

Appendix 2

Visual Impact Assessment

**S.12A PLANNING APPLICATION FOR AMENDMENT OF PLAN
DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/31**

**Proposed Residential Development(s) with Retail,
Public Vehicle Park and Social Welfare Facilities
Various Lots in D.D. 11 and Adjoining Government Land,
Fung Yuen, Tai Po, New Territories**

VISUAL IMPACT ASSESSMENT

September 2025

Applicant:
Fantastic State Limited

Prepared by:
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S.12A PLANNING APPLICATION FOR AMENDMENT OF PLAN DRAFT TAI PO OUTLINE ZONING PLAN NO. S/TP/31

Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories

Visual Impact Assessment

1 INTRODUCTION

1.1 Purpose

- 1.1.1 This Visual Impact Assessment (“VIA”) is prepared and submitted on behalf of Fantastic State Limited (“the Applicant”) to seek approval from the Town Planning Board (“TPB”) for the proposed amendments to the Draft Tai Po Outline Zoning Plan No. S/TP/31 (“the OZP”) to enable the Proposed Residential Development(s) with Retail, Public Vehicle Park and Social Welfare Facilities (“the Proposed Development”) at Various Lots in D.D. 11 and Adjoining Government Land, Fung Yuen, Tai Po, New Territories (“the Development Site”) (**Figure 1.1** refers). The Development Site consists of two areas: Area (A) and Area (B).
- 1.1.2 Area (A) comprises two phases: i) Phase I Development includes the six residential towers with domestic gross floor area (“GFA”) of 91,390m² (equivalent to a domestic plot ratio (“PR”) of 3.44) and building heights of 24 - 29 storeys (excluding 3 levels of basement); a 3-storey clubhouse; and a 2-storey standalone building block (consisting of a public vehicle park with retail facilities at 1/F); and ii) Phase II Development, which includes one residential tower with domestic GFA of 18,187m² (equivalent to a domestic PR of 3.44) and building heights of 30 storeys. Area (B) comprises social welfare facilities [including a 150-place Residential Care Home for the Elderly (“RCHE”) cum 30-place Day Care Unit (“DCU”)] in an 8-storey social welfare complex with a total GFA of about 4,782m².
- 1.1.3 The Applicant submitted an s.12A Planning Application (No. Y/TP/38) to TPB in 2022 to rezone the current western portion of the “CDA(1)” zone to “R(B)13” zone to enable a proposed residential development with retail facilities and public vehicle park, and a relaxation of the maximum building height restriction of the “G/IC” zone from 2 storeys to 8 storeys to the south of the “CDA(1)” zone for a proposed 8-storey Social Welfare Complex. While tremendous effort has been put to address and resolve the comments from Planning Department and relevant Government departments during circulation of the application, it is noted that majority of the Government departments

have no further adverse comment on the technical assessments attached to Application No. Y/TP/38 since almost 3 years efforts being put by the Applicant & consultancy team.

- 1.1.4 Taking into account comments received from relevant Government departments and in order to achieve a wholistic planning scheme for the entire “CDA(1)” zone, the Applicant has put forward to include the CDA(1) Future Phase proposed in Application No. Y/TP/38 into the Development Site of this Application. The Proposed Development Proposal in this Application is largely the same as that under Application No. Y/TP/38. The Development Site of this Application is solely formed by the previous development sites, i.e. Area (A), Area(B) and the “CDA(1)” Future Phase. The total GFA, PR, building height, no. of units and estimated population of the Development Proposal is almost exactly the same as that under Application No. Y/TP/38.
- 1.1.5 This VIA evaluates, in accordance with the “*Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB*” (“TPB PG-NO.41”), the anticipated visual impacts of the Proposed Development on public viewers relevant to the Development Site and concludes with recommendation on mitigation measures if necessary.

1.2 Report Structure

- 1.2.1 Following this introductory section, the methodology adopted in this assessment will be set out in **Section 2**. The baseline review of the assessment area is included in **Section 3**. **Section 4** includes the Indicative Development Proposal and discussion on the sensitive design measures. Visual envelope and representative viewing points will be identified and analysed in **Section 5**, followed by assessment of the visual impacts, if any in **Section 6**. **Section 7** concludes this Visual Impact Assessment

2 METHODOLOGY

2.1 Visual Impact Assessment Approach

- 2.1.1 This VIA evaluate the potential visual impact of the Proposed Development on the public viewers.
- 2.1.2 According to TPB PG-No. 41, the visual impact shall be assessed based on i) the sensitivity of key public viewers; ii) the degree of visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area.
- 2.1.3 The visual impact could be either beneficial or adverse. The visual sensitivity of public viewers is determined taking into account the activity of the viewers, the duration and distance over which the proposed development would remain visual, and the public perception of the value attached to the views being assessed. It is typically graded as high, medium or low.
- 2.1.4 Visual changes caused by the Proposed Development could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following four aspects:
- the total effect on the **Visual Composition** of the surrounding context;
 - the degree of **Visual Obstruction** to key public viewing points;
 - the **Effect on Visual Resources**; and
 - the visual **Effect on Public Viewers** (perception of value of views and magnitude in change)
- 2.1.5 The magnitude of visual changes will be qualitatively graded as Substantial, Moderate, Slight or Negligible. The resultant overall impact will be concluded as enhanced, partly enhanced/partly adverse, negligible, slightly adverse, moderately adverse and significantly adverse.
- 2.1.6 The VIA will be undertaken in the following steps:
- A baseline review will be conducted to capture the existing visual elements in the surrounding area and the planning context of the Development Site.
 - The Proposed Development at the Development Site will be briefly presented.
 - The Visual Envelope ("VE") will be determined and appropriate public viewpoints ("VPs") to represent the view from public viewers will be identified.
 - Each VP and the potential visual impact of the Proposed Development on the viewers will be analysed against the planned and committed context based on the photomontages prepared for the selected VPs.
 - The overall visual impact will be assessed with conclusion on the visual acceptability of the Proposed Development.

3 BASELINE REVIEW

3.1 Site Location and Existing Condition

- 3.1.1 The Development Site is located at Fung Yuen, which is at the northeastern fringe of Tai Po New Town and approximately 1km away from Tai Po Central. Fung Yuen has a valley topography surrounded by hills at its north, east and west, with Tolo Harbour at its southeast (**Figure 3.1** refers). Fung Yuen Road is situated to the immediate east of the Development Site. To the north is the existing high-rise residential development, named Mont Vert. To the southeast across Ting Kok Road is the Tai Po InnoPark. To the west are Tai Po Hospital and high-rise public housing development Fu Tip Estate (**Figure 3.2** refers).
- 3.1.2 The Development Site consists of two areas: Area (A) and Area (B), and both areas are comprised of various lots in D.D. 11 and adjoining Government land. Area (A) slopes down very gently towards the south from approximately +12.6mPD to +4.8mPD. It is mainly covered with vegetation and occupied by local village tracks, few structures and a watercourse running in a north-south direction. At present, the Tin Sam Sewage Pumping Station occupies in the southern part of Area (B), and the remaining area is largely vacant, covered with vegetation and a watercourse (**Figures 3.3** refers).

3.2 Surrounding Land Uses

- 3.2.1 The Development Site is primarily intermingled with high-rise residential development, village houses and agricultural land in its immediate surroundings. Village type developments include Fung Mei Wai in the west, Tin Sam Village in the east across Fung Yuen Road, Lau Hang Village in the north and, Mak Uk Village and Fung Yuen Lo Tsuen in the further northeast. With the presence of Mont Vert to the north and Fu Tip Estate to the west, the area has been dominated by high-rise residential developments with building height ranging from about +78mPD to +143mPD (**Figure 3.2** refers).
- 3.2.2 The visual outlook of an area is shaped by a combined composition of all the visual elements which come into sight of the viewers. Key visual elements in the surrounding context of the Development Site are included in **Figure 3.4** and summarised below:

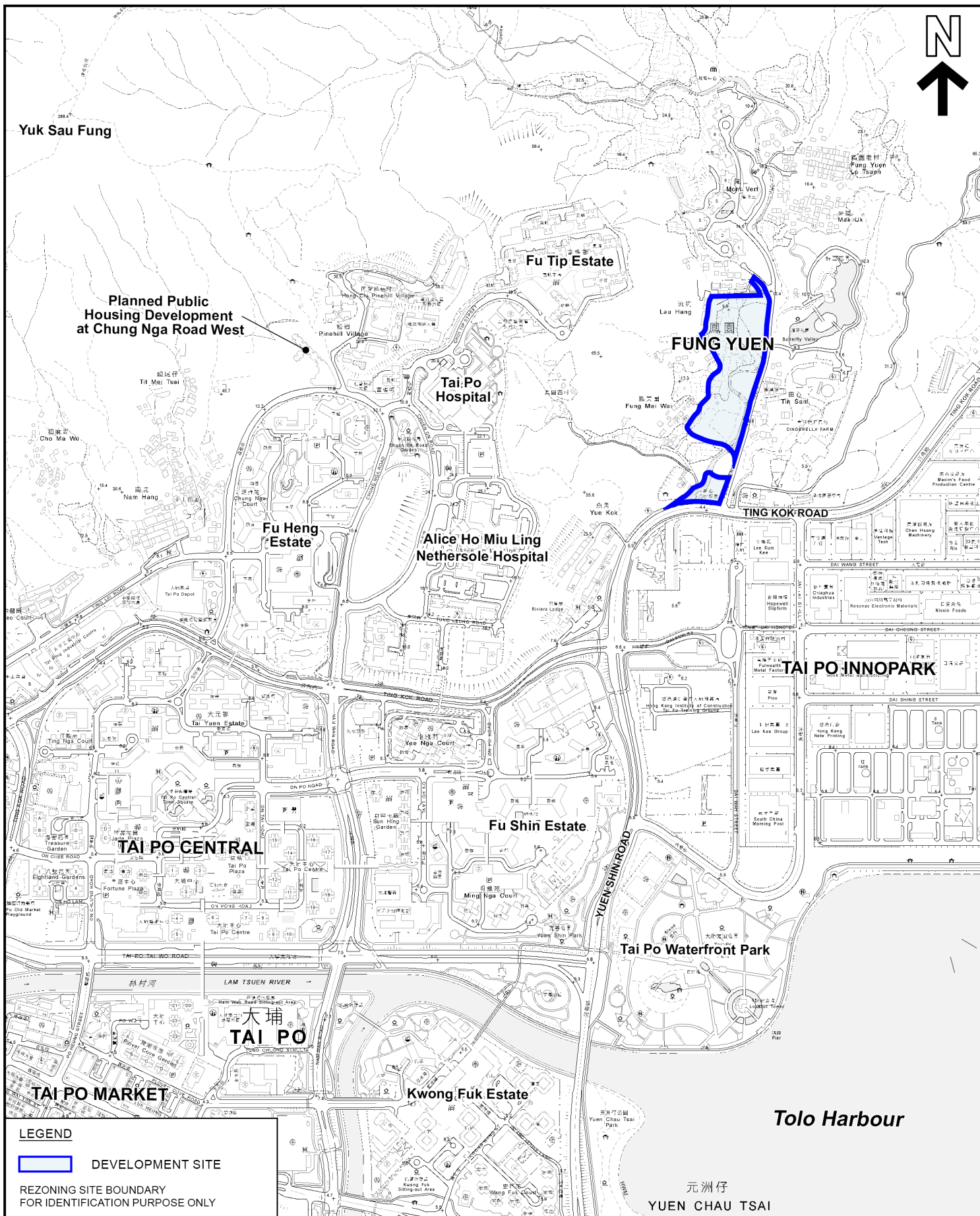
Positive Attributes

- To the immediate west, north and east (across Fung Yuen Road) of the Development Site are predominantly agricultural land and village type developments of 3 storeys in height. The low-rise developments in the immediate neighbourhood provide visual permeability and openness between the Development Site and the high-rise residential developments, known as Mont Vert, to its further north.

- Green knolls with maximum heights reaching about +65.5mPD, which fall within a densely vegetated Green Belt (“GB”) area, is located to the west of the Development Site. The green belt area provides visual relief and separates Fung Yuen Valley and the developments in the north of the Tai Po New Town, such as Fu Tip Estate and some institutional uses including Hong Chi Pinehill Village, Alice Ho Miu Ling Nethersole Hospital and Tai Po Hospital.
- Fung Yuen Butterfly Reserve, which zoned “SSSI”, is located at the northern part of Fung Yuen Valley.
- With its back facing Cloudy Hill and Pat Sin Leng Country Park, Fung Yuen Valley has a green mountainous backdrop.
- The nearest district open space, Tai Po Waterfront Park, is located about 1km away from the Development Site in the south that contributes to the visual openness of the waterfront of the Tai Po New Town.
- To the southeast of the Development Site at the junction of Ting Kok Road and Fung Yuen Road, there are a few low-rise “Government, Institution and Community” (“G/IC”) buildings/uses, such as Fung Yuen Playground and the site occupied by Society of Horticulture.

Negative Attributes

- The existing high-rise private residential development of Mont Vert (about +102mPD), public housing development of Fu Tip Estate (about +143mPD) and the planned public housing development at Chung Nga Road West (about +172mPD) offer limited visual permeability and visual interest to the Development Site.
- To the south and southeast of the Development Site beyond Ting Kok Road are bus depots, Construction Industry Council Tai Po Training Ground as well as the 75-hectare Tai Po InnoPark. There are presence of chimneys, industrial plants, dull industrial blocks and warehouses within the industrial estate with minimal visual interest.



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LOCATION PLAN

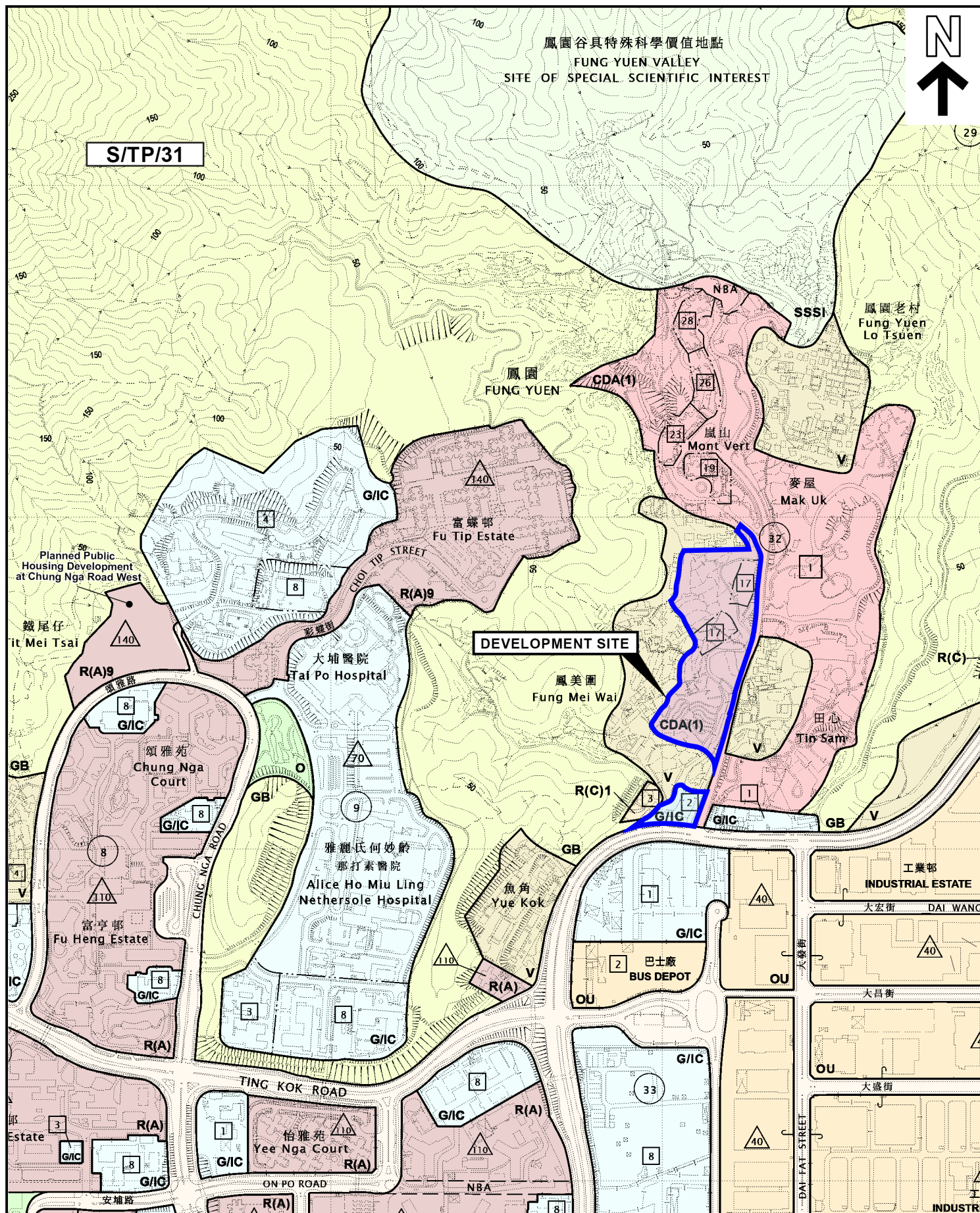
PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1 : 10 000

FIGURE 3.1

EXTRACT PLAN BASED ON
SURVEY SHEET No. 3-SW-D & 7-NW-B

DATE: 5.6.2025



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LAND USE ZONING PLAN

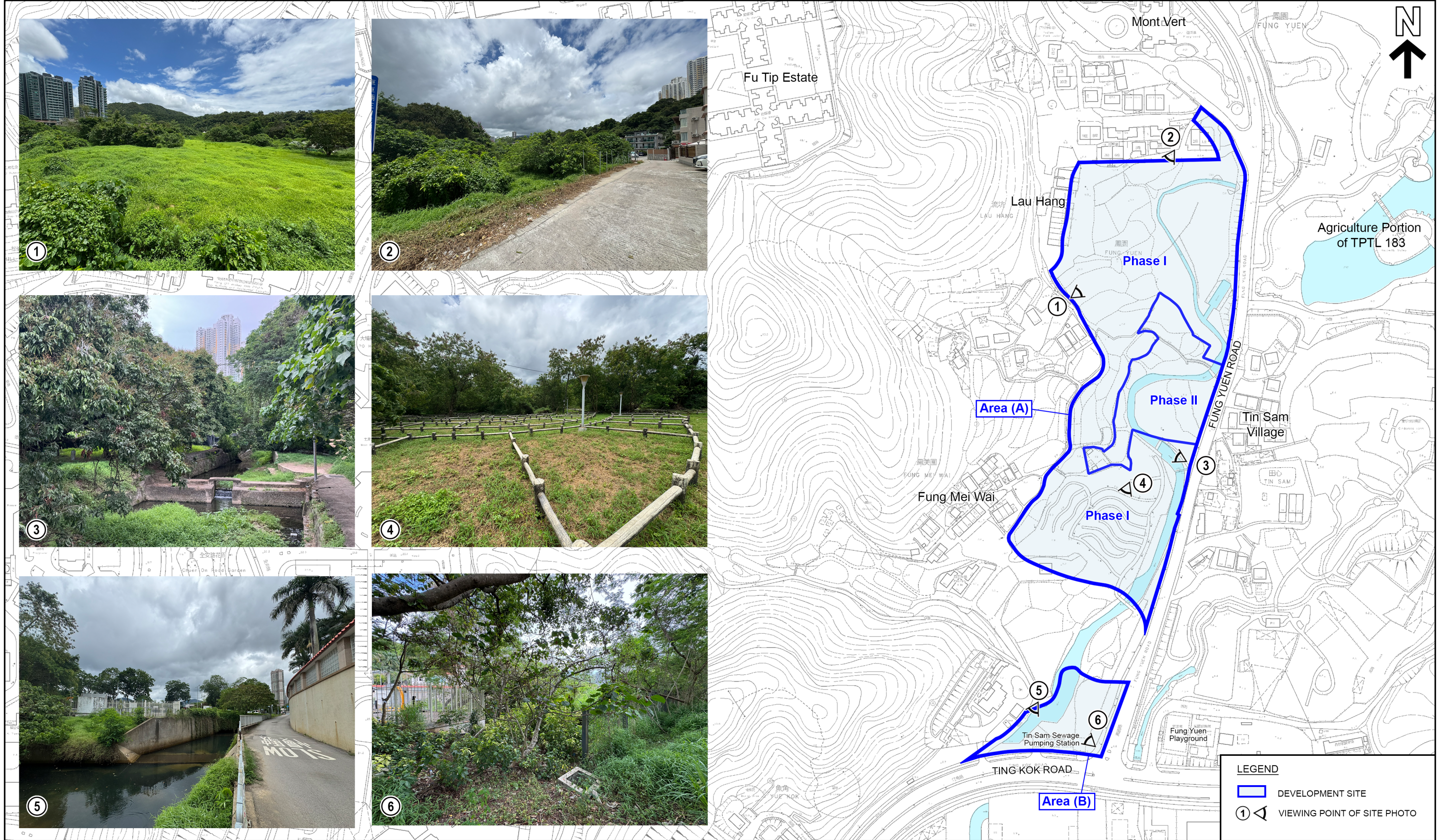
PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL,
PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT
LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE 1:7 500

FIGURE 3.2

EXTRACT PLAN BASED ON
OUTLINE ZONING PLANS No.
S/TP/31 EXHIBITED ON 28.3.2025

DATE: 5.6.2025



EXISTING CONDITION OF THE DEVELOPMENT SITE

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE: 1 : 2 500 (A3)

FIGURE 3.3

EXTRACT PLAN BASED ON
SURVEY SHEET No.
3-SW-24D, 25C & 25D,
7-NW-4B, 4D, 5A, 5B, 5C & 5D

DATE: 11.6.2025

3.3 Statutory Planning Context

- 3.3.1 Area (A) and Area (B) fall within areas zoned “CDA(1)” and “G/IC” respectively on the OZP (**Figure 3.2** refers).
- 3.3.2 Under the “Remarks” column of “CDA(1)” zone, it is stipulated that “No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic plot ratio of 0.64 and a maximum building height in terms of number of storeys as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater”.
- 3.3.3 It is further explained in the Explanatory Statement that “CDA(1)” zone is intended to encourage a comprehensive development/redevelopment of the site with a view to discontinuing the undesirable open storage and car repairing workshop uses that existed on the site and that the maximum domestic PR is restricted to 0.64 due to the general infrastructure constraints pertinent to the area.
- 3.3.4 According to the Statutory Notes of the Draft Tai Po OZP No. S/TP/31, “G/IC” zone is “intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments”.
- 3.3.5 Under the “Remarks” column of “G/IC” zone, it is stipulated that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of number of storeys as stipulated on the Plan. Development on this “G/IC” zone is subject to a maximum building height restriction of 2 storeys.



① Village Type Development in Lau Hang



② Mont Vert



③ Agriculture Portion of TPTL 183



④ Tin Sam Village



⑤ Fu Tip Estate



⑥ Tai Po InnoPark



- LEGEND**
- DEVELOPMENT SITE
 - ① KEY VISUAL ELEMENTS

FIGURE 3.4

EXTRACT PLAN BASED ON
TRUE DIGITAL ORTHOPHOTO SERIES
No. 3-SW-D & 7-NW-B

DATE: 11.6.2025

KEY VISUAL ELEMENTS

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE: 1 : 5 000 (A3)

4 THE INDICATIVE DEVELOPMENT PROPOSAL

4.1 The Proposed Development

- 4.1.1 An indicative development proposal showing the intended developments upon the proposed amendments of the Plan is illustrated in **Appendix 1** of this VIA. The purpose of the attached proposal is to demonstrate the Proposed Development (with the proposed PR and building height) are appropriate and feasible. A set of architectural drawings including the Indicative Layout Plan and Diagrammatical Section Plan is devised for reference only and is subject to detailed design at later stage.

Area (A) - Proposed Residential Development with Retail Facilities and Public Vehicle Park

- 4.1.2 Area (A) has a total area of about 31,854m² and comprises two phases:
- i) Phase I Development - six residential towers with domestic GFA of 91,390m² (equivalent to a domestic PR of 3.44) and building heights of 24 - 29 storeys (excluding 3 levels of basement); a 3-storey clubhouse; and a 2-storey standalone building block (consisting of a public vehicle park of 30 car parking spaces and the ancillary car parking spaces and loading/unloading facilities of the retail facilities at G/F and retail facilities at 1/F (with shop and services floor space of not more than 800m²); and
 - ii) Phase II Development, which includes one residential tower with domestic GFA of 18,187m² (equivalent to a domestic PR of 3.44) and building heights of 30 storeys.
- 4.1.3 It is anticipated that the two phases of the proposed residential development will provide a total of about 1,988 residential units housing approximately 5,169 persons. The major development parameters of Area (A) are summarised in **Table 5.1** below.

Table 4.1 Major Development Parameters of Area (A)

Development Parameter	Area (A) Phase I	Area (A) Phase II	Total
Development Site Area (m ²) (about)	26,567	5,287	31,854
Total PR (about)	3.47	3.44	3.47
- Domestic	3.44	3.44	3.44
- Non-domestic	0.03	-	0.03
Total GFA (m ²) (not more than)	92,190	18,187	110,377
- Domestic	91,390	18,187	109,577
- Non-domestic	800	-	800
Total No. of Blocks	8	1	9
- Residential Tower	6	1	7
- Clubhouse	1	-	1
- Retail & PVP	1	-	1
No. of Storeys			
- Residential Tower	24-29	30	24-30
- Clubhouse	3	-	3
- Retail & PVP	2	-	2
Building Height (main roof; mPD)			
- Residential Tower	+85 to +102	+99	+85 to +102
- Clubhouse	+22	-	+22
- Retail & PVP	+21	-	+21
No. of Units	1,718	270	1,988
Average Flat Size (m ²)	53.2	67.4	55.1
Clubhouse/Indoor Recreation Facilities GFA (m ²)	Not more than 3,199 (i.e. 3.5% of DGFA)	Not more than 909 (i.e. 5% of DGFA)	Not more than 4,108
Private Open Space (m ²)	Not less than 4,467	Not less than 702	Not less than 5,169
Estimated Population*	4,467	702	5,169

[a] The proposed Public Vehicle Park is exempted from GFA/PR calculation

[b] For the sake of an efficient carpark layout, the ancillary car parking and loading/unloading facilities of the retail facilities (consisting of 6 car parking spaces, 1 motorcycle parking space and 1 loading/unloading space) together with the proposed parking spaces of the Public Vehicle Park will be provided on ground floor of the standalone commercial block and is proposed to be exempted from GFA/PR calculation,

[c] The estimated population is based on persons per occupied flat ("PPOF") ratio of 2.6, which is the territorial-wide average domestic household size in 2024

Area (B) – Proposed Social Welfare Complex

- 4.1.4 Area (B) falls entirely within “G/IC” zone which has a zoning area of 3,347m² with a maximum building height restriction of 2 storeys. At present, the Tin Sam Sewage Pumping Station occupies the southern part of Area (B), with the remaining area being mainly vacant and covered with vegetation and a watercourse.
- 4.1.5 The Applicant proposes to utilise its private land in the existing G/IC zone adjoining Fung Yuen Road for the accommodation of an 8-storey social welfare complex with a total GFA of about 4,782m². The proposed social welfare complex is designed to accommodate a 150-place Residential Care Home for the Elderly (“RCHE”) cum 30-place Day Care Unit (“DCU”). Upon completion, the Applicant is willing to set up a private or self-financing RCHE to alleviate the surging demand for RCHE, thereby serving the needs of the ageing population in Hong Kong. The major development parameters of Area (B) is summarised in **Table 5.2** below.

Table 4.2 Major Development Parameters of Area (B)

Development Parameter	Area (B)
Total GFA (m ²)	4,782
No. of Blocks	1
No. of Storeys	8
Building Height (main roof; mPD)	+36
No. of Places	
- Residential Care Home for the Elderly	150
- Day Care Unit	30

4.2 Sensible Design Features

4.2.1 The Indicative Development Proposal has been taken into account the following considerations:

- The maximum building height of the proposed residential towers (about +102mPD) is same as the maximum building height of Mont Vert (about +102mPD) or much lower than the maximum building height of Fu Tip Estate (about +143mPD) with the purpose of creating a harmonious urban context and ensure compatibility with the surrounding developments without compromising the optimum development potential of the Development Site.
- Three comparatively lower residential towers (i.e. Towers 1 to 3) are positioned at the southern portion of the Development Site. A stepped building height profile descending from the Proposed Development to Tai Po InnoPark and further to the waterfront promenade will be formed to help preserve the views towards the ridgelines.
- Adequate building separations (including one 30m-wide building separation and two 15m-wide building separations) between the residential towers are proposed to break down the visual mass of the Proposed Development and improve air ventilation.
- The development profile and building layout of the Proposed Development echoes with the curvilinear configuration and disposition of Mont Vert in the north-south direction to minimise visual disturbance and obstruction of air circulation.
- The existing spatial layout in the adjoining areas is duly respected through reserving adequate buffer areas to enhance visual porosity.
- Adequate building setback from the watercourse running along the western side of the Fung Yuen Road in a north-south direction will be provided to better protect and preserve the natural assets within the Development Site.
- Buffer areas for tree and shrub planting along the site boundary will also help screen off the Proposed Development.
- A podium-free design with underground sewerage treatment plant and basement are provided to reduce the overall building height as well as the building bulk of the Proposed Development.
- The building footprint of residential towers have been minimised through adopting higher internal efficiency as compared with the same PR of other residential developments.

5 IDENTIFICATION OF ASSESSMENT AREA AND VIEWING POINTS

5.1 Identifying Visual Envelope

- 5.1.1 The Development Site stands at the bottom of a Fung Yuen Valley surrounded by heavily wooded slopes of Cloudy Hill and Pat Sin Leng Country Park. Therefore, the Visual Envelope ("VE") or the zone of visual influence of the Proposed Development on its surroundings is largely determined by the natural topography and the high-rise developments in Tai Po New Town. As prescribed in the Town Planning Board Guidelines No. 41, the viewer will tend to see the building as part of a group rather than as a single building when the viewing distance equal to three times of the height of the building (the 3H zone) from the Development Site, and therefore the 3H zone could be used as an initial reference in determining the initial assessment area. Since the absolute building height of the proposed residential towers at the Development Site will be about 95m at maximum (after taking account of the lowest site formation level), the assessment area covers a radial area of about 285m (i.e. 3H) from the building footprint of the proposed residential towers (**Figure 5.1** refers).
- 5.1.2 When considering the extent of VE, there are open views towards the Development Site from its north, south and west direction, and the VE covers a large area where there will be exposed views from those directions on the Proposed Development. However, the existing and planned high-rise residential buildings nearby may totally block the view from some visually sensitive viewpoints. The entire visual envelope is presented in **Figure 5.1** for information.
- 5.1.3 Since protecting private view is not the purview of the TPB, this VIA focuses primarily on public viewers only and no private viewers, such as residents of private development and users of developments with restricted/exclusive accesses (e.g. school and office, etc.) will be identified.

5.2 Selection of Representative Viewing Points

- 5.2.1 To ascertain the visual impact of the Proposed Development, a visual analysis has been conducted based on the existing site context. Representative Viewing Points ("VPs") within the VE have been selected for assessing the visual impact to the viewers. Selected VPs cover public views from easily accessible and popular area from different directions. When selecting VPs, priority has been given to major public open space, public focal points, open spaces, existing/future pedestrian node, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints.
- 5.2.2 In this VIA, six VPs are selected for further assessment on the visual impact of the Proposed Development for demonstrating the potential cumulative impact, which are briefly introduced as follows and summarised in **Table 5.1**.

VP1 – Fung Yuen Playground (about 70m to the east of the Development Site)

- 5.2.3 Fung Yuen Playground is a local open space at the junction of Ting Kok Road and Fung Yuen Road with a provision of a 5-a-side soccer pitch, children's play and elderly fitness facilities, and amenity area to serve the neighbourhood. The viewers will mainly be the users of Fung Yuen Playground for active and/or passive recreational activities. VP1 is a close-up viewpoint selected to review the impact of the viewers – users of Fung Yuen Playground.

VP2 – Chuen On Road Bus Terminus (about 460m to the west of the Development Site)

- 5.2.4 VP 2 is taken at the public transport interchange near Tai Po Hospital, which consists of the Chuen On Road Bus Terminus and several minibus stops. It is a key public transport facility for patients, healthcare workers and visitors reaching Tai Po Hospital and Alice Ho Miu Ling Nethersole Hospital from Tai Po Market / Tai Wo MTR Stations and the core of Tai Po New Town. This VP captures the view of the existing open setting between the two hospitals from the west. VP2 is selected to represent not only the views of the viewers to the west of the Development Site, such as the passengers waiting for bus and green minibus services, but also the views of other potential viewers to the further west of the Development Site in the northern fringe of Tai Po New Town.

VP3 – Wilson Trail Section 8 (about 1,330m to the northwest of the Development Site)

- 5.2.5 VP3 is taken from Wilson Trail Section 8 (Yuen Tun Ha to Cloudy Hill) at the southern hillslope of Cloudy Hill at about +286mPD with a 1,330m viewing distance from the northwest of the Proposed Development. This VP is selected to represent the view of hikers of Wilson Trail Section 8 and other potential viewers at lower or upper hillslopes to the northwest of the Development Site. It captures the panoramic view of the sub-urban fringe of Tai Po New Town, the entire Tai Po InnoPark and Ma On Shan New Town. A bird's eye view towards the Development Site is available and this VP is only occasionally visited by the viewers during weekends or holidays for leisure and passive recreation purpose.

VP4 – Tai Po Country Trail to Sha Lo Tung (about 725m to the north of the Development Site)

- 5.2.6 Given that the Proposed Development and the Fung Yuen Valley would be more visible when viewing from this hillside footpath which branches off from the popular hiking route from Fung Yuen to Sha Lo Tung / Hok Tau, VP4 is therefore taken from this footpath located to the north of the Development Site in about 725m. The footpath is normally used by the public once in a while and this VP is a kinetic one. VP4 captures the Fung Yuen Valley, Tai Po InnoPark, Tai Po New Town and Ma On Shan New Town. It is selected to assess the impact of the viewers – the hikers and grave-sweepers to permitted burial grounds of deceased indigenous villagers to the

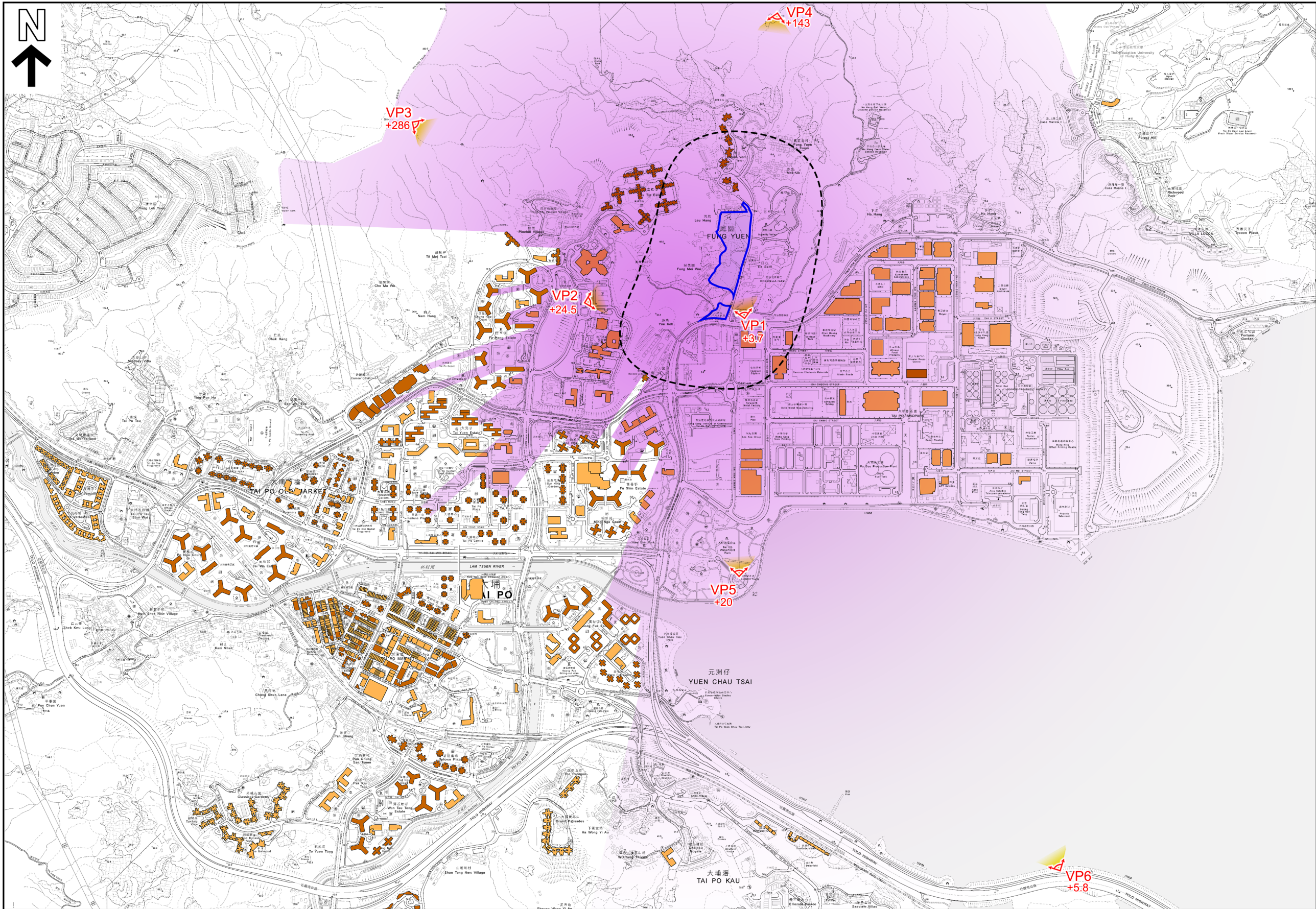
north. It also represents other potential viewers to the further north of Fung Yuen Valley.

VP5 – Tai Po Waterfront Park Lookout Tower (about 1,000m to the south of the Development Site)

- 5.2.7 The 32.4m high Spiral Lookout Tower in Tai Po Waterfront Park is a landmark as well as a tourist attraction of Tai Po. Although VP5 is a distant viewpoint located about 1,000m away from the Development Site, it is selected as one of the VPs when taking into account its importance to the district and the popularity among tourists and local visitors. Since this VP is positioned from the observation deck of the Spiral Lookout Tower at about +20mPD enjoying a stunning view over the entire Tai Po Waterfront Park, the neighbouring Tai Po InnoPark and the Tolo Harbour, the visual sensitivity at this elevated VP would be higher than any other viewpoints on ground level. As being part of the Tai Po Waterfront Park which is a major district open space in Tai Po, the viewers will mainly be the visitors to the Spiral Lookout Tower and the users of Tai Po Waterfront Park engaging in passive recreational activities.

VP6 – Tolo Harbour Waterfront (about 2,610m to the south of the Development Site)

- 5.2.8 The Waterfront Promenade in Tolo Harbour is one of the key open spaces in Tai Po New Town, where various active and passive activities (including cycling, leisure walk, jogging, fishing etc.) are taken place. This VP is taken at the middle of the promenade between Tai Po New Town and Pak Shek Kok, and captures the panoramic view of the Tai Po InnoPark and Tai Po New Town with established high-rise developments, such as Fu Shin Estate, Ming Nga Court, Kwong Fuk Estate and Wang Fuk Court. The viewers of this VP will be the users and visitors of the promenade. This VP also represents the view of other potential viewers along the waterfront promenade in the southeast.



LEGEND

- DEVELOPMENT SITE
- VP1 FUNG YUEN PLAYGROUND
- VP2 CHUEN ON ROAD BUS TERMINUS
- VP3 WILSON TRAIL SECTION 8
- VP4 TAI PO COUNTRY TRAIL TO SHA LO TUNG
- VP5 TAI PO WATERFRONT PARK LOOKOUT TOWER
- VP6 TOLO HARBOUR WATERFRONT
- +00.00 EXISTING LEVEL (ABOUT)
- VIEWING POINT
- 3H ZONE
- VISUAL ENVELOPE
- PLANNED/EXISTING HIGH-RISE BUILDING
- EXISTING MID-RISE BUILDING



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VISUAL ENVELOPE AND LOCATION OF VIEWING POINTS

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

SCALE: 1 : 2 500 (A3)

FIGURE 5.1

EXTRACT PLAN BASED ON
SURVEY SHEET No.
3-SW-24D, 25C & 25D,
7-NW-4B, 4D, 5A, 5B, 5C & 5D

DATE: 11.6.2025

Table 5.1 Identified Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction (Approx.)	Height in mPD (Approx.)	Viewers	Nature of VP	Popularity by Public	Visual Sensitivity ¹	Visual Quality ²
VP1: Fung Yuen Playground	70m/South	+3.7	Visitors to the Park/ General public	Active / Passive Recreation	Occasional	Low to Medium	Poor to Fair
VP2: Public Transport Interchange to the South of Tai Po Hospital	460m/West	+24.5	Drivers and Pedestrians	Transient	Occasional	Low	Fair
VP3: Wilson Trail Section 8	1,330m/ Northwest	+286	Hikers/ General public	Passive Recreation	Occasional	Low to Medium	Good
VP4: Footpath leading to Sha Lo Tung	725m/North	+143	Hikers/ General public	Passive Recreation	Occasional	Low to Medium	Good
VP5: Spiral Lookout Tower in Tai Po Waterfront Park	1,000m/South	+20	Visitors to the Park/ General public	Passive Recreation	Frequent	Medium to High	Good
VP6: Waterfront Promenade in Tolo Harbour	2,610m/South	+5.8	Cyclists/ Pedestrians / General public	Active / Passive Recreation	Frequent	Medium to High	Good

[1] Visual sensitivity is determined by the types of activities the viewers are engaging in and the duration and distance over which the Proposed Development would remain visible. For example, people engaging in active recreational activities such as playing basketball or football at the VP are less sensitive to visual change than passive recreational activities.

[2] Visual quality is assessed based on the openness and permeability of the view as well as the visibility of visual resources including prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, heritage features to be preserved

6 ASSESSMENT OF VISUAL IMPACTS

6.1 Subject of Assessment

- 6.1.1 The primary objective of this VIA is for evaluating the visual impact of the Proposed Development in support of the s.12A Planning Application. This VIA is conducted by comparing the existing condition and the Proposed Development with major planned and committed developments to assess the cumulative visual impacts. The assessment will focus on the visual impact of the overall bulk to other viewers in the neighbourhood. The existing views of the VPs presented in the photomontages are for reference only.

6.2 VP1 – Fung Yuen Playground

Visual Composition

- 6.2.1 VP1 is a close-up viewpoint to the east of the Development Site taken at the children's play area in Fung Yuen Playground. It captures the view of the Fung Yuen Playground including the soccer pitch and some playground facilities in the foreground. Whilst the Proposed Development would slightly bring the townscape view forward, they are largely shielded by dense tree canopies at the Fung Yuen Playground as well as the vegetation in the surrounding environment. The Proposed Development would not result in significant change to the overall visual composition to this VP.

Visual Obstruction

- 6.2.2 From this VP, no prominent visual resources, which its view shall be preserved has been identified. As demonstrated in **Figure 6.1**, the local open space is nicely landscaped and enclosed by existing large mature trees. The Proposed Development would only be partially visible through the gaps of the tree canopies in the background and the visual openness of this VP would slightly be affected.

Effect on Public Viewers

- 6.2.3 As viewers at this VP would be mainly those engaging in active / passive recreational activities, their visual sensitivity would be low to medium. Direct sight to the proposed residential development is not envisaged since the Playground is surrounded by landscape and planting area with vegetation. The visual change brought about by the Proposed Development would be **Slight**.

Effect of Visual Resources

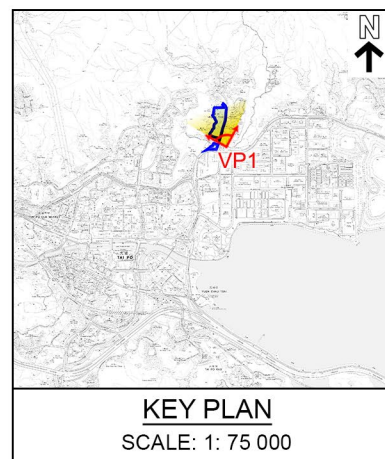
- 6.2.4 The Proposed Development is compatible and in harmony to the surrounding context. Although the visual openness from this VP would be slightly reduced, the view that would be blocked by the Proposed Development is just a normal sky view and not any special or prominent visual resources. As such, the condition, visual resources and character of the assessment area would not be significantly affected.



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PHOTOMONTAGE

VP1 - FUNG YUEN PLAYGROUND

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL,
PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT
LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.1

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 5.6.2025

6.3 VP2 – Chuen On Road Bus Terminal

Visual Composition

- 6.3.1 **Figure 6.2** captures an open view towards the Development Site from the western direction contributed by the existing at-grade open-air public transport interchange (“PTI”) and the Tai Po Hospital Car Park. The public housing development of Fu Tip Estate would integrate into the Main Building of Tai Po Hospital in the background. With a maximum building height of +102mPD, the Proposed Development would be completely screened off and blocked by the lush vegetation at Tai Po Hospital as well as the green knolls located to the west of the Development Site within the “GB” zone. Since the Proposed Development would not be visible from this VP, the proposed rezoning would not change the visual composition of the area.

Visual Obstruction

- 6.3.2 From this VP, the view is dominated by existing vegetation, Tai Po Hospital and the high-rise public housing development. No prominent visual resource has been identified. As observed in **Figure 6.2**, the Proposed Development would not reduce visual openness to the viewers represented by this VP.

Effect on Public Viewers

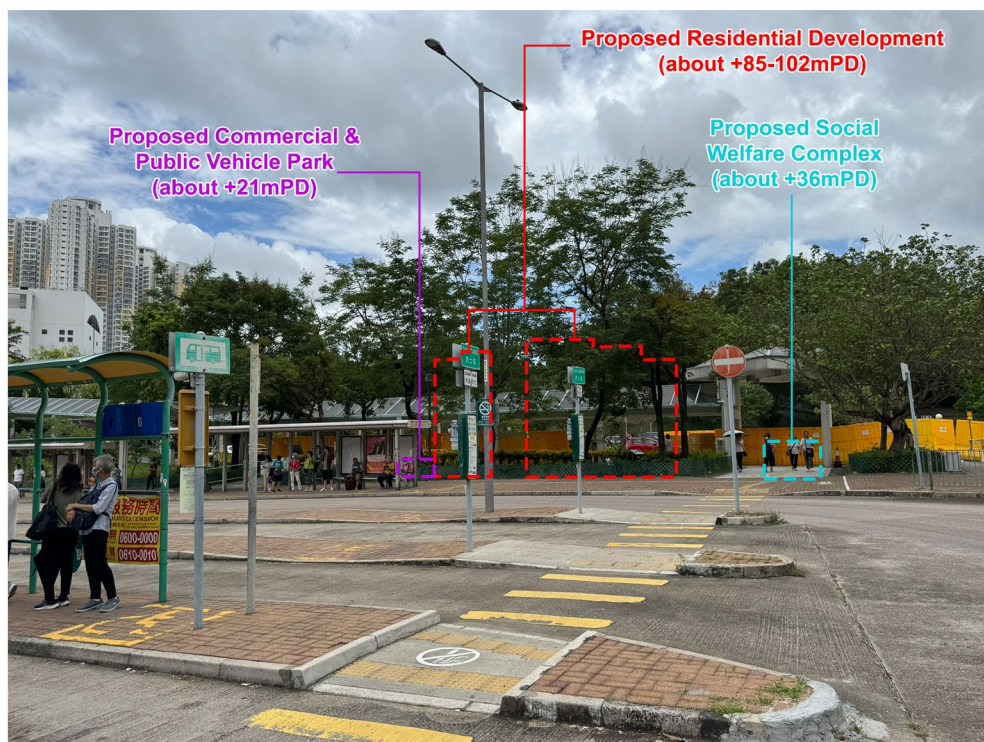
- 6.3.3 As the key viewers at this VP would be mainly those passengers waiting for bus services, the viewers are transient in nature and their visual sensitivity would be low to medium, regardless of the proposed rezoning. The visual change brought by the Proposed Development would be **None**. The viewers at this VP can continue to enjoy a good quality of open view.

Effect of Visual Resources

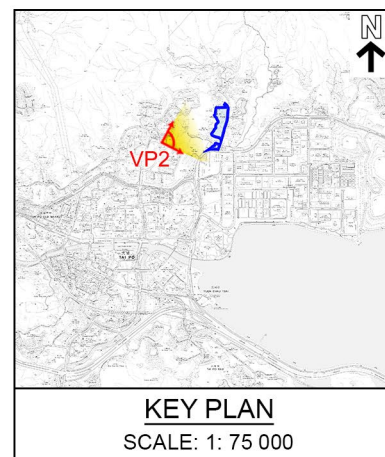
- 6.3.4 The Proposed Development would be completely blocked by the lush vegetation at the eastern side of the public transport interchange, hence there would not be any effect on the condition, quality, sky view and character of the assessment area.



EXISTING VIEW



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PHOTOMONTAGE

VP2 - CHUEN ON ROAD BUS TERMINUS

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.2

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 11.6.2025

6.4 VP3 – Wilson Trail Section 8

Visual Composition

- 6.4.1 In the photomontage shown in **Figure 6.3**, the existing view comprises the natural vegetated hillslope to the north of Tai Po New Town in the foreground, the sub-urban and northern fringe of Tai Po New Town together with Tai Po InnoPark in the middle ground and the Tolo Harbour and Ma On Shan New Town in the background. The Proposed Development would stand among the large cluster of high-rise developments formed by Mont Vert (max. +102mPD) at the northern part of Fung Yuen and Fu Tip Estate (max. +143mPD) at Tai Po Area 9. It is considered visually compatible to the adjoining areas and there is insignificant change to the overall visual composition to this VP.

Visual Obstruction

- 6.4.2 As shown in **Figure 6.3**, the residential towers 1, 2, 3 and the social welfare complex of the Proposed Development will overlap with a small portion of greenery and background development at Tai Po InnoPark. The Proposed Development would form a backdrop of Fu Tip Estate. While only a **slight** obstruction to the vegetated slope to the east of the Development Site is resulted, nearly all visual resources such as the open sea, sky view and the vegetated islands at this VP are unobstructed by the Proposed Development.

Effect on Public Viewers

- 6.4.3 Hikers on Wilson Trail Section 8 would continue to enjoy the existing unobstructed townscape view of the well-developed Tai Po New Town. The Proposed Development would blend in well into the existing and planned high-rise developments in the vicinity, forming a backdrop of the Fu Tip Estate. Given that the VP is at a considerable distance away (about 1,330m) and the viewers would be moving along the hiking trail, viewers would only have an exposed view to the Proposed Development for a limited period of time. Their visual sensitivity would be low to medium and the visual effect on public viewers is considered **slight**.

Effect of Visual Resources

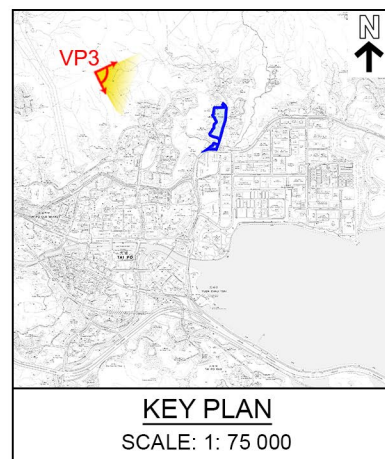
- 6.4.4 The vegetated hillslope, Tolo Harbour and sky view are the major visual resources for viewers at this VP. With a compatible building height, the Proposed Development would only form part of the townscape view in harmony with surrounding developments. There would be **slight** change to the condition, quality, sky view and character to be experienced by the viewers.



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PHOTOMONTAGE

VP3 - WILSON TRAIL SECTION 8

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.3

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 16.7.2025

6.5 VP4 – Tai Po Country Trail to Sha Lo Tung

Visual Composition

- 6.5.1 When viewing from this VP selected on the hillside footpath to the north of the Development Site towards the south, a panoramic view of the Fung Yuen Valley encircled on three sides by forested hillslopes is illustrated in the photomontage in **Figure 6.4**. The Proposed Development and Mont Vert, comprising a total number of 15 high-rise residential buildings, in the foreground and the planned public housing development at Chung Nga Road West (max. +172mPD) and Fu Tip Estate (max. +143mPD) situated on a higher platform in the middle ground would dominate the existing view of the valley and form part of the Tai Po New Town/residential clusters and Mont Vert. The background is shaped by the Tai Po InnoPark, Tolo Harbour and the skyline of Tai Po New Town in front of a ridgeline backdrop. The Proposed Development is considered visually compatible to the surrounding context without changing the visual composition of the area.

Visual Obstruction

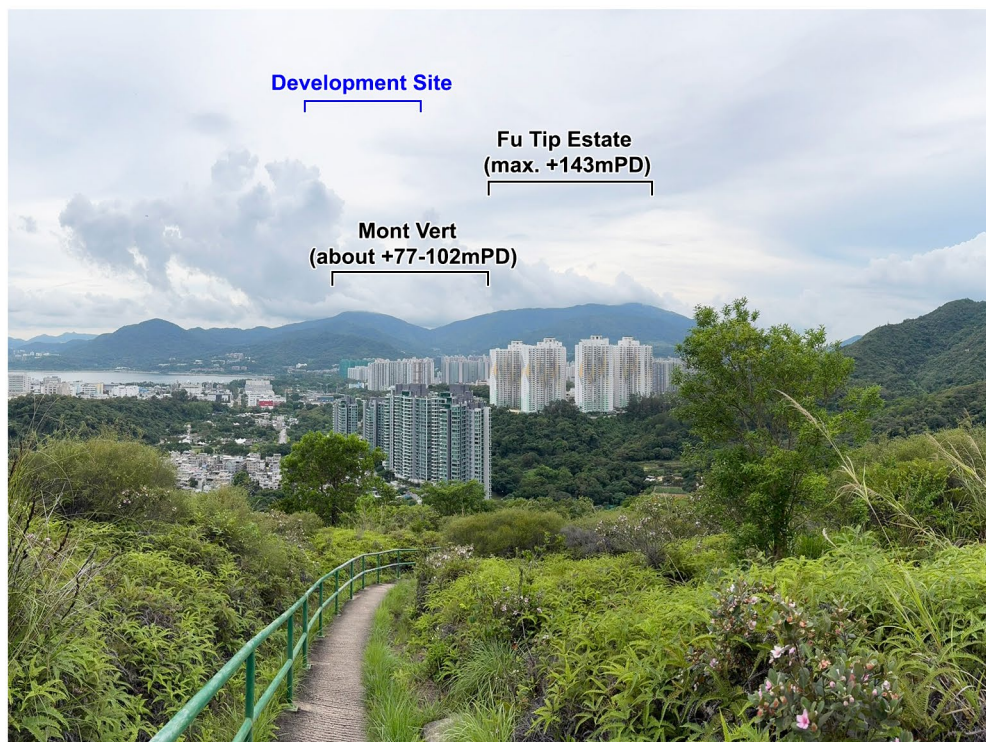
- 6.5.2 As observed in **Figure 6.4**, the Proposed Development would integrate well into the existing high-rise buildings and forms part of their extension. Despite the fact that the visual openness at the western part of Fung Yuen Valley would be slightly reduced, the view that would be blocked by the Proposed Development is some vegetated areas, bus depots and the Construction Industry Council Tai Po Training Ground to the north and further north of the Development Site with no special or prominent visual resources. The existing open setting of the eastern part of Fung Yuen Valley constituted by agricultural land and low-rise village type developments remains intact. In general, the visual obstruction is **slight**.

Effect on Public Viewers

- 6.5.3 Given the viewers of this VP are mainly hikers going to/from Sha Lo Tung and grave-sweepers to the permitted burial grounds to the north of Fung Yuen, the viewers would only have an exposed view onto the Proposed Development for a very short period of time and their visual sensitivity would be low. The quality of the view would not be affected, and the effect of the visual changes is **slight**.

Effect on Visual Resources

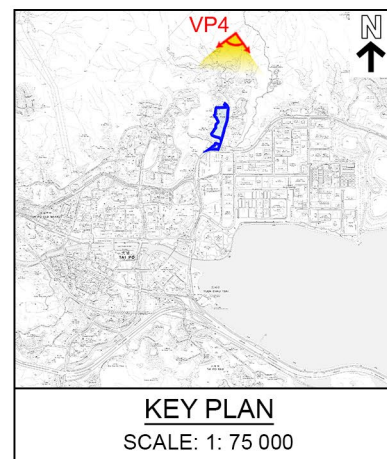
- 6.5.4 The Proposed Development would become part of the urban fringe landscape standing among the cluster of high-rise buildings in the western part of Fung Yuen Valley. The proposed building height and building orientation would not affect condition, quality, sky view and character of the assessment area. There should not cause any drastic change to the visual character of the area to be experienced by the viewers.



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



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PHOTOMONTAGE

VP4 - TAI PO COUNTRY TRAIL TO SHA LO TUNG

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL,
PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT
LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.4

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 11.9.2025

6.6 VP5 – Tai Po Waterfront Park Lookout Tower

Visual Composition

- 6.6.1 This VP is taken from the top of the Spiral Lookout Tower to the south of the Development Site which captures the view of the landscaping and lush greenery in Tai Po Waterfront Park in the foreground. The lower part of Proposed Development would be shielded by the lush vegetation in the foreground, and would blend in with other existing/planned high-rise developments in Tai Po New Town such as Fu Shin Estate, Fu Tip Estate and Riveria Lodge in front of a green mountainous backdrop. The Proposed Development would be in harmony with the surrounding developments and do not alter the existing visual composition of the area.

Visual Obstruction

- 6.6.2 Viewers at this VP would enjoy a panoramic view over both the Tolo Harbour (to the east and south) and the residential area of Tai Po New Town (to the west and northwest). Yet, **Figure 6.5** captures the view towards the north only. As demonstrated in the photomontage presented in **Figure 6.5**, the Proposed Development would primarily overlap with Mont Vert, with its lower part largely screened off by the dense existing trees in the foreground. Though the Proposed Development would obscure a small section of the green mountain backdrop, it would not intrude into the ridgeline of Cloudy Hill in the background. The view to the ridgeline is entirely preserved and hence the visual obstruction to the ridgeline is **negligible**.

Effect on Public Viewers

- 6.6.3 Since the lower parts of the Proposed Development would be screened off by vegetation, only a small portion of the upper part would be partly visible. Viewers represented by this VP are passive recreation in nature and their visual sensitivity would be medium to high and transient. As explained in para. 6.6.1 and 6.6.2, the change in visual composition and obstruction to be experienced by viewers at this VP would be minimal. The overall visual effect on public viewers is considered **slight**.

Effect on Visual Resources

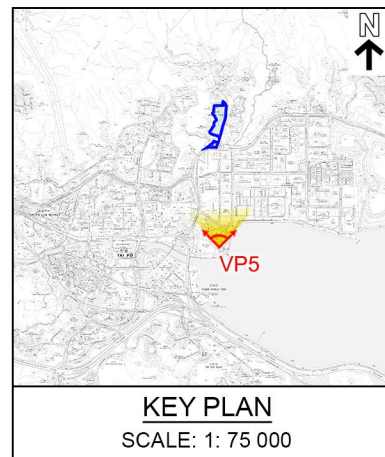
- 6.6.4 The ridgeline of Cloudy Hill has been identified as a major visual resource. With a compatible building height to the developments in the vicinity, the Proposed Development would form part of the townscape in harmony with the ridgeline backdrop. It would further reinforce the concept of descending building height from the town centre towards the Tai Po InnoPark to the waterfront. There would be a **negligible** change to the current condition, quality and character of the area.



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



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PHOTOMONTAGE

VP5 - TAI PO WATERFRONT PARK LOOKOUT TOWER

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL,
PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES
VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT
LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.5

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 16.7.2025

6.7 VP6 – Tolo Harbour Waterfront

Visual Composition

- 6.7.1 The view towards the Development Site from this VP is totally dominated by the existing townscape view composed of various residential and industrial developments, such as Fu Shin Estate, Ming Nga Court, Kwong Fuk Estate and Wang Fuk Court (**Figure 6.6** refers). The lower part of Proposed Development would be shielded by the lush vegetation and existing industrial developments in the foreground, and their upper parts would blend in between Fu Tip Estate and Mont Vert. The visual composition of this VP would not be affected.

Visual Obstruction

- 6.7.2 As shown in **Figure 6.6**, the viewers at this VP would enjoy a panoramic view over both the Tolo Harbour and Tai Po New Town. Some existing high-rise buildings along the waterfront would dominate part of the current skyline and ridgeline. Whilst the Proposed Development would lead to slightly loss of a portion of green mountain backdrop, the ridgeline of Cloudy Hill in the background would remain intact and not be affected. The view to the ridgeline is entirely preserved and hence the visual obstruction to the ridgeline is **negligible**.

Effect on Public Viewers

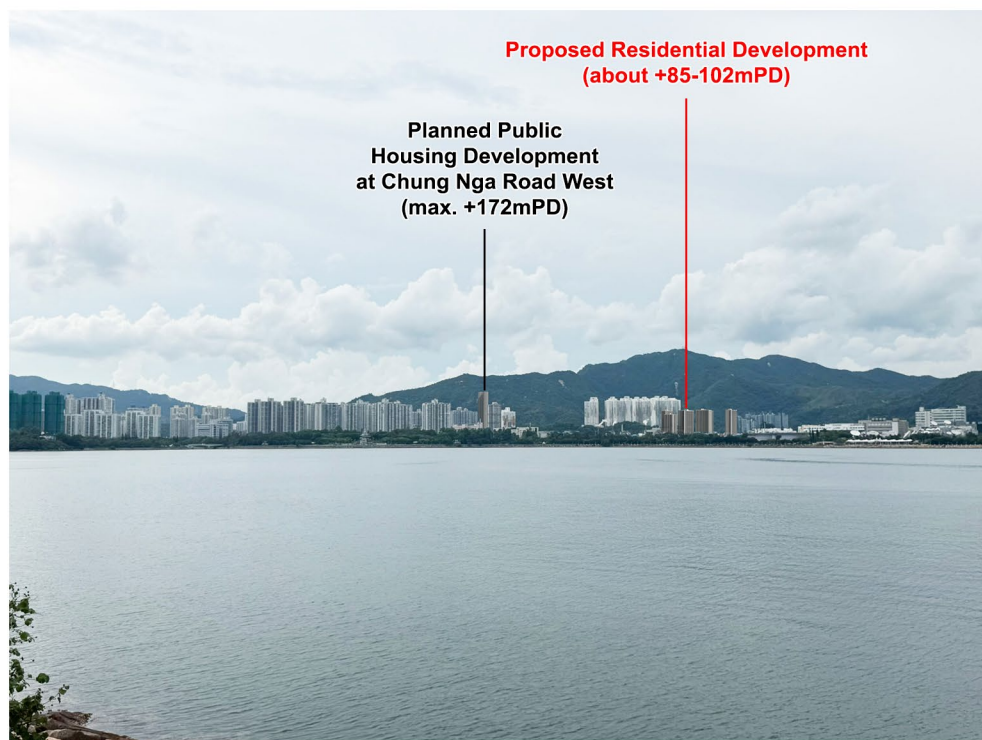
- 6.7.3 Given that the viewers at this VP is mainly for active recreational activities and would have an exposed view to the Proposed Development, their visual sensitivity would be medium to high. As shown in **Figure 6.6**, no matter with or without the Proposed Development, viewers at this VP would have a typical urban landscape view. The Proposed Development would not induce unacceptable change to the view, and would be viewed as the extension of Fu Tip Estate and part of the townscape of Tai Po New Town. The viewers would experience **slight** visual change.

Effect on Visual Resources

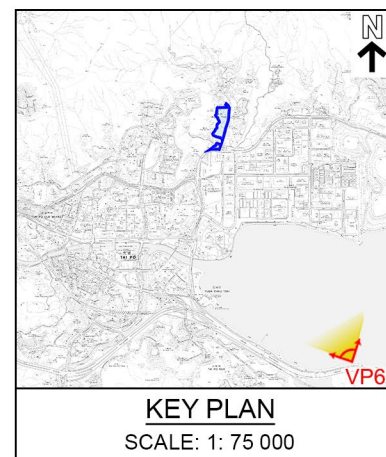
- 6.7.4 The ridgeline of Cloudy Hill has been identified as a major visual resource. With a compatible building height to the developments in the vicinity, the Proposed Development would blend well in the existing developments with the ridgeline backdrop. There would be a **negligible** change to the current condition, quality and character of the assessment area.



EXISTING VIEW



WITH PROPOSED DEVELOPMENT



PHOTOMONTAGE

VP6 - TOLO HARBOUR WATERFRONT

PROPOSED RESIDENTIAL DEVELOPMENT(S) WITH RETAIL, PUBLIC VEHICLE PARK AND SOCIAL WELFARE FACILITIES VARIOUS LOTS IN D.D. 11 AND ADJOINING GOVERNMENT LAND, FUNG YUEN, TAI PO, NEW TERRITORIES

FIGURE 6.6

BASED ON SITE PHOTOS
TAKEN ON 23.5.2025

DATE: 5.6.2025

7 CONCLUSION

7.1.1 Based on the analysis on the appraisal of visual impact on Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 7.1** below presents the overall visual impact caused by the Proposed Development to the public viewers represented in each VP.

Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Visual Impact due to Proposed Development Scheme
VP1	Fung Yuen Playground	Slightly Adverse
VP2	Chuen On Road Bus Terminus	Negligible
VP3	Wilson Trail Section 8	Slightly Adverse
VP4	Tai Po Country Trail to Sha Lo Tung	Slightly Adverse
VP5	Tai Po Waterfront Park Lookout Tower	Negligible
VP6	Tolo Harbour Waterfront	Slightly Adverse

7.1.2 The Proposed Development would largely blend in well with the existing high-rise residential and industrial developments in the vicinity. In light of the scale and the existing height profiles of Tai Po New Town (with the maximum building height up to +172mPD of the planned public housing development at Chung Nga Road West) and the adjacent Mont Vert and Fu Tip Estate (with maximum building heights varying from +77mPD to +143mPD), the Proposed Development (with building heights ranging from +85mPD to +102mPD) would not bring noticeable change to the visual character and composition of the area. The Proposed Development would integrate well into the existing high-rise residential buildings.

7.1.3 Since the viewers at VP1 are only limited to those engaging in active/passive recreational activities in Fung Yuen Playground, direct sight to the Proposed Development is not envisaged. There would be no significant change to the overall visual composition and townscape view. It is therefore considered that the visual impact to VP1 is **slightly adverse**.

7.1.4 There would be **negligible** impact on viewers at VP2 as the existing dense vegetation would completely screen the Proposed Development, and the visual openness and townscape view would remain intact.

7.1.5 As for the public viewers at VP3, they would only have an exposed view onto the Proposed Development for a very short period of time, and no drastic changes to the overall visual composition, townscape view, sky view and character of the area. Therefore, the visual effect and change on viewers at VP3 are considered **slightly adverse**.

- 7.1.6 Similar to VP3, the public viewers of VP4 are mostly hikers which would only have an exposed view onto the Proposed Development for a very short period of time. While there will be a slight obstruction to open view of Tai Po New Town, there are no any drastic change to the visual character of the area. The visual impact on viewers of VP4 is considered **slightly adverse**.
- 7.1.7 Viewing from VP5, the Proposed Development would lead to a slight loss of tiny portion of the green mountain backdrop and slightly affect the visual openness. Yet, it should be noted that the Proposed Development would be compatible with the surrounding context and be viewed as the extension of Tai Po New Town in line with the stepped building height concept towards the waterfront, the visual impact on viewers of VP5 is still considered **negligible**.
- 7.1.8 For VP6, the Proposed Development would cause minimal obstruction to some existing vegetated areas/green hill backdrops and would have no change to the overall visual composition and townscape. It is therefore considered that the visual impact to VP6 is considered **slightly adverse**.
- 7.1.9 Besides, the Proposed Development has provided sufficient building separations, compatible building heights, curvilinear configuration and suitable building orientation, compatible with the existing Mont Vert Development. Visual buffers between the existing villages and Proposed Development are reserved. These help to improve the visual permeability and visual openness, and enhance the visual experience of the viewers. On the whole, the visual impact of the Proposed Development to the surroundings is **negligible to slightly adverse**, which is considered acceptable and would be fully compatible to the surrounding visual context.