

**Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone  
For a Proposed Residential Development  
at Various Lots in D.D. 104 and the Adjoining Government Land  
in Yuen Long, N.T.  
- S12A Amendment of Plan Application -  
(Planning Application No: Y/YL-MP/10)**

**Further Information No. 1**

**Appendix II**  
Revised Visual Impact Assessment

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## 1. INTRODUCTION

- 1.1.1 This Visual Impact Assessment (VIA) report has been prepared in support of a Planning Application for a proposed residential development on a site which covers various lots in DD104 and adjoining government land near Chuk Yuen Tsuen, Yuen Long, New Territories (hereafter referred as the “Application Site”).
- 1.1.2 The Application Site is designated for residential use by the government under the Draft Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/7 and has been previously approved for housing developments (A/YL-MP/193 & 205). The Applicant currently proposes to increase the domestic plot ratio of the site which is considered to be in line with the government’s housing policy for utilizing the development potential of undeveloped housing sites to increase flat supply. The indicative development scheme is described under *Section 4.1* of this report.
- 1.1.3 The Application Site occupies an area of approx. 6.57ha and is located to the south of the recently gazetted San Tin Technopole and approximately 730m west of the recently gazetted Northern Link (NOL) Ngau Tam Mei Station. The site is located approximately halfway between the Yuen Long New Town and the Kwu Tung North New Development Area (KTN NDA). Major residential estates near the site include Fairview Park, Palm Springs and Royal Palms (**Annex B.1** – Location Plan refers).
- 1.1.4 Surrounding the Application Site are the approved residential developments under Planning Application No. A/YL-MP/247 and No. A/YL-MP/287, which are located to the north and south of the Application Site respectively. Another approved residential development with an Environmental Permit (EP) granted (EP-484/2014) is located to the northwest and southwest of the Application Site across the Ngau Tam Mei Drainage Channel (NTMDC).
- 1.1.5 NTMDC and the existing cycle track along Yau Pok Road are the major infrastructure developments located opposite to the west of the Application Site. A Drainage Services Department’s (DSD) storm pumping station is located to the southwest of the Application Site.
- 1.1.6 NOL and the associated Ngau Tam Mei Station & depot development, which is only about 730m east of the Application Site, is an integral part of the overall planning for the northern New Territories under the Northern Metropolis Development Strategy (NMDS). As one of the specific development goals of the NMDS is to “provide the land and housing” in the Northern Metropolis, the Applicant has capitalised on this opportunity to review the development potential at the Application Site and proposes to better utilise this roadside housing site by increasing the flat supply to complement the high-density transit-oriented developments around the Ngau Tam Mei Station .
- 1.1.7 In support of this planning application at the Application Site, an indicative development proposal has been prepared and detailed parameters are provided in the following sections. In summary, the proposed development will comprise 10 medium-rise residential blocks with heights of 14 to 16 storeys with residential ancillary uses including four clubhouses, an outdoor swimming pool and communal landscape area, one E&M block and three non-domestic blocks (accommodating such public facilities/uses as transport layby, kindergarten, social welfare facilities and retail) and a basement carpark.
- 1.1.8 This VIA was prepared in accordance with the Town Planning Board Guidelines TPB PG-No.41 – Guidelines on Submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board in order to evaluate the degree of visual impacts on visual sensitive receivers (VSRs) from major public viewpoints (VPs) due to the proposed development at the Application Site. The latest committed/ planned development context and adjacent ongoing planning applications will also be taken into account in the VIA.
- 1.1.9 This VIA includes the following sections:
- Section 2: Describes the methodology for the Appraisal of Visual Impact;
- Section 3: Describes the proposed development parameters;



- Section 4: Identifies the baseline visual condition and the visual context of the Application Site (e.g. visual elements and resources, assessment area, etc.);
- Section 5: Identifies the key public viewpoints and visual sensitive receivers;
- Section 6: Appraises the potential visual impacts induced by the proposed development; and
- Section 7: Summarises the findings of the VIA.

## **2. RELEVANT LEGISLATION, STANDARDS AND GUIDELINES**

1.1.1 In preparation of this Report, reference has been made to the following technical circulars, practice notes and publications:

- Hong Kong Planning Standards and Guidelines;
- Landscape Value Mapping of Hong Kong;
- Town Planning Board Guidelines No.41 – Guidelines on Submission of Visual Impact Assessment for planning Application to the Town Planning Board
- Town Planning Ordinance (Cap 131) and Town Planning (Amendment) Ordinance 2004;
- GEO Publication No. 1/2009 – Prescriptive Measures for Man-made Slopes and Retaining Walls;
- DEVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
- ETWB TCW No. 5/2005 – Protection of Natural Streams/Rivers from Adverse Impacts Arising from Construction Works;
- DEVB TC(W) No. 4/2020 – Tree Preservation;
- LAO LD PN No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects;
- WBTC No. 7/2002 – Tree Planting in Public Works; and
- Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/7.

### 3. METHODOLOGY FOR THE APPRAISAL OF VISUAL IMPACT

#### 3.1 Introduction

3.1.1 Appraisal of visual impacts is not an objective science but is based upon a structured and reasoned evaluation of predicted impacts, informed by professional judgement and experience. The methodology adopted for this VIA consists of:

- Identification of the baseline conditions [e.g. the assessment area / zone of visual influence (ZVI), visual elements / resources, and public visual sensitive receivers (VSRs) / public viewing points];
- Identification of potential sources of visual impact due to the Proposed Development;
- Appraisal of the effects of visual changes on the assessment area due to the Proposed Development;
- Proposal of mitigation measures;
- Conclusion / evaluation of the overall visual impact of the Proposed Development

These stages are described in more detail below.

#### 3.2 Identification of Baseline Visual Conditions

3.2.1 During the identification of baseline visual conditions, the following elements are defined:

- **Existing Site Conditions and Zone of Visual Influence (ZVI)** of the proposed Project;
- **Planned and Committed Developments;**
- **Visual Elements and Resources;** and
- **Viewing Points / Public VSR's.**

The identification of these conditions is the product of both desk-top research and field survey.

##### Zone of Visual Influence

3.2.2 In order to identify the visual impacts of the Proposed Development, it is necessary to establish the existing baseline visual conditions of the surrounding environment. For these purposes, the project Study Area / assessment area is defined with reference to the project's **Zone of Visual Influence (ZVI)**. The assessment area is the zone of visual influence (ZVI) within which the Development is pronouncedly visible from key sensitive public viewers. The assessment area / ZVI is determined with regard to the size of the Development, its potential visibility from the selected public viewing points and the distance of those viewing points from the Development. Significant landscape elements such as landforms, building groups and other man-made structures influence the delineation of the ZVI. The visual assessment area of the Project is identified through a combination of detailed field surveys, desktop study and review of aerial photographs.

##### Visual Elements and Resources

3.2.3 **Visual Elements and Resources** are the component features of a landscape or townscape which shape its appearance and visual character to the viewers. Key visual elements and resources may include major physical structures, visual attractors (e.g. water bodies, natural coastline, ridgeline, mountain backdrop, woodland, streams, etc.) and/or visual eyesores or detractors (e.g. pylons, sewage treatment plants, refuse collection points, ventilation shaft buildings, quarries, etc.) that currently exist or are known to be planned within the assessment area.

3.2.4 Different visual elements and resources may enhance, degrade or neutralize the overall visual impact of the Proposed Development being assessed. Different aspects of visual elements and resources give the landscape its visual character, including their scale (e.g. buildings, topographic features, etc.), variety of visual texture, pattern, form and colour. These features affect the visual character of a landscape and the type of development

that can be accommodated within it without significantly changing this visual character. Victoria Harbour and its ridgelines for example are recognized as particularly important visual elements in the Hong Kong context.

- 3.2.5 Different aspects of visual elements and resources give the landscape its visual character, including their scale (e.g. buildings, topographic features, etc.), variety of visual texture, pattern, form and colour. These features affect the visual character of a landscape and the type of development that can be accommodated within it without significantly changing this visual character.
- 3.2.6 Where committed future major development falls within the Assessment Area, its visual elements and resources are also considered, as far they are known.

### **Viewing Points / Public Visually Sensitive Receivers (VSRs)**

- 3.2.7 **Viewing Points** - TPB PG-No. 41 notes: *"In the highly developed context of Hong Kong, it is not practical to protect private views (i.e. residential development) without stifling development opportunity and balancing other relevant considerations. In the interest of the public, it is far more important to protect public views, particularly those easily accessible and popular to the public or tourists. VIA should primarily assess the impact on sensitive public viewers from the most affected viewing points. The viewing points could be kinetic or static. They include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the proposed development."*
- 3.2.8 TPB PG-No. 41 continues: *"Local viewpoints should be determined with reference to the setting of the project and views of local significance"*.
- 3.2.9 **Public VSRs** - Those people who will experience views of the Proposed Development from publicly accessible viewing points are known as public VSRs. They are identified through the definition of the ZVI of the Proposed Development. It is noteworthy that residential VSRs are considered to be private VSRs and are therefore not included in this VIA in accordance with TPB PG-No. 41.
- 3.2.10 Future public VSRs have been considered in the assessment. These are those who, whilst not able to see the Proposed Development from a given location at present, will be able to see it in the future as a result of development that is committed by Government.
- 3.2.11 Public VSRs are grouped into categories on the basis of their sensitivity to visual changes in the environment. These are as follows:
- Travellers (T): Those people who would view the scheme from vehicles, bicycles or on foot; and
  - Recreational (REC): Those people who would view the scheme whilst engaging in recreational activities.
- 3.2.12 The sensitivity of receivers to visual impacts is graded as *High, Medium* or *Low* and is influenced by:
- The activity in which they are engaged;
  - The duration and distance over which the proposed development would remain visible; and
  - The public perception of value attached to the views being assessed.
- 3.2.13 The following considerations have been made when assessing the sensitivity of Visual receivers:
- (a) Those people who view the scheme from their workplace (including those within the GIC VSR group) are considered relatively less sensitive to visual intrusion. This is because they are employed in activities where visual outlook plays a less important role in the perception of the quality of the working environment. They are classified as a *Low* sensitivity group.
- (b) For those who view the scheme whilst engaging in outdoor leisure pursuits, visual sensitivity varies depending on the type of recreational activity. Those taking a stroll in a park, for example, would be

classified as a *High* sensitivity group as their attention is on their surroundings compared to football players who would have a *Low* sensitivity rating as their attention is focused on the pitch.

- (c) For those people who view the scheme from public thoroughfares, the degree of visual intrusion experienced depends on the speed of travel and whether views are continuous or only occasional. Generally, the slower the speed of travel and the more continuous the viewing experience, then the greater the degree of sensitivity. Generally, those travelling by car or by train are classified as a *Medium* sensitivity group.

The existing views of each of the Public VSRs (and the private residential VSRs) are briefly described and considered in terms of their visual elements and resources, visual composition and degree of visual obstruction.

### 3.3 Identification of Source of Visual Impacts

- 3.3.1 The key sources of visual impact of the Proposed Development are identified. These will generally be items such as the completed buildings themselves, and associated physical structures such as refuse collection points, service buildings, walls, fences and roads used to service the development. For the purposes of this VIA, only sources of impact during the operational stages of the development are considered. It should be noted that Sources of Impact may be Positive or Negative.

### 3.4 Mitigation Proposals

- 3.4.1 Mitigation proposals to reduce the significance of visual impacts from the various sources are proposed. Mitigation measures can be part of the project design (e.g. the location of buildings; massing and height of buildings; colour treatment of building facades) or can be added to the basic project design (e.g. tree planting to screen a development). The mitigation proposals identified are broad in their nature and subject to the detailed design of the project.

### 3.5 Appraisal of Significance of Visual Impact

Under TPB PG-No.41, the significance of visual impacts is appraised with reference to **Key Viewing Points** around the Project Site as seen by **Public VSRs**. The 'significance' of a visual impact is defined as a function of the *sensitivity* of a Receiver and the effect or *magnitude of change* to the visual character experienced by that Receiver. The criteria used to determine the magnitude of change on the assessment area and the sensitive public viewers are:

- (a) The effect of the proposed development on the overall **visual composition** of the area in terms of visual balance, compatibility, harmony, unity and contrast;
  - (b) The effect of the proposed development in terms of **visual obstruction** with an assessment of visual obstruction and loss of views or visual openness due to the proposed development;
  - (c) The **effect on public viewers** taking account of the cumulative impact of known and planned developments and the public perception of the existing value attached to the current views. The effects of the visual changes are graded in terms of magnitude as *Substantial*, *Moderate*, *Slight* or *Negligible*; and
  - (d) The **effect on key visual resources** including an assessment of the changes to the condition, quality and character that the assessment area will experience.
- 3.5.2 Overall residual impacts identified are based upon the assessment of the completed project (as temporary construction stage impacts are not required under TPB PG-No.41). Impacts are also assessed on the assumption that mitigation measures are in place (and in the case of planting, that it is fully mature).
  - 3.5.3 By synthesizing the receptor sensitivity with the magnitude of change. The impact significance is rated qualitatively as *Large*, *Intermediate*, *Small*, *Insubstantial* or *None* (refer **Table 3.1** below). *Insubstantial* impacts

are deemed to make no significant difference to the character of views, even though the Application Site and development may be physically visible in them. Impacts are negative unless expressly stated as positive.

3.5.4 Table 1 – Visual Impact Significance

Magnitude of Change	Substantial	Small/Intermediate	Intermediate/Large	Large	Large
	Moderate	Small/Intermediate	Intermediate	Intermediate/Large	Intermediate
	Slight	Small	Small/Intermediate	Small/Intermediate	Small
	Negligible	Insubstantial	Insubstantial	Insubstantial	Insubstantial
	None	None	None	None	
		Low	Medium	High	
		Receptor Sensitivity			

Note: The colours in the above table categorise the total spectrum of impacts rising from the lowest value at the bottom left corner to the highest value at the top right corner. It may be seen that for some combination of classification levels of Magnitude of Change and Receptor Sensitivity, there are 2 possible impact significance thresholds. When the Magnitude of Change and Receptor Sensitivity are assessed to be towards the higher ends of each classification level the resultant impact significance would be deemed to be the higher of the two impact significance thresholds.

Source: Urbis Limited.

### 3.6 Conclusions – Evaluation of Overall Visual Impact

The report concludes with a summary discussion of the key visual impacts. The Conclusion provides a brief analysis of results and highlights key issues relating to visual impact, including a discussion of any impacts in the Statutory Planning Intention with Regard to Visual Amenity. Finally, a single summary assessment of the impacts is made based on the following thresholds stated in TPB PG-No.41:

- **Enhanced** – if the proposed development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points;
- **Partly enhanced/partly adverse** – if the proposed development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points;
- **Negligible** – if the proposed development will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area;
- **Slightly adverse** – if the proposed development will, with or without mitigation measures, result in overall terms some negative visual effects to most of the identified key public viewing points;
- **Moderately adverse** – if the proposed development will, with or without mitigation measures, result in overall terms negative visual effects to most of the key identified key public viewing points; and
- **Significantly adverse** – if the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

## 4. PROPOSED DEVELOPMENT SCHEME

### 4.1 Indicative Development Proposal

- 4.1.1 The indicative Master Layout Plan (MLP) and Sections of the Proposed Development are shown in **Annexes B.3 to B.5**. For the indicative development parameters refer to **Table 4.1** below:

**Table 2 - Indicative Development Schedule**

DEVELOPMENT PARAMETERS	
Site Area	about 65,690m <sup>2</sup>
Total Plot Ratio	not more than 1.59 <sup>[1]</sup>
Domestic Plot Ratio	not more than 1.5
Non-Domestic Plot Ratio	not more than 0.09
Domestic GFA	about 98,535 m <sup>2</sup>
Non-domestic GFA	about 5,692m <sup>2</sup> <sup>[1]</sup>
- Commercial GFA <sup>[1]</sup>	about 3,292m <sup>2</sup>
- Transport Layby GFA	about 2,400m <sup>2</sup>
GIC Facilities NOFA <sup>[2]</sup>	about 328 m <sup>2</sup>
Building Height of Domestic Blocks	T3 & T5: 14 storeys (about 53.55mPD) T1 – T2: 15 storeys (about 56.70mPD) T6 – T11: 16 storeys (about 59.85mPD) over 1 level of basement car park / E&M / Detention Tank
Building Height of Non-Domestic Blocks	1-2 storeys excluding basement level
No. of Units	2,322 nos.
No. of Blocks	10 medium-rise towers, 4 clubhouses and one E&M / Detention Tank
Designed Population	Approximately 6,270
Private Open Space open to Public	2,100 m <sup>2</sup>

**REMARK:**

<sup>[1]</sup> Commercial GFA include commercial uses (2,363 m<sup>2</sup>) and a 6-classroom kindergarten (929 m<sup>2</sup>);

<sup>[2]</sup> The non-domestic GFA does not include the social welfare facilities (i.e. about 328m<sup>2</sup> NOFA for a Neighbourhood Elderly Centre) which is proposed to be disregarded from GFA calculation.

- 4.1.2 The Proposed Development comprises 10 medium-rise residential blocks with heights of 14 to 16 storeys, providing a total of 2,322 units. There are residential ancillary uses including four clubhouses, an outdoor swimming pool and communal landscape area, one E&M block and three non-domestic blocks with height of **1-2 storeys** (accommodating such public facilities/uses as transport layby, kindergarten, social welfare facilities and local retail) and a basement level carpark which helps to maximize the at-grade area space for development and landscape purposes. The proposed buildings step down from east to west of the Application Site and approx.15m of building gaps are also incorporated.

### 4.2 Key Issues to be addressed

- 4.2.1 Key visual issues to be addressed include:

- The effect of the proposed development on the overall visual composition of the area in terms of visual balance, compatibility, harmony, unity and contrast.
- The effect of the proposed development in terms of visual obstruction. An assessment of visual obstruction and loss of views or visual openness due to the proposed development from key public viewing points within the area is required.
- The effect of the development on public viewers. The effects of visual changes from key public viewing points will be assessed.
- The effect of the development on key visual resources. This will include an assessment of the changes to the condition, quality and character that the assessment area will experience as a result of the proposed development.

## 5. POTENTIAL SOURCE OF VISUAL IMPACTS

This section describes the sources of visual impact resulting from the proposed development during the operation phase.

### 5.1 Operational Phase

5.1.1 Potential sources of visual impacts during the operation phase will include:

- Presence of new building structures (residential blocks, associated clubhouse facilities, access road and internal driveway);
- Presence of perimeter walls and fencing;
- Increased traffic serving the Development; and
- Night-time domestic and street lighting.

## 6. PROPOSED MITIGATION MEASURES

6.1.1 Visual mitigation measures proposed seek to minimise potential impacts by screening sensitive views of the proposed building structures and blending the development into the surrounding landscape context. The residential blocks are proposed to be set back from the site boundary and spaced in an organic manner to avoid creating a wall effect thereby maximizing visual permeability.

The stepping of the residential blocks from east to west with the proposed medium-rise blocks (16 to 14 storeys) provided in the east (near the existing open storage and workshops of Ha San Wai, and the future high-rise Ngau Tam Mei Station-related public and private housing developments) will promote visual compatibility of the Proposed Development in the wider landscape context. Sensitive design of the Proposed Development, particularly the choice of materials and colour scheme will enhance the degree of visual integration with the adjacent landscape. The proposed tree and shrub planting will screen and soften low level views of the residential blocks and built structures and integrate the site boundary with the adjacent landscape.

### 6.2 Operational Stage Visual Mitigation Measures

(Refer to Landscape & Visual Mitigation Measures Plan in **Annex B.7**)

6.2.1 The proposed development will incorporate the following visual impact mitigation measures into the architectural and landscape designs which will reduce visual impacts during the operation stage:

- **OM1: Disposition of Architectural Building Layout**

The proposed layout and spacing of towers enhance the degree of visual permeability to avoid a wall effect and provides a gradation in height of residential tower building structures from the south-east to the north-west.

- **OM2: Provision of Architectural and Chromatic Treatment**

Sensitive architectural, chromatic and greening treatment to facades of the new buildings and engineered structures and green walls which are sympathetic to the landscape context will promote visual integration.

- **OM3: Sensitive Streetscape Design**

Streetscape elements (e.g. tree planting, paving, signage, street furniture, lighting, etc.) will be sensitively designed in a manner that responds to and visually enhances the local context.

- **OM4: Buffer/Screen Planting along Site Boundaries**

A belt of trees and shrub planting will be provided along the boundaries of the development to screen and enhance the amenity of the development.

- **OM5: Provision of New Tree and Shrub Planting**

Tree and shrub planting shall be provided to compensate for the loss of existing trees and to enhance the amenity of the site. The tree compensation ratio shall be not less than 1:1 by quantity within the Application Site as far as possible. The visual mitigation effect will increase over time as planting matures.

- **OM6: Provision of Landscape Pond with Ecological Features**

A landscaped area with ecological features along the western boundary will provide an attractive element and visual buffer to the site.

## 7. IDENTIFICATION OF BASELINE VISUAL CONDITIONS

### 7.1 Visual Context and Character

7.1.1 The Application Site covers various lots in D.D 104 and adjoining government land near Chuk Yuen Tsuen, Yuen Long, with a total site area of approximately 6.57ha. The surrounding land uses are predominantly a mixture of low-rise suburban residential estates, village clusters, roads and drainage infrastructure, interspersed with temporary open storage, heavy vehicle parking areas, and abandoned agricultural land and fish ponds. Major suburban residential communities nearby include Fairview Park, Palm Springs and Royal Palms to the west and north, and the Vineyard and Green Crest developments to the northeast. Local village clusters within the vicinity of the site include Chuk Yuen Tsuen and Yau Mei San Tsuen (refer to **Annexes B.1& B.2** for details).

7.1.2 The Ngau Tam Mei Drainage Channel (NTMDC), approximately 40m wide, is the major drainage infrastructure serving the Application Site and the surrounding area. The NTMDC and the associated roads (Yau Pok Road and Kam Pok Road) lie to the north and west of the Application Site. Further to the north and southwest across the NTMDC are two sites with Approved Planning Application (A/YL-MP/247 & 247-1) and Environmental Permits (EP-484/2014) granted by the government for residential developments respectively. To the south of the Application Site, beyond the DSD's storm pumping station, flood retention pond and Fung Chuk Road, is a private site with approved planning permission for residential use (Application No. A/YL-MP/287) and the site is currently vacant.

### 7.2 Existing and Committed Development in the Vicinity of the Site

7.2.1 There are three committed residential developments identified within the ZVI and five committed residential development located outside the ZVI. The three committed residential developments within the ZVI include the approved residential developments located to the north (approved Planning Application No. A/YL-MP/247 & 247-1 for an “OU(CDWPA)” site near Yau Mei San Tsuen), to the south (approved Planning Application No. A/YL-MP/287 for a “R(D)” site) and to the northwest & southwest (Environmental Permit No. EP-484/2014 for a “REC” site) of the Application Site [note: currently under construction for a temporary Light Public Housing Development (LPH) by ArchSD (under approved Planning Application No. A/YL-MP/341) and will be completed in Q1 in 2025].

7.2.2 The five committed residential developments outside the ZVI include the approved residential development in Wo Shang Wai located further to the north of the Application Site (approved Planning Application No. A/YL-MP/344 for an “OU(CDWRA)” site), and four approved / committed residential developments located further to the south of the site (i.e. approved Application No. A/YL-NSW/7 for an “OU(CDWRA)” site in Wing Kei Tsuen, A/YL-NSW/241 for an “OU(CDWRA)” site in Kam Tin West, Y/YL-NSW/3 for an “OS” site, and a large-scale public housing development in the newly rezoned “R(A)” site near Mo Fan Heung, Sha Po North). Since these



will be private residential VSRs, they are not assessed further in this study in accordance with the TPB PG-No. 41.

- 7.2.3 A sewage pumping station will be constructed near the junction of Kam Pok Road / Castle Peak Road. According to the Approved EIA Report (Approved EIA No. EIA-094/2004), this pumping station will be fully automatic, modern and largely-enclosed. No permanent staff are expected to be stationed at this facility and therefore this public infrastructure is not classified as a VSR in this study.
- 7.2.4 Although the above 8 committed developments are not assessed further, their future presence in the area has been taken into account in the assessment of the visual compatibility of the Proposed Development.
- 7.2.5 **Table 5.1** below illustrates the Approved Planning Applications obtained from the Statutory Planning Portal in the vicinity of the Application Site.

**Table 5.1 - Committed Residential and/or Commercial Developments near the Application Site**

	Application No.	Location	Current Zoning	Proposed Use	TPB Approval Date
<b>Committed Developments <u>within</u> the VIZ</b>					
1.	A/YL-MP/247 & 247-1	Lots 3054 BRP & 3055 in D.D. 104 near Yau Mei San Tsuen, Yuen Long, N.T.	“OU(CDWPA)”	Proposed House and Wetland Habitat Development with Excavation & Filling of Land	<b>Approved</b> with conditions on <b>30.09.2016</b>
2.	A/YL-MP/287	Various Lots in D.D. 104 and Adjoining Government Land, Yuen Long, N.T.	“R(D)”	Proposed House Development with Minor Relaxation of Building Height Restriction, Filling of Pond/Land, and Excavation of Land	<b>Approved</b> with conditions on <b>26.05.2020</b>
3.	EP-484/2014 & A/YL-MP/341	Various Lots in D.D. 104 and Adjoining Government Land, Yuen Long, N.T.	“REC” & “R(C)”	Proposed Residential cum Passive Recreation Development  Proposed Temporary Light Public Housing Development (to be completed by Q1 2025)	<b>EP granted</b> on <b>18.07.2014</b>  <b>Approved</b> with condition on <b>09.06.2023</b>
<b>Committed Developments <u>outside</u> the VIZ</b>					
4.	A/YL-MP/344	Lots 50 A and 77 in D.D. 101, Wong Shang Wai, Mai Po, Yuen Long, N.T.	“OU(CDWPA)”	Proposed Houses, Wetland Habitat, Filling and Excavation of Land for Site Formation (Amendments to an Approved Scheme)	<b>Approved</b> with conditions on <b>16.02.2024</b>
5.	Y/YL-NSW/7	Various Lots in D.D. 104 and Adjoining Government Land, Wing Kei Tsue, Nam Sang Wai, Yuen Long, N.T.	“OU(CDWRA)”	Proposed Comprehensive Development to include Wetland Restoration Area	<b>Approved</b> with conditions on <b>10.10.2023</b>

	Application No.	Location	Current Zoning	Proposed Use	TPB Approval Date
6.	A/YL-NSW/241 & A/YL-NSW/319	Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin West, Yuen Long, N.T.	“OU(CDWRA)”	Proposed Comprehensive Development of an Outlet Mall with Commercial Uses, Agricultural Uses, and Excavation & Filling of Land  Proposed Temporary Centralised Quarter for Imported Labour in Construction Sector	<b>Approved</b> with conditions on <b>13.10.2017</b>  <b>Approved</b> with conditions on <b>25.08.2023</b>
7.	Y/YL-NSW/3	Lot 1743 CRP (Part) in D.D. 107 to the south of Wing Kei Tsuen, Yuen Long, N.T.	“Open Storage”	Proposed Rezoning to “Commercial” Zone for Hotel & Commercial Development	<b>Approved</b> with conditions on <b>18.03.2016</b>
8.	(NA)	Rezoning of Most of the Land in Mo Fan Heung from “I(D)” to “R(A)”	“R(A)”	Proposed Public Housing Development near Mo Fan Heung in Sha Po North	<b>Draft and Approved OZPs</b> gazetted on <b>06.01.2023</b> and <b>15.12.2023</b> respectively

7.2.6 In addition to the above committed developments, there are also other public developments in the area. They include following:

#### **Completed Cycle Track**

- The completed cycle track (Approved EIA No. EIA-159/2008) running along the existing Yau Pok Road.

#### **Proposed Northern Link (NOL)**

- The planned NOL Ngau Tam Mei Station and the associated housing development. With regard to the NOL, this railway is proposed to pass through the Ngau Tam Mei area with a new railway station to be provided in an area only about 730m east of the Application Site. The railway has been approved under the Environmental Impact Assessment Ordinance on 9.2.2024 and amended gazetted on 3.5.2024.

#### **Proposed Developments in the Ngau Tam Mei Area**

- The planning study for the future land uses around the planned Ngau Tam Mei Station is being conducted by the Government and the findings of the study will be announced in the 4<sup>th</sup> quarter of 2024 [refer to LegCo Paper No. CB(1) 1487/2024(04)] in Appendix A. A Broad Land Use Concept Plan for the study area has been formulated with key planning features and major development parameters. The major planning parameter for new residential development (mainly private housing) is for about 12,000-13,000 units. The presence of a high-density Comprehensive Residential Neighbourhood near the NOL Ngau Tam Mei Station is therefore anticipated. The visual elements of the respective high-rise developments located to the east of the Application Site across San Tin Highway have been taken into account in this VIA.

## **7.3 Visual Elements**

- 7.3.1 The visual outlook is shaped by the combined composition of all the visual elements which come into sight of the viewers. All key visual elements, including any major physical structures, visual resources or attractors / detractors have been identified and are listed below:
- 7.3.2 Generally speaking, the land use context and visual character of the Application Site and its surrounding area are similar to that of the adjacent Kam Tin North and Ngau Tam Mei areas within the Yuen Long East planning district. They are also similar to the rural Kam Tin South area. The major visual elements of the locality of the Application Site are as follows:

#### **Visual Attractors**

- 7.3.3 **Topography** - The Application Site lies on a flat floodplain extending from the adjacent Ngau Tam Mei area. The Application Site is surrounded by some existing villages and large-scale suburban residential developments (e.g. Fairview Park, Palm Springs and Royal Palms), interspersed with abandoned agricultural land and ponds and temporary open storage. On the far side of San Tin Highway, there are hills lying to the north and south of the Ngau Tam Mei valley, extending laterally further east to Kwu Tung South. These vegetated hills and their ridgelines define the ZVI to the east and form an attractive backdrop to the flat floodplain to the west.
- 7.3.4 **Rivers, Channel and Ponds** - The NTMDC is located to the north and west of the Application Site and is the main watercourse passing through the flat plain. Mai Po wetlands and Deep Bay estuary are located further north and west of the NTMDC. However, they are not visible from street level around the Application Site as they are visually obscured by the existing suburban residential estates (e.g. Fairview Park, Palm Springs, Royal Palms) and the future residential developments of (EP-484/2014 in "REC" zone and A/YL-MP/247 & 247-1 in "OU(CDWPA)" zone near Yau Mei San Tsuen).
- 7.3.5 Other engineered water courses or bodies in the area include the existing open nullah along Ha Chuk Yuen Road, the floodwater retention pond on Fung Chuk Road, and the future landscape ponds on two private sites to the north and south west of the Application Site across the NTMDC in accordance with the relevant the approved Planning Applications (A/YL-MP/247 & 247-1) and Environment Permit (EP-484/2014) respectively. Overall, the watercourses and ponds, albeit engineered, are attractive positive visual elements in the locality.
- 7.3.6 **Woodland** - Woodland in the form of roadside trees is located along the edges of Kam Pok Road and Yau Pok Road to the north and west of the Application Site. It is also found along Ha Chuk Yuen Road to the east and Castle Peak Road and San Tin Highway further to the east. The woodland provides a green framework to the landscape and enhances the visual amenity of the area.

#### **Visual Detractors**

- 7.3.7 **Major infrastructure** - Kam Pok Road and Yau Pok Road to the north and west of the Application Site are visible due to their formation levels (ranging from about 4.8mPD to about 6.5mPD) which are higher than the adjacent area (ranging from about 2mPD to about 3.5mPD). In addition, some sections of San Tin Highway and Castle Peak Road further to the east of the Application Site are also visible due to their elevated viaducts and the associated embankments. These features all generally have no particular visual merit and combined with the traffic flow which they support are considered detrimental visual elements in the landscape.

In the future, the sewage pumping station located to the northeast of the Application Site to serve the Application Site and the adjacent Ngau Tam Mei area will be visible from the Proposed Development. The new railway Northern Link (NOL), and associated developments in the adjacent Ngau Tam Mei area may also be visible. It is considered that all these infrastructure features will be visual detractors.

- 7.3.8 **Abandoned Land** - The Application Site occupies grassland and some marshy ground. There is also abandoned agricultural land near the Application Site. The visual appearance of the derelict land is generally unsightly.

- 7.3.9 **Open storage, Parking and Workshops** - Temporary heavy vehicle parking sites, open storage and workshops are located to the east, south and southwest of the Application Site. These temporary sites are not only visually unsightly, but also pose other environmental constraints such as potential operational noise impacts to the adjacent residential sites, some of which will require noise barriers for mitigation.
- 7.3.10 **Dense Residential Estates** - The large-scale residential estates in the area, particularly Fairview Park designed in the 1970s with over 5,000 residential units, are perceived as a dense, monotonous blocks of suburban development with rectilinear block disposition, sharp boundaries and little vegetation cover. Similar residential estates extend further to the north and west of the Application Site across the NTMDC. These estates have poor visual integration with the adjacent wetland and rural landscape.
- 7.3.11 **Light Public Housing** – Previously this “REC” site was dedicated for a private residential development (EP-484/2014), but now temporarily converted to Light Public Housing development (A/YL-MP/341). Currently, construction works are in progress. The visual appearance is temporarily visually unsightly.

## 7.4 Assessment Area

- 7.4.1 The assessment area for the visual impact assessment is determined primarily by the potential extent of visibility of the development. This ‘Visual Envelope’ or ‘ZVI’ has been determined by means of site investigations together with line-of-sight studies using Ordnance Survey maps. Potential sources of visual impact that would be generated by the project have been identified by field studies and desk-top studies (**Annex B.6** refers).
- 7.4.2 According to the TPB PG-No. 41, the assessment area (i.e., the visual envelope) should cover the area of visual influence within which any part of the proposed development is visible from key sensitive viewers. The selection of public viewpoints has taken into account visual context and visual resources (refer above), the popular public recreational spaces, the distance of the development and its potential visibility from the selected viewing points, and the surrounding topographical conditions of the Application Site.
- 7.4.3 In addition to the local vantage points, long-range strategic vantage points are presented to illustrate the potential visual impact of the proposed development in the wider context. Overall, 6 nos. of public viewpoints (VPs) have been identified for the VIA (**Annexes B.8** and **B.13** refer). Analysis of the visual sensitivity of the public viewers at these VPs is provided in the following sections.

## 8. VIEWPOINTS AND VISUALLY SENSITIVE RECEIVERS

- 8.1.1 With regard to the nature of the people who are mostly affected by the proposed visual changes at the key VPs, the selected VSRs for this VIA are categorised into two VSR groups, namely:-
- **Recreational** : The general public having sight of the proposed Development while engaging in recreational facilities; and
  - **Travelers** : The general public having sight of the proposed Development when undertaking a journey.
- 8.1.2 The sensitivity of VSRs towards visual changes at the Site is categorised into 3 classifications (i.e. “High”, “Medium” and “Low”), depending on the activities they are engaged in at a VP, the duration they remain at a VP and the extent of the proposed development visible at a VP.
- 8.1.3 The principal key VSRs and public viewpoints are as follows:
- **VSR T1/VP1: Pedestrians, Cyclists and Drivers on Yau Pok Road and Proposed Cycle Track** - Pedestrians, drivers and cyclists on Yau Pok Road located approximately 90m to the west of the Application Site will have views north east towards the Proposed Development site. The sensitivity to change of this VSR group is considered to be **Low**.

- **VSR T2/ VP2: Pedestrians and Drivers on Fairview Park Boulevard**  
Pedestrians and Drivers on Fairview Park Boulevard located approximately 410m to the southwest of the Application Site will have views north east towards the Proposed Development site. The sensitivity to change of this VSR group is considered to be **Medium**.
- **VSR T3/ VP3: Pedestrians and Drivers at the Junction of Kam Pok Road / Castle Peak Road**  
Pedestrians and Drivers at the junction of Kam Pok Road/ Castle Peak Road located approximately 190m to the northeast will have views west towards the Proposed Development Site. The sensitivity to change of this VSR group is considered to be **Low**.
- **VSR REC1/ VP4: Visitors to Ha Chuk Yuen Sitting Out Area at Castle Peak Road**  
Visitors of the public open space located approximately 240m to the east will have views north west towards the Proposed Development Site. The sensitivity to change of this VSR group is considered to be **Low**.
- **VSR REC2/ VP5: Hikers at Yau Tam Mei Hill**  
Hikers at Yau Tam Mei Hill approximately 900m to the northeast will have elevated views south west towards the Proposed Development site. The sensitivity to change of this VSR group is considered to be **Medium**.
- **VSR REC/ VP6: Hikers at Lam Tsuen Country Park Hill**  
Hikers at Lam Tsuen Country Park Hill located approximately 2500m south east will have elevated views north west towards the Application Site. The sensitivity to change of this VSR group is considered to be **Medium**.

8.1.4 The locations of the viewpoints are illustrated in **Annex A.6**, and selected Photomontages of the Viewpoints are illustrated in **Annexes A.8 to A.13**.

## 9. APPRAISAL OF VISUAL IMPACTS

### 9.1 Introduction

9.1.1 Generally, visual impacts upon completion of the development will be less than construction impacts. Completed buildings generally have more visual coherence and unity of form than do the fragmented and brightly coloured forms and surfaces of construction machinery and materials and partially completed development. However, for the purposes of this report and in compliance with TPB PG-NO.41, an assessment has been made with reference to the visual impacts during the operational phase only.

### 9.2 Effect of Visual Change on Visual Composition

9.2.1 The nature of the surrounding built environment comprises engineered drainage channels, village clusters, and suburban residential estates interspersed with abandoned agricultural land and fishponds, open storage yards / workshops, and some cultivated area. Residential clusters and temporary workshops around the Application Site are similar in terms of built form, height and mass, which results in visual monotony. There is also limited communal open space. The Application Site occupies abandoned agricultural land / wasteland with a low visual amenity value. Hilly topography of the Lam Tsuen Country Park is located to the northeast, east and southeast of the Application Site beyond the San Tin Highway. Deep Bay and extensive fish ponds, which are high in visual and ecological value, are separated from the Application Site by the existing suburban residential estates and the NTMDC located to the north and west of the site.

9.2.2 The Proposed Development lies on a flat plain and comprises medium-rise buildings (including 2- to 3-storey non-domestic/GIC blocks; 14- to 16-storey residential towers) which are higher than the surrounding village-type developments. Some of the surrounding VSRs will be able to see the upper storeys of the Proposed Development while the lower storeys will be screened by existing or proposed tree planting. The Proposed Development is generally not visible from Castle Peak Road, San Tin Highway and Fairview Park Roundabout

due to existing roadside tree screens. The development will be prominent when viewed from Yau Pok Road and Kam Pok Road. The proposed building layout has been designed to reduce the visual impact along these two roads by setting back the buildings from the western boundary of the site (except the retail component) to allow space for a green buffer and landscape pond which will provide visual amenity to that edge of the Application Site and promote integration of the Proposed Development into the surrounding landscape. A stepped building height profile is adopted with the proposed buildings gradually descending from the tallest buildings in the east (opposite the backdrop of Lam Tsuen Country Park hills) to the lowest buildings in the west towards Yau Pok Road and Kam Pok Road and the flat flood plain beyond. Due to the proposed buffer planting at the Application Site and at another "R(D)" site (approved Planning Application No. A/YL-MP/287) along Kam Pok Road, pedestrians along Kam Pok Road and Yau Pok Road will only see the upper storeys of the Proposed Development.

- 9.2.3 Overall, the Proposed Development will provide a properly planned, managed land use with adequate green infrastructure. The green landscaped setting, stepped building height profile, adequate building separation and articulated building frontage will enhance the visual interface with the surrounding residential developments. A 3m high noise barrier will be provided at the eastern edge of the GIC block near the northern corner of the Application Site. The slightly higher buildings of the Proposed Development are comparable to those permissible on both sides of the engineered drainage channel Kam Tin River<sup>^</sup> in Kam Tin North. The proposed building form and mass are visually compatible with existing and committed residential development. The Proposed Development will be considered able to provide a positive visual contribution to the locality through provision of a permanent, well-designed land use compatible to the rural fringe residential character of the area.

<sup>^</sup> NB: The maximum building height and plot ratio permissible for different residential sites in the rural Kam Tin North area near Kam Tin River / San Tin Highway are 3, 7, 12, 13, 14 to 23 storeys, and PR 0.4, 0.8, 1.16, 1.2 and 1.37 respectively.

### 9.3 Impact on Visually Sensitive Receivers

The visual impacts of the proposed development on the key public VSRs are summarized in **Table 3** and briefly described below. This assesses each of the identified VSRs / Key Public Viewpoints in terms of degree of visibility, approximate distance between the VSR and the Application Site, the magnitude of visual impact for the operational stage of the project, receptor sensitivity and the predicted level of significance of the visual impacts during the permanent / operational phase. The locations of the viewing points are shown on **Annex B.6**. Photomontage views from the selected key public viewpoints are presented in **Annexes B.8 to B.13**.

### 9.4 Mitigation Measures

- 9.4.1 Mitigation measures for the Proposed Development are described in **Section 6** and are intended to reduce the visual impacts to acceptable levels. The visual assessment assumes that the mitigation measures have been applied.

#### 9.4.2 VSR T1 (VP1): Pedestrians, Cyclists and Drivers on Yau Pok Road (Annex B.8)

Pedestrians, cyclists and drivers on Yau Pok Road are currently located approximately 90m to the west of the Application Site across the NTMDC. The existing visual components are the Light Public Housing along Yau Pok Road to the west with the cycle track and footpath in the middle ground and an embankment with existing mature trees to the east screening the Site.

- a) *Effect on Visual Composition:* The existing visual composition will be little changed from this viewpoint following construction due to the existing mature tree screen in the foreground along the NTMDC and along the perimeter of the Application Site further in the background. Following construction, only glimpse views of the Proposed Development will be visible through the screening trees.
- b) *Effect on Visual Obstruction:* Given that only glimpse views of the Proposed Development through the tree screen will be available from this viewpoint, the visual obstruction to the existing visual context is low.

- c) *Effect on Visual Elements and Resources:* The visual elements and resources upon completion of the Proposed Development would remain largely unchanged when viewed from this location.
- d) *Effect on Public Viewers:* The public usage of Yau Pok Road is relatively low and the sensitivity of this VSR group is assessed as **Low**. Following construction, views towards the Proposed Development will be screened by existing trees along the NTMDC. The magnitude of change is assessed as **Negligible** and the resulting visual impact significance following mitigation is **Insubstantial**.

#### 9.4.3 VSR T2 (VP2): Pedestrians and Drivers on Fairview Park Boulevard (Annex B.9)

Pedestrians and drivers on Fairview Park Boulevard are located approximately 410m from the Application Site. The existing panoramic view from this bridge crossing is dominated by the NTMDC channel and its tree-lined banks, and open sky above. A group of existing retail / eating place buildings near the junction of Kam Pok Road / Fairview Park Boulevard is partially visible along the eastern edge of NTMDC.

- a) *Effect on Visual Composition:* Following construction, the visual composition will be slightly changed. The upper storeys of the Proposed Development will be visible from this distance.
- b) *Effect on Visual Elements and Resources:* The visual elements and resources upon completion of the Proposed Development would remain largely unchanged when viewed from this location. The only resource affected will be a portion of the open skyline.
- c) *Effect on Public Viewers:* Following construction, the Proposed Development will constitute a **Slight** magnitude of change and when combined with the **Medium** sensitivity of the pedestrians and drivers will result in **Small** visual impact significance. Mitigation measures including appropriate architectural finishes and chromatic treatments compatible with adjacent developments and the existing visual context will help integrate the Proposed Development into the visual context.

#### 9.4.4 VSR T3 (VP3): Pedestrians and Drivers at the junction of Kam Pok Road / Castle Peak Road (Annex B.10)

Pedestrians and drivers at the junction of Kam Pok Road/Castle Peak Road are located approximately 200m from the Application Site. The existing panoramic view from this junction is dominated by its existing mature tree-lined along the Kam Pok road.

- a) *Effect on Visual Composition:* The existing visual composition is of the road junction in the foreground and a thick screen of roadside trees to the south and north. Following construction, the Proposed Development would not be visible from this viewpoint due to the existing mature tree screen to the south alongside Kam Pok Road. The Proposed Sewage Pumping Station approved under EIA Report No. EIA-094/2004 will be partially visible on the northern side of the road, with existing trees mostly screening it.
- b) *Effect on Visual Obstruction:* Given that the Proposed Development will not be visible from this viewpoint, no visual obstruction to the existing visual context will occur.
- c) *Effect on Visual Elements and Resources:* The condition and the character of the existing environment would remain unchanged upon completion of the Proposed Development as it will be entirely screened by trees.
- d) *Effect on Public Viewers:* The sensitivity of this VSR group is assessed as **Low**. Following construction, the public viewers will have no direct view of the Proposed Development, the magnitude of change is assessed as **None** due to the existing mature tree screen. The resulting visual impact significance following mitigation is **None**.

#### 9.4.5 VSR REC1 (VP4): Visitors at Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Annex B.11)

Visitors at Ha Chuk Yuen Sitting Out Area at Castle Peak Road are located approximately 230m from the Application Site. The existing panoramic view from this area is dominated by the existing 3-storey residential houses and open sky above.

- a) *Effect on Visual Composition:* Following construction only a small portion of the upper storeys of the Proposed Development will be partially visible above the existing village development and through existing vegetation. This change will be barely perceptible and the existing visual composition will remain essentially unchanged.
- b) *Effect on Visual Obstruction:* The very small portion of the Proposed Development that will be visible above the roofline of the existing village development will obstruct only a small amount of open skyline.
- c) *Effect on Visual Elements and Resources:* The only visual element affected will be a barely perceptible amount of the open skyline above the existing roofline of the existing village development.
- d) *Effect on Public Viewers:* Following construction, the Proposed Development will constitute a **Negligible** magnitude of change and when combined with the **Low** sensitivity of the VSR group, will result in an **Insubstantial** visual impact significance. Façade mitigation measures will promote the visual integration of the small visual portion with the existing vegetation screens and village housing skyline.

#### 9.4.6 VSR REC2 (VP5): Hikers on Yau Tam Mei Hill (Annex B.12)

Hikers on Yau Tam Mei Hill are located approximately 900m to the southeast toward the Application Site. The existing visual components are Lam Tsuen Country Park Hill to the southwest with several existing private residential development with existing mature trees in the middle ground, Yoho Town in the background and an open sky above.

- a) *Effect on Visual Composition:* This viewpoint currently experiences an elevated panoramic view towards Yuen Long to the southeast, with mountain ranges to the south. Following construction, hikers at Yau Tam Mei Hill will have partial views of the Proposed Development. The Proposed Development will be visible as a new medium-rise element in the centre of the view. However, the future public housing development near Mo Fan Heung in Sha Po North (185mPD) and the NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood will also be visible from this VP.
- b) *Effect on Visual Obstruction:* Upon completion of the Proposed Development, a portion of the development area to the southeast will be obstructed. The mountain ridgelines and the skyline behind will not be obstructed.
- c) *Effect on Visual Elements and Resources:* The open green nature of the site will be replaced by the proposed residential towers with peripheral screening by trees. Some of the green areas south of the Proposed Development will be screened by the towers. No other visual resources will be affected. The existing panoramic view of Yuen Long Town will remain largely unchanged.
- d) *Effect on Public Viewers:* Following construction, the public housing development near Mo Fan Heung in Sha Po North and the future NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood will also be seen at this VP. The sensitivity of this VSR group is assessed as **High**. In the context of the elevated, panoramic views from the hill and the distance of view, the magnitude of perceived visual change will be **Slight**. The resulting visual impact significance will be **Small** following mitigation.

#### 9.4.7 VSR REC3 (VP6): Hikers on Lam Tsuen Country Park Hill (Annex B.13)

Hikers on Lam Tsuen Country Park Hill are located approximately 2500m from the Application Site. The existing panoramic view is dominated by several existing residences, existing ponds and Kam Tin River with existing mature trees in the middle ground. Further in the background, Yoho and Tin Shui Wai Towns lie to the west with Shenzhen and Deep Bay beyond. There is an expansive open sky vista above the distant ridgelines.



- a. *Effect on Visual Composition:* The existing visual composition is an elevated panoramic view to the northwest with hills in the foreground, a flat floodplain in the middle ground and Deep Bay beyond. The Proposed Development will be visible as a new element in developed lowlands. It will also be surrounded by other approved private residential developments (the approved Planning Applications: A/YL-MP/247 & 247-1, A/YL-MP/287, Y/YL-NSW/7, A/YL-NSW/241, Y/YL-NSW/3), the approved Light Public Housing development (A/YL-MP/341)), the approved public housing development in Sha Po North, and the future NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood. Due to the distance of view, it will represent only a minor new element within the overall visual composition. The character of the open panoramic view will remain largely unchanged.
- b. *Effect on Visual Obstruction:* The medium-rise towers of the Proposed Development will obstruct views of a small portion of the developed and vegetated lowland behind. However, it will not obstruct existing ridgelines or skylines.
- c. *Effect on Visual Elements and Resources:* The visual elements and resources including Kam Tin River, associated ponds and extensive vegetation with an open sky view will not be affected upon completion of the Proposed Development.
- d. *Effect on Public Viewers:* The sensitivity of this VSR group is assessed as **High**. In the context of the elevated, open, panoramic views from the hill, the magnitude of visual change will be **Slight**. The resulting visual impact significance is assessed as **Small** following mitigation. The proposed architectural and chromatic treatment will help reduce the perceived visual mass of the buildings and the amenity planting within the proposed developments will promote its integration with the adjacent existing and planned residential developments.

## 9.5 Other VSRs

- 9.5.1 There are two schools within the Fairview Area (e.g. Bethel High School and Wong Chan Sook Ting Memorial School). As they are not accessible by the general public, they are not defined as key public viewpoints under TPB PG No. 41. Generally, the staff and pupils in the schools / institutional VSRs may experience partial views of the proposed development. The sensitivity of these VSRs to visual change is considered to be low due to the nature of activity which is focused within the building and grounds. Following construction, peripheral tree planting around the site will be provided to help screen and soften views of the proposed development and the resulting overall visual impact significance is considered **Small to Insubstantial**.

**Table 3 - Summary of Visual Impact Assessment**

Key Visually Sensitive Receivers (VSRs) and VSR Type	VSR Type	Degree of Visibility of Source(s) of Visual Impact (Full, Partial, Glimpse, Nil)	Approx. Distance Between VSR & Nearest Source(s) of Impact	Magnitude of Change (Large, Intermediate, Small, Negligible)	Visual Sensitivity of VSRs (Low, Medium, High) / Number of VSRs (Very Few, Few, Many, Very Many)	Resultant Overall Visual Impact (None, Insubstantial, Slight, Moderate, Substantial) Note: all visual impacts are adverse unless stated otherwise  Mitigation Measures Mitigation measures are subject to Detail Design
<b>VSR T1 (VP1 – Annex B.8)</b> Travelers on Yau Pok Road	Travelers (pedestrians, cyclists and Drivers)	Glimpse	90m	Negligible	Low/ Few	<b>Insubstantial</b>
<b>VSR T2 (VP2 – Annex B.9)</b> Travelers on Fairview Park Boulevard	Travelers (pedestrians and Drivers)	Partial	410m	Slight	Medium / Very Many	<b>Small</b> - Site Layout - Scale form and massing - Building gap - Façade finishes and chromatic treatments
<b>VSR T3 (VP3 – Annex B.10)</b> Travelers at the Junction of Kam Pok Road / Castle Peak Road	Travelers (pedestrians and Drivers)	None	200m	None	Low / Many	<b>None</b>
<b>VSR REC1 (VP4 – Annex B.11)</b> Visitors at Ha Chuk Yuen Sitting out Area	Recreational	Glimpse	230m	Negligible	Low/ Few	<b>Insubstantial</b>

APPENDIX B – VISUAL IMPACT ASSESSMENT (REV. 0)

Key Visually Sensitive Receivers (VSRs) and VSR Type	VSR Type	Degree of Visibility of Source(s) of Visual Impact (Full, Partial, Glimpse, Nil)	Approx. Distance Between VSR & Nearest Source(s) of Impact	Magnitude of Change (Large, Intermediate, Small, Negligible)	Visual Sensitivity of VSRs (Low, Medium, High) / Number of VSRs (Very Few, Few, Many, Very Many)	Resultant Overall Visual Impact (None, Insubstantial, Slight, Moderate, Substantial) Note: all visual impacts are adverse unless stated otherwise  Mitigation Measures Mitigation measures are subject to Detail Design
<b>VSR REC2 (VP5 – Annex B.12)</b> Hikers on Yau Tam Mei Hill	Recreational	Full	900m	Slight	High/ Many	<b>Small</b> - Site Layout - Scale form and massing - Building setback - Façade finishes and chromatic treatments - G/F and Podium Planting
<b>VSR REC3 (VP6 – Annex B.13)</b> Hikers on Lam Tsuen Country Park Hill	Recreational	Full	2500m	Slight	High / Many	<b>Small</b> - Site Layout - Scale form and massing - Building gap - Façade finishes and chromatic treatments

Types of Key Visually Sensitive Receivers (VSRs): T - Transport Related VSRs; GIC – Government, Institutional or Community VSRs; REC- Recreational VSRs  
Note: All impacts are negative unless otherwise stated.

## 10. CONCLUSION AND SUMMARY OF IMPACTS

The Application Site is situated between the existing large-scale, visually monotonous low-density suburban residential estates and the future high-density Comprehensive Residential Neighbourhood development node of the NOL. The proximity of the Application Site to the newly completed drainage channel and existing major infrastructure (e.g. Castle Peak Road and San Tin Highway), and a range of public transport services (including the future NOL) makes it well suited to accommodate a medium-density suburban residential development.

The buildings vary in height with a stepped profile from east to west and are arranged in an organic manner to create visual interest. The façade colour scheme will help the Proposed Development to blend in with the surrounding visual context. The residential blocks have been setback to provide a suitable level of separation from the neighbouring sites and VSRs. The provision of a basement carpark will maximise the provision of green open space at ground level.

Three of the six VSRs assessed will experience **Small** residual visual impact following mitigation; two of the VSRs will experience **Insubstantial** residual visual impacts after mitigation and, one VSR will experience no (**None**) residual visual impacts after mitigation. With extensive greening provided on the site and enhancement of the visual permeability of the development (e.g. block disposition to create adequate building separations and more articulation for the development frontage to minimize the wall effect), the effects of visual change from key public VSRs with direct sightlines to the Proposed Development are generally considered acceptable. In most cases, only the upper storeys of part of the Proposed Development will be visible whilst the lower storeys will be largely screened by existing tree screens and proposed buffer planting.

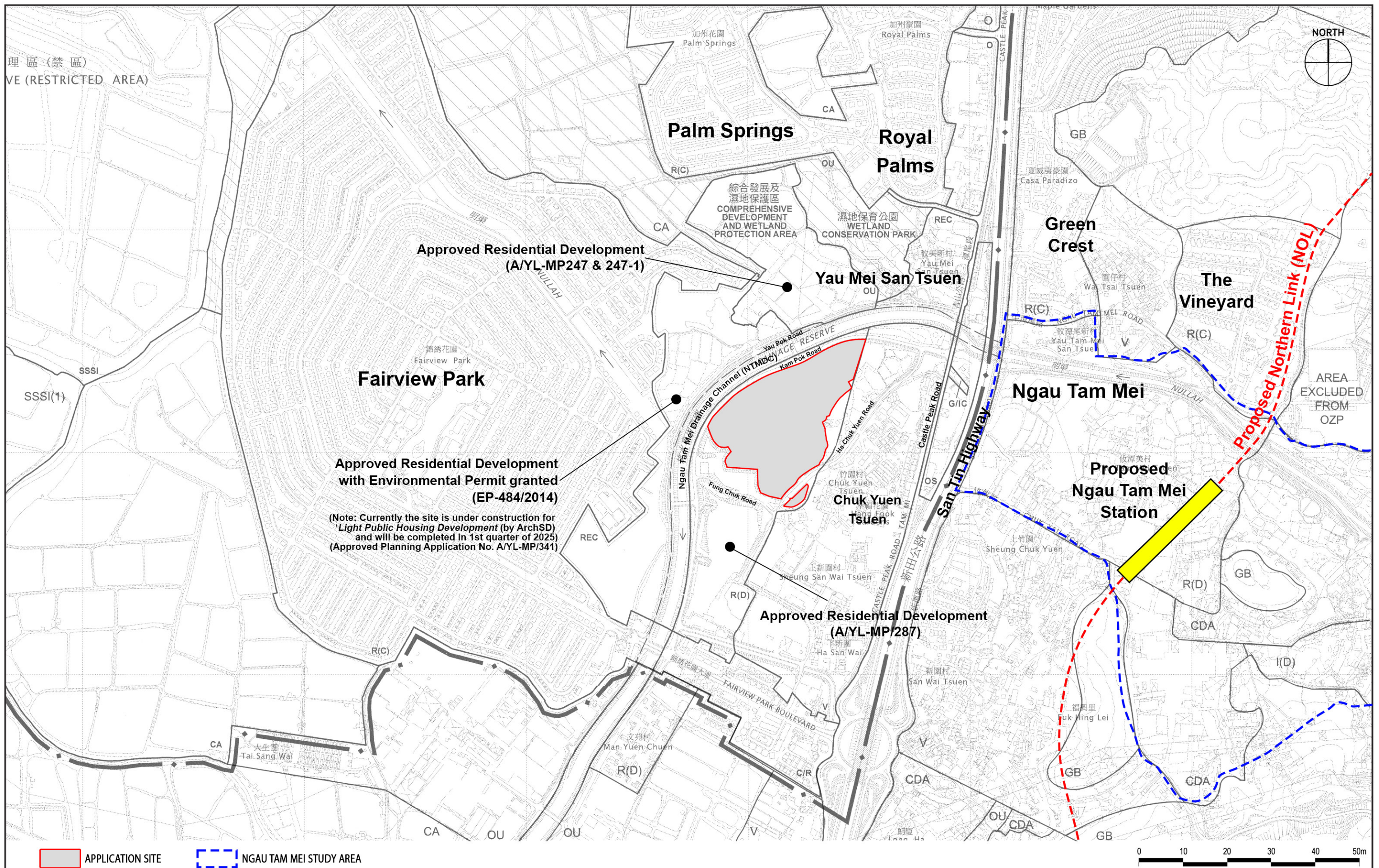
The Proposed Development will replace the existing abandoned agricultural land with a comprehensively designed residential development which has an integrated green infrastructure. The conversion of a neglected site of low visual quality to a well landscaped residential development may be considered as an overall enhancement to the general character of the assessment area. The current development scheme will be compatible with surrounding residential developments. Whilst its height will be greater than existing low-rise development, this is in line with the future development nodes in the adjacent rural Ngau Tam Mei and Kam Tin North areas where taller developments are permitted and / or are being planned by the government. The high-rise development allows for the provision of a greater amount of open and green space at ground level which provides opportunity for planting screens as mitigation.

A summary of the ratings of all assessed VSRs finds that based on the criteria of TPB PG-No. 41, the overall visual impact of the Proposed Development is considered to be **Slightly Adverse**, that is, the Proposed Development will, with or without mitigation measures, in overall terms have some negative visual effects to most of the identified key public viewing points. In comparison to the existing site conditions, it is considered that the Proposed Development will make a generally positive contribution to the evolving suburban visual character of the area which is close to the future high-density Comprehensive Residential Neighbourhood development node around the NOL Ngau Tam Mei Station.

**ANNEXES**

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TITLE :

## LOCATION PLAN

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

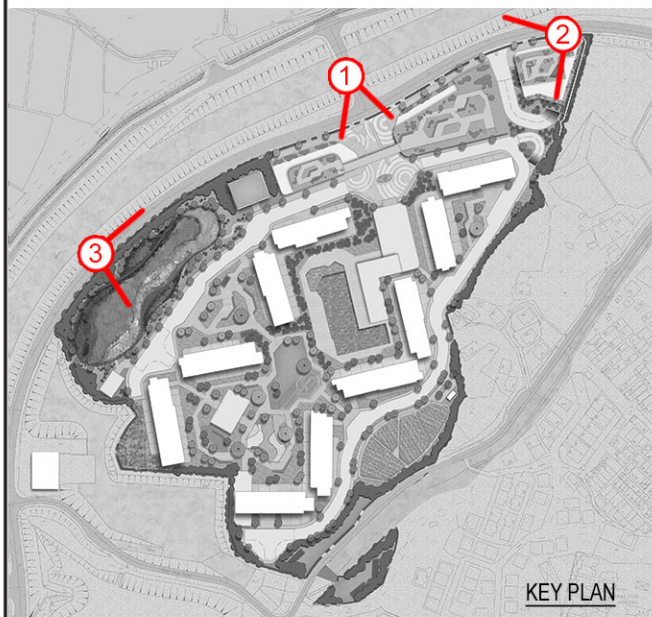
ANNEX:

**B.1**

REVISION: **0**

DATE: MAR 2025





VIEW POINT #1 : FROM BRIDGE ADJACENT TO KAM POK ROAD



VIEW POINT #2 : FROM KAM POK ROAD LOOKING SOUTH WEST



VIEW POINT #3 : FROM KAM POK ROAD LOOKING EAST



TITLE : **EXISTING SITE PHOTOGRAPHS**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

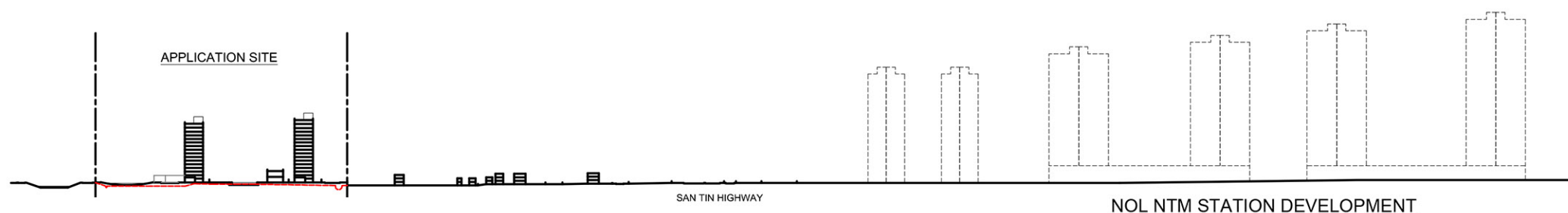
ANNEX: **B.2**  
 REVISION: **0**  
 DATE: MAR 2025





LEGEND  
 ■■■■ APPLICATION SITE BOUNDARY  
 --- EXISTING SITE LEVEL

**SITE LAYOUT PLAN**  
 1:7500



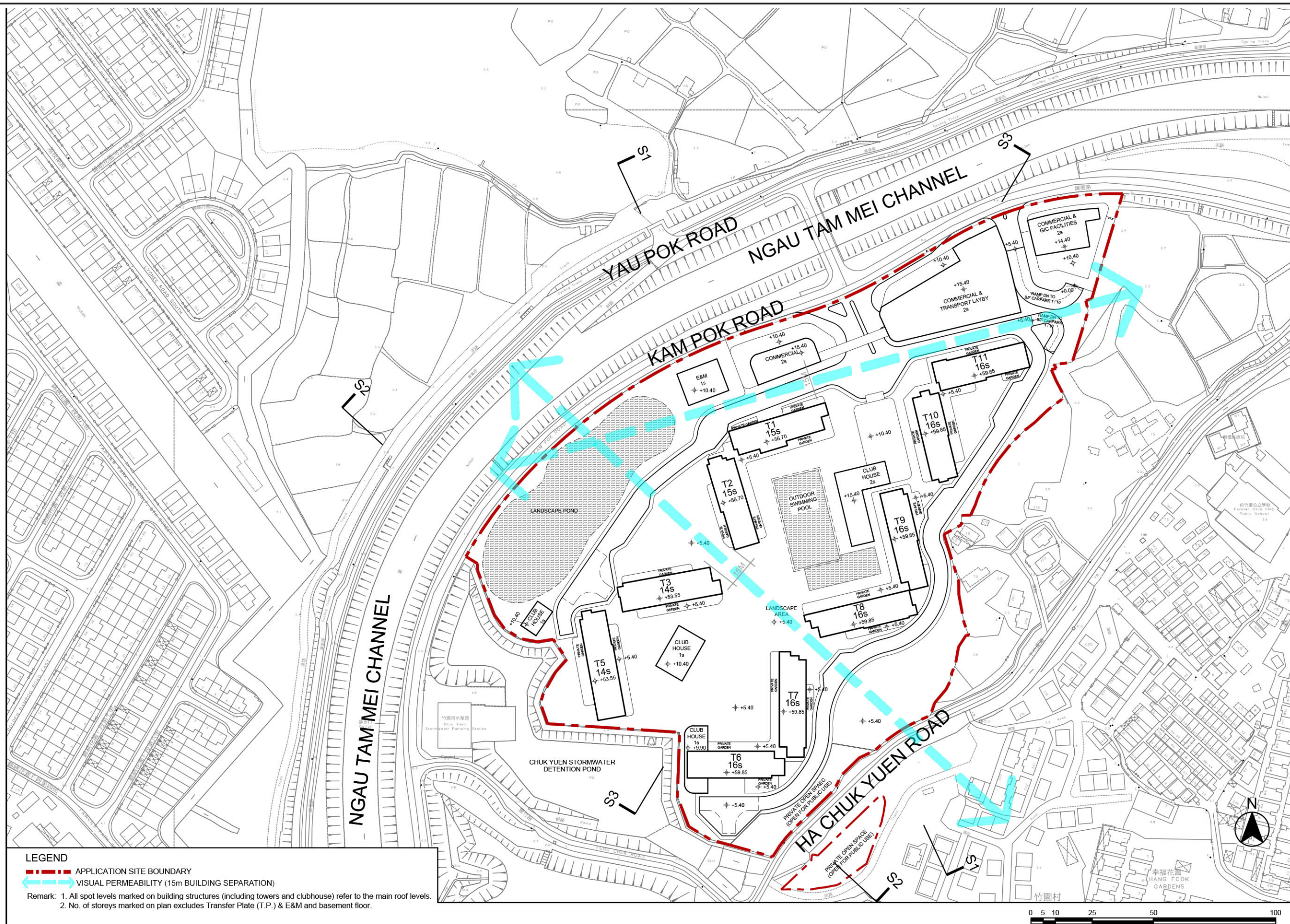
**SITE SECTION S0**  
 1:5000

TITLE : **INDICATIVE SITE LAYOUT PLAN AND SITE SECTION**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **B.3**  
 REVISION: **0**  
 DATE: MAR 2025





TITLE : **INDICATIVE MASTER LAYOUT PLAN**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:

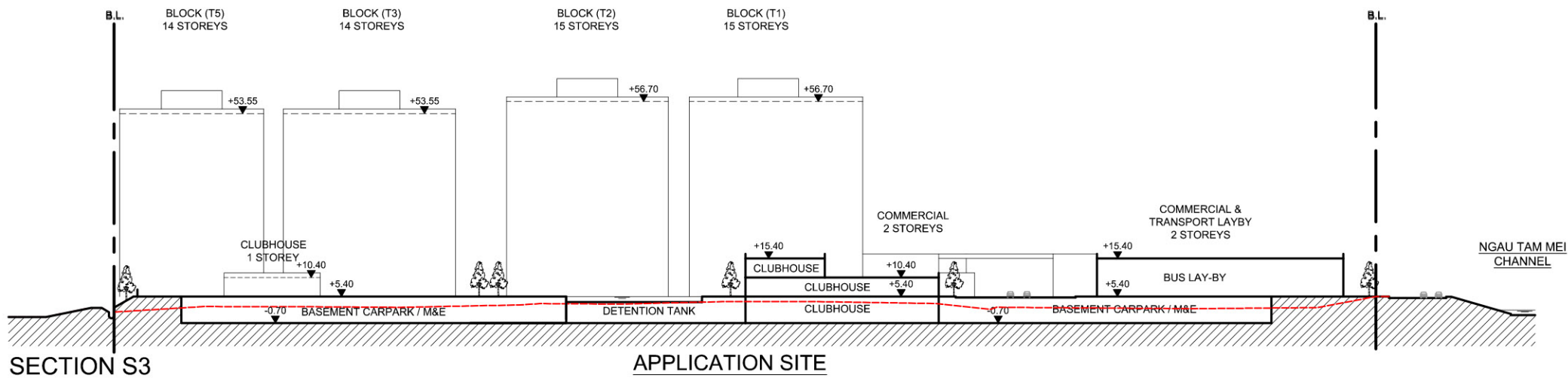
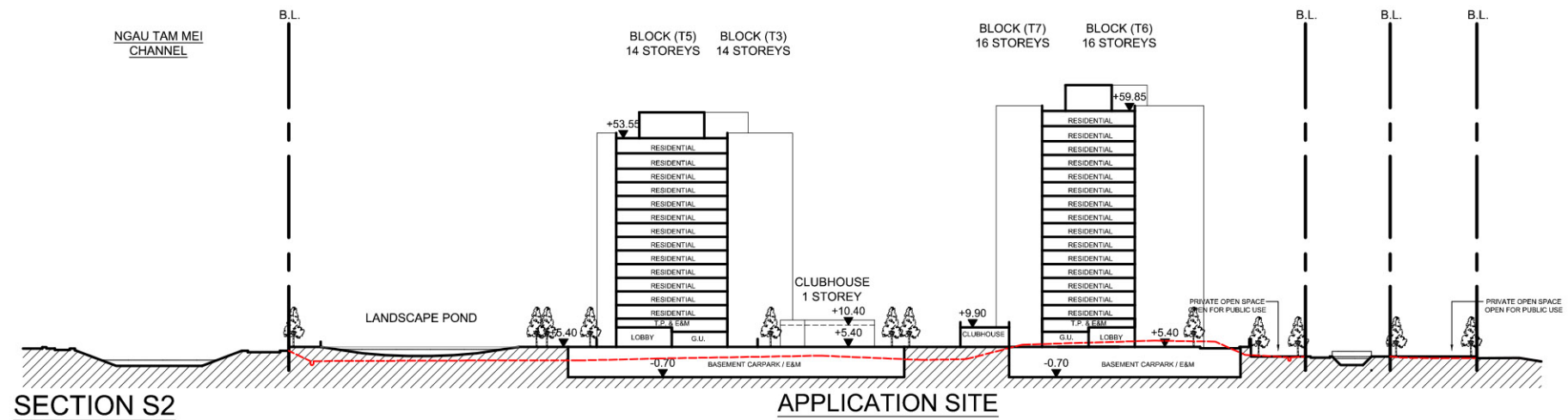
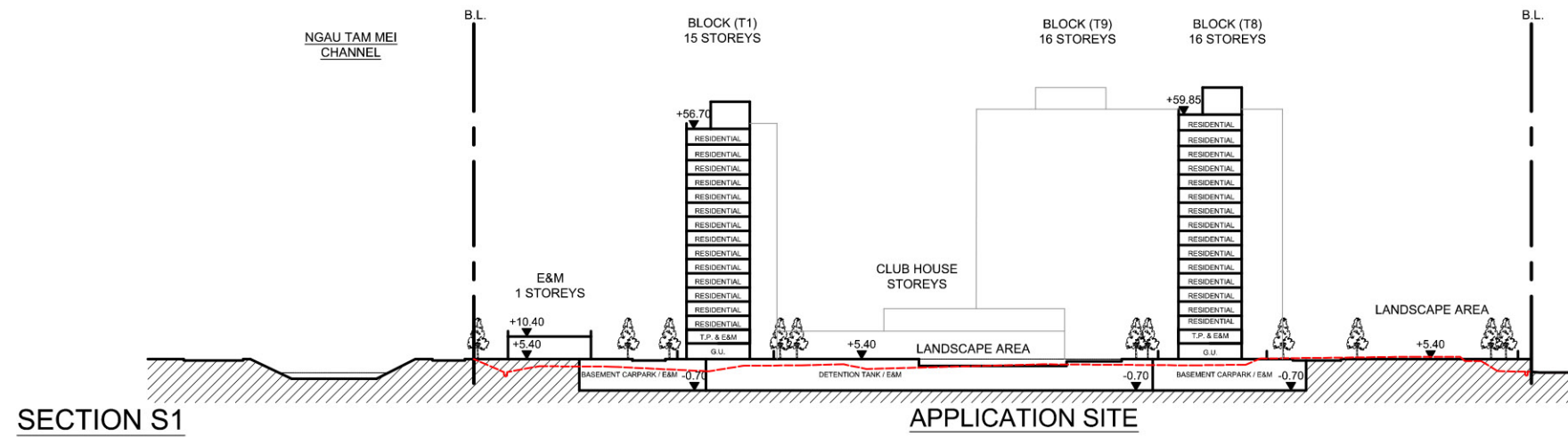
**B.4**

REVISION:

**A**

DATE: APRIL 2025





#### LEGEND

--- EXISTING SITE LEVEL

Previous Submission Level dated on June 2023

Remark: 1. All spot levels marked on building structures (including towers and clubhouse) refer to the main roof levels.  
2. No. of storeys marked on plan excludes basement floor / refuge floor.

TITLE :

## INDICATIVE SECTIONS

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:

**B.5**

REVISION:

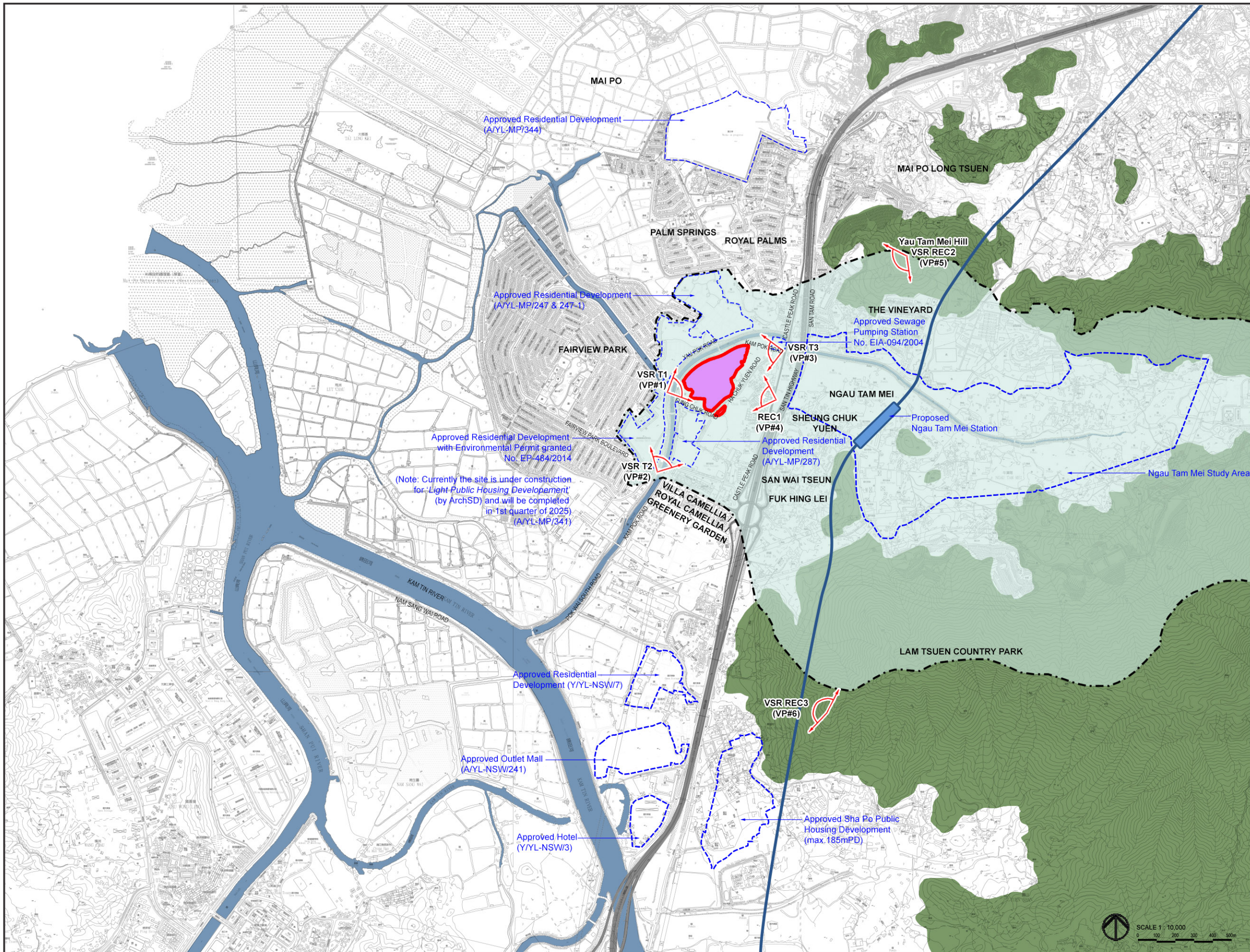
**0**

DATE:

MAR 2025







**LEGEND:**

- ZONE OF VISUAL INFLUENCE
- APPLICATION SITE BOUNDARY
- PROPOSED NORTHERN LINK (NOL)
- PROPOSED DEVELOPMENT
- DRAINAGE CHANNEL
- COUNTRY PARK/HILL
- MAJOR CIRCULATION
- KEY PUBLIC VIEWING POINTS

<b>VSR T1 (VP#1 ANNEX B.8)</b> Pedestrians, Cyclists and Drivers on Yau Pok Road and Proposed Cycle Track
<b>VSR T2 (VP#2 ANNEX B.9)</b> Pedestrians and Drivers on Fairview Park Boulevard
<b>VSR T3 (VP#3 ANNEX B.10)</b> Pedestrians and Drivers at the Junction of Kam Pok Road / Castle Peak Road
<b>VSR REC1 (VP#4 ANNEX B.11)</b> Pedestrians at Ha Chuk Yuen Sitting-out Area
<b>VSR REC2 (VP#5 ANNEX B.12)</b> Hikers at Yau Tam Mei Hill
<b>VSR REC3 (VP#6 ANNEX B.10)</b> Hikers on Lam Tsuen Country Park Hill

**KEY TO VISUAL RECEIVER**

(T) = TRAVELLING RECEIVER  
(R) = RESIDENTIAL RECEIVER

**NOTE:**  
VISUAL ENVELOPE IS DEFINED USING LINE OF SIGHT STUDY AND DOES NOT ACCOUNT FOR MINOR VARIATION IN TOPOGRAPHY, VEGETATION OR BUILT DEVELOPMENT





## LEGEND

- APPLICATION SITE BOUNDARY  
(APPROX. 1.8M(H) PERIPHERY FENCE WALL)
- 3M(H) NOISE BARRIER
- PROPOSED TREES
- BUFFER PLANTING  
(3M OFFSET FROM THE SITE BOUNDARY)
- SHRUB / GROUNDCOVER PLANTING
- LAWN
- BAMBOO GROVE
- LANDSCAPE POND WITH ECOLOGICAL FEATURES
- PRIVATE GARDEN
- REEDBED
- SEATING DECK
- MAINTENANCE PATH / FOOTPATH
- OPEN WATER
- SHALLOW WATER

- 1 MAIN ENTRANCE
- 2 RETAIL STREET
- 3 POCKET GARDEN
- 4 COMMUNITY FARM
- 5 FARM STORAGE
- 6 CLUBHOUSE
- 7 GARDEN
- 8 SWIMMING POOL
- 9 PLAY AREA
- 10 RAISED TIMBER DECK
- 11 PERGOLA

## Operation Stage Mitigation Measures:

- OM1 : Disposition of Architectural Building Layout
- OM2 : Provision of Architectural and Chromatic Treatment
- OM3 : Sensitive Streetscape Design
- OM4 : Buffer/Screen Planting along Site Boundaries
- OM5 : Provision of New Trees and Shrub Planting
- OM6 : Provision of Landscape Pond and Water Feature

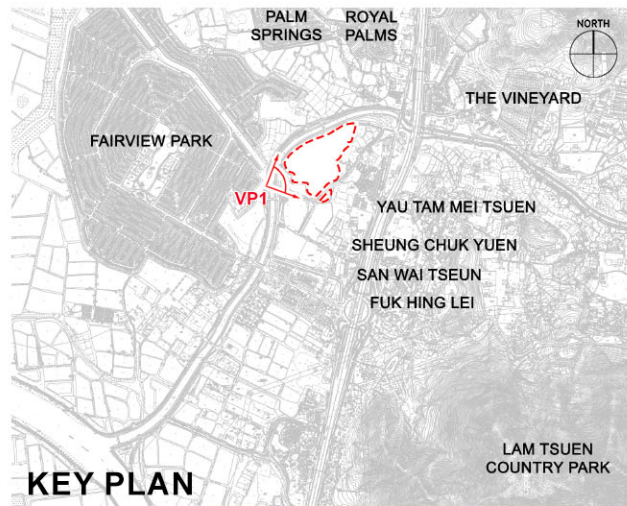


## TITLE : LANDSCAPE & VISUAL MITIGATION MEASURES PLAN

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from "Residential (Group D)" to "Residential (Group C) 1" Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:	<b>B.7</b>
REVISION:	<b>0</b>
DATE:	MAR 2025





VIEWPOINT VP1 FROM YAU POK ROAD - EXISTING SITUATION



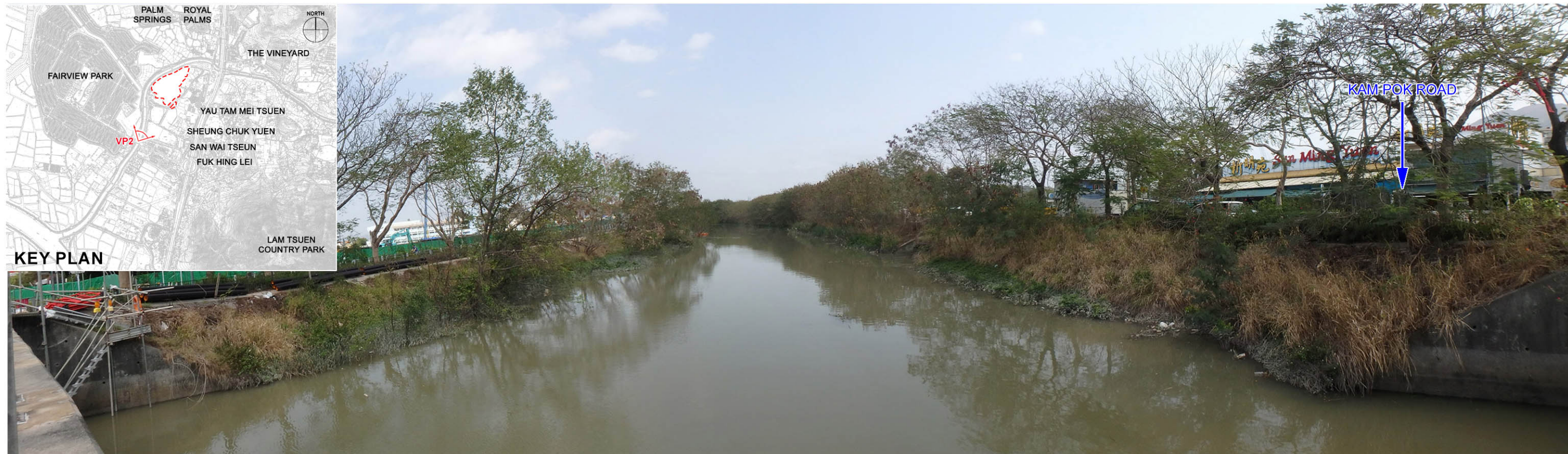
VIEWPOINT VP1 FROM YAU POK ROAD - YEAR 10 WITH MITIGATION



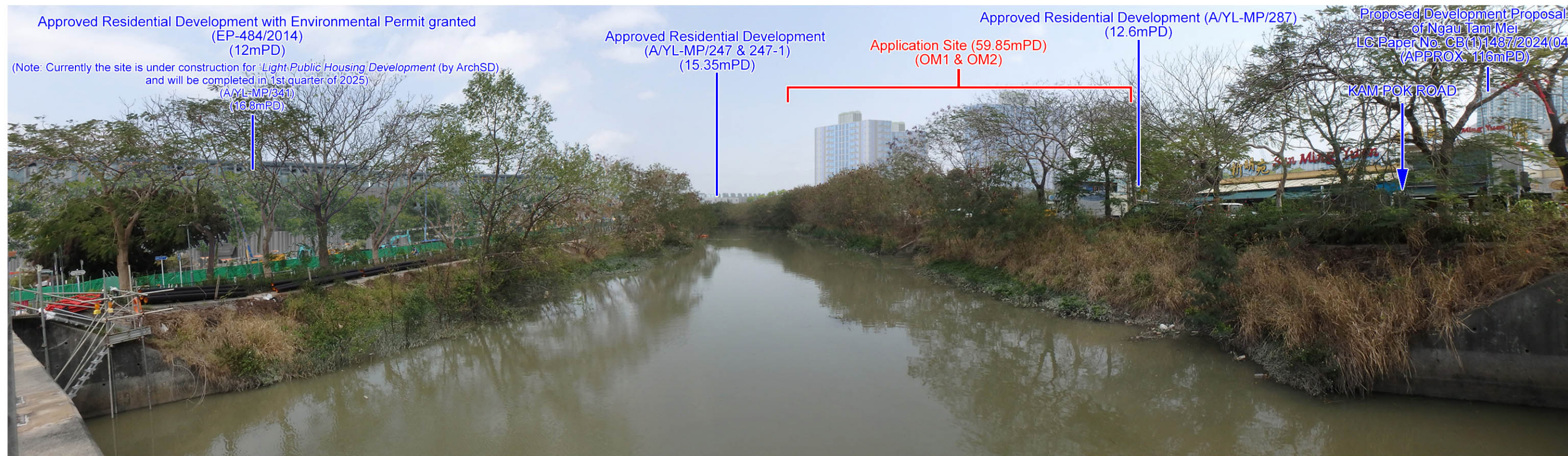
TITLE :	<b>PHOTOMONTAGE – VIEWPOINT VP1 PEDESTRIANS, CYCLISTS AND DRIVERS ON YAU POK ROAD (VSR T1)</b>
PROJECT :	S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:	<b>B.8</b>
REVISION:	<b>A</b>
DATE:	APRIL 2025





VIEWPOINT VP2 FROM FAIRVIEW PARK BOULEVARD - EXISTING SITUATION



VIEWPOINT VP2 FROM FAIRVIEW PARK BOULEVARD - YEAR 10 WITH MITIGATION



TITLE :

**PHOTOMONTAGE – VIEWPOINT VP2 PEDESTRIANS AND DRIVERS ON FAIRVIEW PARK BOULEVARD (VSR T2)**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:

**B.9**

REVISION:

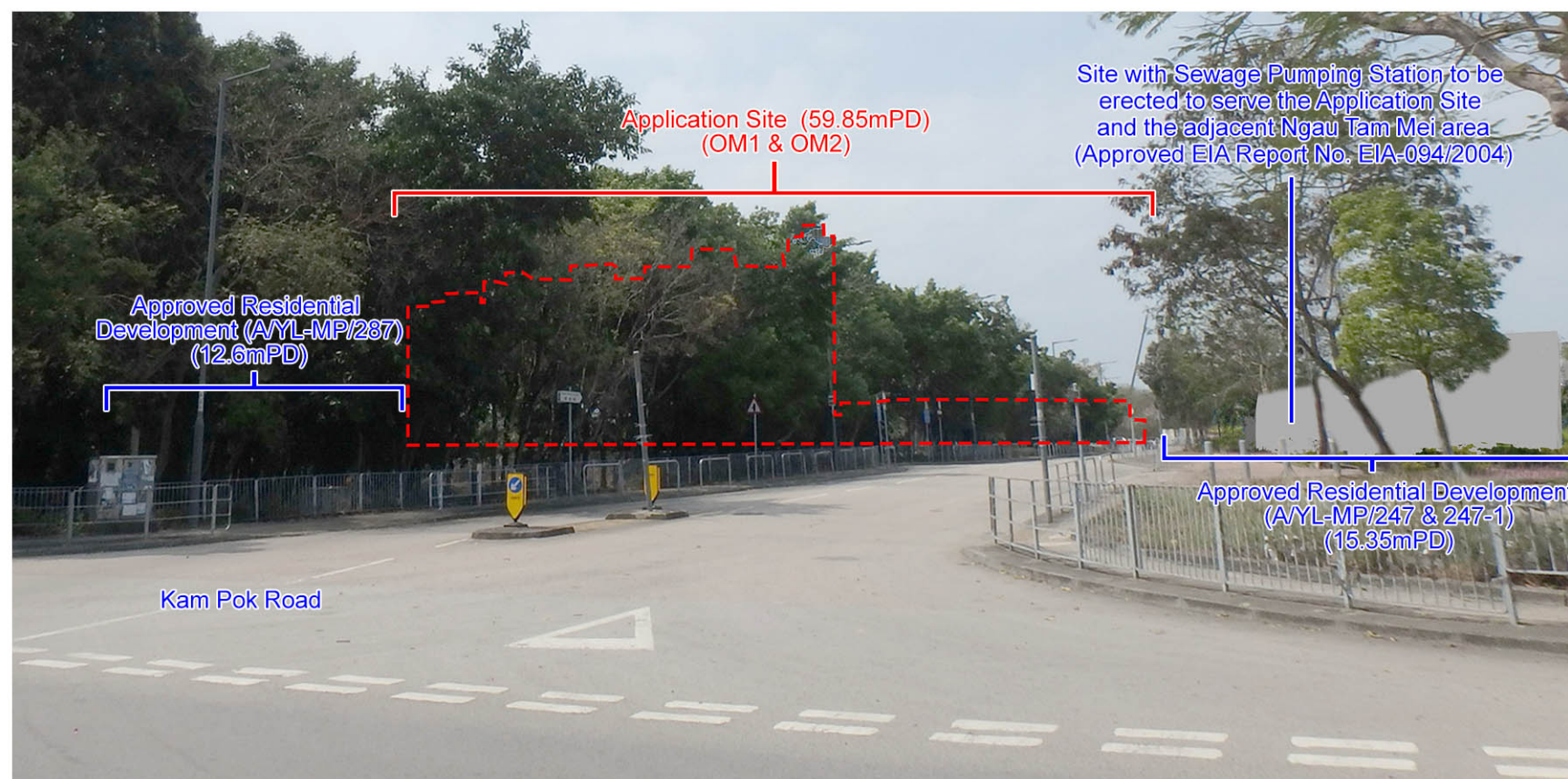
**A**

DATE: APRIL 2025





VIEWPOINT VP3 FROM JUNCTION OF KAM POK ROAD / CASTLE PEAK ROAD - EXISTING SITUATION



VIEWPOINT VP3 FROM JUNCTION OF KAM POK ROAD / CASTLE PEAK ROAD - YEAR 10 WITH MITIGATION



TITLE : **PHOTOMONTAGE – VIEWPOINT VP3 PEDESTRIANS AND DRIVERS AT THE JUNCTION OF KAM POK ROAD AND CASTLE PEAK ROAD(VSR T3)**

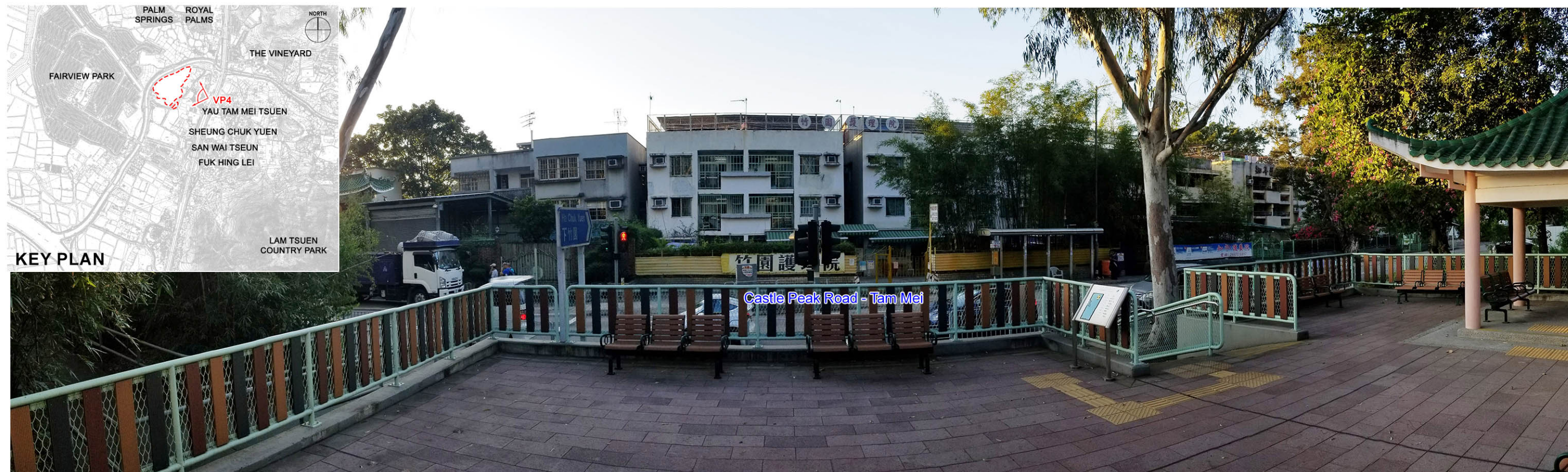
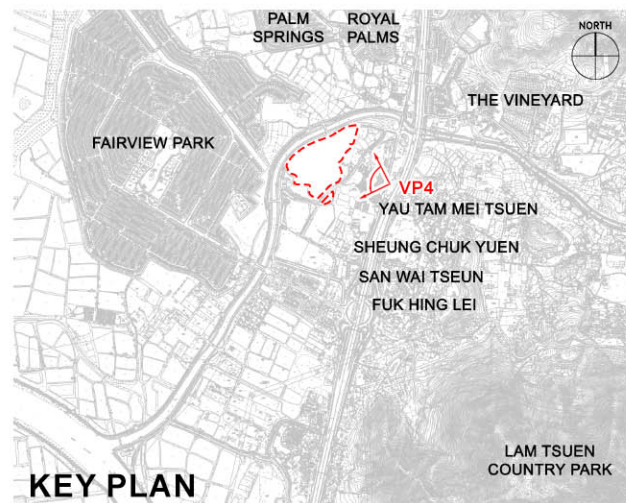
PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **B.10**

REVISION: **A**

DATE: APRIL 2025





VIEWPOINT VP4 FROM HA CHUK YUEN SITTING-OUT AREA - EXISTING SITUATION



VIEWPOINT VP4 FROM HA CHUK YUEN SITTING-OUT AREAL - YEAR 10 WITH MITIGATION



TITLE :

**PHOTOMONTAGE – VIEWPOINT VP4 FROM HA CHUK YUEN SITTING-OUT AREA (VSR REC1)**

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX:

**B.11**

REVISION:

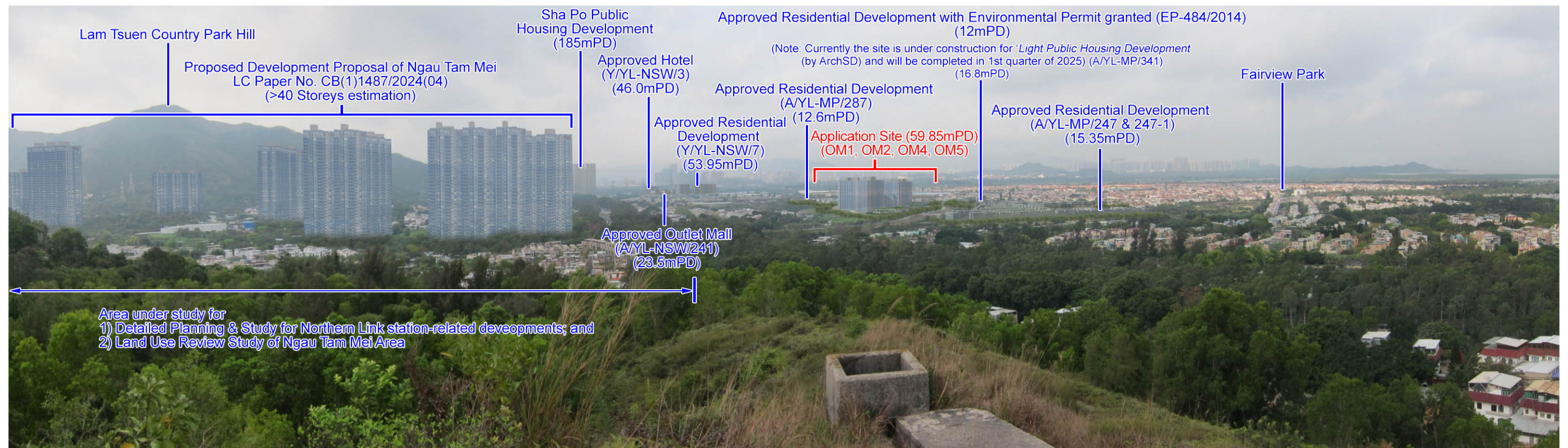
**A**

DATE: APRIL 2025





VIEWPOINT VP5 FROM YAU TAM MEI HILL - EXISTING SITUATION



VIEWPOINT VP5 FROM YAU TAM MEI HILL - YEAR 10 WITH MITIGATION



TITLE :

**PHOTOMONTAGE – VIEWPOINT VP5 HIKERS AT YAU TAM MEI HILL (VSR REC2)**

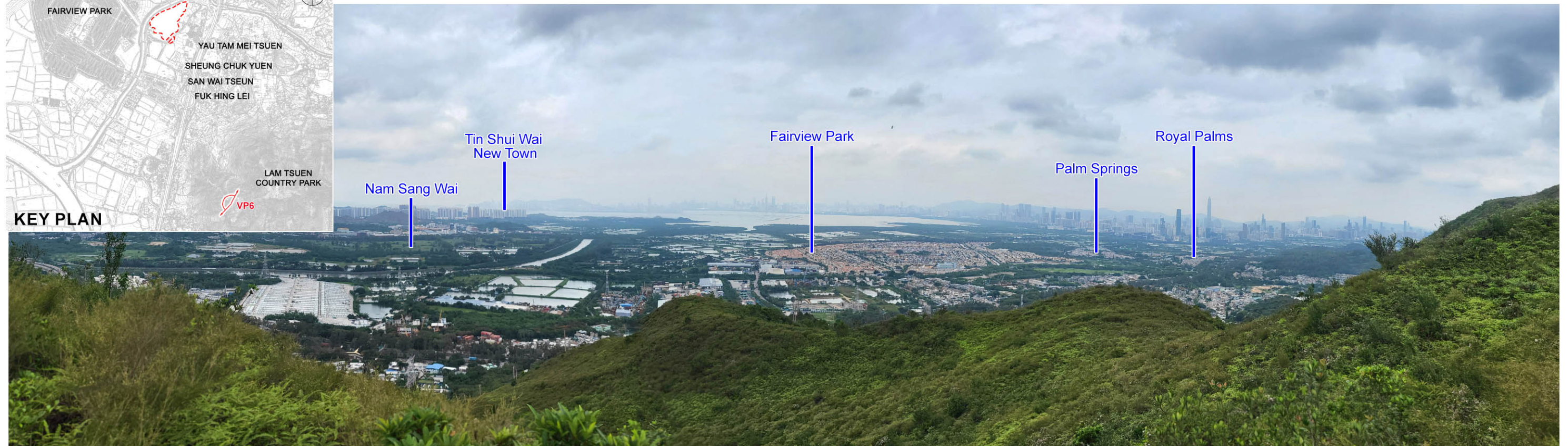
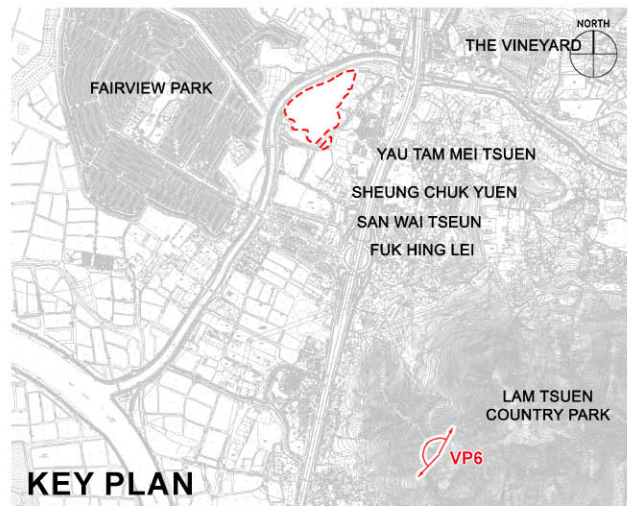
PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **B.12**

REVISION: **A**

DATE: APRIL 2025





VIEWPOINT VP6 FROM LAM TSUEN COUNTRY PARK HILL - EXISTING SITUATION



VIEWPOINT VP6 FROM LAM TSUEN COUNTRY PARK HILL - YEAR 10 WITH MITIGATION



TITLE :

## PHOTOMONTAGE – VIEWPOINT VP6 HIKERS ON LAM TSUEN COUNTRY PARK HILL (VSR REC3)

PROJECT : S.12A Planning Application on the Draft Mai Po and Fairview Park OZP No. S/YL-MP/7 - Rezoning from “Residential (Group D)” to “Residential (Group C) 1” Zone for a Proposed Residential Development at Various Lots in D.D. 104 and the Adjoining Government Land, Yuen Long, N.T.

ANNEX: **B.13**  
 REVISION: **A**  
 DATE: APRIL 2025