



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

May 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.

[BLANK PAGE]

Table of Contents

1	INTRODUCTION	1
2	METHODOLOGY OF THE VISUAL APPRAISAL	1
3	SUMMARY OF PROPOSED CHANGES	2
4	ASSESSMENT AREA & VIEWING POINTS.....	3
5	VISUAL APPRAISAL.....	5
6	MITIGATION MEASURE	7

Table No.	Title
Table 1	Relationship between Receptor Sensitivity and Magnitude of Change in Defining Impact Significance
Table 2	Summary of Changes in Maximum Total Plot Ratio at the Application Sites
Table 3	Summary of Changes in Building Height Restriction at the Application Sites
Table 4	List of Viewpoints and Sensitivity of VPs
Table 5	Summary of Proposed Changes and the potential visual impacts to identified VPs

Figure No.	Title
Figure 1.1	Site Layout Plan
Figure 2.1	Baseline Scenario for VA
Figure 2.2	Proposed Scenario for VA
Figure 2.3	Proposed Relaxation of Development Restriction - Update Building Height
Figure 3.1	Photomontages from Viewpoint VP1
Figure 3.2	Photomontages from Viewpoint VP2
Figure 3.3	Photomontages from Viewpoint VP3
Figure 3.4	Photomontages from Viewpoint VP4
Figure 3.5	Photomontages from Viewpoint VP5
Figure 3.6	Photomontages from Viewpoint VP6
Figure 3.7	Photomontages from Viewpoint VP7
Figure 3.8	Photomontages from Viewpoint VP8
Figure 3.9	Photomontages from Viewpoint VP9

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		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	90mPD to 105mPD	Yes	90mPD to 105mPD	Yes

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

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	<p>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.</p> <p>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.</p> <p>Given this area is likely to be inaccessible and very few people use the trail, the sensitivity is considered as low.</p>	Recreational VP - Low
VP2	View from Small Valley at the Eastern Foothill of Western Range	Long	<p>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.</p> <p>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.</p> <p>The duration of views is short to medium, as most viewers along the trails may pause to view the open</p>	Recreational VP - High

VP ID	Location	Viewing Distance	Description	Type and Sensitivity of Identified Public Viewing Points (VPs)
			sky and hillside landscape of Kwu Tung.	
VP3	View from Fanling Highway near Valais & Europa Garden	Medium	<p>This VP is located along Fanling Highway near Valais and Europa Garden.</p> <p>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.</p> <p>The duration of views is short, as most viewers along Fanling Highway is transient.</p>	Travelling VP - Medium
VP4	View from Hadden Hill Footpath	Long	<p>This VP is located on the trail to the ridgeline of Hadden Hill.</p> <p>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.</p> <p>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.</p>	Recreational VP - Medium
VP5	View from Road P2	Short	<p>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.</p> <p>The duration of views is short, as most viewers along Road P2 are transient.</p>	Travelling VP - Medium
VP6	View from Road P1	Long	<p>This VP is located at Road P1 near Tit Hang, viewing towards the KTN NDA on the east.</p> <p>The general view is dominated by the mass of new development of KTN NDA (Area 19W, 24W and</p>	Travelling VP - Medium

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

VP ID	Location	Viewing Distance	Description	Type and Sensitivity of Identified Public Viewing Points (VPs)
			<p>24E) next to Road P1 in the foreground, and Sheung Shui/ Fanling urban area with open sky view visible in the background.</p> <p>The duration of views is short, as most viewers along Road P1 are transient.</p>	
VP7	View from Open Space at Town Centre of KTN NDA	Short	<p>This VP is located at the proposed district open space in KTN NDA, near the northeast corner of Site No. K2.</p> <p>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.</p> <p>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.</p>	Recreational VP - High
VP8	View from Footpath along Sheung Yue River near Long Valley Village	Medium	<p>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.</p> <p>The duration of views is medium to long, as most viewers may stay in the open space along Sheung Yue River for recreational activities.</p>	Recreational VP - High
VP9	View from Hiking Trail to Crest Hill	Long	<p>This VP is located at the northeast side of Site which represents the hikers along the trail to Crest Hill.</p> <p>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.</p> <p>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.</p>	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**. 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 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	Potential Visual Impacts
Proposed changes in building heights (in comparison with restriction under OZP) <ul style="list-style-type: none"> - Site No. K1 115mPD to 130mPD - Site No. K2 115mPD to 130mPD - Site No. K3 80mPD to 110mPD - Site No. K4a 75mPD to 95mPD - Site No. K4b 75mPD to 95mPD - Site No. K5 75mPD to 85mPD - Site No. K6 75mPD to 85mPD - Site No. K7 85/95mPD to 115mPD - Site No. K8 85mPD to 105mPD - Site No. K9 80mPD to 95mPD - Site No. K10 90mPD to 115mPD 	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 . <p><u>Type of VPs</u></p> <ul style="list-style-type: none"> • 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 Village (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)

Proposed Changes	Potential Visual Impacts
<ul style="list-style-type: none"> - Site No. K11 90mPD to 95mPD - Site No. K12 90mPD to 105mPD 	

5.2 Visual Appraisal

Visual Appraisal of Specific Viewpoints

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 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**.
- 5.2.3 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.
- 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 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.
- 5.2.6 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.
- 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 B2 and B5. There is no building height changes by Site K2, and by 5m for Site B5 in comparison with restriction under A/KTN/93.

Visual Appraisal for Application Sites in Fanling North New Development Area

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.

5.2.10 Hence, the visual impact is considered as negligible.

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 K1, K2, K5, K6 and K12, there are no building height change to Site K1 and K2, and the relaxation of building height by 5m (Site K5 & K6) and 15m (Site K12) 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.

5.2.12 The proposed changes in building height and layout in Site K1, K2, K5, K6 and K12 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.

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 15m (Site K3) and by 10m (Site K4a & K4b) in comparison with restriction under A/KTN/93.

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, 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 K2 & K4 – K6. There is no building height change to Site 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.

5.2.18 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 K4 – K6 are considered compatible with the existing and planned urban developments in term of scale and height, 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. There is no building height change to Site K1 and 15m for Site K3 in comparison with restriction under A/KTN/93.

5.2.21 The proposed increase in building height would result in 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, and the visual impact is considered as slight.

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

5.2.23 Viewpoint VP8 is a distant and glimpse view from Long Village to proposed Site K4a & K4b, K6, K7, K11 and K12. With the medium distant view, the proposed change for building height by 5m (Site K6 & K11), 10m (Site K4a & K4b) and 15m (Site K7 & K12) 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**.

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. 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 and K7-12, the relaxation of building height by 5m (Site K10 & K11), 10m (Site K9) and 15m (Site K3, K7, K8 & K12) in comparison with restriction under A/KTN/93 are proposed. 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.

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**.

Cumulative Impact

5.2.28 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.

5.2.29 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

- 5.2.30 Due to the proposed changes in development parameter, Site No. K3 - 12 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 slight. Photomontages illustrating the proposed changes are provided in **Figure 3.1 - 3.9**.
- 5.2.31 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.
- 5.2.32 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.
- 5.2.33 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.
- 5.2.34 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 slight as demonstrate in the assessment above and photomontages provided in **Figure 3.1 - 3.9**. The following mitigations will be adopted to enhance the landscape and 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)

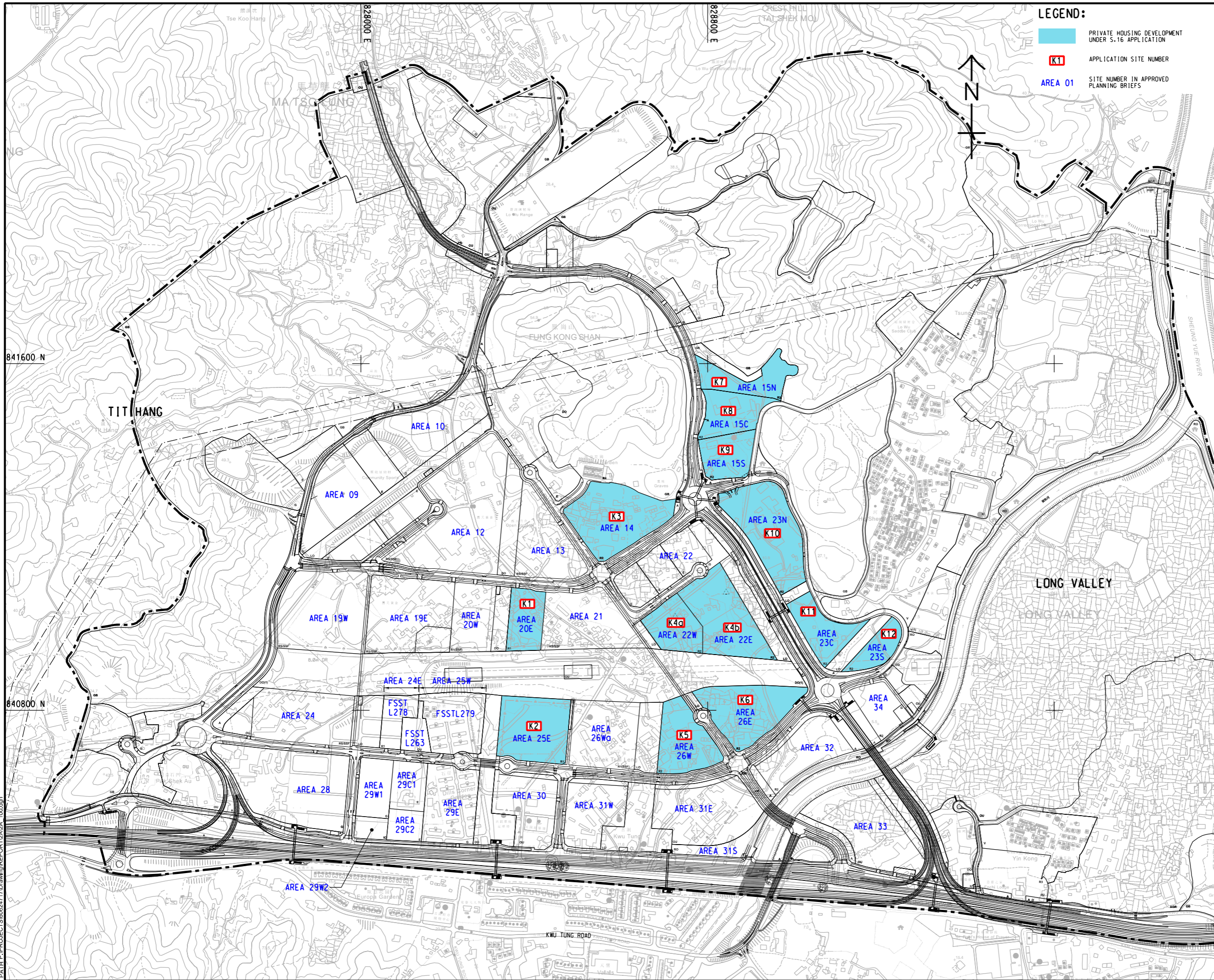
- Tall buffer trees and shrubs should be planted to screen proposed structures such as roads and buildings. This measure may additionally form part of the compensatory planting and will improve compatibility with the surrounding landscape.

Screen Hoarding (MM6)

- Screen hoarding shall be erected along areas of the construction works site boundary where the works site borders publicly accessible routes and/or is close to public viewing points (VPs), to screen undesirable views of the works site. It is proposed that the screening be compatible with the surrounding environment and where possible, non-reflective, recessive colours be used.

- 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.

Figures



LEGEND:

- PRIVATE HOUSING DEVELOPMENT UNDER S.16 APPLICATION
- K1 APPLICATION SITE NUMBER
- AREA 01 SITE NUMBER IN APPROVED PLANNING BRIEFS



PROJECT

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

CLIENT



CONSULTANT

AECOM Asia Company Ltd. www.aecom.com

SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE DIMENSION UNIT

A1 1: 4000 METRES

KEY PLAN

PROJECT NO. CONTRACT NO.

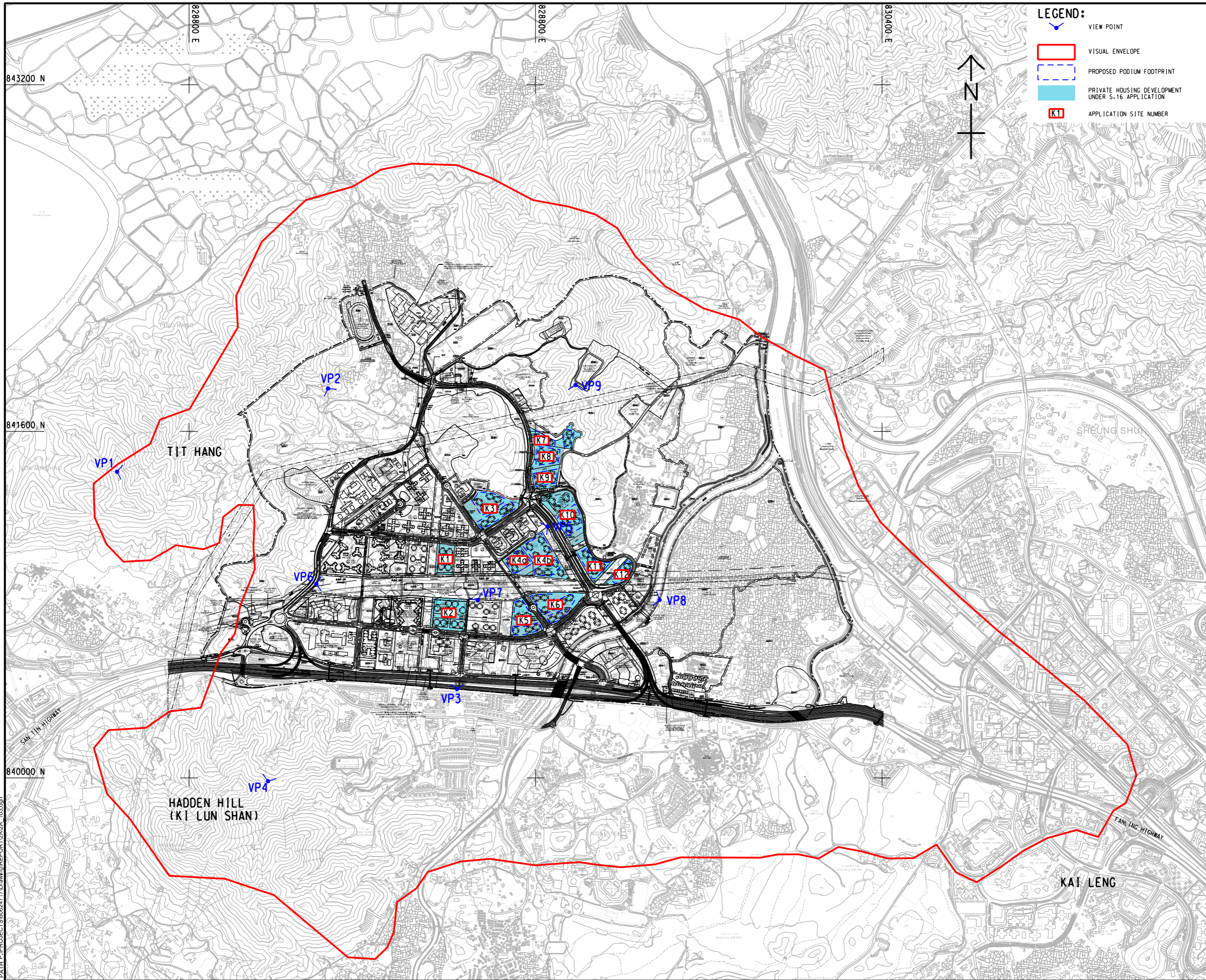
60624717 CE 19/2019 (CE)

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER

60624717/2A/FIGURE 1.1



LEGEND:

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



AECOM

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

CLIENT
 土木工程拓展署
 Civil Engineering and Development Department

CONSULTANT
 AECOM Asia Company Ltd.
 www.aecom.com

SUB-CONSULTANTS
 分行工程顧問公司

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE
 A1 1 : 8000

DIMENSION UNIT
 METRES

KEY PLAN

PROJECT NO.
 60624717

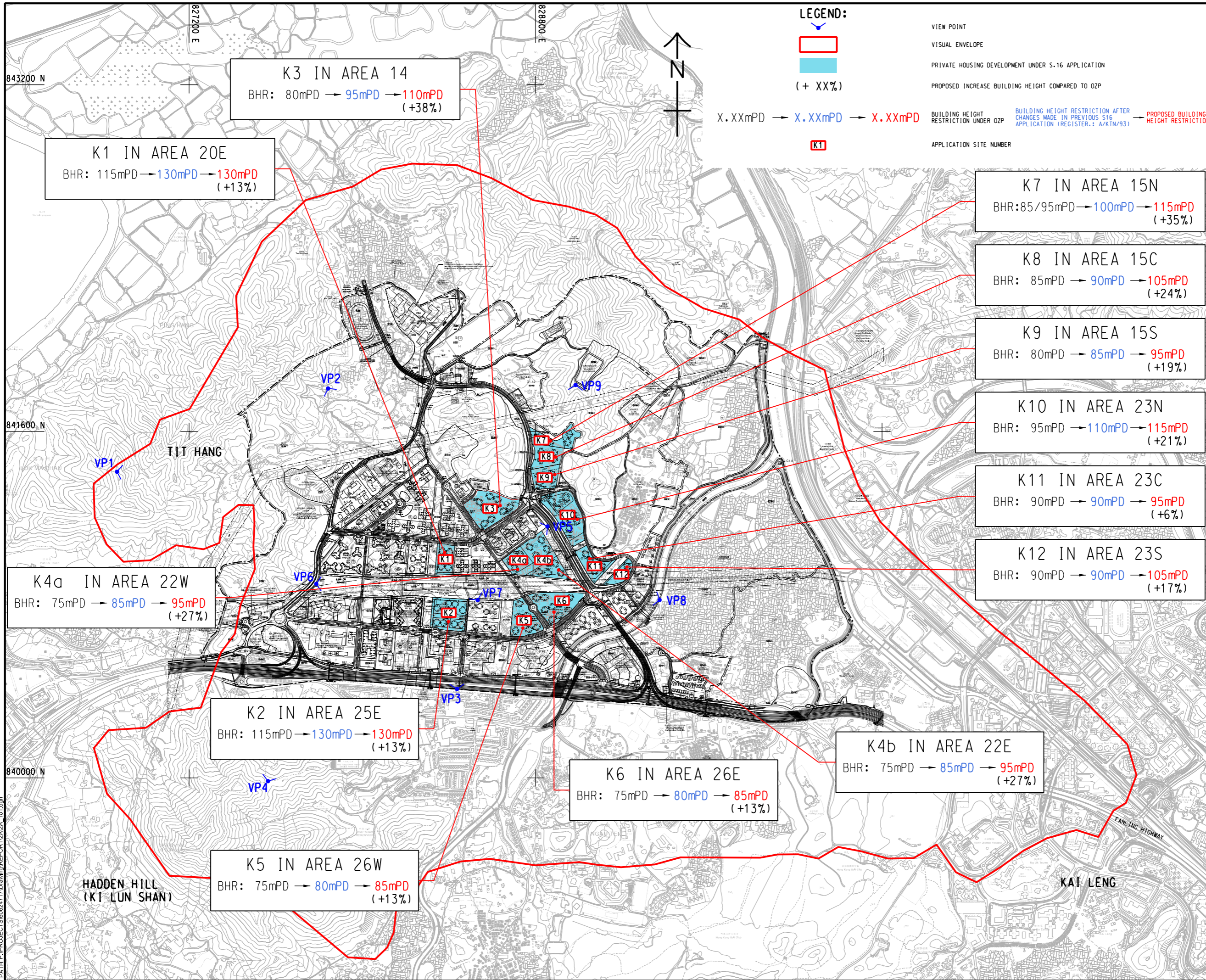
CONTRACT NO.
 CE 19/2019 (CE)

SHEET TITLE
 PROPOSED SCENARIO FOR VA

SHEET NUMBER
 60624717/2A/FIGURE 2.2

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and denies any liability whatsoever, for any part, that less or relies on this drawing without AECOM's express written consent. All measurements must be obtained from the stated dimensions.

ISO A1 594mm x 841mm
 Approved:
 Checked:
 Designer:
 Project Management Initials:



ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

NO.	DATE	DESCRIPTION	CHK.

SCALE **DIMENSION UNIT**

A1 1: 8000	METRES
------------	--------

KEY PLAN

PROJECT NO. **CONTRACT NO.**

60624717	CE 19/2019 (CE)
----------	-----------------

SHEET TITLE
 PROPOSED RELAXATION OF DEVELOPMENT RESTRICTION - UPDATE BUILDING HEIGHT

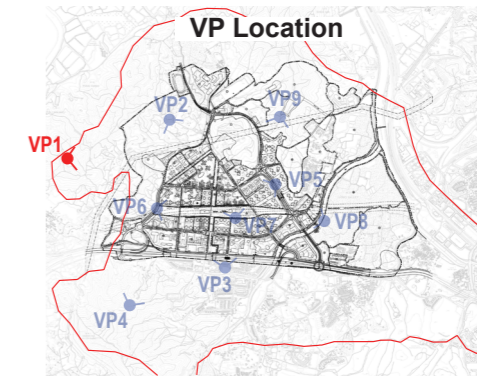
SHEET NUMBER
 60624717/2A/FIGURE 2.3

V:\BAK\US55-BAK\CSVP\p1d\dwg\Create PH file\new\CSVP-75color.plt
 Plot File by: D:\P1
 PATH: P:\PROJECTS\60624717\Drawing\REPORT\2A\2A_101.dgn
 11/20/2018

This drawing has been prepared for the use of AECOM's client. It may not be used, modified, reproduced or relied upon by third parties, except as agreed by AECOM or as required by law. AECOM accepts no responsibility, and disclaims any liability, whatsoever, for any part, that uses or relies on this drawing without AECOM's express written consent. All measurements must be obtained from the stated dimensions.



VP1 - Existing View

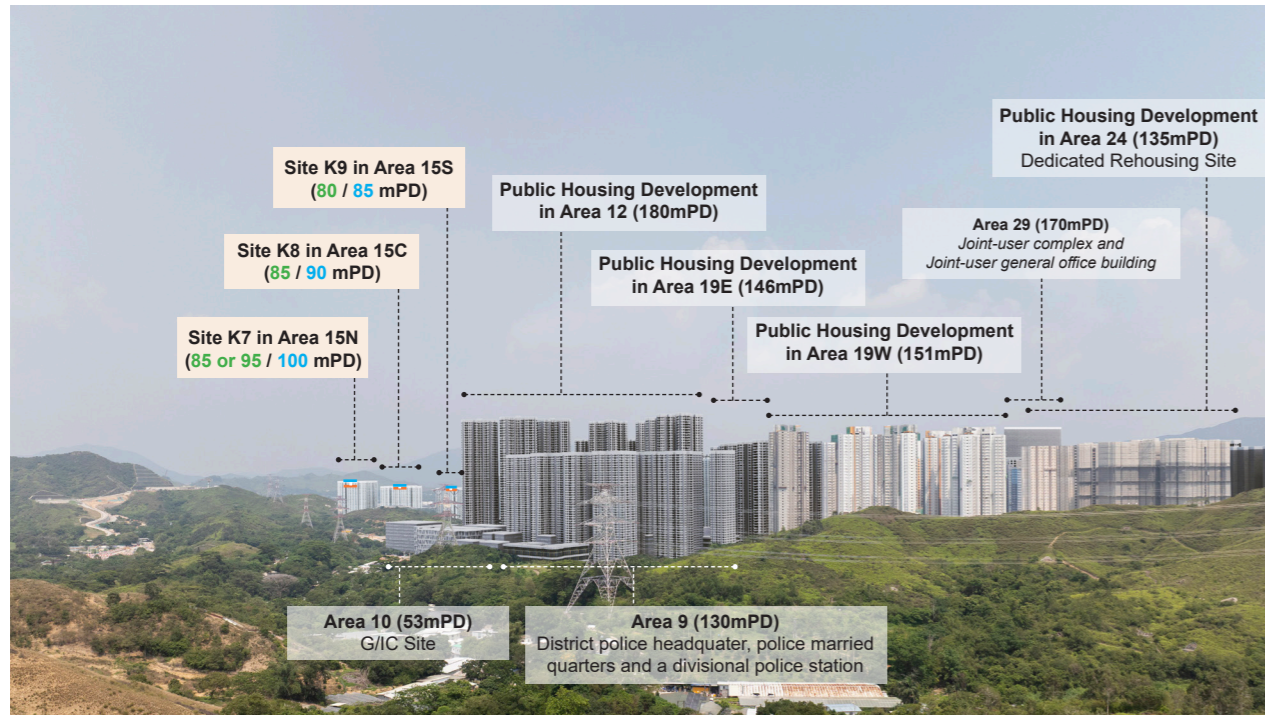


LEGEND

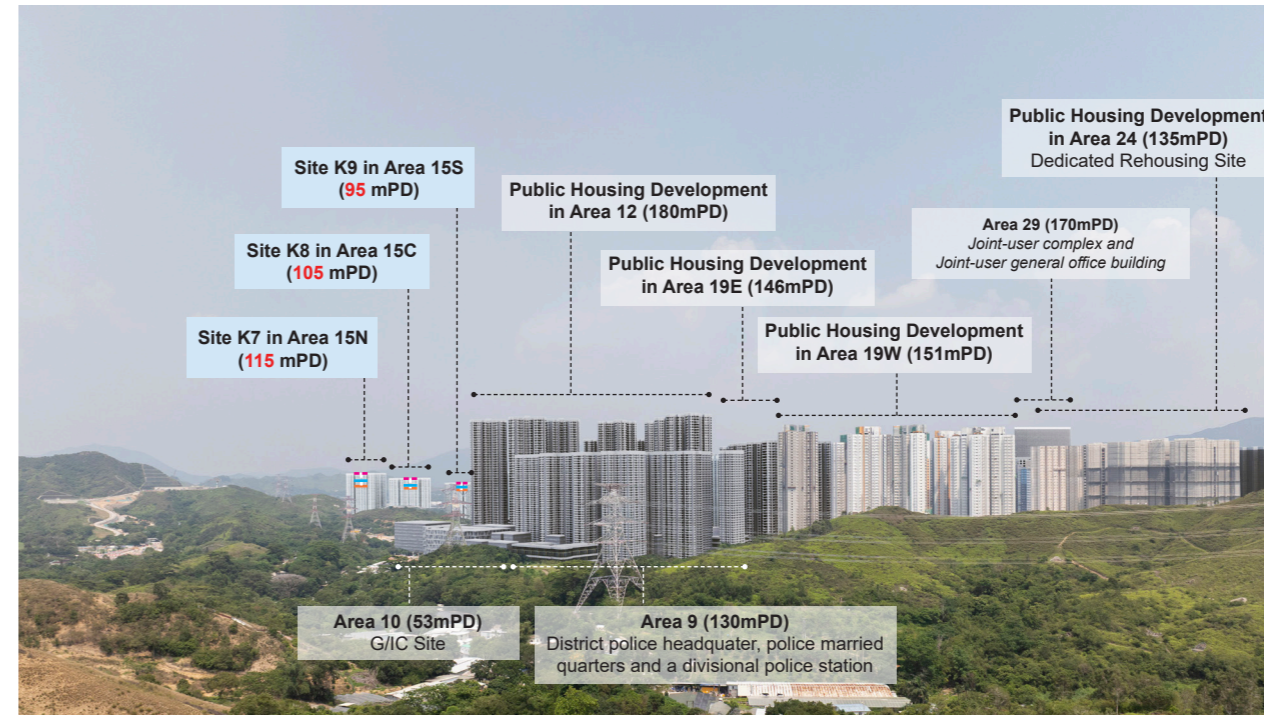
Application Site for Baseline Scenario (light orange box)
 Site K__ in Area __ (/ / mPD)

Application Site for Proposed Scenario (light blue box)
 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



VP1 - Baseline Scenario (under approved application no. A/KTN/93)

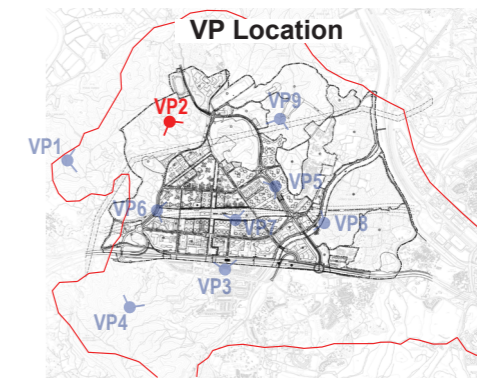


VP1 - Proposed Scenario

IR	DATE	DESCRIPTION	CHK.



VP2 - Existing View

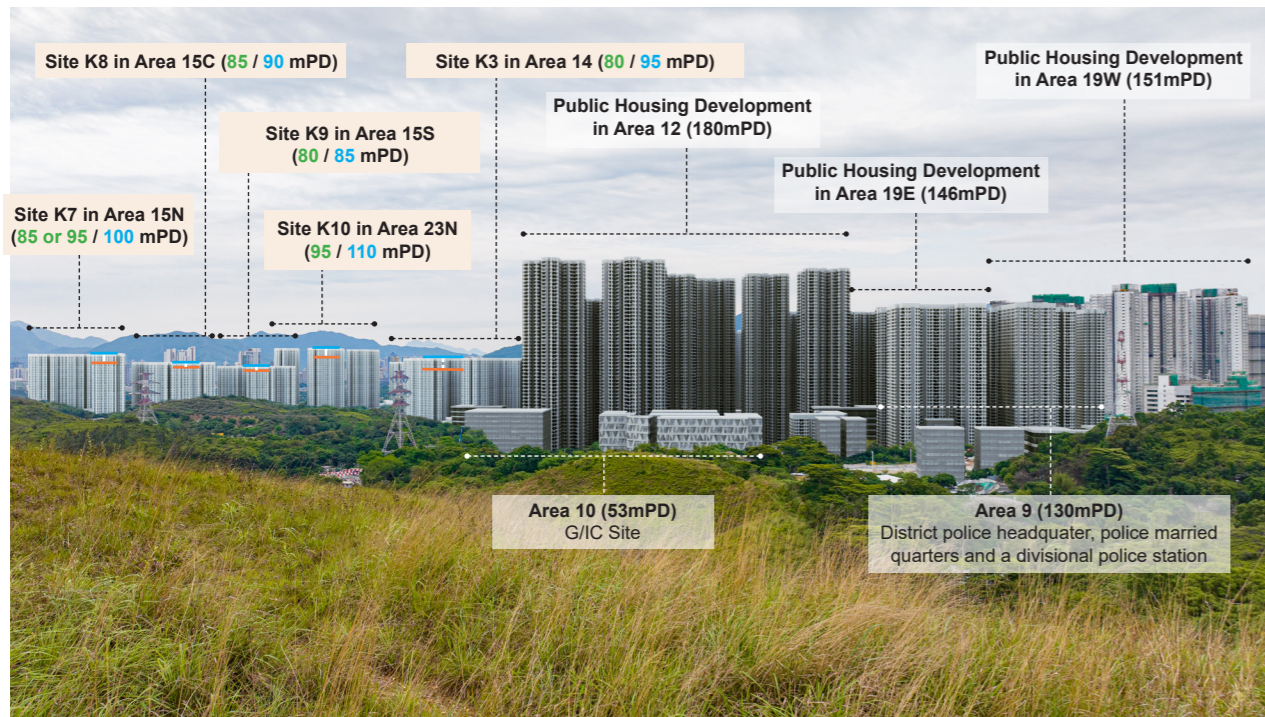


LEGEND

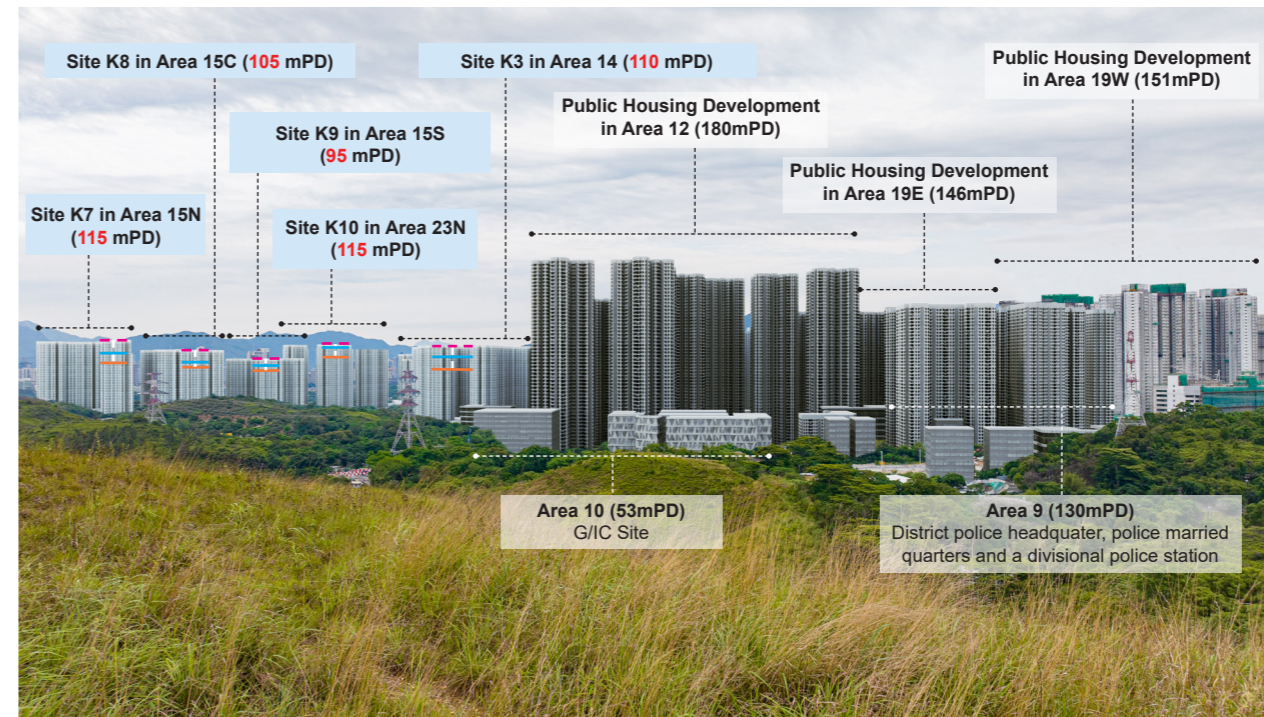
Application Site for Baseline Scenario (light orange box)
 Application Site for Proposed Scenario (light blue box)

OZP BH Restriction (green arrow) / A/KTN/93 (blue arrow) mPD
 Under Proposed Scenario (red arrow) 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



VP2 - Baseline Scenario (under approved application no. A/KTN/93)

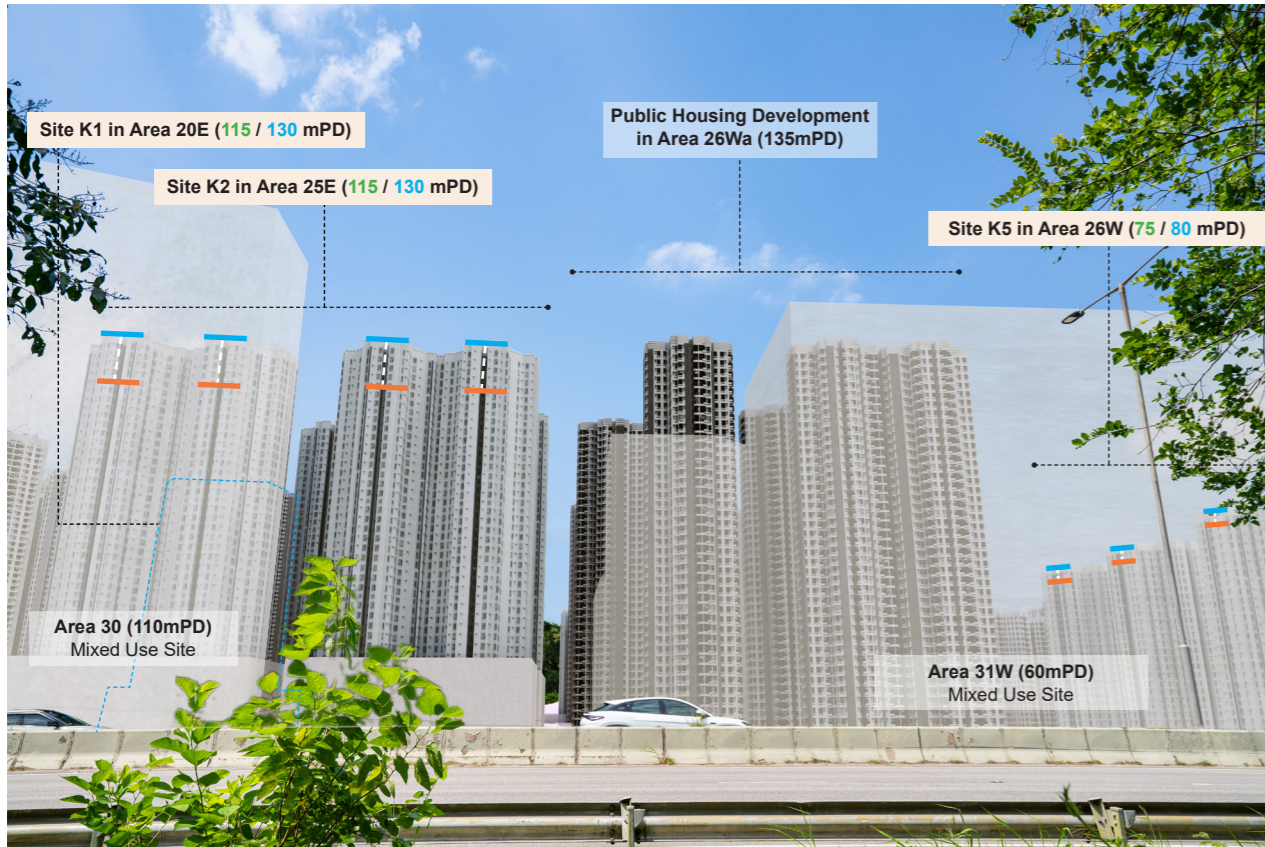


VP2 - Proposed Scenario

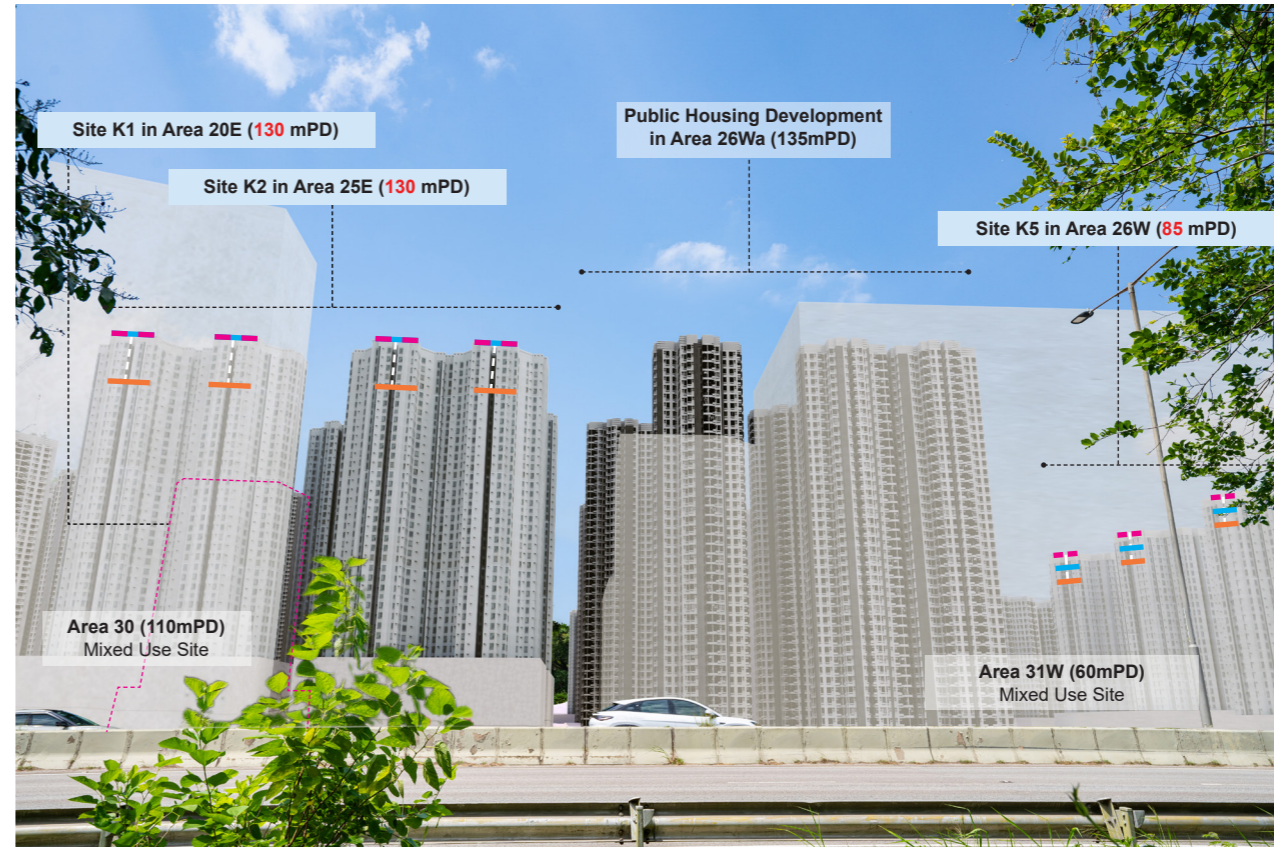
NO.	DATE	DESCRIPTION	CHK.



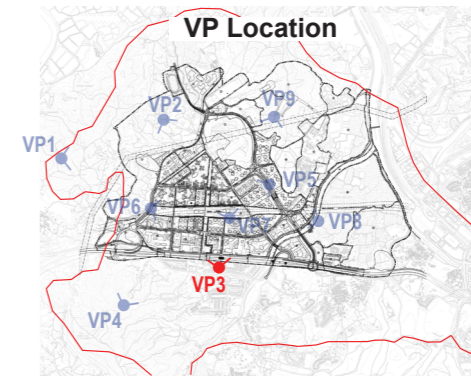
VP3 - Existing View



VP3 - Baseline Scenario (under approved application no. A/KTN/93)



VP3 - 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

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE DIMENSION UNIT

N.T.S. METRES

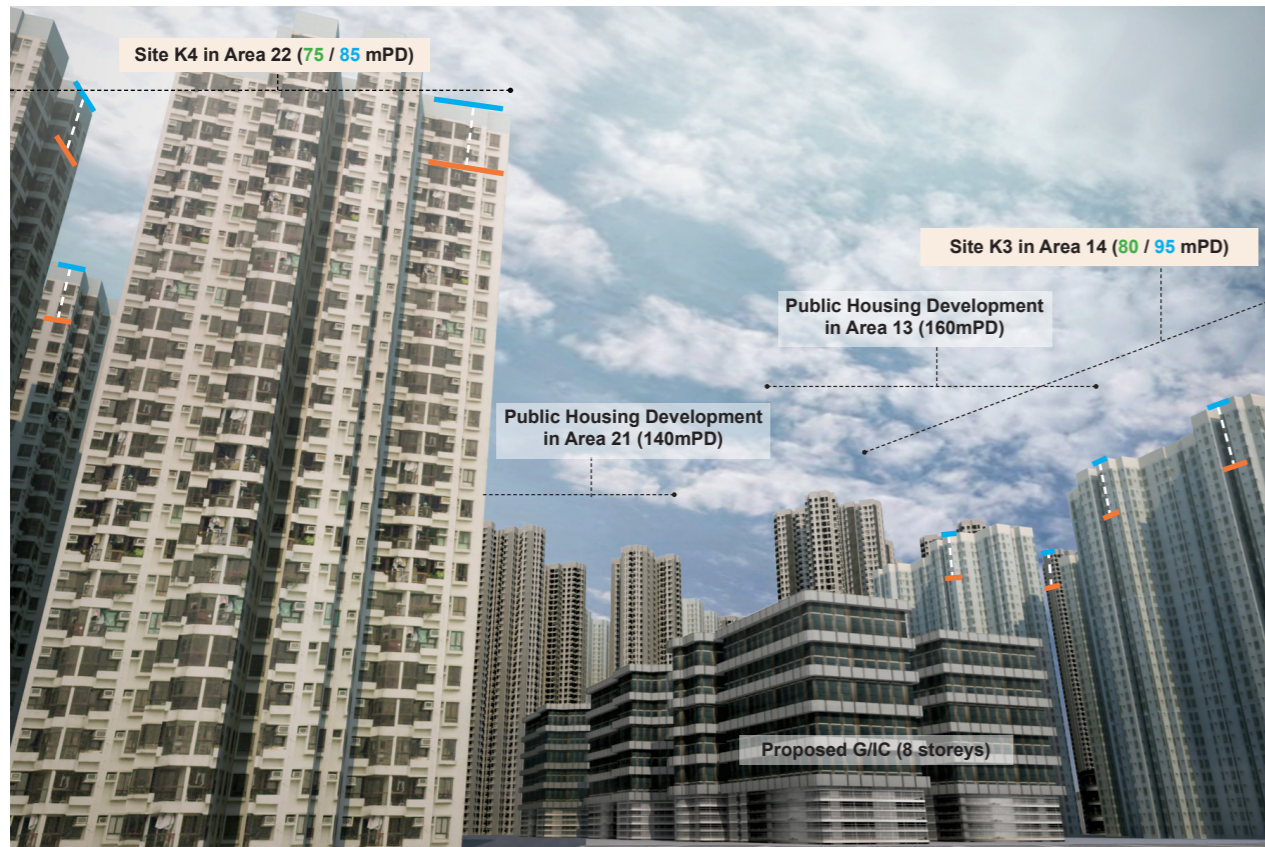
KEY PLAN

SHEET TITLE

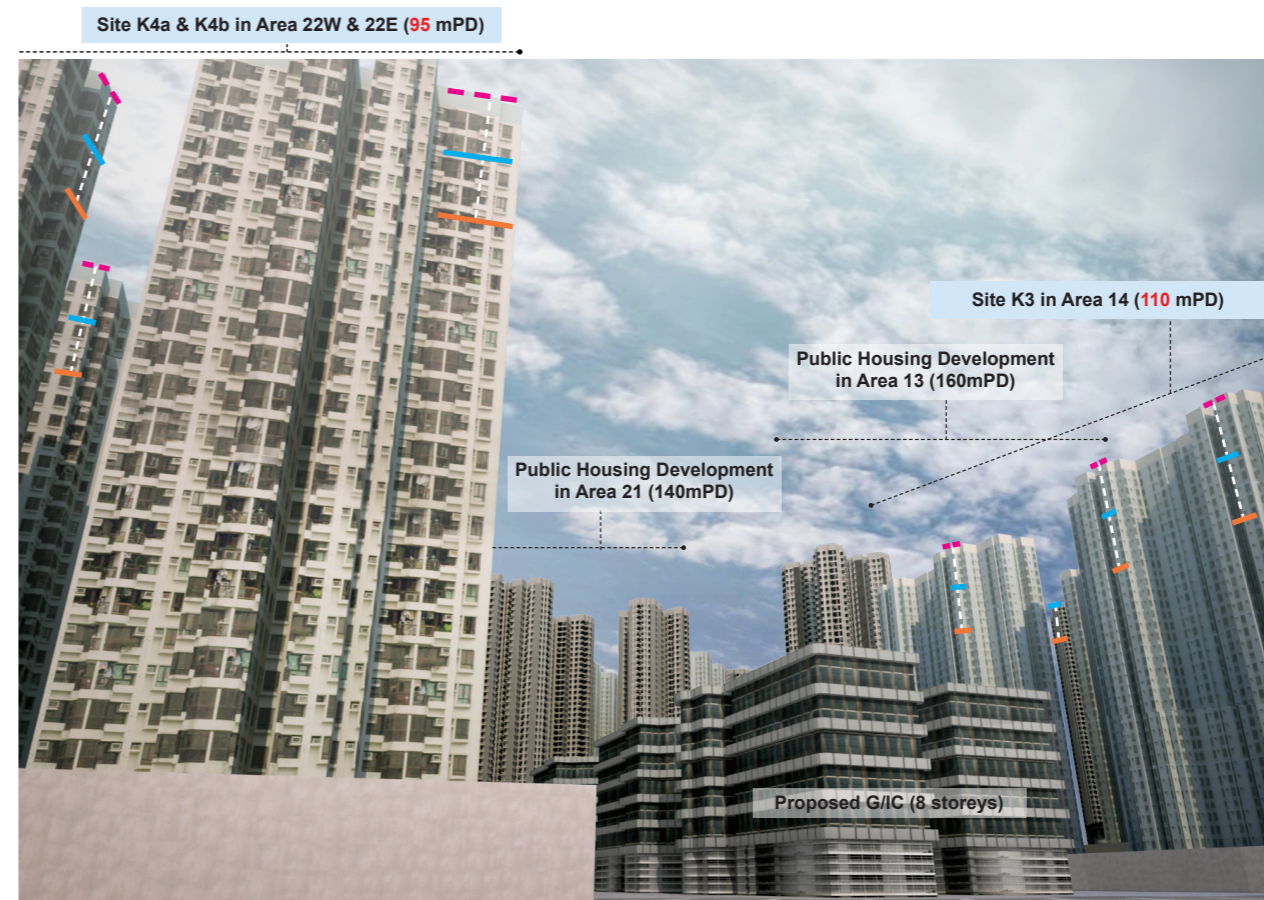
SHEET NUMBER



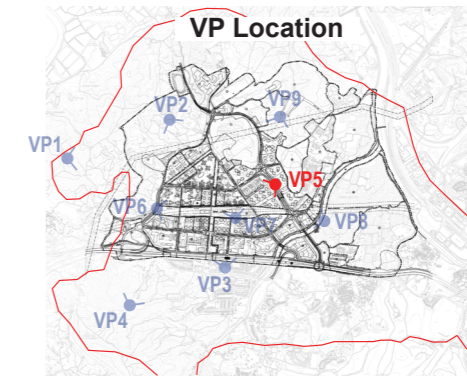
VP5 - Existing View



VP5 - Baseline Scenario (under approved application no. A/KTN/93)



VP5 - 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

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



AECOM Asia Company Ltd. www.aecom.com

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE DIMENSION UNIT

N.T.S. METRES

KEY PLAN

PROJECT NO. CONTRACT NO.

60624717 CE 19/2019 (CE)

SHEET TITLE

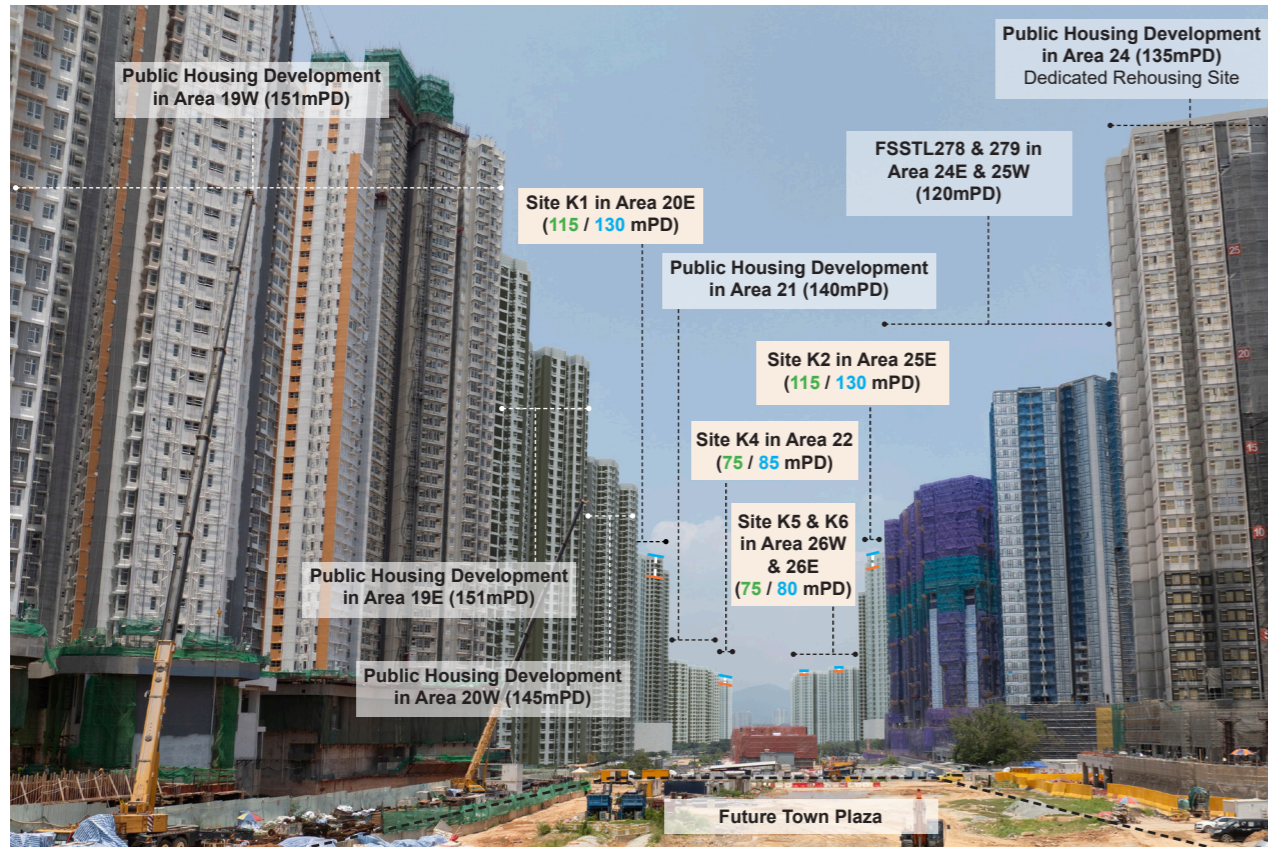
PHOTOMONTAGE FROM VIEWPOINT VP5

SHEET NUMBER

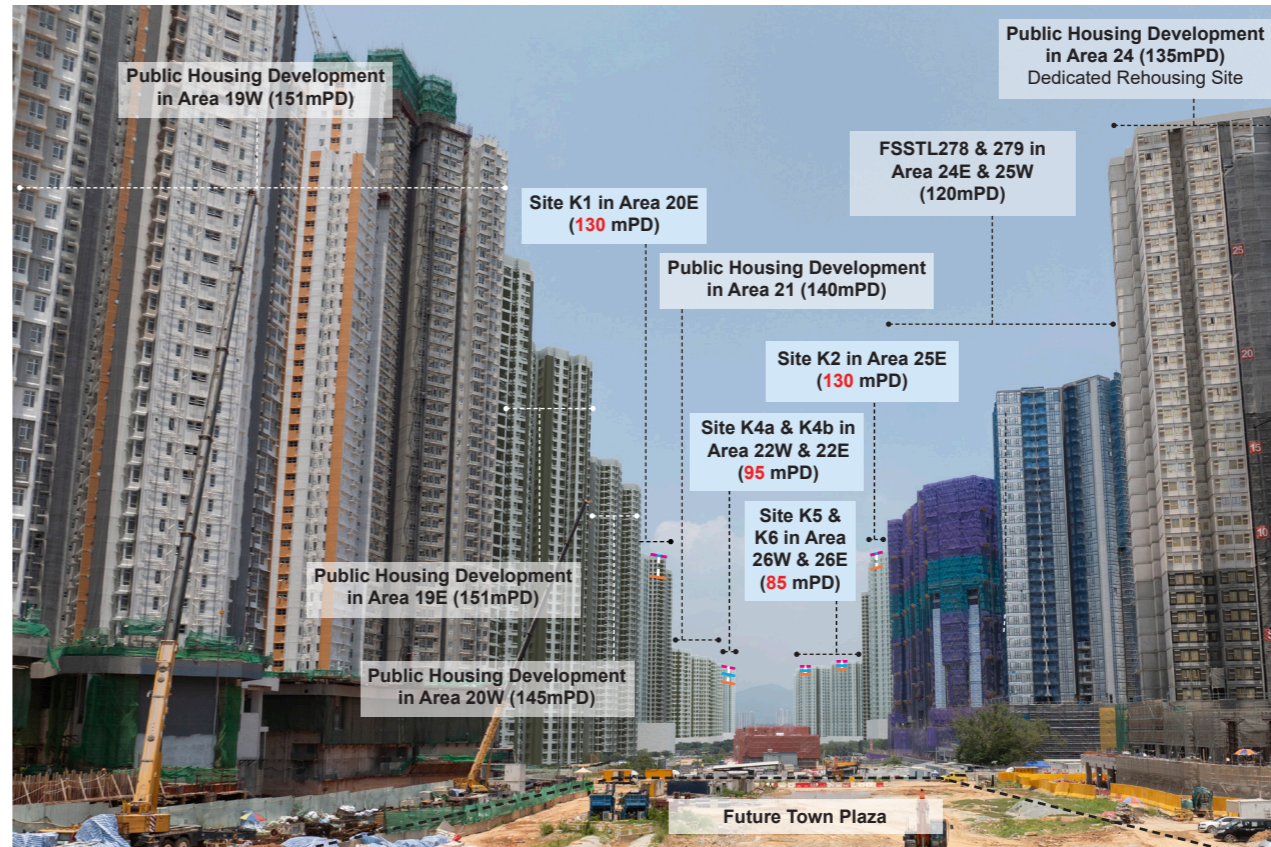
60624717/2A/FIGURE 3.5



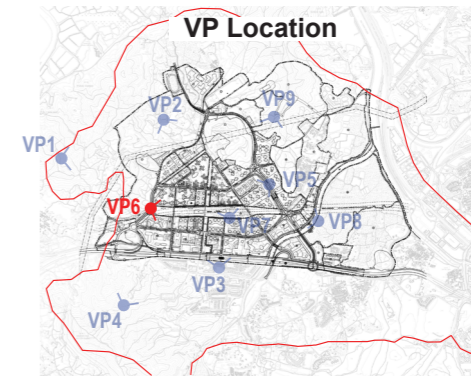
VP6 - Existing View



VP6 - Baseline Scenario (under approved application no. A/KTN/93)



VP6 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)
 Site K_ in Area _ (/ mPD)

Application Site for Proposed Scenario (light blue box)
 Site K_ in Area _ (/ mPD)

OZP BH Restriction (green arrow) / A/KTN/93 (blue arrow)

Under Proposed Scenario (red arrow)

— 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

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE DIMENSION UNIT

N.T.S. METRES

KEY PLAN

PROJECT NO. CONTRACT NO.

60624717 CE 19/2019 (CE)

SHEET TITLE

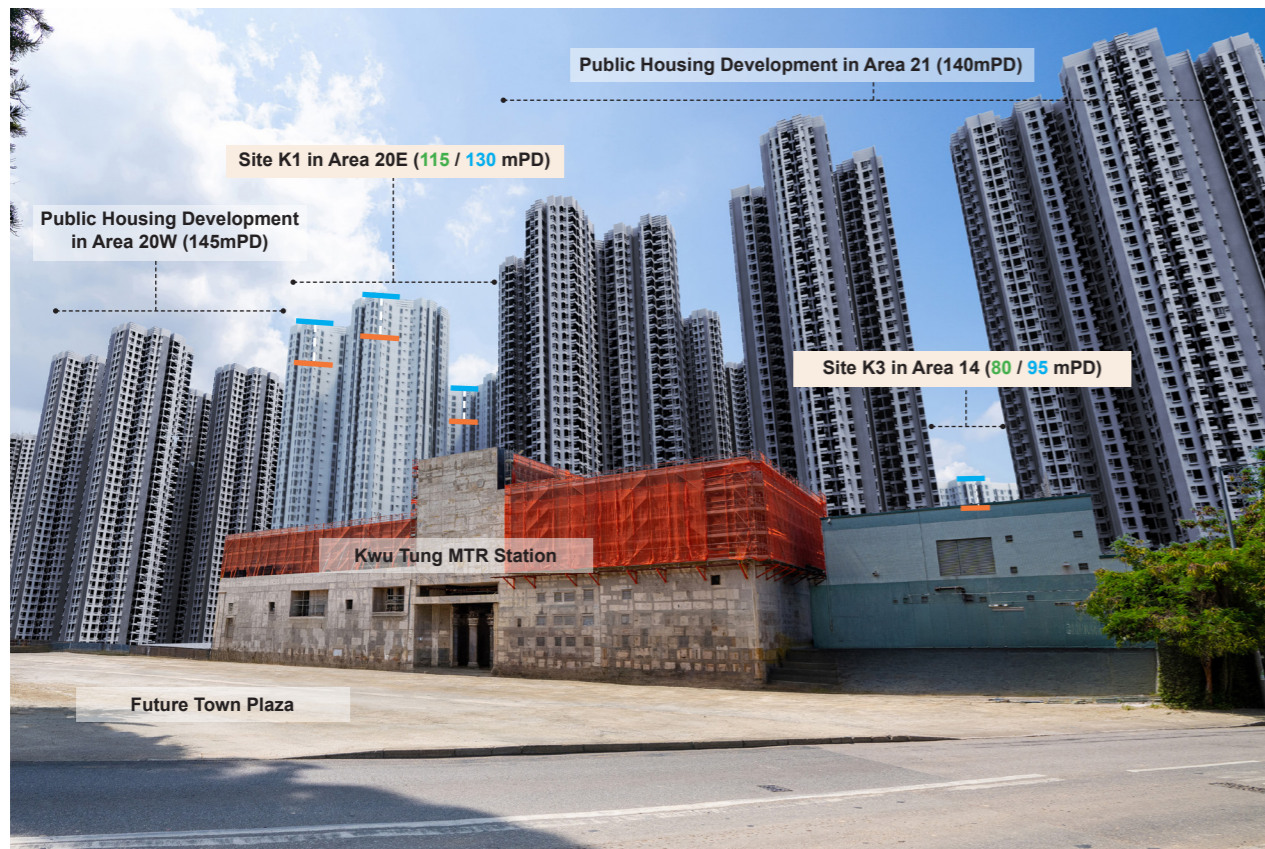
PHOTOMONTAGE FROM
 VIEWPOINT VP6

SHEET NUMBER

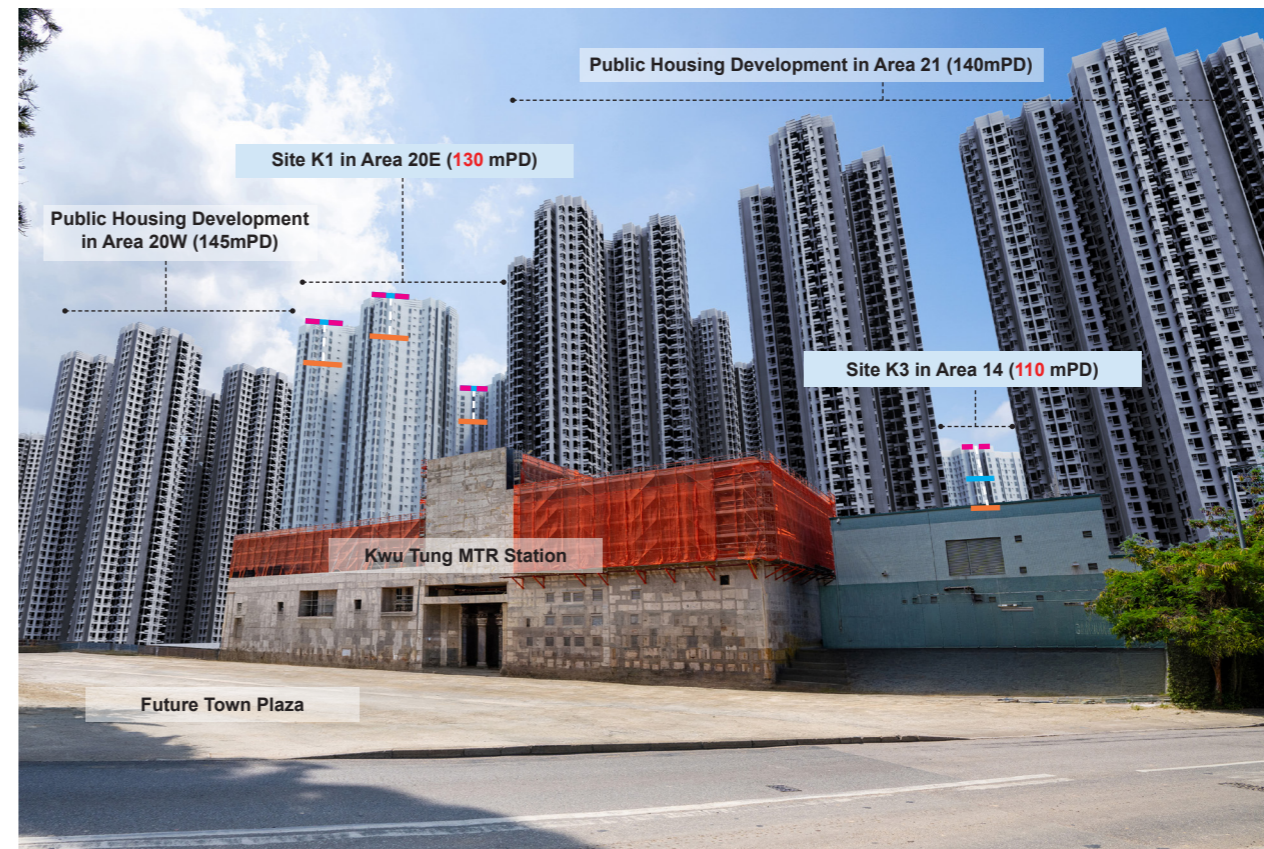
60624717/2A/FIGURE 3.6



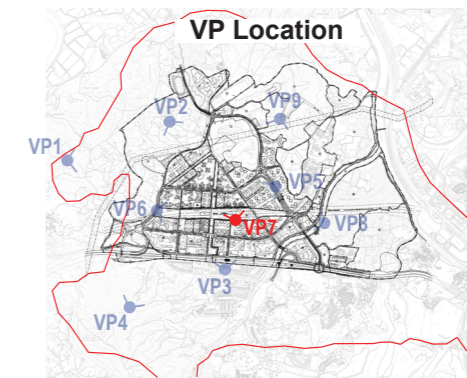
VP7 - Existing View



VP7 - Baseline Scenario (under approved application no. A/KTN/93)



VP7 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)

OZP BH Restriction (green arrow) / A/KTN/93 (blue arrow) mPD

Application Site for Proposed Scenario (light blue box)

Under Proposed Scenario (red arrow) 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 KWU TUNG NORTH NEW DEVELOPMENT AREA, REMAINING PHASE - DESIGN & CONSTRUCTION

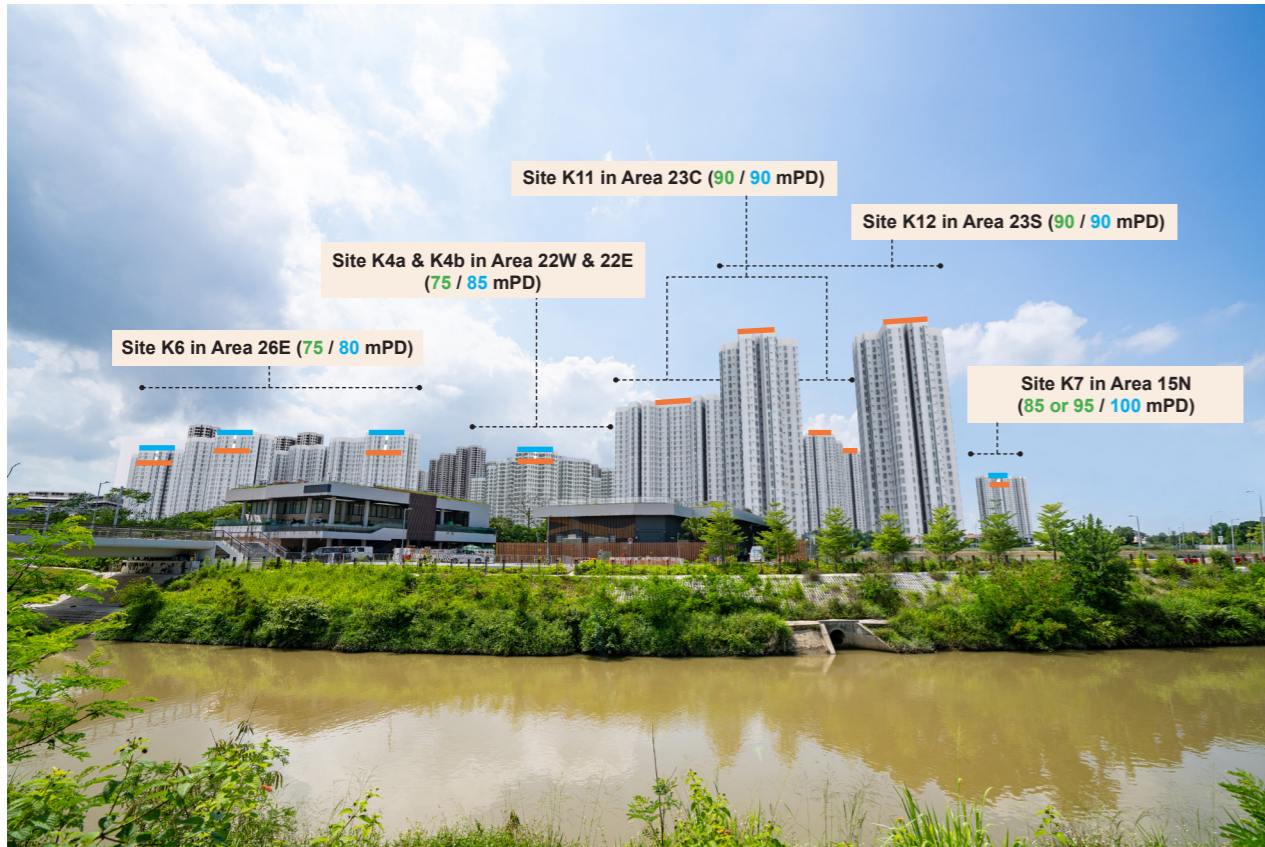


AECOM Asia Company Ltd. www.aecom.com

IR	DATE	DESCRIPTION	CHK.



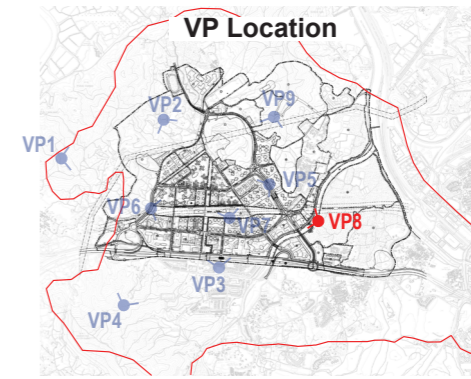
VP8 - Existing View



VP8 - Baseline Scenario (under approved application no. A/KTN/93)



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

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

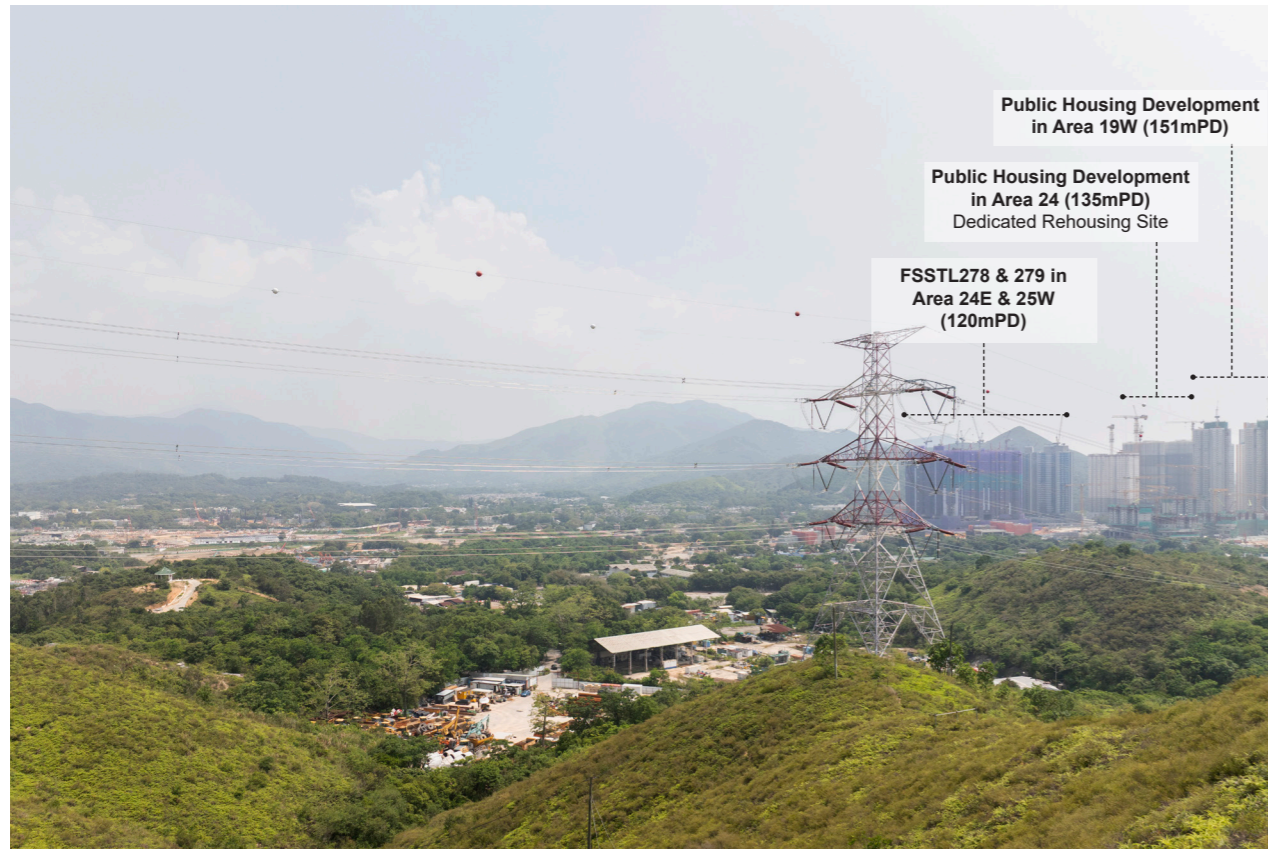
SCALE DIMENSION UNIT

N.T.S. METRES

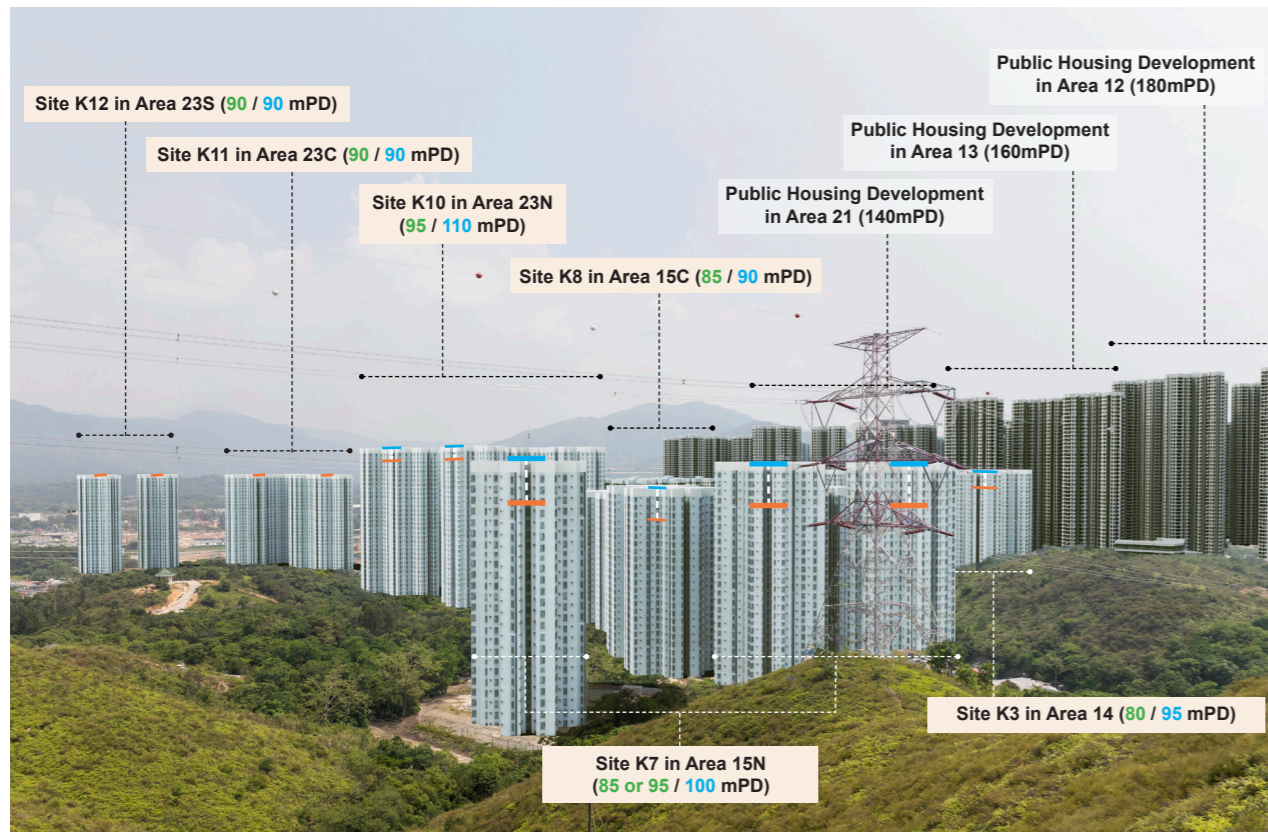
KEY PLAN

SHEET TITLE

SHEET NUMBER



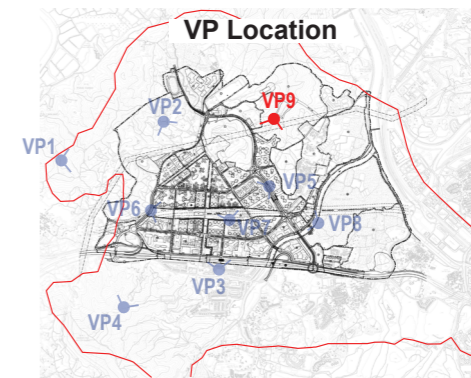
VP9 - Existing View



VP9 - Baseline Scenario (under approved application no. A/KTN/93)



VP9 - 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

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



AECOM Asia Company Ltd. www.aecom.com

IR	DATE	DESCRIPTION	CHK.

N.T.S.

METRES

60624717

CE 19/2019 (CE)

PHOTOMONTAGE FROM VIEWPOINT VP9

60624717/2A/FIGURE 3.9