the ground level, those views will be partially blocked by other buildings or mature vegetation in the area. Overall the area is expected to experience Slight visual impact before any mitigation.	Proposed residential building blocks in the Sites F2, F3, F4, F5, F6, F7 and F8 will be screened by Fung Wong Leng Estate in area 15E. A Slight magnitude of change in view is predicted for these higher-level VPs that have views looking towards FLN NDA. From the ground level, those views will be partially blocked by other buildings or mature vegetation in the area. Overall the area is expected to experience Slight visual impact before any mitigation.
Sheung Shui Fire Station (represented by VP5)	Tops of proposed 85mPD height of private residential building blocks in Site F1 will be visible above the existing vegetation line. A Slight magnitude of change in view is predicted for nearby travelling VPs (e.g.Tin Ping Road) that have views looking towards FLN NDA. From the ground level, the area is expected to experience Slight visual impact before any mitigation. Overall the area is expected to experience Slight visual impact before any mitigation.	Tops of proposed 85mPD height of private residential building blocks in Site F1 will be visible above the existing vegetation line. A Slight magnitude of change in view is predicted for nearby travelling VPs (e.g.Tin Ping Road) that have views looking towards FLN NDA. From the ground level, the area is expected to experience Slight visual impact before any mitigation. Overall the area is expected to experience Slight visual impact before any mitigation.

Table 5 Significance of Visual Impacts for FLN NDA

VP Code (Code for FLN)	Name	VP Category (Strategic/ District/ Local)	VP Type	VP Sensitivity (High/ Medium/ Low)	Magnitude of Change (Substantial/ Moderate/ Slight/ Negligible)		Recommended Mitigation Measures	Residual Impact Significance UPON Mitigation (Substantial/ Moderate/ Slight/ Negligible/ Beneficial)
					OZP Compliant Scheme	Approved Scheme		
VP1	Hiking Trail at Wa Shan	Local	Recreational - Low Rise	High	Slight	Slight	MM1, MM3, MM2	Slight
VP2	Ling Shan Road	Local	Walking - Low Rise	Medium	Moderate	Moderate	MM1, MM3, MM2	Slight
VP3	Tsuen Shan, High Hill	Strategic	Recreational	Medium	Moderate	Slight to Moderate	MM1, MM3, MM2, MM4, MM5	Slight
VP4	Kun Lung Tsuen	Local	Walking & Recreational - Low Rise	High	Slight	Slight	MM1, MM3, MM2, MM4, MM5	Slight
VP5	Sheung Shui Fire Station	Local	Recreational (& Occupational & Travelling)	Low	Slight	Slight	MM1, MM3, MM2, MM4, MM5	Slight

3.2 Visual Appraisal of Specified Viewpoints: Comparison with Approved Scheme

3.2.1 VP1 – Hiking Trail at Wa Shan

VP1 is located along a hiking trail at Wa Shan, looking south towards the FLN NDA. From this viewpoint, the Proposed Development is considered visually compatible with the existing built environment, blending well with the background developments and maintaining overall visual harmony. Although the Proposed Development would partially screen portions of the mountain backdrop, the ridgeline would remain clearly visible. Given the long viewing distance, the openness of the sky and the surrounding vegetation would remain largely unaffected, resulting in only a minimal impact on visual openness.

When comparing the Approved Scheme with the Proposed Scheme, the Proposed Development is anticipated to result in a slight reduction in visual amenity from this viewpoint. Nevertheless, the incorporation of design mitigation measures would help soften the visual effects and facilitate better integration of the development with the surrounding landscape and townscape context.

3.2.2 VP2 – Ling Shan Road

The existing visual composition comprises Good View New Village in the foreground, with greenery and the planned residential development approved under A/FSS/294 in the middle ground, which largely screens Area 17. The open sky and mountain ridgeline form the background and constitute the key visual resources from this viewpoint. The Proposed Development would introduce a moderate degree of visual obstruction to the existing view corridor, partially interrupting the visual connection to the sky and mountain backdrop. As a result, the Proposed Development would inevitably affect the existing visual quality and visual amenity of this viewpoint.

Compared with the Approved Scheme, the Proposed Scheme is anticipated to result in a moderate reduction in visual amenity due to its increased visibility within the existing view corridor. Nevertheless, the visual effects can be alleviated through the implementation of design-related mitigation measures, including MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), which would help soften the appearance of the development and enhance its integration with the surrounding environment. With these measures in place, the residual visual impact is expected to be reduced to a slight level.

3.2.3 VP3 – Tsuen Shan, High Hill

VP3 is located at a vantage point along the hiking trail on High Hill, overlooking the FLN NDA and the Proposed Development. From this viewpoint, a substantial portion of the development would be visible in the foreground. Nevertheless, key landscape features, including the mountain ridgeline and the open sky, would remain visible and largely unaffected.

Compared with the Approved Scheme, the Proposed Scheme is anticipated to result in a slight to moderate reduction in visual amenity from this viewpoint due to the increased prominence of the Proposed Development. However, the visual effects can be mitigated through the implementation of design-related mitigation measures, including MM1

(Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), which would help soften the appearance of the development and improve its integration with the surrounding landscape.

3.2.4 VP4 – Kun Lung Tsuen

VP4 is located within Kun Lung Tsuen, looking towards the eastern portion of the FLN NDA. From this viewpoint, the Proposed Development is largely screened by the existing and planned residential developments associated with the Advance Works, including Fung Wong Leng Estate. As a result, the Proposed Development would be predominantly concealed and would not result in the loss of any key visual resources.

Compared with the Approved Scheme, the Proposed Scheme is anticipated to result in a slight reduction in visual amenity from this viewpoint due to the additional screening effect provided by Fung Wong Leng Estate, which further limits the visibility of the Proposed Development. Nevertheless, with the implementation of design-related mitigation measures, including MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), the residual visual effects would be moderated, allowing the development to integrate more effectively with the surrounding environment.

3.2.5 VP5 – Sheung Shui Fire Station

VP5 provides a direct view towards Proposed Development Site F1 from Sheung Shui Road near Tin Ping Road, facing north towards the Proposed Development. Existing roadside planting forms the foreground, while open sky constitutes a major component of the background view. Although the existing vegetation provides partial screening, the Proposed Development would introduce a degree of visual obstruction and result in a slight reduction in the extent of open sky visible from this viewpoint. Nevertheless, key visual elements, including the surrounding landscape context, would remain generally perceptible.

Compared with the Approved Scheme, the Proposed Scheme is anticipated to result in a slight reduction in visual amenity from this viewpoint. However, the implementation of design-related mitigation measures, including MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), would help soften the visual effects and enhance the integration of the development with the surrounding environment.

Based on the assessments above and photomontages provided in **Appendix C**, the potential changes in visual impacts due to the changes proposed for BH intensification are summarized as follows:

Table 6 Potential Visual Impact comparing with Approved Scheme

Proposed changes	Potential Impacts on VPs
Changes in BHs at Site F1, F2, F3, F4, F5, F6, F7 and F8.	The visual composition of the Proposed Development was still visually compatible with the existing and planned urban context of the area. BH will be stepped down from the inland towards the riverfront and a lower building profile will be adopted for developments to the north near the Ng Tung River, with taller building blocks to the south and east. There are slight to moderate changes in magnitude of impact on all VPs.

- 3.2.6 According to the visual appraisal of the VP above, the overall visual changes of the proposal is considered as slight and it would not result in significant visual impact to the surrounding. The increased BH are illustrated with photomontages in **Appendix C**.
- 3.2.7 Effect on Visual Composition: The Developments with relaxation of BH is considered visually compatible with the existing and planned urban developments of the area in term of scale and height. The stepped BH is still respected at the FLN NDA. BH will be stepped down from the inland towards the riverfront and a relatively lower building profile will be adopted for developments to the north near the Ng Tung River.
- 3.2.8 Effect on Visual Obstruction and Visual Permeability: The change in BH are considered slight and would result in minor obstruction of the VP. The only increases in BH are for Sites F1, F2, F3, F4, F5, F6, F7 and F8. In summary, while there are isolated instances of more apparent height adjustments, the overall change in visual permeability remains minimal, preserving the intended spatial and visual character of the development.
- 3.2.9 Effect on Visual Resources: There would be no additional impact upon the visual resources as compared with the Proposed Development under the **Approved Scheme**. The overall townscape of FLN NDA would remain unchanged.
- 3.2.10 Impact on VPs: There are moderate to slight changes in magnitude of impact on all VPs.

3.3 Visual Appraisal of Specified Viewpoints: Comparison with OZP Compliant Scheme

3.3.1 VP1 –Hiking Trail at Wa Shan

In comparison with the OZP Compliant Scheme, the visual impact of the Proposed Scheme is expected to be similar to that of the Approved Scheme. This is because both the OZP-Compliant Scheme and the Approved Scheme adopt the same maximum building height of 80 mPD, resulting in no material difference in the visual outcome from this viewpoint.

3.3.2 VP2 – Ling Shan Road

When comparing the OZP-Compliant Scheme with the Proposed Scheme, the visual impact is expected to remain moderate. The primary difference between the two Schemes is the increased visibility of Site F3 on the left-hand side of the view. Other portions of the Proposed Development would continue to be largely screened by the planned residential development approved under A/FSS/294. While the Proposed Scheme would appear slightly more prominent, the overall visual character of the view, including the visibility of the open sky and mountain ridgeline, would remain broadly similar, resulting in a moderate visual impact.

3.3.3 VP3 – Tsuen Shan, High Hill

When comparing the OZP Compliant Scheme with the Proposed Scheme, the visual impact is expected to be moderate. As much of the Proposed Development is located in the foreground of the view, the increased building height of the Proposed Scheme would result in a more noticeable built form when compared with the Approved Scheme.

However, the mountain ridgeline and open sky would remain largely unchanged and continue to form prominent visual resources within the view. Consequently, while the Proposed Scheme would appear more visually prominent, the overall visual impact is considered to be moderate.

3.3.4 VP4 – Kun Lung Tsuen

When comparing the OZP Compliant Scheme with the Proposed Scheme, the visual impact is expected to remain slight. Most of the Proposed Development would be screened by the intervening residential developments, with only a limited portion of Site F6 potentially visible through a gap between buildings within Fung Wong Leng Estate. As such, no significant difference in visual impact is anticipated between the two Schemes.

3.3.5 VP5 – Sheung Shui Fire Station

In comparison with the OZP Compliant Scheme, the visual impact of the Proposed Scheme is expected to be similar to that of the Approved Scheme. As both the OZP-Compliant Scheme and the Approved Scheme adopt the same maximum building height of 80 mPD, no material difference in visual impact is anticipated from this viewpoint.

Based on the assessments above and photomontages provided in **Appendix C**, the potential changes in visual impacts due to the changes proposed for BH intensification are summarized as follows:

Table 7 Potential Visual Impact comparing with OZP Compliant Scheme

Proposed changes	Potential Impacts on VPs
Changes in BHs at Site F1, F2, F3, F4, F5, F6, F7 and F8.	The visual composition of the Proposed Development was still visually compatible with the existing and planned urban context of the area. BH will be stepped down from the inland towards the riverfront and a lower building profile will be adopted for developments to the north near the Ng Tung River, with taller building blocks to the south and east. There are slight to moderate changes in magnitude of impact on all VPs.

- 3.3.6 According to the visual appraisal of the VPs above, the overall visual changes of the proposal is considered as slight and it would not result in significant visual impact to the surrounding. The increased BH are illustrated with photomontages in **Appendix C**.

- 3.3.7 Effect on Visual Composition: The Developments with relaxation of BH is considered visually compatible with the existing and planned urban developments of the area in term of scale and height. The stepped BH is still respected at the FLN NDA. BH will be stepped down from the inland towards the riverfront and a relatively lower building profile will be adopted for developments to the north near the Ng Tung River.

- 3.3.8 Effect on Visual Obstruction and Visual Permeability: The change in BH are considered slight and would result in minor obstruction of the VPs. The only increases in BH are for Sites F1, F2, F3, F4, F5, F6, F7 and F8. In summary, while there are isolated instances of more apparent height adjustments, the overall change in visual permeability remains minimal, preserving the intended spatial and visual character of the development.

3.3.9 **Effect on Visual Resources:** There would be no additional impact upon the visual resources as compared with the Proposed Development under the OZP Compliant Scheme. The overall townscape of FLN NDA would remain unchanged.

3.3.10 **Impact on VPs:** There are slight to moderate changes in magnitude of impact on all VPs.

3.4 Evaluation of Overall Visual Impact of the Proposed Changes

3.4.1 Bearing in mind that the purpose of this report is to assess the proposed changes against the planned development of both the OZP Compliant Scheme and Approved Scheme, the primary difference between the Schemes lies in modification of building arrangement, form and height.

3.4.2 The change in overall visual impact is considered slight as demonstrated in the assessment above and photomontages provided in **Appendix C**. The following mitigations will be adopted to enhance the landscape and visual amenity and minimize any potential adverse visual impacts. The proposed mitigation measures are further elaborated below in **Table 8** to illustrate how they shall be actualized in specificity, providing more details as to how they can be applied in FLN NDA. In particular, measures marked with asterisk (*) in **Table 8** are regarded as visual mitigation measures

Table 8 Visual Mitigation Measures

ID	Description
MM1 *	<u>Detailed Design - Visual</u> Chromatic design in colour tone, finishes and treatments of engineering structures and buildings should be visually unobtrusive, non-reflective compatible with surrounding context. The exterior walls shall be painted with a subtle colour finishes, which is close to the existing site context background colour so as to be more visually compatible with the surrounding backdrop. Further, provision of building gaps to maintain visual permeability, and sensitive building form, height and disposition to minimize impact on perceived bulk and views to visual resources.
MM2	<u>Tree Transplantation</u> To limit visual impact on existing greenery, trees unavoidably affected by the Project works should be transplanted where practical. Trees should be transplanted straight to their final receptor site and not held in a temporary nursery as far as possible. A detailed transplanting proposal will be submitted to relevant government departments for approval in accordance with DevB TCW 6/2015 and 4/2020 and Guidelines on Tree Transplanting by DevB and final locations of transplanted trees should be agreed prior to commencement of the work. For trees associated with highways e.g. roadside planting along highways, that are unavoidably affected and should be transplanted, HyD HQ/GN/13 'Interim Guidelines for Tree Transplanting Works under Highways Department's Vegetation Maintenance Ambit' should be referred to.
MM3	<u>Vertical Greening</u> Where space and appropriate planting conditions allow (i.e. where suitable depth of planting medium is possible, maintenance access and appropriate/sufficient level of light penetration to ground level with respect to selected planting species), climbing plants should be considered to

ID	Description
	grow up vertical surfaces such as viaduct piers or noise barriers. The planting once established will assist in breaking up the visual impact of uniform engineered structures and surfaces. Climber planting shall ensure provision of species diversity to give a naturalistic appeal with variations.
MM4	<u>Green Roof</u> Roof greening where appropriate should be established on proposed buildings to reduce exposure to untreated concrete surfaces and particularly mitigate visual impact to VPs at high levels. Green roofs can also provide attractive landscaping and greening, accessibility to green roofs should also be considered where appropriate to allow users to enjoy. CIBSE HK Branch's Technical Guidelines for Green Roof Systems in Hong Kong (2011) and ArchSD Study on Green Roof Application in Hong Kong (2007) should be referred to when considering and developing green roofs. These documents provide further details including information regarding structural loading, design, and maintenance etc. considerations as well as providing information on what types of plants might be suitable.
MM5	<u>Screen Planting</u> Tall screen/buffer trees and shrubs should be planted to assist in screening proposed road corridors and associated above ground structures such as elevated road sections and engineered embankments. This measure may additionally form part of the compensatory/new tree planting and will improve compatibility with the surrounding environment and create a pleasant pedestrian environment. Roadside planting shall ensure provision of rich planting communities that comprises of trees, shrubs and groundcovers where possible and shall integrate with green and smart city initiatives such as incorporation of blue-green infrastructure. Roadside tree planting shall make reference to the "Right Tree, Right Place" guidelines by DevB such as the Street Tree Selection Guide. With regards to site constraints and incorporation of common utility trench (CUT), additional measures may be considered to ensure the provision of ample soil in the underground space for planters and allow healthy growth of vegetations. Priority should be given for the provision of continuous at-grade roadside verge planning zone in the design of the roadside planting zone.

4. CONCLUSION

4.1.1 Based on the comparison between the Approved Scheme and the Proposed Scheme, the magnitude of visual impact at VP1, VP2, VP3, VP4 and VP5 is assessed as ranging from slight to moderate. Notwithstanding these changes, the Residual Impact Significance upon Mitigation for all five viewpoints is expected to be slight.

The overall changes in building height (BH) and building disposition within the FLN NDA are generally considered slight to moderate, resulting in minor visual obstruction from the assessed viewpoints. Notwithstanding the increases in building height associated with Sites F1, F2, F3, F4, F5, F6, F7 and F8, the proposed architectural treatment and landscape mitigation measures, including screen planting, green roofs, vertical greening, and compensatory planting, are expected to provide effective visual relief and assist in integrating the developments into the surrounding environment.

In addition, soft landscape proposals within the open spaces surrounding the residential developments, including the provision of substantial tree planting, vegetation, and water

features, would further enhance the visual quality of the development and contribute to mitigating adverse visual impacts. With the implementation of these mitigation measures, the residual visual impacts are expected to be reduced to slight.

4.1.2 With regard to the comparison between the OZP Compliant Scheme and the Proposed Scheme, the magnitude of visual impact at VP1, VP2, VP3, VP4 and VP5 is also assessed as slight to moderate. The Residual Impact Significance upon Mitigation for all five viewpoints is expected to remain slight.

The overall changes in building height and building layout within the FLN NDA are considered slight to moderate and would result in minor visual obstruction from the assessed viewpoints. Compared with the OZP-compliant Scheme, the Proposed Scheme may result in a slightly greater degree of visual obstruction at certain viewpoints due to increases in building height and modifications to building disposition. However, these changes are not considered substantial in the overall visual context.

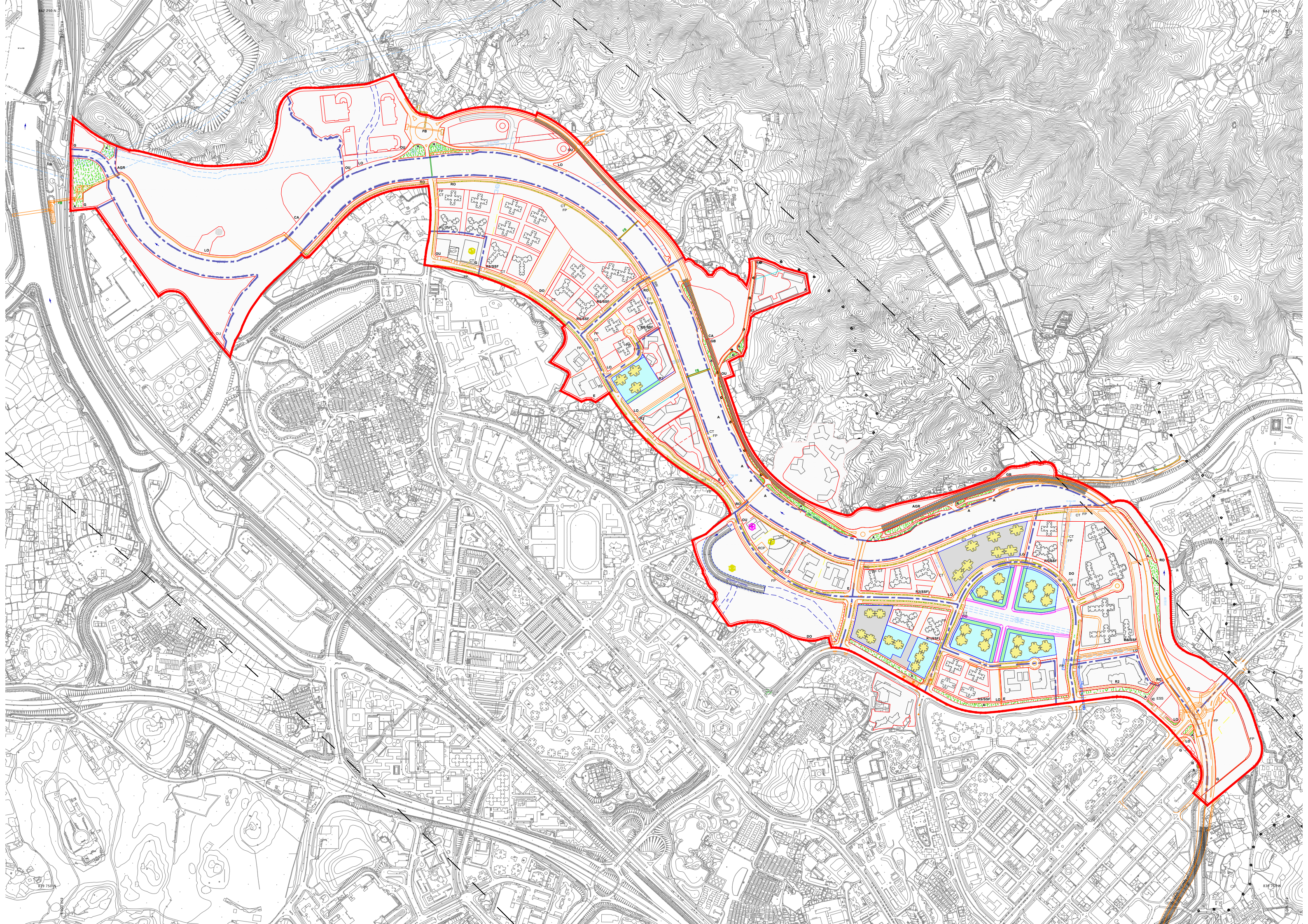
With the incorporation of the proposed design and landscape mitigation measures, including detailed architectural design, screen planting, vertical greening, green roofs, compensatory planting and other landscape enhancements, the residual visual impacts are expected to be effectively mitigated and maintained at a slight level.



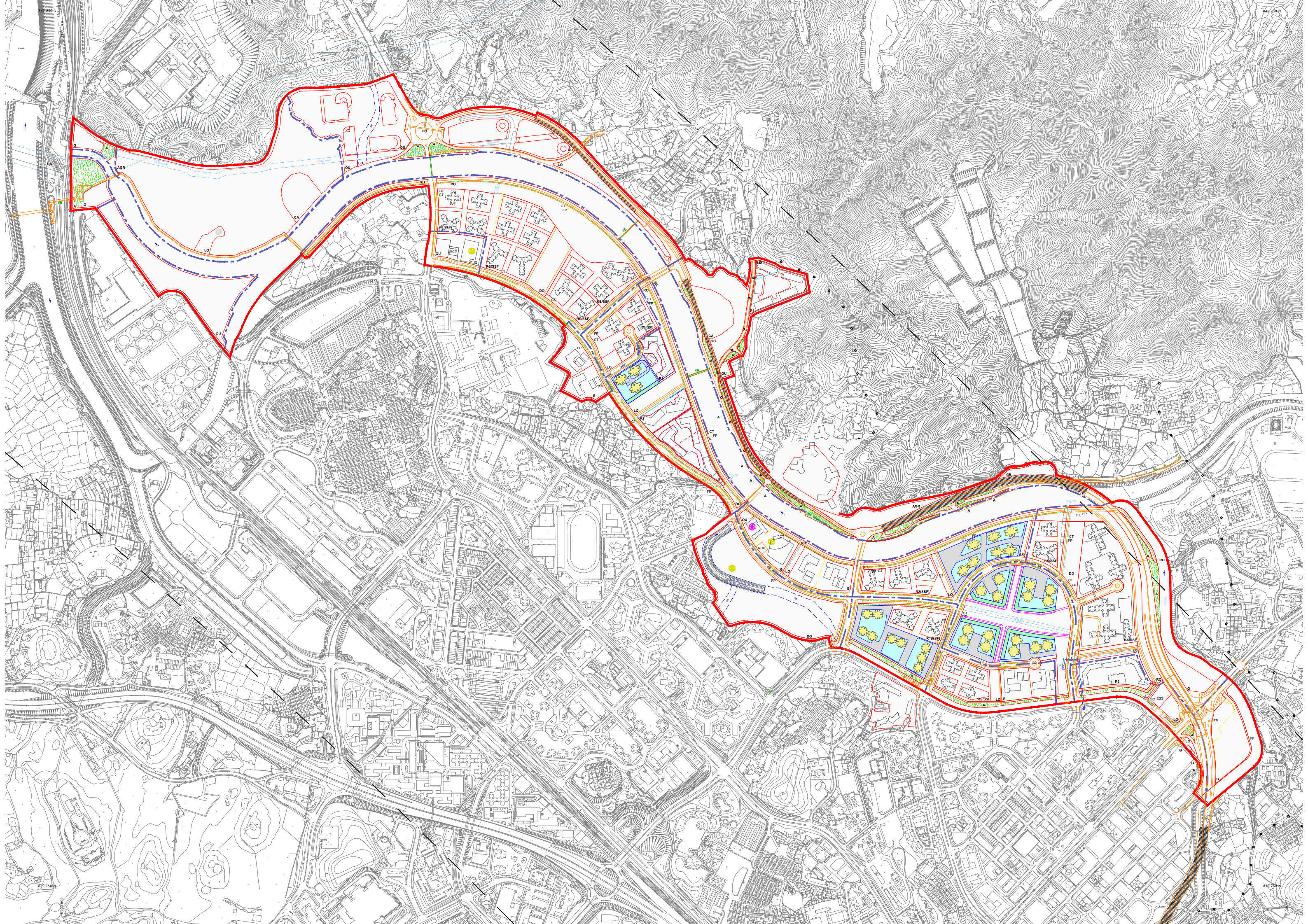
APPENDIX A

LAYOUT PLAN

Indicative Layout of Approved Scheme



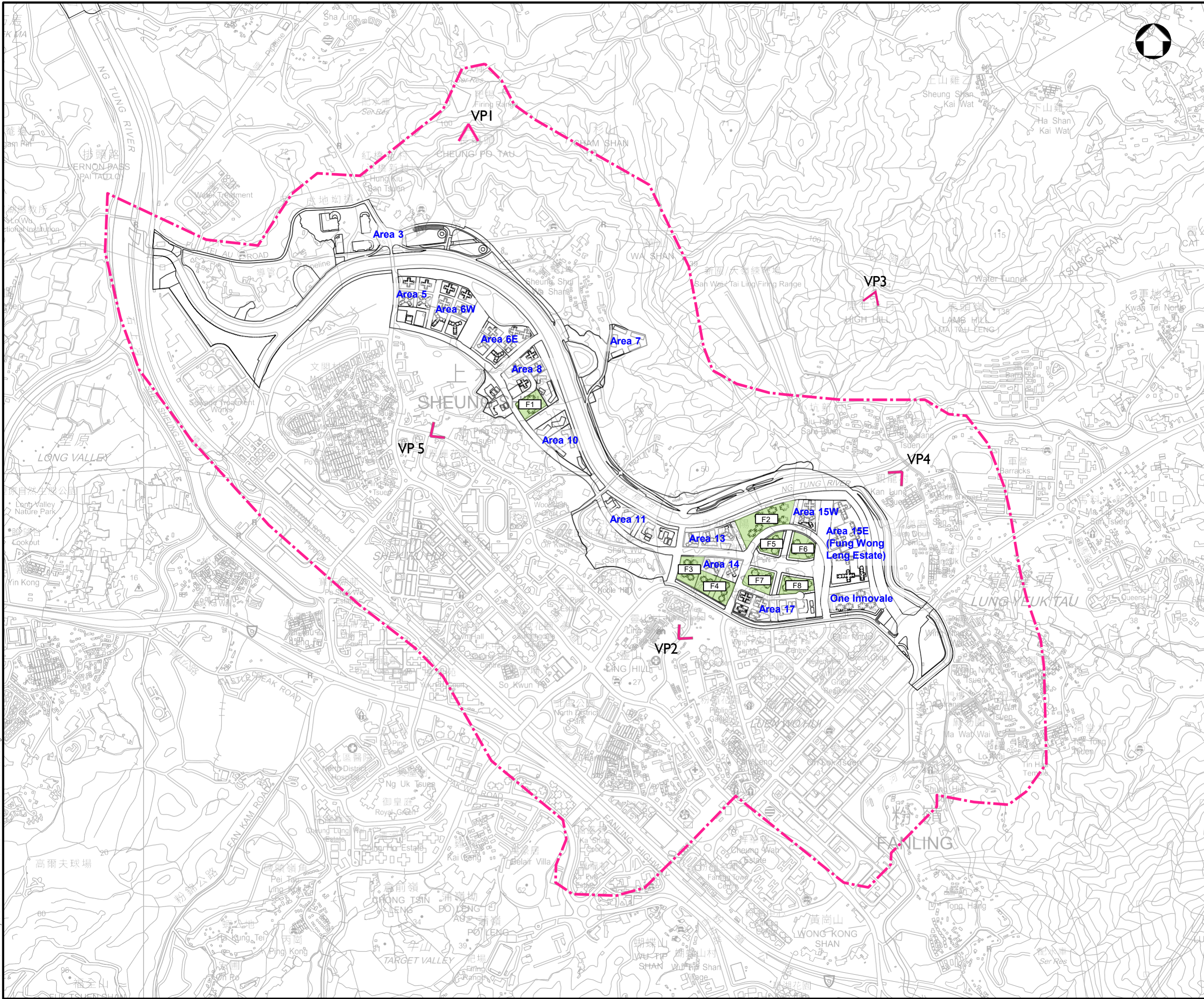
Indicative Layout of Proposed Scheme





APPENDIX B

VISUAL ENVELOPE AND KEY PLAN FOR VIEW POINTS



- Legend:
- > Viewpoint
 - Primary Zone of Visual Influence
 - F2 Application Sites

A	JUN 2026	LAYOUT UPDATED	BF	DF	DL
-	JUL 22	FIRST ISSUED	BF	DF	DL
Rev.	Date	Description	By	Chkd	App'd
Drawing Status			INVESTIGATION		
			Suitability =		



北拓展處
NORTH DEVELOPMENT OFFICE

Project Title
AGREEMENT NO. CE 18/2019
DEVELOPMENT OF FANLING NORTH
NEW DEVELOPMENT AREA, REMAINING PHASE -
DESIGN AND CONSTRUCTION

Drawing Title
VISUAL ENVELOPE AND
KEY PLAN FOR VIEW POINTS

Scale	Designed	Drawn	Checked	Authorised
N.T.S.	BF	CAD	DF	DL
Original Size	Date	Date	Date	Date
A1	JUL 2022	JUL 2022	JUL 2022	JUL 2022
Drawing Number				Revision
SK-000254				A



APPENDIX C

PHOTOMONTAGES

VP1 Hiking Trail at Wa Shan



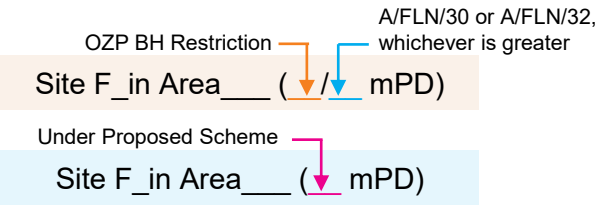
VP1 Existing View

LEGEND

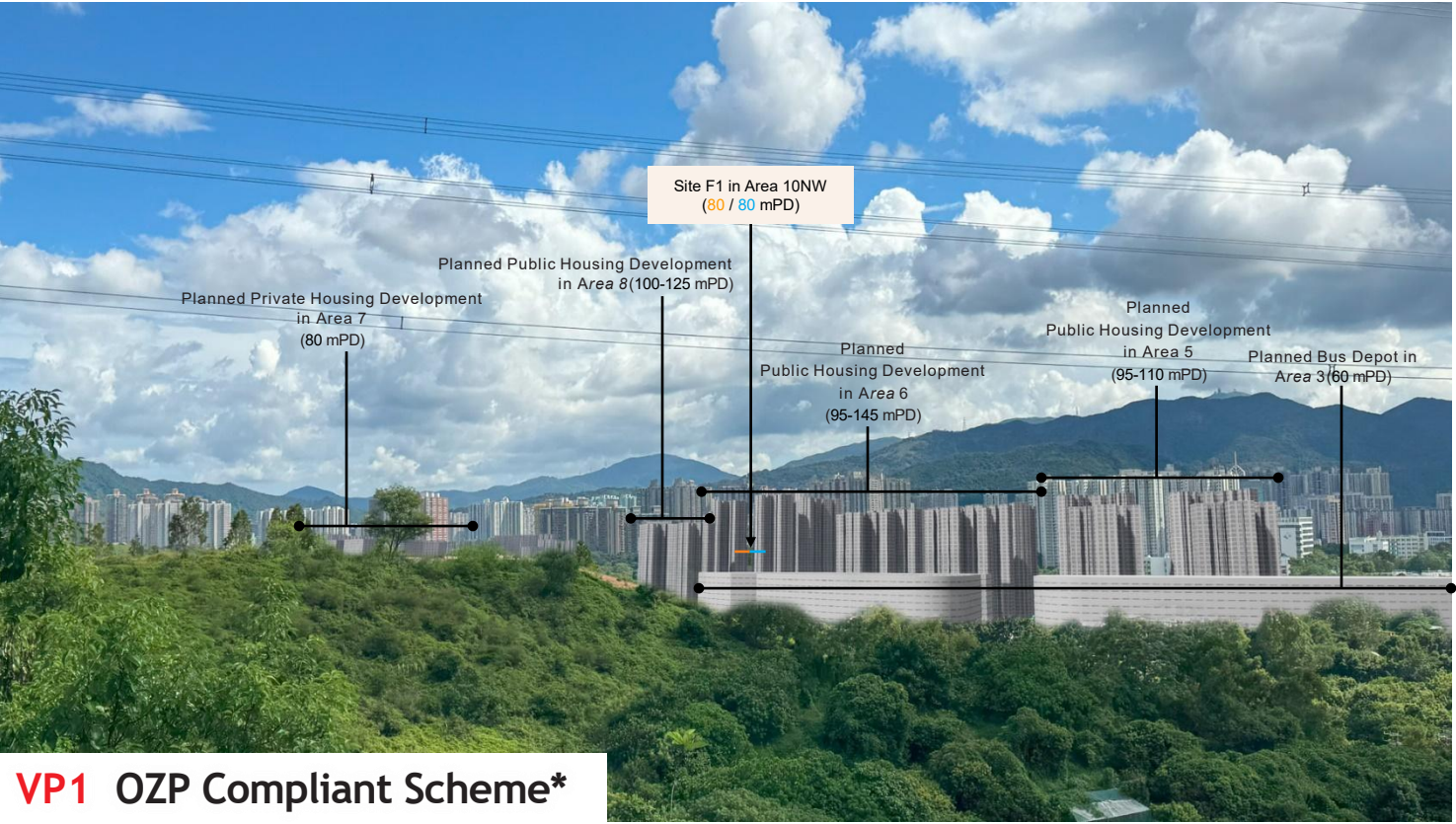
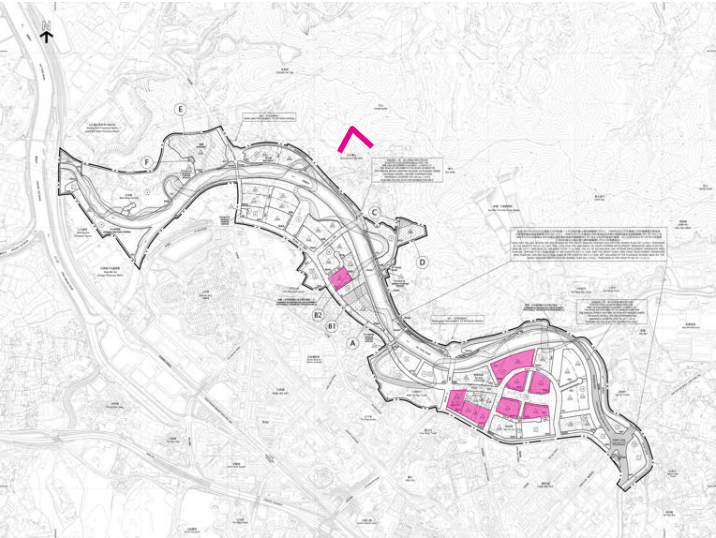
Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

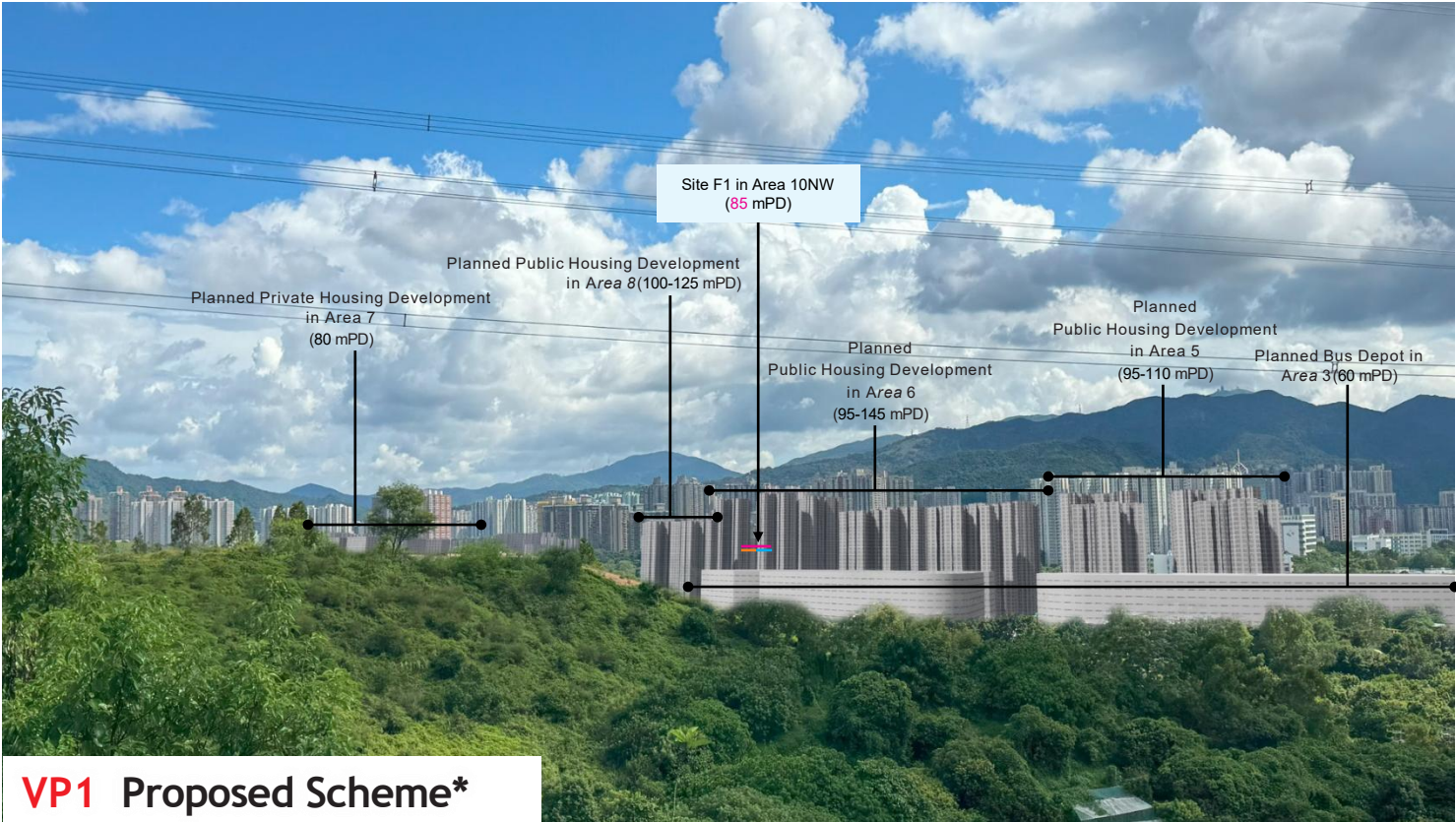
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application



Key Plan



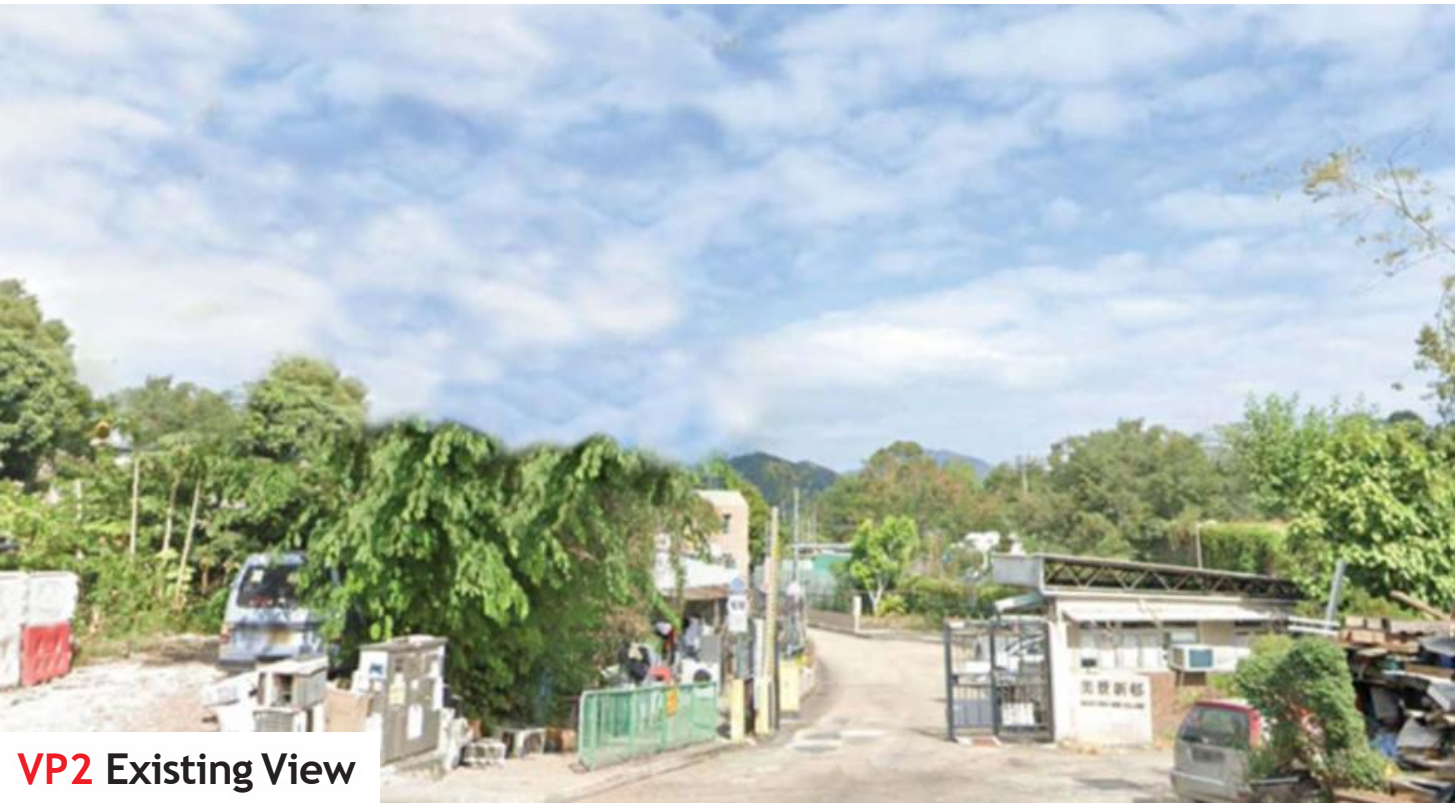
VP1 OZP Compliant Scheme*



VP1 Proposed Scheme*

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP2 Ling Shan Road



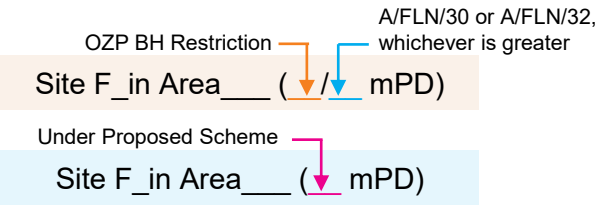
VP2 Existing View

LEGEND

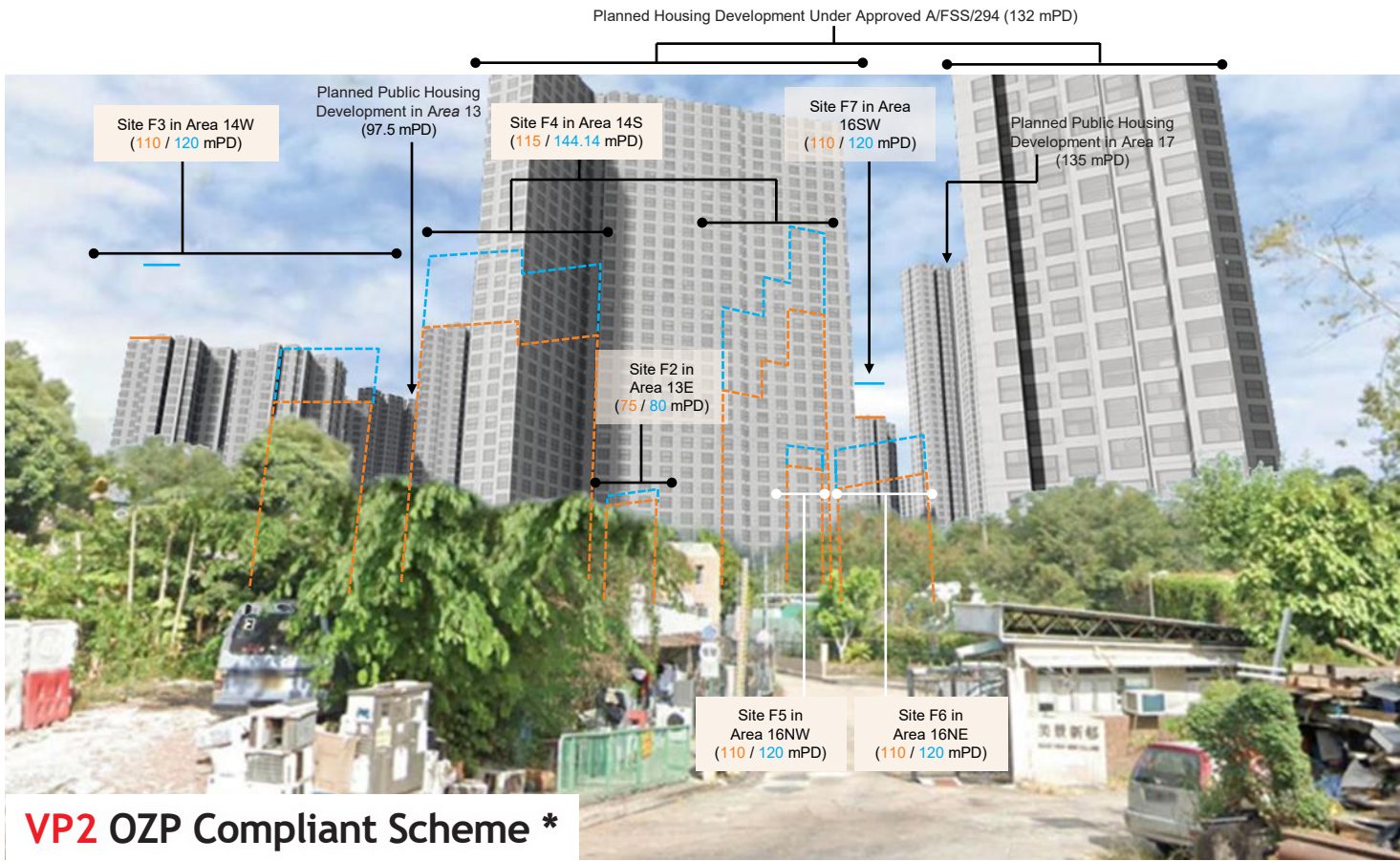
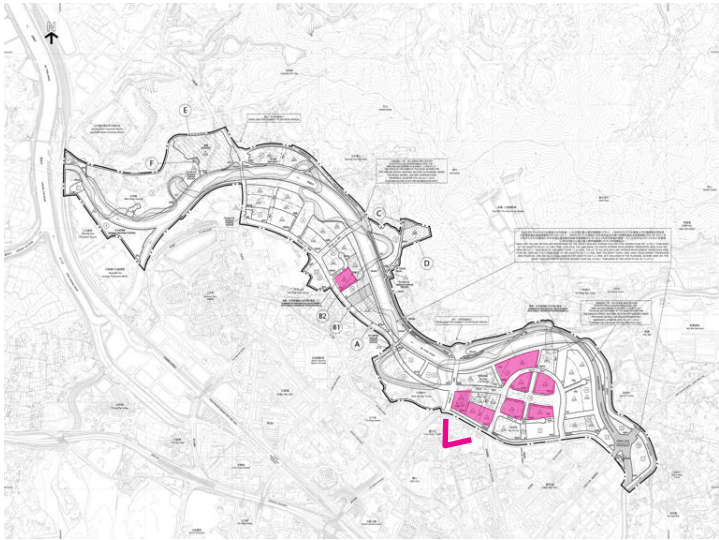
Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

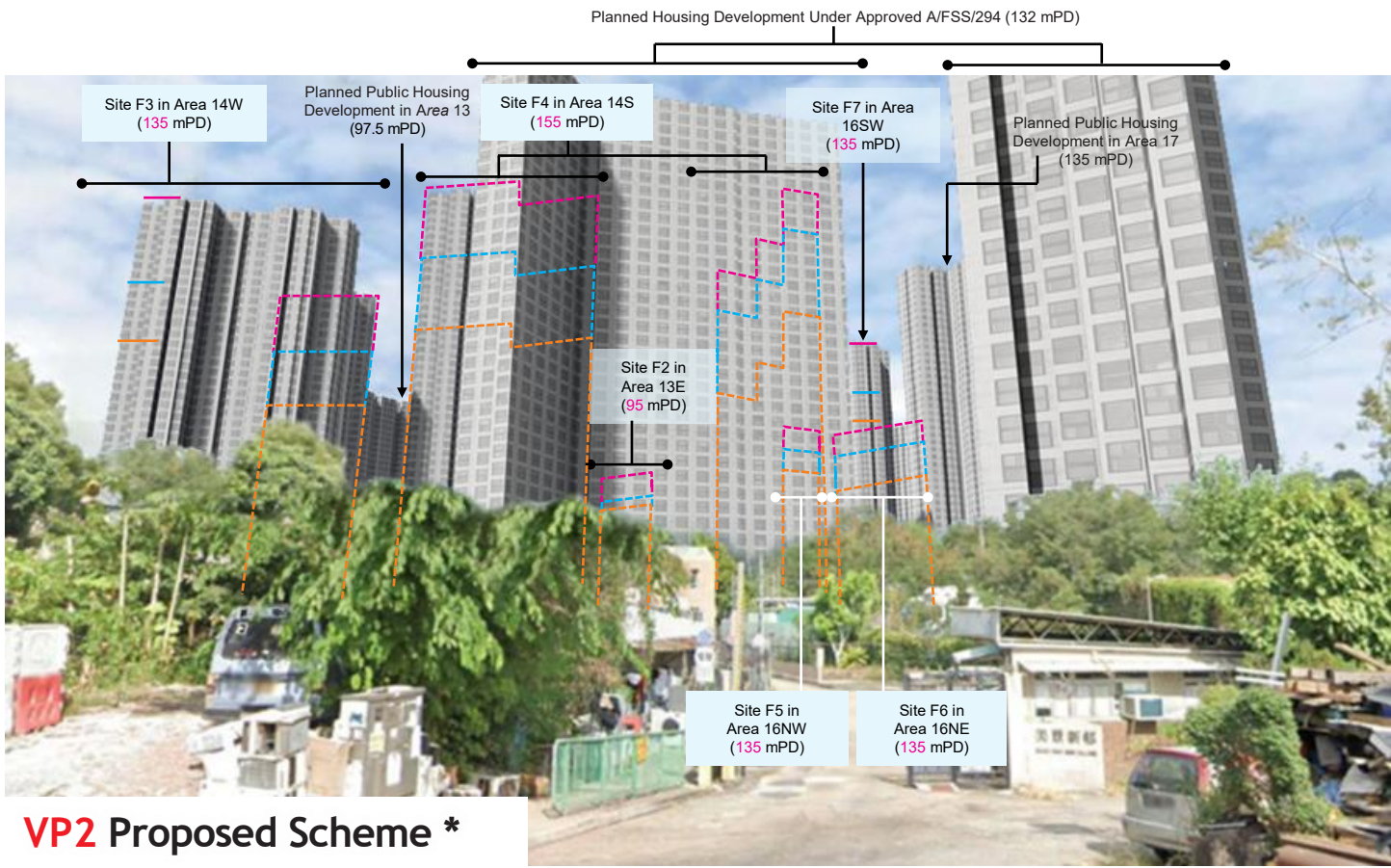
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application



Key Plan



VP2 OZP Compliant Scheme *



VP2 Proposed Scheme *

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP3 Tsung Shan, High Hill



VP3 Existing View

LEGEND

Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application

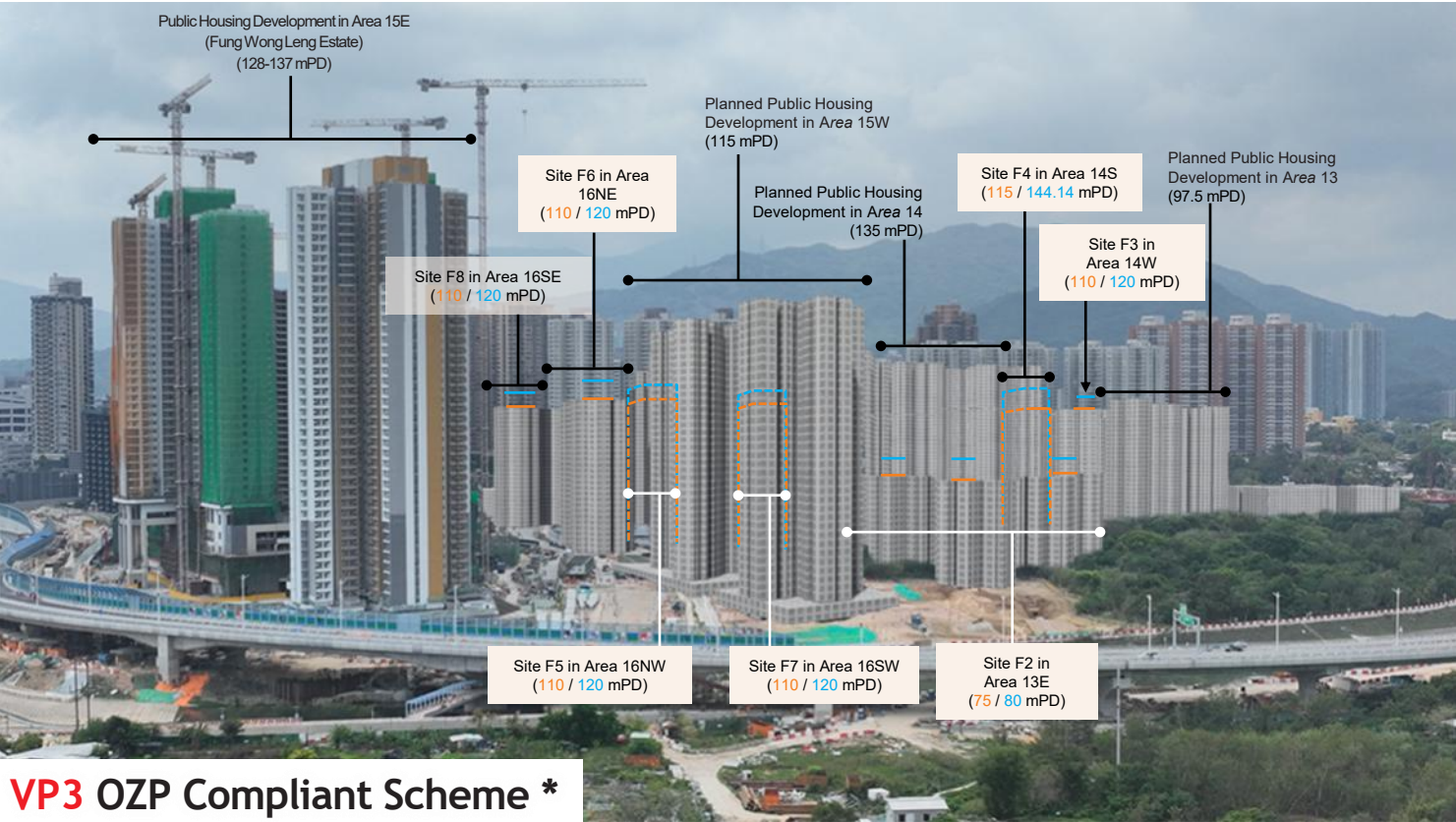
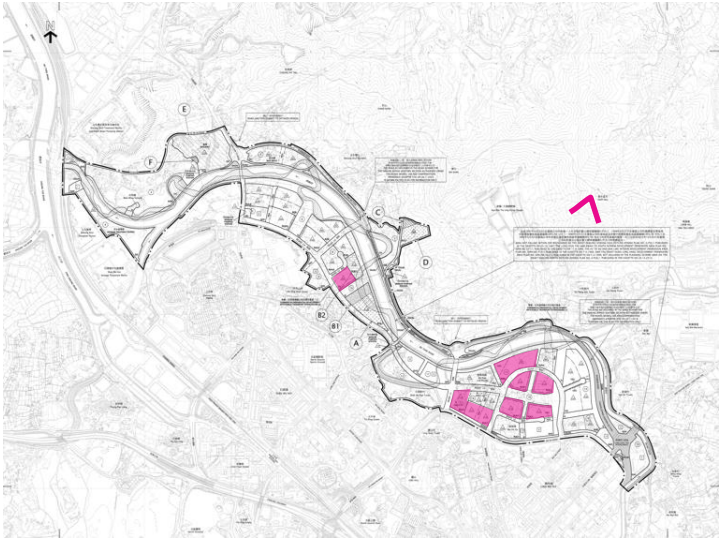
OZP BH Restriction A/FLN/30 or A/FLN/32, whichever is greater

Site F_in Area__ (/ / mPD)

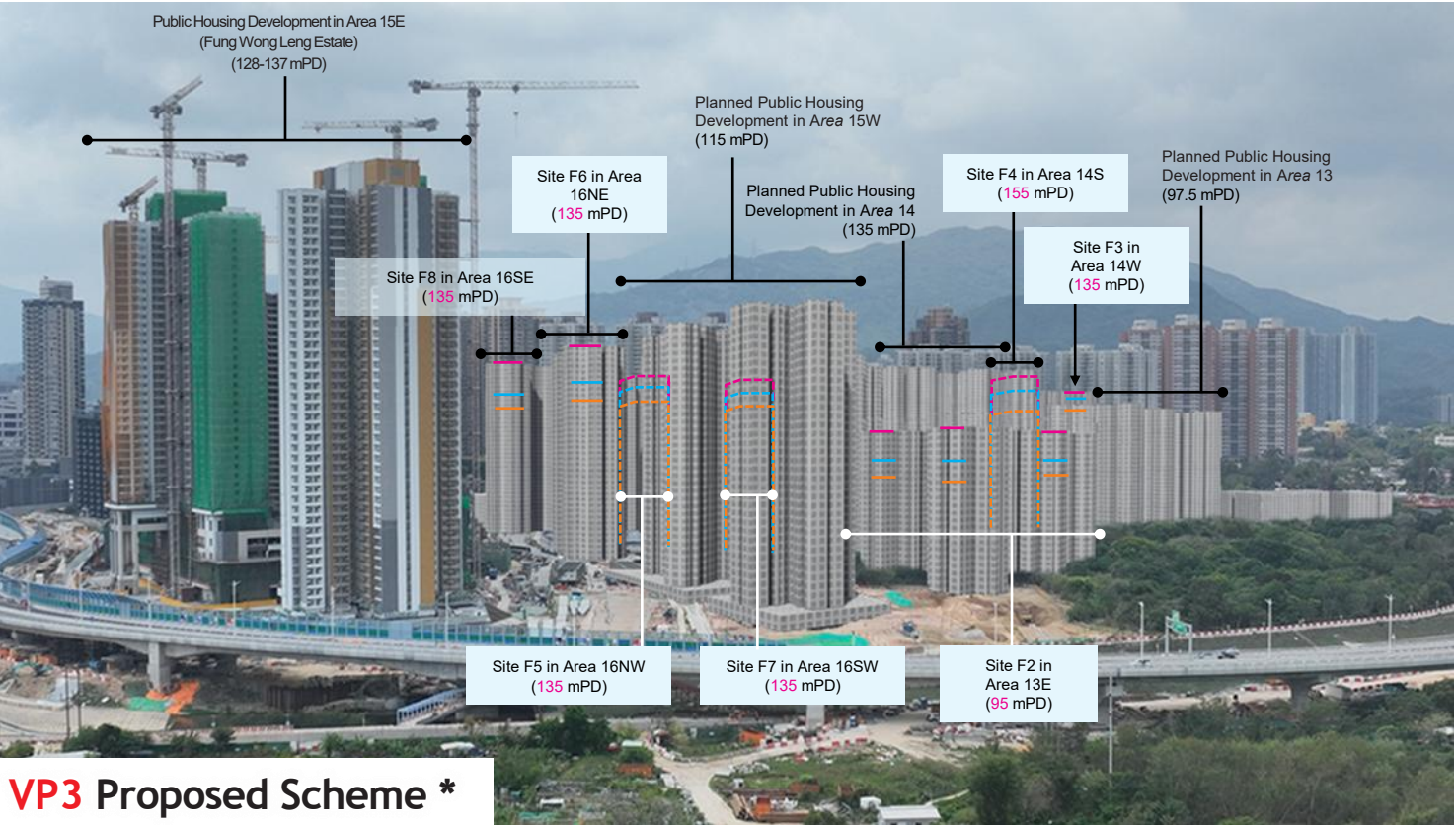
Under Proposed Scheme

Site F_in Area__ (/ mPD)

Key Plan



VP3 OZP Compliant Scheme *



VP3 Proposed Scheme *

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP4 Kun Lung Tsuen



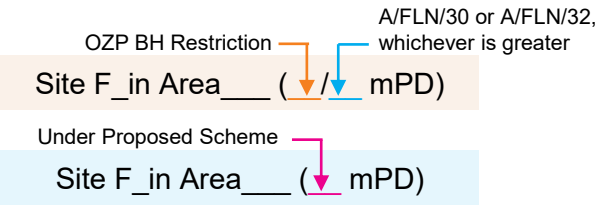
VP4 Existing View

LEGEND

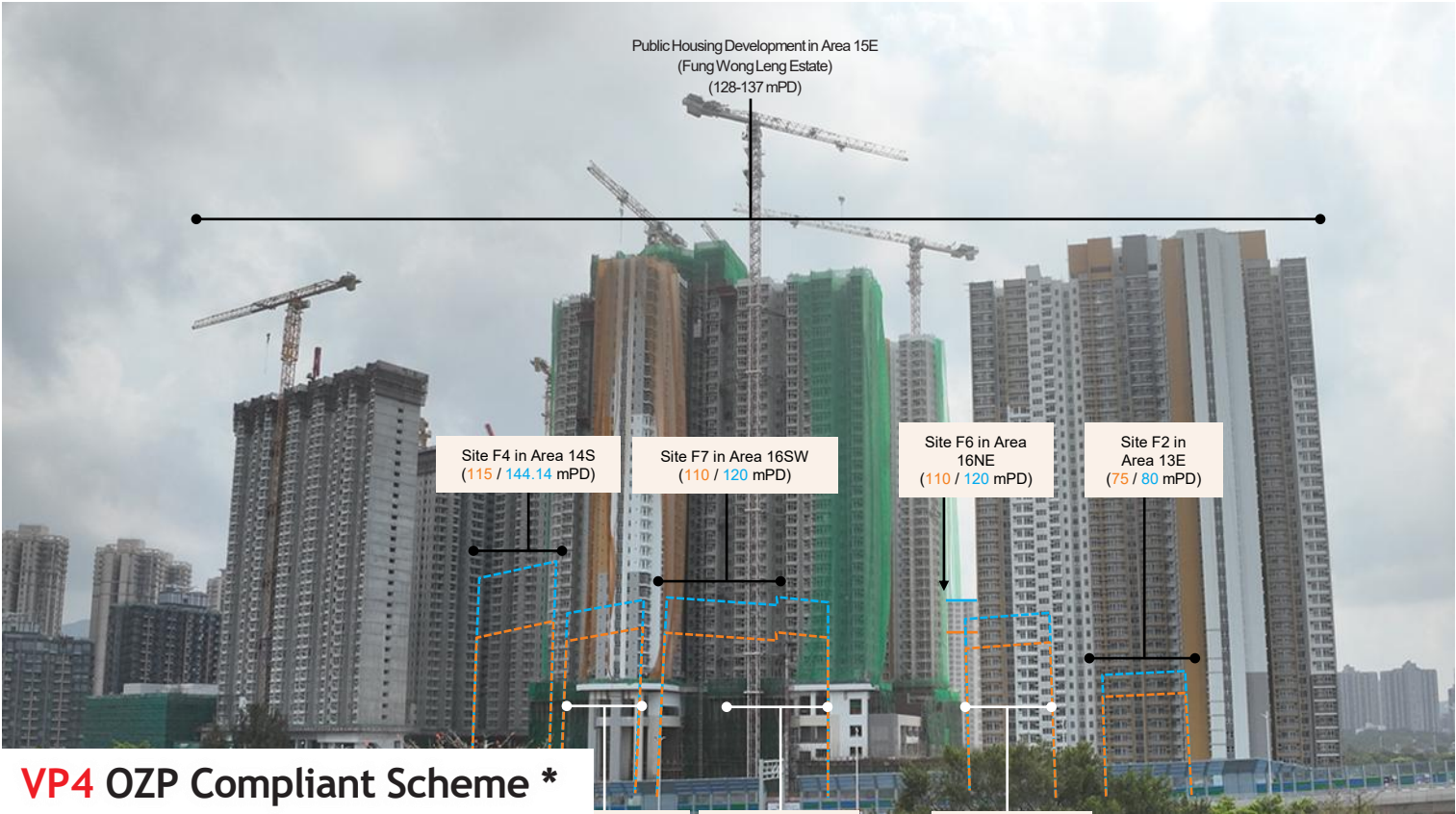
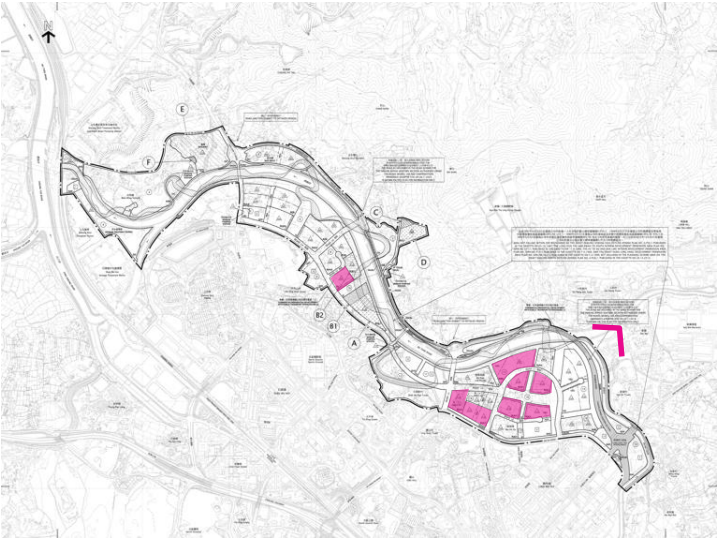
Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

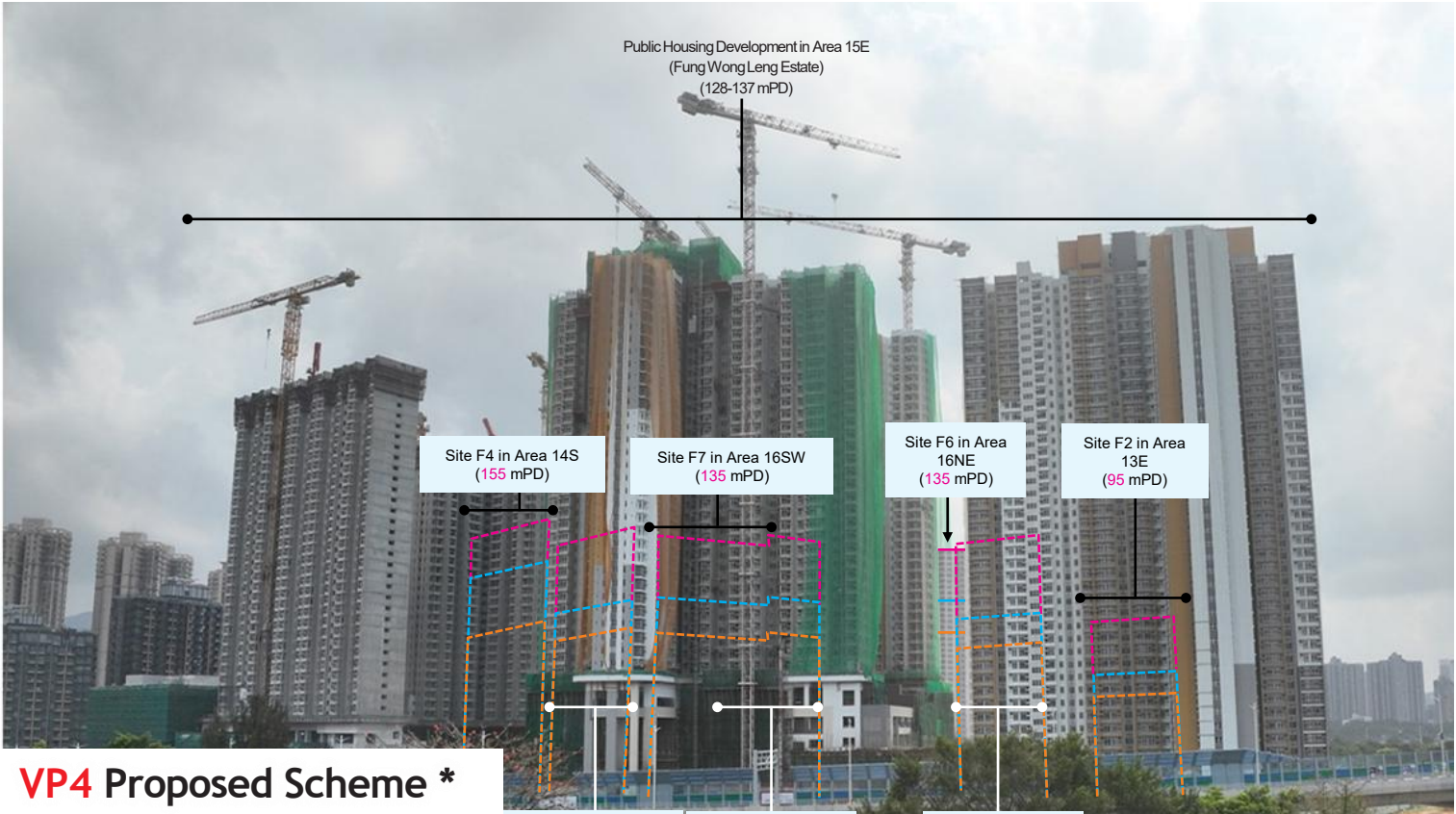
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application



Key Plan



VP4 OZP Compliant Scheme *



VP4 Proposed Scheme *

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.

VP5 Sheung Shui Fire Station



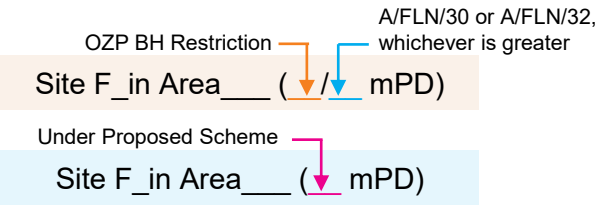
VP5 Existing View

LEGEND

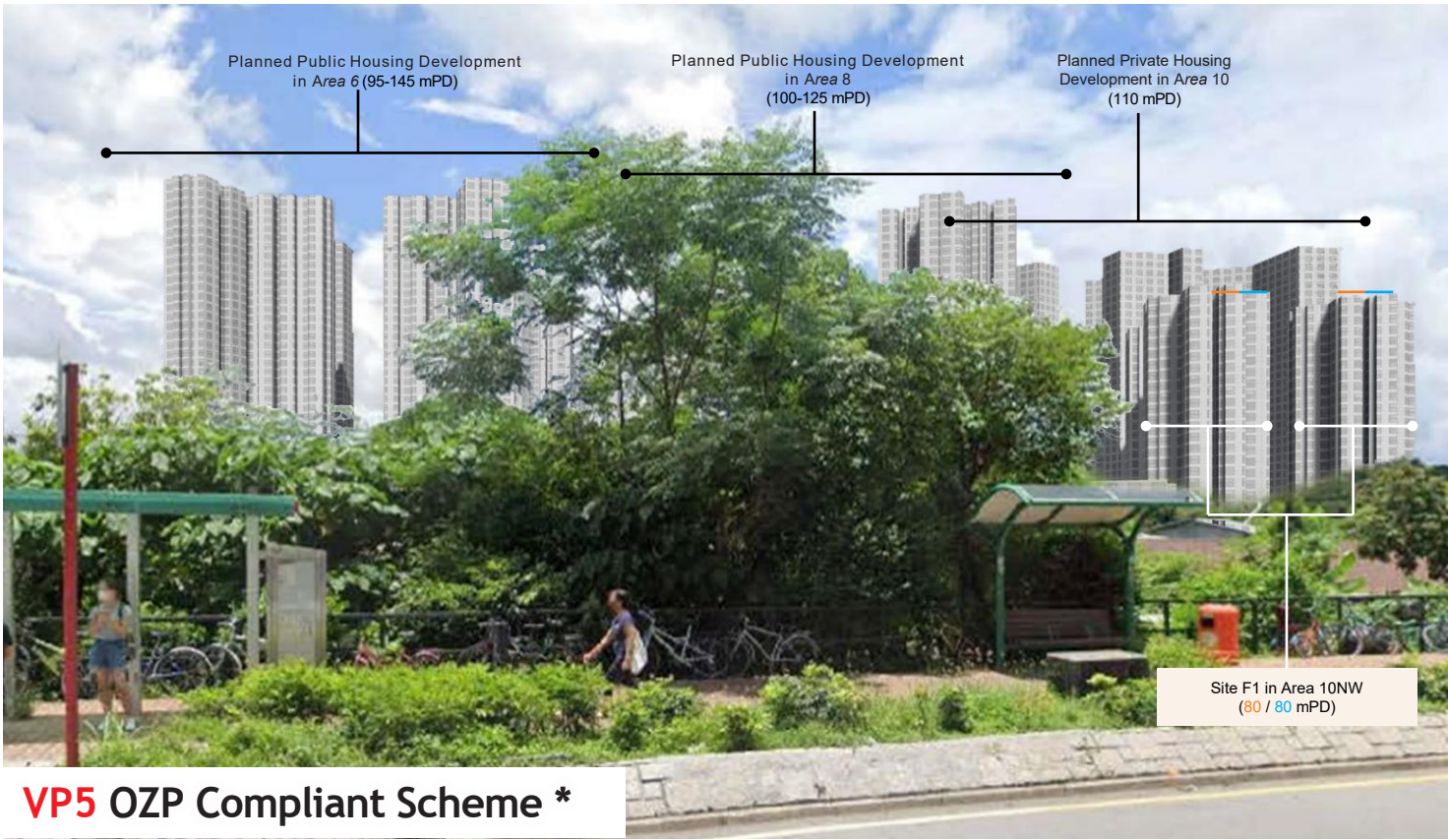
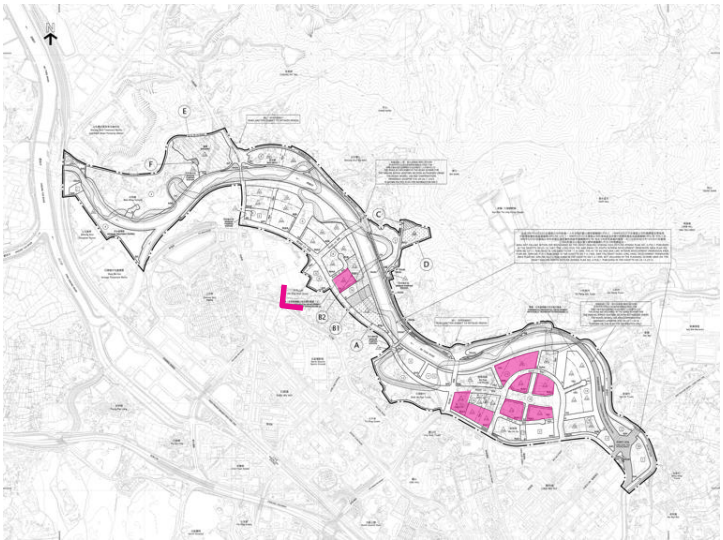
Application Site for OZP Compliant Scheme
(Light Orange Box)

Application Site for Proposed Scheme
(Light Blue Box)

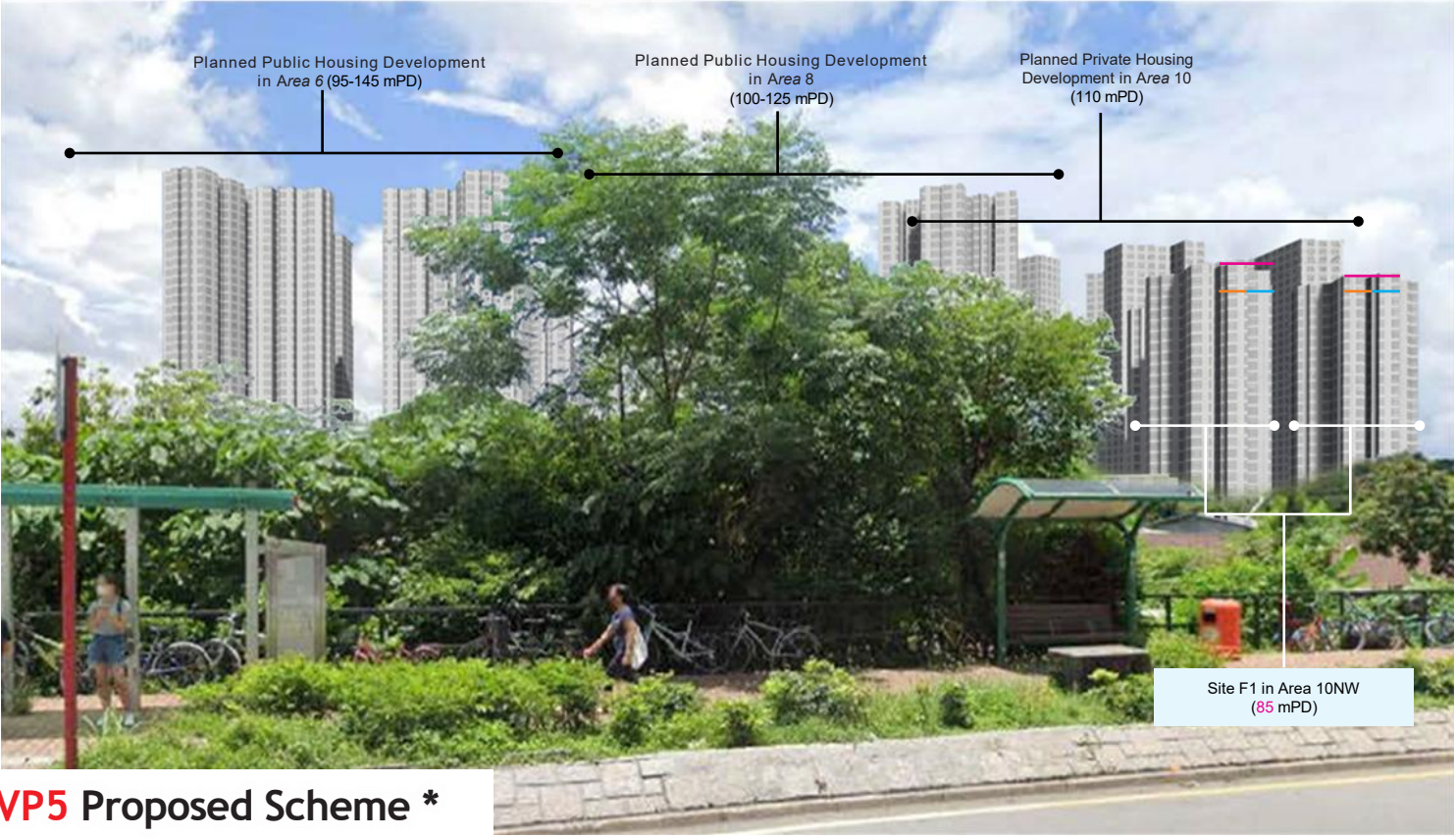
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Building Height Relaxation Under Application No. A/FLN/30 or A/FLN/32, whichever is greater
- Proposed Building Height Relaxation Under Current Application



Key Plan



VP5 OZP Compliant Scheme *



VP5 Proposed Scheme *

* Taken into account the approved building height under approved planning application No. A/FLN/30 or A/FLN/32, whichever is greater.



土木工程拓展署

Civil Engineering and Development Department

North Development Office

Agreement No. CE 19/2019 (CE)

Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Private Housing Developments at Various Sites within Fanling North New Development Area and Kwu Tung North New Development Area, New Territories and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Development at Site K10, Planning Area 23N, Kwu Tung North New Development Area, New Territories

Visual Appraisal for Application Sites in Kwu Tun North New Development Area

Aug 2026

AECOM ASIA COMPANY LIMITED

Disclaimer:

This report is prepared for Civil Engineering and Development Department (CEDD) and is given for its sole benefit in relation to and pursuant to Agreement No. CE 19/2019 (CE) Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction and may not be disclosed to, quoted to or relied upon by any person other than CEDD without our prior written consent. No person (other than CEDD) into whose possession a copy of this report comes may rely on this report without our express written consent and CEDD may not rely on it for any purpose other than as described above.

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1 INTRODUCTION

1.1 Background

- 1.1.1 As part of the measures to reduce construction costs and expedite developments, the Chief Executive (“CE”) announced in 2025 Policy Address that an enhance measure to allow full gross floor area (“GFA”) exemption for no more than two levels of aboveground carparks, while doing away with the prerequisite of constructing some of the carparks underground. Furthermore, the Government continues to encourage a wider adoption of Modular Integrated Construction (“MiC”) method to shorten construction time, expedite the overall housing supply, reduce manpower in construction industry and enhance on-site safety.
- 1.1.2 In 2026, CEDD commissioned a Review to assess the building height (“BH”) implications of accommodating the construction of two levels of aboveground carparks and adoption of MiC method at the selected private housing sites (i.e. Application Sites) in the Remaining Phase of Fanling North New Development Area (“FLN NDA”) and Kwu Tung North New Development Area (“KTN NDA”). The Study identified that the approved BHs under the previous planning approvals would be insufficient. In this regard, a Section 16 (“S16”) Planning Application has been prepared to seek for Minor Relaxation of PR and BH Restrictions for the Application Sites to accommodate aboveground carparks and adoption of MiC method (the “Development Proposal”). Minor Relaxation of PR Restrictions has been included under this S16 Planning Application so as to reflect the approved plot ratio (“PR”) under Application Nos. A/FLN/30 and A/KTN/93, with no change to the Approved PRs for the Application Sites. As indicated, Permission for Proposed ‘Public Transport Terminus’, ‘Shop and Services’ and ‘Eating Place’ uses at the planned Private Housing Development at Site K10 in Planning Area 23N of KTN NDA is also sought to reflect the development intention of the Site as approved under the Approved S16.
- 1.1.3 A Visual Appraisal (“VA”) that assesses the visual impact arising from the Development Proposal at the Application Sites at KTN NDA is prepared to support the S16 Planning Application.

1.2 Purpose of Visual Appraisal

- 1.2.1 The purpose of this VA is to assess the potential visual impact of the Development Proposal to the surrounding areas, and present sufficient information in a structured manner to facilitate the Town Planning Board (TPB) to visualize the three-dimensional relationship of the Development Proposal including the proposals covered by the aforesaid S.16 application with the surrounding context, and to consider the visual effects in accordance with Town Planning Board Guidelines on Submission of Visual Appraisal for Planning Applications to the Town Planning Board (TPB PG-No.41A).

1.3 Structure of the Report

- 1.3.1 Following this introductory section, the remainder of this VA is arranged as follows:
- Section 2 presents the Methodology of the Visual Appraisal;
 - Section 3 summarizes the Proposed Changes;
 - Section 4 describes the Assessment Area and Viewpoints;
 - Section 5 presents the visual appraisal; and
 - Section 6 evaluates the overall visual impact.

2 METHODOLOGY OF THE VISUAL APPRAISAL

2.1 Introduction

- 2.1.1 The visual impacts of the Development Proposal are assessed. The assessment adopts a systematic methodology and includes the following:
- Identification and plotting of visual envelope of the Development Proposal within the Assessment Area. Known and planned developments will be taken into account. Visual Envelope may contain areas, which are fully visible, partly visible and non-visible from the Development Proposal. Identification of the Visual Envelope is achieved by desktop study of topographic maps, street maps, cross sectional drawings, photographs and site visit to determine visibility of the Project from various locations. The assessment area should be up to the visual envelope which is generally the view shed formed by natural/man-made features, such as building blocks.
 - Identification of the key public viewing points within the visual envelope and their views at both ground level and elevated vantage points. VPs are considered as viewing points where members of the public or tourists can assess or view the site easily whose views from public areas within the Visual Envelope will be affected by the project during construction and/or operation phases.
 - Appraisal of visual changes on the assessment area and description of the visual compatibility of the Development with the surrounding and the planned setting, and its obstruction and interference with the key visual elements, including visual resources and key views of the adjacent areas.
 - Evaluation of the overall visual impact of the Development Proposal, including the description of the significance of visual impacts with respect to the sensitivity of receivers and the magnitude of changes, any resultant effect in the visual quality and character of the surrounding area. Any design features or mitigation measures that help moderate the visual impact of the development shall be discussed.
 - The overall visual impact of the Development Proposal is evaluated, taking into account the sensitivity of the key public viewers, visual resources and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surroundings area, and planning intention and known planned development of the area. **Table 1** shows the matrix used to assess visual impacts.
 - Preparation of computer-generated photomontages illustrate the visual impacts and their significance from representative vantage points.

Table 1 - Relationship between Viewing Points / Viewers' Sensitivity and Magnitude of Change in Defining Impact Significance

Magnitude of Change	Substantial	Moderate	Moderate / Substantial	Substantial
	Moderate	Slight / Moderate	Moderate	Moderate / Substantial
	Slight	Negligible / Slight	Slight / Moderate	Moderate
	Negligible	Negligible	Negligible	Negligible
		Low	Medium	High
Sensitivity of Viewing Points / Viewers				

Note: All impacts are Adverse unless otherwise noted with Beneficial.

- 2.1.2 The significance of impacts is assessed as “Substantial”, “Moderate”, “Slight”, “Negligible” and “Beneficial”. “Negligible” impacts are deemed to make no significant difference to the character of views, even though the Project Site and development may be physically visible in them.
- 2.1.3 Finally a single summary assessment of the impact is made based on the following thresholds stated in TPB PG-NO.41A Town Planning Board Guidelines on Submission on Visual Appraisal for Planning Applications to the Town Planning Board:
- **Substantial** - Adverse impact where the proposal would cause significant deterioration or improvement in existing visual quality.
 - **Moderate** - Adverse impact where the proposal would cause a noticeable deterioration or improvement in existing visual quality;
 - **Slight**- Adverse impact where the proposal would cause a barely perceptible deterioration or improvement in existing visual quality;
 - **Negligible** - No discernible change in the existing visual quality; and
 - **Beneficial** - Beneficial impact where the proposal would complement the visual character of its setting, and/or would improve overall visual quality.

3 SUMMARY OF PROPOSED CHANGES

3.1 Introduction

- 3.1.1 Site Layout Plan is shown in **Figure 1.1**. The Baseline Scenario and Proposed Scenario of the Development Proposal are shown in **Figure 2.1** and **2.2** respectively. The layouts are indicative for technical assessments purposes.
- 3.1.2 Due to increasing building height for accommodating aboveground carpark and adoption of MiC method into the private housing sites in KTN NDA, and site review under the latest planning circumstances; the proposed building height restriction will be required to change. The proposed changes in maximum building height restriction are shown in **Table 2** and illustrated in **Figure 2.3**.

Table 2 - Summary of Changes in Building Height Restriction at the Application Sites

Site No.	Area No.	Changes in Building Height Restriction	Building Layout Changed (Yes/No)	Changes in Building Height Restriction	Building Layout Changed (Yes/No)
		Compared to OZP Compliant Scheme		Compared to Approved S16 Application No. A/KTN/93	
Sites under S16 Application					
K1	Area 20E	115mPD to 130mPD	No	N/A	No
K2	Area 25E	115mPD to 130mPD	No	N/A	No
K3	Area 14	80mPD to 110mPD	Yes	95mPD to 110mPD	Yes
K4a	Area 22W	75mPD to 95mPD	Yes	85mPD to 95mPD	Yes
K4b	Area 22E	75mPD to 95mPD	Yes	85mPD to 95mPD	Yes
K5	Area 26W	75mPD to 85mPD	Yes	80mPD to 85mPD	Yes
K6	Area 26E	75mPD to 85mPD	Yes	80mPD to 85mPD	Yes
K7	Area 15N	85/95mPD to 115mPD	Yes	100mPD to 115mPD	Yes
K8	Area 15C	85mPD to 105mPD	Yes	90mPD to 105mPD	Yes
K9	Area 15S	80mPD to 95mPD	Yes	85mPD to 95mPD	Yes
K10	Area 23N	95mPD to 115mPD	Yes	110mPD to 115mPD	Yes
K11	Area 23C	90mPD to 95mPD	Yes	90mPD to 95mPD	Yes
K12	Area 23S	N/A	No	N/A	No

4 ASSESSMENT AREA & VIEWING POINTS

4.1 Assessment Area

- 4.1.1 The extent of the assessment area for Visual Envelope is according to Methodology of the Visual Appraisal mentioned in **Para 2.1.1**. The extent of the visual envelope is mapped in **Figure 2.1** and **2.2**.

4.2 Viewing Points

- 4.2.1 Nine viewpoints (VPs) are representative views that would be experienced by adjacent VPs. Description of viewpoints are provided below. Their locations are mapped in **Figure 2.1** and **2.2**.

Table 4 - List of Viewpoints and Sensitivity of VPs

VP ID	Location	Viewing Distance	Description	Type and Sensitivity of Identified Public Viewing Points (VPs)
VP1	View from Western Range - Lok Ma Chau Footpath	Long	This VP is located at the trail to the ridgeline of Lok Ma Chau, which the footpath is not readily accessible due to overgrown vegetation at lower levels. From the high point viewing from the west to the proposed KTN NDA, the viewing general view consists of an open sky view, with high rise buildings of Sheung Shui and Fanling urban area, and hillside landscape of Crest Hill prominent in the background. In the mid-ground, the lowland grasslands of the Kwu Tung and the mass of new development of KTN NDA (Area 19W and 24W) are visible and partially blocked by the hillside landscape of Western Range and Tit Hang in the foreground. Given this area is likely to be inaccessible and very few people use the trail, the sensitivity is considered as low.	Recreational VP - Low
VP2	View from Small Valley at the Eastern Foothill of Western Range	Long	This VP is located along the trails in a small valley at the eastern foothills of the Western Range, at the northeast of Tit Hang and the southwest of the Lo Wu and Ma Tso Lung Firing Range. Viewing towards southeast in the direction of the KTN NDA, the general view of this VP consists of an open sky, urban sprawl of Fanling/ Sheung Shui and Tai To Yan / Pat Sin Leng Country Park framing the view from the east at the background. The existing industrial area near Tung Fong and mass of new development of KTN NDA (Area 19W and 24E) is visible in the middle ground, with vegetation of Western Range in the foreground. The duration of views is short to medium, as most viewers along the trails may pause to view the open	Recreational VP - High

			sky and hillside landscape of Kwu Tung.	
VP3	View from Fanling Highway near Valais & Europa Garden	Medium	This VP is located along Fanling Highway near Valais and Europa Garden. Viewing to the north, this VP consists of the Fanling Highway which dominated the foreground, with roadside planting of some trees and shrubs the middle ground and open sky view at the background. Rural settlements such as warehouses are also visible in the background. The duration of views is short, as most viewers along Fanling Highway is transient.	Travelling VP - Medium
VP4	View from Hadden Hill Footpath	Long	This VP is located on the trail to the ridgeline of Hadden Hill. This general view of this VP consists of an open and panoramic view to KTN NDA, with open sky view, ridgeline of Crest Hill and Shenzhen skyline across the border at the background. The lowland hillside of Hadden Hill, which frames the view with Tit Hang on the west in the foreground. In the middle ground, the mass of new development of KTN NDA (Area 24W, 24E and 29) are visible along the Fanling Highway, and with the agricultural land of Long Valley and Sheung Shui/ Fanling urban area further east. The construction of Kwu Tung North First Phase is also shown. The duration of views is short to medium, as most viewers along the trails may pause to view the open sky and hillside landscape of Kwu Tung.	Recreational VP - Medium
VP5	View from Road P2	Short	This VP is located along the proposed Road P2. It provides view to the west with an open sky view, which is looking at the proposed building clusters of KTN NDA, with the mass of new development of KTN NDA (Area 19W and 24E) visible in the background. In the foreground, the view is dominated by the road traffic and roadside landscape. The construction of Kwu Tung North First Phase is also shown. The duration of views is short, as most viewers along Road P2 are transient.	Travelling VP - Medium
VP6	View from Road P1	Long	This VP is located at Road P1 near Tit Hang, viewing towards the KTN NDA on the east. The general view is dominated by the mass of new development of KTN NDA (Area 19W, 24W and 24E) next to Road P1 in the foreground, and Sheung Shui/ Fanling urban area with open sky view visible in the background. The duration of views is short, as most viewers	Travelling VP - Medium

Visual Appraisal for Application Sites in Fanling North New Development Area

			along Road P1 are transient.	
VP7	View from Open Space at Town Centre of KTN NDA	Short	This VP is located at the proposed district open space in KTN NDA, near the northeast corner of Site No. K2. The view is dominated by the Kwun Tung Station of Railway Associated Facilities development along roadside and entrance to railway. In the background, the general view of this VP consists of the mass of new development of KTN NDA (Area 19W) with open sky view. This VP shall be exposed to the future recreational users from the planned district open space in KTN, where duration of views is medium to long, as most viewers may stay in the open space for recreational activities.	Recreational VP - High
VP8	View from Footpath along Sheung Yue River near Long Valley Nature Park	Medium	The general view of this VP consist of Sheung Yue River with sparse vegetation at the foreground, the Long Valley Nature Centre with lowland woodland at the middle ground, and open sky view at the background. The duration of views is medium to long, as most viewers may stay in the open space along Sheung Yue River for recreational activities.	Recreational VP - High
VP9	View from Hiking Trail to Crest Hill	Long	This VP is located at the northeast side of Site which represents the hikers along the trail to Crest Hill. The general view captured lush hillside greenery at the low hill of Crest Hill in the foreground, with overhead, brownfield and storage surrounded by considerable village/ rural vegetation and mass of new development of KTN NDA (Area 19W, 24W and 24E) at the middle-ground, and the mountain backdrop of Hadden Hill, Ngau Tam Shan, Kai Kung Shan / Lam Tsuen Country Park with open sky view at the background. The construction of Kwu Tung North First Phase is also shown. The duration of views is short to medium, as most viewers along the trails may pause to view the open sky and hillside landscape of Kwu Tung.	Recreational VP - Medium

5 VISUAL APPRAISAL

- 5.1.1 The sources of impacts would create varying levels of visual impact during operational phases of the Project, and are shown in **Table 5**.
- 5.1.2 The summary of the proposed changes is listed in **Section 3**. The potential change in visual impacts due to the proposed changes are assessed and described in **Table 5** and **Table 6**. Baseline Scenario and Proposed Scenario on the proposed changes in building layout and height are illustrated in **Figure 2.1 - 2.3**. Photomontages with and without the proposed changes are prepared and shown in **Figure 3.1 - 3.9** to illustrate the predicted potential visual impact of the viewpoints and the identified VPs. The changes on these Assessment Sites illustrate the changes compared with the prevailing OZP No. S/KTN/4 restrictions and the approved planning application No. A/KTN/93.

Table 5 - Summary of Proposed Changes and the potential visual impacts to identified VPs

Proposed Changes (in comparison with restriction under OZP Compliant Scheme)	Proposed Changes (in comparison with restriction under Approved Scheme)	Potential Visual Impacts
Proposed changes in building heights	Proposed changes in building heights	Minor building block layout change is involved. Potential VPs to be affected from different direction and types are described below and the photomontages illustrating the potential impact are shown in Figure 3.1 – 3.9 .
- Site No. K1 115mPD to 130mPD	- Site No. K1 N/A	<u>Type of VPs</u> - Recreational VPs (hikers) from the View from Western Range - Lok Ma Chau Footpath (VP1); View from Small Valley at the Eastern Foothill of Western Range (VP2); View from Hadden Hill Footpath (VP4); View from Open Space at Town Centre of KTN NDA (VP7); View from Footpath along Sheung Yue River near Long Valley Nature Park (VP8); and View from Hiking trail to Crest Hill (VP9); - Travelling VPs from the View from Fanling Highway near Valais & Europa Garden (VP3); View from Road P2 (VP5); and View from Road P1 (VP6)
- Site No. K2 115mPD to 130mPD	- Site No. K2 N/A	
- Site No. K3 80mPD to 110mPD	- Site No. K3 95mPD to 110mPD	
- Site No. K4a 75mPD to 95mPD	- Site No. K4a 85mPD to 95mPD	
- Site No. K4b 75mPD to 95mPD	- Site No. K4b 85mPD to 95mPD	
- Site No. K5 75mPD to 85mPD	- Site No. K5 80mPD to 85mPD	
- Site No. K6 75mPD to 85mPD	- Site No. K6 80mPD to 85mPD	
- Site No. K7 85/95mPD to 115mPD	- Site No. K7 100mPD to 115mPD	
- Site No. K8 85mPD to 105mPD	- Site No. K8 90mPD to 105mPD	
- Site No. K9 80mPD to 95mPD	- Site No. K9 85mPD to 95mPD	

Proposed Changes (in comparison with restriction under OZP Compliant Scheme)	Proposed Changes (in comparison with restriction under Approved Scheme)	Potential Visual Impacts
- Site No. K10 90mPD to 115mPD	- Site No. K10 110mPD to 115mPD	
- Site No. K11 90mPD to 95mPD	- Site No. K11 90mPD to 95mPD	
- Site No. K12 N/A	- Site No. K12 N/A	

5.2 Visual Appraisal

Visual Appraisal of Specific Viewpoints: Comparison with OZP Compliant Scheme

VP1 - View from Western Range - Lok Ma Chau Footpath

- 5.2.1 The sources of impacts would create varying levels of visual impact from the permanent works during operation phase shown in **Table 5**.
- 5.2.2 Viewpoint VP1 has an overall distant view from Lok Ma Chau to proposed Site K7, K8 and K9. Relaxation of building height increase by 20-30m for Site K7, 20m for K8, and by 15m for Site K9 in comparison with restriction under S/KTN/4 are proposed, as illustrated in the photomontages **Figure 3.1**.
- 5.2.3 The proposed changes in building height and layout in Site K7 – K9 are considered compatible with the existing and planned urban developments in term of scale and height. The overall buildings profile at central view is maintained in a large extent, hence, the visual composition is not disturbed. And the proposed changes are regarded as visually compatible which blend with adjoining building clusters, and would not be significant due to long distance. The magnitude of change to this VP would be considered as slight.
- 5.2.4 Hence, the visual impact is considered as slight.

VP2 - View from Small Valley at the Eastern Foothill of Western Range

- 5.2.5 Viewpoint VP2 has an overall view from small valley at the eastern foothill of Western Range to proposed Site K3, K7, K8, K9 and K10. Relaxation of building height increase by 30m for Site K3, 20-30m for Site K7, 20m for K8 and K10, and by 15m for Site K9 in comparison with restrictions under S/KTN/4 are proposed.
- 5.2.6 The proposed changes in building height and layout in Site K3, K7-10 are considered compatible with the existing and planned urban developments in term of scale and height as illustrated in the photomontages **Figure 3.2**. While existing visual resources including hillside vegetation at foreground and mountain backdrop to the east will not be affected, which also act as a screening agent to reduce the bulkiness of proposed building blocks. Though certain portion of sky view will be intruded due to increased building height, but there would be no significant alteration to the visual permeability which overall sense of openness is maintained. The magnitude of change to this VP would be considered as slight.

5.2.7 Hence, the visual impact is considered as slight.

VP3 - View from Fanling Highway near Valais & Europa Garden

5.2.8 Viewpoint VP3 is a direct view from the section of Fanling Highway near the Valais Residential Development at the south to the proposed Site K1, K2 and K5, with Site K1 located behind Site K2 and Site K5 located behind Area 31W, both Site K1 and K5 are not visible in this VP. Relaxation of building height increase by 15m for Site K1 and K2, and by 10m for Site B5 in comparison with restriction under S/KTN/4.

5.2.9 Existing village greenery at front view will not be affected which provide screening effect to the lower portion of building blocks as illustrated in the photomontages **Figure 3.3**. While small portion of sky will be intruded due to increased building height, but there would be no significant alteration to the visual permeability which overall sense of openness is maintained. The magnitude of change to this VP would be considered as slight.

5.2.10 Hence, the visual impact is considered as slight.

VP4 - View from Hadden Hill Footpath

5.2.11 Viewpoint VP4 is a direct overview from Hadden Hill to the proposed KTN NDA. For the Site K2 and K5, the relaxation of building height increase by 15m (Site K2), and by 10m (Site K5) in comparison with restriction under S/KTN/4 are proposed. The proposed changes in building height of the Sites would not result in noticeable change in the existing visual context and create obstruction to the existing mountainous backdrop and open sky view.

5.2.12 The proposed changes in building height and layout in Site K2 and K5 are considered compatible with the existing and planned urban developments in terms of scale and height. The overall buildings profile at central view is maintained in a large extent, hence, the visual composition is not disturbed. The proposed changes are regarded as visually compatible, which blend with adjoining building clusters, and would not be significant due to long distance. The magnitude of change to this VP would be considered as negligible.

5.2.13 Hence, the visual impact is considered as negligible as illustrated in the photomontage in **Figure 3.4**.

VP5 - View from Road P2

5.2.14 Viewpoint VP5 has a direct view from Road P2 to proposed Site K3, K4a and K4b. The proposed relaxation of building height would be by 30m (Site K3) and by 20m (Site K4a & K4b) in comparison with restriction under S/KTN/4.

5.2.15 Though the changes would result in minor change of the skyline at the background and small portion of sky will be intruded due to increased building height, with partial blockage of public housing sites at the background, the overall sense of openness is maintained and no significant alteration to visual permeability, as illustrated in the photomontages in **Figure 3.5**.

5.2.16 The proposed changes in building height and layout in Site K3, K4a and K4b are considered compatible with the existing and planned urban developments in terms of scale and height. Due to short viewing distance, the magnitude of change to this VP would be considered as moderate, and the visual impact is considered as moderate.

VP6 - View from Road P1

5.2.17 Viewpoint VP6 is a direct view from Pak Shek Au to proposed Site K1, K2, and K4 – K6. Relaxation of building height increase by 20m (Site K4a & K4b), by 15m (Site K1 & K2), and by 10m (Site K5 & K6) in comparison with restrictions under S/KTN/4 are proposed.

5.2.18 The proposed changes would result in minor change of the skyline in the background as illustrated in the photomontages in **Figure 3.6**. The perceived change to the skyline is considered slight due to the long distance of this viewpoint.

5.2.19 The proposed changes in Site K1, K2, and K4 – K6 are considered compatible with the existing and planned urban developments in term of scale and height. The magnitude of change to this VP would be considered as slight, and the visual impact is considered as slight.

VP7 - View from Open Space at Town Centre of KTN NDA

5.2.20 Viewpoint VP7 is a direct view from town center to proposed Site K1 and K3. Relaxation of building height increase by 30m for Site K3 and by 15m for Site K1 in comparison with restriction under S/KTN/4.

5.2.21 The proposed increase in building height would result in minor change to the visual openness of the view compared with the Baseline Scenario. As illustrated in the photomontages in **Figure 3.7**, visual gaps between the developments would be maintained and the visual permeability would not be significantly affected.

5.2.22 The building height in Site K1 and K3 is considered compatible with the existing and planned urban developments in terms of scale and height. The magnitude of change to this VP would be considered as slight, and the visual impact is considered as slight.

VP8 - View from Footpath along Sheung Yue River near Long Valley Nature Park

5.2.23 Viewpoint VP8 is a distant and glimpse view from Long Village to proposed Site K4a & K4b, K6, K7, K10-12. With the medium distant view, the proposed change for building height by 20-30m (Site K7), 20m (Site K4a & K4b and K10), 10m (Site K6), and 5m (Site K11) in comparison with restriction under S/KTN/4 respectively would result in minor obstruction that is may be noticeable to the existing visual context as illustrated in photomontages in **Figure 3.8**. There is no building height and layout changes by Site K12 in comparison with restriction under S/KTN/4.

5.2.24 Mitigation measures in relation to watercourse and provision of greenery in the foreground would offer screening effect for the lower portion of building, at the same time serve as a visual relief and visual resources at the front row. The overall visual quality of the view is still considered as high.

5.2.25 Although the visual openness of this view might be slightly affected, the proposed changes of the Sites is considered minor, while it could be mitigated with well-implementation of soft landscape and detailed design measures. The magnitude of change to this VP would be considered as slight. Hence, the visual impact is considered as slight.

VP9 - View from Hiking Trail to Crest Hill

5.2.26 Viewpoint VP9 is an overview from Crest Hill to the proposed KTN NDA covering Site K3, K7, K8 and K10-12. Relaxation of building height by 30m (Site K3), 20-30m (Site K7), 20m (K8 and K10), and 5m (Site K11) in comparison with restriction under S/KTN/4 are proposed, and there is no building height and layout changes by Site K12. Compared to baseline scenario scheme, the proposed changes in building height and layout of the Sites would have minor impact to open sky view, partial blockage to the public housing sites and result in partial intrusion towards mountain and building backdrops. The magnitude of change to this VP would be considered as moderate.

5.2.27 Proposed changes are perceived in a holistic manner and would not be significant due to long distances. Hence, the visual impact is considered as moderate as illustrated in the photomontage in **Figure 3.9**.

Visual Appraisal of Specific Viewpoints: Comparison with Approved Scheme

VP1 - View from Western Range - Lok Ma Chau Footpath

- 5.2.28 The sources of impacts would create varying levels of visual impact from the permanent works during operation phase shown in **Table 5**.
- 5.2.29 Viewpoint VP1 has an overall distant view from Lok Ma Chau to proposed Site K7, K8 and K9. Relaxation of building height increase by 15m for Site K7 and K8, and by 10m for Site K9 in comparison with restriction under A/KTN/93 are proposed, as illustrated in the photomontages **Figure 3.1**.
- 5.2.30 The proposed changes in building height and layout in Site K7 – K9 are considered compatible with the existing and planned urban developments in term of scale and height. The overall buildings profile at central view is maintained in a large extent, hence, the visual composition is not disturbed. And the proposed changes are regarded as visually compatible which blend with adjoining building clusters, and would not be significant due to long distance. **The magnitude of change to this VP would be considered as slight.**
- 5.2.31 Hence, the visual impact is considered as slight.

VP2 - View from Small Valley at the Eastern Foothill of Western Range

- 5.2.32 Viewpoint VP2 has an overall view from small valley at the eastern foothill of Western Range to proposed Site K3, K7, K8, K9 and K10. Relaxation of building height increase by 15m for Site K3, K7 and K8, by 10m for Site K9, and by 5m for Site K10 in comparison with restrictions under A/KTN/93 are proposed.
- 5.2.33 The proposed changes in building height and layout in Site K3, K7-10 are considered compatible with the existing and planned urban developments in term of scale and height as illustrated in the photomontages **Figure 3.2**. While existing visual resources including hillside vegetation at foreground and mountain backdrop to the east will not be affected, which also act as a screening agent to reduce the bulkiness of proposed building blocks. Though certain portion of sky view will be intruded due to increased building height, but there would be no significant alteration to the visual permeability which overall sense of openness is maintained. **The magnitude of change to this VP would be considered as slight.**
- 5.2.34 Hence, the visual impact is considered as slight.

VP3 - View from Fanling Highway near Valais & Europa Garden

- 5.2.35 Viewpoint VP3 is a direct view from the section of Fanling Highway near the Valais Residential Development at the south to the proposed Site K1, K2 and K5, with Site K1 located behind Site K2 and Site K5 located behind Area 31W, both Site K1 and K5 are not visible in this VP. There is no building height changes by Site K1 and K2, and by 5m for Site B5 in comparison with restriction under A/KTN/93.
- 5.2.36 Existing village greenery at front view will not be affected which provide screening effect to the lower portion of building blocks as illustrated in the photomontages **Figure 3.3**. While small portion of sky will be intruded due to increased building height, but there would be no significant alteration to the

visual permeability which overall sense of openness is maintained. **The magnitude of change to this VP would be considered as negligible.**

5.2.37 Hence, the visual impact is considered as negligible.

VP4 - View from Hadden Hill Footpath

- 5.2.38 Viewpoint VP4 is a direct overview from Hadden Hill to the proposed KTN NDA. **For the Site K2 and K5**, there are no building height change to Site K2, and the relaxation of building height by 5m (Site K5) in comparison with restriction under A/KTN/93 are proposed. The proposed changes in building height of the Sites would not result in noticeable change in the existing visual context and create obstruction to the existing mountainous backdrop and open sky view.
- 5.2.39 The proposed changes in building height and layout in **Site K5** are considered compatible with the existing and planned urban developments in terms of scale and height. The overall buildings profile at central view is maintained in a large extent, hence, the visual composition is not disturbed. The proposed changes are regarded as visually compatible, which blend with adjoining building clusters, and would not be significant due to long distance. **The magnitude of change to this VP would be considered as negligible.**
- 5.2.40 Hence, the visual impact is considered as negligible as illustrated in the photomontage in **Figure 3.4**.

VP5 - View from Road P2

- 5.2.41 Viewpoint VP5 has a direct view from Road P2 to proposed Site K3, K4a and K4b. The proposed relaxation of building height would be by 15m (Site K3) and by 10m (Site K4a & K4b) in comparison with restriction under A/KTN/93.
- 5.2.42 Though the changes would result in minor change of the skyline at the background and small portion of sky will be intruded due to increased building height, with partial blockage of public housing sites at the background, the overall sense of openness is maintained and no significant alteration to visual permeability, as illustrated in the photomontages in **Figure 3.5**.
- 5.2.43 The proposed changes in building height and layout in Site K3, K4a and K4b are considered compatible with the existing and planned urban developments in terms of scale and height. **Due to short viewing distance, the magnitude of change to this VP would be considered as slight to moderate**, and the visual impact is considered as moderate.

VP6 - View from Road P1

- 5.2.44 Viewpoint VP6 is a direct view from Pak Shek Au to proposed **Site K1, K2 and K4 – K6**. There is no building height change to Site **K1 and K2**, and the relaxation of building height by 5m (Site K5 & K6) and 10m (Site K4a & K4b) in comparison with restrictions under A/KTN/93 are proposed.
- 5.2.45 The proposed changes would result in minor change of the skyline in the background as illustrated in the photomontages in **Figure 3.6**. The perceived change to the skyline is considered slight due to the long distance of this viewpoint.
- 5.2.46 The proposed changes in Site K4 – K6 are considered compatible with the existing and planned urban developments in term of scale and height. **The magnitude of change to this VP would be considered as slight**, and the visual impact is considered as slight.

VP7 - View from Open Space at Town Centre of KTN NDA

- 5.2.47 Viewpoint VP7 is a direct view from town center to proposed Site K1 and K3. There is no building height change to Site K1 and 15m for Site K3 in comparison with restriction under A/KTN/93.
- 5.2.48 The proposed increase in building height would result in in minor change to the visual openness of the view compared with the **Approved Scheme**. As illustrated in the photomontages in **Figure 3.7**, visual gaps between the developments would be maintained and the visual permeability would not be significantly affected.
- 5.2.49 The building height in Site K3 is considered compatible with the existing and planned urban developments in terms of scale and height. **The magnitude of change to this VP would be considered as slight**, and the visual impact is considered as slight.

VP8 - View from Footpath along Sheung Yue River near Long Valley Nature Park

- 5.2.50 Viewpoint VP8 is a distant and glimpse view from Long Village to proposed Site K4a & K4b, K6, K7, K10- 12. With the medium distant view, the proposed change for building height by 5m (Site K6, K10 & K11), 10m (Site K4a & K4b) and 15m (Site K7) in comparison with restriction under A/KTN/93 respectively would result in minor obstruction that is may be noticeable to the existing visual context as illustrated in photomontages in **Figure 3.8**. **There is no building height and layout changes by Site K12 in comparison with restriction under A/KTN/93.**
- 5.2.51 Mitigation measures in relation to watercourse and provision of greenery in the foreground would offer screening effect for the lower portion of building, at the same time serve as a visual relief and visual resources at the front row. The overall visual quality of the view is still considered as high.
- 5.2.52 Although the visual openness of this view might be slightly affected, the proposed changes of the Sites is considered minor, while it could be mitigated with well-implementation of soft landscape and detailed design measures. **The magnitude of change to this VP would be considered as slight.** Hence, the visual impact is considered as slight.

VP9 - View from Hiking Trail to Crest Hill

- 5.2.53 Viewpoint VP9 is an overview from Crest Hill to the proposed KTN NDA covering Site K3, K7, K8 and K10-12, the relaxation of building height by 5m (Site K10 & K11), and 15m (Site K3, K7 & K8) in comparison with restriction under A/KTN/93 are proposed, **and there is no building height and layout changes by Site K12.** Compared to **Approved Scheme**, the proposed changes in building height and layout of the Sites would have minor impact to open sky view, partial blockage to the public housing sites and result in partial intrusion towards mountain and building backdrops. **The magnitude of change to this VP would be considered as slight to moderate.**
- 5.2.54 Proposed changes are perceived in a holistic manner and would not be significant due to long distances. Hence, the visual impact is considered as moderate as illustrated in the photomontage in **Figure 3.9**.

Table 6 – Significance of Visual Impacts

VP ID.	Location of VPs / Key Public Viewers	Sensitivity (High, Medium, Low)	Magnitude of Change (Negligible, Slight, Moderate, Substantial)		Recommended Mitigation Measures ⁽²⁾	Significance Thresholds of Visual Impact after Mitigation Measure Established (Beneficial, Negligible, Slight, Moderate, Substantial)
			OZP Compliant Scheme	Approved Scheme		
VP1	View from Western Range - Lok Ma Chau Footpath	Low	Slight	Slight	MM1, MM2, MM5	Slight
VP2	View from Small Valley at the Eastern Foothill of Western Range	High	Slight	Slight	MM1, MM2, MM5	Slight
VP3	View from Fanling Highway near Valais & Europa Garden	Medium	Slight	Negligible	MM1, MM5	Slight
VP4	View from Hadden Hill Footpath	Medium	Negligible	Negligible	MM1, MM2, MM5	Negligible
VP5	View from Road P2	Medium	Moderate	Slight to Moderate	MM1	Slight
VP6	View from Road P1	Medium	Slight	Slight	MM1, MM2, MM3, MM5	Slight
VP7	View from Open Space at Town Centre of KTN NDA	High	Slight	Slight	MM1, MM2	Slight
VP8	View from Footpath along Sheung Yue River near Long Valley Nature Park	High	Slight	Slight	MM1, MM2, MM3, MM4, MM5	Slight
VP9	View from Hiking Trail to Crest Hill	Medium	Moderate	Slight to Moderate	MM1, MM2, MM5	Moderate

Cumulative Impact

- 5.2.55 The assessment would take into account planned developments in the vicinity, including changes for Area 9 to 13, Area 19, Area 20W, Area 21, Area 24, Area 25W, Area 26Wa, Area 28 to 32, Area 34 under approved S16 planning applications, No. A/KTN/84, A/KTN/83 and A/KTN/93 respectively.
- 5.2.56 The changes in the Application Sites are considered compatible with the planned developments, in term of scale and height which would be perceived in a holistic manner. The overall building profile is anticipated to be similar compared with that in Baseline condition.

Overall Visual Appraisal

- 5.2.57 Due to the proposed changes in development parameter, Site No. K3 - 11 would involve changes of building height relaxation and layout change as discussed above. According to visual appraisal of the viewpoints VP1 to VP9 mentioned in the paragraphs above, the visual changes of the proposal are considered as negligible to moderate. Photomontages illustrating the proposed changes are provided in **Figure 3.1 - 3.9**.
- 5.2.58 Effect on Visual Composition: The Developments with the proposed relaxation of building height and layout is visually compatible with the existing and planned urban context of the area in term of scale and height. The holistic building profile is still respected at the Development of KTN NDA.
- 5.2.59 Effect on Visual Obstruction and Visual Permeability: Although, the proposal would result in increase of visual intrusion to sky to a small extent for some of the viewpoints, the visual obstruction by increase in building height is considered slight. These changes are considered acceptable and no significant alteration to the visual permeability, which the overall sense of openness is maintained.
- 5.2.60 Effect on Visual Resources: The mountain backdrop and overall townscape of KTN NDA would remain unchanged; while open sky will be intruded to a small extent. There would be no significant impact upon the visual resources as compared with the Development Proposal in the Baseline Scenario.
- 5.2.61 Impact on Public Viewing Points: No discernible change in magnitude of impact and visual impact significance on all the VPs due to proposed changes are anticipated.

6 MITIGATION MEASURE

- 6.1.1 Bearing in mind that the purpose of this report is to assess the proposed changes against the planned development of the Baseline Scenario, the primary difference between the two scenarios lies in modification of building form and height. The change in overall visual impact is considered negligible to moderate as demonstrate in the assessment above and photomontages provided in **Figure 3.1 - 3.9**. The following mitigations will be adopted to enhance the visual amenity and minimize any potential adverse visual impact.
- 6.1.2 Detailed Design (Visual) (MM1)
- The footprint of development components and the works area should also be kept to a practical minimum and the detailed design of development components for construction stage should follow the Sustainable Building Design Guidelines. The form, textures, finishes and colours of the proposed SPS buildings and boundary treatment should aim to be compatible with the existing surroundings.

- To improve visual amenity, designs should be aesthetically pleasing and treatment of structures also improve visual amenity. For example natural building materials such as stone and timber should be considered for architectural features, and light earthy tone colours such as shades of green, shades of grey, shades of brown and off-white should also be considered to reduce the visibility of the development components.

Slope Landscaping (MM2)

- Site formation has been reduced as far as possible to avoid substantial slope cutting. Hydroseeding of modified slopes should be done as soon as grading works are completed to prevent erosion and subsequent loss of landscape resources and character. Woodland tree seedlings and/ or shrubs should be planted where the slope gradient and site conditions allow.

- In addition, landscape planting should be provided for the retaining structures associated with modified slopes, where conditions allow. All slope landscaping works should comply with GEO Publication No. 1/2011-Technical Guidelines on Landscape Treatment for Slopes

Vertical Greening (MM3)

- Planting of climbers to grow up vertical surfaces were appropriate, such as along perimeter fencing/walling and building walls are recommended to break up uniform surfaces and provide visual amenity.

Green Roof (MM4)

- Roof greening where appropriate should be established on proposed buildings to reduce exposure to untreated concrete surfaces and particularly mitigate visual impact to VPs at higher elevations.

Screen Planting (MM5)

- Tall buffer trees and shrubs should be planted to screen proposed structures such as roads and buildings. This measure may additionally form part of the compensatory planting and will improve compatibility with the surrounding landscape.

- 6.1.3 The proposed changes under the Section 16 application would inevitably create minor changes to visual composition, visual obstruction and permeability, and visual effect on the adjacent VPs. However, in general, there would not be any discernible effect on visual resources. As illustrated in the photomontages prepared under this submission, it is predicted that there would be overall insignificant visual effects to key public viewpoints identified.

7 CONCLUSION

- 7.1.1 This VA assessed the visual impact arising from the Development Proposal at KTN NDA. When compared to the baseline scenario with restriction under S/KTN/4, there are negligible to moderate in the magnitude of changes by building height relaxation and layout change.

- 7.1.2 For VP4, as most of the Sites are with blockage of other developments and with no significant visual blockages to existing visual elements, and the anticipated visual impact of operational phase would be negligible. For VP1, VP2, VP3, VP6, VP7 and VP8, although the visual openness of views might be slightly affected, the proposed changes of the Sites is considered minor, while it could be mitigated with well-implementation of soft landscape and detailed design measures, hence the anticipated visual impact of operational phase would be slight. For VP5 and VP9, due to short viewing distance and partial intrusion towards mountain and building backdrops, the visual impact is considered as moderate. As a result of the

Visual Appraisal for Application Sites in Fanling North New Development Area

development of visual changes, the visual impact to the identified key public viewers would be ranging from negligible to moderate.

- 7.1.3 With the implementation of the proposed visual mitigation measures, the overall visual impacts would be from negligible to moderate. With full implementation of the recommended mitigation measures, unacceptable adverse residual visual impacts are not expected.

Agreement No. CE 19/2019 (CE)

Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Private Housing Developments at Various Sites within Fanling North New Development Area and Kwu Tung North New Development Area, New Territories and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Development at Site K10, Planning Area 23N, Kwu Tung North New Development Area, New Territories

Visual Appraisal for Application Sites in Fanling North New Development Area

Drawings

Agreement No. CE 19/2019 (CE)

Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Private Housing Developments at Various Sites within Fanling North New Development Area and Kwu Tung North New Development Area, New Territories and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Development at Site K10, Planning Area 23N, Kwu Tung North New Development Area, New Territories

Visual Appraisal for Application Sites in Fanling North New Development Area

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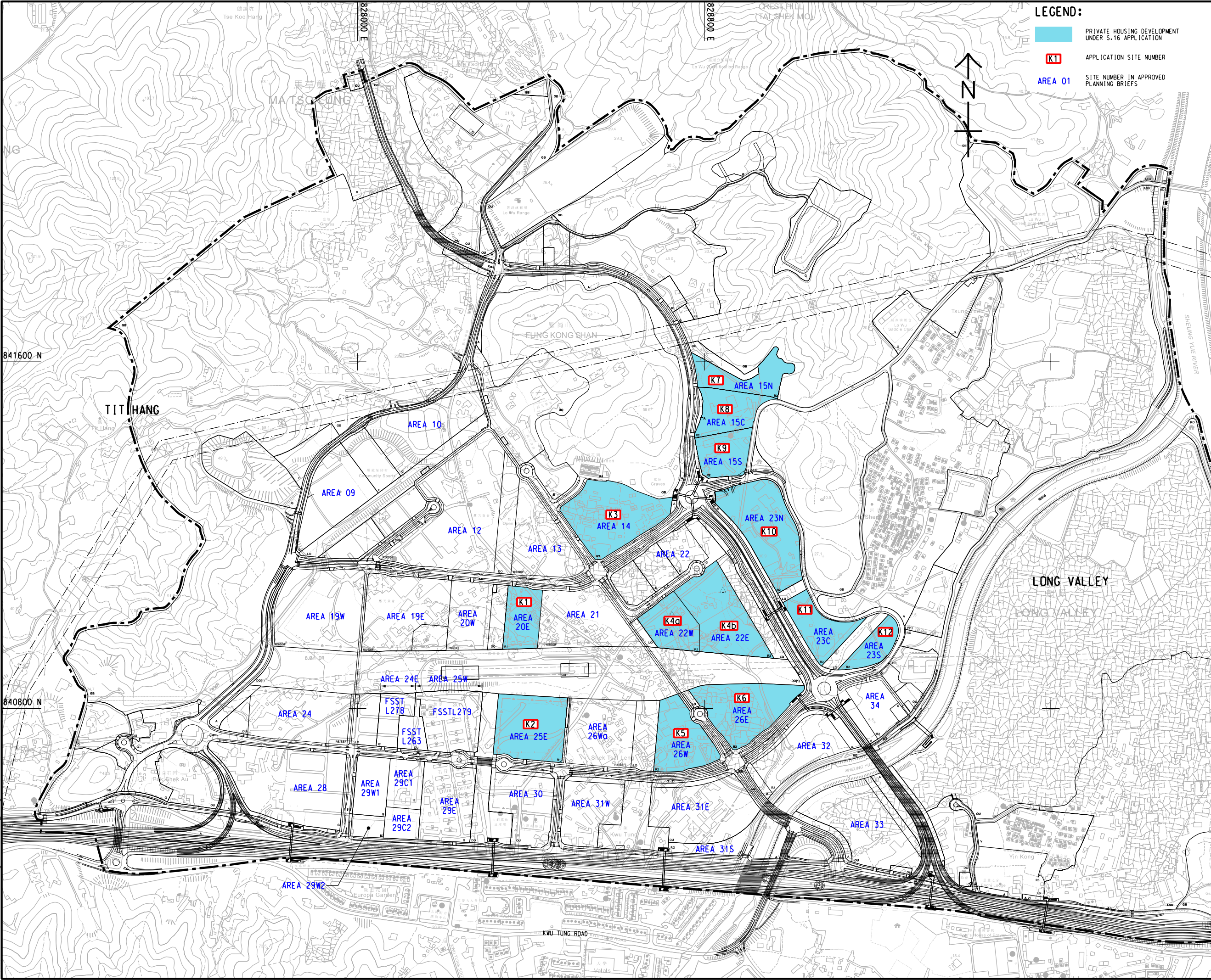
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Approved:

Checked:

Designer:

Project Management Initials:



LEGEND:

PRIVATE HOUSING DEVELOPMENT UNDER S.16 APPLICATION

APPLICATION SITE NUMBER

AREA 01 SITE NUMBER IN APPROVED PLANNING BRIEFS

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PROJECT
DEVELOPMENT OF KWU TUNG NORTH NEW DEVELOPMENT AREA, REMAINING PHASE - DESIGN & CONSTRUCTION

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Civil Engineering and Development Department

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METRES

KEY PLAN

PROJECT NO.
60624717

CONTRACT NO.
CE 19/2019 (CE)

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
60624717/2A/FIGURE 1.1

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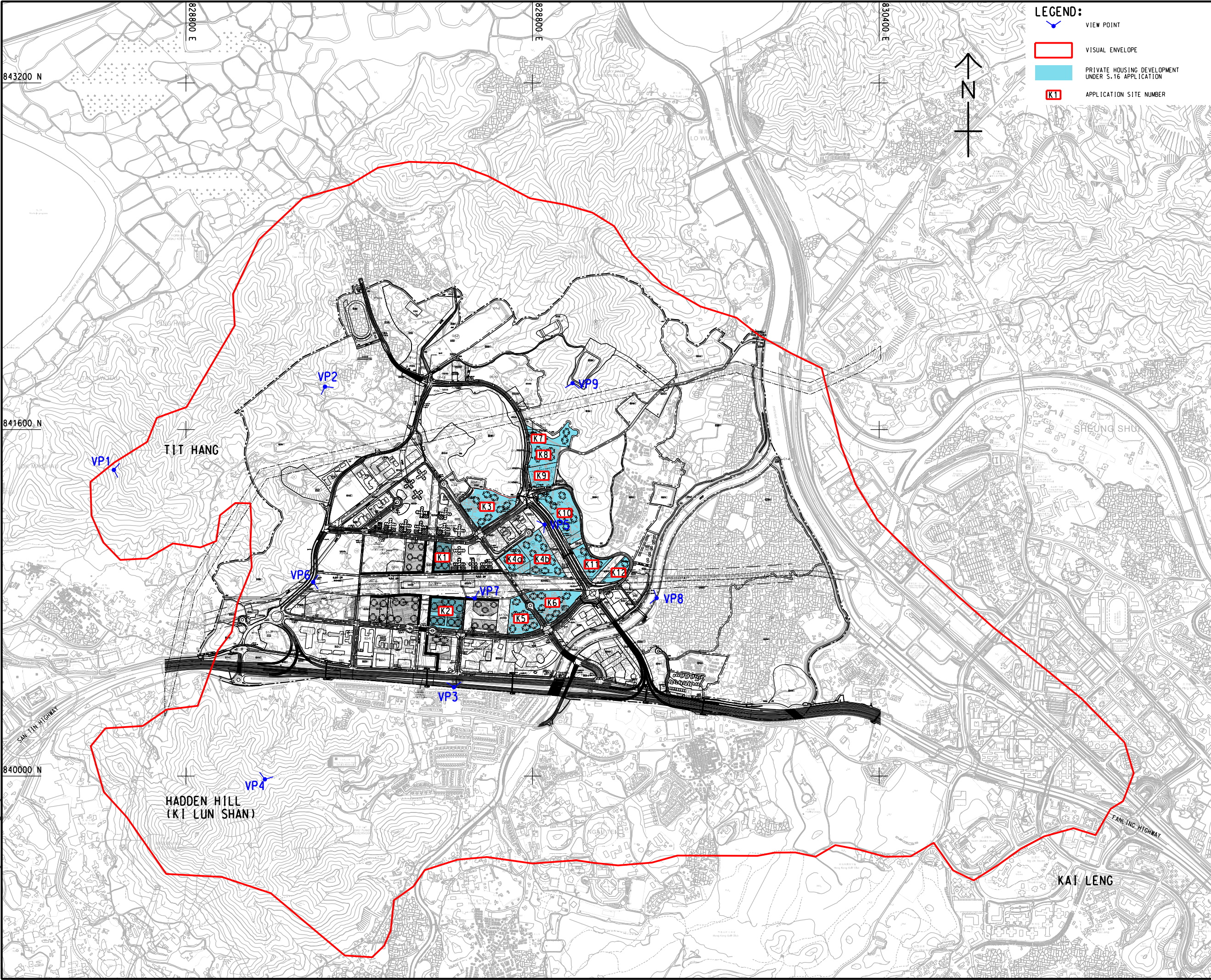
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LEGEND:

- VIEW POINT
- VISUAL ENVELOPE
- PRIVATE HOUSING DEVELOPMENT UNDER S.16 APPLICATION
- APPLICATION SITE NUMBER

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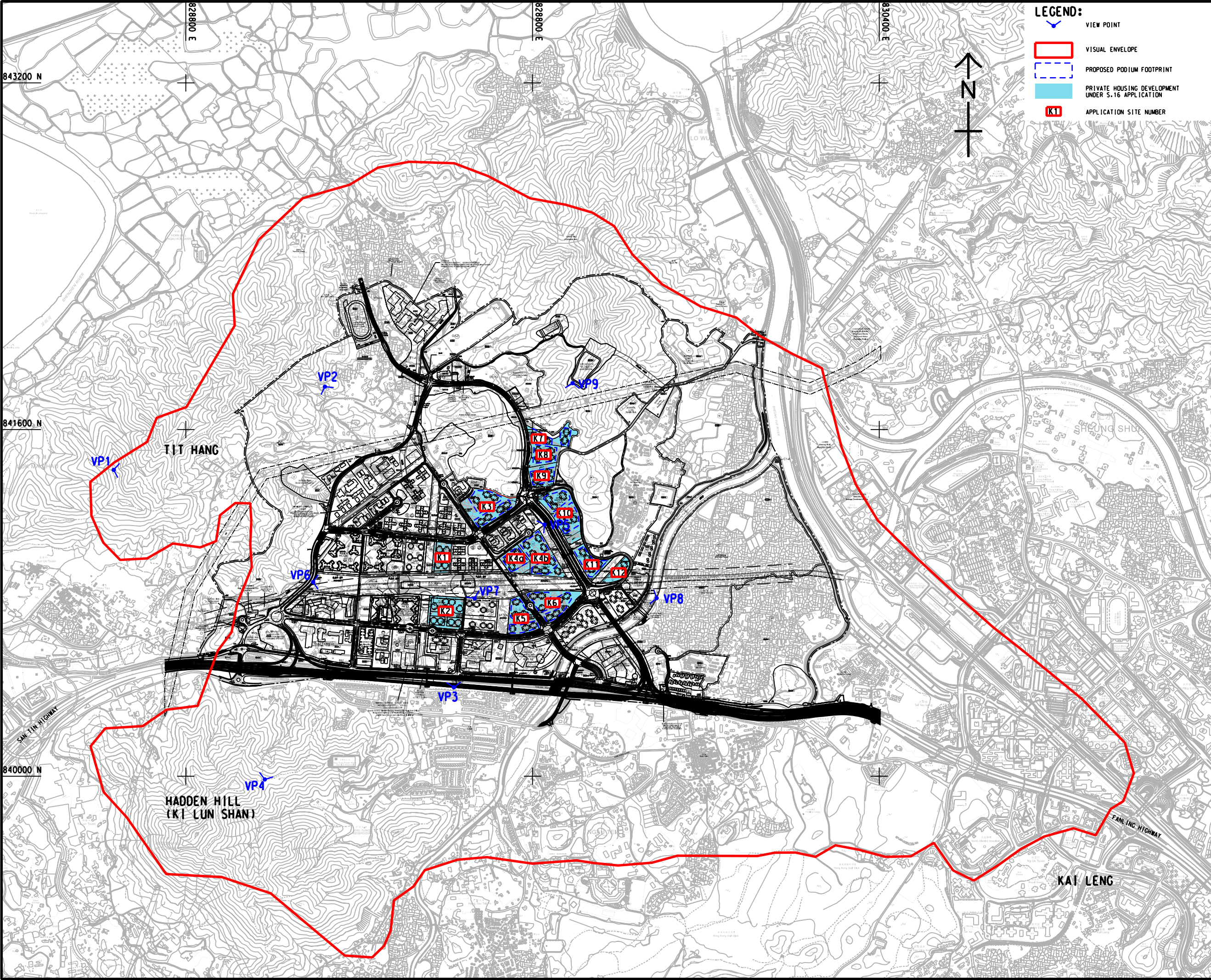
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SHEET TITLE
BASELINE SCENARIO FOR VA

SHEET NUMBER
60624717/2A/Figure 2.1

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KEY PLAN	

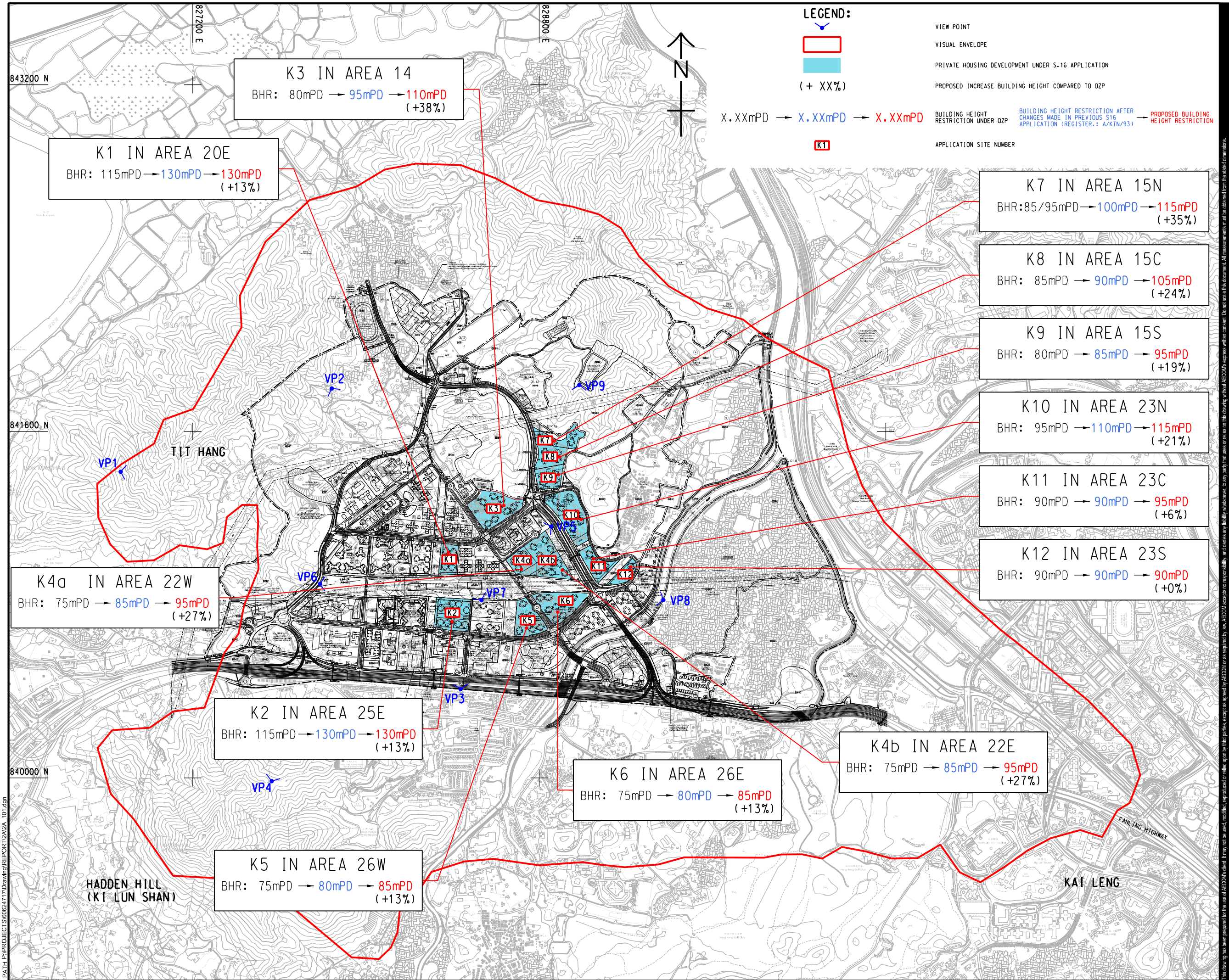
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SHEET TITLE	
PROPOSED SCENARIO FOR VA	

SHEET NUMBER	
60624717/2A/Figure 2.2	

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Project Management Initials:

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KEY PLAN

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CONTRACT NO.

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SHEET TITLE

PROPOSED RELAXATION OF DEVELOPMENT RESTRICTION - UPDATE BUILDING HEIGHT

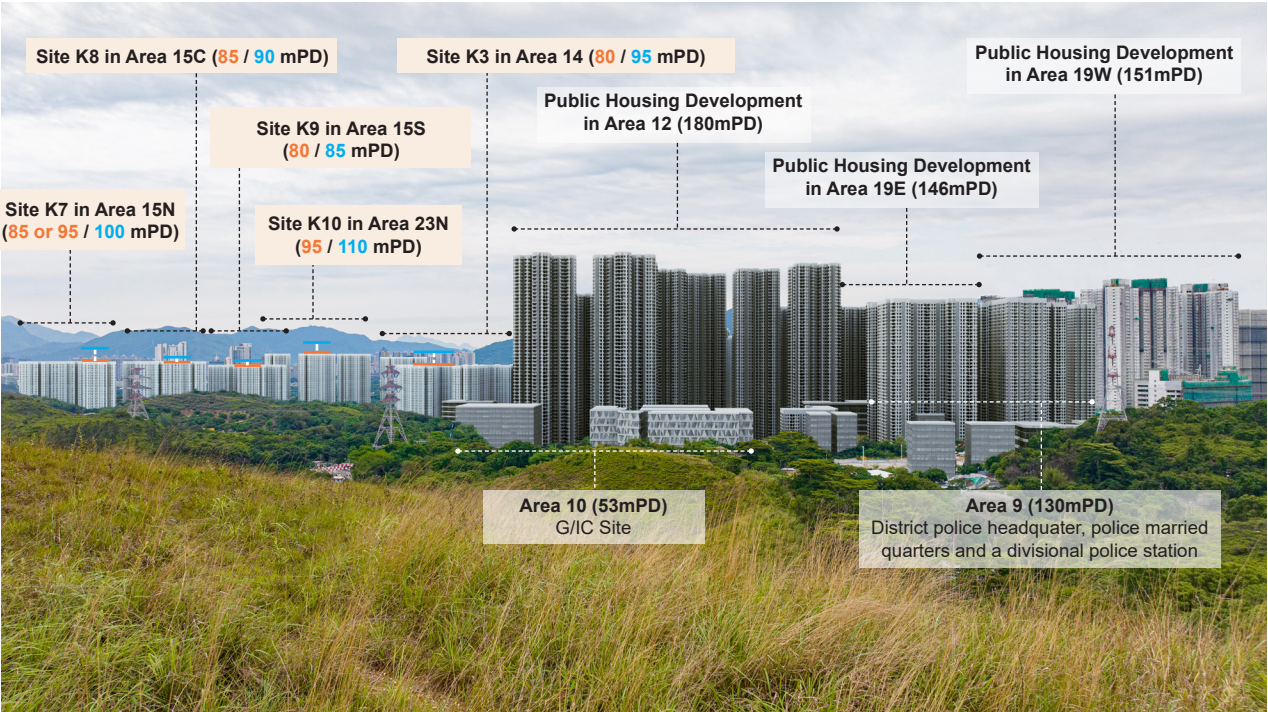
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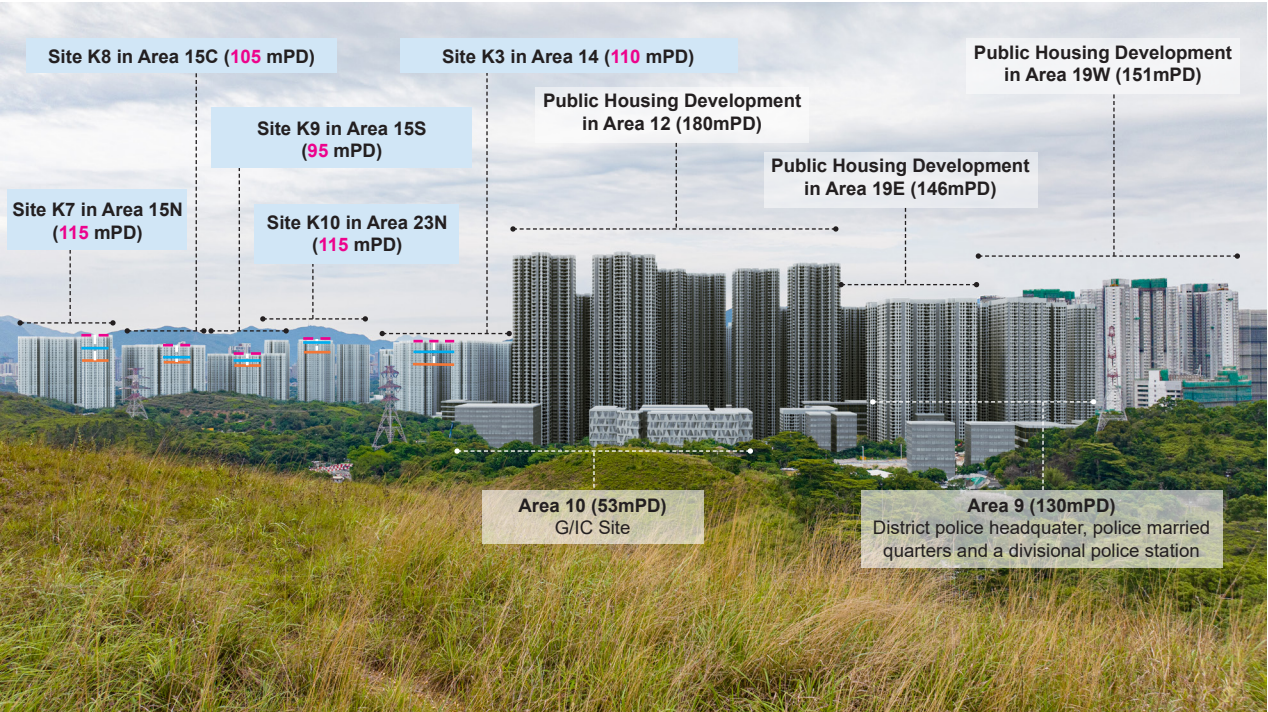
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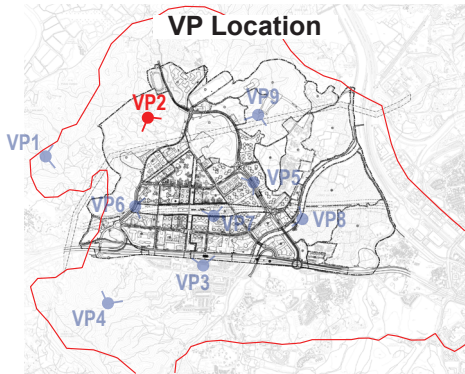
VP2 - Existing View



VP2 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP2 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction A/KTN/93
Site K__ in Area __ (/ mPD)

Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site K__ in Area __ (mPD)

- BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
- PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

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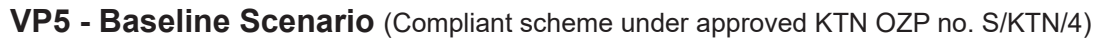
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60624717

CE 19/2019 (CE)

PHOTOMONTAGE FROM
VIEWPOINT VP2

60624717/2A/FIGURE 3.2



Application Site for Baseline Scenario
(light orange box)

Application Site for Proposed Scenario
(light blue box)

Site for Baseline Scenario

Site K__ in Area ____ ( /  mPD)

OZP BH Restriction *A/KTN/93*

Site for Proposed Scenario *Under Proposed Scenario* Site K__ in Area ____ (mPD)

- BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
 BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
 PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

PROJECT

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SHEET TITLE
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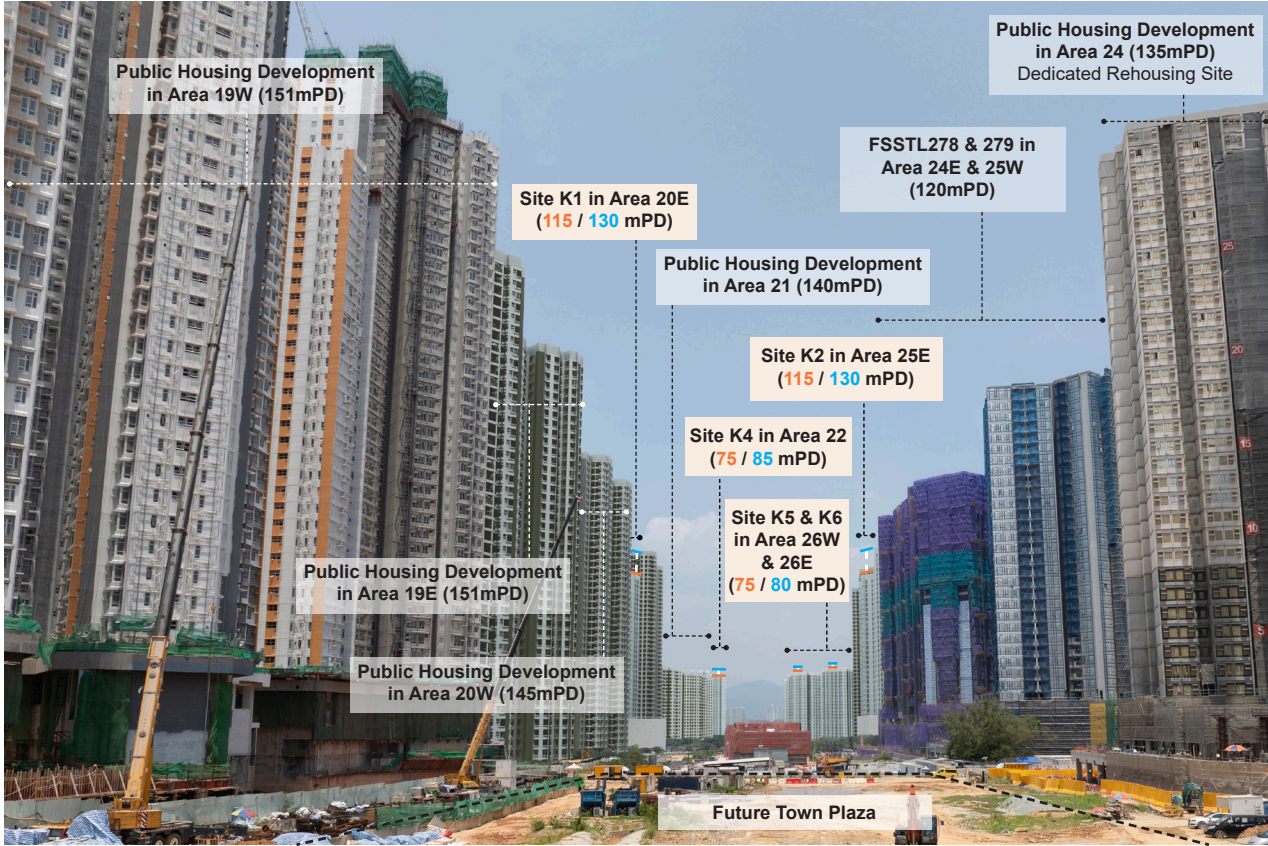
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VIEWPOINT VP5

SHEET NUMBER

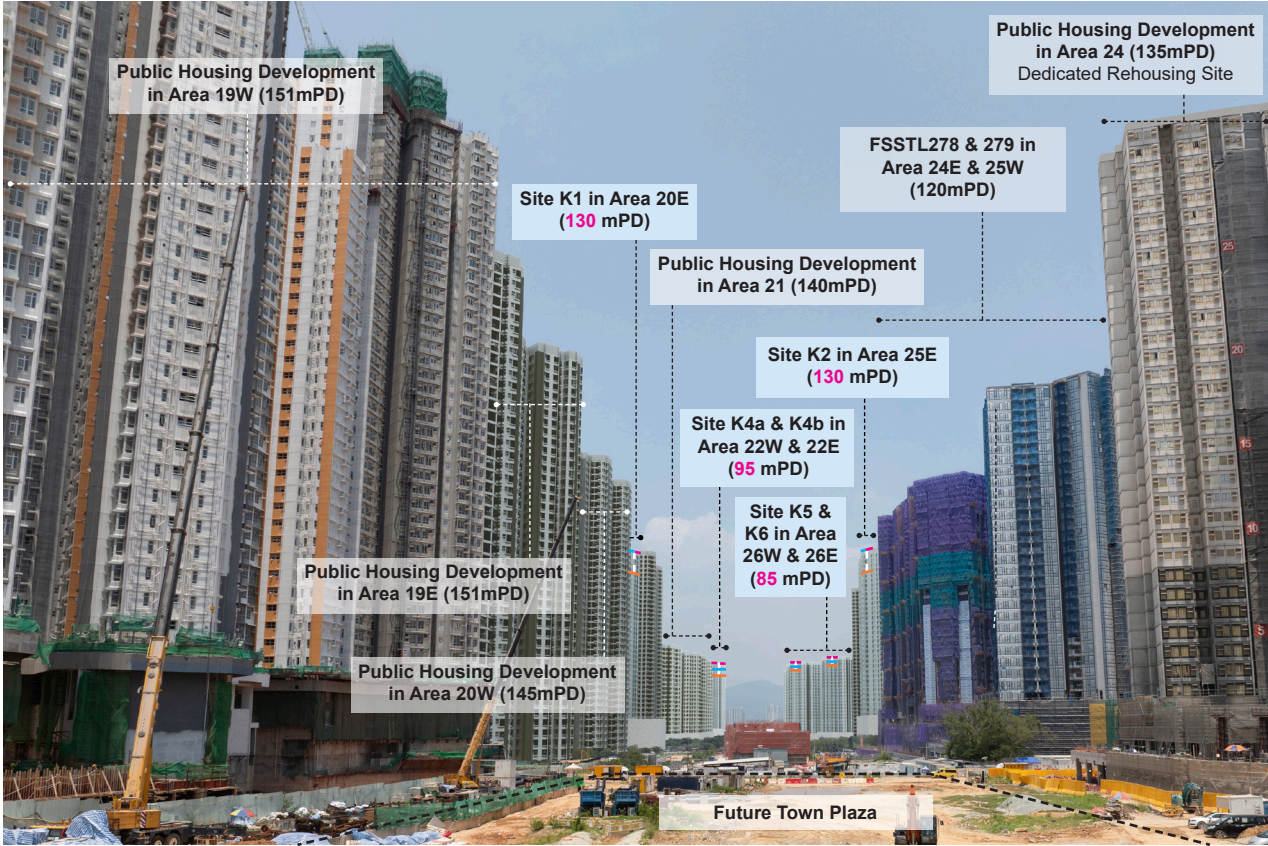
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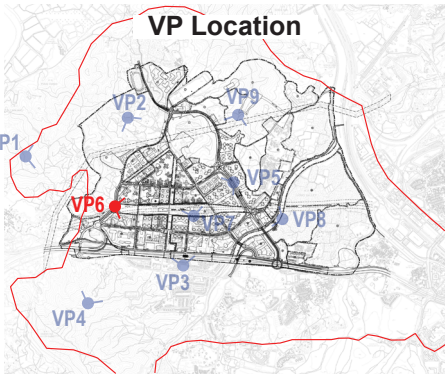
VP6 - Existing View



VP6 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP6 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction A/KTN/93
Site K_ in Area _ (/ mPD)

Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site K_ in Area _ (mPD)

- BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
- PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

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KEY PLAN

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PHOTOMONTAGE FROM
VIEWPOINT VP6

SHEET NUMBER

60624717/2A/FIGURE 3.6

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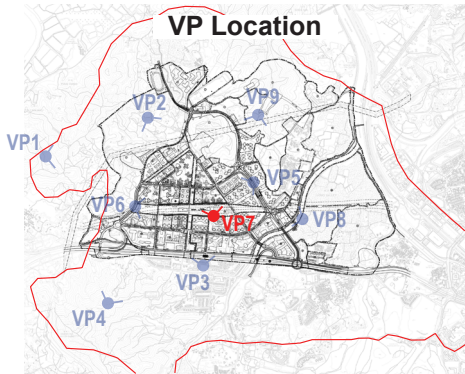
VP7 - Existing View



VP7 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP7 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction
Site K__ in Area __ (/ mPD)
A/KTN/93

Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site K__ in Area __ (mPD)

- BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
- PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

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KEY PLAN

PROJECT NO.

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CONTRACT NO.

CE 19/2019 (CE)

SHEET TITLE

PHOTOMONTAGE FROM
VIEWPOINT VP7

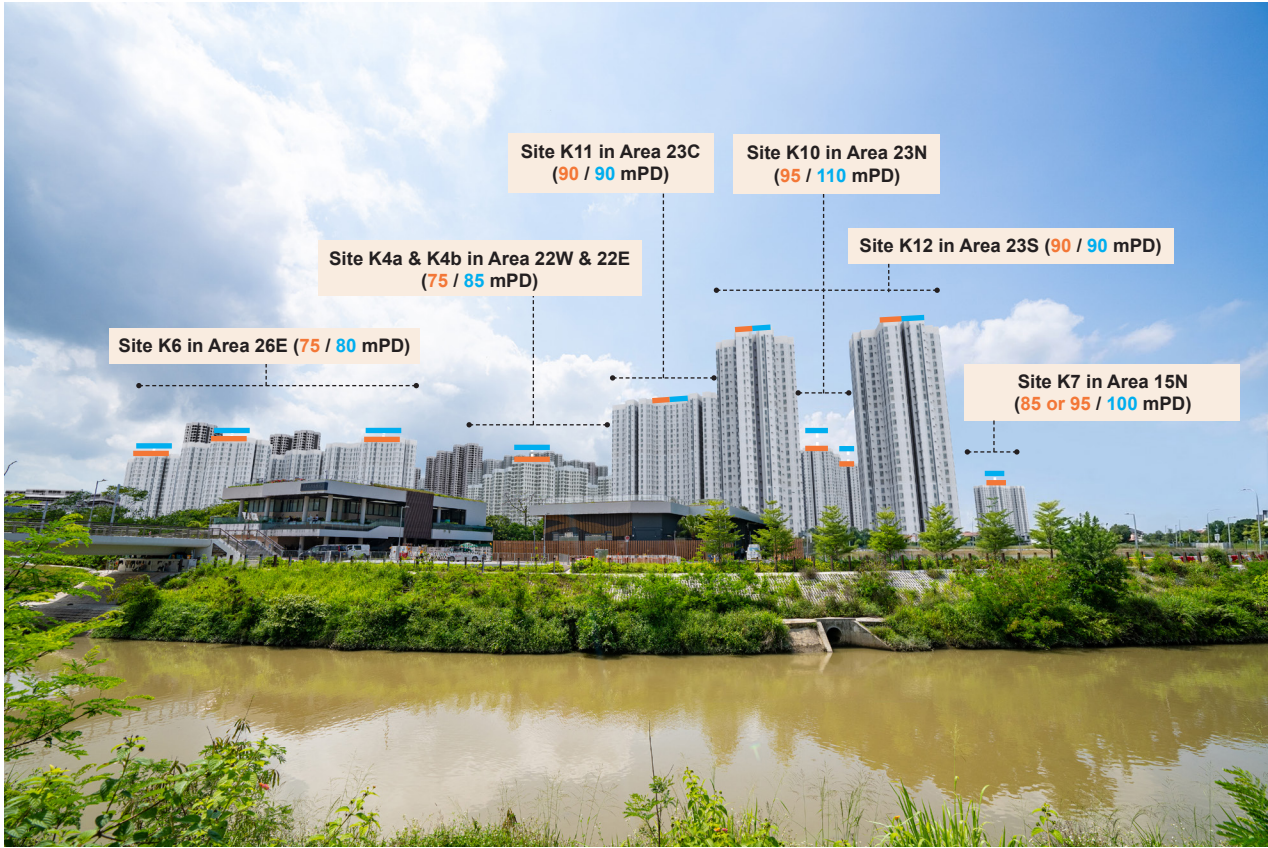
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60624717/2A/FIGURE 3.7

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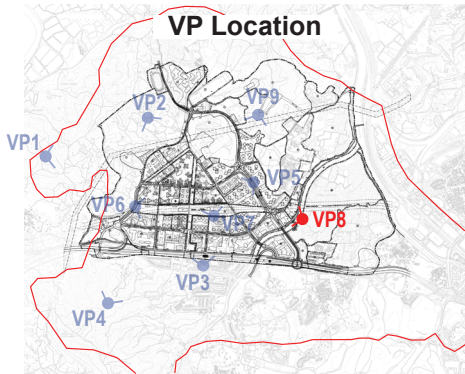
VP8 - Existing View



VP8 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP8 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction A/KTN/93
Site K__ in Area __ (/ mPD)

Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site K__ in Area __ (mPD)

- BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
- PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

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PROJECT
DEVELOPMENT OF
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CE 19/2019 (CE)

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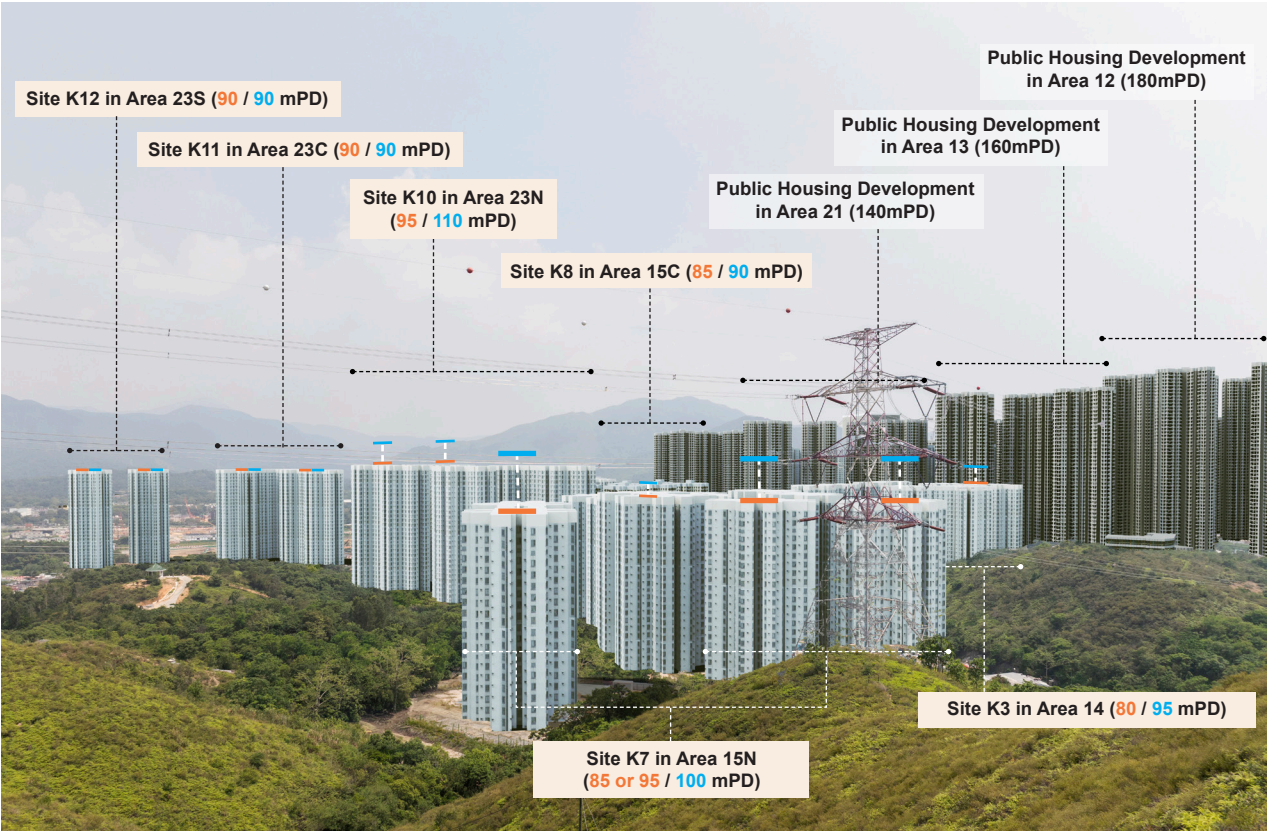
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SHEET NUMBER

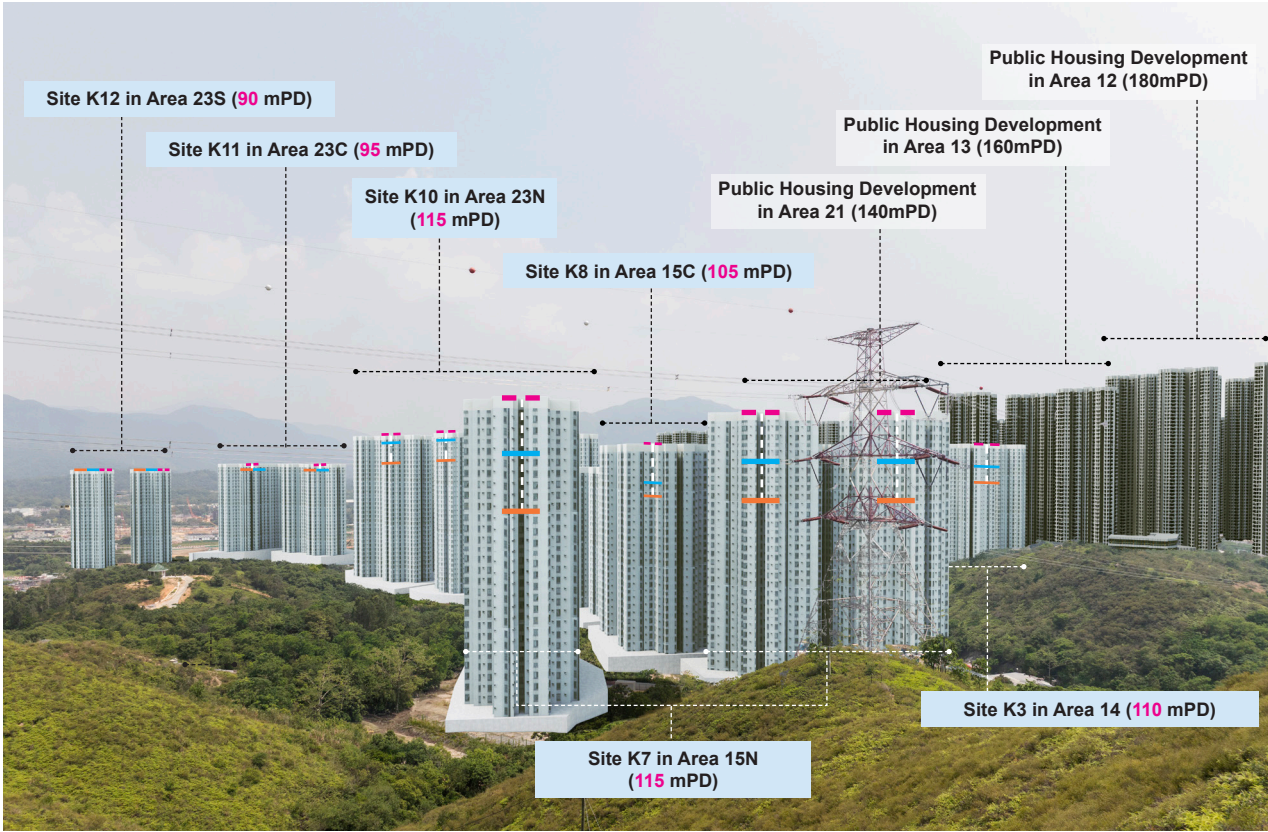
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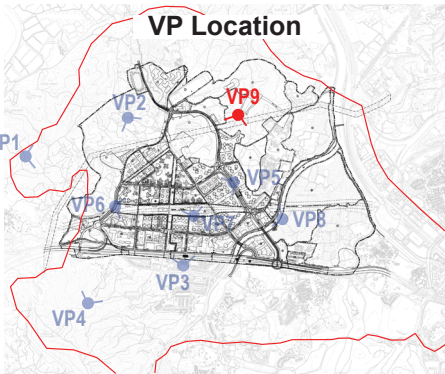
VP9 - Existing View



VP9 - Baseline Scenario (Compliant scheme under approved KTN OZP no. S/KTN/4)



VP9 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction
Site K__ in Area __ (/ mPD)

Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site K__ in Area __ (mPD)

- BUILDING HEIGHT RESTRICTION UNDER OZP NO. S/KTN/4
- BUILDING HEIGHT RELAXATION UNDER APPLICATION NO. A/KTN/93
- PROPOSED BUILDING HEIGHT RELAXATION UNDER CURRENT APPLICATION

DEVELOPMENT OF
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