

Appendix 2

VISUAL APPRAISAL

**VISUAL APPRAISAL IN SUPPORT OF THE SECTION 16 PLANNING APPLICATION FOR
PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT AND PLOT RATIO
RESTRICTIONS FOR PERMITTED COMPOSITE RESIDENTIAL DEVELOPMENT AT
WU NGA LOK YEUNG, FANLING, NEW TERRITORIES**

**MINOR RELAXATION OF PERMITTED BUILDING HEIGHT APPROVED UNDER
TPB NO. A/FLN/30 TO FACILITATE ADOPTION OF
MODULAR INTEGRATED CONSTRUCTION**

TOWNLAND CONSULTANTS LIMITED

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1 INTRODUCTION

- 1.1 This Visual Appraisal (“VA”) is prepared for Sun Prosper Company Limited (**the “Applicant”**) in support of a S16 Planning Application for Minor Relaxation of Maximum Building Height and Plot Ratio Restrictions for a permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories (the “Site”/ “Application Site”). The S16 Planning Application aims to mainly seek Minor Relaxation of the permitted BH approved under TPB No. A/FLN/30 in order to facilitate the adoption of Modular Integrated Construction (“MiC”).
- 1.2 The Application Site has an area of approx. 14,432m² and is currently zoned “Residential (Group A) 1” (“R(A)1”) on the Approved Fanling North Outline Zoning Plan No. S/FLN/4 (“Approved OZP”). Under the Approved OZP, the Application Site is subject to a total maximum PR Restriction of 6.0 (of which the domestic PR should not exceed 5.0). In addition, the Application Site is subject to a maximum BH Restriction of 115mPD (**Figure 1** refers).
- 1.3 On 17 August 2022, the Civil Engineering and Development Department (“CEDD”) submitted a S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7), to optimise the use of developable land and increase flat production. The S16 Planning Application was approved by the TPB on 23 September 2022. Under the Approved S16, the total maximum PR on the Application Site is relaxed to 7.2 (Max. domestic PR of 6.0 and non-domestic PR of 1.2), whilst the maximum BH is relaxed to 140mPD.
- 1.4 In response to current Government’s initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek further relaxation of the BH to 144.14mPD (further approx. 2.96% increase from 140mPD approved under TPB No. A/FLN/30) as per the Joint Practice Note (“JPN”) No. 8 to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained.
- 1.5 This VA is submitted accordingly to mainly assess the potential visual impact of the latest scheme with MiC Adoption (“Proposed Scheme”) against the Approved Development Parameters under TPB No. A/FLN/30 (“Approved Scheme”). This VA assesses the anticipated visual impacts of the Proposed Scheme from three (3) public Viewpoints (“VPs”). Reference has been made to the *Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (“TPB PG- No. 41”)* in preparing this VA.

2 VISUAL CONTEXT AND VISUAL ELEMENTS

- 2.1 The Application Site is located in Area 14 of Fanling North New Development Area (“FLN NDA”). The FLN NDA is now undergoing site formation and engineering infrastructure works in phases by the Civil Engineering and Development Department (“CEDD”). The Application Site is currently paved and occupied by building structures that were formerly used as community isolation facility.
- 2.2 Key visual elements surrounding the Site are summarised below (**Figure 1 and 2** refers):
- The Application Site is immediately surrounded by various planned high-rise public and private residential developments (neutral visual elements) with BH ranging from 80mPD to 137mPD. In general, there is a stepped BH profile from the south to the north.
 - To the north of the Application Site are Ng Tung River (positive visual element), rural settlements at Wa Shan (neutral visual element) and the mountain backdrop (positive visual element) of FLN NDA. A riverside promenade (positive visual element) is planned along Ng Tung River.
 - Area to the northeast of the Application Site is planned for a district open space (positive visual element) that will form the district node at the eastern of FLN NDA. Two schools are planned to the further east of the Application Site.
 - To the southeast of the Application Site across Ma Sik Road is a cluster of high-rise residential developments (neutral visual elements) at Luen Wo Hui, including Wing Fok Centre (approx. 92mPD), Wing Fai Centre (approx. 108mPD), Union Plaza (approx. 81mPD) and Mount One (approx. 118mPD). Fan Leng Lau Road Playground and Wo Muk Road Playground (positive visual elements) are also located to the further southeast of the Application Site. A planned private residential development (TPB No. A/FSS/294) (approx. 132mPD), Fan Garden (approx. 110mPD) and Fanling Garden (4 storeys) (neutral visual elements) are located to the south of the Application Site.
 - To the immediate southwest of the Application Site across Ma Sik Road is a cluster of low-rise residential developments, including Ling Shan Tsuen (3 storeys) and Good View New Village (3 storeys) (neutral visual elements). Noble Hill (up to approx. 82mPD) and Tin Ping Estate (up to approx. 108.6mPD) (neutral visual elements) are also located to the further southwest

of the Site. A Central Park (positive visual element) is planned to the further west of the Site to serve as visual and spatial relief in the area.

3 THE PROPOSED SCHEME

- 3.1 In response to current Government's initiative in promoting green and innovative buildings and adopting MiC, the Applicant intends to seek permission for a slight relaxation of the BH approved under TPB No. A/FLN/30 to 144.14mPD (+4.14mPD or approx. +2.96% increase from the Approved Scheme) to facilitate the adoption of MiC at the Application Site, while the approved PR under TPB No. A/FLN/30 is maintained. The proposed increase in BH sought solely for the adoption of MiC is in line with JPN No. 8, namely 4% of the total storey height of MiC floors (i.e. 30 residential floors).
- 3.2 The Proposed Scheme consists of a Composite Residential Development with car parking facilities on two basement floors; retail on G/F and 1/F and resident's recreational facilities at 2/F and 3/F in the podium; with four 32-storeys residential towers on top for provision of about 2,300 flats. A refuge floor cum sky garden is provided on 17/F (**Appendix 1: Architectural Drawings of the Supplementary Planning Statement** refers).

4 ASSESSMENT AREA

- 4.1 An Assessment Area is delineated from the VA according to TPB PG No. 41 which is equivalent to approximately three (3) times the overall BH of the Proposed Development (i.e. BH of 132.99m with the mean site level at 11.15mPD). Since the Proposed Development's building height (at main roof level) will be 132.99m, a radius of approximately 398.97m (i.e. 132.99m x 3) from the Application Site is defined as the Assessment Area (**Figure 3** refers).

5 IDENTIFICATION OF VIEWPOINTS

- 5.1 With reference to para. 4.5 of TPB PG No. 41, the VA is based on public views and local vantage points that are easily accessible and popular to the public, e.g. key pedestrian nodes, public areas for outdoor facilities, recreation, rest, leisure, walking and prominent travel routes which are easily accessible by the public. Reference is also made to the Visual Impact Assessment ("VIA") in support of the S16 Planning Application (TPB No. A/FLN/30) to seek minor relaxation of PR and BH Restrictions for various Permitted Public and Private Housing Developments Sites, including the Application Site (i.e. Site B7). In view that the VIA in support of the Approved S16 is directly applicable to the current S16, reference was made to VPs relevant to the Application Site, namely Viewpoint A5 (VPA5) (View from Ling Shan Road) and Viewpoint F3 (VPF3) (View from Tsung Shan, High Hill). As the Application Site is located with the District Centre of the FLN NDA and the surrounding area consists of various planned high-rise public and private residential developments forming a high rise residential cluster, an additional short-range public viewpoint was selected to allow for better assessment of the potential visual impact compared to an additional medium-or-longer range VP where the minor increase in BH seen at a farther distance may be visually less distinct.
- 5.2 In this regard, three (3) public VPs were identified in the vicinity of the Site (**Figure 3** refers).

- **Viewpoint A5 (VPA5) View from View from Ling Shan Road** – This is a short-range static VP located approx. 215m southwest of the Site near Good View New Village and adjacent to the village houses/residential dwellings/temporary structures of Ling Shan Tsuen and an existing open-air carpark that will be developed into a planned private residential development with a max BH of 132mPD. This VP represents the pedestrian passers-by, workers of the open-air carpark, and nearby residents/villagers. Although this VP has a direct sightline to the Site, the visual sensitivity of this VP is considered **medium** due to the clustering of the planned residential developments in the proximity and the screening effect of the dense vegetation in the middle ground (**Figure 4** refers).
- **Viewpoint F3 (VPF3): View from Tsung Shan, High Hill** – This is a long-range static VP located approx. 1.42km northeast of the at Tsung Shan of High Hill, offering a panoramic view of eastern portion of FLN NDA with Ng Tung River, mountain backdrop and open sky. This VP is publicly accessible to users of the hiking trail who wish to enjoy the view of Fanling and for resting and leisure purposes. Although this VP has a direct, albeit distant, sightline to the Site, and as such, the visual sensitivity of this VP is considered as **low** (**Figure 5** refers).
- **Viewpoint 3 (VP3): View from Fan Leng Lau Road Playground** – This is a short-range static VP located approx. 315m to the southeast of the Site, within the recreational playground on Fan Leng Lau Road. This VP represents the users and visitors of the open space for resting, sitting-out, leisure and carrying out recreational activities in the playground. Given that the Application Site is partly screened by the residential towers and landscape features in the foreground, the visual sensitivity of this VP is considered **medium** (**Figure 6** refers).

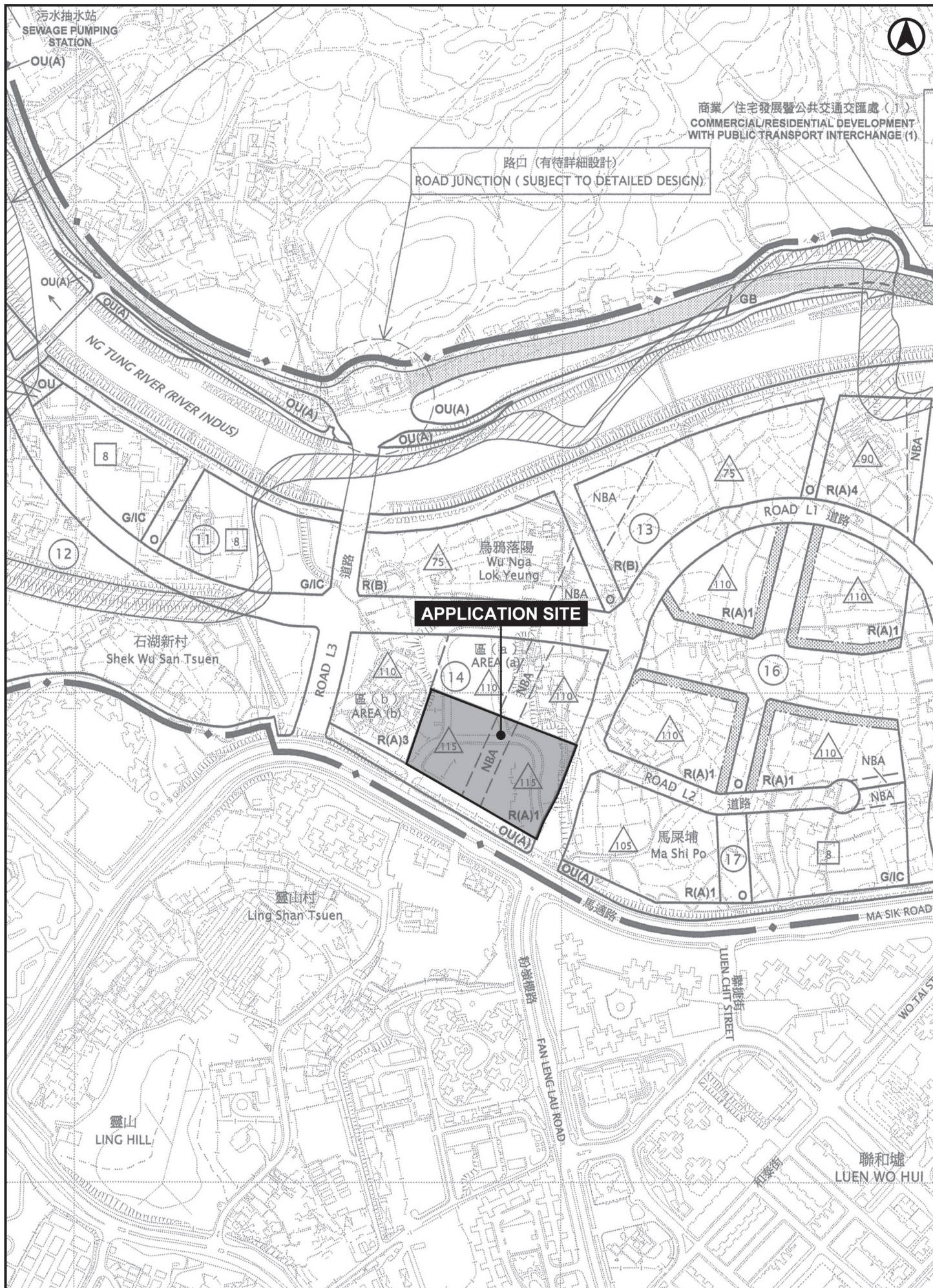
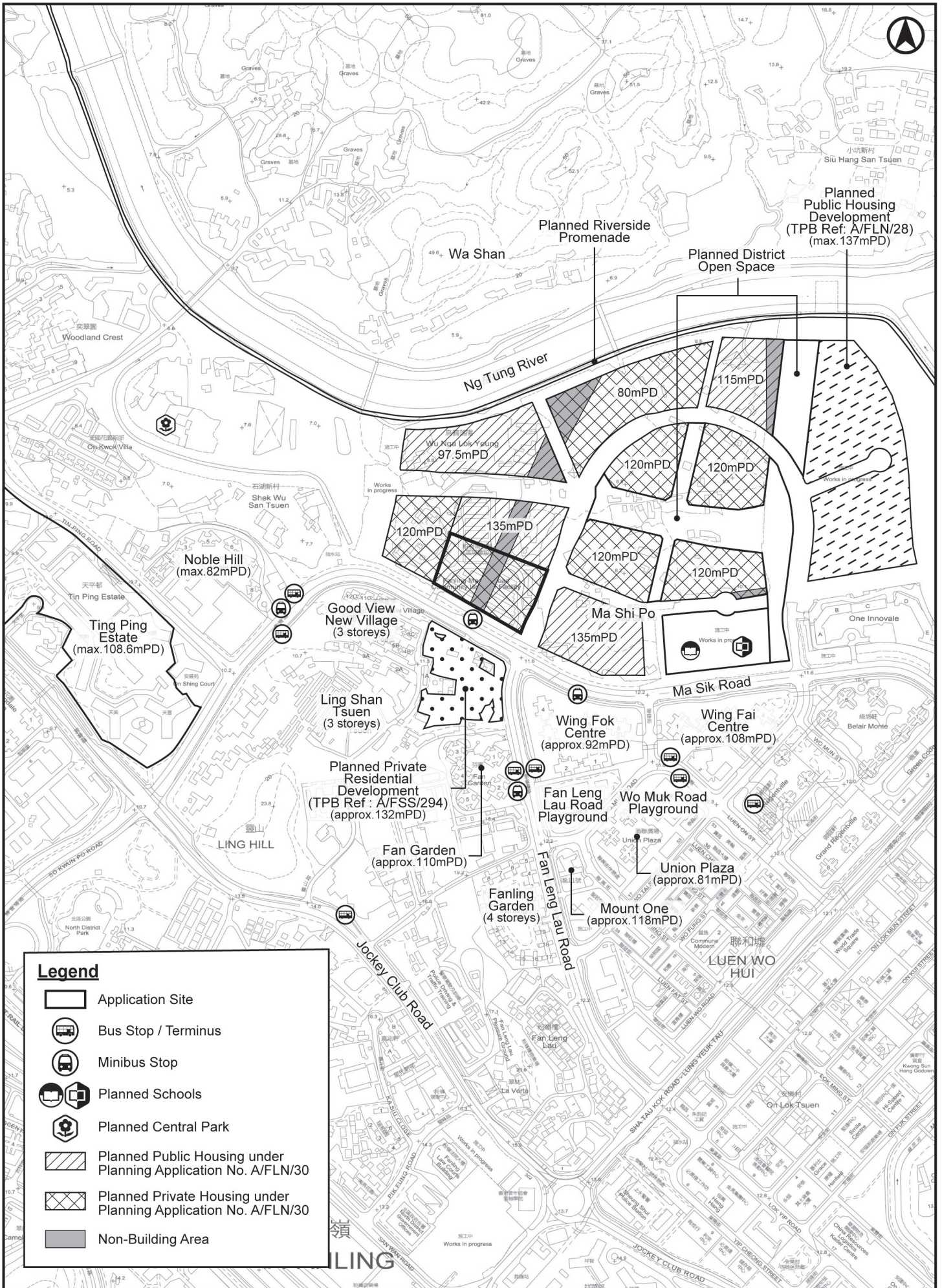


FIGURE 1 APPROVED FANLING NORTH OUTLINE ZONING PLAN NO. S/FLN/4
SCALE 1 : 5,000



Planned Public Housing Development (TPB Ref: A/FLN/28) (max. 137mPD)

Planned Riverside Promenade

Planned District Open Space

Ng Tung River

Wa Shan

Noble Hill (max. 82mPD)

Ting Ping Estate (max. 108.6mPD)

Good View New Village (3 storeys)

Ling Shan Tsuen (3 storeys)

Planned Private Residential Development (TPB Ref: A/FSS/294) (approx. 132mPD)

Fan Garden (approx. 110mPD)

Wing Fok Centre (approx. 92mPD)

Wing Fai Centre (approx. 108mPD)

Fan Leng Lau Road Playground

Wo Muk Road Playground

Union Plaza (approx. 81mPD)

Mount One (approx. 118mPD)

Fanling Garden (4 storeys)

Legend

- Application Site
- Bus Stop / Terminus
- Minibus Stop
- Planned Schools
- Planned Central Park
- Planned Public Housing under Planning Application No. A/FLN/30
- Planned Private Housing under Planning Application No. A/FLN/30
- Non-Building Area

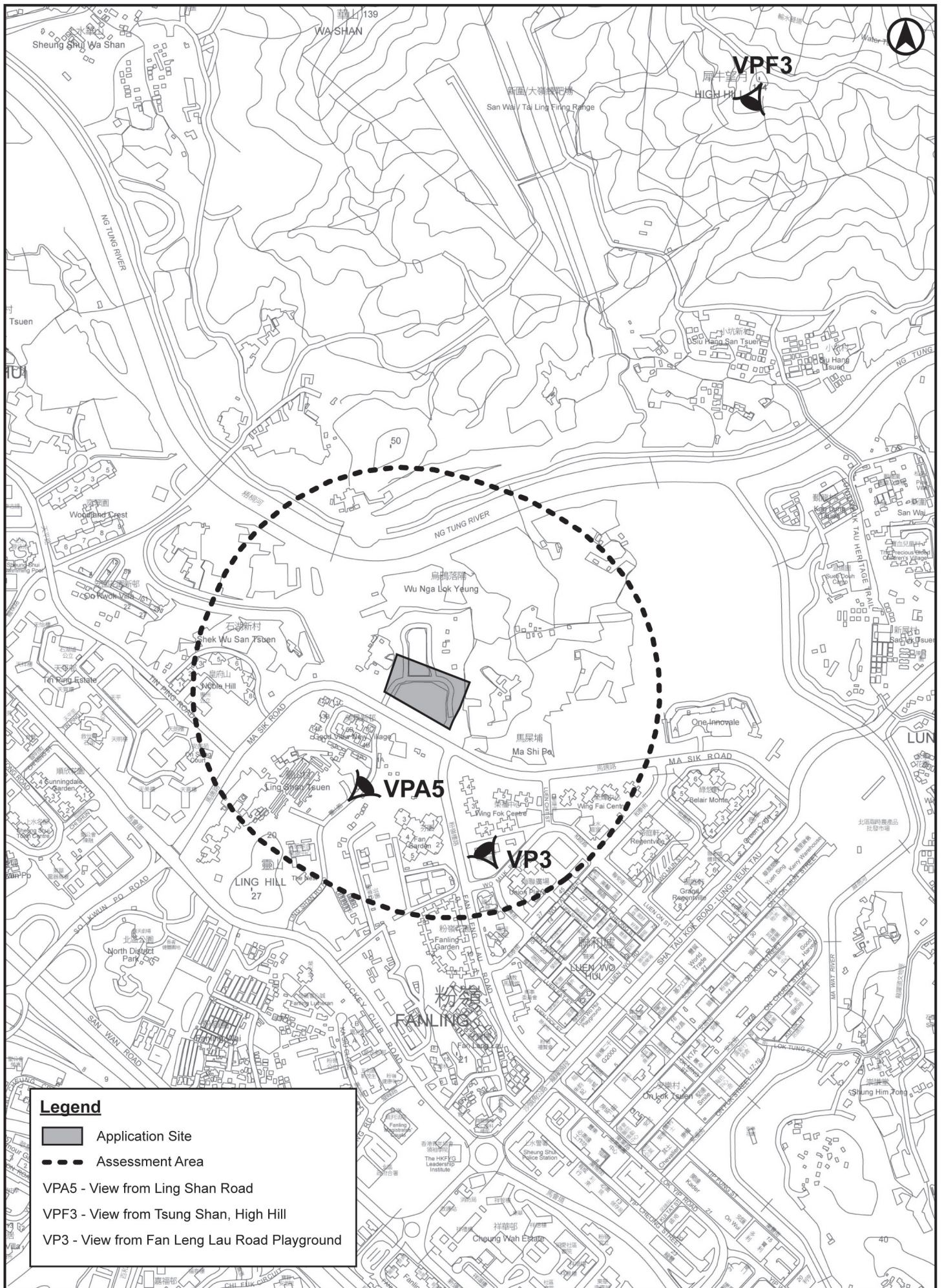


FIGURE 3 LOCATION OF VIEWPOINTS
SCALE 1 : 10,000

6 ASSESSMENT OF VISUAL IMPACTS

VPA5: View from View from Ling Shan Road (**Figure 4** refers)

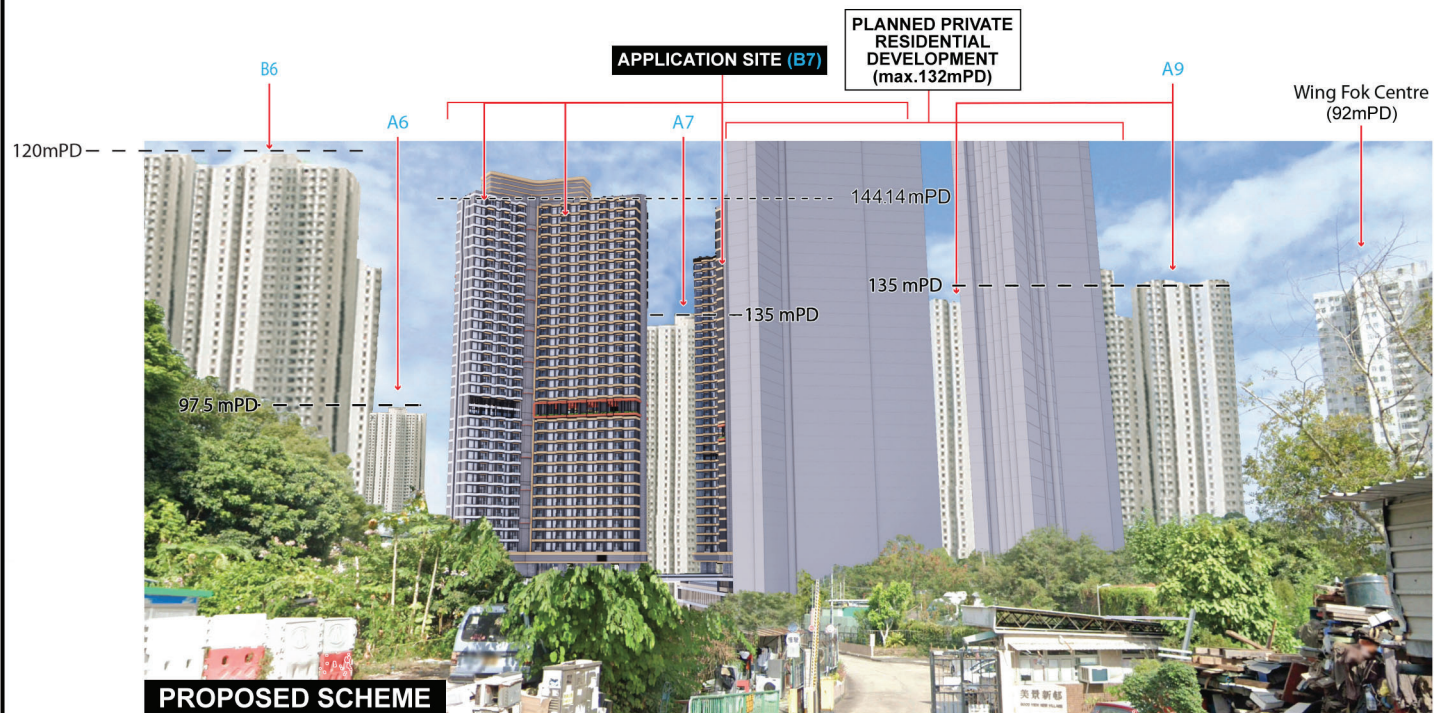
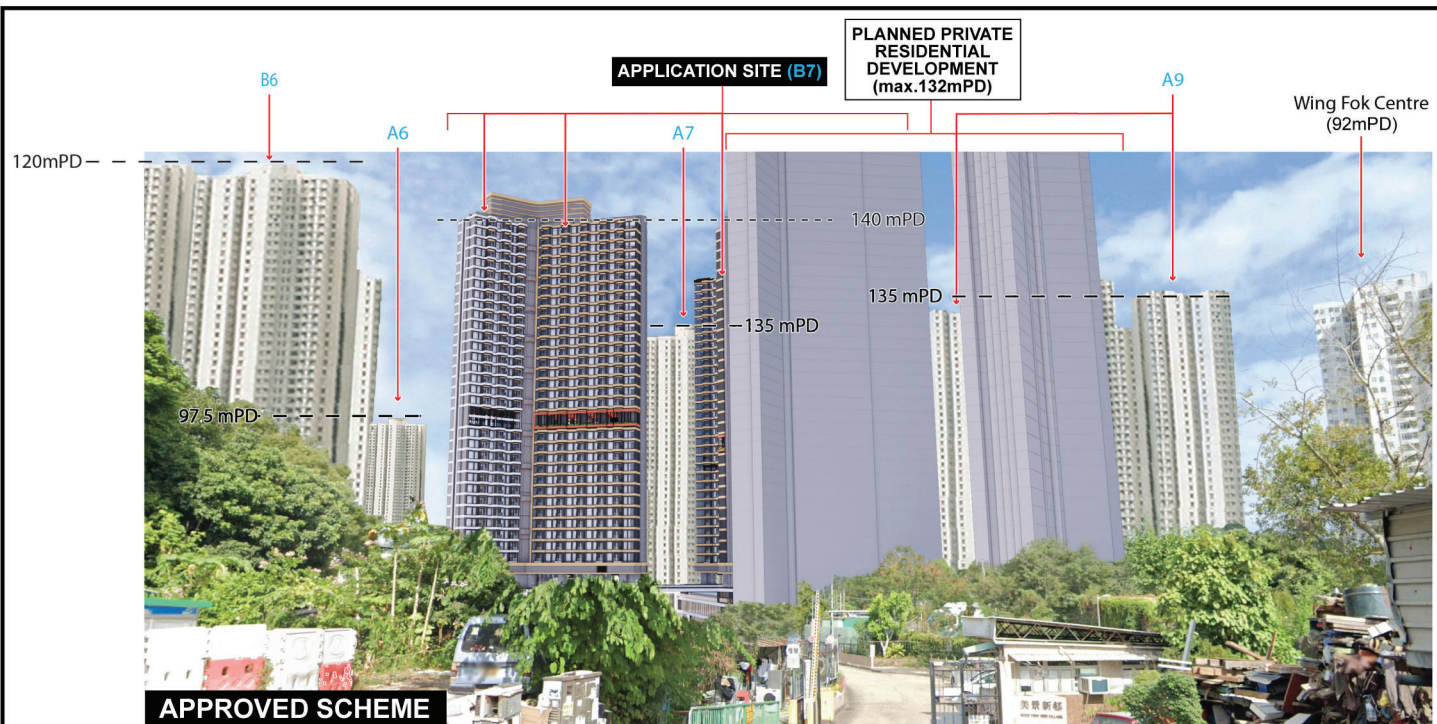
- 6.1 The major visual elements within this VP include vegetation (positive visual element) and abandoned materials along Ling Shan Road (negative visual element) in the middle ground as well as open sky and mountain (positive visual elements) in the background.
- 6.2 While both the Approved Scheme and Proposed Scheme are visible from this VP, the obstruction to the open sky backdrop as a result of the MiC adoption is considered insignificant. When compared with the Approved Scheme, the building bulk and disposition of the Proposed Scheme remains generally the same. Similar to the Approved Scheme, the Proposed Scheme will be compatible to the existing and planned high-rise residential building developments zoned “Residential (Group A)” along Ma Sik Road. There is no change to the character of the high density residential neighbourhood.
- 6.3 In light of the above, the resultant visual impact of the Proposed Development compared to the Approved Scheme is **negligible** in VPA5.

VPF3: View from Tsung Shan, High Hill (**Figure 5** refers)

- 6.4 The view is characterised by its panoramic expanse and occupied by a intermix of natural landscape features (positive visual element), Ng Tung River (positive visual element), and a cluster of built and planned development (natural visual element) in the middle ground and the open sky and mountain at the background (positive visual elements).
- 6.5 Both the Approved Scheme and Proposed Scheme blend in the existing built landscape of similar massing, scale, and height. The disposition, scale, building height and character of both Schemes are in harmony with the existing and planned developments of FLN NDA. When comparing the Proposed Scheme with the Approved Scheme, the increase in BH from MiC adoption is negligible and would not result in any degradation to the visual quality and character or openness at this VP. The open sky and mountain backdrop has been maintained.
- 6.6 In this regard, the increase in BH due to the adoption of MiC for the permitted Composite Residential Development will have **negligible** impact in VPF3.

VP 3: View from Fan Leng Lau Road Playground (**Figure 6** refers)

- 6.7 Major visual elements from this VP include the recreational facilities (neutral visual element) landscape features (positive visual element) and sheltered sitting-out area (neutral visual element) within the Playground in the foreground, and the roadside trees along Fan Leng Lau Road (positive visual element) in the middle ground. Various high-rise existing residential blocks including Fan Garden, Wing Fok Centre and the planned private residential development (neutral visual element) along Fan Leng Lau Road, and the open sky (positive visual element) in the background.
- 6.8 Due to the close distance between the Site and this VP, both the Approved Scheme and the Proposed Scheme will result in a high rise residential development visible from this VP. While Fan Garden and the planned private residential development along Fan Leng Lau Road partly blocks the Application Site, a portion of both the Approved Scheme and Proposed Scheme can be seen. Nonetheless, both the Approved Scheme and Proposed Scheme are considered compatible with the surrounding high-rise residential developments in terms of scale, height and character.
- 6.9 While comparing the Proposed Scheme with the Approved Scheme, the obstruction to the open sky backdrop is minimal and insignificant due to the marginal increase in BH arising from the adoption of MiC. The effect of visual change is considered minor and acceptable.
- 6.10 In light of the above, the resultant visual impact of the Proposed Scheme against the Approved Scheme is considered **negligible** from in VP3.



Sites involved in S16 Planning Application No. A/FLN/30

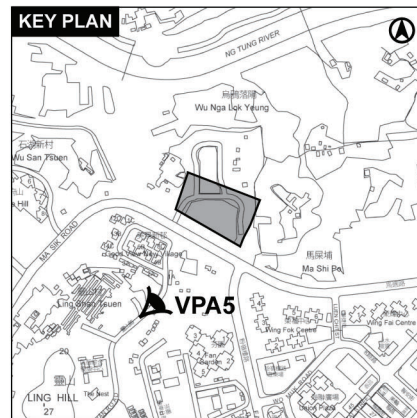
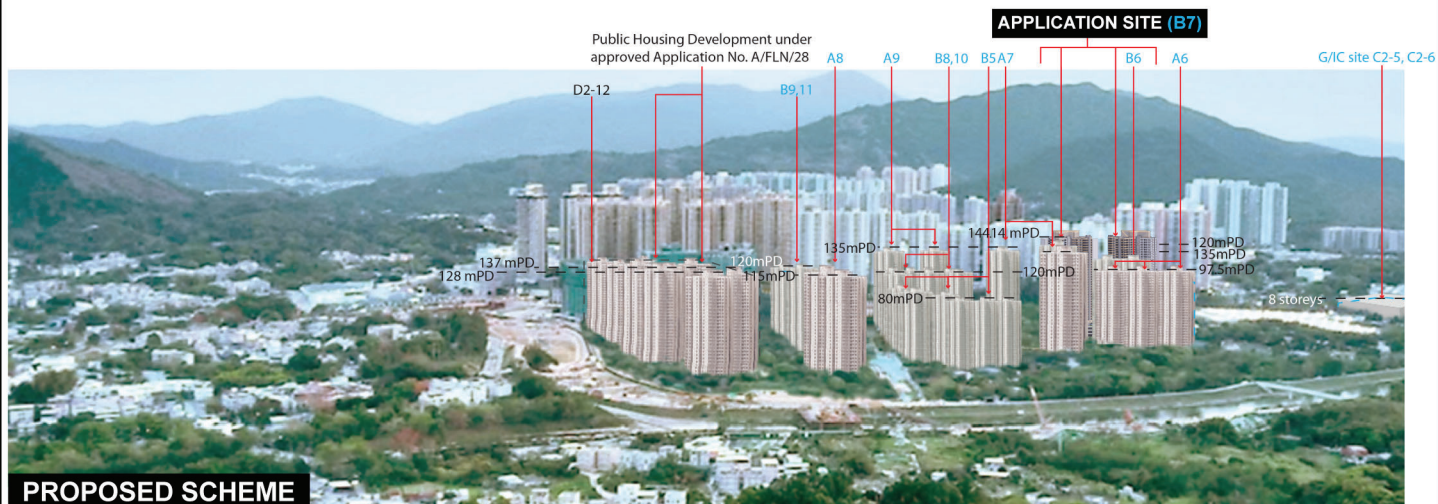
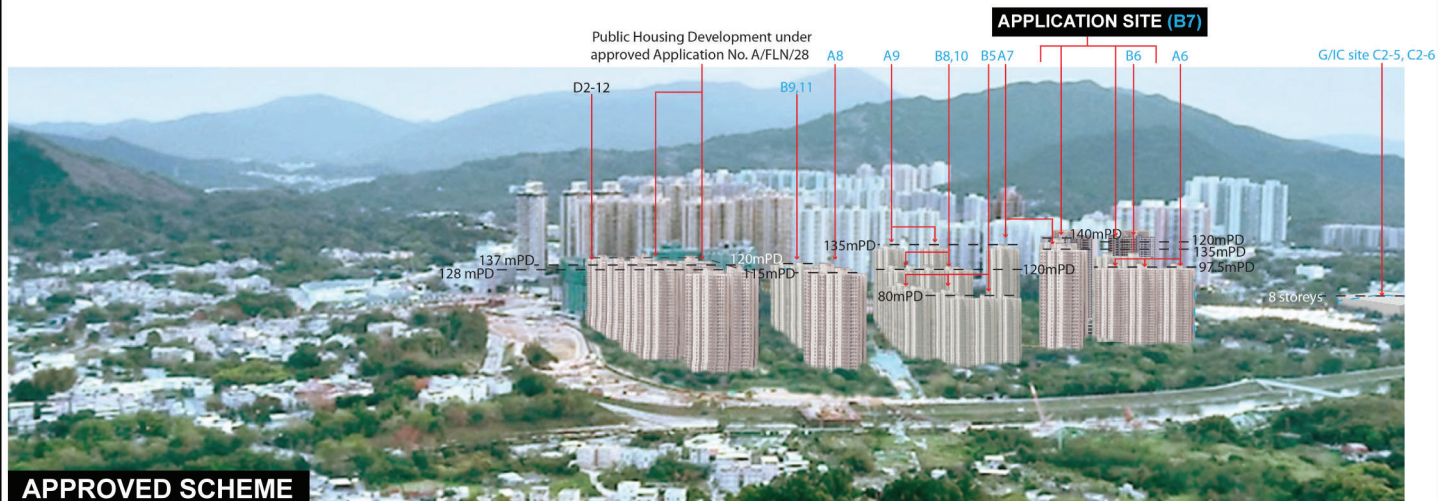


FIGURE 4 VIEWPOINT A5 : VIEW FROM LING SHAN ROAD



Sites involved in S16 Planning Application No. A/FLN/30

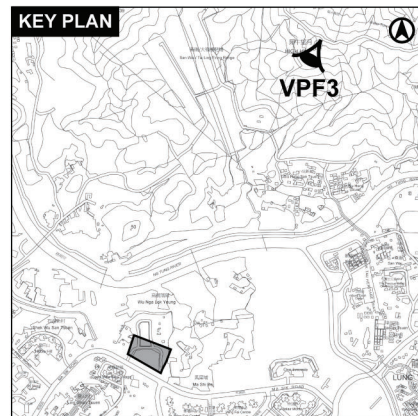
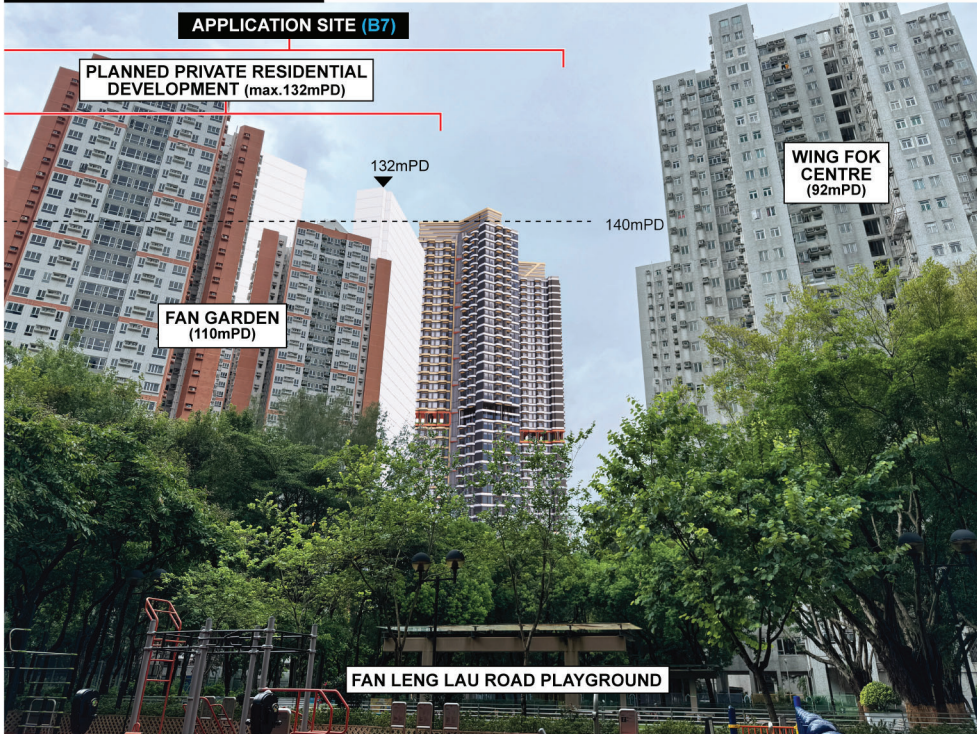
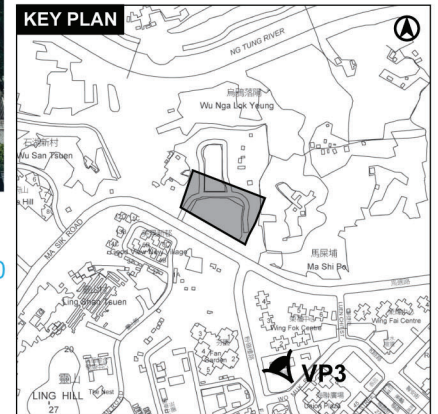
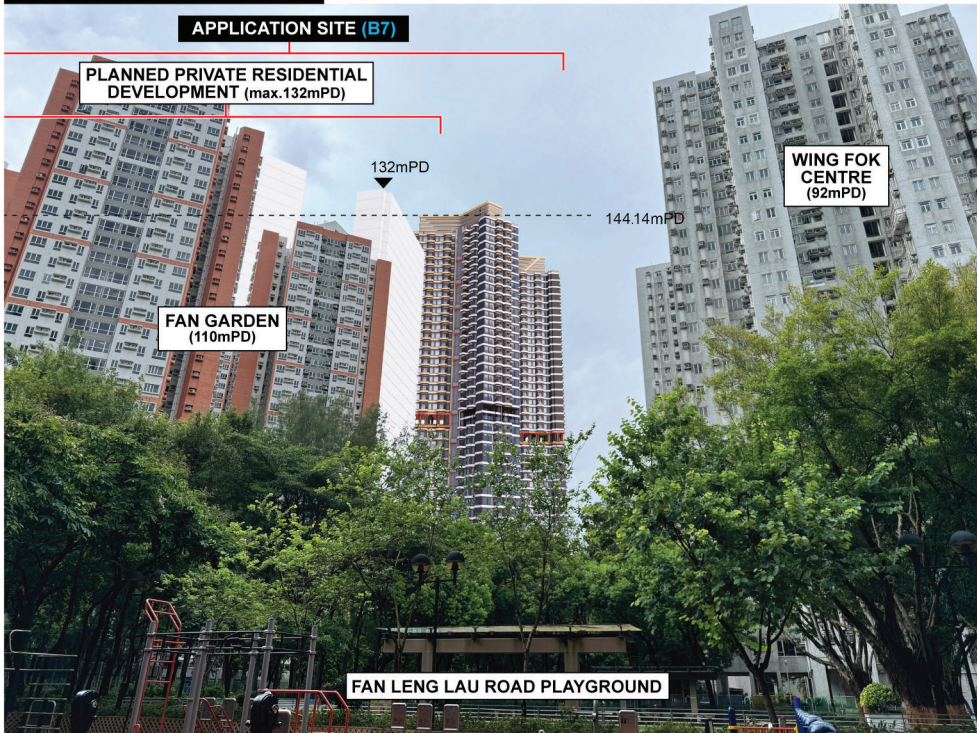


FIGURE 5 VIEWPOINT F3 : VIEW FROM TSUNG SHAN, HIGH HILL

APPROVED SCHEME



PROPOSED SCHEME



Sites involved in S16 Planning Application No. A/FLN/30

WNL/YN FIGURE 6 VIEWPOINT 3 : VIEW FROM FAN LENG LAU ROAD PLAYGROUND

7 Conclusion

- 7.1 This VA is prepared in support of the further relaxation of the BH of a permitted Composite Residential Development at Wu Nga Lok Yeung, Fanling, New Territories to facilitate the adoption of MiC. A total of three (3) VPs were identified for assessment.
- 7.2 As demonstrated in the VA, when compared with the Approved Scheme, the Proposed Scheme with the adoption of MiC would not result any significant or adverse visual impact from the public viewpoints. **Table 7.1** summarises the overall visual impact by the Proposed Scheme. In conclusion, the visual impact of the Proposed Scheme is considered **acceptable**.

Table 7.1 – Summary Table of Visual Impact of the Proposed Development

Viewpoints Assessed	Visual Sensitivity	Resultant Visual Impact
VPA5: View from View from Ling Shan Road	Medium	Negligible
VPF3: View from Tsung Shan, High Hill	Low	Negligible
VP 3: View from Fan Leng Lau Road Playground	Medium	Negligible

Edited &
 Approved by: Vincent Lau
 Prepared by: Agnes Leung




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