

Annex D

Revised Visual Impact Assessment

**S12A AMENDMENT OF PLAN APPLICATION
APPROVED KAM TIN NORTH OZP No. S/YL-KTN/11**

**Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land, Fung Kat Heung, Yuen Long**

VISUAL IMPACT ASSESSMENT

December 2025

Applicant:
Allex Development Limited

Consultancy Team:
KTA Planning Limited



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PLANNING LIMITED
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**S12A AMENDMENT OF PLAN APPLICATION
APPROVED KAM TIN NORTH OZP No. S/YL-KTN/11**

**Proposed Residential Development at Various Lots in D.D. 107
and Adjoining Government Land, Fung Kat Heung, Yuen Long**

Visual Impact Assessment

1 INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment (“VIA”) report is prepared on behalf of Allex Development Limited (the “Applicant”) in support of the S12A Application to enable the proposed residential development (“Proposed Development”) at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long (the “Application Site”).

1.1.2 The Application Site is located within an area primarily zoned “Industrial (Group D)” (“I(D)”) with minor portions of it falling within “R(A)” and “Agriculture” (“AGR”) on the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (“the OZP”). It is located immediately adjoining to Site B of planned Sha Po public housing development, which is proposed with a maximum BH restriction of +185mPD. **Figure 1.1** shows the site location.

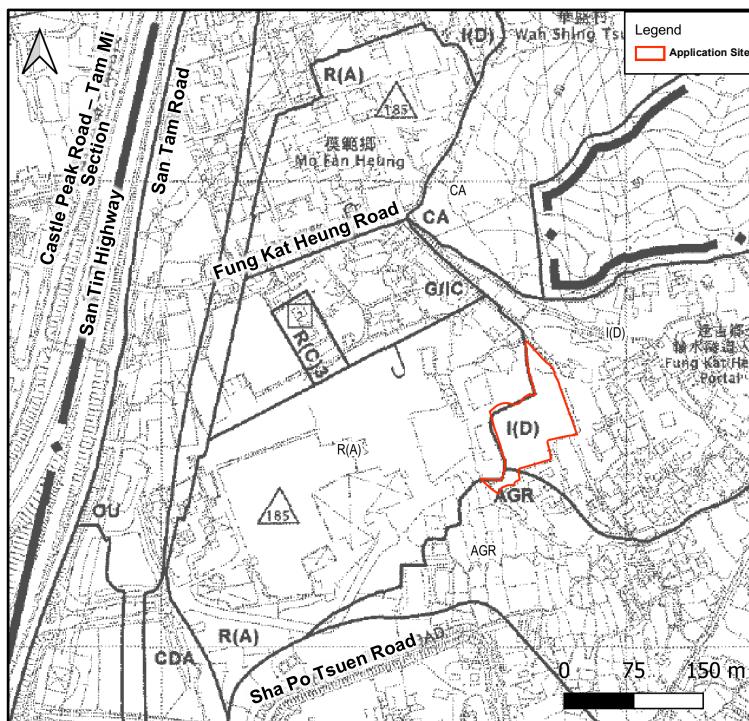


Figure 1.1 Site Location and Context

- 1.1.3 As one of the eight shortlisted brownfield clusters suitable for public housing development in view of its development potential, the locality of Fung Kat Heung will be upgraded to an urban setting served by the Northern Link Main Line (i.e. planned Au Tau Station of the Northern Link Main Line is only 300m away from the Application Site) and equipped with improved road networks and supporting facilities. In view of the future changing planning context of the surrounding area and the planned / improved infrastructure capacity of the area, the Applicant submits this planning application with a view to rezone the Site to enable a residential development attaining a maximum Gross Floor Area ("GFA") not exceeding 43,740m² and a maximum building height ("BH") of +156mPD (hereafter referred to as the "Proposed Development") next to the planned public housing developments in Sha Po.
- 1.1.4 In this connection, 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 impact of the Proposed Development to the surrounding areas, on the public viewers relevant to the Application Site against the approved scheme 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 Application Site and the surrounding area is included in **Section 3**. **Section 4** explains the Proposed Indicative Development Scheme. The visual envelop, public viewers and viewing points will be identified in **Section 5**, followed by an assessment of the visual impacts, if any, in **Section 6**. **Section 7** concludes and summarizes the findings of this Visual Impact Assessment.

2 METHODOLOGY

2.1 Visual Impact Assessment Approach

2.1.1 This VIA will 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 public 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) 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.

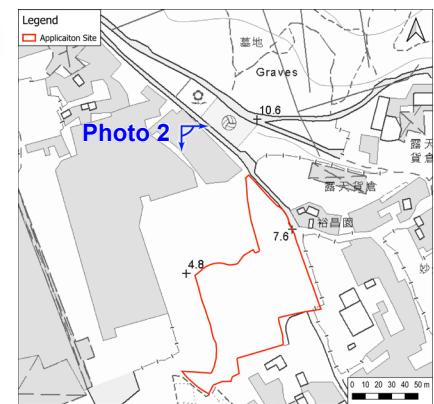
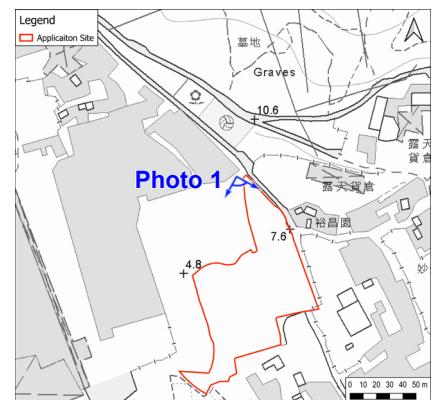
2.1.6 The VIA will be undertaken in the following steps:

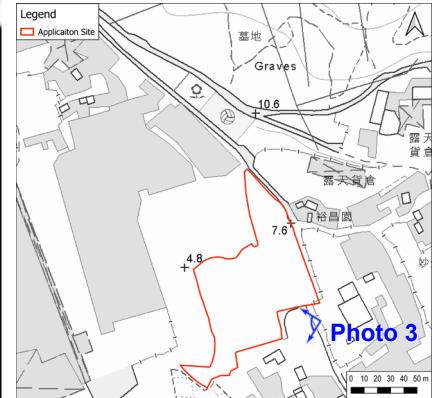
- A baseline review will be conducted to capture the existing visual elements in the surrounding area and the planning context of the Rezoning Site.
- The Proposed Development at the Rezoning Site will be briefly presented.
- The Visual Envelope (“VE”) will be determined and appropriate public viewpoints (“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 SITE AND PLANNING CONTEXT

3.1 Site Location and Existing Condition

3.1.1 The Application Site is located at Fung Kat Heung in Kam Tin, Yuen Long. It is bounded by a local access road (which branches off from Fung Kat Heung Road in the north) on its north and its east (**Photo 1** refers). The Sha Po PH development (Fung Kat Heung Site) is located immediately next to the Site on its west (**Photo 2** refers). The Site is currently paved and is occupied by an open parking area mainly for heavy goods vehicles and container vehicles. (**Photo 3** refers). **Figure 1.1** shows the site location.





3.2 Statutory Zoning and Planned Developments

Zoning

3.2.1 The Application Site falls within an area primarily zoned "I(D)" with minor portions of it falling within "R(A)" and "AGR" zones on the Approved OZP. Figure 3.1 shows the zoning context. The planning intention of this "I(D)" zone is "primarily for industrial uses that cannot be accommodated in conventional flat factories due to extensive land and / or high ceiling requirements. It is also intended for redevelopment of existing informal industrial uses, which are operated in workshop premises in rural area, to properly designed permanent industrial building." A substantial portion of this "I(D)" zone was rezoned to "R(A)" and "Government, Institution or Community" ("G/IC") for the planned Sha Po public housing development in 2023, following the recommendation of the "Study on Existing Profile and Operations of Brownfield Sites in the New Territories" (the Study) and the subsequent Engineering and Feasibility Study ("EFS") conducted by Civil Engineering and Development Department ("CEDD"). To create a self-sufficient community, the planned Sha Po public housing development consisted of 3 portions: Site A (northern site) and Site B (southern site) are zoned 'R(A)" for two separate public housing developments. These developments will be supported by community facilities such as schools, sports centre and police station in the central portion mainly zoned "G/IC".

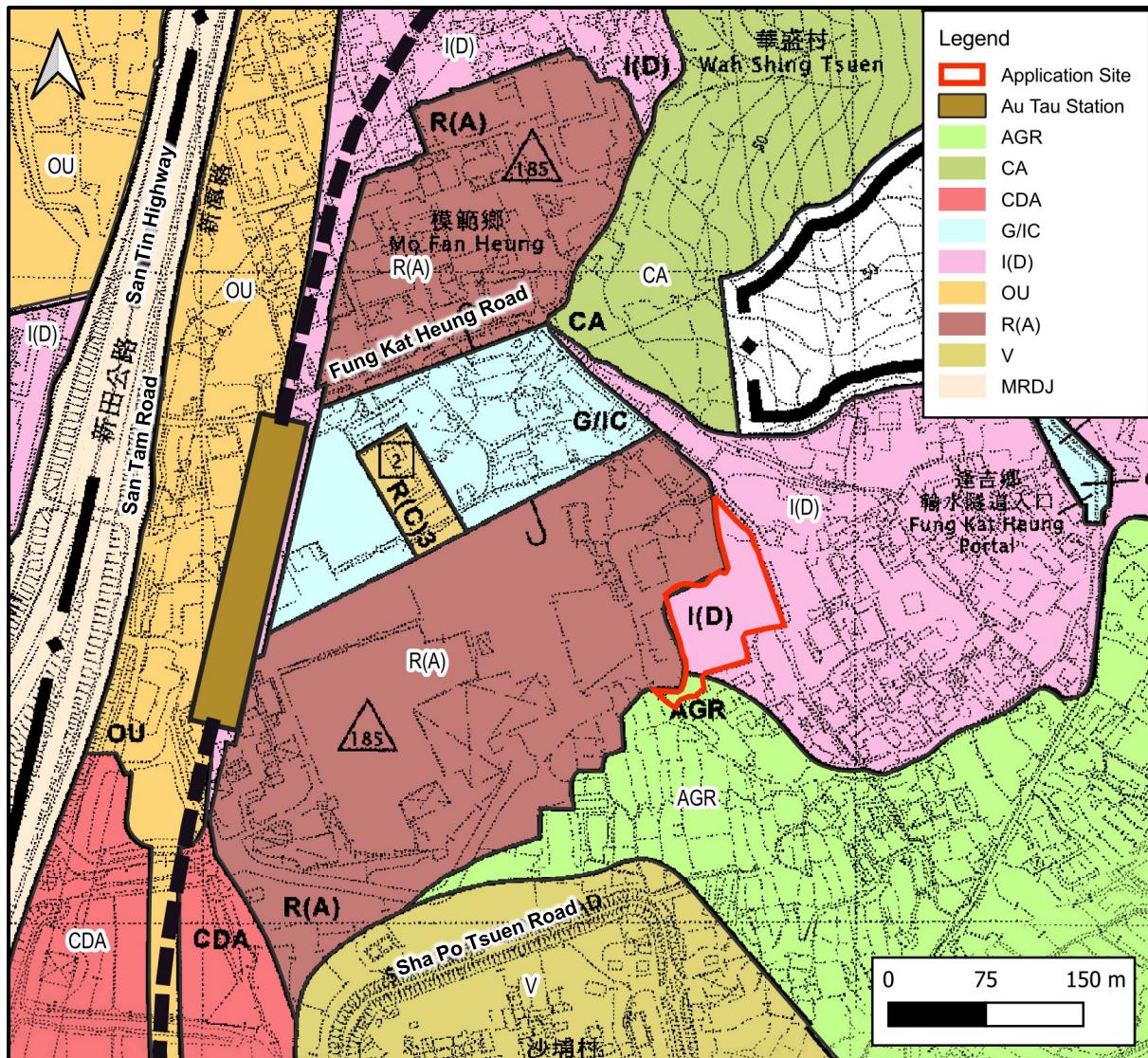


Figure 3.1 Zoning Plan (Extract from Approved OZP No. S/YL-KTN/11)

Planned Developments in the Vicinity

3.2.2 The areas to north-west of the Application Site are planned for two high-rise public housing developments with supporting community and retail facilities. Developments within the “R(A)” zones immediately adjoining to the west of the the Application Site and to the further north-west are subject to a maximum domestic plot ratio of 6.5 and a maximum BH of +185mPD. The planned Sha Po public housing developments will deliver a total of 16 residential blocks with 16,300 units for 46,000 persons across both sites.

3.2.3 Beyond Sha Po Tsuen to the further south of the Application Site are the two comprehensive residential developments falling within “Comprehensive Development Area” (“CDA”) and “CDA(1)” zones, respectively. Park YOHO, a medium-rise residential development that belongs to Phase 1 of the approved CDA development is largely completed, while the remaining phase consisting of about 1,154 flats with a maximum BH of +62.2mPD, which was originally targeted for completion in 2023 (Application No. A/YL-KTN/663). Meanwhile, on 22.03.2019, a comprehensive

residential development with 28 residential towers of BH not more than +66.35mPD equipped with retail facilities, school, social welfare facility and public transport terminus falling primarily on the “CDA(1)” zone was approved (Application No. A/YL-KTN/604). This approved development was also originally targeted for completion in 2023.

- 3.2.4 To the further south across Kam Tin River near the existing residential developments named Riva and Crescent Green, a piece of land in Ha Ko Po was recently approved by the TPB on 15.3.2024 for medium rise residential development with a maximum BH of 17 storeys, to provide a total of 615 residential units (Application No. A/YL-KTN/964).
- 3.2.5 To the further northwest across San Tin Highway, a piece of land in Wing Kei Tsuen was agreed by the TPB to be rezoned on 10.11.2023 for a comprehensive residential development of 7 residential towers with a maximum BH of +53.95mPD with wetland restoration area (i.e. Application No. Y/YL-NSW/7). On 28.2.2025, another two sites were partially agreed by the TPB to be rezoned for a comprehensive residential development of 24 residential towers with a maximum BH of +115mPD with government, institutional and community and retail facilities and a wetland restoration area (i.e. Application No. Y/YL-NSW/8), and a comprehensive residential development of 11 residential towers with a maximum BH of +115mPD with public transport interchange and retail facilities, a primary school and a relocated soy sauce factory (Application No. Y/YL-NSW/9).
- 3.2.6 To the further southwest of the Application Site across Kam Tin River, another piece of land in Ho Chau has been granted in-principal endorsement by the Chief Executive in Council, under the Land Sharing Pilot Scheme (LSPS), to develop a public housing / starter homes development of 6 towers with a maximum BH of +99.3mPD; and a private housing development of 3 towers with a BH of not more than +99.9mPD. Immediately adjoining to this LSPS site finds an area zoned “Undetermined”, a medium-high rise residential development with a maximum BH of +75mPD was approved by the TPB on 26.02.2021 (Application No. A/YL-NSW/274). In Tung Shing Lei area across Yuen Long Highway, a high-rise residential development with a maximum BH of +139mPD was approved by the TPB on 21.3.2025 (Application No. A/YL-NSW/293).
- 3.2.7 **Figure 3.2** illustrates the existing, planned and approved / committed residential developments in the locality in this fringe of Yuen Long New Town near Nam Sang Wai and Kam Tin North.

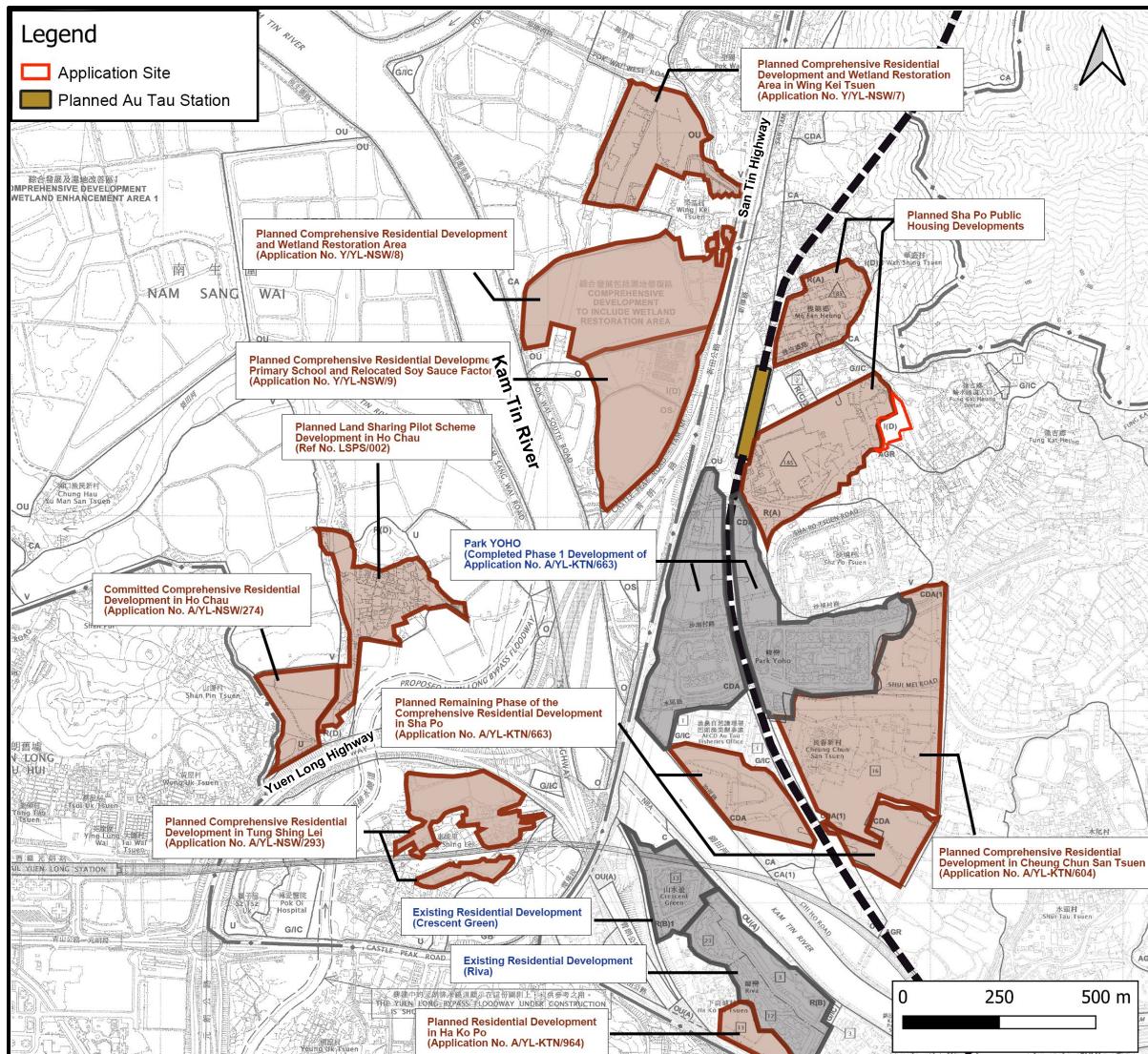


Figure 3.2 Existing, Planned and Committed Residential Developments in the Surroundings

3.3 Visual Elements in the Surrounding Context

3.3.1 The Application Site is immersed in a sub-urban environment that is gradually transformed into an urban setting made up by a mix of existing and planned / committed large-scale residential developments, GIC facilities, village houses and greenery. The planned Au Tau Station of the Northern Link Main Line is situated only 300m from the Application Site. With the implementation of the planned developments and infrastructures, the Application Site is highly accessible and well-connected within the Northern Metropolis. **Figure 3.3** shows the surrounding land-use of the Site.

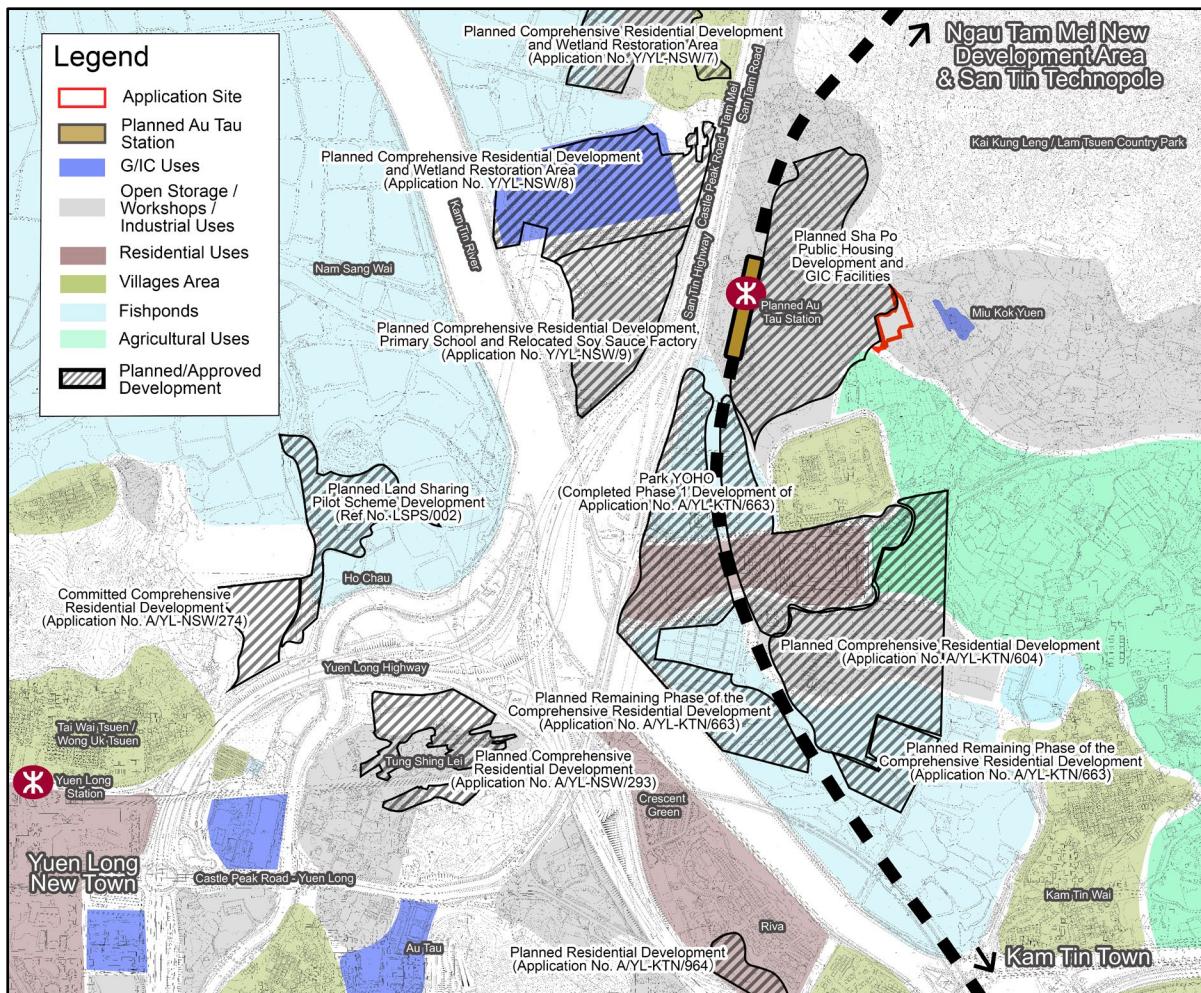


Figure 3.3 Surrounding Land Use of the Application Site

3.3.2 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 Application Site are included in **Figure 3.4** and summarized below:

Positive Visual Resources

- To the immediate north of the Application Site across the Local Access Road finds the open space area of Fung Kat Heung, featuring the basketball court and the sitting out area. The open space provides visual interest to the area dominated by undesirable brownfield sites.
- Serving as the green buffer between the Lam Tsuen Country Park and the brownfield sites and villagers in Fung Kat Heung, there are some vegetated slopes found along the periphery of the mountain ranges.
- To the further west of the Application Site across San Tam Road, San Tin Highway and Castle Peak Road – Tam Mi Section finds Kam Tin River. Clusters of fish ponds / wetlands of Nam Sang Wai are found on both banks of Kam Tin River. These water bodies enhance biodiversity and provide visual interest in the area.

Negative Visual Resources

- Whole of Fung Kat Heung area is occupied by brownfield sites, including warehouses, vehicle repair workshops, vehicle parks and industrial premises. They are often gated and hard-fenced which obstructs the overall visual openness and quality.

3.3.3 The existing visual quality of the Application Site can be regarded as poor to fair in general as it is surrounded mainly by brownfield sites including open storages, vehicle repair workshops and logistics centre etc. amidst the sub-urban setting.



Photos of Visual Elements in Surrounding Area

Proposed Rezoning from "Industrial (Group D)", "Residential (Group A)" and "Agriculture" to "Residential (Group A)1" for Residential Development at Various Lots in DD107,
 Fung Kat Heung, Yuen Long
 - S12A Amendment of Plan Application -

Figure 3.4

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Survey Sheet Nos. 6-NE-A & 6-NW-B

4 THE PROPOSED DEVELOPMENT

4.1 Delineation of the Application Site Boundary

4.1.1 The Application Site boundary is delineated having regards to latest proposed land resumption plan (Plan Nos. 4110336/BIN/SP/003 and 4110336/BIN/SP/004) of PWP Item No. B875CL Site Formation and Infrastructure Works for Public Housing Development at Sha Po. The Application Site is about 7,290m² in area.

4.2 The Indicative Proposed Development Scheme

4.2.1 The Applicant proposes to rezone the Application Site to "R(A)1" zone with a maximum GFA not exceeding 43,740m² and a maximum BH of +156mPD. The Proposed Development consists of 2 residential towers and a clubhouse block with a stepped BH profile of +156mPD, +150mPD and +10.5mPD respectively. It will provide about 1,439 residential units with a designed population of approximately 3,886. The Proposed Development is anticipated to be completed by 2035.

4.2.2 **Table 4.1** below outlines the indicative development parameters of the Proposed Development. The indicative architectural drawings are appended in **Appendix A** of the Supporting Planning Statement.

Table 4.1 Indicative Development Parameters of the Proposed Development

Development Parameters	Proposed Development
Site Area	About 7,290m ²
Proposed PR	6
Proposed Maximum GFA	About 43,740m ² ⁽¹⁾
Proposed Maximum Building Height	Not more than +156mPD
Proposed No. of Storeys	47 and 49 ⁽²⁾
Proposed No. of Towers	2
Proposed Site Coverage	Not more than 33.3%
Average Flat Size	30.4m ²
No. of Flat	1,439
Population ⁽³⁾	3,886
Private Open Space	3,886m ²

Remarks:

(1) Excluding GFA for clubhouse facilities (not more than 5% of the total domestic GFA)

(2) Excluding 1 storey of refuge floor and 1 storey of basement car park.

(3) Assuming 2.7 persons per flat.

4.3 Design Considerations

Tower Disposition

4.3.1 With due respect to the wind corridor proposed under the planned Sha Po public housing development as revealed from its notional layout scheme, the two residential towers of the Proposed Development are carefully placed to respect the prevailing south-east wind corridor. That being said, a building separation of not less than 15m is proposed to provide the wind corridor and facilitate effective air penetration.

Varying Building Heights

4.3.2 Despite the small scale of the Proposed Development with only two towers and a clubhouse block, the Applicant has maximized his effort to enable a varying building height design which would help add visual interest to the surrounding areas. With the proposed BH of +156mPD at Tower 2 and +150mPD at Tower 1, the Proposed Development will be able to echo with the stepped BH profile adopted in the planned Sha Po public housing development that descends from the west to east.

Provision of Basement Carpark to Minimize Building Bulk

4.3.3 In respect of the stepped BH profile in the locality upon implementation of the planned Sha Po public housing development, the Proposed Development would provide 1 storey of basement carpark to minimize the building bulk.

Extensive Peripheral Landscaping

4.3.4 As compared with the existing landscape dominated by brownfield sites which are largely hard-fenced and gated, the Proposed Development will maximize peripheral landscaping with the adoption of soft landscaping as far as practical to soften the townscape in the future.

5 IDENTIFICATION OF ASSESSMENT AREA AND VIEWING POINTS

5.1 Identification of Visual Envelope and Public Viewers

5.1.1 The Visual Envelope (“VE”) or the zone of visual influence of the Proposed Development is determined by the existing topography and building in the vicinity of the Site. As prescribed in the TPB PG-NO. 41, the viewers will tend to see the building as part of a group rather than as a single building when the viewing distance equals to three times the height of the building from the Site. (i.e. the 3H zone). Therefore, the 3H zone could be used as a starting reference in determining the assessment area. Further ground-truthing surveys were conducted to verify the extent of visual envelope which covers the fields of views of all key public viewers in direct sight of the Development. (**Figure 5.1** refers).

5.1.2 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 will be identified.

5.1.3 The public viewers identified within the assessment area include i) passerby, cyclists or joggers along Nam Sang Wai River Education Trail; ii) cyclists or joggers along Pok Wai South Road; iii) recreational users of Sha Po Tsuen Basketball Court; iv) passerby commuting on Footbridge of San Tam Road / San Tin Highway; v) recreational users of Fung Kat Heung Basketball Court / Sitting Out Area; vi) hikers peaking along Kai Kung Leng Trail; vii) passerby along Nam Sang Wai Road near Hung Mo Kiu; viii) passerby and cyclists along the bridge of north-bound Hung Mo Kiu; and ix) hikers at the peak of Ho Hok Shan. **Table 5.1** summarizes the nine identified public viewers and their visual sensitivity level.

5.2 Selection of Representative Viewing Points

5.2.1 Based on the identified public viewers, representative viewing points (“VPs”) were selected for further assessment. The selected VPs cover public views from easily accessible and popular areas from different directions. When selecting VPs, priority has been given to existing/planned public open spaces, public focal points, existing/future pedestrian nodes and key pedestrian/vehicular corridors. Nine local VPs are selected within the visual envelope to evaluate the visual impact of the Proposed Development, presented in **Table 5.1** and illustrated in **Figure 5.1**.

VP1 – Nam Sang Wai River Education Trail

5.2.2 VP1 is taken from the pavement of Nam Sang Wai River Education Trail, which is a popular trail leading cyclists, joggers or passerby to Nam Sang Wai. Located about 1.1km to the west of the Application Site across Kam Tin River, it captures a long-range open view towards Kam Tin River and Lam Tsuen Country Park. As the cyclists and joggers will enjoy the scenery along Kam Tin River, the visual sensitivity of this VP is considered **high**.

VP2 – Pok Wai South Road

5.2.3 This medium-range VP is along the New Territories Cycle Track located to the west of the Application Site. Situated closer to the Education Trail of VP1, it also captures the view towards Lam Tsuen Country Park however with the foreground occupied by brownfield sites. Cyclists and joggers are transient in nature, the visual sensitivity of this VP is considered **medium**.

VP3 – Sha Po Tusan Basketball Court

5.2.4 Being the only recreational facility at Sha Po Tsuen, this short-range VP is found to the south-west of the Application Site at a distance of about 300m. The VP represents occasional views of basketball players exercising on the basketball court or children playing in the adjacent children's playground, it is identified with **medium** visual sensitivity.

VP4 – Footbridge of San Tam Road / San Tin Highway

5.2.5 This medium range VP is located to the north-west of the Application Site. At the elevated pedestrian footbridge above San Tam Road, San Tin Highway and Castle Peak Road – Tam Mi Section, visual sensitive receivers are the commuters travelling on this footbridge to access the different public transportation services provided on San Tam Road and Castle Peak Road – Tam Mi Section respectively. As the footbridge is semi-covered and the commuters are transient in nature, the visual sensitivity of this VP is considered **low**.

VP5 – Fung Kat Heung Basketball Court

5.2.6 Being the only recreational facility in Fung Kat Heung, this short-range VP is found to the immediate north of the Application Site at a distance of only 75m. The VP represents occasional views of basketball players exercising on the basketball court or passive recreational users of the sitting out area, it is identified with **medium** visual sensitivity.

VP6 – Kai Kung Leng

5.2.7 Kai Kung Leng is one of the popular hiking trails of Hong Kong with several peaks. This elevated long-range view captures panoramic view of Yuen Long Basin and Mai Po as well as Shenzhen at far. This VP will assess the compatibility of the Proposed Development with the overall visual composition of Yuen Long New Town. Given the passive nature of the hikers, the visual sensitivity of this VP is considered **high**.

VP7 – Along Nam Sang Wai Road near Hung Mo Kiu and Opposite to Chi Ho Road

5.2.8 Nam Sang Wai is one of the popular urban retreat destinations of Hong Kong renowned for its nature scenery and wildlife. VP7 is taken at the south-eastern end of Nam Sang Wai Road near Hung Mo Kiu which branches off from Castle Peak Road – Tam Mi. This section of Nam Sang Wai Road is a key pedestrian route to commute to Nam Sang Wai. The key visual sensitive receivers identified at this medium-range VP are the cyclists and joggers, which they are transient in nature. Hence, the visual sensitivity of this VP is considered **medium**.

VP8 – Along the Bridge of Hung Mo Kiu

5.2.9 This medium-range VP is along Hung Mo Kiu, key pedestrian and cycling path leading to Park YOHO and the New Territories Cycle Track Network, respectively. Along the bridge of Hung Mo Kiu, this VP captures the view towards Park YOHO and the sites for the planned Public Housing Developments in Sha Po, which are currently occupied by brownfield operations. In view of the cyclists and passerby are transient in nature, the visual sensitivity of this VP is considered **medium**.

VP9 – At the Peak of Ho Hok Shan

5.2.10 Ho Hok Shan is a favored hiking trails of Hong Kong that is easily accessible with a panoramic view over Yuen Long New Town, Mai Po, Kam Tin Town and even Shenzhen at far. This VP will assess the compatibility of the Proposed Development with the overall visual composition of the new development node around Sha Po and Kam Tin Town. Given the passive nature of the hikers, the visual sensitivity of this VP is considered **high**.

Table 5.1 Selected Viewpoints Representing Identified Public Viewers

Viewpoints (VPs)	Represented Public Viewers	Distance (About) / Direction	Height in mPD (Approx.)	Nature of VP	Popularity by Public	Visual Sensitivity
VP1: Nam Sang Wai River Education Trail	Passerby, cyclists or joggers along Nam Sang Wai River Education Trail	Approx. 1.1km/ West	+5	Recreation	Frequent	High
VP2: Pok Wai South Road	Cyclists or joggers along Pok Wai South Road	Approx. 810m/ West	+4.7	Transient	Occasional	Medium
VP3: Sha Po Tsuen Basketball Court	Recreational users of the basketball court	Approx. 360m/ South-west	+2.9	Passive / Active Recreation	Frequent	Medium
VP4: Footbridge of San Tam Road / San Tin Highway	Commuters walking on the footbridge of San Tam Road / San Tin Highway	Approx. 785m/ North-west	+13	Transient	Occasional	Low
VP5: Fung Kat Heung Basketball Court	Active / Passive recreational users of the basketball court and sitting out area	Approx. 75m/ North	+9.3	Passive / Active Recreation	Occasional	Medium
VP6: Kai Kung Leng	Hikers peaking along Kai Kung Leng Trail	Approx. 960m/ North-east	+290	Passive Recreation	Occasional	High
VP7: Along Nam Sang Wai Road near Hung Mo Kiu and Opposite to Chi Ho Road	Passerby, cyclists or joggers along Nam Sang Wai Road near Hung Mo Kiu	Approx. 1.05km/ South-west	+4.7	Transient	Occasional	Medium
VP8: Along the Bridge of Hung Mo Kiu	Passerby, cyclists or joggers along the bridge of Hung Mo Kiu	Approx. 980m/ South-west	+6.7	Transient	Occasional	Medium
VP9: At the Peak of Ho Hok Shan	Hikers at the peak of Ho Hok Shan	Approx. 1.94km/ South-west	+150	Passive Recreation	Occasional	High

6 ASSESSMENT OF VISUAL IMPACTS

6.1 Subject of Assessment

6.1.1 The objective of this VIA is to evaluate the visual impact of the Proposed Development in support of the rezoning proposal. In consideration of the changing planning context with various planned and committed developments undergoing in the urban fringe of Yuen Long New Town, three sets of photomontages will be presented in this VIA: (i) the Baseline Scenario showing the existing condition; (ii) the Interim Scenario with (a) planned Sha Po public housing developments; and (b) LSPS Development in Ho Chau in place; and (iii) the Future Scenario adding the Proposed Development on top of the Interim Scenario. The discussion of the potential visual impact brought by the Proposed Development with the proposed maximum BH of +156mPD at Tower 2 in this section will be evaluated against the Interim Scenario.

6.2 VP1 – Nam Sang Wai River Education Trail (Figure 6.1 refers)

Visual Composition

6.2.1 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is **negligible** impact to the overall visual environment.

Visual Obstruction

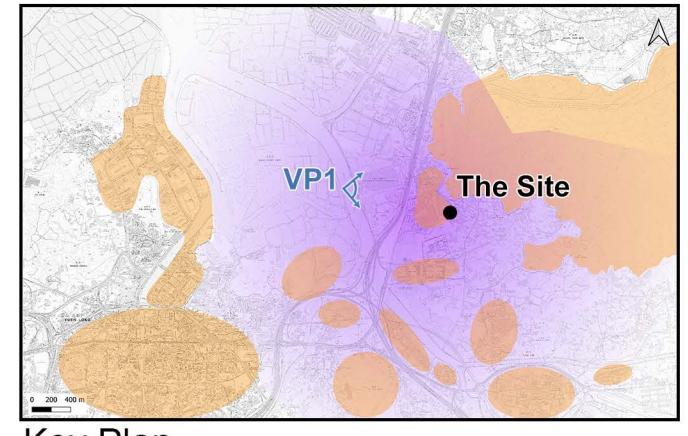
6.2.2 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There will be **negligible** obstruction to the visual permeability in the area.

Effect on Visual Resources

6.2.3 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is **negligible** impact to the visual resources when viewing from the trail.

Effect on Public Viewers

Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is **negligible** impact to the public viewers.



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Photomontage of Viewpoint 1 - Nam Sang Wai River Education Trail

Proposed Rezoning of the Site from "Industrial (Group D)", "Residential (Group A)" and "Agriculture" to "Residential (Group A)" for Residential Development at Various Lots in DD107, Fung Kat Heung, Yuen Long - S12A Plan Amendment Application -

Visual Impact Assessment

Figure 6.1

Date: 13 August 2025

6.3 VP2 – Pok Wai South Road (Figure 6.2 refers)

Visual Composition

6.3.1 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is ***negligible*** impact to the overall visual environment.

Visual Obstruction

6.3.2 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There will be ***negligible*** obstruction to the visual permeability in the area.

Effect on Visual Resources

6.3.3 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is ***negligible*** impact to the visual resources when viewing from the cycle lane.

Effect on Public Viewers

6.3.4 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is ***negligible*** impact to the public viewers.



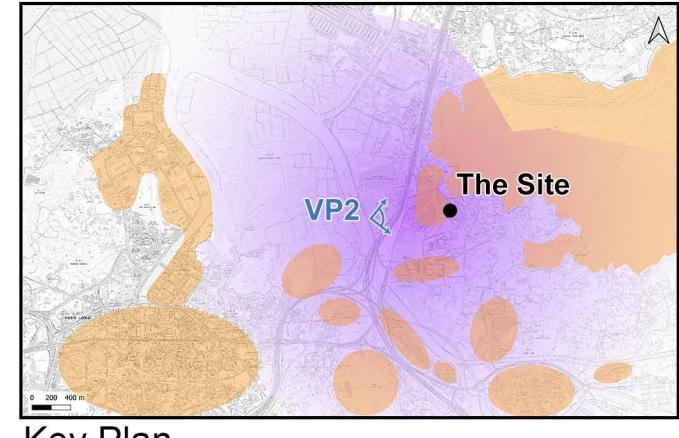
Existing Condition



Interim Scenario



Future Scenario
(Interim Scenario + Proposed Development)



Key Plan



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Photomontage of Viewpoint 2 - Pok Wai South Road

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Figure 6.2

Visual Impact Assessment

Date: 13 August 2025

6.4 VP3 – Sha Po Tsuen Basketball Court (Figure 6.3 refers)

Visual Composition

6.4.1 At the northern edge of Sha Po Tsuen, under the Interim Scenario, the foreground view of the village setting will be overtaken and distracted by Sha Po development in the middle-ground. The mountain ranges of Kai Kung Leng and the sky-view would form the background next to the residential towers of the planned Sha Po public housing development. With the Proposed Development implemented, it would be visible as part of the extension to the planned Sha Po public housing development. Considering the relatively smaller scale of the Proposed Development as compared with the planned Sha Po public housing development in terms of the building bulk, it will bring ***slightly adverse*** impact to the overall visual composition.

Visual Obstruction

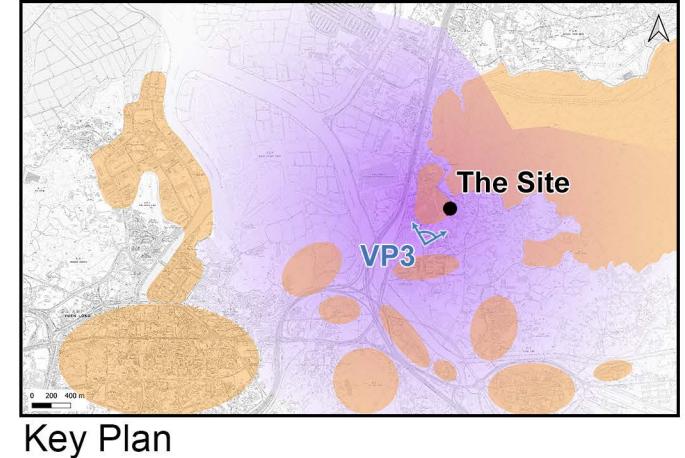
6.4.2 Under the Interim Scenario, the planned Sha Po public housing development would block the view of the lower ridge of Kai Kung Lang from this angle. Similarly, the sky-view would also be intruded by the residential towers of the planned Sha Po public housing development considering the short distance between the VP and the planned Sha Po public housing development. Under the Future Scenario, the Proposed Development will visually form part of an extension to the planned Sha Po public housing development. The effect of which would slightly affect a narrow strip of the sky-view and obstruct a minor portion of the upper ridgeline. The magnitude of change on the overall visual permeability is ***slightly adverse***.

Effect on Visual Resources

6.4.3 The ridgeline of Tai Lam Country Park at far would have been broken by Sha Po development under the Interim Scenario. Against this background, the effect to be brought by the Proposed Development on the ridgeline and sky-view is ***slightly adverse***.

Effect on Public Viewers

6.4.4 When viewing from this VP, the recreational users will likely perceive the Proposed Development as part of the public housing development, which is not incompatible nor an outlier. The visual change to the viewers is considered ***slightly adverse***.



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Photomontage of Viewpoint 3 - Sha Po Tsuen Basketball Court

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Visual Impact Assessment

Figure 6.3

Date: 13 August 2025

6.5 VP4 – Footbridge of San Tam Road / San Tin Highway (Figure 6.4 refers)

Visual Composition

6.5.1 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is ***negligible*** impact to the overall visual environment.

Visual Obstruction

6.5.2 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There will be ***negligible*** obstruction to the visual permeability in the area.

Effect on Visual Resources

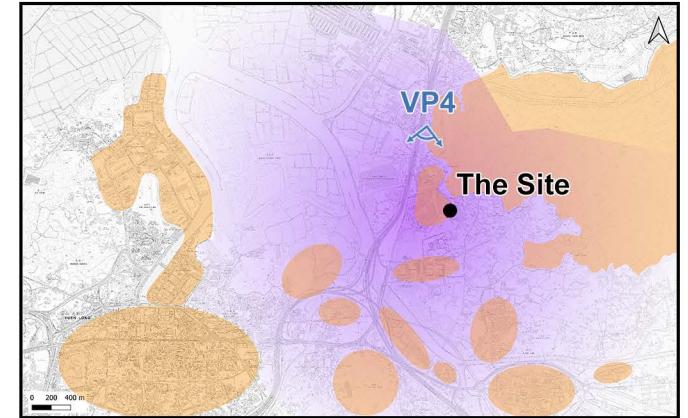
6.5.3 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is ***negligible*** impact to the visual resources when viewing from the footbridge.

Effect on Public Viewers

6.5.4 Upon completion of the planned Sha Po public housing development, the Proposed Development will not be visible from this VP. There is ***negligible*** impact to the public viewers.



Existing Condition



Key Plan



Interim Scenario



Future Scenario
(Interim Scenario +
Proposed Development)



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Photomontage of Viewpoint 4 - San Tam Road / San Tin Highway

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Figure 6.4

Visual Impact Assessment

Date: 13 August 2025

6.6 VP5 – Fung Kat Heung Basketball Court (Figure 6.5 refers)

Visual Composition

6.6.1 Under the Interim Scenario, the brownfield sites immediately adjacent to the basketball court and the sitting out area would be replaced by Sha Po development with Tower 10 dominating the middle-ground view. The overall composition will be similar under the Future Scenario. Foreground view composing of the sitting out area and the basketball court will remain intact. The Proposed Development will only form a small part of the planned Sha Po public housing development extension, there will only be ***slightly adverse impact*** to the overall visual composition.

Visual Obstruction

6.6.2 Despite the overall visual quality would be enhanced as the visual eyesores represented by the brownfield sites would be replaced by Sha Po development, the visual permeability would inevitably be reduced given the short distance between Tower 10 of the planned Sha Po public housing development and the VP. The Proposed Development will be partially visible adjacent to Tower 10, which would result in minor obstruction to the permeability towards the south. The degree of obstruction is considered slight and the impact to the overall visual quality viewing from this VP is ***slightly adverse***.

Effect on Visual Resources

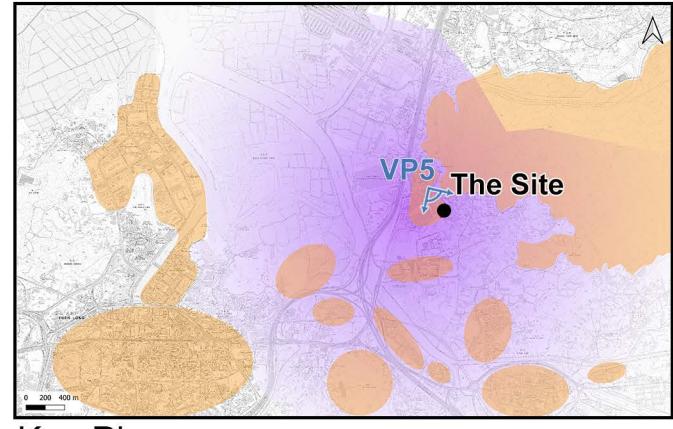
6.6.3 The ridgeline of Tai Lam Country Park at far would have been broken by the planned Sha Po public housing development under the Interim Scenario. Against this background, the effect to be brought by the Proposed Development on the ridgeline and sky-view is ***slightly adverse***.

Effect on Public Viewers

6.6.4 When viewing from this VP, the recreational users will likely perceive the Proposed Development as part of the public housing development, which is not incompatible nor an outlier. The visual change to the viewers is considered ***slightly adverse***.



Existing Condition



Key Plan



Interim Scenario



Future Scenario
(Interim Scenario + Proposed Development)



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Photomontage of Viewpoint 5 - Fung Kat Heung Basketball Court

Proposed Rezoning of the Site from "Industrial (Group D)", "Residential (Group A)" and "Agriculture" to "Residential (Group A)" for Residential Development at Various Lots in DD107, Fung Kat Heung, Yuen Long - S12A Plan Amendment Application -

Figure 6.5

Visual Impact Assessment

Date: 13 August 2025

6.7 VP6 – Along the Trail of Kai Kung Leng (Figure 6.6a refers)

Visual Composition

6.7.1 The south-western stretch of the mountain ranges of Kai Kung Leng made up by lush vegetations and a clear man-made trail dominates the foreground of the view. The panoramic view towards Fung Kat Heung and Sha Po area occupies the middle-ground while the panoramic view stretching from Kam Tin South to Yuen Long New Town forms the backdrop of the view. Under the Interim Scenario, the planned Sha Po public housing development consisting of 16 residential towers with an indicative BH of +167.8mPD (i.e. BH restriction of +185mPD) would largely transform the visual composition of the middle-ground to an urban character. Against the transformation, the Proposed Development with a proposed maximum BH of +156mPD, will blend-in well with the public housing developments. The Proposed Development will bring ***negligible*** impact to the visual composition.

Visual Obstruction

6.7.2 The Proposed Development would only stand in front of Tower 10 and adjoining to Tower 10 with the rest of the public housing development at Site B of Sha Po development replacing the existing brownfield sites. As compared with the Interim Scenario, the Proposed Development will bring ***slightly adverse*** impact to the overall visual permeability as being well-blended into the public housing development cluster.

Effect on Visual Resources

6.7.3 The vegetated slopes of the mountain ranges in the foreground and sky-view in the background will be fully preserved. There is ***negligible*** impact to the visual resources brought by the Proposed Development as compared with the Interim Scenario.

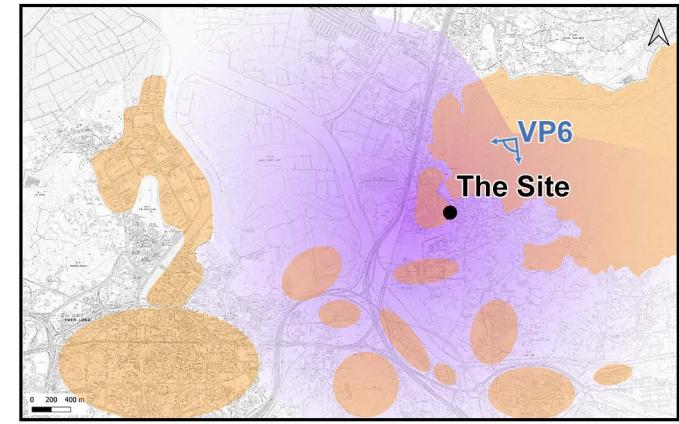
Effect on Public Viewers

6.7.4 Being perceived as an organic extension of the planned Sha Po public housing development, the visual change brought by the Proposed Development perceived by hikers along the trail of Kai Kung Leng is ***negligible***.

6.7.5 To illustrate better the potential visual impact, if any, as compared with the Interim Scenario, a photomontage building upon the photomontage prepared by CEDD for the EFS of the planned Sha Po public housing development at VP6 is enclosed in **Figure 6.6b** for easy reference.



Existing Condition



Key Plan



Interim Scenario



Future Scenario
(Interim Scenario + Proposed Development)



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Photomontage of Viewpoint 6 - Along the Trail of Kai Kung Leng

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Figure 6.6a

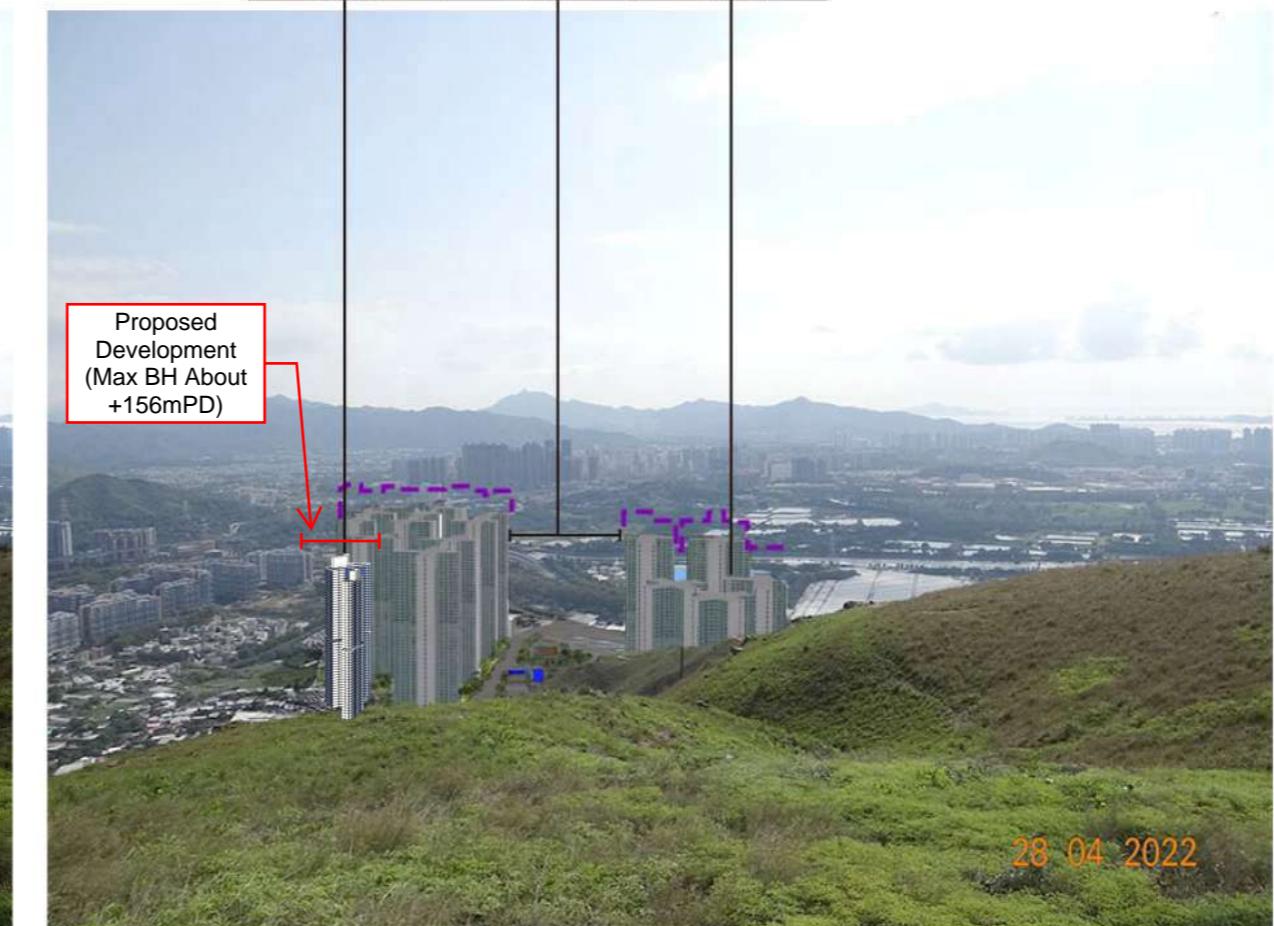
Visual Impact Assessment

Date: 13 August 2025

VP6 – Hikers on Kai Kung Leng

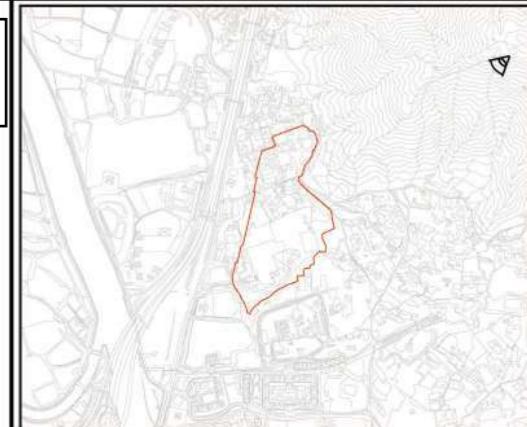


EXISTING CONDITION



YEAR 10 OPERATION PHASE WITH LANDSCAPE AND VISUAL MITIGATION MEASURES

Figure 6.6b Photomontage of VP6 - Along the Trail of Kai Kung Leng (Touch up on the Photomontages of the EFS)



Mitigation Measures for Operation Phase Impacts	
OM1	Landscape Planting
OM2	Podium Greening
OM4	Aesthetically Pleasing Building Design
OM5	Provision of Local Open Space and Recreational Facilities in Development

— Maximum Building Height potentially increased by 15m (indicative)

Revision	Date	Description			Initial Checked
		Designed	Checked	Drawn	
Initial			CL	GL	
Date				27/10/22	27/10/22

Approved

Agreement No. CE 10/2020 (CE)

Project Title: Site Formation and Infrastructure Works for Public Housing Development at Sha Po, Shap Pat Heung and Tai Kei Leng, Yuen Long – Feasibility Study

Drawing Title:

Photomontages

Drawing No. 406041/SP/FR/1412	Revision 5
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Scale 1:1,000 on A3

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Civil Engineering and Development Department

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6.8 VP7 – Along Nam Sang Wai Road near Hung Mo Kiu and Opposite to Chi Ho Road (Figure 6.7 refers)

Visual Composition

6.8.1 At the promenade of Kam Tin River, the river and the bridge of Hung Mo Kiu make up the foreground view. Behind the bridge, the overhead power line and Park YOHO stands in the middle-ground while the open sky view together with the mountain ranges of Kai Kung Leng set the natural backdrop of the view. Under the Interim Scenario, the planned Sha Po public housing development consisting of 16 residential towers with an indicative BH of +167.8mPD (i.e. BH restriction of max. +185mPD) would partially transform the visual composition of the background to an urban character extending from Park YOHO. Likewise, under the Future Scenario, the Proposed Development will fill the gap between Site B of the planned Sha Po Public Housing Development and Park YOHO, there will be **negligible** impact to the overall impact composition.

Visual Obstruction

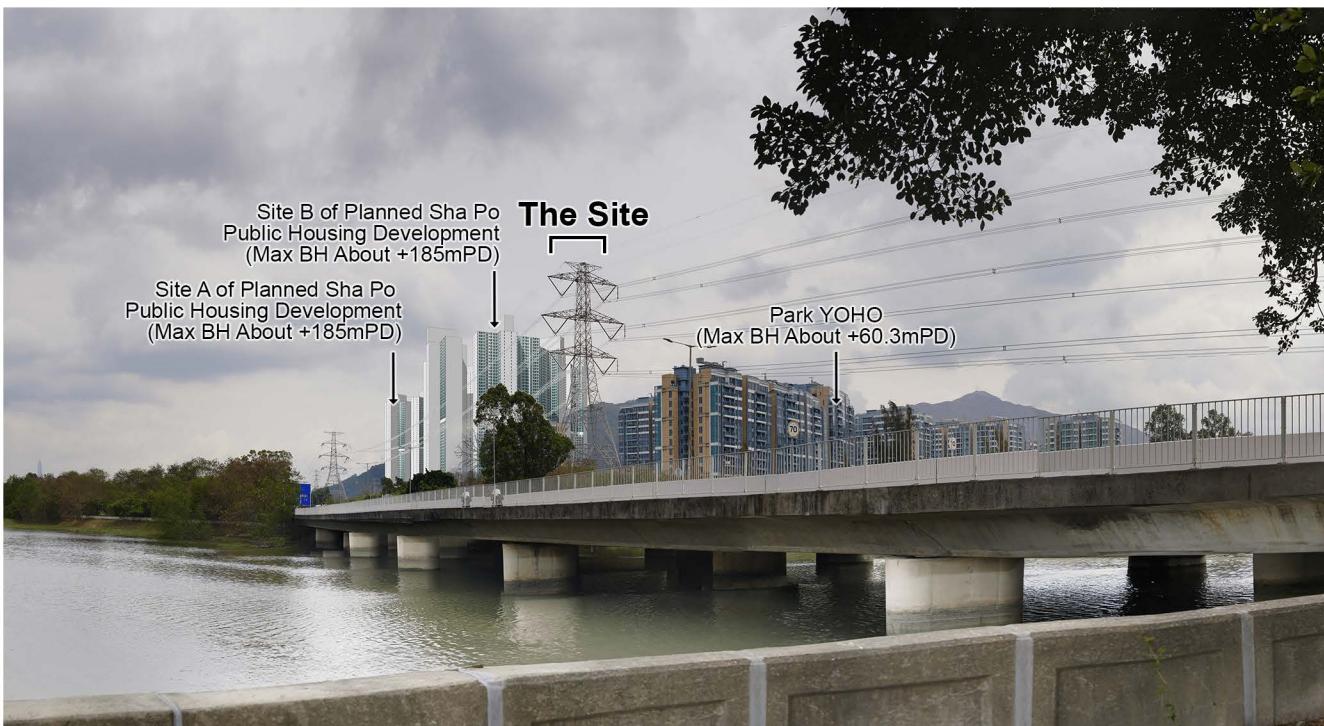
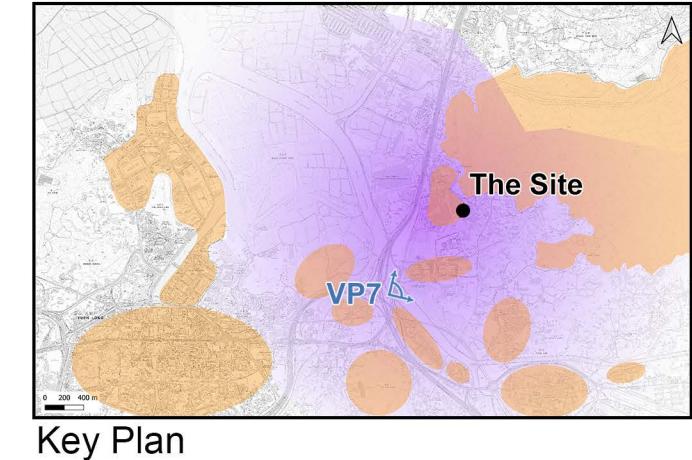
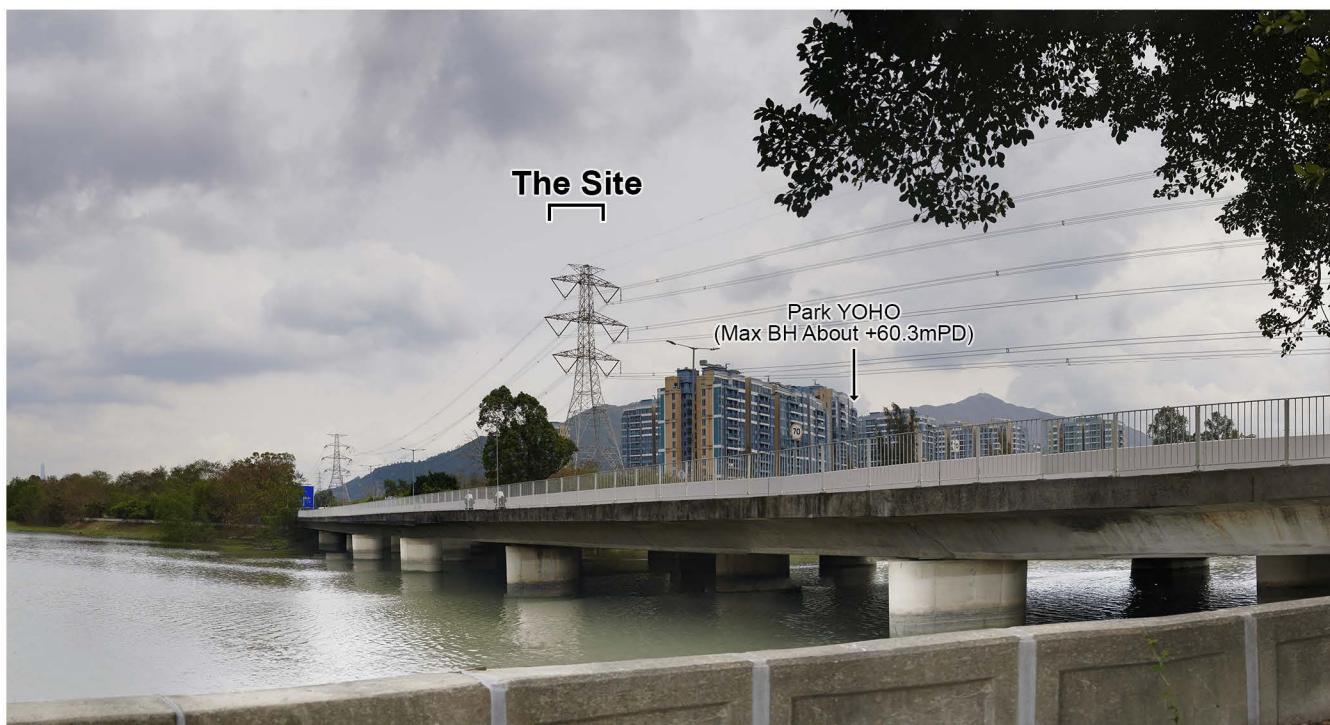
6.8.2 While the planned Sha Po Public Housing Developments would obstruct a portion of low-middle rim of the mountain ranges of Kai Kung Leng and intrude the lower portion of the sky view, the Proposed Development, which will only be visible in between the narrow gap of Site B of planned Sha Po Public Housing Development (i.e. max BH of +185mPD) and Park YOHO (i.e. max BH of +60.3mPD), the remaining ridgeline of Kai Kung Leng and the open sky view will be preserved. As compared with the Interim Scenario, the Proposed Development will bring **slightly adverse** impact to the overall visual permeability as being well-blended into the public housing development cluster.

Effect on Visual Resources

6.8.3 The openness of the sky view will be fully preserved with the Proposed Development in place. While a portion of the mountain ranges of Kai Kung Leng would have been blocked by the planned Sha Po Public Housing Development under the Interim Scenario, the Proposed Development with a maximum BH of +156mPD would not intrude the remaining ridgeline of Kai Kung Leng nor obstruct the sky view further. As such, there is **negligible** impact to the visual resources brought by the Proposed Development as compared with the Interim Scenario.

Effect on Public Viewers

6.8.4 At glimpse of the view, the passerby, cyclists and joggers will perceive the Proposed Development as a visual extension of the development cluster around Sha Po, the visual change to these viewers along Nam Sang Wai Road is **negligible**.



6.9 VP8 – Along the Bridge of Hung Mo Kiu (Figure 6.8 refers)

Visual Composition

6.9.1 The pedestrian footpath, cycle track and the heavy traffic of the bridge of Hung Mo Kiu dominate the foreground view while an open-view towards Sha Po Tsuen, Fung Kat Heung and Kai Kung Leng together with the overhead power lines in parallel to San Tam Road make up a large portion of the view. Park YOHO stands in the eastern edge of the middle-ground view. Above all built and natural landscape features, the open sky view is visible as the backdrop. Under the Interim Scenario, both sites of the planned Sha Po Public Housing Developments (i.e. max BH of about +185mPD) replace an extension portion of the middle-ground, in between the first and second overhead power lines. The visual composition would be clearly transformed into more of an urban character. Against this background, similar to VP7, the Proposed Development will be visible as an extension to Site B of the planned Sha Po Public Housing Development and in between the public housing development cluster and Park YOHO. The Proposed Development will blend-in well with the development cluster in Sha Po and it will bring ***negligible*** impact to the visual composition.

Visual Obstruction

6.9.2 Under the Interim Scenario, the planned Sha Po Public Housing Developments would obstruct a portion of the low-middle rim of the mountain ranges of Kai Kung Leng as well as encroaching onto an extensive portion of the sky view, which would generally reduce the visual permeability of the area. Upon completion of the Proposed Development, which will be only slightly extended eastwards from T8 of Site B of the planned Sha Po Public Housing Development but with a relatively lower BH and stepped profile towards Park YOHO, the visual permeability of the overall view will largely be safeguarded. As compared with the Interim Scenario, the Proposed Development will bring ***slightly adverse*** impact to the overall visual permeability as being well-blended into the public housing development cluster, with a stepped BH profile towards other private housing development in vicinity.

Effect on Visual Resources

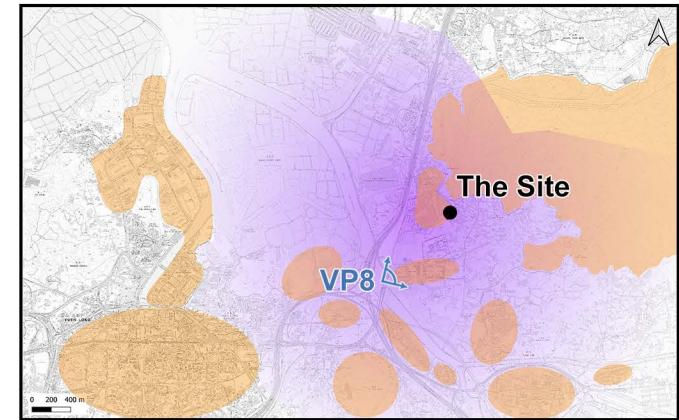
6.9.3 The road-side vegetation along San Tam Road in the foreground will be kept intact. Yet, the ridgeline of Kai Kung Leng will be inevitably disturbed by the planned Sha Po Public Housing Developments under the Interim Scenario, so will the open sky view. Considering the scale of the Proposed Development as only an infilled development, there will unlikely be further obstruction to the sky view and ridgeline of Kai Kung Leng, therefore, it is anticipated there will be ***negligible*** impact to the visual resources brought by the Proposed Development as compared with the Interim Scenario.

Effect on Public Viewers

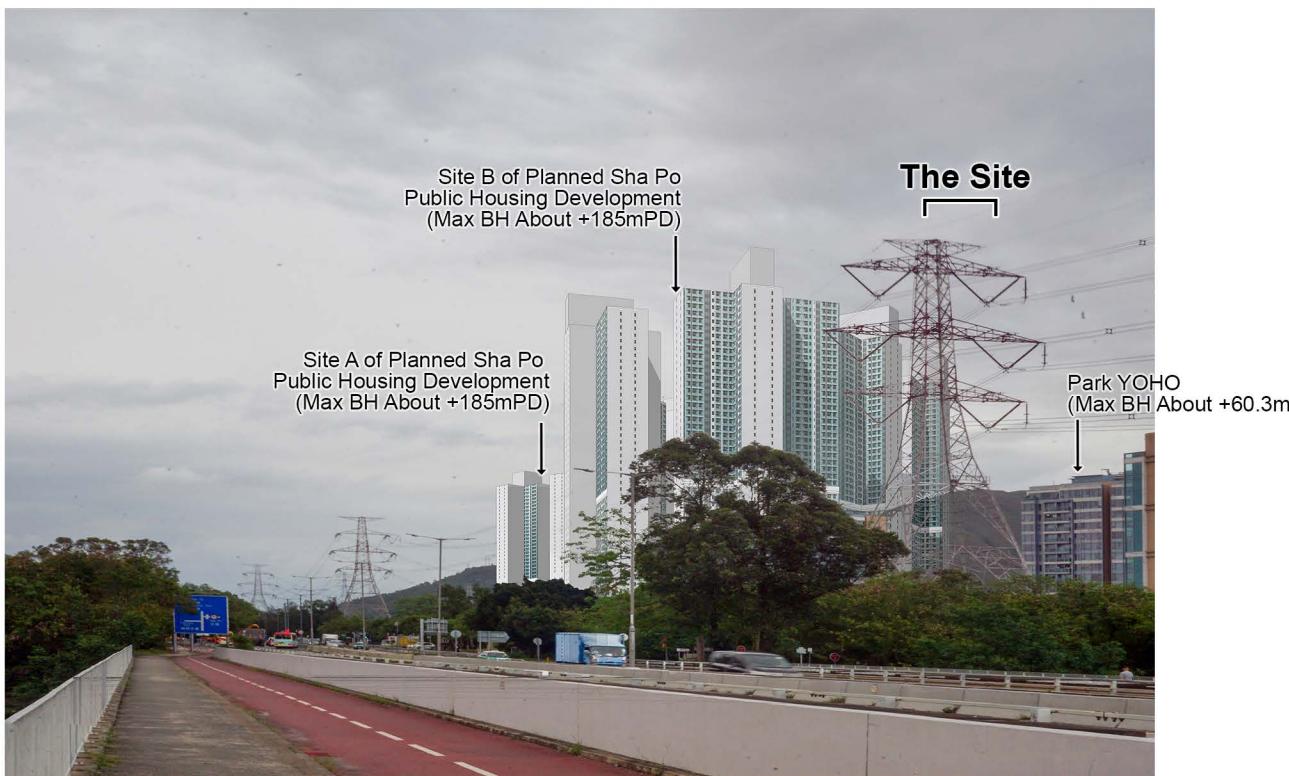
6.9.4 At glimpse of the view, the passerby, cyclists and joggers will perceive the Proposed Development as a visual extension of the development cluster around Sha Po, the visual change to these viewers along Nam Sang Wai Road is ***negligible***.



Existing Condition



Key Plan



Interim Scenario



Future Scenario
(Interim Scenario +
Proposed Development)



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Photomontage of Viewpoint 8 - Along the Bridge of Hung Mo Kiu

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Figure 6.8

Visual Impact Assessment

Date: 13 August 2025

6.10 VP9 – At the Peak of Ho Hok Shan (Figure 6.9 refers)

Visual Composition

6.10.1 The vegetations which were burnt by accident at Ho Hok Shan and the lush vegetation at the foot of the mountain near Ko Po Tsuen dominate the foreground of the view. The new development node at the western edge of Kam Tin Town featuring the Riva and Crescent Green make up the middle-ground view. A harmonious balance of the nature including the wetlands and Kam Tin River near Nam Sang Wai, the mountain ranges of Kai Kung Leng, as well as the built environment featuring Park YOHO clusters and the skyline of Shenzhen at far form the backdrop of the view. Under the Interim Scenario, the planned Sha Po public housing development consisting of 16 residential towers with an indicative BH of +167.8mPD (i.e. BH restriction of +185mPD) would blend in with the Park YOHO in the background and result in insignificant obstruction to the overall visual composition of the view. Similarly, the Proposed Development with a proposed maximum BH of +156mPD, will largely result in the same visual composition as it will blend-in well with the public housing developments in the backdrop under the Future Scenario. The Proposed Development will bring ***negligible*** impact to the visual composition.

Visual Obstruction

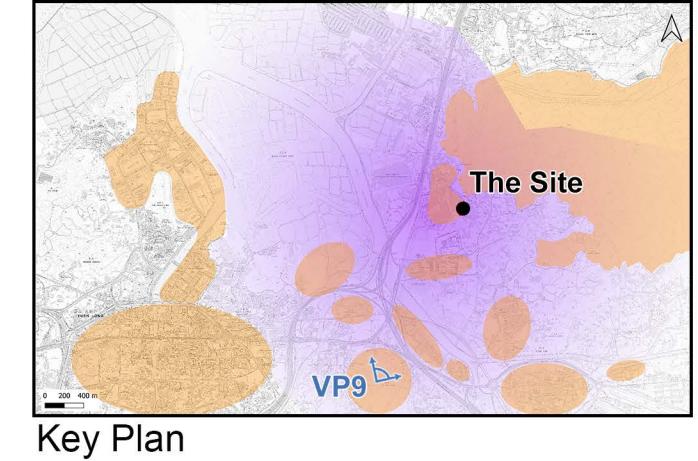
6.10.2 When viewing from this elevated long-range VP, the Proposed Development would become the visual extension of the public housing developments, which would have replaced the low-rise brownfield sites. As compared with the Interim Scenario, the Proposed Development will bring ***slightly adverse*** impact to the overall visual permeability as being well-blended into the public housing and Park YOHO development clusters.

Effect on Visual Resources

6.10.3 The foreground view shaped by the vegetation near the Peak and the foot of Ho Hok Shan will be kept intact while a harmony in balance of nature and development in the backdrop will be respected under both Interim and Future Scenarios. Therefore, there is ***negligible*** impact to the visual resources brought by the Proposed Development as compared with the Interim Scenario.

Effect on Public Viewers

6.10.4 The Proposed Development will be perceived as an organic extension of the development cluster around Sha Po when viewing from far, the visual change brought by the stepped BH profile of the Proposed Development perceived by hikers at the peak of Ho Hok Shan is ***negligible***.



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Photomontage of Viewpoint 9 - At the Peak of Ho Hok Shan

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Visual Impact Assessment

Figure 6.9

Date: 13 August 2025

7 CONCLUSION AND SUMMARY

7.1.1 The Applicant proposes to rezone the Application Site from “I(D)”, “R(A)” and “AGR” to “R(A1)” zone to enable a comprehensive residential development. The Proposed Development is proposed with a maximum PR of 6 with a maximum BH of +156mPD. Upon full completion, the Proposed Development will bring about a total of 1,439 residential units.

7.1.2 The visual appraisal summary of comparing the Interim Scenario with the Proposed Development is provided below.

Table 7.1 Visual Appraisal Summary

Viewpoint	Visual Composition	Visual Obstruction	Effect on Visual Resources	Effect on Public Viewers	Visual Sensitivity	Overall
VP1: Nam Sang Wai River Education Trail	Negligible	Negligible	Negligible	Negligible	High	Negligible
VP2: Pok Wai South Road	Negligible	Negligible	Negligible	Negligible	Medium	Negligible
VP3: Sha Po Tsuen Basketball Court	Slightly Adverse	Slightly Adverse	Slightly Adverse	Slightly Adverse	Medium	Slightly Adverse
VP4: Footbridge of San Tam Road / San Tin Highway	Negligible	Negligible	Negligible	Negligible	Low	Negligible
VP5: Fung Kat Heung Basketball Court	Slightly Adverse	Slightly Adverse	Slightly Adverse	Slightly Adverse	Medium	Slightly Adverse
VP6: Kai Kung Leng	Negligible	Slightly Adverse	Negligible	Negligible	High	Slightly Adverse
VP7: Along Nam Sang Wai Road near Hung Mo Kiu and Opposite to Chi Ho Road	Negligible	Slightly Adverse	Negligible	Negligible	Medium	Slightly Adverse
VP8: Along the Bridge of Hung Mo Kiu	Negligible	Slightly Adverse	Negligible	Negligible	Medium	Slightly Adverse
VP9: At the Peak of Ho Hok Shan	Negligible	Slightly Adverse	Negligible	Negligible	High	Slightly Adverse

7.1.3 The Proposed Development is anticipated to be completed by 2035, after the completion of the planned Sha Po public housing development and the planned Au Tau Station of the Northern Link Main Line. As compared with the planned Sha Po public housing, whose potential impact on the surrounding areas was depicted in the Interim Scenario, the Proposed Development with a comparatively lower BH and stepped height amongst itself would result in an overall negligible visual impact to the

surrounding areas in view of its scale. Besides, the Proposed Development is proposed with a wide range of mitigation design measures to further soften the inevitable visual impact brought. This includes soft landscaping and fencing along the eastern boundary abutting the Local Access Road; appropriate façade design in terms of color tones; optimized BH and tower footprint to avoid wall effect; setback along the eastern boundary; careful tower disposition to facilitate a 15m wide air corridor; and provision of extensive at-grade open space and landscape area to enhance annual and summer prevailing wind flow.

7.1.4 Overall, the visual impact of the Proposed Development is considered acceptable in the urban environment.