Annex 5

Revised Visual Impact Assessment

S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Visual Impact Assessment

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Project Title	S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South.
Report Title	**Visual Impact Assessment**

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1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to undertake a Visual Impact Assessment ("VIA") for a S16 planning application for a Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South, New Territories (hereafter referred to as the Application Site).

1.1 A Section 12A planning application (Application No. Y/NE-KTS/13) for Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories was approved by Town Planning Board (TPB) at their meeting on 10th December 2021. The current application outlines development of this indicative scheme proposal, including a further relaxation of BH restrictions and increases to Plot Ratio and GFA of around 20%.

1.3 The visual impact assessment (VIA) aims to assess the potential visual impacts of the proposed scheme under application. This report will demonstrate that the proposals can be accommodated within the existing landscape and visual context without generating significant adverse visual impacts on this part of the River Beas valley.

1.4 The VIA assesses the source and magnitude of the proposed development on the existing visual character and amenity within the context of the site and its environs. The baseline scheme for the assessment is the scheme approved under application Y/NE-KTS/13. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the proposed development. The report is prepared in accordance with TPB PG-No. 41A 'Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board'.

2.0 Existing Site Description

2.1 The site, with an area of 17,990.9 m^2, is located to the western side of Hang Tau Road, and to the north-west of the village of Hang Tau Tai Po. The site is an irregular shape, bounded by Hang Tau Road to the east, an existing access road to the north and existing low-density village and storage type uses along the other boundaries. The site is relatively level, sloping gently up from +12.4mPD in the north to +13.3mPD in the south and +12.20mPD on the eastern side adjacent to Hang Tau Road.

2.2 A total of 4 tree groups containing approx. 37 nos. existing trees were identified within the Application boundary, where most of the trees are growing around the edge of the site area. The trees generally comprise common fruit trees and amenity species, with some native trees also present.

3.0 Description of the Proposed Scheme

3.1 Under the current application, the proposed residential development consists of 4 nos. of residential towers, an ancillary clubhouse and aboveground car park at the central area of the site, a one-storey shop development at the eastern corner of the site and a four-storey RCHE facility at the north-eastern part of the site.

3.2 Within the application site the proposed residential blocks are located towards the western boundary of the site, set back from Hang Tau Road at the eastern boundary. The four blocks are set out in a staggered formation with 9-10 -storey block heights. An aboveground carpark and clubhouse with roof top outdoor swimming pool is also proposed in the central area of the site, incorporating and contained by the residential towers to the south and west and the RCHE to the east. The proposals also include improvements to local infrastructure at Hang Tau Road, where local road widening and a new GMB bus lay-by are provided at a proposed Surrender Area at the eastern

corner of the site. Land fronting Hang Tau Po Road is also set aside for a small supermarket / retail unit for the convenience of the local community.

3.3 The site is accessed from Hang Tau Road with an EVA cum driveway extending into the site as an internal route addressing the frontage to the proposed residential blocks. A single storey basement car park is proposed below the central area of the site with direct access to the residential tower and accessed via a ramp close to the site entrance at the eastern side of the site. Parking and loading and unloading areas for the proposed one-storey shop are also located in the eastern part of the site.

3.4 The disposition of the proposed tower blocks is designed to maximize the setback distance from Hang Tau Road, with Towers 1, 2 and Tower 3, set back around 107m, 100m and 70m respectively from this main public road frontage adjacent to the site. Whilst Tower 4, at the southern portion of the site is only set back around 35m from Hang Tau Road, the building is orientated to present its narrow end façade towards the road, thereby minimizing its impact. The building massing on the site also aims to enhance the landscape and visual integration of the proposals and create a more visually interesting built form by the adoption of different building footprints and block orientations for each of the towers. The proposed tower heights of 42.10mPD, is also stepped down at the corners of Towers 1 and 4 to 38.10mpd, and from 45.25mPD to 41.25mPD at Tower 3, in order to add visual interest and enhance visual compatibility with the lower-rise surroundings.

3.5 The site is accessed from Hang Tau Road with an EVA cum driveway extending into the site as an internal route addressing the frontage to the proposed residential blocks. A single storey basement car park is proposed below the central area of the site with direct access to the residential tower and accessed via a ramp close to the site entrance at the eastern side of the site. Parking and loading and unloading areas for the proposed one-storey shop are also located in the eastern part of the site.

3.6 The architectural layout also includes setbacks of the residential blocks from the site boundary allowing the creation of planting buffers around the perimeter of the development. The periphery of the site will be landscaped with tree and shrub planting to soften the visual mass of the buildings and enhance the sense of integration with the existing landscape context. Communal outdoor spaces will include external areas near the clubhouse with its associated hard and soft landscape proposals and several pocket spaces for resident's enjoyment among the boundary landscape areas.

3.7 The indicative 6 storey Residential Development for the adjacent site (Site (b), which formed part of the approved Application No. Y/NE-KTS/13, is adopted for the current analysis. This adjacent site forms part of the overall CDA zone, and this indicative scheme is included to facilitate direct comparison with the development scheme under the previously approved visual impact assessment at the rezoning stage.

3.8 The urban design considerations for the proposed scheme are shown on Figure 3.1.

4.0 Baseline Conditions

Visual Envelope

4.1 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 Visual Envelope (VE). The Initial Assessment Area Boundary for the VIA is normally delineated according to TPB PG NO. 41A, as being around three times the overall BH of the Proposed Development Scheme. The overall VE is then determined with regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions. The visual envelope covers the fields of views from all sensitive viewers in direct sight of the proposed development. The visual assessment area of the Project is identified through a combination of detailed field surveys, desktop study and review of aerial photographs.

4.2 The visual envelope (VE), the area from which the proposed development would be seen at this locality, is shaped primarily by a combination of the existing landform and the mature tree growth and the existing built development immediately adjacent to the Application Site. The extent of the VE is presented as **Figure 4.4** and **Figure 4.5** – Visual Envelope and Visually Sensitive Receivers. In addition to the requirements under TPB PG NO. 41A, Zones of Visual Influence (ZVI) have also been mapped, with the objective of illustrating the degree of visibility of the Proposed Scheme and the nature of views within the boundary of the visual envelope.

4.3 To the east the VE is contained initially by wooded knolls and existing development and vegetation growth along Hang Tau Road as well as outbuildings and tree planting within the compound of the Jockey Club Beas River Country Club which filter views further to the east across the Fanling Golf Course. Isolated views from elevated areas from the far east from the ridges of Kei Lak Tsai (+256 mPD) are also noted, although due to the distance the proposed development would comprise a small component of the view.

4.4 To the south the immediate VE is contained by the edges of Hang Tau Tai Po Village where intermittent vegetation and village type development filters views towards the site. Wooded knolls to the south of the village play an important role in limiting views from a southerly direction. Vegetation and development on the valley floor also filter these more distant views towards the site. Further south the VE extends to the uplands associated with the peaks of Kai Kung Leng (+572 mPD) and Pak Tai To Yan (+566 mPD) within Lam Tsuen Country Park. Owing to the distance and panoramic nature of these elevated views the proposed scheme would comprise a very small component of the view.

4.5 To the west and north-west the VE is formed by a combination of the existing landform and vegetation associated with the foothills of Hadden Hill (+222 mPD) and ridges surrounding Kwu Tung Reservoir which define the western extent of the River Beas Valley. The VE is contained by scattered development including warehouses and light industrial land uses to the immediate west of the Beas River Channel. This development in combination with vegetation along the edges of the channel also function to filter more distant views from low lying areas to the west of the river.

4.6 To the north views are contained by development on the valley sides, including low rise Private Residential developments including Goodwood Park to the immediate north of the site and the Royal Oaks, Casa Domingo and Valais developments further to the north and north-east. Views are also filtered by existing mature vegetation aligned to roads and the riverside areas that pass through the Beas River valley. The northerly extent of the VE is defined by the road corridor and slip roads of the Fanling Highway, with embankments and mature roadside planting screening more extensive views towards the site.

4.7 Within the VE (defined in accordance TPB PG NO. 41A), it is also considered instructive to further discern Zones of Visual Influence (ZVIs), which represent areas from which there are different degrees of visibility of the proposals. These are as follows:

- Primary Zone of Visual Influence – Area from which the majority of the development can be seen is largely contained within the Application Site boundary and the immediate margins of Hang Tau Road and village roads surrounding the site, owing to roadside boundary structures, mature tree growth and elements of built development.

- Secondary Zone of Visual Influence – Area with more limited visibility of the Proposed Scheme due to intervening obstacles including a combination of existing built development and vegetation. As such the visible part of the Proposed Scheme is largely limited to the central and upper portions of the residential blocks.

- Tertiary Zone of Visual Influence – For the most part views of the Proposed Scheme are obscured or screened by intervening visual obstacles including landform, mature tree growth and built development including industrial concerns and village houses. Any views are limited to glimpsed views of the upper portion of the residential blocks.

- Quaternary Zone of Visual Influence – Area with elevated, long distance, partial and glimpsed views of the Proposed Scheme, mainly from the uplands to the west and south. The visible part of the Proposed Scheme will range from being fragmentary views to being more widespread open views however from these locations the proposals form a small part of a large, panoramic view. The degree of visibility of the Proposed Scheme is determined by the elevation of the viewing position and the viewing angle.

4.8 The importance of identifying the ZVIs is that this provides a clearer picture of the actual visibility of the Proposed Scheme and demonstrates that given the nature of the existing landscape there are few locations where the whole development would be visible and for the most part views are limited to the upper sections and roofs of the proposed buildings. The extent of the VE and the ZVIs are presented as **Figures 4.4** to **4.5 – Visual Envelope and Visually Sensitive Receivers**.

Visual Elements

4.9 **Figures 4.1** to **4.3** show the visual elements which shape the visual outlook and amenity of the area. These include attractors such as the Beas River and its valley setting, the mature tree growth associated with wooded knolls within the valley and the grassy hill slopes and mountainous terrain to the west and south of the Application site. Recreational Landscapes such as the Fanling Golf Course and the Jockey Club Beas River Country Club are also noted.

4.10 Visually detracting elements include the scattered elements of small-scale industrial development on the fringes of village areas, particularly to the west of the Application Site. Other prominent built elements within the landscape include the Fanling Highway and high-rise development at Sheng Shui New Town.

4.11 An important consideration in determining the potential visual impacts is the degree of visibility and as has been described above this is largely controlled by visual obstacles within the valley and immediately adjacent to the Application Site boundary. Whilst the site occupies a portion of the open valley floor this area is punctuated by a number of wooded knolls which have an influence on the extent of the visual envelope of the proposed development. Low-level views from within the Beas River Valley are often obscured by the existing landform, mature vegetation and scattered development. There are several areas of low-rise development, including the village of Hang Tau, Tai Po to the south and large private residential estates such as the Valais development to the north where the close-nit nature of the housing screens views from within these built-up areas. Where

there are views from the adjacent villages, owing the density of the development these are often limited to the dwellings at the periphery of the settlement and interrupted by adjacent tree growth.

4.12 The ability of the local landscape to accommodate development and obscure views is an important consideration in assessing the potential impacts of the Proposed Scheme and its effect (if any) on the local landscape and visual context.

Other Planned and Committed Developments

Proposed Residential Developments

4.13 The future landscape and visual setting for the proposed Scheme will also include a number of planned and committed private residential developments in the River Beas valley to the south of the Fanling Highway. These including the following:

- Approved private housing development (Application No. A/NE-KTS/506) with maximum BH +75 mPD.
- Approved private housing development (Application No. Y/NE-KTS/14) with maximum BH +75 mPD.
- Approved private housing development (Application No. Y/NE-KTS/15) with maximum BH +70 mPD.

Other planned/committed low rise residential developments in the near vicinity include approved Application Nos. A/NE-KTS/466, A/NE-KTS/525, A/NE-KTS/528, A/NE-KTS/538 and A/NE-KTS/541. Although these are typically small housing lots for 2- 3 storey house development some of these are near to the application site, and despite their small scale they may have an impact on the assessment from selected viewing points.

Viewing Points

4.14 The Viewing Points (VPs) are identified as views from key strategic and popular local viewing points, as well as viewing locations from the village areas adjacent to the Application Site. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public viewpoints, open spaces and key pedestrian routes.

4.15 Based on the targeting of publicly accessible locations the representative VPs are listed below with a brief description of the existing view and their locations presented as **Figure 7.1 Location of Photomontage Viewing Points**.

- **Viewing Point 01**: View looking southwest from public open space at junction of Kam Tsin South Road and Kam Tsin Road (VSR 1);
- **Viewing Point 02**: View looking southeast from Kwu Tung Hang Village Rest Area (VSR 2);
- **Viewing Point 03:** View looking south from access road leading to riverside footpath and pedestrian bridge (VSR 3);
- **Viewing Point 04**: View looking northeast from pedestrian bridge and riverside footpath (VSR 4);
- **Viewing Point 05**: View looking southwest from entrance of HKJC Beas River Country Club (VSR 5);
- **Viewing Point 06**: View looking southwest from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (VSR 6);
- **Viewing Point 07**: View looking north from minibus stop adjacent to Golf View Gardens (VSR 7);
- **Viewing Point 08**: View looking north from Hang Tau Tsuen Village Hall (VSR 8);
- **Viewing Point 09**: View looking southwest from access road to Fanling Lodge at Fanling Golf Course (VSR 9);
- **Viewing Point 10**: View looking east towards the site from Hadden Hill (VSR 10);
- **Viewing Point 11**: View looking north from Riverside footpath near Cheung Lek Village (VSR 11); and
- **Viewing Point 12**: View looking southeast from Kwu Tung South Road (VSR 12).
- **Viewing Point 13**: View looking southeast from Bridge over the Beas River (VSR 13).

4.16 Some of these locations are over a relatively short distance from the Application Site owing to the screening effect of the existing development, landform and mature vegetation in the immediate surroundings. More distant viewing points from popular public areas are also illustrated to help define the nature of impacts (if any) on the wider visual context of the site.

5.0 Visual Impact Assessment

Sources of Visual Impact

5.1 The primary source of visual impact will be due to the introduction of a new development within a relatively sub-urban location.

5.2 The key issues to be addressed by the visual impact assessment will include:

- The introduction of new development within a sub-urban landscape although the proposal will be bounded by existing village development.
- Development of a responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible which responds to both the existing context and the future planning context. This includes the creation of setbacks and buffer areas along key facades of the development and the adoption of stepped height profiles to respond to the visual context.
- Landscape and visual mitigation for the vehicular access from Hang Tau Road.
- Sensitive design of the site formation works particularly and design of structures along the site boundary.

5.3 The predicted visual impact for each of the VPs is described in section 7.0 together with the proposed mitigation measures in accordance with PG-No. 41A.

6.0 Visual Mitigation Measures

6.1 The proposed mitigation measures during the construction and operational phases of the project are described below and shown on **Figure 3.1 – Proposed Scheme: Urban Design Considerations**.

6.2 Landscape and visual mitigation measures include two key levels of approach, the primary and secondary mitigation. The primary mitigation measures are based on the design, disposition, orientation and overall form of the proposed development whilst the secondary mitigation measures look to how the proposed development can be treated to mitigate any potential impacts. It is the primary mitigation measures which shape the form of the architectural scheme and have the biggest effect on the mitigation of the potential visual impacts. The proposed mitigation measures include the following:

Primary Mitigation Measures

- Incorporation of sensitive architectural layout which seeks to maximise setbacks from existing road frontage along Hang Tau Road.
- Adoption of stepped height principle with a combination of stepping down of one storey at the ends of Towers 1, 2 and 4 to create a more subtle transition between the existing landscape and the development proposals.
- Building orientation and massing to create an offset / staggered building footprint arranged around the central courtyard with building separations between adjacent blocks to help breakdown the visual scale of the development and avoid creation of wall effects.
- Articulation of the residential blocks to create a smaller scale composition which also serves to create areas of light and shade on the building façade breaking up the visual mass of the development.
- Creation of a responsive development platform design which follows the existing site contours as closely as possible to create a more visually complex development form and ensure better integration with the immediate landscape and visual context. This approach also serves to reduce the scale of the proposed site formation works.

Secondary Mitigation Measures

- Other measures include the use of colour and finishes for the architectural façade for the structures to minimise the prominence of the scheme. This includes the use of colour blocking working with the massing and articulation of the structures.
- Landscaping including tree planting for the Application Site particularly at its periphery to create landscape buffers planted with trees and shrubs which serves to screen views of the proposals as far as possible while also serving soften the architectural form of the visible portions of the Proposed Scheme. The measures also serve to enhance the sense of visual and landscape integration with its immediate context.
- Adoption of greening measures together with landscape buffer planting to minimise the potential visual impact of the boundary wall structures.
- Utilisation of a combination of heavy standard trees and palms creating a more mature landscape with an immediate effect.
- Introduction of comprehensive urban design parameters as part of the detailed design stage of the project to establish the future character of the development from an architectural and landscape perspective. This includes the use of high quality hard and soft landscape measures including water features, sculpture, site furniture, lighting and seating.

6.3 It should be noted that the final architectural design and the appearance of the buildings is subject to detailed design stage of the project.

7.0 Appraisal of Visual Changes

7.1 The visual change is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer-generated images or photomontages from the viewing points indicated on **Figure 7.1** are presented as **Figures 7.2** to **7.12**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to identified VPs, demonstrate the schemes 'fit' into the existing and future sub-urban context; and also demonstrate the degree of visibility from surrounding locations.

7.2 The photomontages show the existing situation, the baseline scheme (as per approved S12A) and the Proposed Scheme following the implementation of the proposed mitigation measures. Where the proposals are not visible, or views partially obscured a red dashed line is used to indicate their approximate location.

7.3 The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41A.

7.4 **Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (VSR 1)** (**Figures 7.2** refers). This viewing point is at an elevation of approximately +17.0mPD and located at a distance of approximately 890m from the proposed development. The view is selected to illustrate that views from the north of proposed development at this distance are screened by existing low-rise development, landform and woodland vegetation bordering the site and illustrates that the proposed project would have no impact on public views from one of the few designed public open spaces in the vicinity. The existing view is in the direction of Kam Tsin Road and is framed by roadside vegetation and private residential developments such as Royal Oaks and Ascot Park set against a backdrop of mountain peaks including Kai Kung Leng (+584mPD).

7.5 *Sensitivity of Public Viewers: Medium*
This viewing point is available to local residents and public using the open space and travellers on the surrounding roads. Existing views along Kam Tsin Road are largely contained within the road corridor due to roadside vegetation and roadside development and this open space represents one of the few areas where a more expansive view is available. The sensitivity would therefore be considered medium.

7.6 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured by intervening low rise development, roadside tree planting and more distant landform and wooded knolls.

7.7 *Visual Obstruction*: None
The proposed development will not be visible from this location and therefore there will be no visual obstruction.

7.8 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development there will be no impact on public viewers.

7.9 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.10 *Overall visual Impact*: Negligible
Due to the screening effect of the existing landform and low-rise development there remains no impact on this view.

7.11 **Viewing Point 02: View looking south-east from Kwu Tung Hang Village Rest Area (VSR 2) (Figures 7.3 refers)** This viewing point, at an elevation of approximately +12.0mPD and located at a distance of approximately 230m, is available to residents and the public using the rest area facilities and travelers on the riverside access road on the western bank of the Beas River. The view is selected to illustrate that the proposed development would be largely screened by existing vegetation and development along the riverside and illustrates that the proposed project would have very limited visibility in public views along the attractive river corridor. The existing view is relatively enclosed by riverside vegetation, with glimpsed views of the backdrop of mountain peaks including Tai To Yan (+566mPD) and Kai Keng Leng (+584mPD) and the spurs and ridgelines associated with these upland formations.

7.12 *Sensitivity of Public Viewers:* Medium
This viewing point is available to residents and users of this riverside access road. The existing riverside setting with a mountain backdrop is an attractive composition. The degree of visibility towards the Application Site is partial / glimpsed and there are alternative views along the river channel to the north and south and as such the sensitivity would be considered medium.

7.13 *Visual Composition*: Not entirely apparent
Similar to the Base Scheme, the visual composition of the Proposed Scheme would not be entirely apparent from this location owing to the screening effect of the existing riverside tree belts on the eastern side of the Beas River. As with the base scheme, the top part of Tower 1 would be glimpsed through vegetation, however the other parts of the development would be screened by the existing riverside vegetation.

7.14 *Visual Obstruction*: Slight
Similar to the base scheme, only a small portion of Tower 1 is glimpsed through the riverside tree belt and obstructs a small part of the distant mountain backdrop.

7.15 *Effect on Public Viewers*: Negligible
The proposed development is largely screened from view, where the scene is dominated by the riverside and its greenery and largely unencumbered by views of development, with only glimpsed views through vegetation of development on the east side of the river such as the rooftops of the Goodwood Park development.

7.16 *Effect on Visual Resources*: Slight
As noted above, from this viewing point the proposed building obstructs glimpsed views to a distant mountain backdrop, with a very small loss of view of this visual resource within the context of the overall view.

7.17 *Overall Visual Impact*: Negligible
The overall visual impact at the viewing point was originally assessed as slight, since only a small portion of Tower 1 is glimpsed through the riverside tree belt where the scene is dominated by the riverside and its greenery and largely unencumbered by views of development. Whilst the view of Tower 1 in the proposed scheme is comparatively slightly taller than the approved scheme, the built form is more articulated in terms of roofline and facade. The change is therefore considered to have negligible impact in comparison to the base scheme.

7.18 **Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (VSR 3)** (**Figures 7.4** refers). This viewing point, at an elevation of approximately +13.0mPD and located at a distance of approximately 280m, is available to residents and the public using the riverside access road on the eastern bank of the Beas River. The view is selected to illustrate that views from the north of proposed development at this distance are screened by existing vegetation and development in views along the floodplain from the north. The existing view is relatively enclosed by riverside vegetation to the west with glimpsed views of the backdrop of mountain peaks and to the east the roadside development along Hang Tau Road frames the edge of the view.

7.19 *Sensitivity of Public Viewers:* Medium
This viewing point is available to residents and users of this riverside access road. The existing riverside setting with a mountain backdrop is an attractive compositional although existing shacks and structures lower the quality of the view such that the sensitivity would be considered medium.

7.20 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured owing to the screening effect of the existing tree belts aligned to an existing drainage channel.

7.21 *Visual Obstruction*: None
The proposed development (both baseline and proposed scheme) will not be visible from this location and therefore there will be no visual obstruction.

7.22 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development (both baseline and proposed scheme) there will be no impact on public viewers.

7.23 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.24 *Overall visual Impact*: Negligible
Due to the screening effect of the existing vegetation and low-rise development there will be no impact on this view. There is therefore no change to the assessed visual impact when comparing the baseline and proposed scheme.

7.25 **Viewing Point 04: View looking north-east from pedestrian bridge and riverside footpath (VSR 4)** (**Figures 7.5** refers). This viewing point at an elevation of approximately +12mPD is located to the south-west of the site at a viewing distance of around 295m. The view is available to pedestrians crossing a bridge over the Beas River. The view is selected to illustrate that the proposed development would be screened by existing vegetation and development along the riverside and illustrates that the proposed project would have limited visibility in public views along the attractive river corridor. The existing view is a little enclosed by riverside vegetation, with framed views along the river channel to the backdrop of the foothills of Ki Lun Shan.

7.26 *Sensitivity of Public Viewers: Medium*
This viewing point is available to users of riverside footpaths. The existing riverside setting with a mountain backdrop is an attractive composition. The degree of visibility towards the Application Site is limited by intervening vegetation and built development and there are alternative views along the river channel to the north and south and as such the sensitivity would be considered medium.

7.27 *Visual Composition*: Not entirely apparent
The visual composition of the Proposed Scheme (both baseline and proposed scheme) would not be entirely apparent from this location owing to the screening effect of the existing riverside tree belts on the eastern side of the Beas River. The measures adopted for both the baseline and proposed scheme to minimize their impact, including stepped height profile, have an impact on their visibility as viewed from this viewing point. The more complex height profiles of both schemes are evident and help reduce the scale of the development relative to existing built structures visible in the view.

7.28 *Visual Obstruction*: Slight
Whilst the uppermost portion of all three Towers may be visible above the riverside tree belt, from this viewing point the proposed building obstructs views to the open sky rather than any part of the visible mountain backdrop.

7.29 *Effect on Public Viewers*: Negligible
Whilst the scene comprises several attractive elements including the riverside and its greenery and views to the foothills of Hadden Hill, there are also glimpsed views through the vegetation on the east side of the river towards some low-rise storage sheds and other riverside developments. Since only partially filtered views of the upper portions of the development would be visible the effect on public viewers is considered small.

7.30 *Effect on Visual Resources*: Slight
As noted above, from this viewing point the proposed building obstructs glimpsed views through vegetation of the open sky rather than any part of the visible mountain backdrop, with a small loss of open sky view within the context of the overall view.

7.31 *Overall Visual Impact*: Negligible
Whilst only the upper portions of the development would be glimpsed through vegetation the scene is dominated by the riverside and its greenery and largely unencumbered by views of existing development. Since there are alternative views along the river channel to the north and south the overall impact was originally assessed as Slight. Whilst the view of proposed development is comparatively slightly taller than the approved scheme, the built form is a little more articulated in terms of roofline and views are heavily filtered through vegetation. The change is therefore considered to have negligible impact in comparison to the base scheme.

7.32 **Viewing Point 05: View looking southwest from entrance of HKJC Beas River Country Club (VSR 5)** (**Figures 7.6** refers). This view looks southwest towards the site from the entrance to the Country Club at a distance of approximately 350m from the Application Site. The scheme is screened by intervening landform and tree planting belts and would not be visible from the publicly accessible roadside access to the Club.

7.33 *Sensitivity of Public Viewers: Medium*
This viewing point is available to members of the public accessing the club facilities. The sensitivity of public viewers in this location is considered to be medium. Whilst the view demonstrates an attractive wooded quality in the direction of the Application Site and provides a wooded backdrop to the club facilities, the development would be screened by intervening landform and vegetation and the carparks, roads and buildings in the foreground of the view reduce the sensitivity of the view to other forms of development.

7.34 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured by intervening tree planting and more distant landform and wooded knolls.

7.35 *Visual Obstruction*: None
The proposed development (both baseline and proposed scheme) will not be visible from this location and therefore there will be no visual obstruction.

7.36 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development (both baseline and proposed scheme) there will be no impact on public viewers.

7.37 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.38 *Overall visual Impact*: Negligible
Due to the screening effect of the existing landform and vegetation there will be no impact on this view. There is therefore no change to the assessed visual impact when comparing the baseline and proposed scheme.

7.39 **Viewing Point 06: View looking southwest from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (VSR 6)** (**Figures 7.7** refers). This view looks south-west towards the site from Hang Tau Road at a distance of approximately 105m from the Application Site. In this view, from a close viewing point, the scheme is relatively prominent in the centre of the view. However, the view also demonstrates the effectiveness of the building setback from Hang Tau Road and the mitigating effect of the stepped height profile and building separations proposed for the development. For both the Proposed and Base schemes Tower 1 has a long length of visible façade, with the stepping down at the end of this block helping to reduce the building mass visible above the existing tree line. Tower 2 and Tower 3 are also visible in the background, with the proposed building separation between them partially apparent above the RCHE. The upper portions of the potential six storey development at Site(b) would also be visible in this view, functioning to screen part of the proposed development from view. Setting back the buildings from Hang Tau Road maintains a low-rise, small-scale setting to the road corridor for the Base scheme, however the lesser setback of Tower 4 in the Proposed Scheme does temper this effect.

7.40 *Sensitivity of Public Viewers:* Medium
This viewing point is available to residents and travellers along Hang Tau Road. The existing tree lined setting with a mountain backdrop is an attractive scene however existing roadside shacks and structures lower the quality of the view such that the sensitivity would be considered medium.

7.41 *Visual Composition*: Largely apparent
The visual composition of both the Base Scheme and the Proposed Scheme would be largely apparent from this location, with only the lower floors of the towers and RCHE screened by the existing foreground roadside development and tree clusters. As noted above, the measures adopted to minimize the impact of the scheme, including stepped height profile and building setback from Hang Tau Road have a beneficial impact on the visibility of the both schemes as viewed from this viewing point, although the positioning of Tower 4 and the RCHE under the Proposed Scheme does contribute to a sense of a larger scale development and a less visually open road corridor.

7.42 *Visual Obstruction*: Moderate
In this view the development schemes appear as two connected clusters which largely obstruct views to the mountain backdrop from this viewing point. The cluster to the southeastern side of the view is relatively larger in the Proposed Scheme as a result of the visibility of both Tower 4 and the RCHE block within the view. Both the Base and Proposed Scheme obstruct a wide extent of the overall ridge line and also obstruct views to areas of open sky for what is otherwise a relatively open panoramic view of the mountain backdrop and skyline. The degree of visual obstruction is therefore considered medium for both schemes.

7.43 *Effect on Public Viewers*: Moderate
Whilst much of the middle and upper portions of the development would be visible there are existing roadside developments which lower the quality of the view. Whilst the development is set back from the public road it would however represent a prominent new element on the skyline and its effect on public viewers is therefore considered Moderate for both the Base and Proposed Schemes.

7.44 *Effect on Visual Resources*: Moderate
As noted above, from this viewing point the proposed building obstructs views of open sky and portions of the visible mountain backdrop, with a moderate loss of these visual resources.

7.45 *Overall Visual Impact*: Slight
For both the Base and Proposed Schemes upper and middle portions of the development would be visible and would displace part of the visible skyline and mountain backdrop. Whilst the existing scene is well vegetated and offers views to distant mountain peaks there are also elements of development prominent within the view. The proposed primary mitigation measures help in lessening the impact of the scheme on the local landscape and the overall impact is therefore assessed as Moderate. Owing to

the increased height of the towers and extension of the RCHE to the north, the Proposed Scheme does have a slightly greater comparative impact than the Base Scheme, and therefore overall impact is assessed as Slight, relative to the previously approved scheme.

7.46 **Viewing Point 07: View looking north from minibus stop adjacent to Golf View Gardens (VSR 7)** (**Figures 7.8** refers). This VP represents the view available to north bound vehicle travellers and pedestrians on Hang Tau Road from the viewing point of an informal minibus stop within the village. The view at an elevation of approximately +15mPD and at a distance of 100m extends north towards the application site and is largely channelled through the village development along the road corridor. The view is also selected to demonstrate the effectiveness of the setback of the building blocks from Hang Tau Road and the mitigating effect of the stepped height profile of the buildings. Owing to this setback in both the base scheme and proposed scheme, Towers 1 and 2 do not impede the direct vista along this section of road but are partially screened by village development along the western side of the view. In the base case (with the approved scheme) the approved low-rise residential development under Application Nos. A/NE-KTS/466 screens much of the lower and middle parts of the proposed development from view.

7.47 *Sensitivity of Public Viewers: Low*
Whilst Hang Tau Road is the main transport artery through the village the nature of the view is highly developed and urban; with the view dominated by hard elements and only isolated views of trees and soft landscape elements. As such the visual sensitivity of this VP is considered to be low.

7.48 *Visual Composition*: Not entirely apparent
The visual composition of both the Base and Proposed Schemes would not be entirely apparent from this location owing to the screening effect of the existing foreground roadside development and the approved low-rise residential development under Application Nos. A/NE-KTS/466. However, as noted above, the measures adopted to minimize the impact of the scheme, including stepped height profile and building setback from Hang Tau Road have an impact on the visibility of the schemes as viewed from this viewing point. In comparing the base scheme and the proposed scheme there are, however, differences in the composition which are perceived from this viewing point. In particular the upper portions of Tower 4 now occupy the central portion of the view, whilst in the base scheme only the edge of Tower 3 was partially visible, towards the edge of the road corridor.

7.49 *Visual Obstruction*: Slight
In the base scheme, the uppermost and outer portions of Tower 3 are visible along the edge of the street, but the degree of obstruction was deemed slight, as the central vista of the view remained unobstructed. In the proposed scheme, although the height of Tower 3 is a little increased the tower is also further set back from the roadside, where it is obscured behind existing roadside furniture and future low-rise development. Tower 4 occupies the central portion of the view, with view corridors channeled to its sides. However, the lower and middle parts of tower 4 are screened by the approved low-rise residential development under Application Nos. A/NE-KTS/466. As such, for the proposed scheme, the degree of visual obstruction is deemed a Slight increase, relative to the Approved scheme.

7.50 *Effect on Public Viewers*: Slight
Whilst a greater portion of the development would be visible in the Proposed Scheme, as compared to the Base Scheme, it is also noted that owing to the greater distance from the viewing point the visible blocks appear as a similar height to the existing development lining the roadsides of this view. These existing roadside developments lower the quality of the view whilst increasing the capacity of the surroundings to absorb such change without significant effects. As such the effect on public viewers is considered slight.

7.51 *Effect on Visual Resources*: Moderate
From this viewing point the base scheme obstructed a small portion of the views to the open sky, where the effect on visual resources was judged as Slight. However, this blockage is more apparent

in the Proposed Scheme, as Tower 4 occupies a central part of the open sky view along the road corridor. Although Tower 3 is set back and partially screened behind existing foreground structures, the minor increase in height does nevertheless result in a small increase in the loss of open sky within the view. The distance of the scheme from this viewing point and the fact that the site sits at a slightly lower elevation means the towers present a blockage at the lower portion of the view, whilst views are also retained in corridors either side of Tower 4. Nevertheless, the degree of openness is more affected as compared to the Base Scheme and the effect of Visual Resources is therefore judged as Moderate.

7.52 *Overall Visual Impact*: Slight
The existing view is a low-rise urban scene and the additional visible development that the scheme represents is in keeping with the existing built character. The Base scheme was deemed to have limited impact on the overall scene. Tower 3 is a little taller however it is further setback from the road, where it is more effectively screened by existing and proposed foreground structures. Nevertheless, the overall impact of the Proposed Scheme is comparatively slightly greater, owing to the modified block arrangements and greater visibility of Tower 4, which occupies part of the previous footprint of Tower 3. Overall, owing to the developed nature of the existing scene and corresponding low sensitivity of the public views the overall impact remains deemed as Slight.

7.53 **Viewing Point 08: View looking north from Hang Tau Tsuen Village Hall (VSR 8)** (**Figures 7.9** refers). At an elevation of approximately +15mPD and at a distance of 270m this viewing point represents views from village areas to the south of the Application Site, with particular reference to the public facility of the Village Hall at the centre of the village of Hang Tau Tsuen. As described previously, owing to the density of the development, views from within such village areas are often limited to the dwellings at the periphery of the settlement. The view illustrates this point, where the dense housing development within the village channels views along access roads and the dense housing development beyond these access routes screens views to the proposed development beyond. In this view the tight cluster of three storey houses at the Regent Garden Development effectively screens views towards the Application site.

7.54 *Sensitivity of Public Viewers: Low*
Whilst Hang Tau Road is the main transport artery through the village and the Village Hall is an important public node within the settlement the nature of the view is highly developed and urban; with the view dominated by hard elements and only isolated views of trees and soft landscape elements. As such the visual sensitivity of this VP is considered to be low.

7.55 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured by intervening low rise roadside development.

7.56 *Visual Obstruction*: None
The proposed development (both baseline and proposed scheme) will not be visible from this location and therefore there will be no visual obstruction.

7.57 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development there will be no impact on public viewers.

7.58 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.59 *Overall visual Impact*: Negligible
Due to the screening effect of the existing low-rise development there will be no impact on this view. There is therefore no change to the assessed visual impact when comparing the baseline and proposed scheme.

7.60 **Viewing Point 09: View looking south-west from access road to Fanling Lodge at Fanling Golf Course (VSR 9)** (**Figures 7.10** refers). At an elevation of approximately +11mPD and at a distance of 1425m vehicle travellers and pedestrians accessing the lodge have views towards the Application Site screened by intervening landform and vegetation. The view is selected as one of the few public viewing points in the vicinity of the golf course with open views across the course towards the site. Whilst the more heavily trafficked Fan Kam Road traverses the golf course at a similar distance from the application site, the road margins are densely planted and offer no such open views. The view is characterized by glimpses of background hills Kai Kung Leng Hill (+584mPD) between the tree lined periphery and across the manicured fairways of the golf course.

7.61 *Sensitivity of Public Viewers: Medium*
This viewing point is available to a limited number of people who may need to access the Fanling Lodge, as the road is not a through road and therefore serves no other purpose. The sensitivity of public viewers in this location is considered to be medium. Whilst the view exhibits good landscape quality the view towards the Application Site is screened by intervening landform and vegetation and there are alternative views of a similar nature to the south and east, whilst the views are likely to be experienced by relatively few members of the public.

7.62 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured by intervening tree planting belts within the golf course, intervening low rise residential development and more distant landform and wooded knolls.

7.63 *Visual Obstruction*: None
The proposed development (both baseline and proposed scheme) will not be visible from this location and therefore there will be no visual obstruction.

7.64 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development there will be no impact on public viewers.

7.65 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.66 *Overall visual Impact*: Negligible
Due to the screening effect of the existing landform and vegetation there will be no impact on this view. There is therefore no change to the assessed visual impact when comparing the baseline and proposed scheme.

7.67 **Viewing Point 10: View looking east from Hadden Hill (VSR 10)** (**Figures 7.11** refers). At an elevation of approximately +180mPD and at a distance of 1250m hikers using a seasonal trail to summit of Hadden Hill enjoy panorama views over the Beas River and Long Valley towards Sheng Shui. Whilst this view is likely to be experienced by a limited number of members of the public, the elevated and panoramic view over this area provides a good overview of the development context of the current proposals. Whilst the Beas River Valley has moments of tranquil and natural quality the view of the valley from this elevated viewing point illustrates that this is a developed landscape in close proximity to the existing high rise urban centre of Sheng Shui. The future development of Kwu Tung North and the approved development under s12A Applications No.A/NE-KTS/506 (up to +81.5mPD), No.Y/NE-KTS/14 and No.Y/NE-KTS/15 (up to +75mPD) will add to this extent of high-rise development within the landscape. The current proposal is described as a middle rise development and the difference in scale between these development proposals of 8-9 storeys at the Application site and the approved development of between 19 and 16 storey blocks under the above-mentioned approved developments are evident in the photomontage. Approved private housing development (Application No. Y/NE-KTS/525) with maximum BH +22.5 mPD and other planned/committed low rise residential developments in the near vicinity including approved Application Nos. A/NE-KTS/466 and A/NE-KTS/538 would also be visible from this viewing point. The

proposed offset tower configurations and stepped building profiles help to reduce the scale of the proposed development (both base and proposed schemes) as viewed from this viewing point and better blend with the predominantly low-rise surroundings.

7.68 *Sensitivity of Public Viewers: Medium*
Whilst the surrounding mountain scenery is an attractive element of the view there is already significant development in the lowland areas. There would be small change in the visual character of the valley environment owing to the introduction of new middle rise development on the margins of existing lower rise settlements. There are alternative panoramic views to the south-east, and west. Given the availability to relatively few hikers the visual sensitivity of this VP is considered to be Medium.

7.69 *Visual Obstruction*: Small blockage of view
The panoramic view over the valley would be largely unaffected by the imposition of this development on the valley floor some distance away from the viewing point. The development proposal would obscure views of some roadside development and vegetation which would have a limited effect on the character of the view and the sense of openness of the view would not significantly change.

7.70 *Effect on Public Viewers*: Slight
There would be small change in the visual character of the valley environment owing to the introduction of new middle rise development on the margins of existing lower rise settlements. However, it should be noted that this elevated view from a remote hillside overlooking the valley would be experienced by relatively few public viewers.

7.71 *Effect on Visual Resources*: Slight
The implementation of both the Base Scheme and the Proposed Scheme would marginally increase the visible proportion of development, replacing a very small part of the view previously formed by the tree planting along the edge of Hang Tau Road. However, owing to the localized and small scale of potential impact the effect on existing visual resources is considered small.

7.72 *Overall Visual Impact*: Negligible
The visible portion of the scheme is a small component of the view and it is viewed against a backdrop of existing high-rise development at Sheng Shui. The development is also seen as being of smaller height and scale that the approved developments under Applications Nos. A/NE-KTS/506, Y/NE-KTS/14 and Y/NE-KTS/15 located to the northern side of the view at a similar distance from this viewing point. As such the impact of the base scheme was originally assessed as Slight. Whilst the view of proposed development is comparatively slightly taller than the approved scheme, at this far distance the change is barely perceived, whilst the massing and articulation of the two schemes appears similar. The change is therefore considered to have negligible impact in comparison to the base scheme and the overall impact relative to the Base situation would remain as Slight.

7.73 **Viewing Point 11: View looking north from Riverside footpath near Cheung Lek Village (VSR 11)** (**Figures 7.12** refers). This viewing point is at an elevation of approximately +16.0mPD and located at a distance of approximately 970m from the proposed development. The view is selected to illustrate that views of proposed development from the south down the Beas River Valley are screened at this distance by existing landform and woodland vegetation and illustrates that the proposed project would have no impact on public views from the riverside footpath. In particular the wooded knoll to the south of Hang Tau Village is effective in screening the development from view. The existing view looks north along the course of the Beas River with glimpsed views over agricultural filed to backdrop of mountain peaks including Hadden Hill / Ki Lung Shan (+222mPD).

7.74 *Sensitivity of Public Viewers: Medium*
This viewing point is available to local residents and public using the riverside footpath. The sensitivity of public viewers in this location is considered to be medium. Whilst the view

demonstrates an attractive natural quality the view towards the Application Site is screened by intervening landform and vegetation and there are alternative views to the south, west and east.

7.75 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured by intervening riverside tree planting and more distant landform and wooded knolls.

7.76 *Visual Obstruction*: None
The proposed development (both baseline and proposed scheme) will not be visible from this location and therefore there will be no visual obstruction.

7.77 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development there will be no impact on public viewers.

7.78 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.79 *Overall visual Impact*: Negligible
Due to the screening effect of the existing landform and vegetation there will be no impact on this view. There is therefore no change to the assessed visual impact when comparing the baseline and proposed scheme.

7.80 **Viewing Point 12: View looking southeast from Kwu Tung South Road (VSR 12)** (**Figures 7.13** refers). This viewing point is at an elevation of approximately +23.0mPD and located at a distance of approximately 600m from the proposed development. The view is selected to illustrate that views from the north-west of proposed development at this distance are screened by the close-knit nature of existing low-rise development, landform and woodland vegetation and illustrates that the proposed project would have no impact from this public road. The existing view is along the road corridor and is framed by roadside vegetation and low-rise structures associated with existing small holdings.

7.81 *Sensitivity of Public Viewers: Medium*
This viewing point is available to local residents and travellers on Kwu Tung South Road. Existing views along the road are largely contained within the road corridor due to roadside vegetation and roadside development. Whilst some of the roadside development is rather ramshackle the outlook is generally wooded and there are distant views towards the ridgeline of Pak Tai To Yan (+480mPD). The sensitivity would therefore be considered medium.

7.82 *Visual Composition*: Not apparent
Views of the proposed development (both baseline and proposed scheme) from this location will be obscured by intervening low rise roadside development and the wooded slopes of hills surrounding Kwu Tung Reservoir.

7.83 *Visual Obstruction*: None
The proposed development will not be visible from this location and therefore there will be no visual obstruction.

7.84 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development (both baseline and proposed scheme) there will be no impact on public viewers.

7.85 *Effect on Visual Resources*: None
The visual resources apparent in this view will not be affected by the proposals.

7.86 *Overall visual Impact*: Negligible

Due to the screening effect of the existing landform and low-rise development there will be no impact on this view. There is therefore no change to the assessed visual impact when comparing the baseline and proposed scheme.

7.87 **Viewing Point 13: View looking south-east from Bridge over the Beas River (VSR 13) (Figures 7.14 refers)** This viewing point, at an elevation of approximately +9.5mPD and located at a distance of approximately 300m, is available to residents and the public crossing the Beas River by foot. The view is selected to illustrate that the proposed development would be partially screened by existing vegetation along the riverside and illustrates that the proposed project would have limited visibility in public views along the attractive river corridor. The existing view is relatively enclosed by riverside vegetation, with glimpsed views of the backdrop of mountain peaks. It is further noted that the riverside vegetation is relatively immature and we might therefore anticipate a taller and more effective vegetation screen in the future.

7.88 *Sensitivity of Public Viewers:* Medium
This viewing point is available to residents and users of this riverside access road. The existing riverside setting with a mountain backdrop is an attractive composition. The degree of visibility towards the Application Site is partial / glimpsed and there are alternative views along the river channel to the north and south and as such the sensitivity would be considered medium.

7.89 *Visual Composition*: Not entirely apparent
Similar to the Base Scheme, the visual composition of the Proposed Scheme would not be entirely apparent from this location owing to the screening effect of the existing riverside tree belts on the eastern side of the Beas River. Only the upper floors of Towers 1 and 2 would be apparent.

7.90 *Visual Obstruction*: Slight
Only the upper floors of Towers 1 and 2 would be visible above the riverside tree belt and obstruct a small part of the open sky view.

7.91 *Effect on Public Viewers*: Moderate
The proposed development is mostly screened from view, however the existing scene is dominated by the riverside and its greenery and largely unencumbered by views of development. The introduction of portions of visible development above the riverside trees is therefore considered to have a moderate impact on public viewers at this location.

7.92 *Effect on Visual Resources*: Slight
As noted above, from this viewing point the proposed building obstructs views to the open sky backdrop, with a small loss of view of this visual resource within the context of the overall view.

7.93 *Overall Visual Impact*: Slight
The overall visual impact at the viewing point was is assessed as slight for the base case, since only the upper portions of Towers 1 and 2 are glimpsed through the riverside tree belt and other parts of the proposed development largely screened from view. Whilst T1 and T2 appear taller in the proposed scheme, the built form is more articulated in terms of roofline and façade, with the stepping portion of Tower 1 helping to break down the visual mass. Nevertheless, the change is considered to have Slight impact in comparison to the base scheme.

8.0 Conclusion

8.1 In general, the existing landscape and visual amenity is characterised by a sub-urban context of the valley floor active and abandoned agricultural land, occasional wooded knolls, and light industrial uses bounded by 3-storey village development and some private residential developments. A detailed review of the Application Site and its immediate context have revealed that the visual envelope and the primary and secondary zones of visual influence are largely contained in close proximity to the Application Site. This is due to the low-lying nature of the valley floor, and a combination of the existing landform, the presence of wooded knolls and the density of the existing mature tree growth and the proximity of existing village development which serve to contain and, in some locations, obscure views.

8.2 The Proposed Scheme comprises some 4 nos. residential towers with building heights ranging from 9 to 10-storeys (38.1 to 45.25mPD) in height with a basement car-park level and a proposed clubhouse and above ground car park at the central area of the site. A four storey RCHE facility and a 1 storey shop development will be located to the southeast. The orientation and disposition of the blocks to form a staggered pattern is designed to create a more permeable development frontage and avoid potential wall effects. This includes a building separation between Towers 2 and 3 of approximately 17m. In addition to extensive internal landscaping the Application Site is surrounded by landscape buffers which will contain tree and shrub planting.

8.3 The disposition of the proposed residential blocks is designed to maximize setback distance and visibility from the Hang Tau Road to the west and the relatively more sensitive existing visually sensitive receivers from this direction. The selection of viewing points has been comprehensive covering all the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the Proposed Scheme can be seen in its entirety. In the majority of locations views of the proposals are largely obscured by intervening landform, mature vegetation and built structures. In the few locations where there will be views of the proposals these are largely partial or glimpsed with a small part of the scheme being visible.

8.4 The photomontages show a scheme which although located within a sub-urban environment fits comfortably within its context. This 'comfortable fit' is in part due to the architectural enhancement measures designed into the Proposed Scheme which have been described above and partly due to its setting and the lack of visual access. It would be unrealistic to think that there would be no adverse impacts however this must also be considered in terms of the nature and extent of existing and future views.

8.5 The assessment makes a comparison with the approved development scheme for the site under Application No. Y/NE-KTS/13. For most of the selected viewing points the predicted visual impacts will represent negligible change as compared to this base case scheme. However, the relative assessed impacts from three nos. viewing points, in close proximity to the site, are considered to be slight, in comparative terms.

8.6 Given the factors described above together with the adoption of a responsive architectural design the implementation of the Proposed Scheme would not significantly detract from the existing landscape and visual amenity of the local area. Given the factors described above the proposals are considered to be visually compatible with their future context.

Visual Impact Assessment Figures

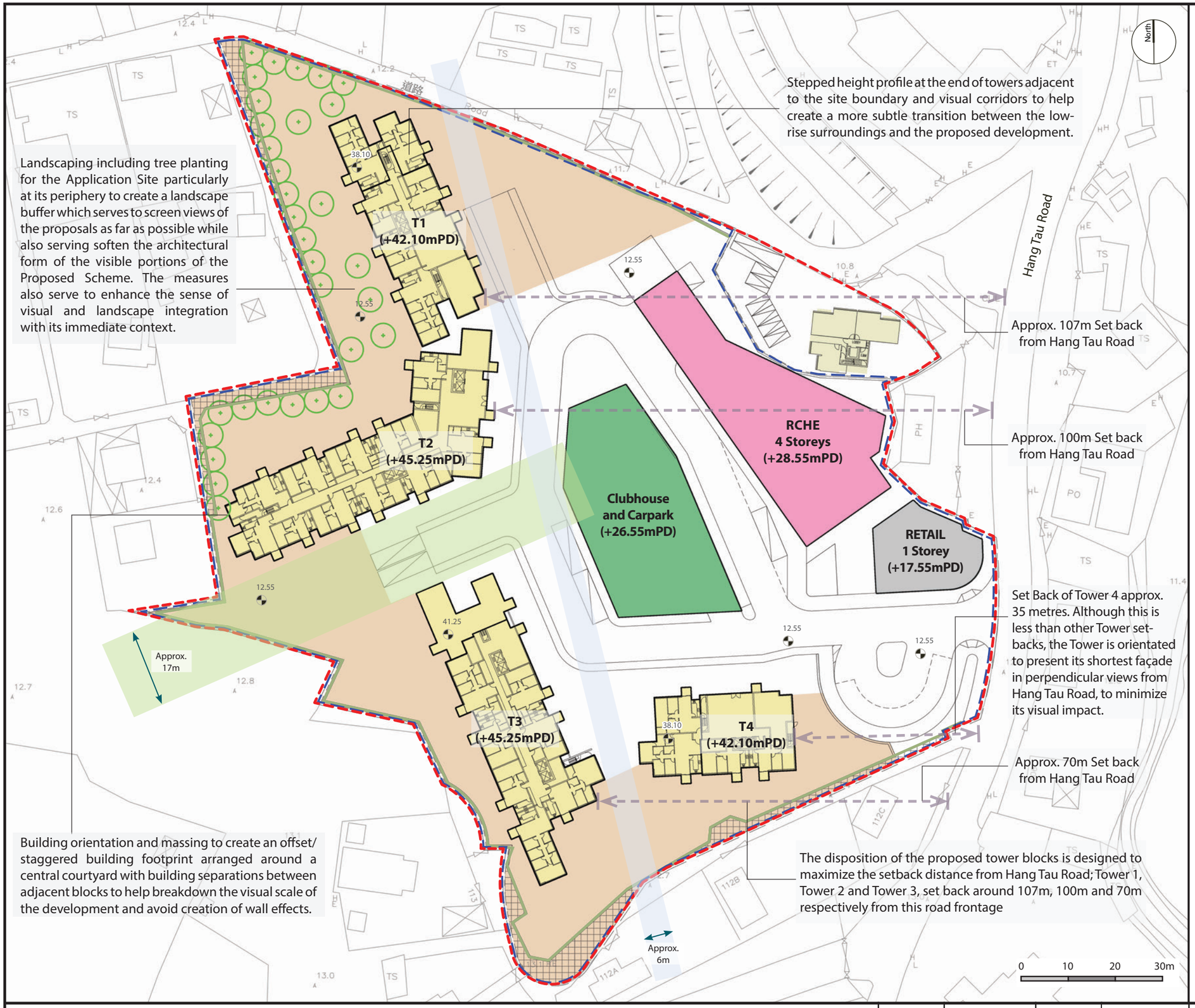


FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Proposed Scheme: Urban Design Considerations

SCALE	A.S.	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 3.1	REV	C

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LEGEND

- Approximate Location of Application Site Boundary
- Proposed Scheme (Max building height +45.25mPD at R/F)
- Fields of View towards the Proposed Development
- VP — Key Public Viewing Points
- +5.4mPD — Height in mPD
- A — Location of photographs of Visual Elements
- Fanling Highway
- Village Type Development
- Private Residential Development
- Grassy Hillsides
- Valley floor Open Land Uses (Agricultural / Plantation)
- Riverside Plantation
- Hillside Secondary Woodland / Wooded Knolls
- Water Course / Water Body
- Recreational Landscapes
- Open Storage / Light Industrial Area

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Elements

SCALE	A.S.	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 4.1 — REV B

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A The Beas Valley is defined by grassy hillsides including the Peaks of Kai Kung Leng (+572 mPD) and Tai To Yan (+566 mPD) within Lam Tsuen Country Park to the south and closer to the site in the west Hadden Hill (+222 mPD) and associated ridges surrounding Kwu Tung Reservoir. Although distant from the site, High rise developments of Sheng Shui and the skyline of Shenzhen are visible in elevated views down the valley.



B Whilst the site occupies a portion of the open valley floor this area is punctuated by a number of wooded knolls which have an influence on the extent of the visual envelope of the proposed development. Low-level views from within the Beas River Valley are often obscured by the existing landform, mature vegetation and scattered development.



C Recreational Landscapes are a prominent feature of the landscape, including the manicured landscapes of Fanling Golf Course and the Jockey Club Beas River Country Club



D E The Beas River and its floodplain offer tranquil moments of waterscape to be enjoyed within the landscape. The Kwu Tung Reservoir is another water element within the landscape forming an attractive upland feature within the grassy hill slopes and mountainous terrain to the west and south of the Application site.



FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Elements

SCALE	A.S.	DATE	Mar 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.2	REV	-

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F G There are several areas of low-rise development, including the village of Hang Tau, Tai Po to the south and large private residential estates including Goodwood Park to the immediate north of the site and The Royal Oaks, Casa Domingo and Valais developments further to the north and north east. Typically in these settlements the close-nit nature of the housing screens views from within these built up areas. Where there are views from the adjacent villages, owing the density of the development these are often limited to the dwellings at the periphery of the settlement.



H A prominent linear built element within the landscape is the Fanling Highway.



I Visually detracting elements include the scattered elements of small-scale industrial development on the fringes of village areas, particularly to the west of the Application Site.

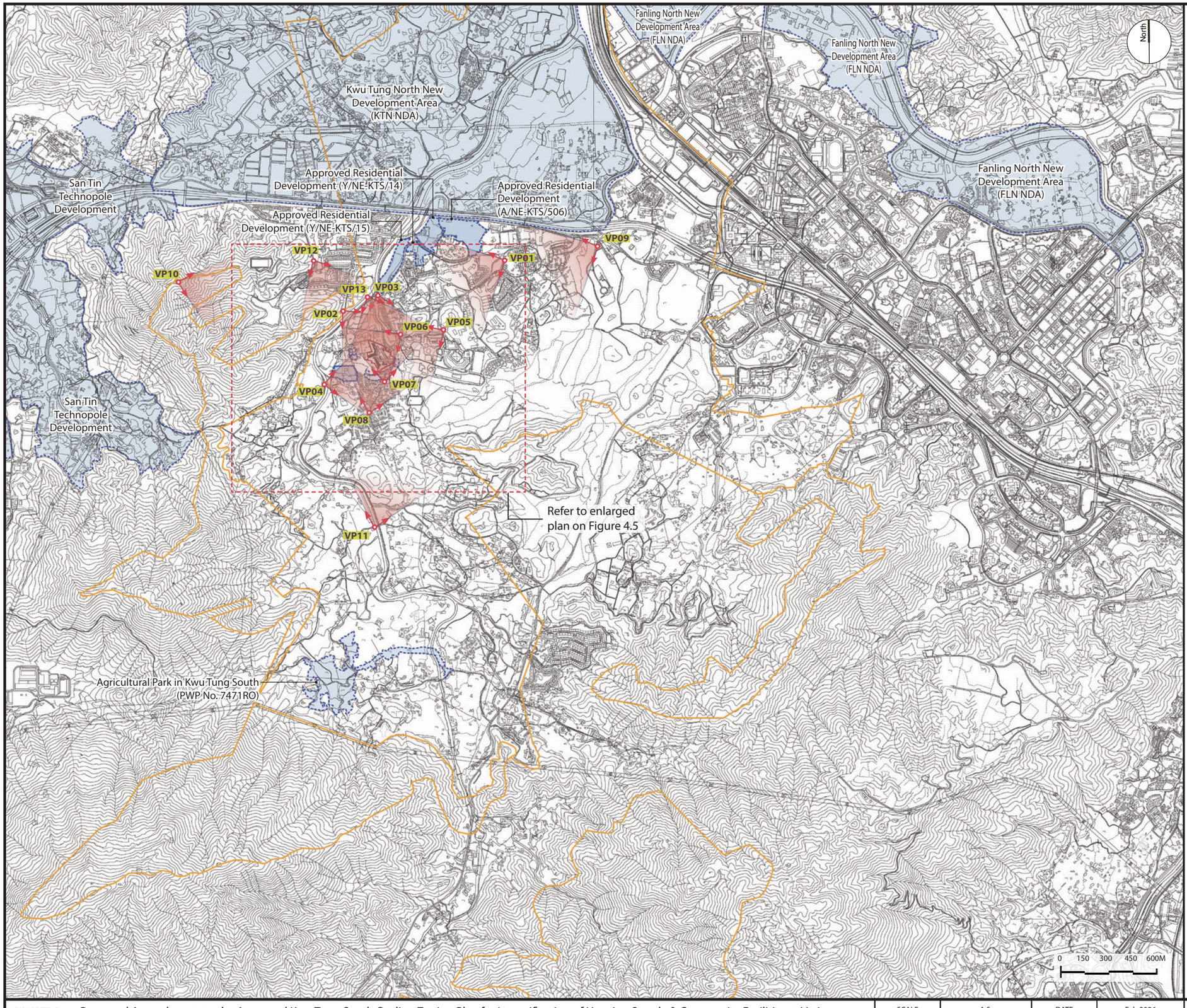
FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Elements

SCALE	A.S.	DATE	Mar 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.3	REV	-

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LEGEND

- Application Site Boundary
- Visual Envelope (VE)
- VP — Representative viewing points (VPs) and angle of main view
- Approved Development (Yet to be developed)

Viewing Points

Viewing Point 01: View looking south west from public open space at junction of Kam Tsin South Road and Kam Tsin Road

Viewing Point 02: View looking south east from Kwu Tung Hang Village Rest Area

Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge

Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath

Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club

Viewing Point 06: View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets

Viewing Point 07: View looking north from minibus stop adjacent to Golf View Gardens

Viewing Point 08: View looking north from Hang Tau Tsuen Village Hall

Viewing Point 09: View looking south west from access road to Fanling Lodge at Fanling Golf Course

Viewing Point 10: View looking east towards the site from Hadden Hill

Viewing Point 11: View looking north from Riverside footpath near Cheung Lek Village

Viewing Point 12: View looking south east from Kwu Tung South Road

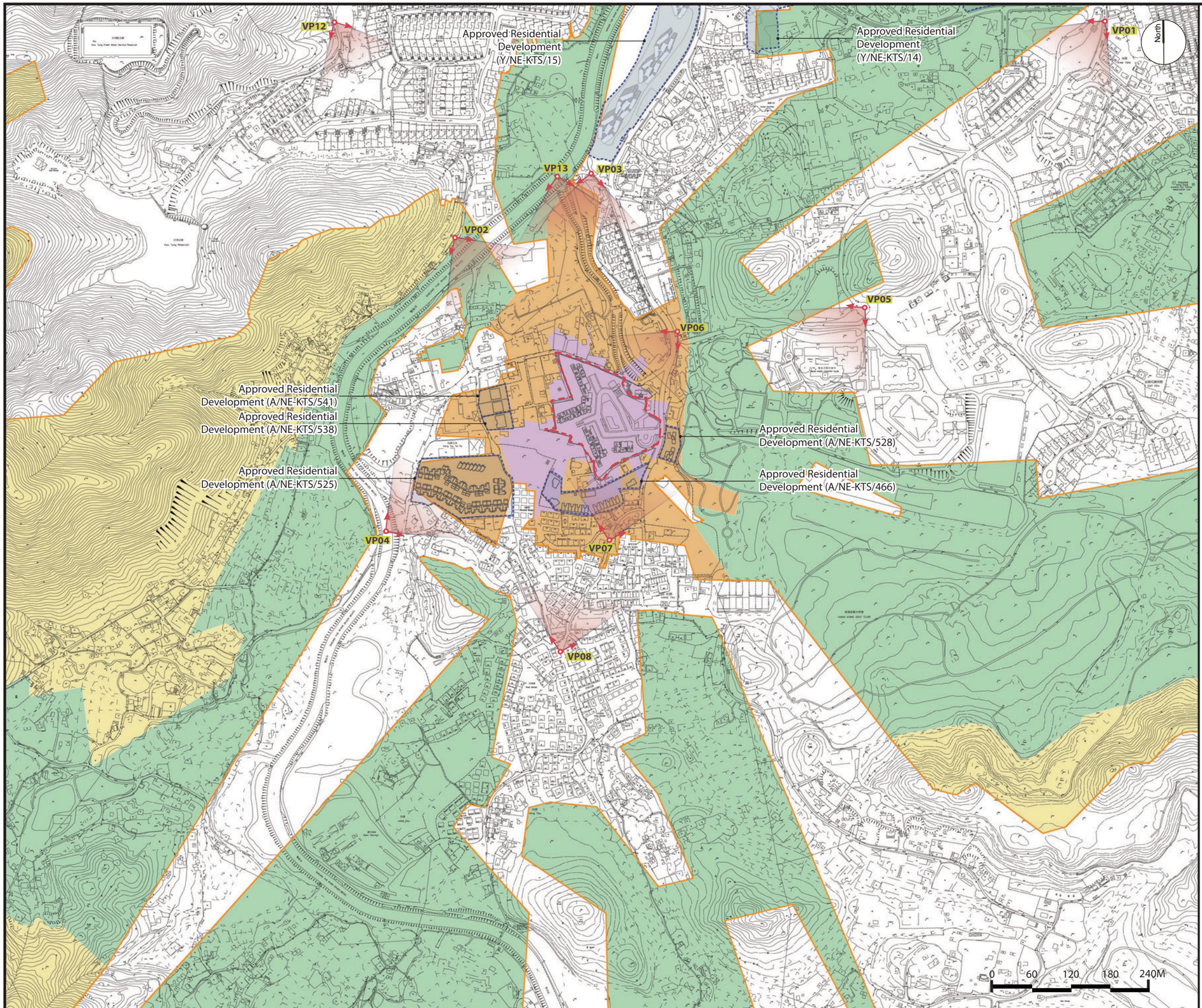
Viewing Point 13: View looking south-east from Bridge over the Beas River

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Envelope and Visually Sensitive Receivers

SCALE	A.S.	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.4	REV	B

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Facsimile: 3016 2422
Website: scenic@studioscenic.com



LEGEND

- Application Site Boundary
- Visual Envelope (VE)
- VP — Representative viewing points (VPs) and angle of main view
- Primary VE – Area from which the majority of the development can be seen is largely contained within the Application Site boundary and the immediate margins of Hang Tau Road and village roads surrounding the site, owing to roadside boundary structures, mature tree growth and elements of built development.
- Secondary VE – Area with more limited visibility of the Proposed Scheme due to intervening obstacles including a combination of existing built development and vegetation. As such the visible part of the Proposed Scheme is largely limited to the central and upper portions of the residential blocks.
- Tertiary VE – For the most part views of the Proposed Scheme are obscured or screened by intervening visual obstacles including landform, mature tree growth and built development including industrial concerns and village houses. Any views are limited to glimpsed views of the upper portion of the residential blocks.
- Quaternary VE – Area with elevated, long distance, partial and glimpsed views of the Proposed Scheme, mainly from the uplands to the west and south. The visible part of the Proposed Scheme will range from being fragmentary views to being more widespread open views however from these locations the proposals form a small part of a large, panoramic view. The degree of visibility of the Proposed Scheme is determined by the elevation of the viewing position and the viewing angle.

Viewing Points

Viewing Point 01: View looking south west from public open space at junction of Kam Tsin South Road and Kam Tsin Road
Viewing Point 02: View looking south east from Kwu Tung Hang Village Rest Area
Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge
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Viewing Point 09: View looking south west from access road to Fanling Lodge at Fanling Golf Course
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Viewing Point 13: View looking south-east from Bridge over the Beas River

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Envelope and Visually Sensitive Receivers

SCALE	A.S.	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 4.5 — REV B

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LEGEND

- Application Site Boundary
- Visual Envelope (VE)
- VP — Representative viewing points (VPs) and angle of main view
- Proposed Scheme (Max building height +45.25mPD at R/F)

Viewing Points

Viewing Point 01: View looking south west from public open space at junction of Kam Tsin South Road and Kam Tsin Road

Viewing Point 02: View looking south east from Kwu Tung Hang Village Rest Area

Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge

Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath

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FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Location of Photomontage Viewing Points

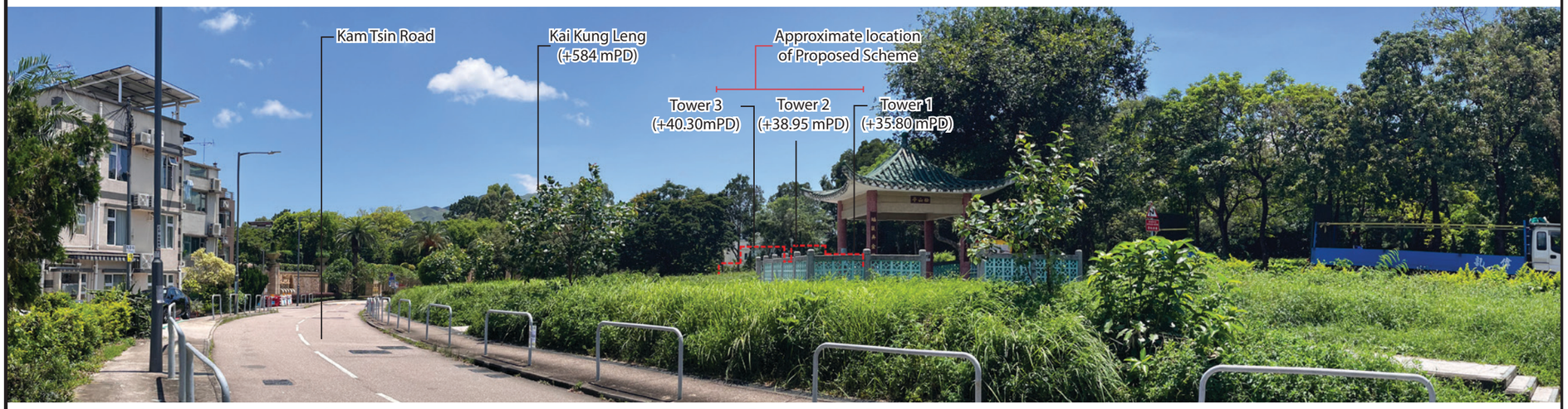
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CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.1 — REV B

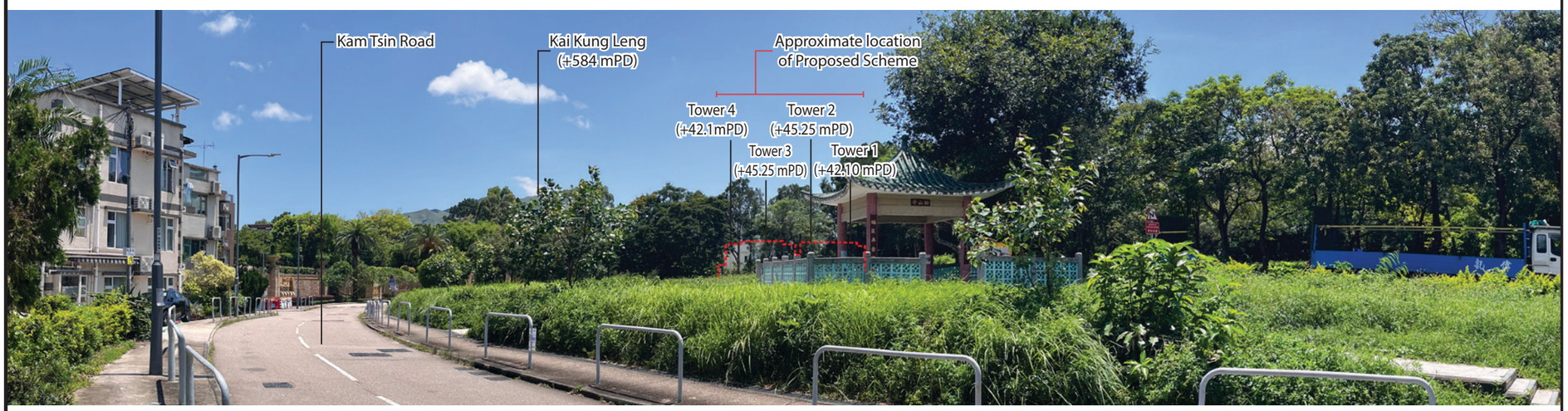
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Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (Existing Situation)



Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (Approved Scheme)



Viewing Point 01: View looking south from public open space at junction of Kam Tsin South Road and Kam Tsin Road (Proposed Scheme)



Viewing Point 01 (VP01)

Viewing point elevation: +17mPD
Viewing distance: 890m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.2	REV	A

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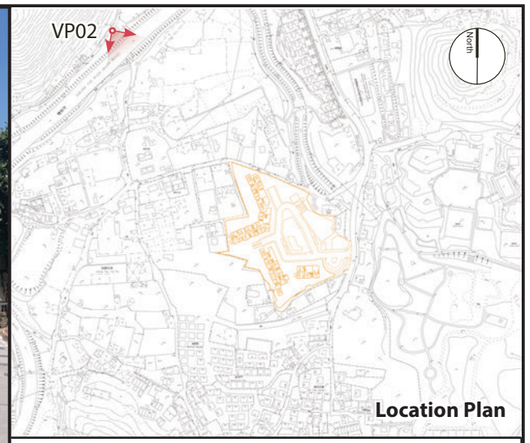
Viewing Point 02 : View looking south east from Kwu Tung Hang Village Rest Area (Existing Situation)



Viewing Point 02 : View looking south east from Kwu Tung Hang Village Rest Area (Approved Scheme)



Viewing Point 02 : View looking south east from Kwu Tung Hang Village Rest Area (Proposed Scheme)



Viewing Point 02 (VP02)

Viewing point elevation: +12mPD
Viewing distance: 230m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

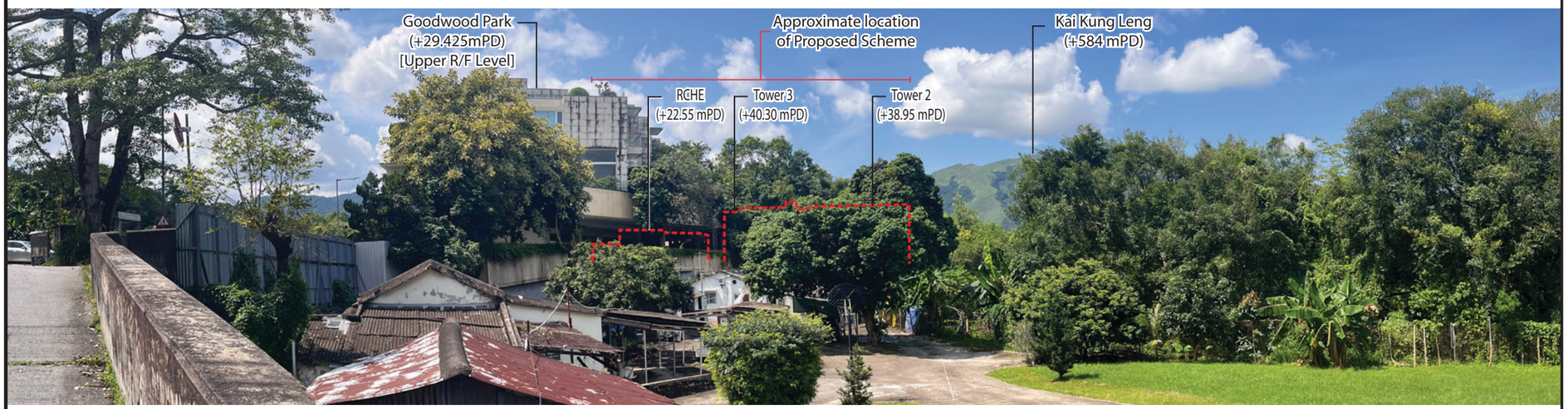
Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.3	REV	A

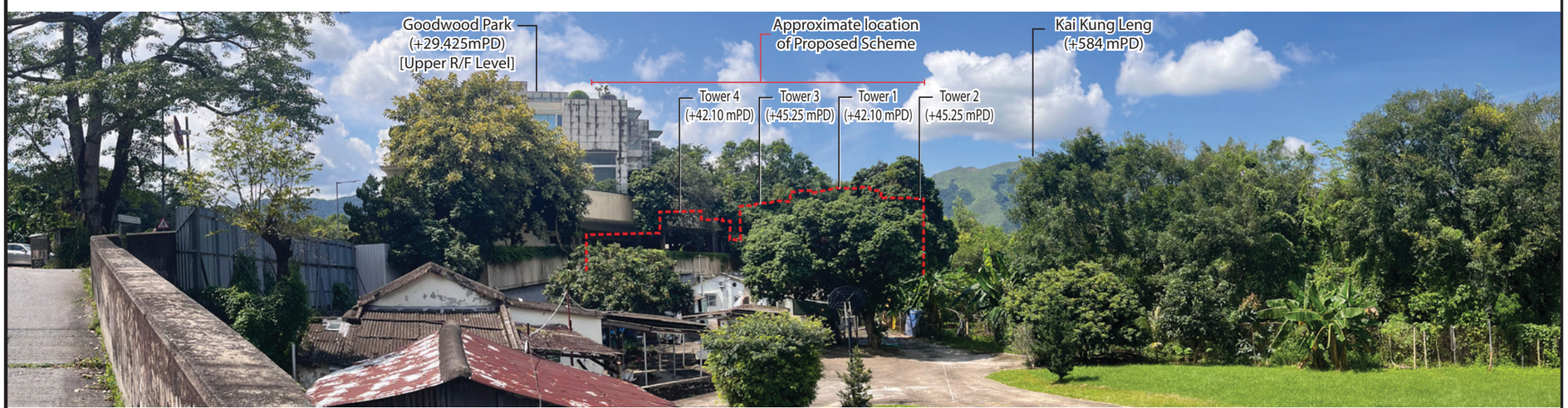
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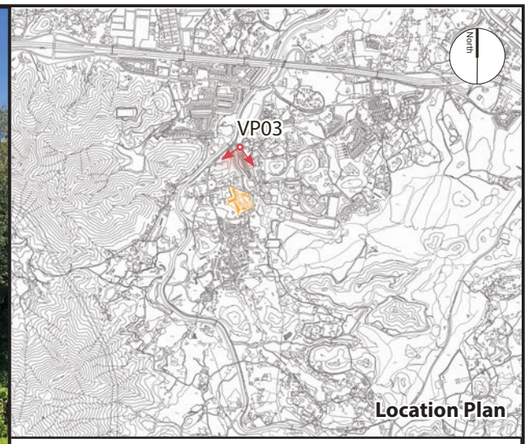
Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Existing Situation)



Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Approved Scheme)



Viewing Point 03: View looking south from access road leading to riverside footpath and pedestrian bridge (Proposed Scheme)



Viewing Point 03 (VP03)

Viewing point elevation: +13mPD
Viewing distance: 280m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

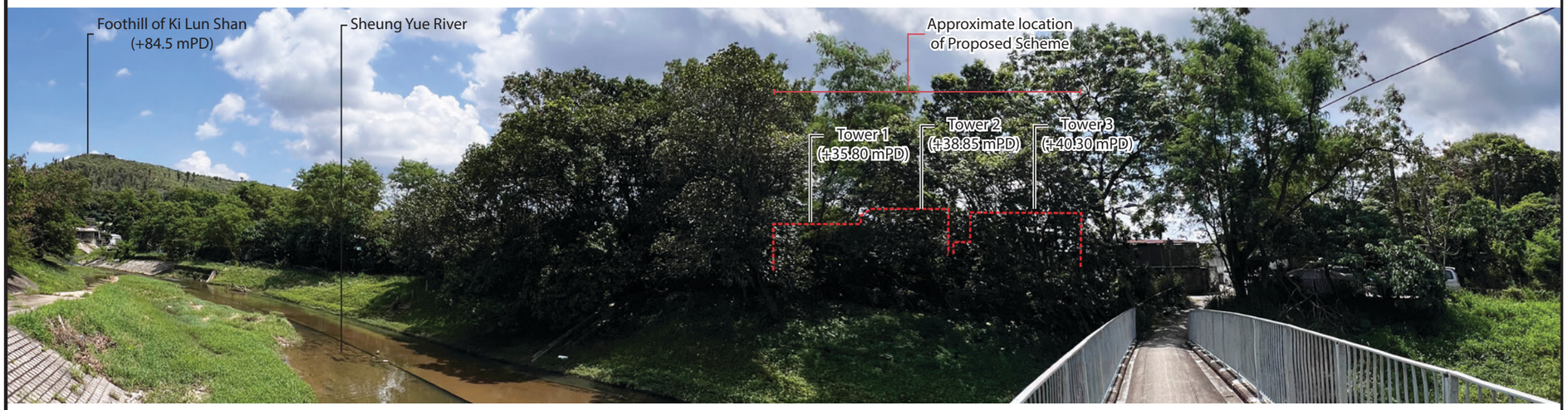
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CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.4 REV A

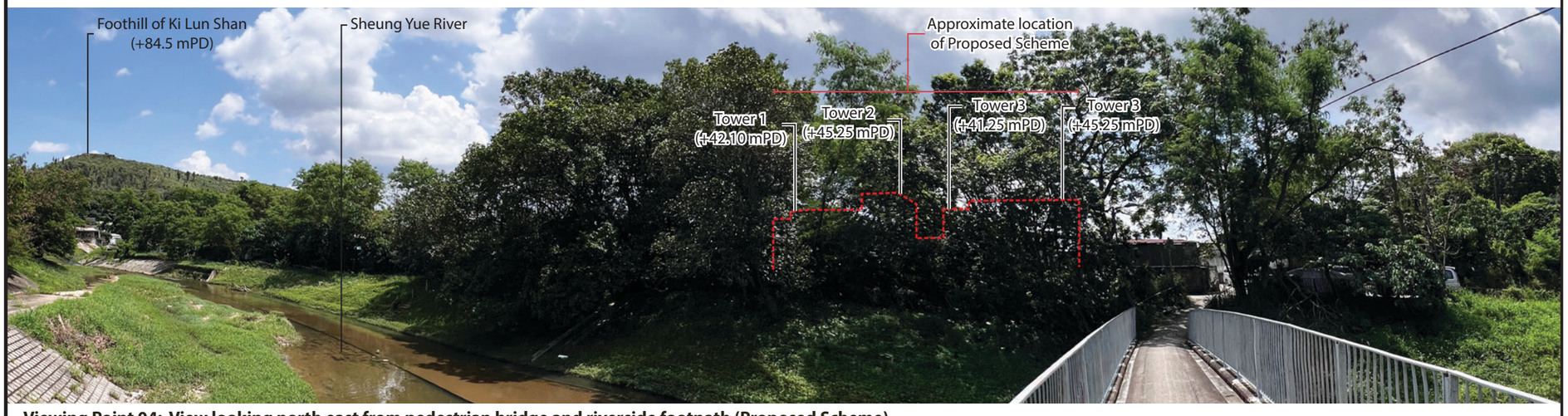
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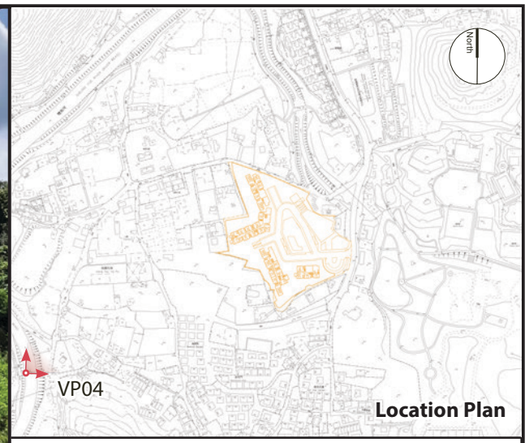
Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath (Existing Situation)



Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath (Approved Scheme)



Viewing Point 04: View looking north east from pedestrian bridge and riverside footpath (Proposed Scheme)



Viewing Point 04 (VP04)

Viewing point elevation: +12mPD
Viewing distance: 295m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

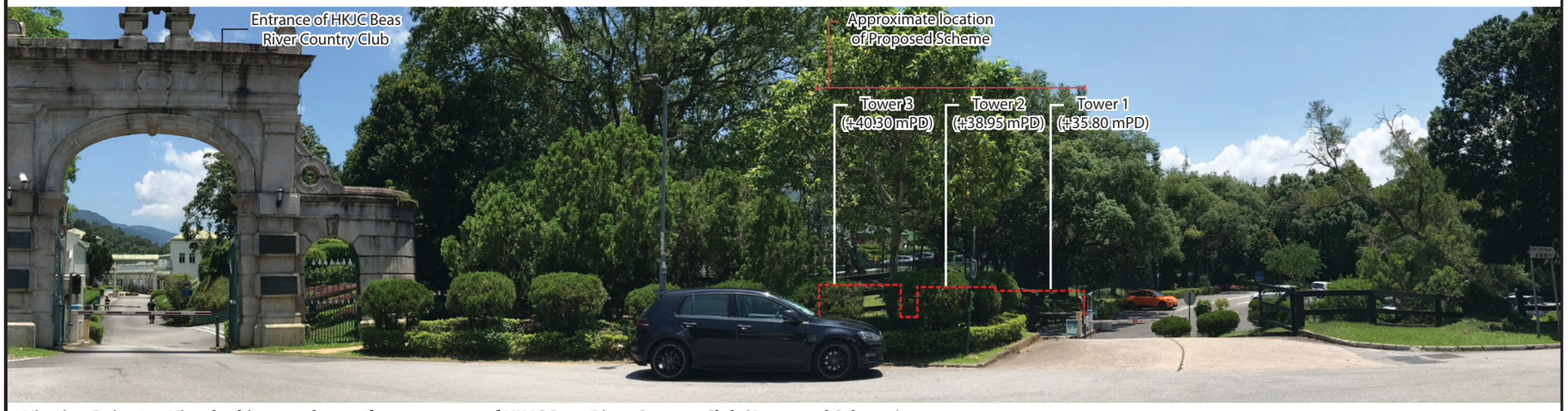
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CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.5 REV A

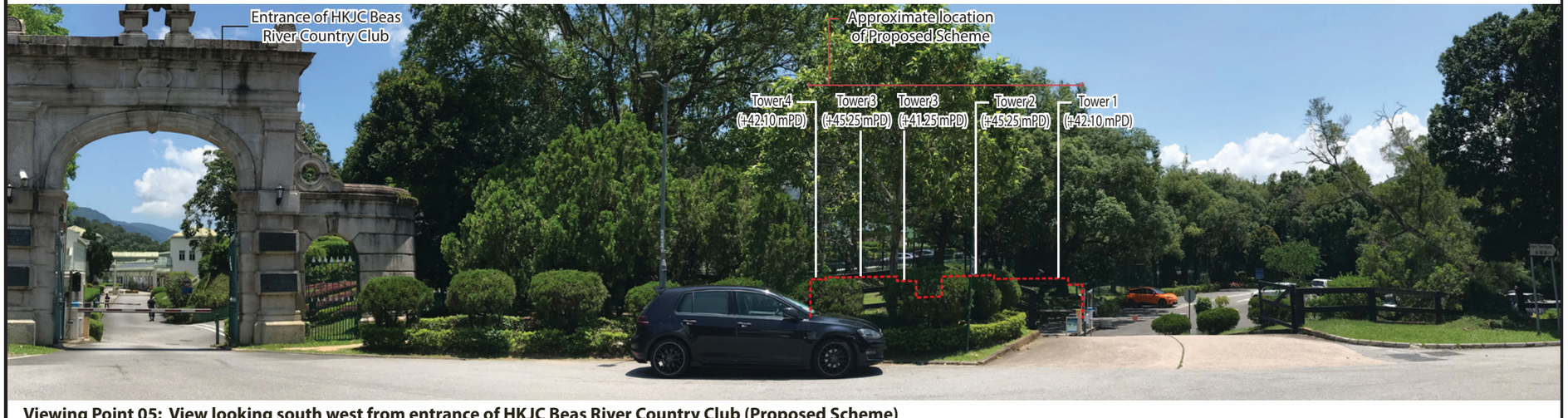
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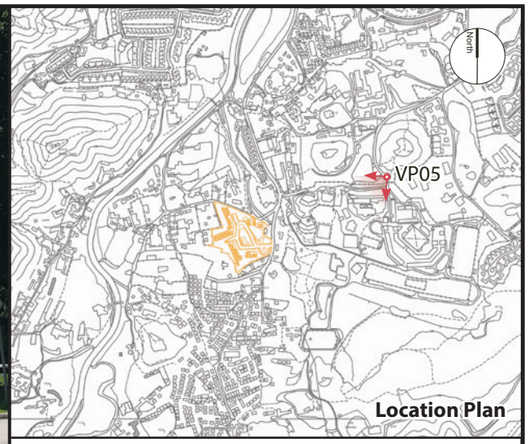
Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club (Existing Situation)



Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club (Approved Scheme)



Viewing Point 05: View looking south west from entrance of HKJC Beas River Country Club (Proposed Scheme)



Viewing Point 05 (VP05)

Viewing point elevation: +30mPD
Viewing distance: 350m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.6 REV A

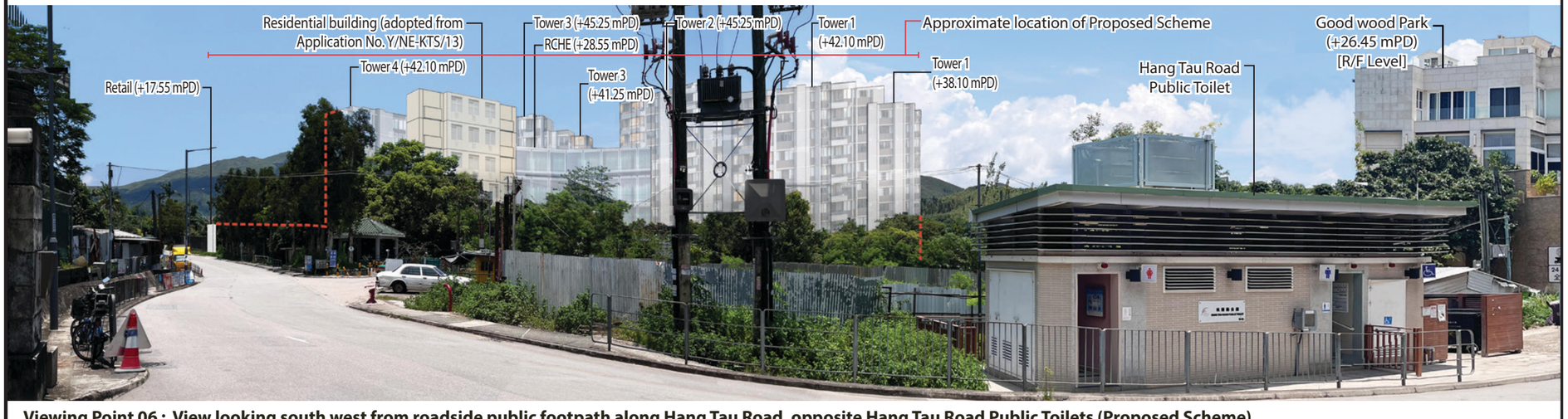
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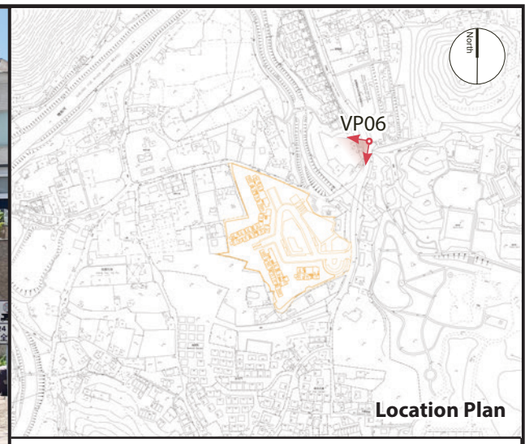
Viewing Point 06 : View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Existing Situation)



Viewing Point 06 : View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets Course (Approved Scheme)



Viewing Point 06 : View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Proposed Scheme)



Viewing Point 06 (VP06)

Viewing point elevation: +13mPD
Viewing distance: 105m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

The facade of nearby future development is shown for context and indicative only.

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.7 REV B

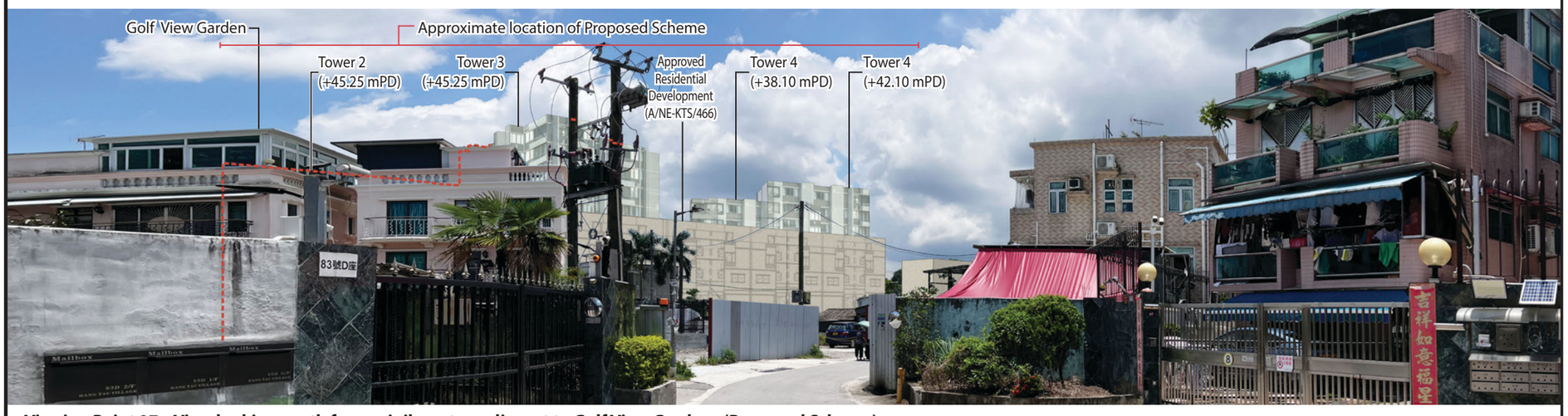
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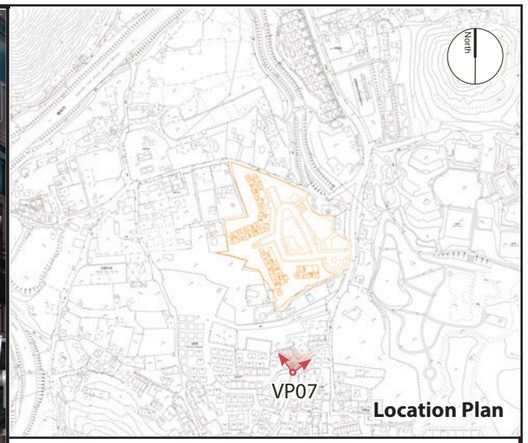
Viewing Point 07 : View looking north from minibus stop adjacent to Golf View Gardens (Existing Situation)



Viewing Point 07 : View looking north from minibus stop adjacent to Golf View Gardens (Approved Scheme)



Viewing Point 07 : View looking north from minibus stop adjacent to Golf View Gardens (Proposed Scheme)



Viewing Point 07 (VP07)

Viewing point elevation: +15mPD
Viewing distance: 100m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

The facade of the nearby future development is shown for context and indicative only.

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

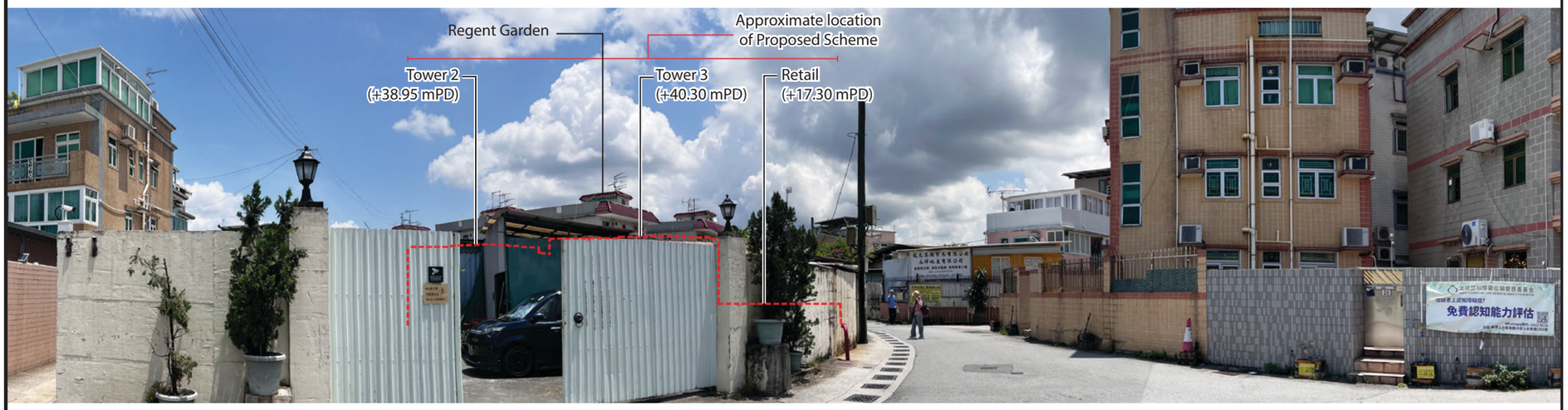
Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.8	REV	C

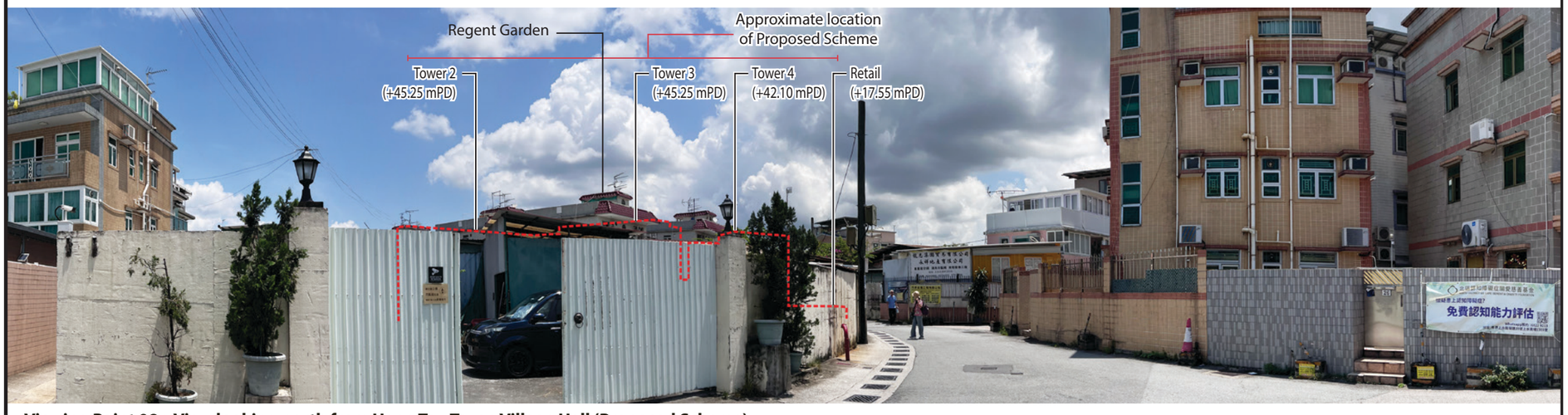
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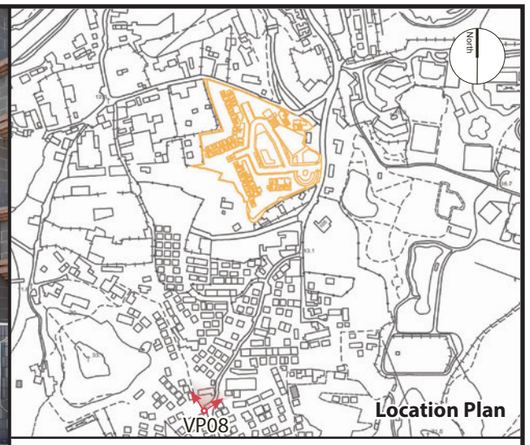
Viewing Point 08 : View looking north from Hang Tau Tsuen Village Hall (Existing Situation)`



Viewing Point 08 : View looking north from Hang Tau Tsuen Village Hall (Approved Scheme)



Viewing Point 08 : View looking north from Hang Tau Tsuen Village Hall (Proposed Scheme)



Viewing Point 08 (VP08)

Viewing point elevation: +15mPD
Viewing distance: 270m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

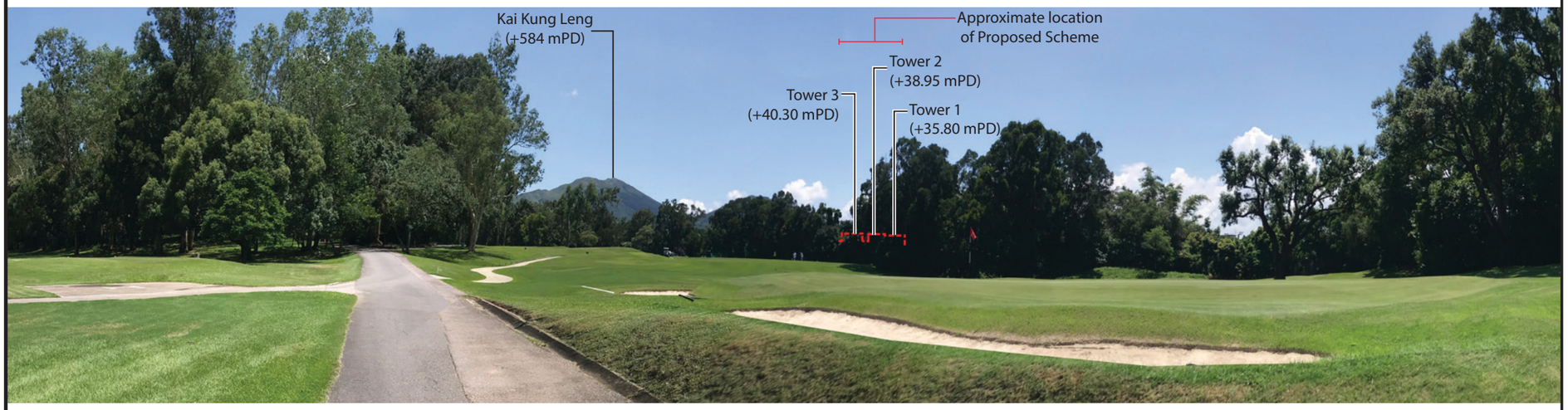
Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.9	REV	A

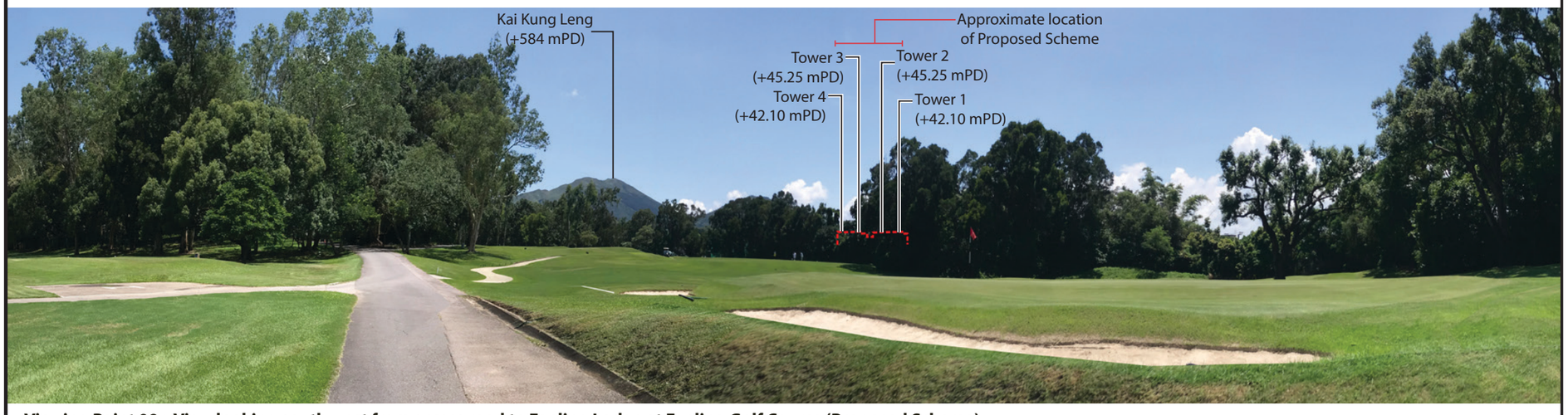
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Viewing Point 09 : View looking south west from access road to Fanling Lodge at Fanling Golf Course (Existing Situation)



Viewing Point 09 : View looking south west from access road to Fanling Lodge at Fanling Golf Course (Approved Scheme)



Viewing Point 09 : View looking south west from access road to Fanling Lodge at Fanling Golf Course (Proposed Scheme)



Viewing Point 09 (VP09)

Viewing point elevation: +11 mPD
Viewing distance: 1425m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

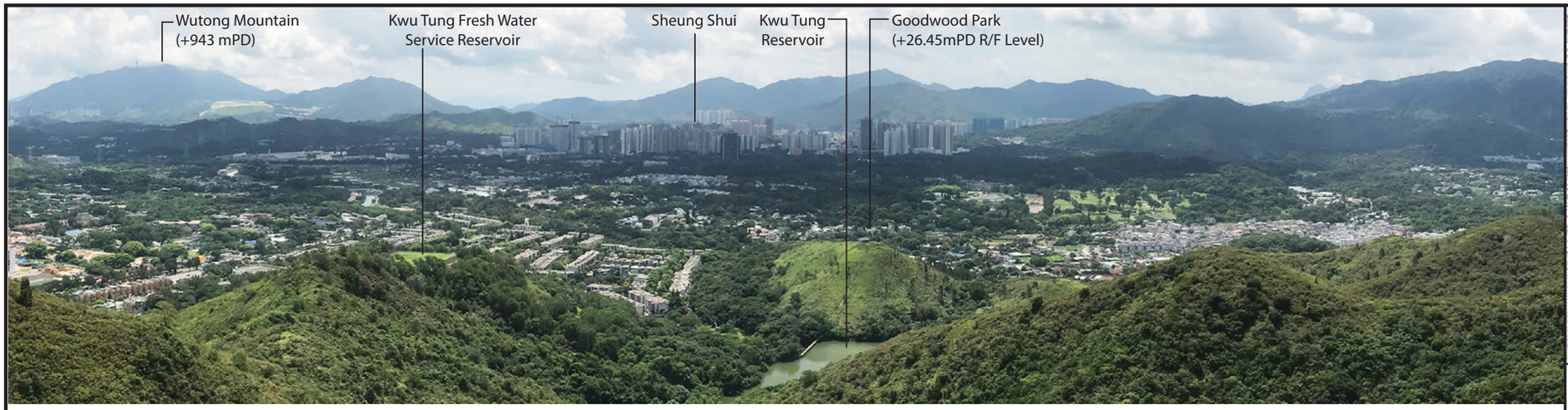
FIGURE TITLE

Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

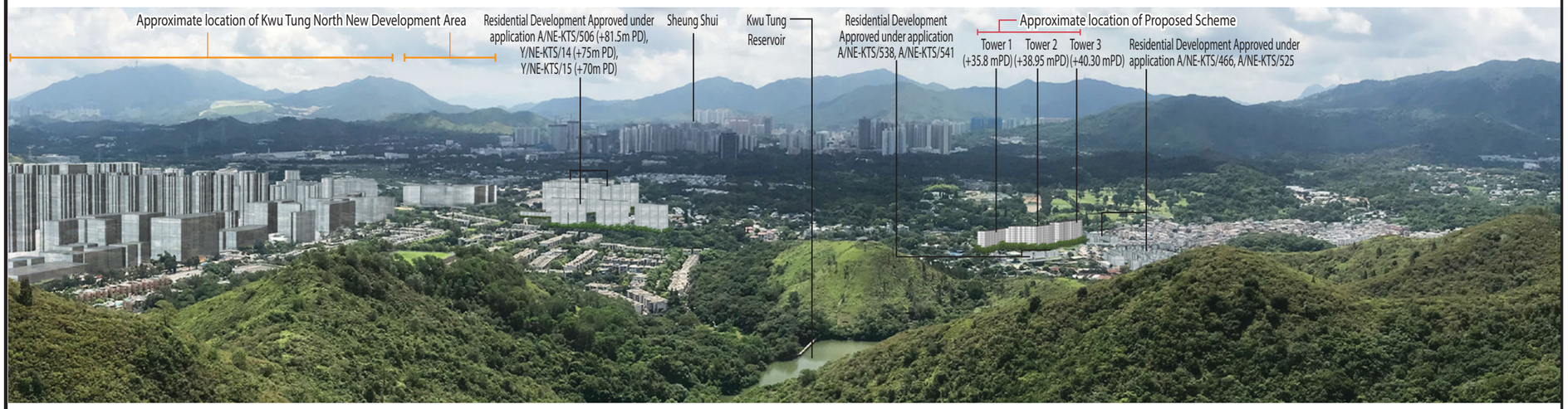
Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.10	REV	A

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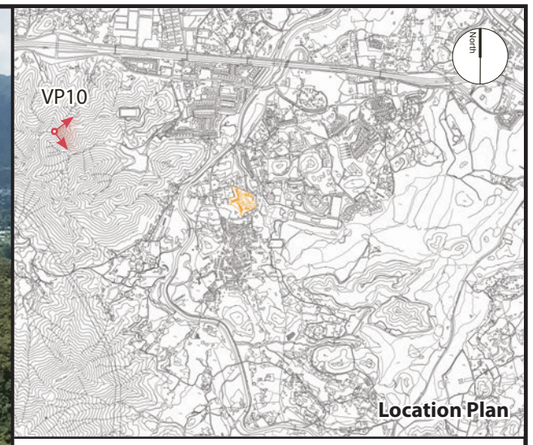
Viewing Point 10 : View looking east towards the site from Hadden Hill (Existing Situation)



Viewing Point 10 : View looking east towards the site from Hadden Hill (Approved Scheme)



Viewing Point 10 : View looking east towards the site from Hadden Hill (Proposed Scheme)



Viewing Point 10 (VP10)

Viewing point elevation: +178mPD
Viewing distance: 1250m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

The building layout for the Kwu Tung North New Development Area (KTN NDA) is based on the Recommended Outline Development Plan (RODP) contained in the approved EIA for Agreement No. CE 61/2007 (CE) North East New Territories New Development Areas Planning and Engineering Study - Investigation. The Building Heights are from Kwu Tung North Outline Zoning Plan (S/KTN/4) dated 19th September 2023.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
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FIGURE NO. Figure 7.11 | REV C

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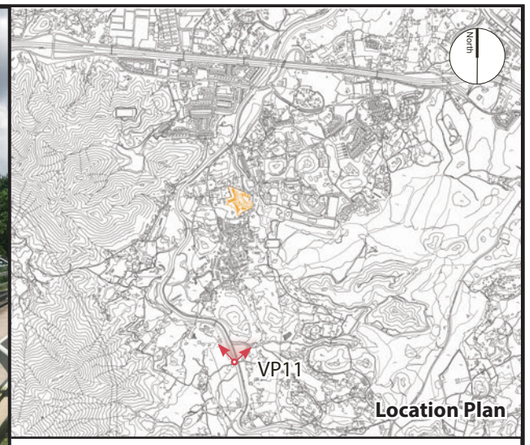
Viewing Point 11 : View looking north from Riverside footpath near Cheung Lek Village (Existing Situation)



Viewing Point 11 : View looking north from Riverside footpath near Cheung Lek Village (Approved Scheme)



Viewing Point 11 : View looking north from Riverside footpath near Cheung Lek Village (Proposed Scheme)



Viewing Point 11 (VP11)

Viewing point elevation: +16mPD
Viewing distance: 970m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

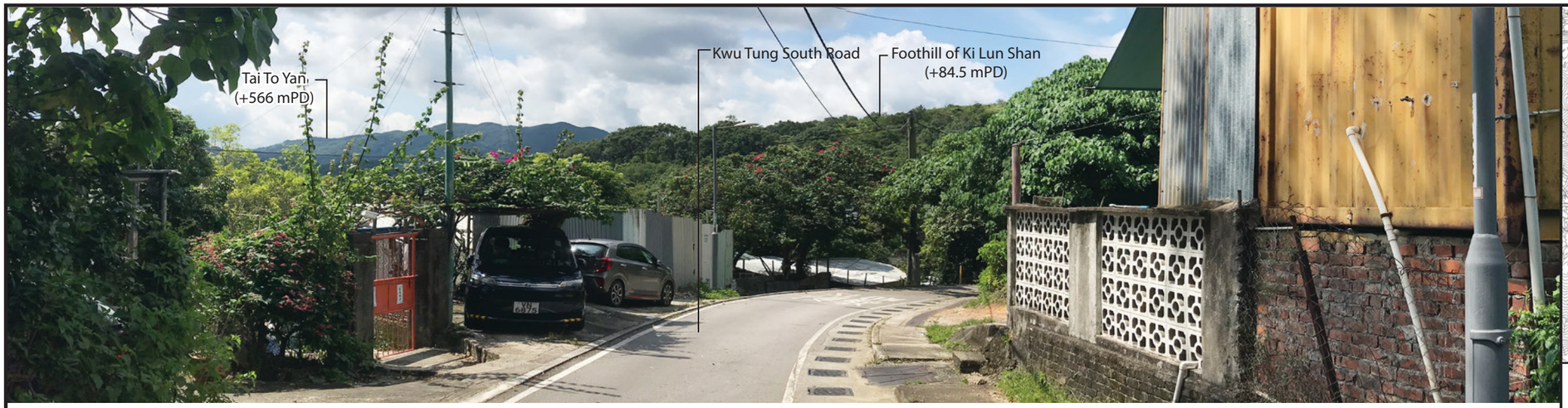
FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

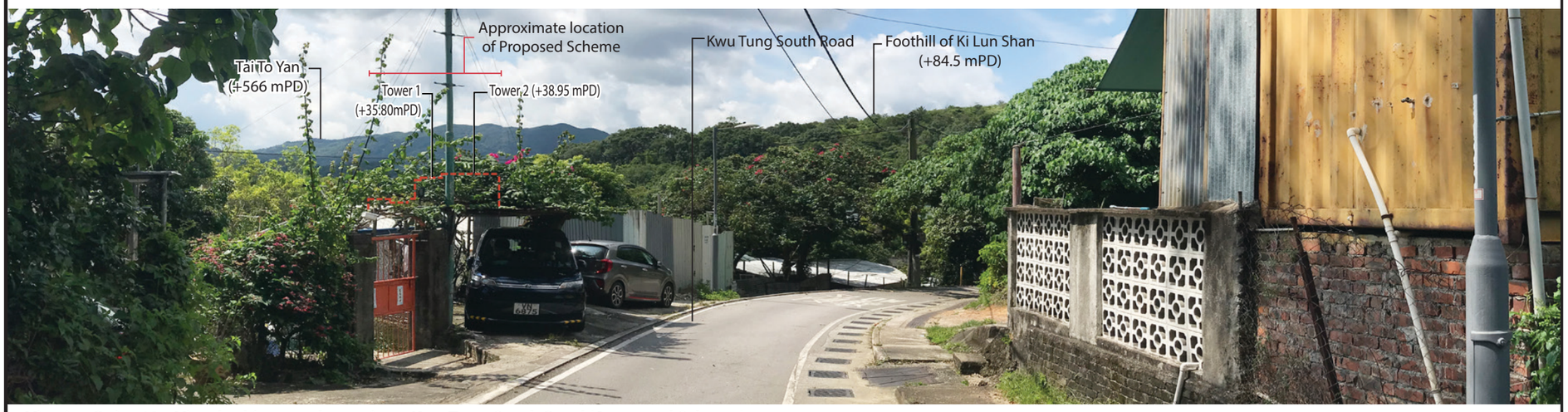
SCALE	NTS	DATE	Feb 2026
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.12 | REV A

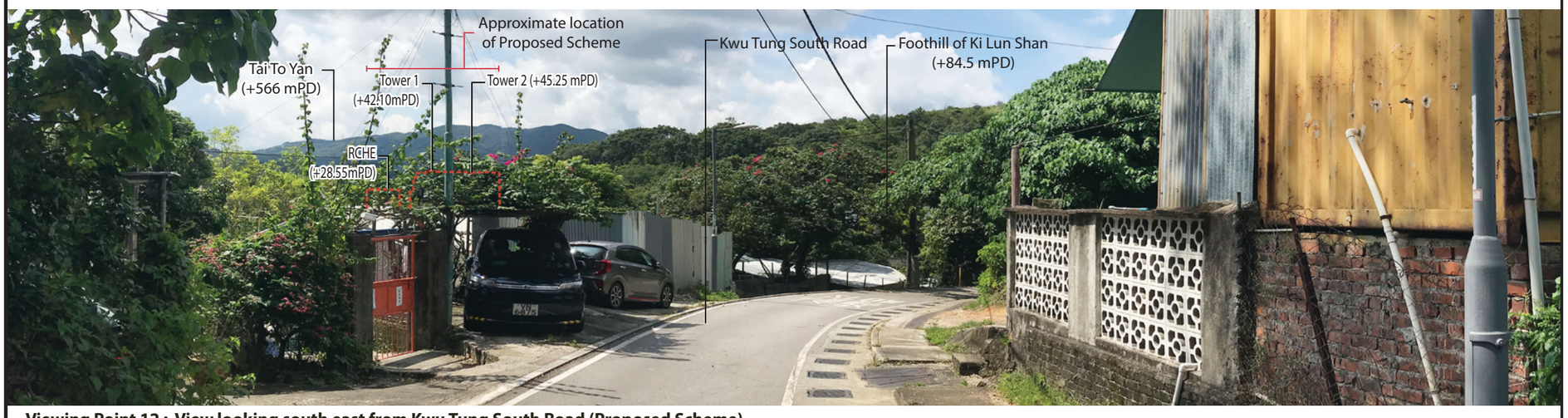
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Viewing Point 12 : View looking south east from Kwu Tung South Road (Existing Situation)



Viewing Point 12 : View looking south east from Kwu Tung South Road (Approved Scheme)



Viewing Point 12 : View looking south east from Kwu Tung South Road (Proposed Scheme)



Viewing Point 12 (VP12)

Viewing point elevation: +23mPD
Viewing distance: 600m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

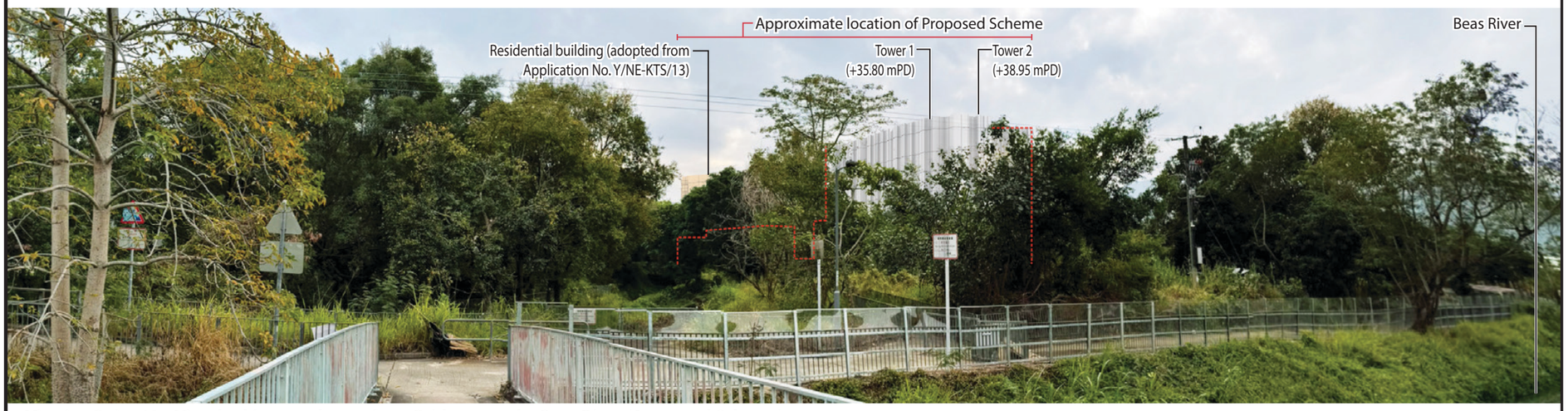
Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jan 2026
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.13	REV	A

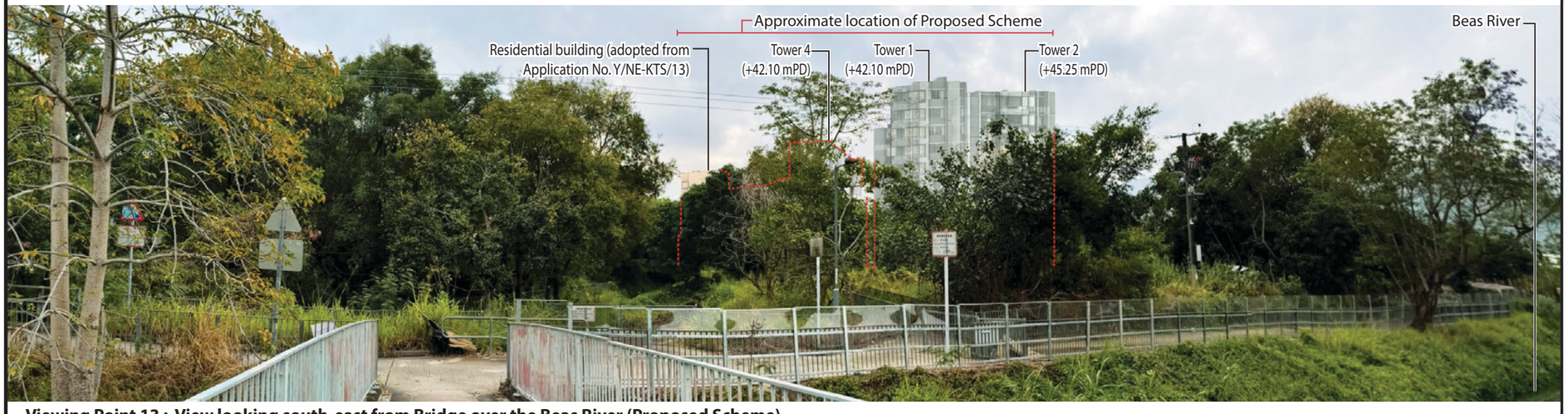
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Viewing Point 13 : View looking south-east from Bridge over the Beas River (Existing Situation)



Viewing Point 13 : View looking south-east from Bridge over the Beas River (Approved Scheme)



Viewing Point 13 : View looking south-east from Bridge over the Beas River (Proposed Scheme)



Viewing Point 13 (VP13)

Viewing point elevation: +9.5mPD
Viewing distance: 300m
Maximum building height of Proposed Scheme: +45.25mPD at R/F

Note:

A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.

FIGURE TITLE: Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

SCALE	NTS	DATE	Jun 2026
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FIGURE NO.	Figure 7.14	REV	A

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