

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

June 2026



TABLE OF CONTENTS

1. Summary of Proposed Changes 2

2. Viewing Points..... 3

3. Visual Appraisal 4

3.1 Findings of Visual Impact Assessment 4

3.2 Visual Appraisal of Specified Viewpoints 7

3.3 Evaluation of Overall Visual Impact of the Proposed Changes 8

4. Conclusion 8

APPENDICES

Appendix A Layout Plan

Appendix B Key Plan for View Points

Appendix C Photomontages

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 Kwy 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 (“Draft OZP”) and the previous planning approvals.

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**.

			topography, new developments are visible above the tree line	
--	--	--	--	--

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	Northern Hillside overlooking Hung Kiu San Tsuen	Long	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 	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 Assessment

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
FLN Site F1 Proposed Private Housing Development With Proposed BH of 85mPD	Affected VP: Northern Hillside overlooking Hung Kiu San Tsuen (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.
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.
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 in BH. It is predicted that there would be Moderate change in magnitude of impact on the local VPs.
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 change in BH. It is predicted that there would be 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.
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.
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.
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.

Table 4 Impact Significance on the Affected VPs before mitigation

Affected VP	Magnitude of change (Substantial/ Moderate/ Slight/ Negligible)
Northern Hillside overlooking Hung Kiu San Tsuen (represented by VP1)	Site F1 building blocks will be visible from the VP. The BH Restriction 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 Sight . 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)	Tops of proposed 155mPD height of private residential building blocks in Sites F2, F3, F4, F5, F6, F7 and F8 will be visible from the VP. 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)	Tops of proposed 155mPD height of private residential building blocks in Sites F2, F3, F4, F5, F6, F7 and F8. 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 Slight visual impact before any mitigation. Overall the area is expected to experience Slight/Moderate visual impact before any mitigation.
Kun Lung Tsuen (represented by VP4)	Tops of proposed 155mPD height private residential building blocks in the Sites F2, F3, F4, F5, F6, F7 and F8 will be visible above existing vegetation line. A Moderate 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 might be partially blocked by other buildings or mature vegetation in the area. Overall the area is expected to experience Moderate 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.

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)
VP1	Northern Hillside overlooking Hung Kiu San Tsuen	Local	Recreational - Low Rise	High	Slight	MM1, MM3, MM2	Slight
VP2	Ling Shan Road	Local	Walking - Low Rise	Medium	Moderate	MM1, MM3, MM2	Slight
VP3	Tsuen Shan, High Hill	Strategic	Recreational	Medium	Moderate	MM1, MM3, MM2, MM4, MM5	Slight
VP4	Kun Lung Tsuen	Local	Walking & Recreational - Low Rise	High	Moderate	MM1, MM3, MM2, MM4, MM5	Slight
VP5	Sheung Shui Fire Station	Local	Recreational (& Occupational & Travelling)	Low	Slight	MM1, MM3, MM2, MM4, MM5	Slight

3.2 Visual Appraisal of Specified Viewpoints

VP1 –Hiking Trail at Wa Shan

VP1, located on a hiking trail at Wa Shan facing south toward the FLN NDA, experiences a visually compatible proposed development that blends well with the existing buildings behind it, achieving overall visual harmony. Although the development partially obstructs the mountain backdrop, the ridgeline remains clearly visible, and the open sky and surrounding vegetation are unaffected due to the long viewing distance, resulting in only minimal impact on visual openness. Comparing the existing and proposed scenarios, the proposed development is expected to slightly reduce the visual amenity from this viewpoint; however, with design measures incorporated to mitigate these effects, the development is anticipated to integrate more effectively with its surrounding environment.

3.2.1 VP4 – Kan Lung Tsuen

VP4, viewed from the village looking towards the eastern portion of FLN NDA, shows the proposed development positioned behind housing development under advance works screened by existing housing development. It does not eliminate key visual resources entirely. Compared with the existing condition, the proposed scenario is expected to moderately reduce the visual amenity enjoyed from this viewpoint due to these major blockages. Nevertheless, with the implementation of design-related mitigation measures such as MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), the overall adverse visual effects can be moderated and better integrated into the surrounding environment.

3.2.2 VP5 – Sheung Shui Fire Station

VP5 presents a direct view toward Proposed Development Site F1, located next to Sheung Shui Road on Tin Ping Road and facing north toward the proposed development, includes roadside planting in the foreground and open sky in the background. While existing vegetation partially screens the development. The proposal introduces a degree of visual obstruction, causing a slight loss of the open sky view, though key visual elements remain generally perceptible. When comparing the existing and proposed scenarios, the development is expected to slightly reduce visual amenity from this viewpoint; however, the impact can be moderated through design-based mitigation measures such as MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), which help the proposal integrate more sensitively with its surroundings.

3.2.3 VP3 – Tsuen Shan, High Hill

VP3, located at a vantage point on hiking trail on High Hill. It is expected to cause a moderate degree of visual obstruction. Comparing the existing and proposed conditions, the development is anticipated to moderately degrade the visual amenity from this viewpoint; however, the impact can be alleviated through design-based mitigation measures such as MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting), which aim to better integrate the proposal into the surrounding environment.

3.2.4 VP2 – Ling Shan Road

The existing visual composition consists of the Good View New Village in the foreground, with greenery and the planned residential development with building height approved under A/FSS/294 in the middle ground screening area 17, and the open sky and mountain ridgeline forming the background. As the development will moderately obstruct the current view corridor that provides a clear connection to the sky and mountain backdrop. Since the open sky and ridgeline are key visual elements from this viewpoint, the proposed development will inevitably affect the existing visual quality; however, the impact can be reduced through mitigation measures such as MM1 (Detailed Visual Design), MM3 (Vertical Greening), and MM5 (Screen Planting). With these measures in place, the overall visual impact on this viewpoint is expected to be reduced to a slight level.

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:

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 changes in magnitude of impact on all VPs.

3.2.5 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**.

3.2.6 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.

3.2.7 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.

3.2.8 Effect on Visual Resources: There would be no additional impact upon the visual resources as compared with the proposed development under the Baseline Scenario. The overall townscape of FLN NDA would remain unchanged.

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

3.3 Evaluation of Overall Visual Impact of the Proposed Changes

3.3.1 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 arrangement, form and height.

3.3.2 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 6** 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 6** are regarded as visual mitigation measures.

Table 6 Visual Mitigation Measures

ID	Description
MM1 *	<p><u>Detailed Design - Visual</u></p> <p>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.</p>
MM2	<p><u>Tree Transplantation</u></p> <p>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.</p>
MM3	<p><u>Vertical Greening</u></p> <p>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 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.</p>
MM4	<p><u>Green Roof</u></p>

ID	Description
	<p>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.</p>
MM5	<p><u>Screen Planting</u></p> <p>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.</p>

4. CONCLUSION

4.1.1 This VA assessed the visual impact arising from the Development Proposal at FLN NDA. When compared to the baseline scenario, there are slight to moderate in the magnitude of changes.

4.1.2 As a result of the development visual changes, there are slight to moderate changes in magnitude of impact on VPs nos. VP1, VP4, VP5, VP3 and VP2. Despite the change, the Residual Impact Significance upon Mitigation for all five VPs are expected to be slight. The overall change in BH and building layouts in FLN NDA are considered slight to moderate and would result in minor obstruction of the VPs. The only relatively noticeable increases in BH are due to the land use changes for Sites F1, F2, F3, F4, F5, F6, F7 and F8. It is expected that the appearance of the building and soft landscaping measures such as screen planting, green roof, vertical greening and compensatory planting will be effective providing visual relief. Significance Residual Impact will be reduced to moderate or slight. Moreover, some soft landscaping in the open spaces surrounding the residential blocks will be provided by planting significant trees and vegetation, as well as providing a water feature, will also be significant in mitigating the visual impact.



APPENDIX A
LAYOUT PLAN

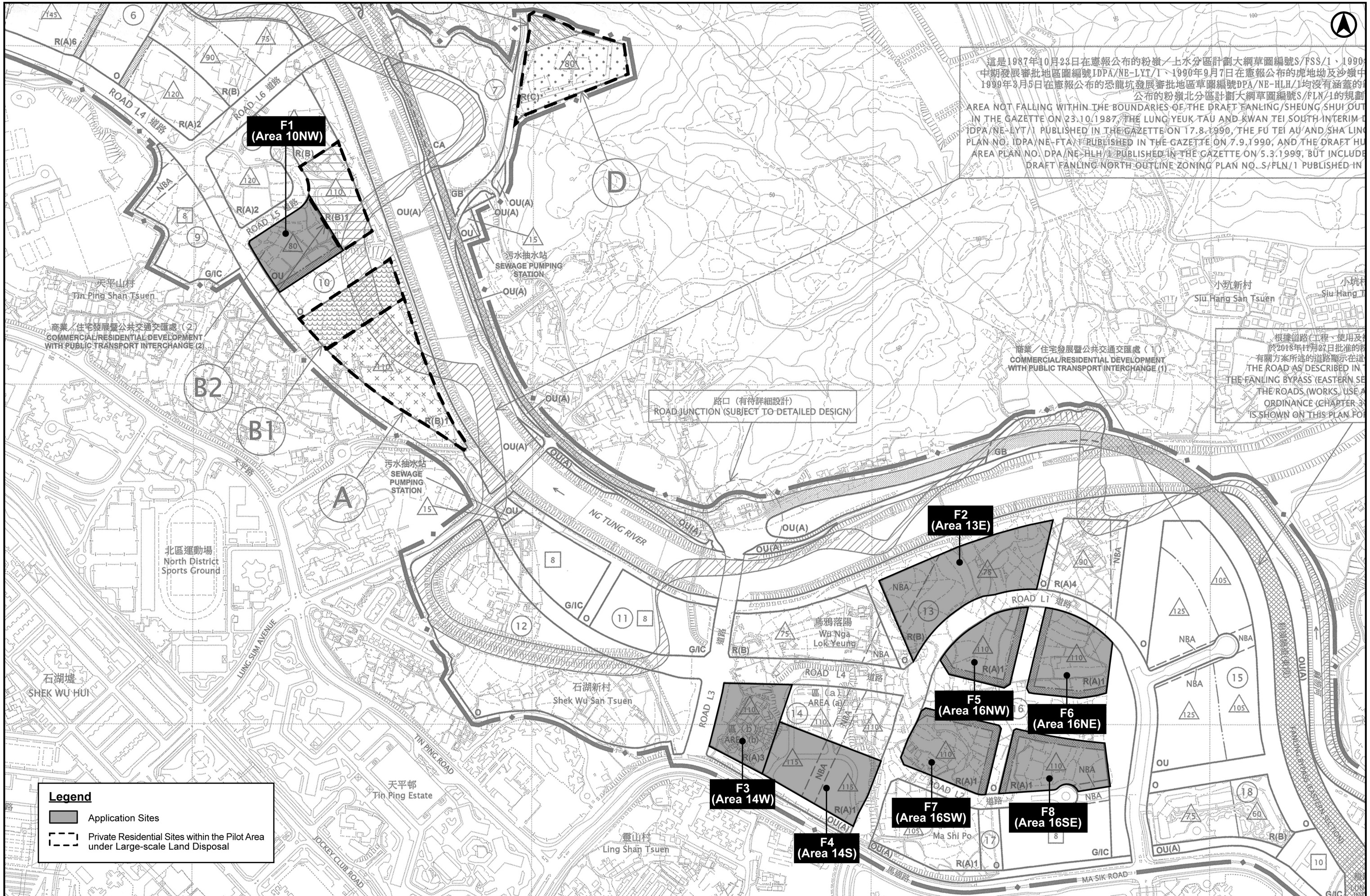


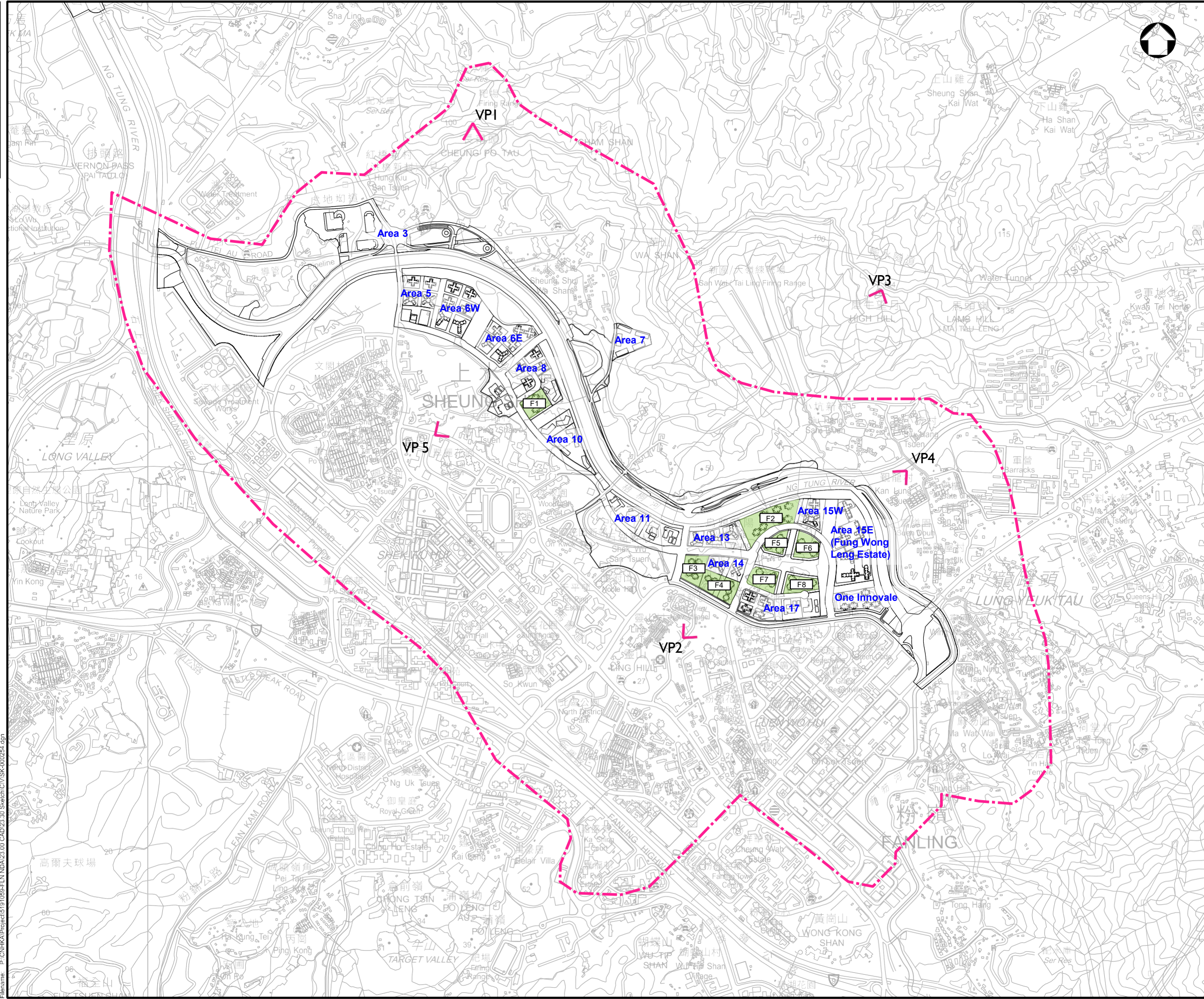
FIGURE 1.1 DRAFT FANLING NORTH OUTLINE ZONING PLAN NO.S/FLN/5 (EXTRACT)
 SCALE 1 : 5,000



APPENDIX B

VISUAL ENVELOPE AND KEY PLAN FOR VIEW POINTS

100
0 10
Millimetres



- Legend:**
- Viewpoint
 - Primary Zone of Visual Influence
 - Application Sites

User name: CHEU011 Date: 6/3/2026 Time: 10:45:17 AM
 Filename: P:\CNHKA\Project\5191054-FLN\NDA\23.00_CAD\23.30_Sketch\CIVISK-000254.dgn

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

AtkinsRéalis

Client: 土木工程拓展署
Civil Engineering and Development Department

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**

**VISUAL ENVELOPE AND
 KEY PLAN FOR VIEW POINTS**

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



APPENDIX C
PHOTOMONTAGES

VP1 Hiking Trail at Wa Shan



VP1 Existing View

LEGEND

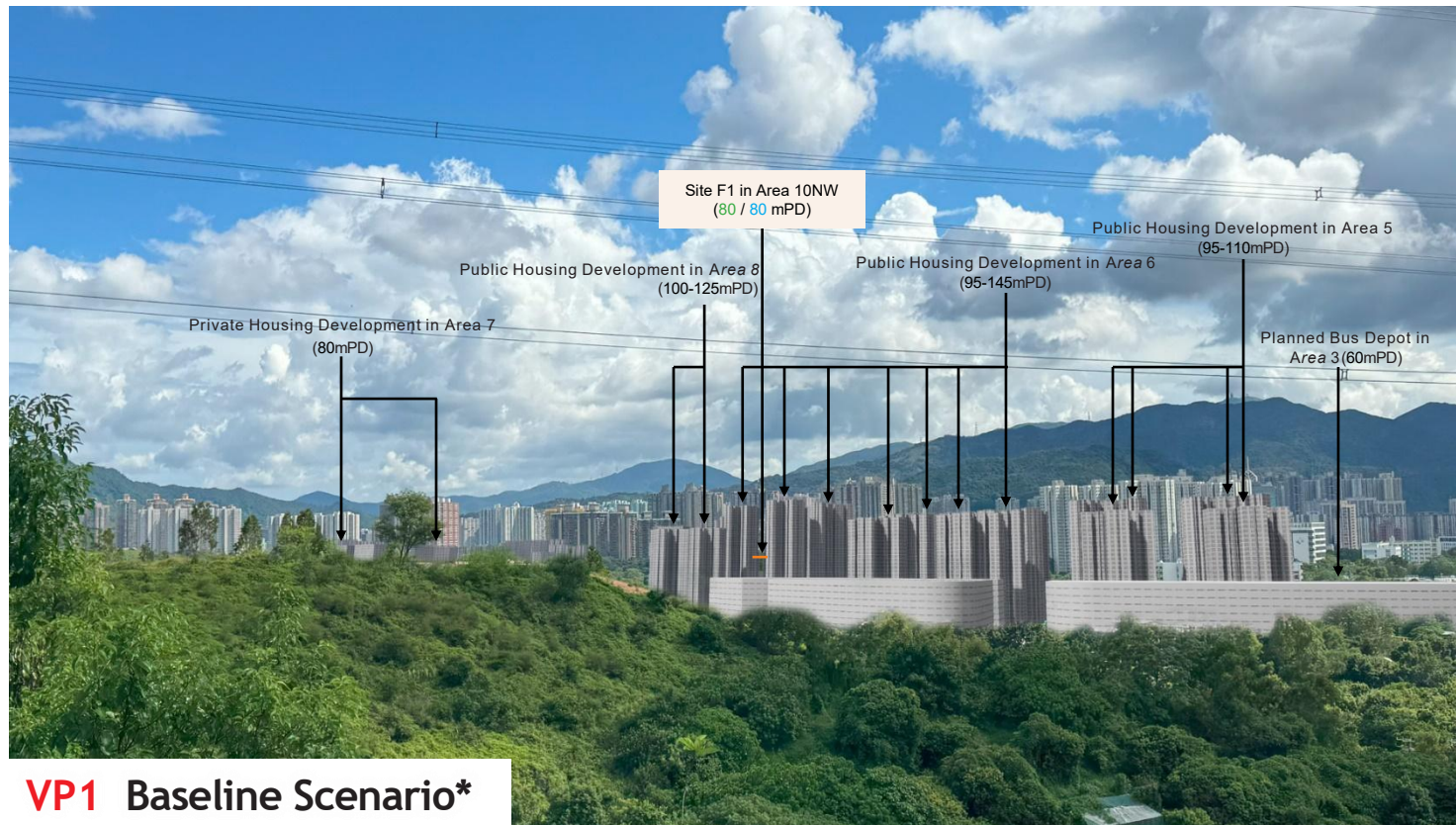
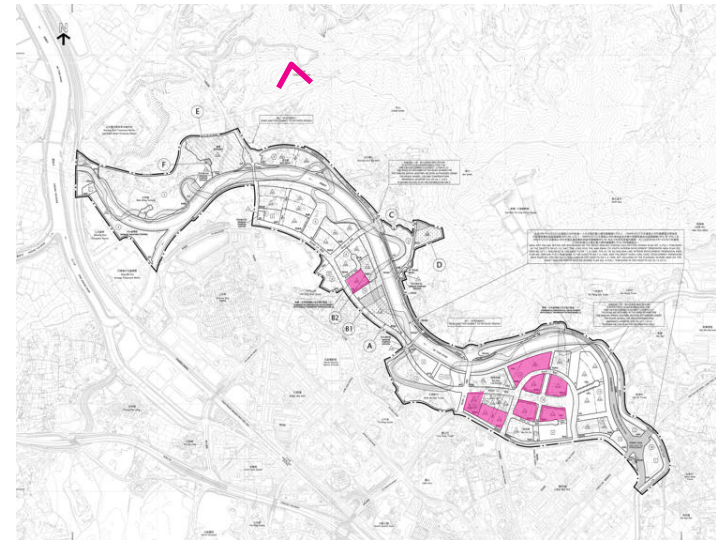
Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction / A/FLN/30
Site F__ in Area ____ (/ mPD)

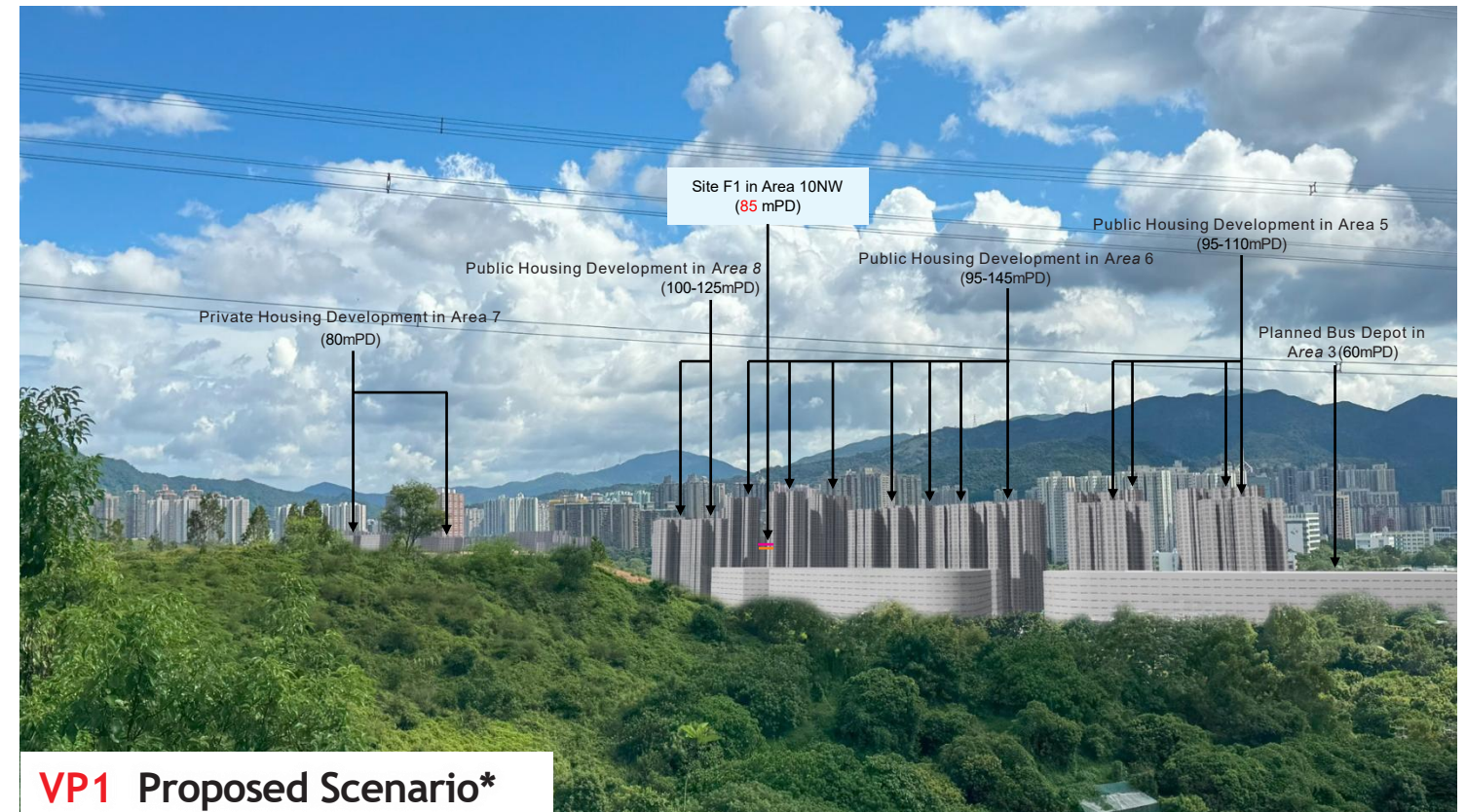
Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site F__ in Area ____ (/ mPD)

Key plan



VP1 Baseline Scenario*



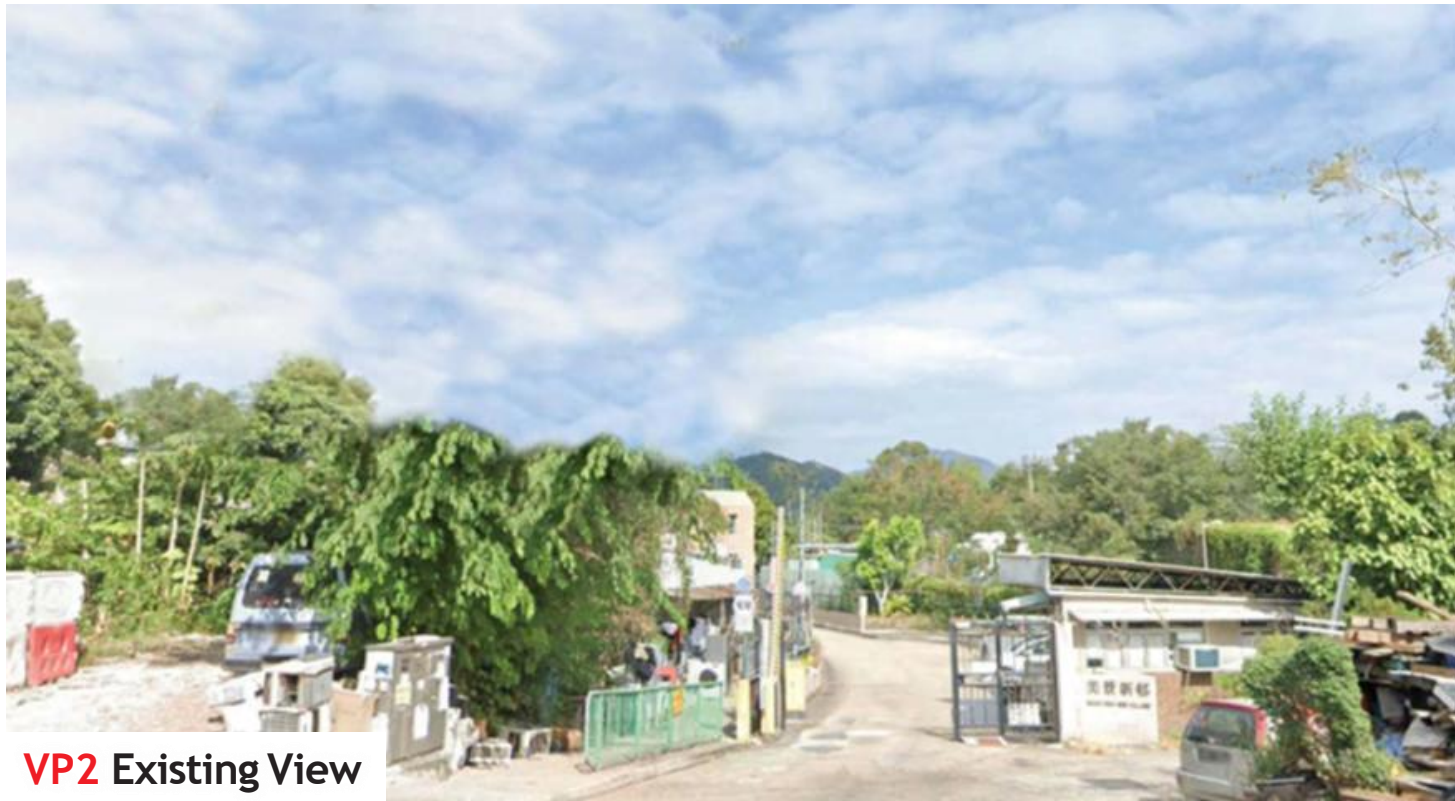
VP1 Proposed Scenario*

- Approved Building Height Restriction Under Application No. A/FLN/30 (Screened Building)
- Approved Building Height Restriction Under Draft OZP No. S/FLN/5

- Proposed Building Height Restriction Under Current Application (Screened Building)
- Proposed Building Height Restriction Under Current Application

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP2 Ling Shan Road



VP2 Existing View

LEGEND

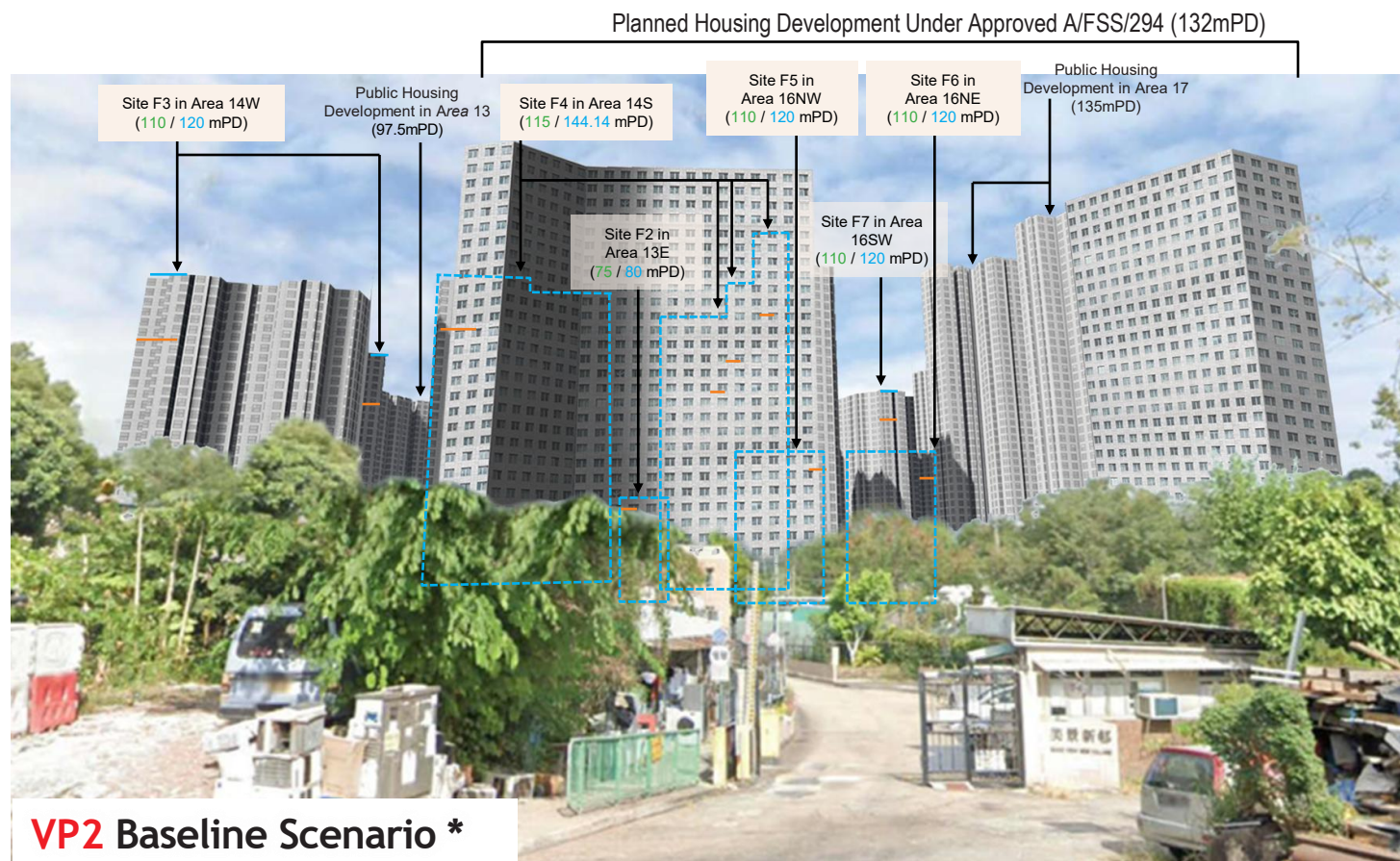
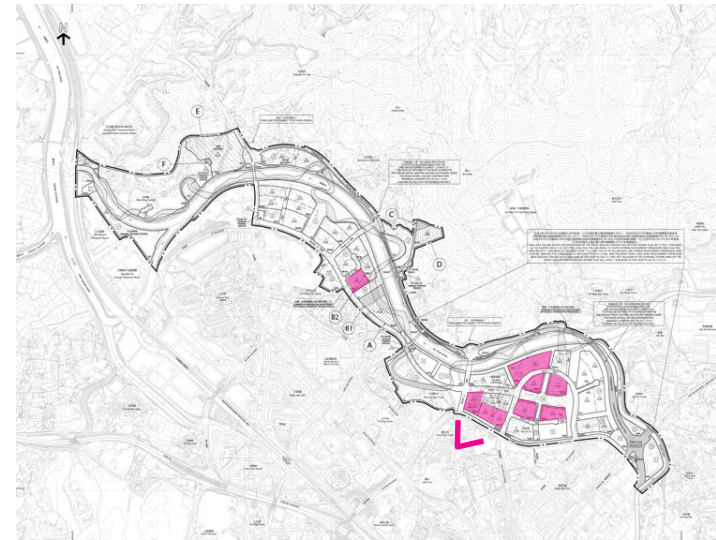
Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction / A/FLN/30
Site F__ in Area ____ (/ mPD)

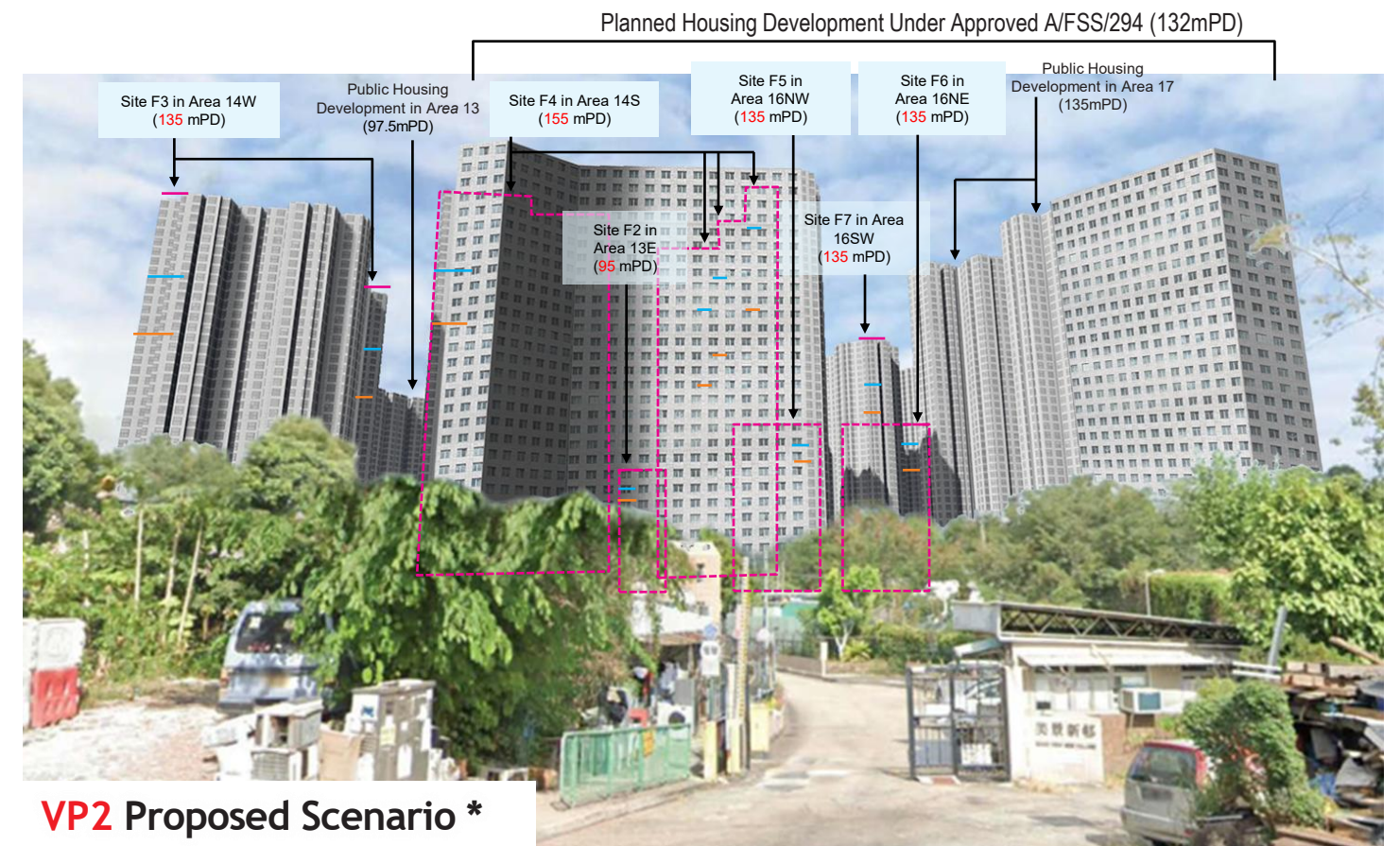
Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site F__ in Area ____ (/ mPD)

Key plan



VP2 Baseline Scenario *



VP2 Proposed Scenario *

- Approved Building Height Restriction Under Application No. A/FLN/30 (Screened Building)
- Proposed Building Height Restriction Under Current Application (Screened Building)
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Approved Building Height Restriction Under Application No. A/FLN/30
- Proposed Building Height Restriction Under Current Application

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP3 Tsung Shan, High Hill



VP3 Existing View

LEGEND

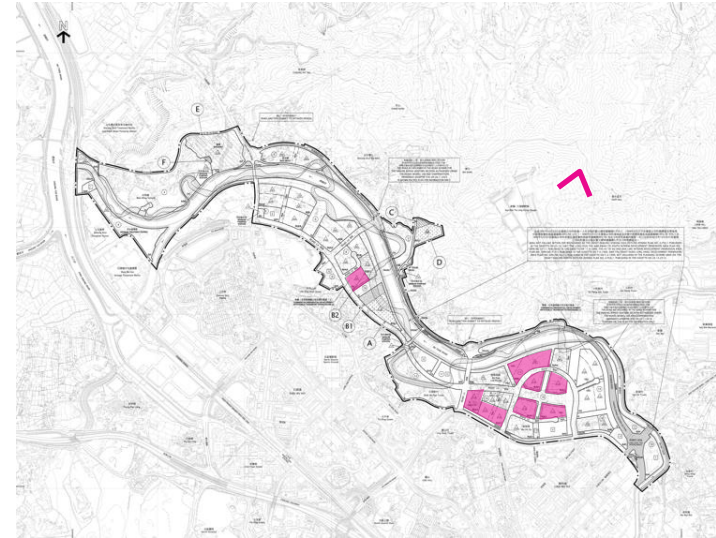
Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction / A/FLN/30
Site F__ in Area ____ (/ mPD)

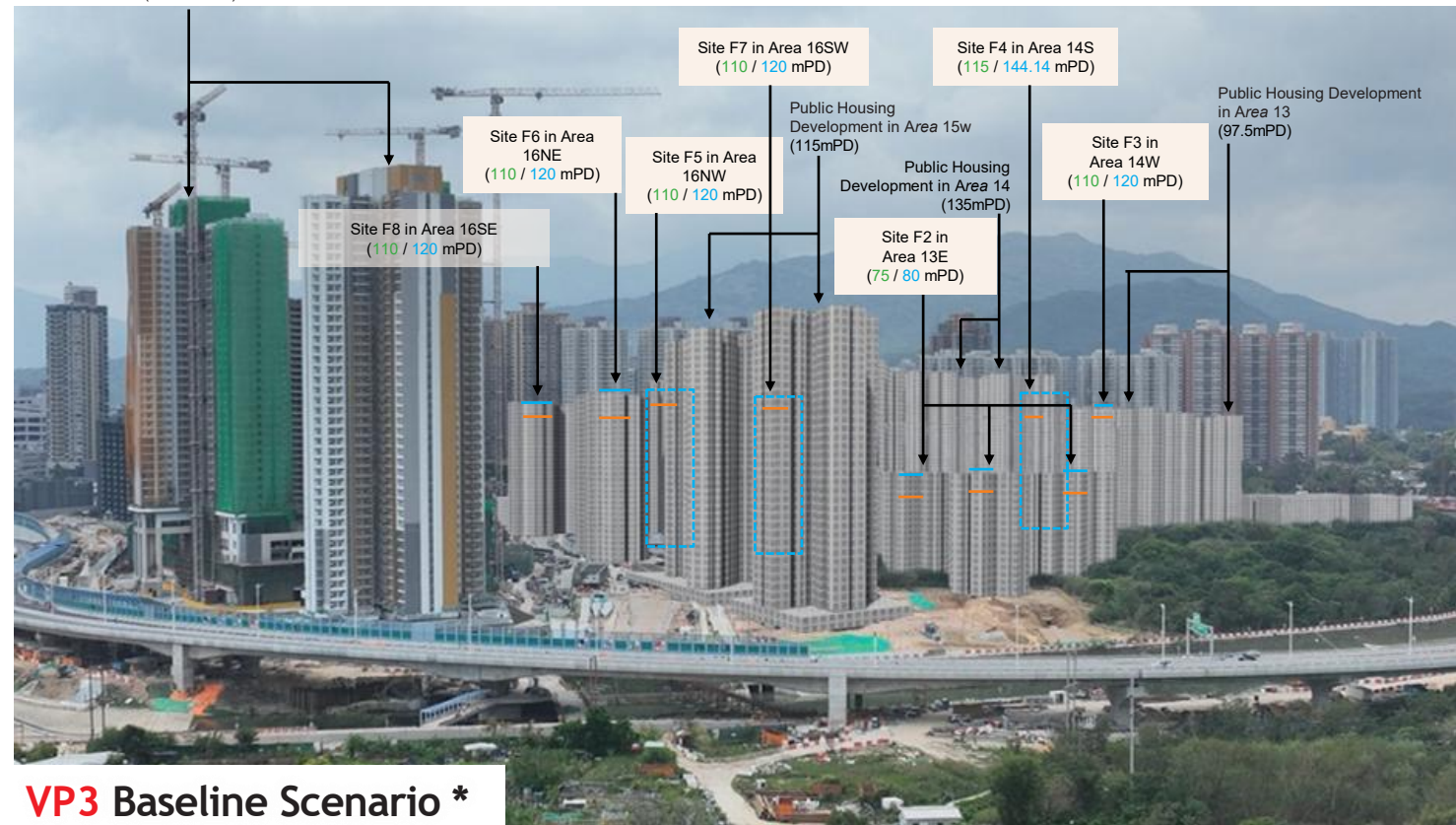
Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site F__ in Area ____ (mPD)

Key plan

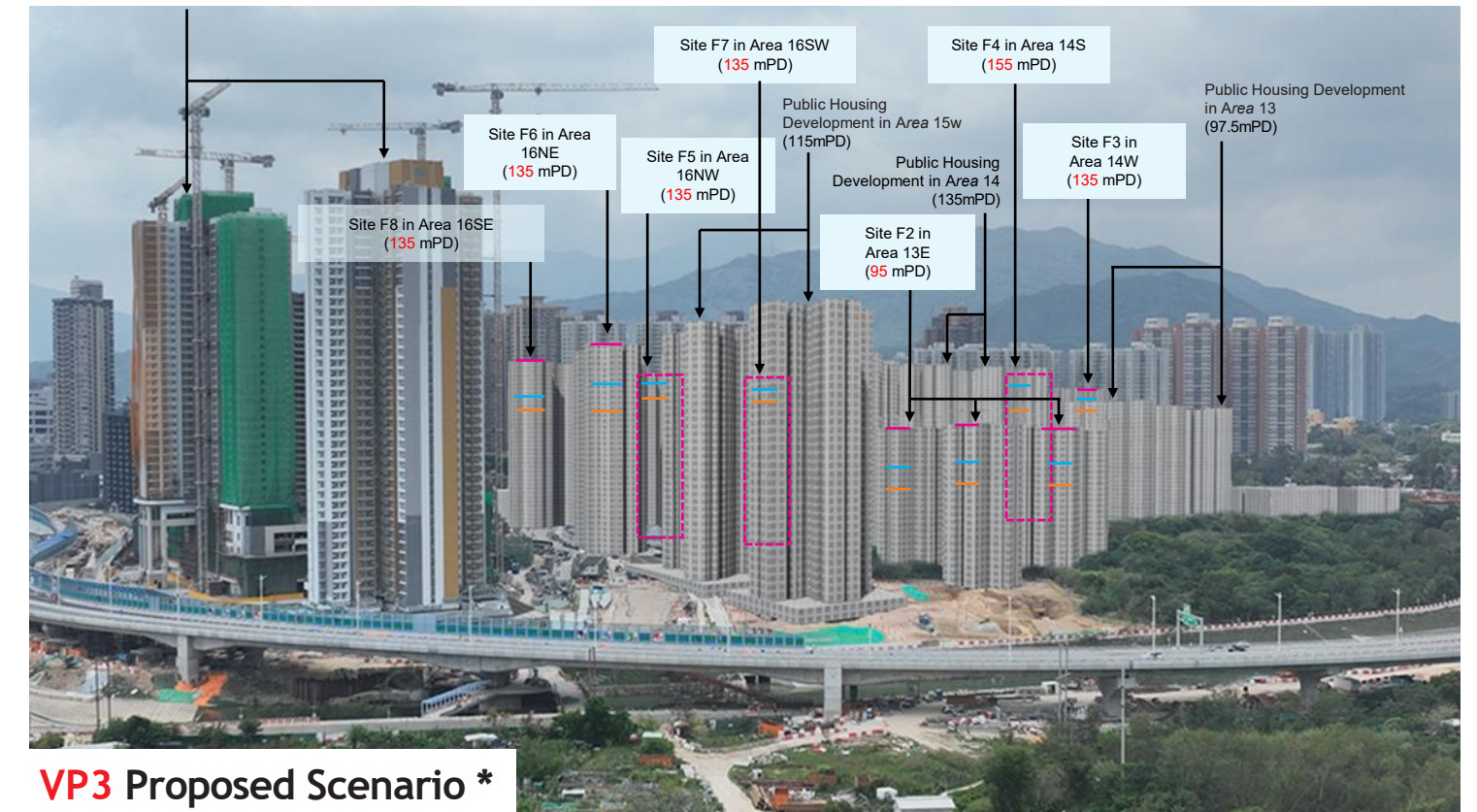


Public Housing Development in Area 15E
(Fung Wong Leng Estate)
(128-137mPD)



VP3 Baseline Scenario *

Public Housing Development in Area 15E
(Fung Wong Leng Estate)
(128-137mPD)



VP3 Proposed Scenario *

- Approved Building Height Restriction Under Application No. A/FLN/30 (Screened Building)
- Building Height Restriction Under Draft OZP No. S/FLN/5
- Approved Building Height Restriction Under Application No. A/FLN/30

- Proposed Building Height Restriction Under Current Application (Screened Building)
- Proposed Building Height Restriction Under Current Application

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP4 Kun Lung Tsuen



VP4 Existing View

LEGEND

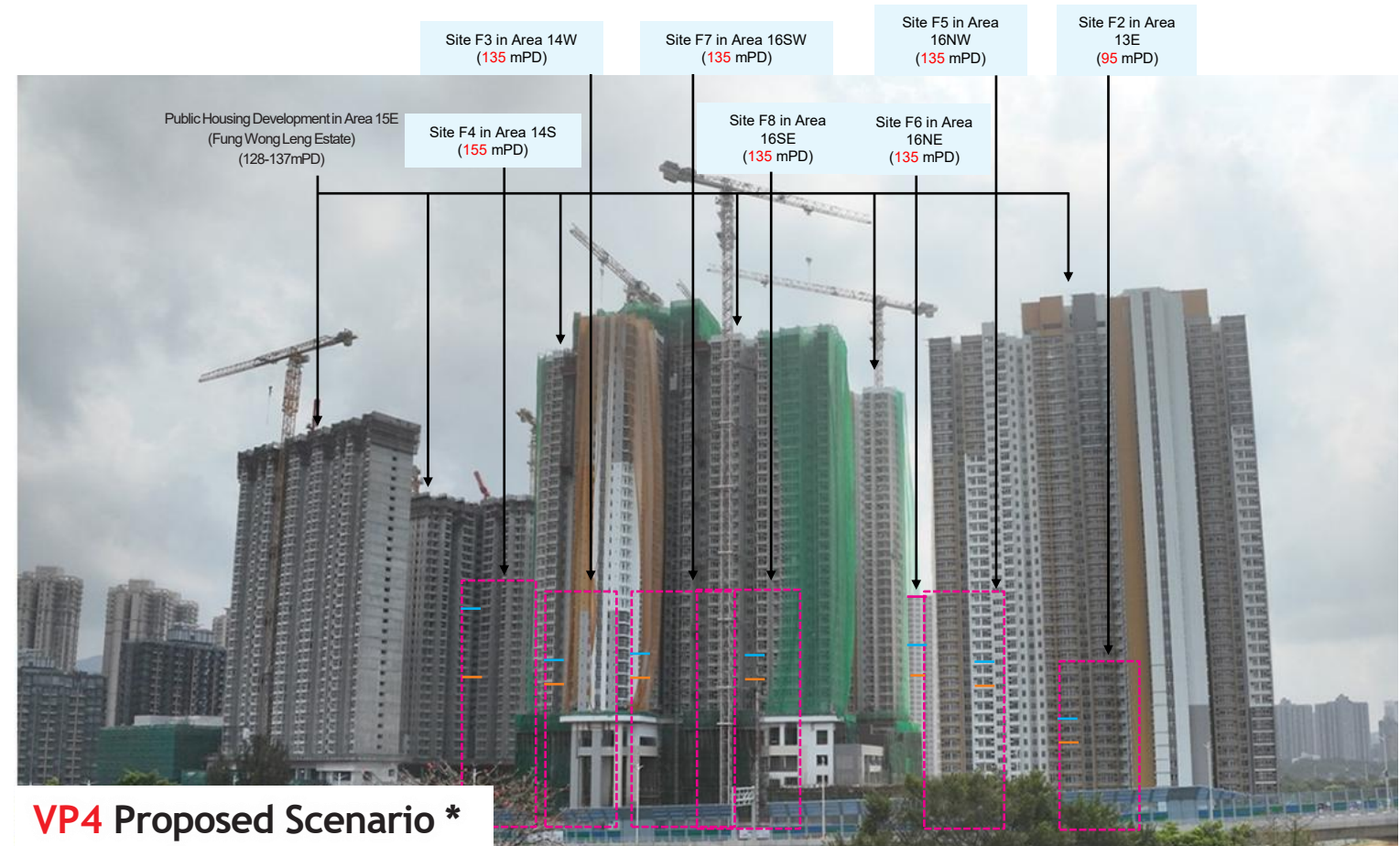
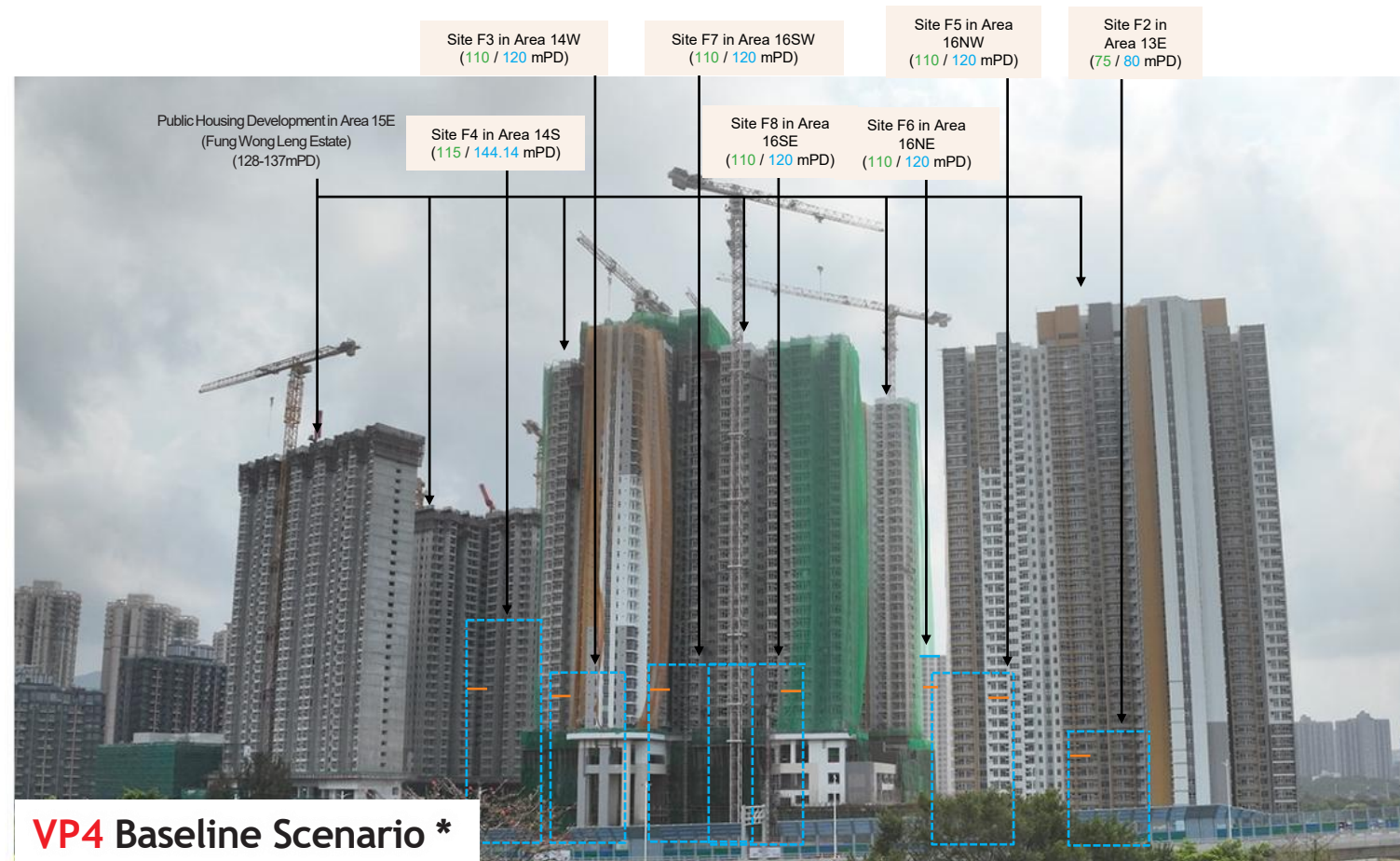
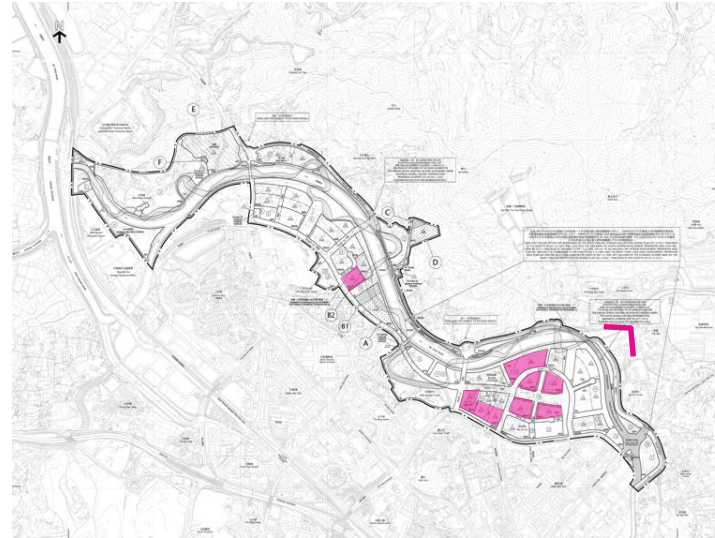
Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction / A/FLN/30
Site F__ in Area ____ (/ mPD)

Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site F__ in Area ____ (/ mPD)

Key plan



Approved Building Height Restriction Under Application No. A/FLN/30 (Screened Building)

Approved Building Height Restriction Under Draft OZP No. S/FLN/5

Proposed Building Height Restriction Under Current Application (Screened Building)

Proposed Building Height Restriction Under Current Application

* Taken into account the approved building heights under approved planning application No. A/FLN/30.

VP5 Sheung Shui Fire Station



VP5 Existing View

LEGEND

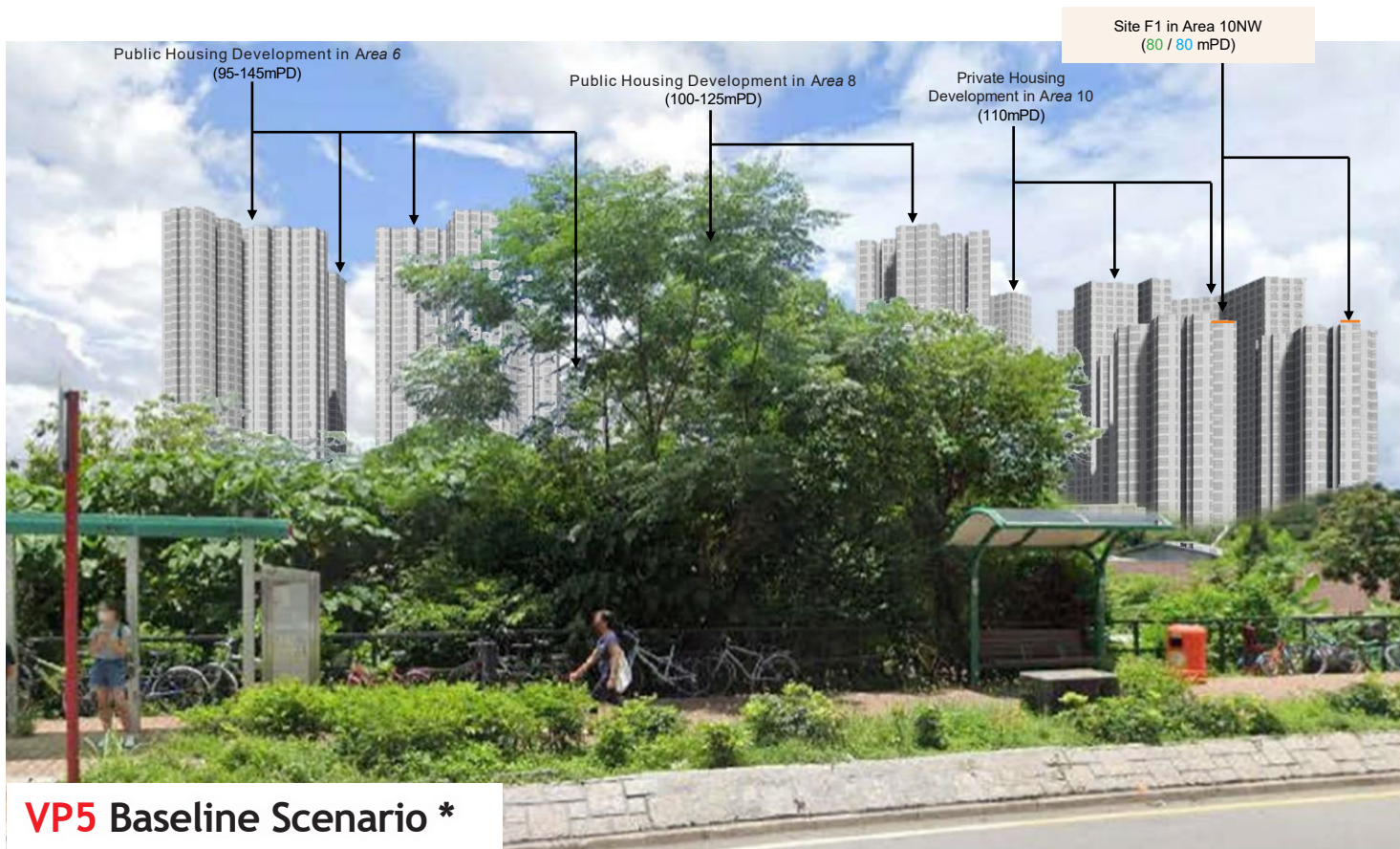
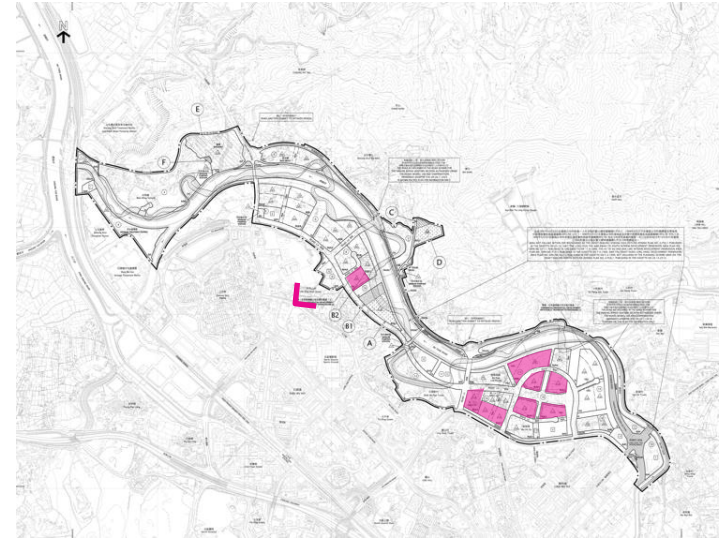
Application Site for Baseline Scenario
(light orange box)

OZP BH Restriction A/FLN/30
Site F__ in Area ____ (/ mPD)

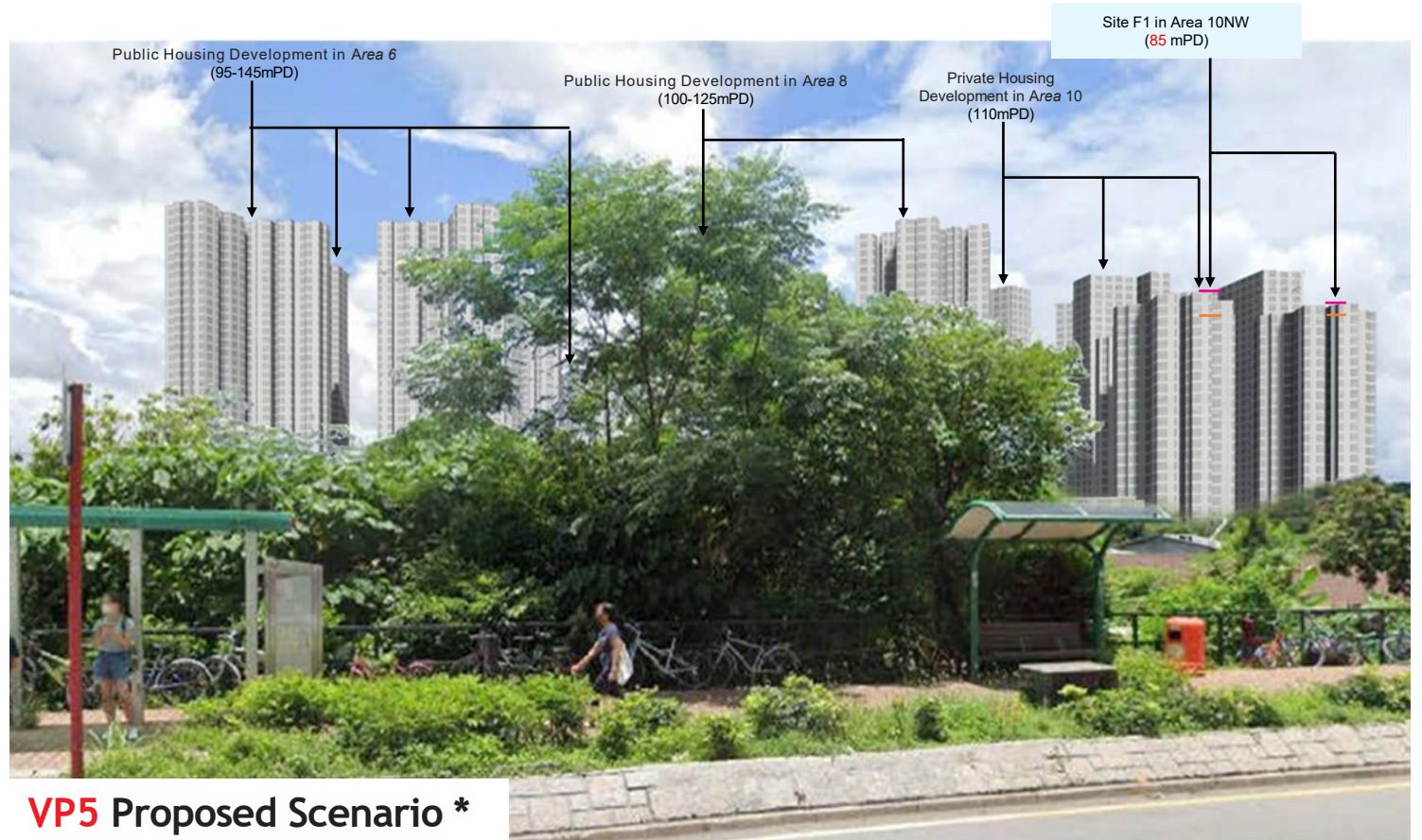
Application Site for Proposed Scenario
(light blue box)

Under Proposed Scenario
Site F__ in Area ____ (mPD)

Key plan



VP5 Baseline Scenario *



VP5 Proposed Scenario *

- - - - - Approved Building Height Restriction Under Application No. A/FLN/30 (Screened Building)
- - - - - Approved Building Height Restriction Under Draft OZP No. S/FLN/5

- - - - - Proposed Building Height Restriction Under Current Application (Screened Building)
- - - - - Proposed Building Height Restriction Under Current Application

* Taken into account the approved building heights under approved planning application No. A/FLN/30.