

From: Eric Chan [REDACTED]
Sent: 2026年06月12日星期五 14:04
To: tpbpd/PLAND
Cc: [REDACTED]
Subject: A/KTN/111 - Replacement Pages for Appendix 1
Attachments: CE19_2019 CE11 Visual Appraisal replacement page_20260612.pdf
Categories: Internet Email

TCL Ref: CEDD/FNND A

Dear Sir/ Madam,

Please find attached the replacement pages for the Appendix 1 (Visual Appraisal for KTN) of the captionaed Planning Application for your information.

Should you have any queries, please do not hesitate to contact us.

Kind Regards,
Eric Chan



TOWNLAND CONSULTANTS LIMITED

[REDACTED]
[REDACTED]

Tel: [REDACTED]
Direct: [REDACTED]
Fax: [REDACTED]
Web: www.townland.com



Hong Kong | China | India | Indonesia
ISO9001:2015 Certified

This e-mail and any attachments to it are intended only for the party to whom they are addressed. They may contain privileged and/or confidential information. If you have received this transmission in error please notify the sender immediately and delete any digital copies and destroy any paper copies. Thank-you. Townland accepts no contractual liabilities or commitments arising from this e-mail unless subsequently confirmed by fax or letter or as an e-mail attachment giving company name, address, registration number and authorised signatory.

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) - Site No. K1 <i>115mPD to 130mPD</i> - Site No. K2 <i>115mPD to 130mPD</i> - Site No. K3 <i>80mPD to 110mPD</i> - Site No. K4a <i>75mPD to 95mPD</i> - Site No. K4b <i>75mPD to 95mPD</i> - Site No. K5 <i>75mPD to 85mPD</i> - Site No. K6 <i>75mPD to 85mPD</i> - Site No. K7 <i>85/95mPD to 115mPD</i> - Site No. K8 <i>85mPD to 105mPD</i> - Site No. K9 <i>80mPD to 95mPD</i> - Site No. K10 <i>90mPD to 115mPD</i>	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 . <u>Type of VPs</u> <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
- Site No. K11 <i>90mPD to 95mPD</i> - Site No. K12 <i>90mPD to 105mPD</i>	

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.

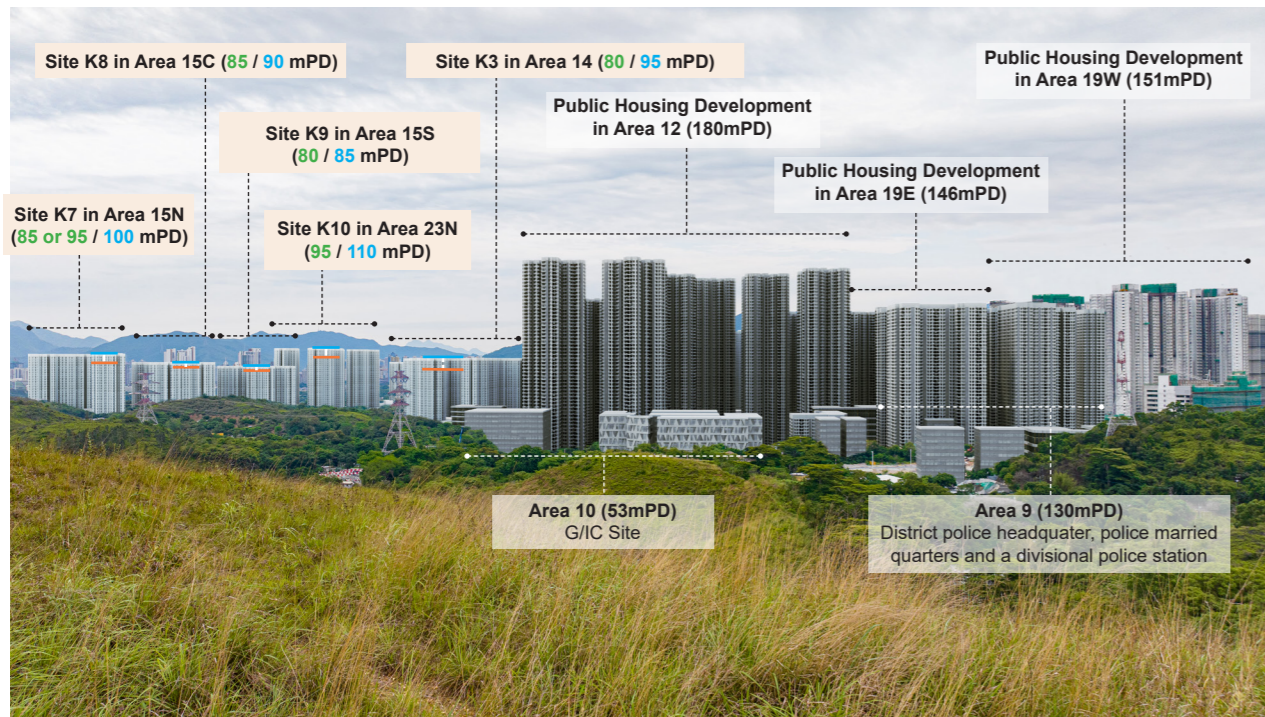
Screen Hoarding (MM6)

- 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.

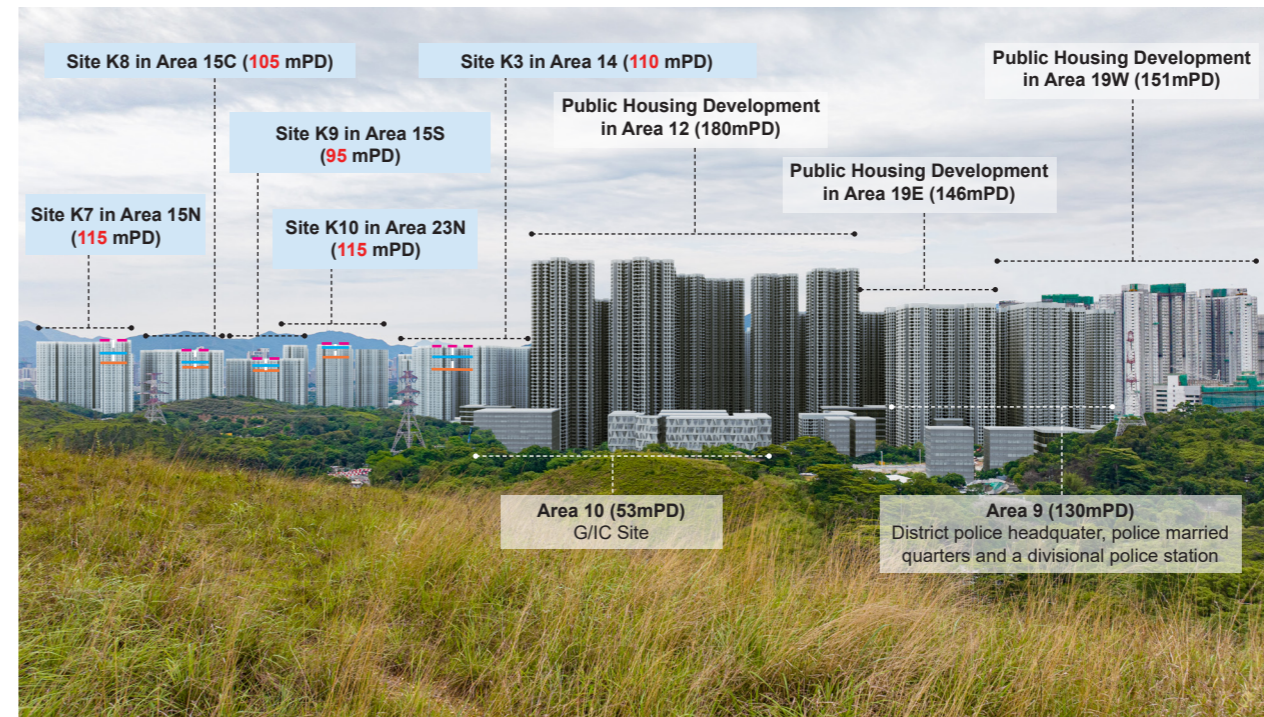
- 6.1.3 The proposed changes under the Section 16 application would inevitably create minor changes to visual composition, visual obstruction and permeability, and visual effect on the adjacent VPs. However, in general, there would not be any discernible effect on visual resources. As illustrated in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



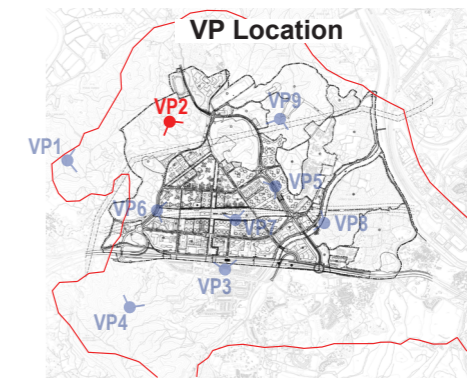
VP2 - Existing View



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



VP2 - 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)

— 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

NO.	DATE	DESCRIPTION	CHK.

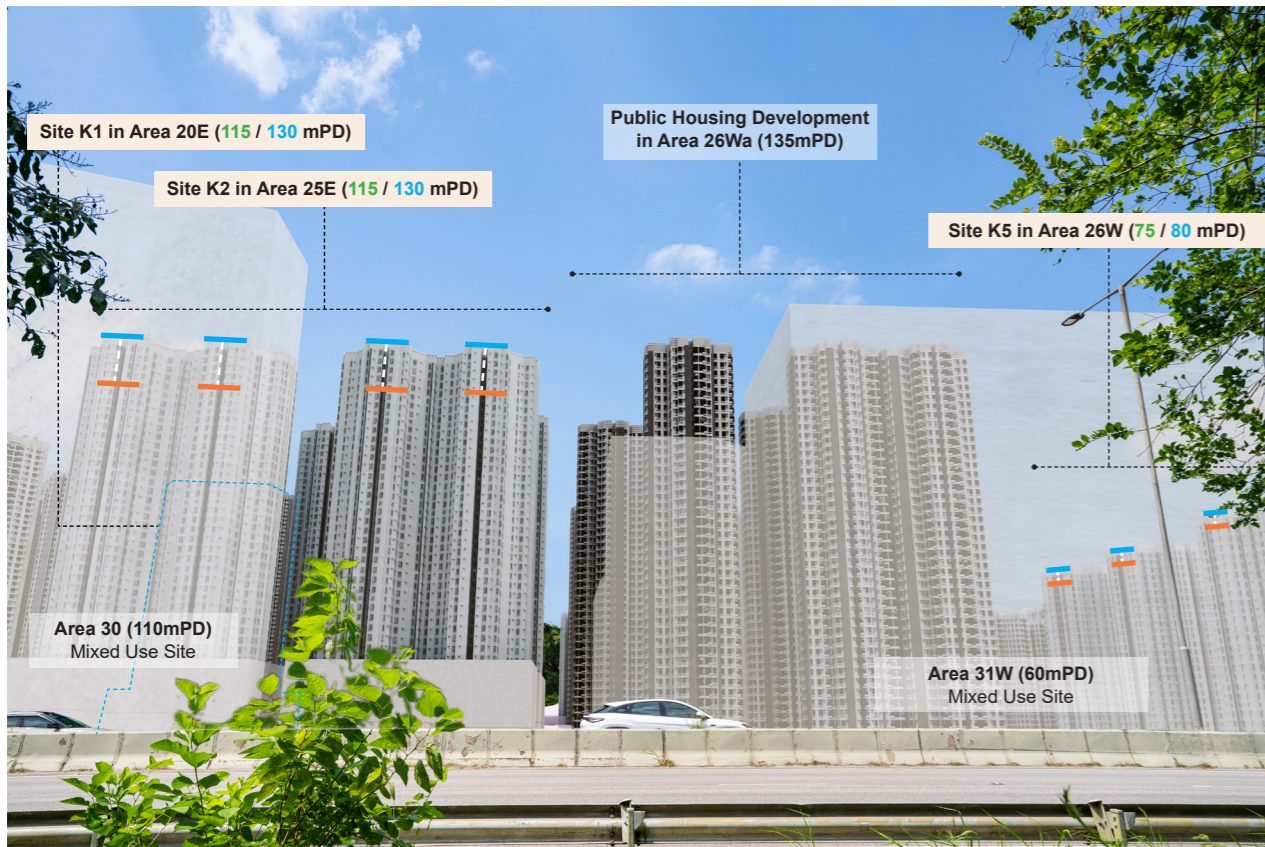
STATUS

SCALE: N.T.S. DIMENSION UNIT: METRES

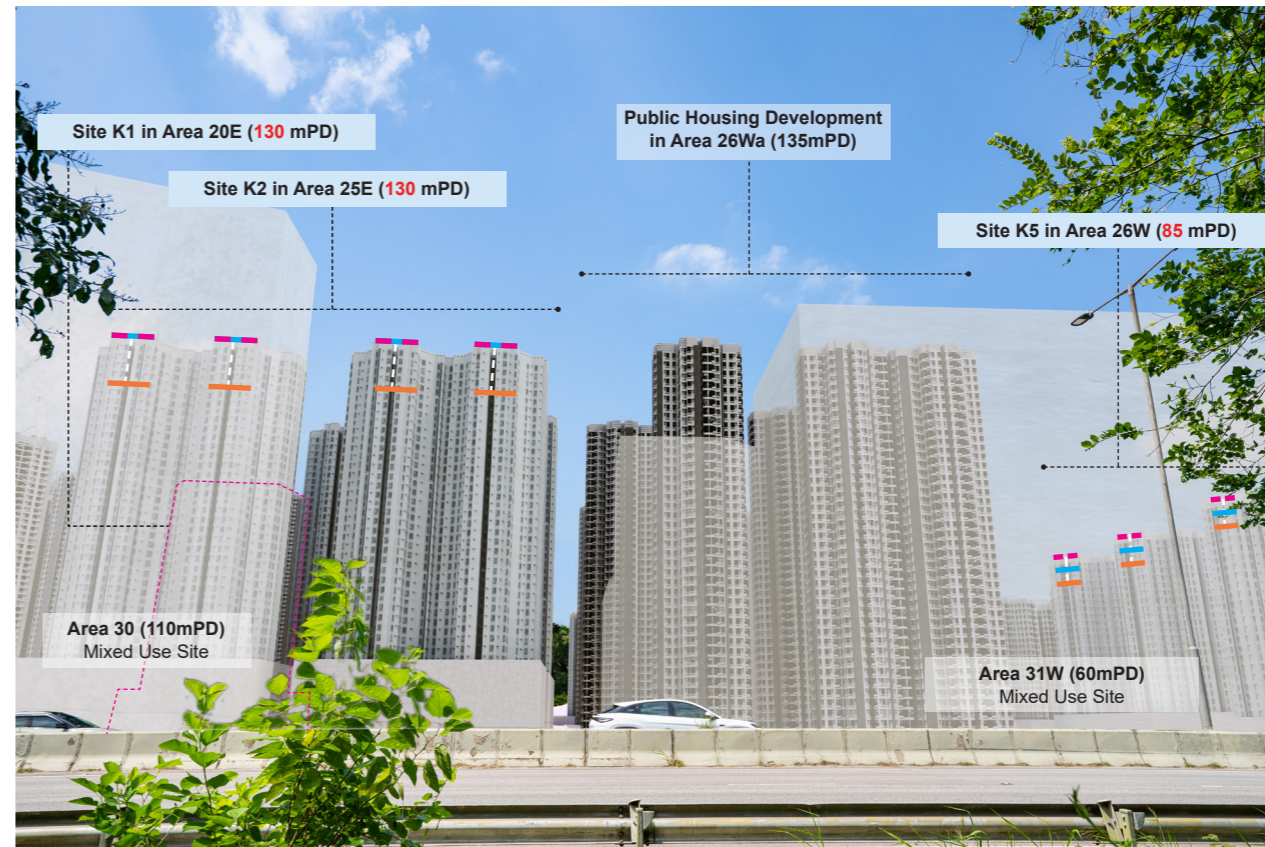
KEY PLAN



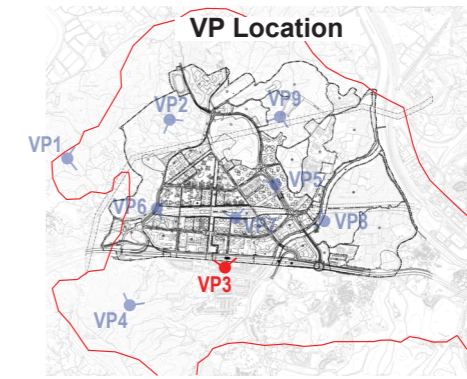
VP3 - Existing View



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



VP3 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)
 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

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE DIMENSION UNIT

N.T.S. METRES

KEY PLAN

PROJECT NO. 60624717 CONTRACT NO. CE 19/2019 (CE)

SHEET TITLE

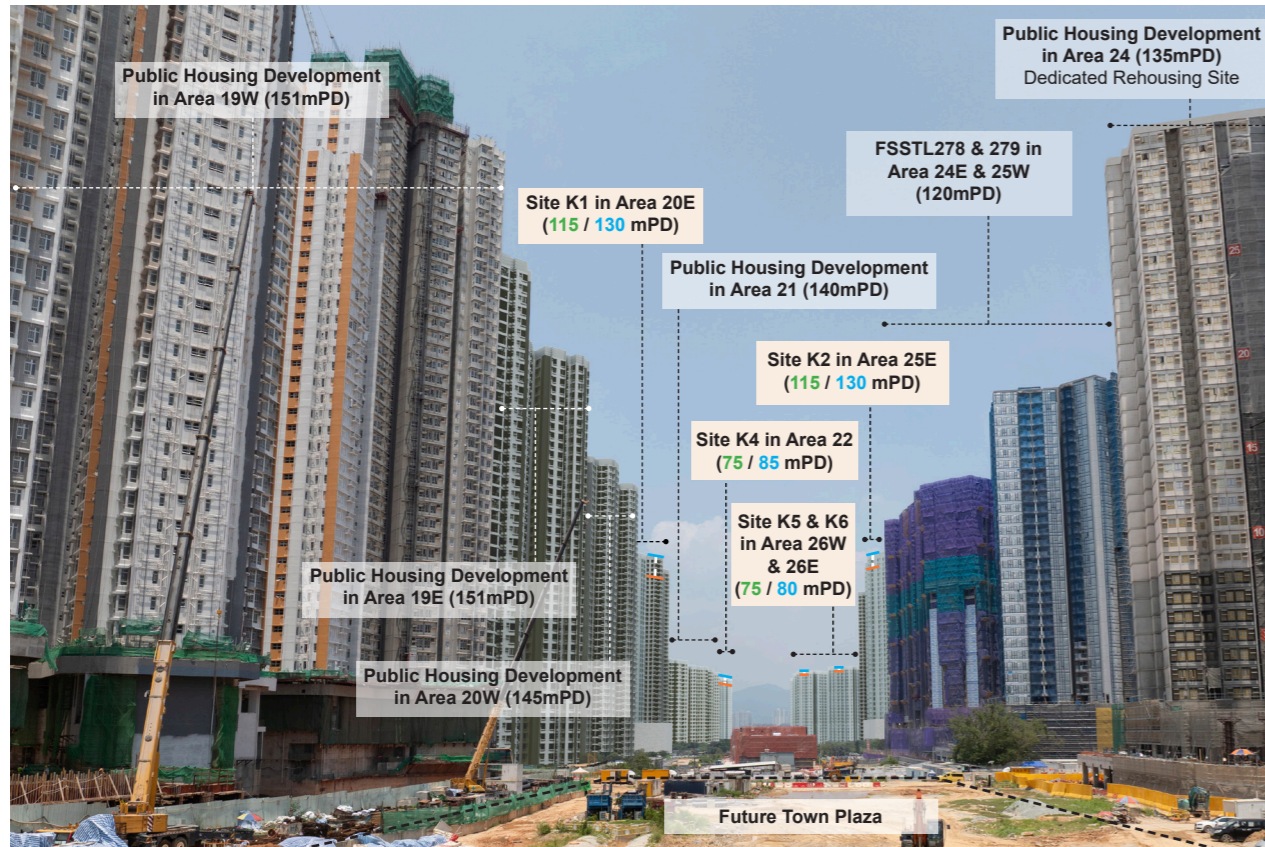
PHOTOMONTAGE FROM
VIEWPOINT VP3

SHEET NUMBER

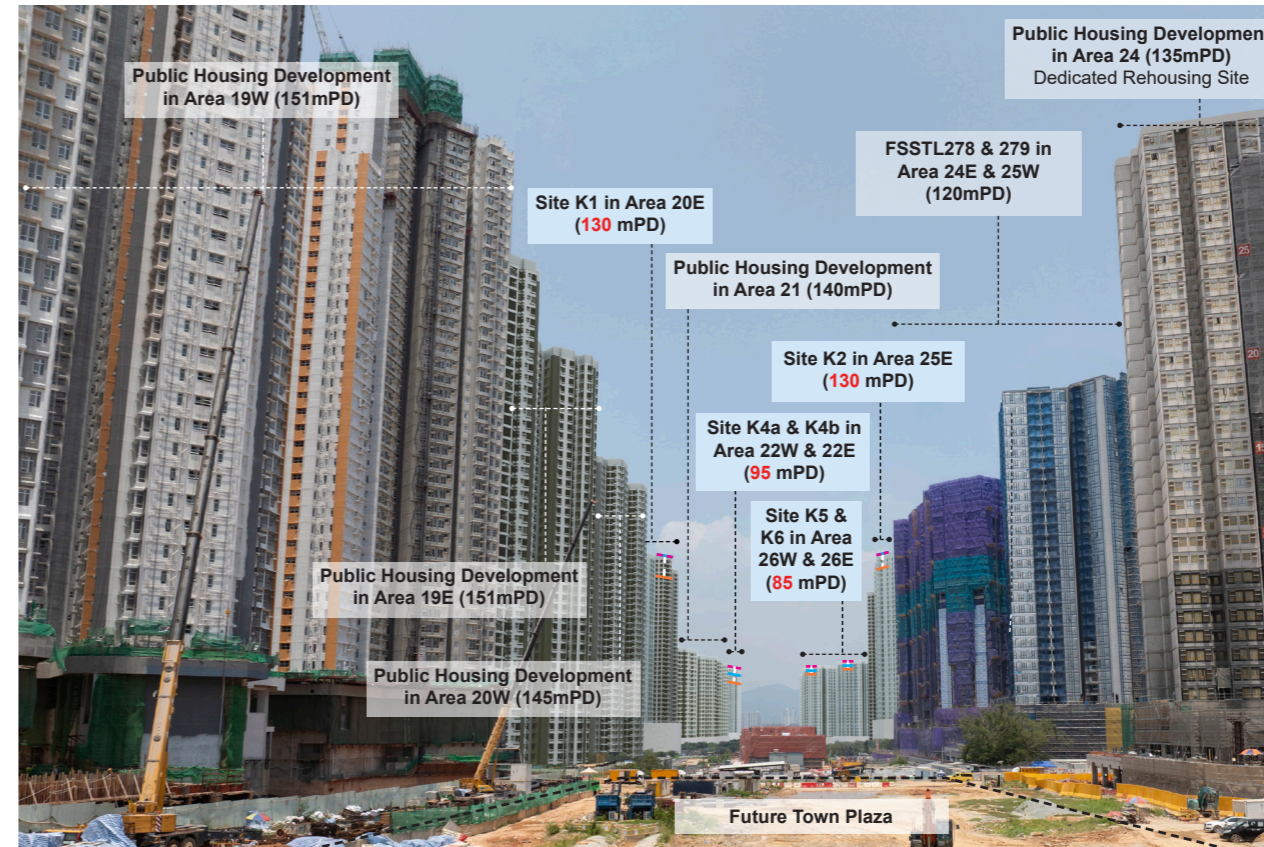
60624717/2A/FIGURE 3.3



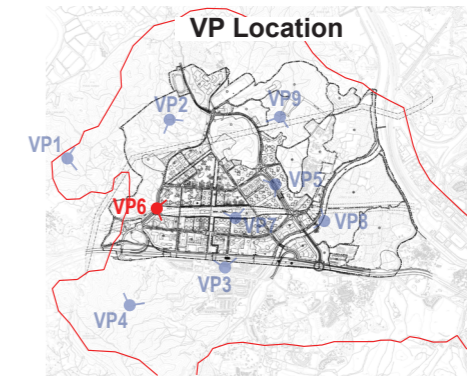
VP6 - Existing View



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)

— 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

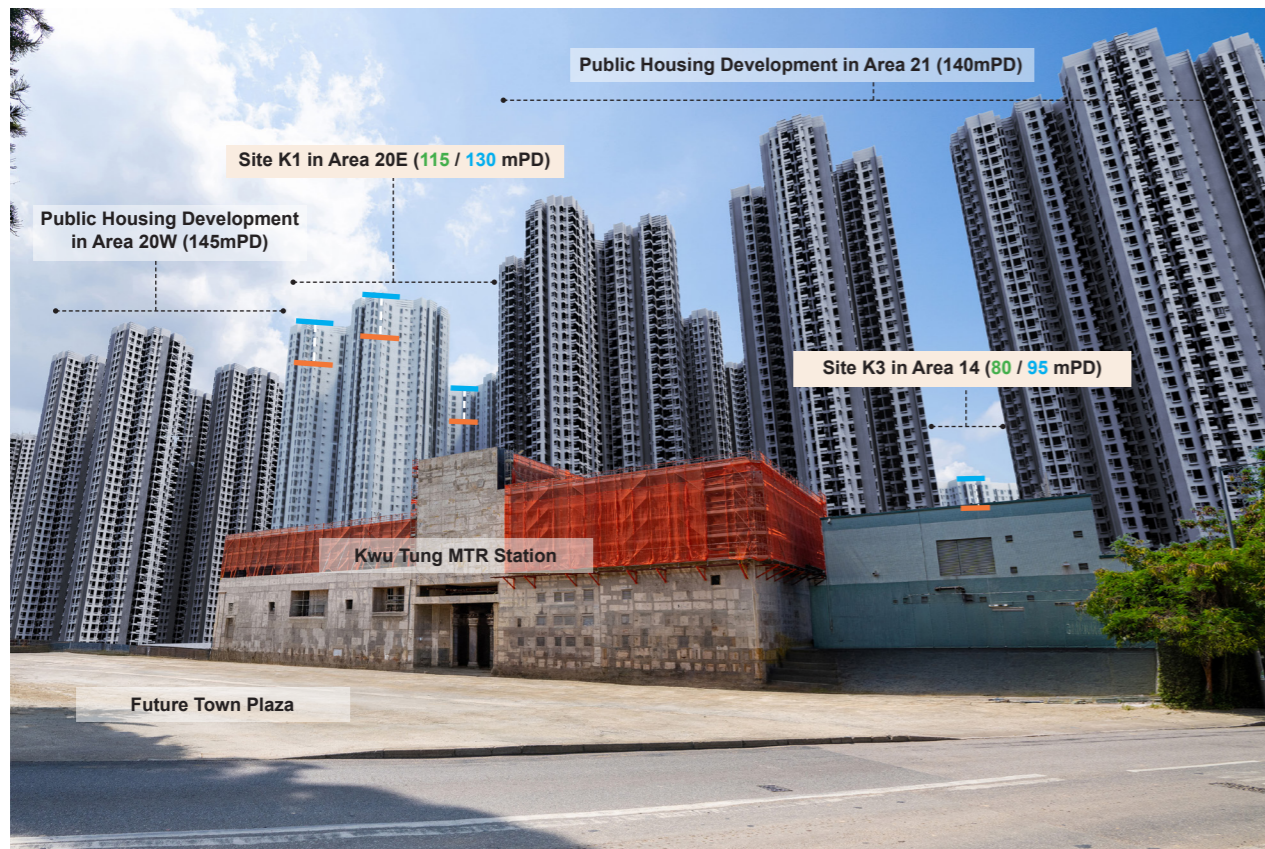
PROJECT NO.	CONTRACT NO.
60624717	CE 19/2019 (CE)

SHEET TITLE
 PHOTOMONTAGE FROM
 VIEWPOINT VP6

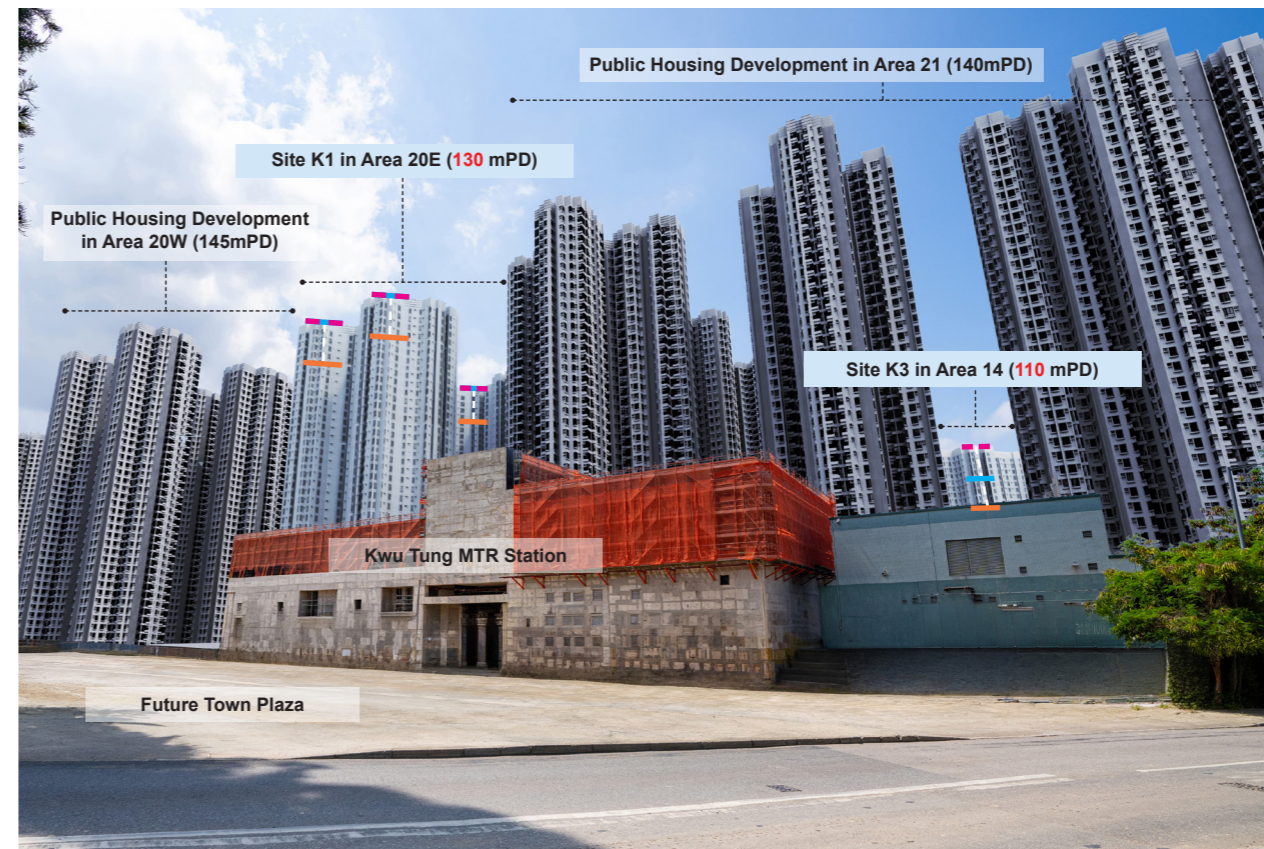
SHEET NUMBER
 60624717/2A/FIGURE 3.6



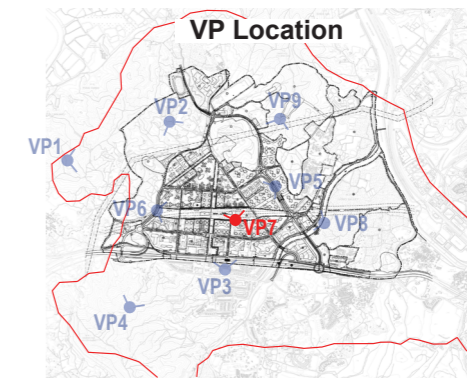
VP7 - Existing View



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



VP7 - Proposed Scenario



LEGEND

Application Site for Baseline Scenario (light orange box)
 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

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
 圖紙名稱
 PHOTOMONTAGE FROM
 VIEWPOINT VP7

SHEET NUMBER
60624717/2A/FIGURE 3.7