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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 planning application for a Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories (hereafter referred to as the Application Site).
- 1.2 This application proposes the establishment of a new international school at Ki Lun Tsuen, strategically positioned adjacent to the emerging San Tin Technopole. The San Tin Technopole is envisioned as a critical node for the city's future growth, designed to attract local and international technology enterprises, start-ups, and research talent from across the globe. The school site has a unique setting that balances environmental serenity with accessibility to these cutting-edge industries. As the development of San Tin Technopole accelerates, the provision of a quality international school will enhance the attractiveness of San Tin as a family-friendly destination for tech professionals and contribute to the sustainable, vibrant growth of the Northern Metropolis.
- 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 Sheung Yue River / 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 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. 41 'Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board'.

2.0 Existing Site Description

- 2.1 The Application Site is located to the western side of the village of Hang Tau, Tai Po, covering an area of approximately 128,232 m². The overall site is an irregular, elongated shape and comprised two sections located on the eastern and western sides of the Sheung Yue River / River Beas, bounded by Hang village to the east, and Ki Lun village to the west. The site also includes the two proposed link bridges. The site area on the western side of the river generally slopes upwards with a cross fall of an east - west incline. At the southern portion existing site levels range from approximately +20.4 down to +11.2mPD near the riverside and at the central portion from around +18.8 down to +9.9mPD. At the northern portion the slopes are less pronounced, ranging between +14.4 down to +8.8mPD. On the eastern side of the river the land is generally flatter and more low lying, with levels ranging from +11.6 down to +8.8mPD.
- 2.2 The majority of the site is zoned as Agriculture (AGR), with a small portion at the south-west corner zoned as Green Belt (GB). The site currently contains a mix of land uses, including small holdings, orchards and wooded areas at the higher elevated parts and agricultural fields, ponds and some overgrown areas at the lower lying parts adjacent to the river. There are several existing trees on the site, with a mix of mature, native trees notable along the river corridor, but also weed trees, and tree groups comprising both native and exotic species, including several fruit trees.

3.0 Description of the Proposed Scheme

- 3.1 Under the current application, the proposed International School development consists of a campus set out in functional clusters of buildings and proposed land uses along an approximately 800m long section of the meandering River Beas. Land on both sides of the river is utilized, with a primary school and sport complex forming the core of a building cluster set out along the western side of the river and a middle school and departmental school buildings forming part of the development on the eastern side of the river. At the northern and southern ends of the site clusters of dormitory buildings

- are proposed, with the southern cluster of blocks with Max. B.H. +53.5mPD and the northern area of student and staff accommodation with B.H. +46mPD.
- 3.2 Road access to the site is from the western side of the river, where a new public road from the San Tin Technopole Development and the Northern Metropolis Highway is proposed. The main entrance from this external public road at the central western edge of the site leads to a north to south orientated boulevard which forms a spine road connecting all the development areas on the western bank of the river. At the central section of the site, this road joins two east to west routes forming a loop road which crosses the river at two proposed bridges. These cross-river links provide convenient connections between the main school-related facilities on either side of the river at the central section of the proposed scheme.
- 3.3 The central portion of the scheme includes development proposals on both sides of the river. The northern section is dedicated to outdoor sports facilities, with a sports field and a running track and a sports education area on the western side of the river and a proposed golf driving range on the eastern side. To the south of these recreational spaces the main school facilities are proposed. On the eastern side of the river middle / high school blocks (B.H. +43.8mPD, +41.0mPD, +34.5mPD, and +24.5mPD) occupy the river frontage and southern part. To the west a stepped development block (B.H. +49.1mPD, B.H. +44.6mPD, B.H. +40.5mPD -and +37.5mPD) are proposed.
- 3.4 The development is set back from the river edge to create a riverside park and continuous waterfront greenery, open space and pedestrian connections from north to south, through the centre of the campus. The disposition of the proposed buildings across the site includes a variety of heights and building forms, reflecting the different building typologies required for the campus area. The main development blocks on the western side of the river are set against the wooded valley side slopes, with clustering of different building typologies to create an interesting development form which responds to the surrounding terrain and meandering river frontage. The forms of several blocks also step down towards the riverside to create a more subtle transition between the existing landscape and the development proposals.
- 3.5 The urban design considerations for the proposed scheme are shown in **Figures 3.1.** and **3.2.**

Other Planned and Committed Developments

San Tin Technopole Development

- 4.13 The planned San Tin Technopole Development is located due west of the Application site. Whilst the site and this major development are separated by the uplands of Ngau Tam Shan (+337 mPD) and Ki Lun Shan / Hadden Hill (+222mPD), the low point between these peaks (Saddle Pass / Ki Lun Shan Au) is located adjacent to the Application Site. Owing to the high-rise nature of the Technopole Development, with building heights up to +200mPD, some visibility of Technopole from the Sheung Yue River / River Beas Valley is anticipated.
- 4.14 The planning of the San Tin Technopole Development will strike a balance between development and nature conservation. The development area comprises mainly the I&T Park and the San Tin Town Centre for providing diverse employment opportunities and various types of housing, as well as commercial uses, open space and community and infrastructural facilities. Major planning themes of the Technopole include:
- Developing a World Class I&T Hub - Together with the HSITP at the Lok Ma Chau Loop, the Technopole will supply about 300 ha of information and technology (I&T) uses;
 - Ecological Conservation – The proposals include the establishment of the Sam Po Shue Wetland Conservation Park (SPS WCP). The park is located along the core section of the flight path for migratory birds, in close proximity to the Mai Po Nature Reserve and other wetlands and has large areas of productive fishponds. Within the proposed area, 328 ha will be used for the implementation of ecological and fisheries enhancement measures for the development at STLMC area of the Technopole, while the remaining 10 ha is tentatively reserved for eco-education, eco-recreation and eco-tourism facilities. The proposals will enhance the ecological function and capacity of 288 ha of wetlands and fisheries resources of 40 ha of fishponds with active conservation management and modernised aquaculture to compensate for the loss of wetland habitats and fisheries resources arising from the development of the Technopole.
 - Balanced, Vibrant and Liveable Community – The area will provide about 50,000 to 54,000 new flats of different housing to help address the housing shortage in the territory. The proposals also include provisions of land for government, institution and community (GIC) facilities and open space have adopted the ratio of 3.5m² per person
- 4.15 The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node – Investigation and the Building Heights from the Draft San Tin Technopole Outline Zoning Plan (S/STT/1) dated 8th March 2024.

Kwu Tung North NDA

- 4.16 The Kwu Tung North (KTN) New Development Area (NDA) is located to the north of the Application Site and forms a component part of the future Northern Metropolis. The NDA is planned as a mixed-use development node with a focus on residential, commercial, research and development (R&D), and agricultural uses. It will also incorporate retail and service facilities, community and government spaces, and land for ecological conservation. The KTN NDA is located northwest of Fanling/Sheung Shui New Town and is designed to integrate with the existing area to form a larger FL/SS/KT New Town. The KTN NDA has a comprehensive network of recreation and green spaces comprising regional, district and local open spaces. The ecologically important Long Valley area (about 37 ha) is planned as “Long Valley Nature Park” (LVNP) which will be a “green lung” contributing to a quality living environment for the NDA. Apart from the LVNP, which showcases the harmonious blending of farming activities with nature conservation, about 45 ha of land to the north and south of the LVNP is also retained for agricultural uses.
- 4.17 The KTN NDA is located to the north of the Fanling Highway and is not considered a major visual consideration in the current assessment, in relation to the selected Vantage Points in proximity to the

site. However, from elevated vantage points from the south of the proposed development the KTN NDA will form the backdrop of the view and therefore the proposals are modelled for the purpose of representing a base case for the assessment, based on the RODP contained in the Approved EIA under Agreement No. CE 61/2007 (CE).

Fanling North NDA

4.18 The FLN NDA is proposed to be developed as a 'Riverside Community' making the best use of its beautiful riverside scenery and hilly backdrop to create a comfortable living environment with a mix of residential, retail and services and agricultural uses, community and government facilities.

4.19 Two district nodes with a mix of residential use, retail, social and community facilities, PTI and public open space are planned in the eastern portion to the immediate north of the existing market town of Luen Wo Hui and in the western portion to the north of Tin Ping Shan Tsuen respectively to serve as major activity nodes of the FLN NDA. To create a social and recreational hub easily accessible by the future residents and the existing communities in Fanling / Sheung Shui New Town, the current Shek Wu San Tsuen area, which is centrally located, will be developed into the Central Park with social welfare and recreational facilities in the vicinity, forming the civic core of the area. The north-western portion of the NDA is planned for various uses, including logistics facilities, bus depots, public heavy goods vehicle park and expansion for Shek Wu Hui Sewerage Treatment Works.

4.20 As the FLN NDA is largely concealed behind existing high-rise development at Fanling it is not considered a major visual consideration in the current assessment, although from elevated vantage points from the south of the proposed development the FLN NDA will form part of the backdrop of the view. The proposals are therefore modelled for the purpose of representing a base case for the assessment, based on the RODP contained in the Approved EIA under Agreement No. CE 61/2007 (CE).

Northern Metropolis Highway

4.21 The approximately 23-km Northern Metropolis Highway consists of four sections, namely the Tin Shui Wai Section, San Tin Section, Kwu Tung Section and the New Territories North (NTN) New Town Section, from west to east, linking the development nodes of the Northern Metropolis (including Ngau Tam Mei, San Tin Technopole, Kwu Tung North/Fanling North and New Territories North (NTN) New Town). The NMH will enhance accessibility to the new development areas and further enhance cross-boundary road connections for passengers and goods, enabling members of the public and visitors to travel conveniently to and from various major land boundary control points in the Northern Metropolis.

4.22 The Application site is adjacent to the San Tin section of the Highway, which is scheduled for completion in or before 2036, at which point it will form the major access route to the site. Prior to this, upgrading of the existing road network shall be undertaken to facilitate access to the proposed initial phases of the development.

Agricultural Park in Kwu Tung South

4.23 This proposed development is located to the south of the Application Site and aims to promote the modernisation and sustainable development of local agriculture. The development proposals comprise the construction of related infrastructure (such as irrigation, permanent basic lodging and storage facilities) and access roads including two vehicular bridges connecting with the existing Tsiu Keng Road. Most of the Agri-Park area will be used for agricultural activities, while the remaining part will be used for building infrastructural facilities and roads for supporting the Agri-Park. Considering its proposed scale, the Agri-Park is planned to be implemented in two phases. Phase 1 will be developed in a relatively small-scale (with an area of about 11 ha), with a view to enabling commissioning for use as early as possible.

Vantage Points

- 4.26 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage 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.
- 4.27 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 Vantage Points**.
- **Vantage Point 01:** View looking West from Hang Tau Tsuen Hall;
 - **Vantage Point 02:** View looking southwest from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets;
 - **Vantage Point 03:** View looking southeast from Kwu Tung Hang Village Rest Area;
 - **Vantage Point 04:** View looking east from Ki Lun Tsuen Playground;
 - **Vantage Point 05:** View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area;
 - **Vantage Point 06:** View looking south from Kwu Tung Road South;
 - **Vantage Point 07:** View looking southeast towards the site from Hadden Hill;
 - **Vantage Point 8:** View looking northwest from Cheung Lek Sitting Out Area;
 - **Vantage Point 9:** View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2;
 - **Vantage Point 10:** View looking northeast from the summit of Ngau Tam Shan;
 - **Vantage Point 11:** View looking north from a ridgeline trail in Lam Tsuen Country Park;
- 4.28 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 vantage 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.

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 vantage 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. 41.

- **Vantage Point 01:** View looking West from Hang Tau Tsuen Hall;
- **Vantage Point 02:** View looking southwest from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets;
- **Vantage Point 03:** View looking southeast from Kwu Tung Hang Village Rest Area;
- **Vantage Point 04:** View looking east from Ki Lun Tsuen Playground;
- **Vantage Point 05:** View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area;
- **Vantage Point 06:** View looking south from Kwu Tung Road South;
- **Vantage Point 07:** View looking southeast towards the site from Hadden Hill;
- **Vantage Point 8:** View looking northwest from Cheung Lek Sitting Out Area;
- **Vantage Point 9:** View looking northeast from Sheung Shui Hang Tau Village Sitting-out Area No. 2;
- **Vantage Point 10:** View looking southwest from the summit of Ngau Tam Shan.
- **Vantage Point 11:** View looking north from a ridgeline trail in Lam Tsuen Country Park;

7.4 **Vantage Point 01: View looking west from Hang Tau Tsuen Hall (Figures 7.2 refers).** At an elevation of approximately +15.5mPD and at a distance of 220m, this vantage point represents views from village areas to the east of the Application Site, with reference to the public facility of the Village Hall at the centre 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 largely screens views to the proposed development beyond. In this view the tight cluster of three storey houses effectively screens views towards most of the Application site.

7.5 *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 minimal greenery and planting. As such the visual sensitivity of this VP is considered to be low.

7.6 *Visual Composition:* Not entirely apparent

The visual composition of the Proposed Scheme would not be entirely apparent from this location owing to the screening effect of existing village development. A very small part of the upper floors of the proposed sport complex is visible through gaps in the housing, with the majority of the development screened from view.

- 7.56 *Effect on Public Viewers:* Negligible
With the implementation of the proposed development there will be no impact on public viewers.
- 7.57 *Effect on Visual Resources:* None
The visual resources apparent in this view will not be affected by the proposals.
- 7.58 *Overall visual Impact:* Negligible
Due to the screening effect of the existing landform and vegetation there will be no impact on this view.
- 7.59 **Vantage Point 09: View looking northeast from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Figures 7.13 and 7.14 refer).** This vantage point, at an elevation of approximately +14.8mPD and located at a distance of approximately 160m, is available to residents and the public using the sitting out area facilities within Hang Tau Village. The view is selected to illustrate views from the existing village areas to the immediate north of the proposed development. The existing view is relatively enclosed by riverside development, with glimpsed views of the backdrop of mountain peaks including Ngau Tam Shan (+337mPD) and Kai Keng Leng (+585mPD) and the spurs and ridgelines associated with these upland formations.
- 7.60 *Sensitivity of Public Viewers:* Medium
This vantage point is available to residents and users of this Sitting Out Area. The existing riverside setting with a mountain backdrop is an attractive composition. The degree of visibility towards the Application Site is partially screened and there are alternative views along the river channel to the north and as such the sensitivity would be considered medium.
- 7.61 *Visual Composition:* Not entirely apparent
The visual composition of the Proposed Scheme would not be entirely apparent from this location owing to the screening effect of intervening structures, landform, vegetation and mature trees along the riverside and within the existing village. Nevertheless, owing to the proximity of this vantage point to the northern part of the development the middle and upper floors of the development would be visible, with glimpsed views of the southern part of the scheme between existing trees.
- 7.62 *Visual Obstruction:* Moderate
Whilst only the northern portion of the development is prominent within the scene, this building mass does obstruct the ridgeline backdrop of the view, including obscuring the summit of Ngau Tam Shan.
- 7.63 *Effect on Public Viewers:* Moderate
The ridgeline backdrop is an attractive part of the view, however the sitting out area is contained by existing boundary structures, whilst in the base case view elements of the San Tin Technopole and proposed warehouse development at the edge of Hang Tau village are visible within the background of the scene.
- 7.64 *Effect on Visual Resources:* Moderate
As noted above, from this vantage point the proposed development obstructs a key section of the hillside backdrop and breaks the ridgeline of both Ngau Tam Shan and Kai Keng Leng. This is considered to have a Moderate impact on visual resources within the context of the overall view.
- 7.65 *Overall Visual Impact:* Slightly / Moderately Adverse
Owing to the proximity of this vantage point to the proposed development the middle and upper portions of the development at the northern end of the site would be visible along the river corridor. The development also blocks views to key sections of the ridgeline backdrop. However, there is already significant development in the foreground areas and large scale proposed development such

as the San Tin Technopole are also visible in the base case view. As such the overall impact of the proposed development is judged Slightly/Moderately Adverse.

7.66 Vantage Point 10: View looking northeast from the summit of Ngau Tam Shan (Figures 7.15 and 7.16 refer). At an elevation of approximately +337mPD and at a distance of about 1200m hikers using a seasonal trail to summit of Ngau Tam Shan enjoy panoramic views over the north of the Beas River valley against a backdrop of towards Sheng Shui and Fanling and the view of the valley from this elevated vantage point also illustrates that this is a developed landscape near the existing high rise urban centre of Sheng Shui and Fanling. The development of Kwu Tung North and Fanling North NDA's will add to the density of this backdrop development in the future. To the South of the Fanling Highway the approved development under s12A Applications No.Y/NE-KTS/12, No.Y/NE-KTS/14 and No.Y/NE-KTS/15 (up to +75mPD) and No.Y/NE-KTS/13 (up to +40.3mPD) will add to the extent of development within the landscape and will form the base case scenario for the assessment. The development is set towards the edge of the valley and is therefore less prominent than some of these other proposed medium-rise developments within the valley floor.

7.67 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, although there are also views over Fanling Golf Course. There would be some change in the visual character of this part of the valley environment owing to the introduction of new middle rise development on the eastern margins of the river corridor. There are alternative panoramic views to the east and northeast. Given the availability to relatively few hikers the visual sensitivity of this VP is considered to be Medium.

7.68 Visual Obstruction: Small blockage of view

The panoramic view over the valley would be partially affected by the imposition of this development on the valley floor some distance away from this elevated vantage point. The visible sections of the development proposals would obscure views of small holdings and existing wooded areas along the riverside.

7.69 Effect on Public Viewers: Slight

It should be noted that this elevated view from a remote hillside overlooking the valley would be experienced by a relatively few public viewers. Given the panoramic nature of the view the development would have a limited effect on the sense of openness and is of a visually compatible in scale relative to existing and approved developments within the valley floor.

7.70 Effect on Visual Resources: Small

The implementation of the Proposed Scheme would obscure views a small portion of the developed and vegetated valley floor. A similar landscape extends across much of the northern part of the Beas River Valley, so this loss is not considered significant. Owing to the small scale of potential impact relative to the overall extent of such visual resources in this wide, panoramic view, the effect on existing visual resources is considered small.

7.71 Overall Visual Impact: Slightly Adverse

The visible portion of the scheme is a small component of this panoramic view, which is viewed against a backdrop of the skyline of Fanling and Sheung Shui. When considering the base case, the development is not unprecedented, but will in effect add to the increase in building scale within the valley as represented by the approved developments under Applications Nos. Y/NE-KTS/12, Y/NE-KTS/14, Y/NE-KTS/15 and Y/NE-KTS/13 located to the northern and central part of the view. The base case view is nevertheless already relatively developed and so the overall impact is assessed to be Slightly Adverse.

7.72 Vantage Point 11: View looking north from a ridgeline trail in Lam Tsuen Country Park (Figures 7.17 and 7.18 refer). At an elevation of approximately +450mPD and at a distance of about 2600m hikers using this ridgeline trail enjoy panorama views over the Beas River valley against a backdrop

hills and development towards Sheng Shui and Fanling and the more distant skyline of Shenzhen. Whilst it is the most distant of the vantage points considered in the assessment, the elevated and panoramic view over this area provides a good overview of the development context of the proposals. Whilst the Beas River Valley has moments of tranquil and natural quality the view of the valley from this elevated vantage point also illustrates that this is a developed landscape near the existing high rise urban centre of Sheng Shui and Fanling. The development of Kwu Tung North and Fanling North NDAs will add to the density of this distant development in the future. To the South of the Fanling Highway the approved development under s12A Applications No.Y/NE-KTS/12, No.Y/NE-KTS/14 and No.Y/NE-KTS/15 (up to +75mPD) and No.Y/NE-KTS/13 (up to +40.3mPD) will add to the extent of development within the landscape and will form the base case scenario for the assessment.

7.73 *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 this part of the valley environment owing to the introduction of new middle rise development on the eastern side of the River Beas Valley. There are alternative panoramic views in multiple directions from this ridgeline vantage point. Given the availability to relatively few hikers the visual sensitivity of this VP is considered to be Medium.

7.74 *Visual Obstruction: Small blockage of view*

The panoramic view over the valley would be partially affected by the imposition of this development on the valley floor some distance away from this elevated vantage point. The visible sections of the development proposals would obscure views of small holdings and existing wooded areas along the existing riverside.

7.75 *Effect on Public Viewers: Slight*

It should be noted that this elevated view from a ridgeline overlooking the valley would be experienced transiently by relatively few public viewers. Given the panoramic nature of the view the development would have a limited effect on the sense of openness and is of a visually compatible in scale relative to existing and approved developments within the valley floor.

7.76 *Effect on Visual Resources: Small*

The implementation of the Proposed Scheme would obscure views a small portion of the developed and vegetated valley floor. A similar landscape extends across much of the northern part of the Beas River Valley, so this loss is not considered significant. Owing to the small scale of potential impact relative to the overall extent of such visual resources in this wide, panoramic view, the effect on existing visual resources is considered small.

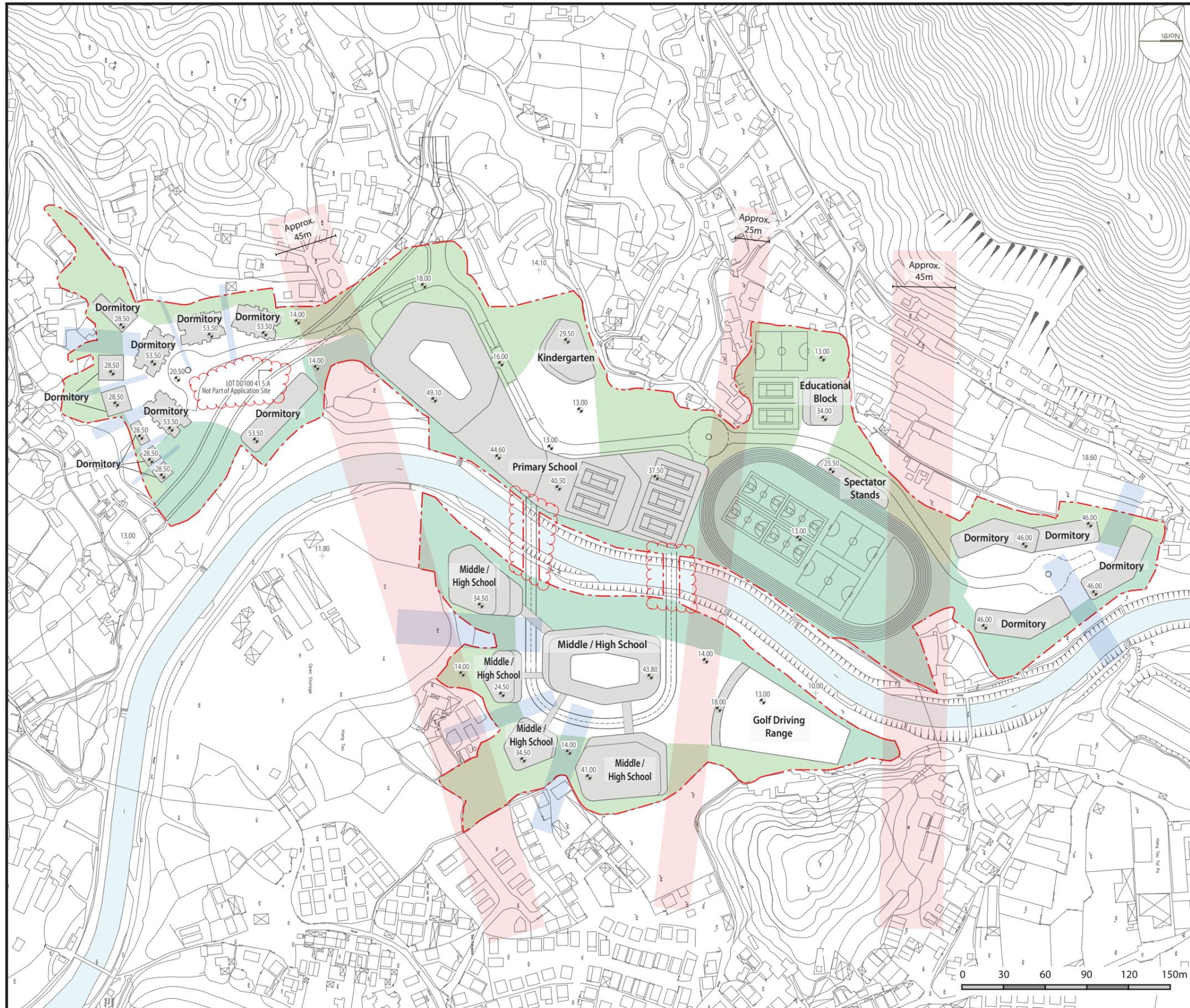
7.77 *Overall Visual Impact: Slightly Adverse*

The visible portion of the scheme is a small component of this panoramic view, which is viewed against a backdrop of the skyline of Fanling and Sheung Shui and is a relatively minor addition to the proposed NDAs at Kwu Tung North and Fanling North which would be prominent visual elements in the base case view. As such the overall impact is assessed to be Slightly Adverse.

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 has revealed that the visual envelope and the primary and secondary zones of visual influence are largely contained near 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 School development consists of a campus set out in functional clusters of buildings and proposed land uses along an approximately 800m long section of the River Beas. The development is set back from the river edge to create a continuous riverside park with extensive greenery, open space and pedestrian connections from north to south, through the centre of the campus. The disposition of the proposed buildings across the site includes a variety of heights and building forms, reflecting the different building typologies required for the campus area. The eastern side of the river is lightly developed, with the central area occupied by a sports field and a running track. The western side, set against the wooded valley side slopes, is more densely developed, with clustering of different building typologies to create an interesting development form which responds to the surrounding terrain and meandering river frontage. The forms of the various blocks also step down towards the riverside to create a more subtle transition between the existing landscape and the development proposals.
- 8.3 The selection of vantage 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 most 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 a base case scenario, which includes approved but yet to be implemented developments within the local areas. For four of the selected public vantage points the predicted visual impacts will represent no or negligible impact, as the development is fully or almost fully screened by a combination of existing landform and vegetation, existing and future development. However, the relative assessed impacts from seven of the ten vantage points, typically in close proximity to the site, are considered to be slightly adverse (four VPs) and slightly / moderately adverse (three VPs), 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



LEGEND

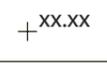
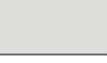
-  Application Site Boundary
-  Existing Levels (+mPD)
-  Proposed Levels (+mPD)
-  Proposed Building
-  Proposed Visual Corridor
-  Proposed Building Separation
-  Proposed Building Setback (Riverside)
-  Proposed Building Setback (Hillside)

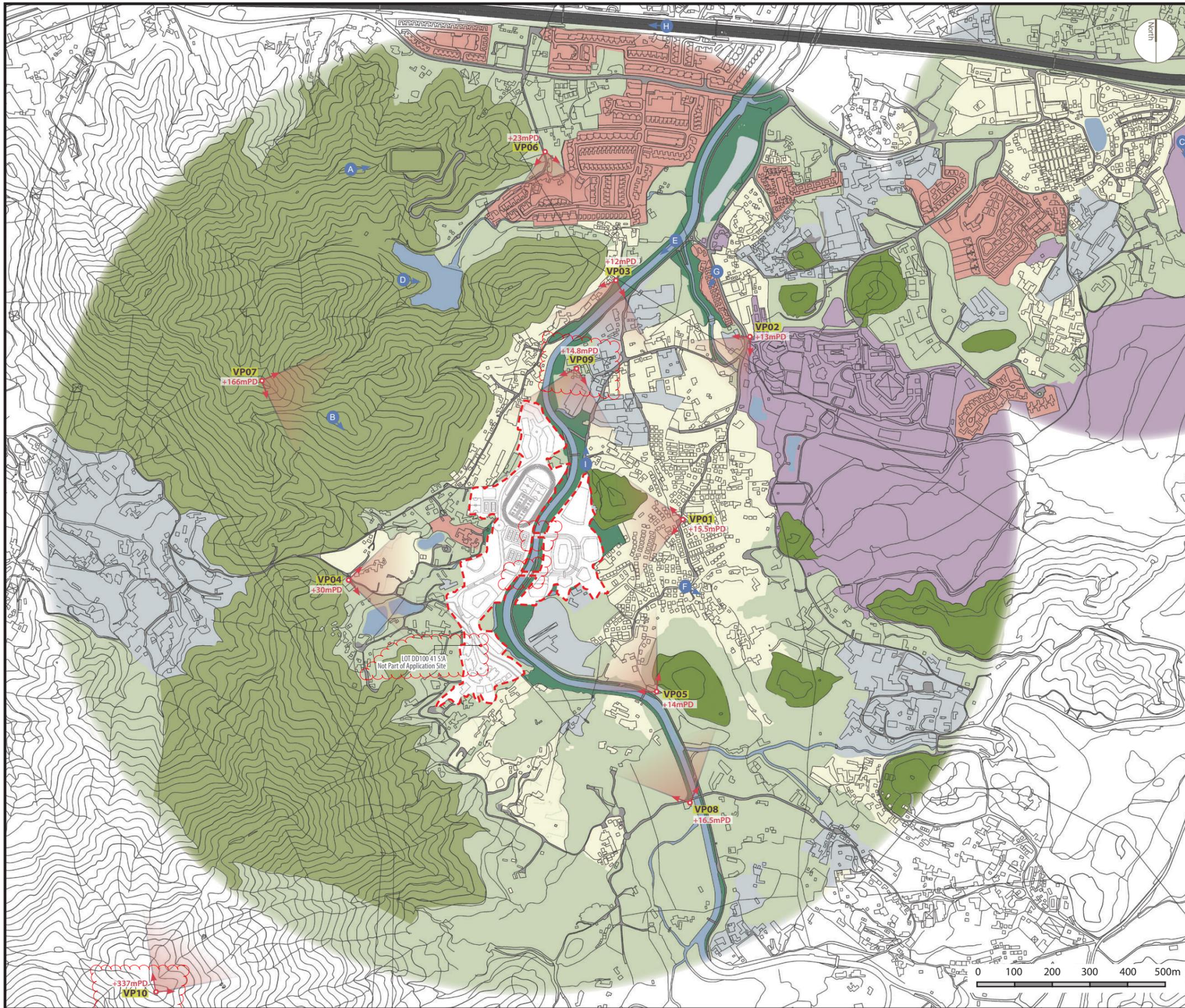


FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Proposed Scheme: Urban Design Considerations

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| FIGURE NO. | Figure 3.1 | | REV |
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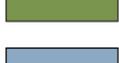
- LEGEND**
-  Application Site Boundary
 -  Proposed Scheme
 -  Fields of View towards the Proposed Development
 -  Key Public Vantage Points
 -  Approximate Height in mPD
 -  Location of photographs of Visual Elements
 -  Fanling Highway
 -  Village Type Development
 -  Private Residential Development
 -  Grassy Hillides
 -  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

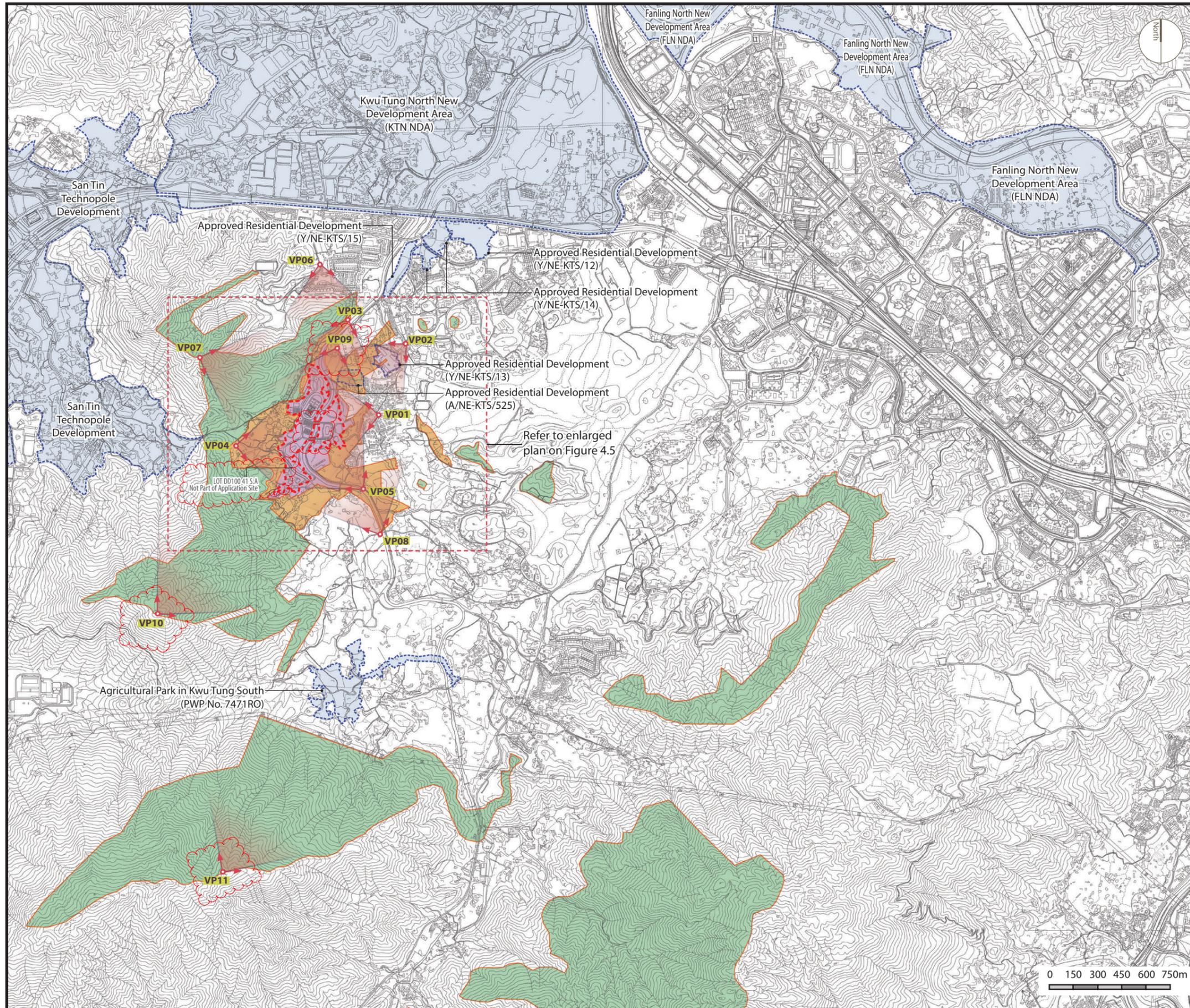
FIGURE TITLE
Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Elements

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| FIGURE NO. | Figure 4.1 | | REV |
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LEGEND

-  Application Site Boundary
-  Location of Vantage Point and Angle of Main View
-  Proposed Scheme (Max building height +53.50mPD)
-  Proposed/Approved Development
-  Zone of Visual Influence
-  Primary ZVI – Area from which the majority of the development can be seen is largely contained within the Application Site boundary and the immediate margins of the river corridor and village roads and footpaths surrounding the site, owing to property boundary structures, mature tree growth and elements of built development.
-  Secondary ZVI – Area with more limited visibility of the Proposed Scheme due to intervening obstacles. As such the visible part of the Proposed Scheme is largely limited to glimpsed views of the upper portions of the proposed buildings at the site. For the most part views of the Proposed Scheme are obscured or screened by intervening landform, mature tree growth and built development including industrial concerns and village houses.
-  Tertiary ZVI - 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.

Vantage Points

- Vantage Point 01:** View looking west from Hang Tau Tsuen Hall
- Vantage Point 02:** View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets
- Vantage Point 03:** View looking south from Kwu Tung Hang Village Rest Area
- Vantage Point 04:** View looking east from Ki Lun Tsuen Playground
- Vantage Point 05:** View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area
- Vantage Point 06:** View looking south from Kwu Tung South Road
- Vantage Point 07:** View looking south east towards the site from Hadden Hill
- Vantage Point 08:** View looking north west from Cheung Lek Sitting-out Area
- Vantage Point 09:** View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2
- Vantage Point 10:** View looking northeast from the summit of Ngau Tam Shan
- Vantage Point 11:** View looking north from a ridgeline trail in Lam Tsuen Country Park (Kai Kung Leng)

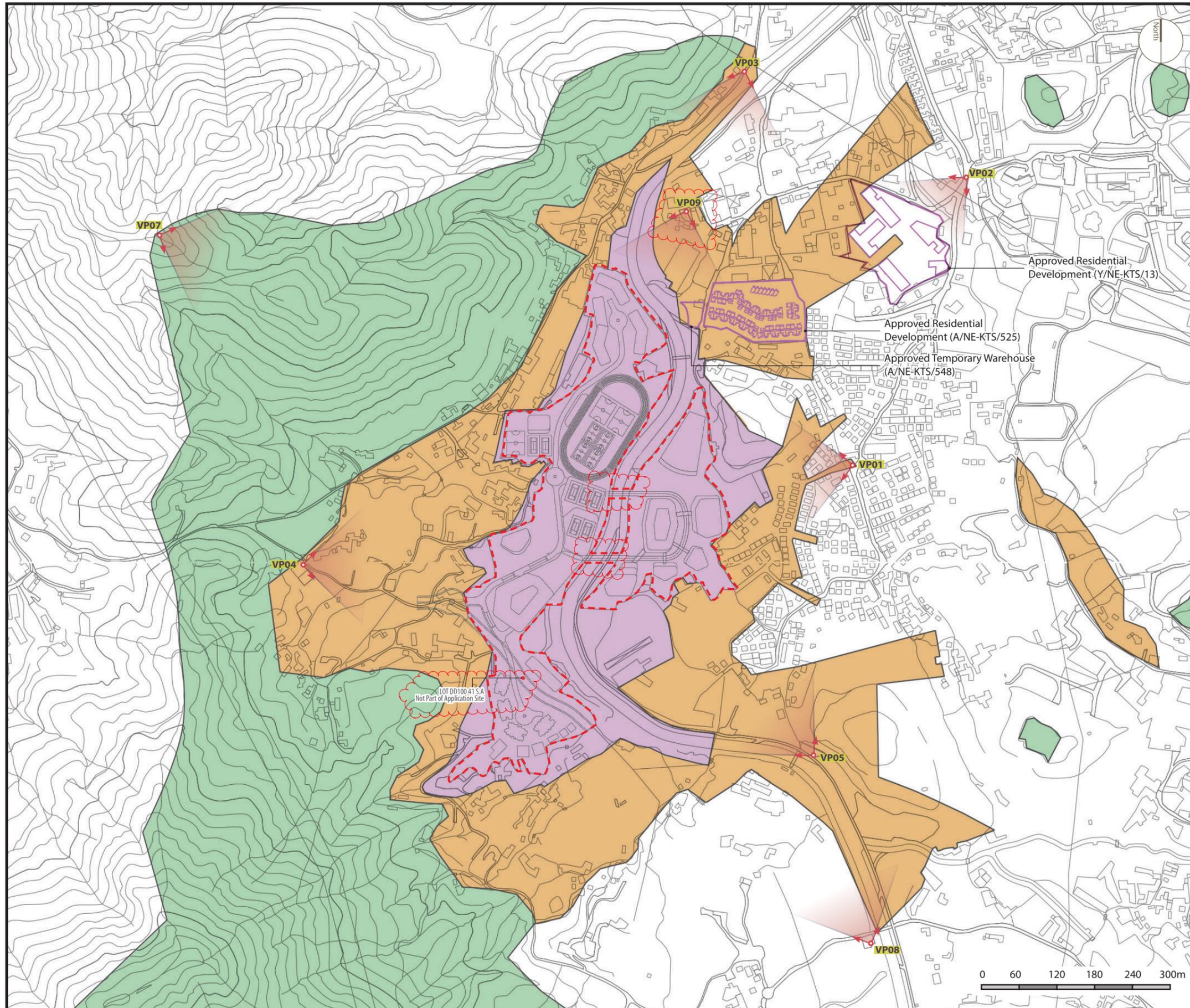
FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Envelope and Visually Sensitive Receivers

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| FIGURE NO. | Figure 4.4 | | REV |
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LEGEND

-  Application Site Boundary
-  Location of Vantage Point and Angle of Main View
-  Proposed Scheme (Max building height +53.50mPD)
-  Proposed/Approved Development
-  Zone of Visual Influence
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Vantage Points

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- Vantage Point 05:** View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area
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- Vantage Point 10:** View looking northeast from the summit of Ngau Tam Shan
- Vantage Point 11:** View looking north from a ridgeline trail in Lam Tsuen Country Park (Kai Kung Leng)

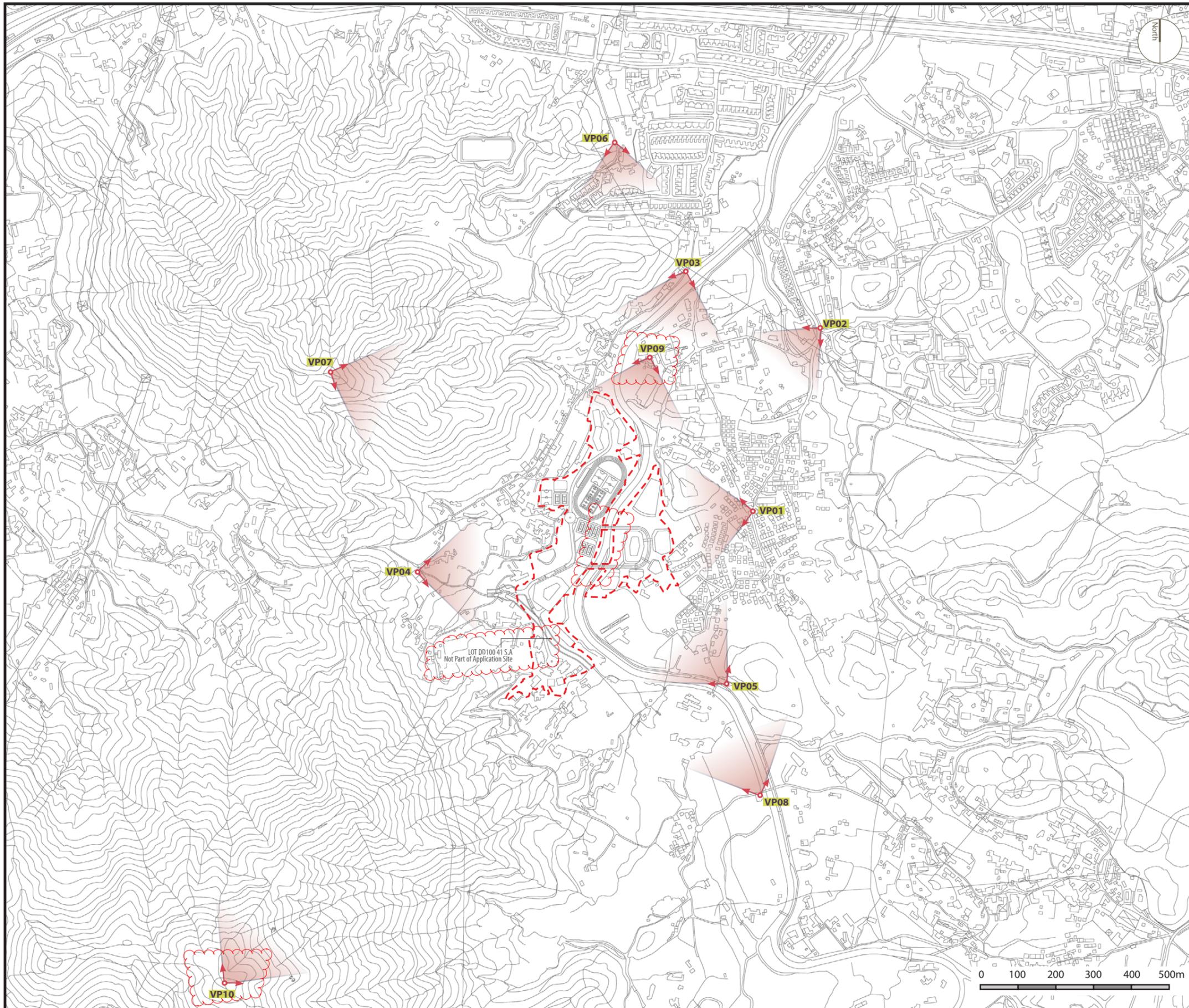
FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Envelope and Visually Sensitive Receivers

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| FIGURE NO. | Figure 4.5 | | REV |
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LEGEND

-  Application Site Boundary
-  Location of Vantage Point and Angle of Main View
-  Proposed Scheme (Max building height +53.50mPD)

Vantage Points

- Vantage Point 01:** View looking west from Hang Tau Tsuen Hall
- Vantage Point 02:** View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets
- Vantage Point 03:** View looking south from Kwu Tung Hang Village Rest Area
- Vantage Point 04:** View looking east from Ki Lun Tsuen Playground
- Vantage Point 05:** View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area
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- Vantage Point 10:** View looking northeast from the summit of Ngau Tam Shan
- Vantage Point 11:** View looking north from a ridgeline trail in Lam Tsuen Country Park (Kai Kung Leng)

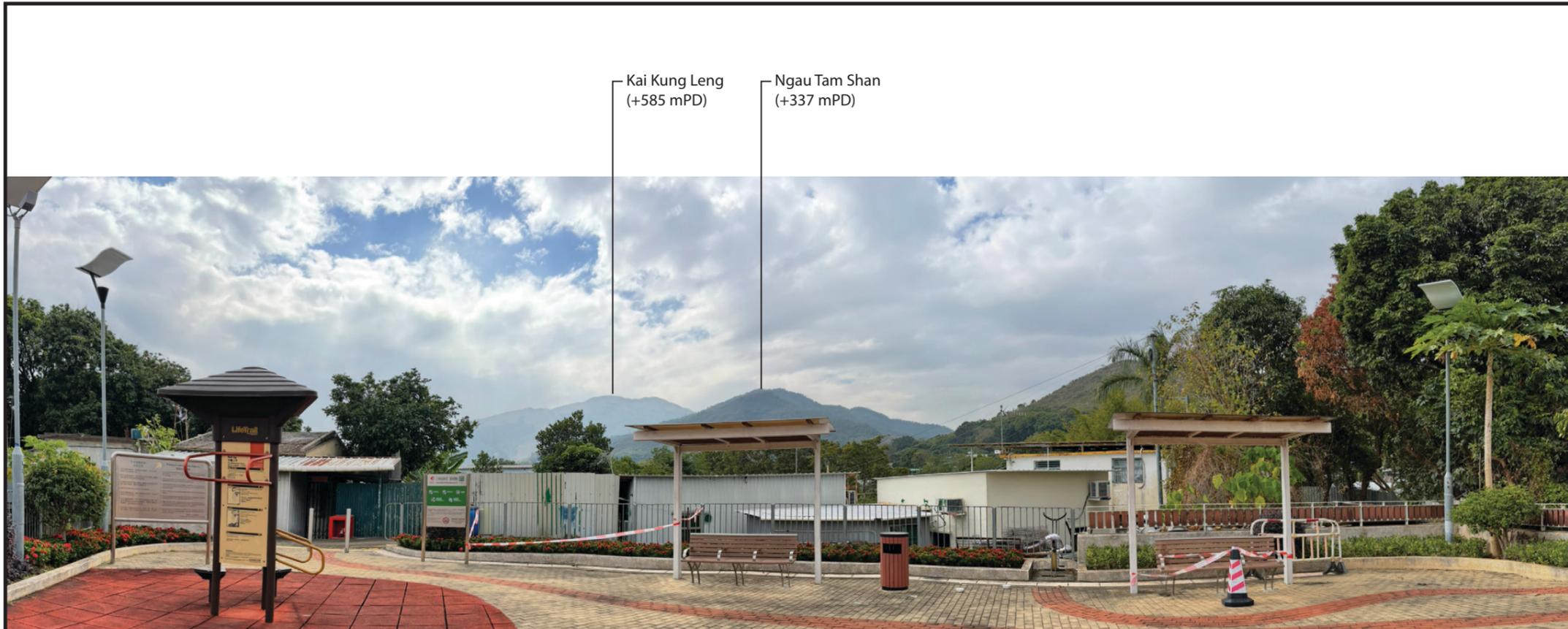
FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Proposed Location of Photomontage Vantage Points

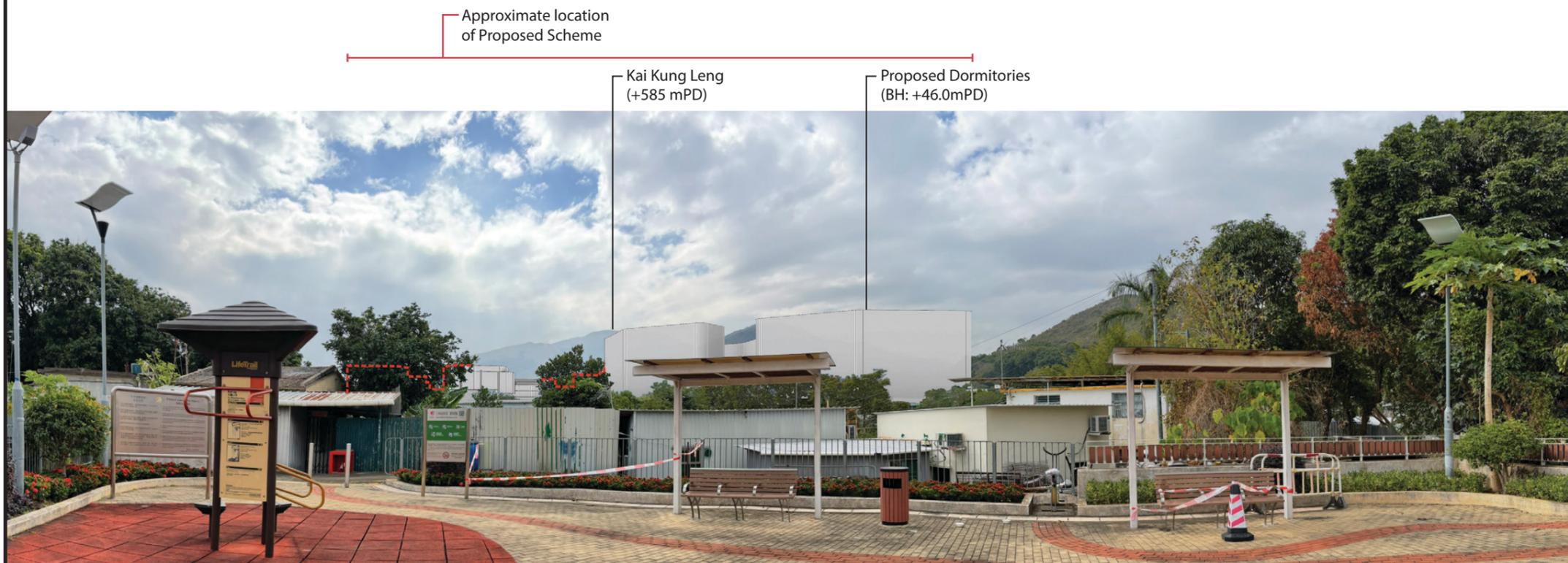
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| FIGURE NO. | Figure 7.1 | | REV |
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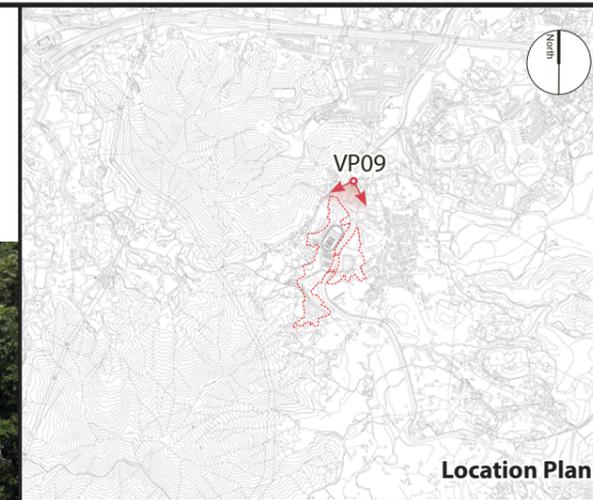
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Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Existing Situation)



Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Proposed Scheme)



Vantage Point 09 (VP09)

Vantage point elevation: +14.8mPD
 Viewing distance: About 160m
 Maximum building height of Proposed Scheme: +53.50mPD 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 School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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| FIGURE NO. | Figure 7.13 | | REV |
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Proposed Temporary Warehouse Approved under application No. A/NE-KTS/548 (About +23m PD)

Kai Kung Leng (+585 mPD)

Ngau Tam Shan (+337 mPD)

Approximate location of San Tin Technopole Development

Logistics, Storage and Workshop / Innovation and Technology (Planning Area No. 13A and 13B) (Max BH: +170mPD)



Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Base Case)

Proposed Temporary Warehouse Approved under application No. A/NE-KTS/548 (About +23m PD)

Approximate location of Proposed Scheme

Kai Kung Leng (+585 mPD)

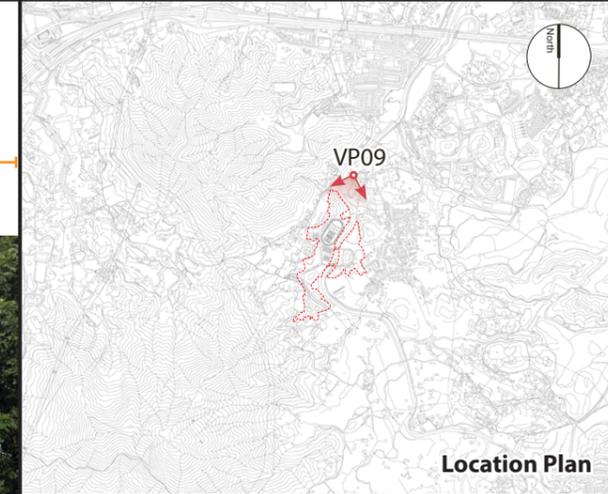
Proposed Dormitories (BH: +46.0mPD)

Approximate location of San Tin Technopole Development

Logistics, Storage and Workshop / Innovation and Technology (Planning Area No. 13A and 13B) (Max BH: +170mPD)



Vantage Point 09: View looking southwest from Sheung Shui Hang Tau Village Sitting-out Area No. 2 (Proposed Scheme - Base Case)



Location Plan

Vantage Point 09 (VP09)

Vantage point elevation: +14.8mPD
Viewing distance: About 160m
Maximum building height of Proposed Scheme: +53.50mPD at R/F

Note:

The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin/Lok Ma Chau Development Node – Investigation and the Building Heights from the Draft San Tin Technopole Developments Outline Zoning Plan (S/ STT/1) dated 8th March 2024.

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

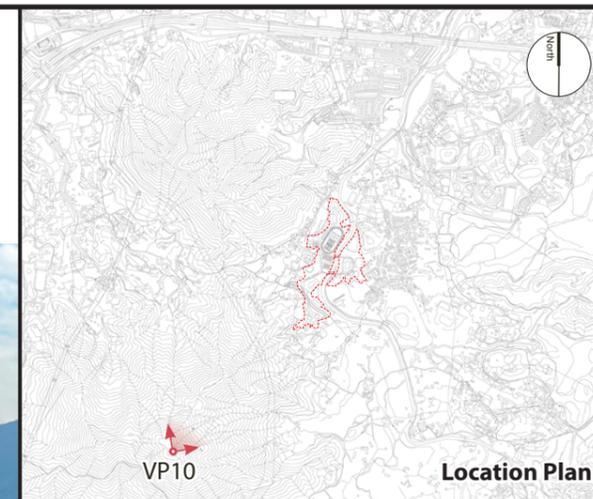
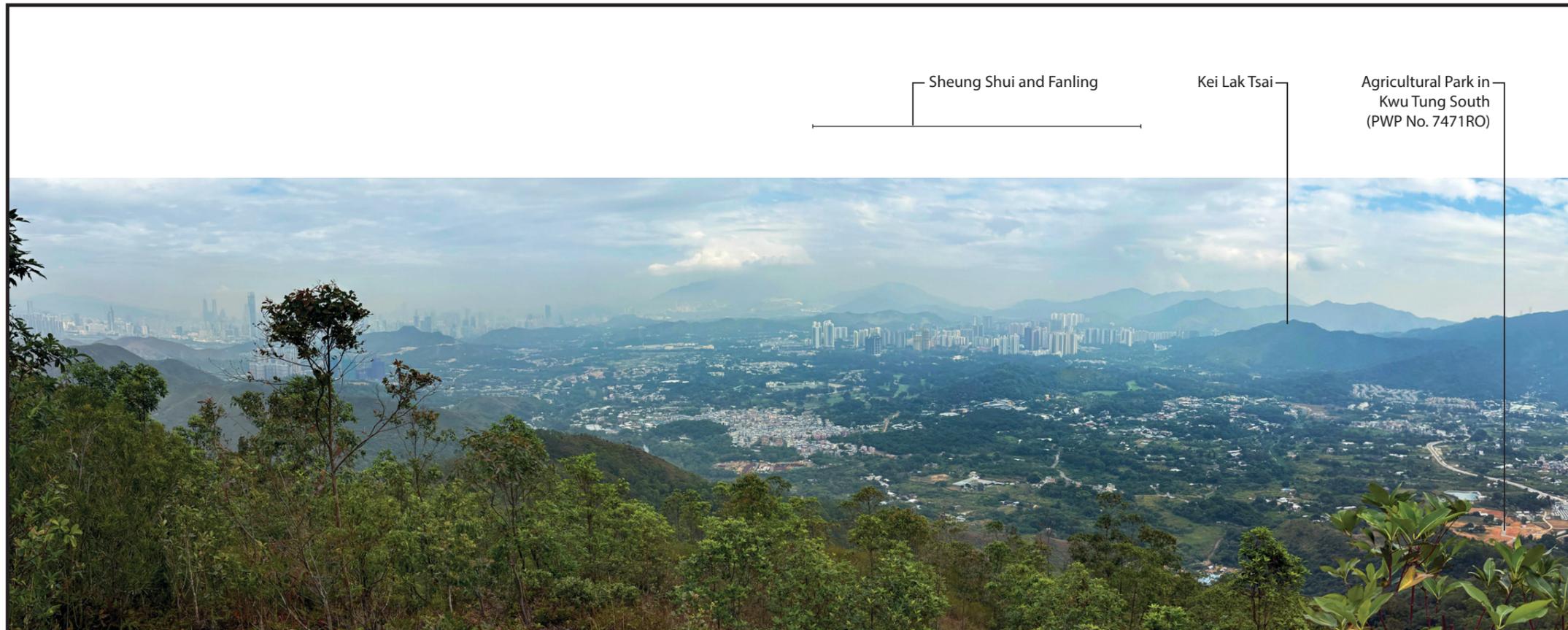
FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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| FIGURE NO. | Figure 7.14 | | REV |
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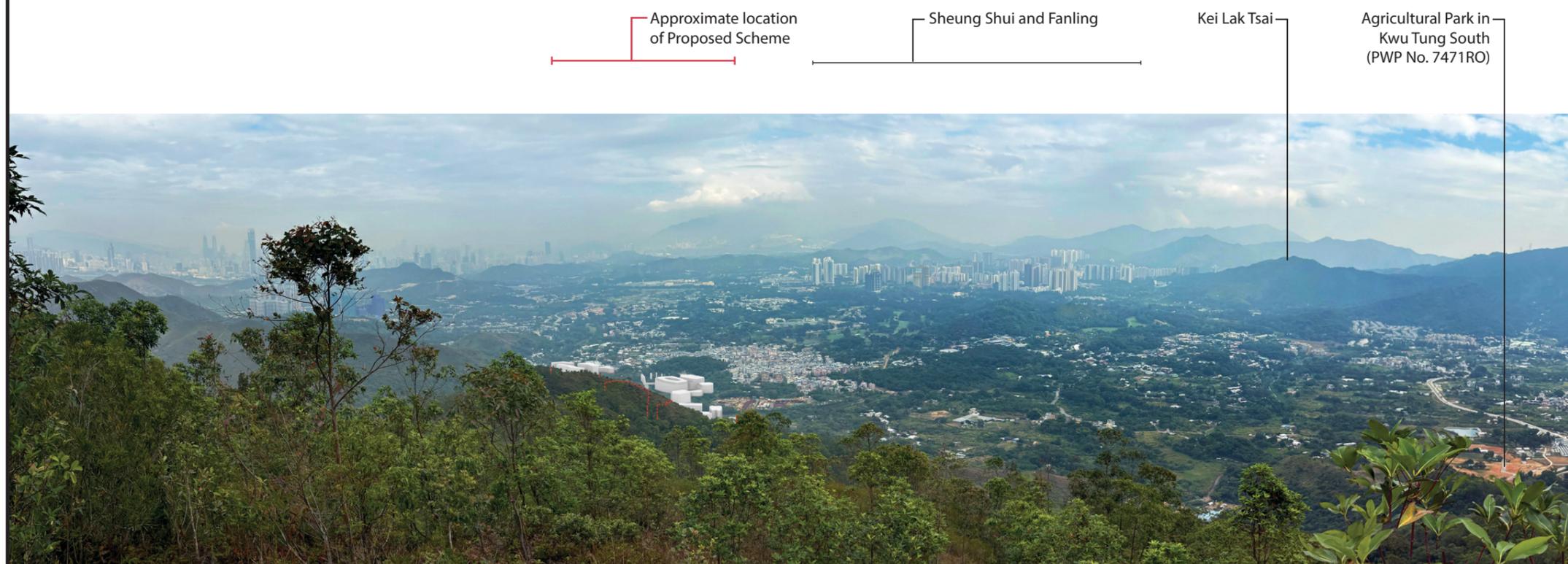
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Vantage Point 10 (VP 10)

Vantage point elevation: +337mPD
 Viewing distance: About 1200m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Vantage Point 10: View looking northeast from the summit of Ngau Tam Shan (Existing Situation)



Note:

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

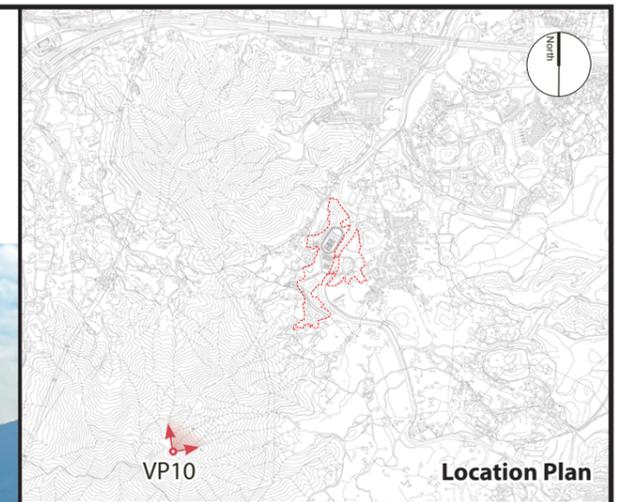
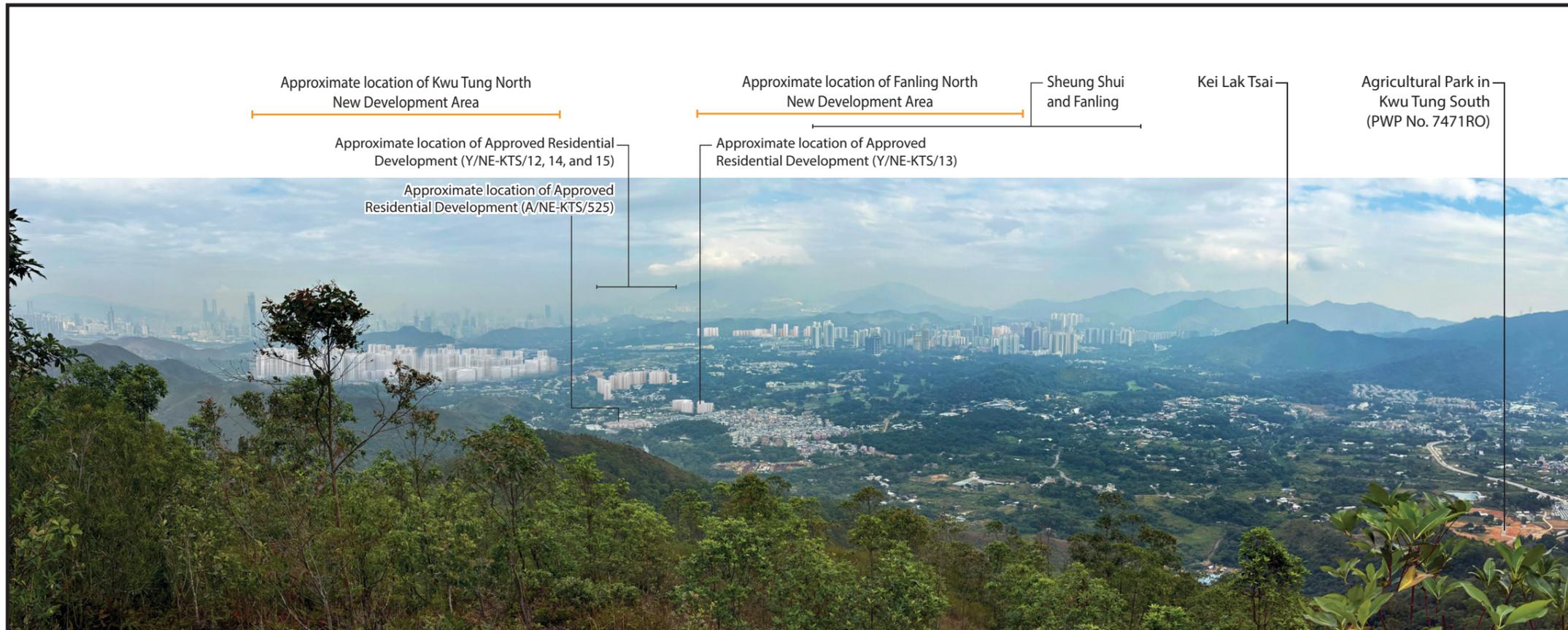
Vantage Point 10: View looking northeast from the summit of Ngau Tam Shan (Proposed Scheme)

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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| FIGURE NO. | Figure 7.15 | | REV |
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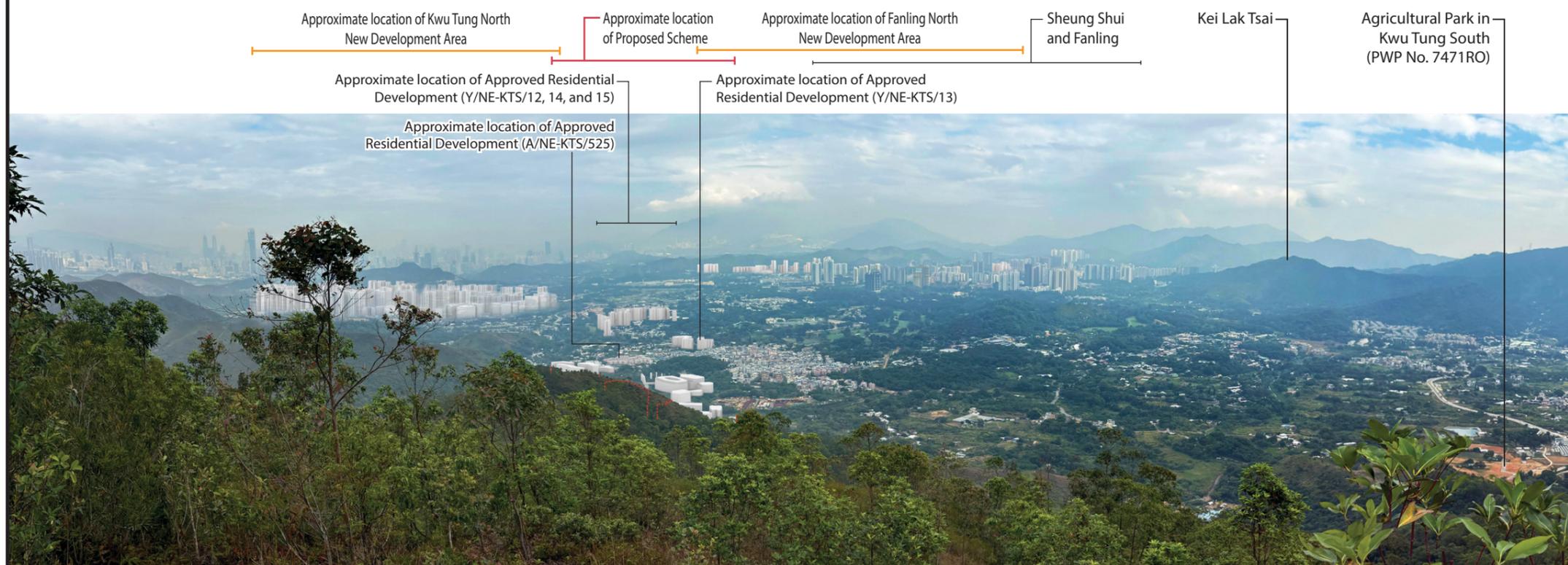
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Vantage Point 10 (VP 10)

Vantage point elevation: +337mPD
 Viewing distance: About 1200m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

Vantage Point 10: View looking northeast from the summit of Ngau Tam Shan (Base Case)



Vantage Point 10: View looking northeast from the summit of Ngau Tam Shan (Proposed Scheme - Base Case)

Note:

The building layout for the Kwu Tung North New Development Area (KTN NDA) and Fanling North New Development Area (FLN NDA) are 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) and Fanling North Outline Zoning Plan (S/FLN/4) dated 19th September 2023.

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

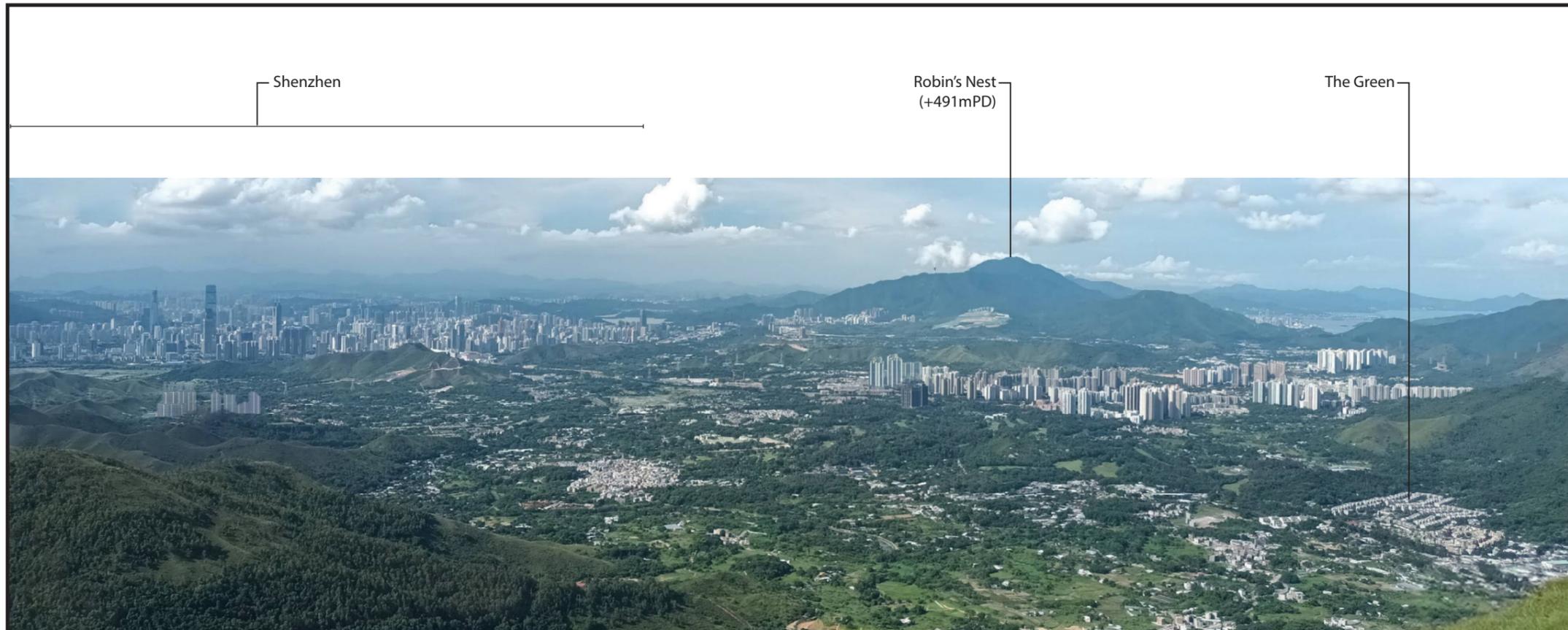
FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

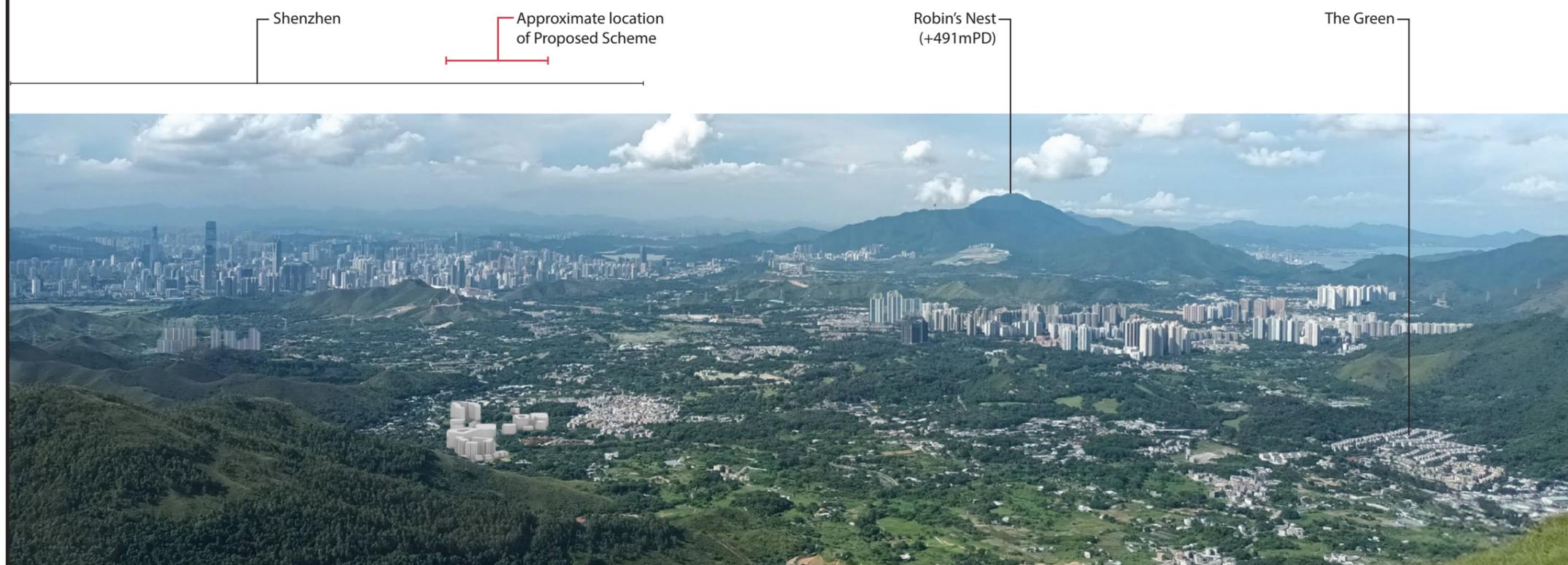
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| FIGURE NO. | Figure 7.16 | | REV |
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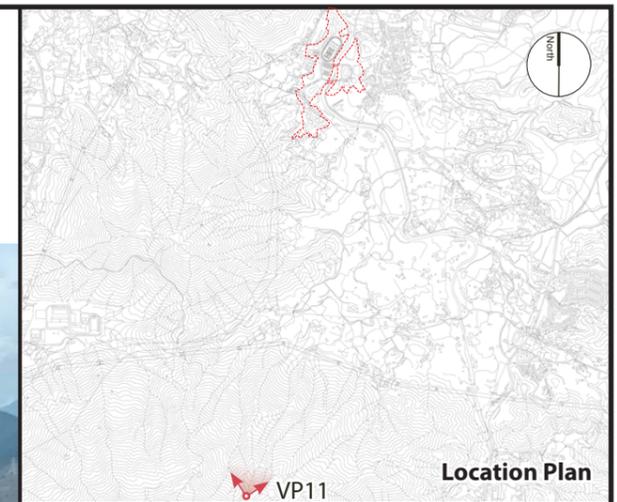
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Vantage Point 11: View looking north from a ridgeline trail in Lam Tsuen Country Park (Existing Situation)



Vantage Point 11: View looking north from a ridgeline trail in Lam Tsuen Country Park (Proposed Scheme)



Vantage Point 11 (VP 11)

Vantage point elevation: About +450mPD
 Viewing distance: About 2600m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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| FIGURE NO. | Figure 7.17 | | REV |
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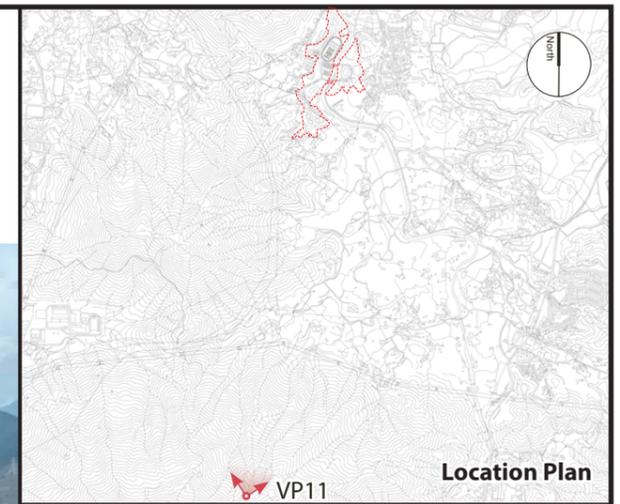
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Vantage Point 11: View looking north from a ridgeline trail in Lam Tsuen Country Park (Base Case)



Vantage Point 11: View looking north from a ridgeline trail in Lam Tsuen Country Park (Proposed Scheme - Base Case)



Vantage Point 11 (VP 11)

Vantage point elevation: About +450mPD
 Viewing distance: About 2600m
 Maximum building height of Proposed Scheme: +53.50mPD at R/F

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FIGURE TITLE Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Impact Assessment: Photomontages

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| FIGURE NO. | Figure 7.18 | | REV |
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