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

Visual Impact Assessment

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Project Title	Proposed School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories
Report Title	**Visual Impact Assessment**

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Table of Contents

Figures

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 127,000 m^2. 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 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**.

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. 41, 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.

4.1 The visual envelope (VE), the area from which the proposed development would be seen at this locality, is shaped by a combination of adjacent lowland rural landscape, vegetation alongside the River Beas and the surrounding low-rise residential / village settlements and proposed approved medium and high -rise development in the vicinity. 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. 41, 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.

4.2 To the east the VE is contained initially by wooded knolls and existing development and vegetation at the western edge of Hang Tau Village. 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 very small component of the view.

4.3 To the south the immediate VE is contained by the edges of small holdings and vegetation on the valley floor, where intermittent vegetation and village type development filters views towards the site. Wooded knolls to the south of Hang Tau Village also play a role in limiting views from a south-easterly direction. Vegetation and development on the valley floor also filter 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.

4.4 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 Sheung Yue River / River Beas Valley. The VE is contained by scattered development of Ki Lun Tsuen to the west of the Beas River Channel and associated trees and property boundaries on the lower slopes of the valley side.

4.5 To the north views are contained by development on the valley sides, including low rise Private Residential developments such a Goodwood Park and future development under Planning Approval Y/NE-KTS/13 to the north east of the site and by scattered development including warehouses and light industrial land uses to the immediate east of the River Beas Channel, Views are also filtered by existing mature vegetation aligned to roads and the riverside areas that pass through the Beas River valley.

4.6 Within the VE (defined in accordance TPB PG NO. 41), 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 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 Zone of Visual Influence – 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 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 Sheung Yue River / River Beas 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 east 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

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 3.5m^2 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. The KTN NDA development is therefore not modelled for the purpose of representing a base case for the assessment, which is largely based on future approved developments to the south of the Fanling Highway.

Northern Metropolis Highway

4.18 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.

4.19 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

4.20 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.

4.21 The Agri-Park aims to help nurture agro-technology and knowledge on modern farm management through leasing farmland and providing associated agricultural facilities for farmers to conduct commercial farming. The establishment of a visitor centre is also proposed and there would appear to be some potential educational synergies with the proposed school campus at the Application Site.

Proposed Residential Developments

4.22 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 developments (Application No. Y/NE-KTS/506, Application No. Y/NE-KTS/12) and 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.
- Approved private housing development (Application No. Y/NE-KTS/13) with maximum BH +40.3 mPD.
- Approved private housing development (Application No. Y/NE-KTS/525) with maximum BH +22.5 mPD.

Vantage Points

4.23 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.

4.24 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;

4.25 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.

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 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 valley landscape.
- 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, visual corridors and building separations, and the adoption of stepped height profiles to respond to the visual context.
- Landscape and visual mitigation for the identified public vantage points.
- Sensitive design of the site formation works particularly and design of structures and levels along the site boundary adjacent to the Sheung Yue River / River Beas.

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. 41.

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 a sensitive architectural layout which seeks to maximise setbacks from the riverside and other boundary areas of the site.
- Adoption of stepped height principle with stepping down of building blocks towards the riverside and in response to the ridgeline to create a more subtle transition between the existing landscape and the development proposals.
- Introduction of visual corridors through the site on an east to west axis and incorporation of building separations which serve to break up the combined development frontage along the western bank of the River Beas and avoid a potential wall effect;
- Planning of this elongated site as a series of uses, clustered as different building typologies, thereby avoiding a monotonous linear appearance and creating a more interesting development form which responds to the surrounding terrain and meandering river path.
- Introduction of articulated building facades to further break-up the visual mass of the individual blocks through the manipulation of architectural form; and the creation of areas of light and shade;
- Setting back the buildings from the site boundary to allow for road access and retention of existing trees, and where this is not possible, the planting of a new tree buffer;

- Building setbacks along the riverside margins of the site to allow retention of existing mature trees, and the creation of a riverside park and open space winding through the centre of the development; and
- Creation of a responsive development platform design which follows the existing site contours and steps down towards the river corridor to ensure better integration with the immediate landscape and visual context.

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 riverside and valley context.
- 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 tree planting, 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 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;

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 housed, with the majority of the development screened from view.

7.7 *Visual Obstruction*: Slight
Only a small portion of the development is glimpsed through the foreground development and obstructs a small part of the open sky.

7.8 *Effect on Public Viewers*: Slight
The proposed development is largely screened from view, where the scene is dominated by the enclosing, close-nit village housing and largely unencumbered by views of development, with only a glimpsed view through to the upper portion of the proposed sports complex at the eastern edge of the site.

7.9 *Effect on Visual Resources*: Slight
As noted above, from this vantage point the proposed development obstructs a small part of the open sky which is considered an insignificant impact on these visual resources within the context of the overall view.

7.10 *Overall Visual Impact*: Slightly Adverse
The overall visual impact at the vantage point is slightly adverse, as only a small part of the development is glimpsed through a gap between the existing housing development, and the scene is dominated by the village environs.

7.11 **Vantage Point 02: View looking southwest from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets** (**Figures 7.3** and **7.4** refer). This view looks south-west towards the site from Hang Tau Road, across the northern part of Hang Tau Village, at a distance of approximately 500m from the Application Site. In this view, the scheme is set against the backdrop of the ridgeline formed by Ngau Tam Shan (+337 mPD) and Ki Lun Shan / Hadden Hill (+222mPD) to the west of the Sheung Yue River / River Beas. This view is currently one of the few locations along Hang Tau Road (north of Hang Tau Village) where existing development and vegetation along the road corridor open up sufficiently to allow longer views across the landscape. However, owing to intervening landform, vegetation and existing low-rise development, the scheme proposed at the application site would be largely screened from this vantage point. It should also be noted that on implementation of the approved residential development under Application No. Y/NE-KTS/13, views towards the site will be screened by new medium-rise buildings adjacent to Hang Tau Road (**Figure 7.4** refers). The impacts are therefore assessed relative to this base case scenario.

7.12 *Sensitivity of Public Viewers:* Medium
This vantage 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.

7.13 *Visual Composition*: Not apparent
In the existing situation a small portion of the upper floors of the northern part of the scheme would be visible above the existing tree line. However, relative to the base case, with the implementation of approved development under Application No. Y/NE-KTS/13, this portion of the scheme would be screened by the approved development set in the foreground of the view.

7.14 *Visual Obstruction*: None
Under the base case scenario, the proposed development will not be visible from this location and therefore there will be no visual obstruction. Relative to the existing situation the visual obstruction would be rates as slight.

7.15 *Effect on Public Viewers*: Negligible
With the implementation of the proposed development under the base case scenario there will be no impact on public viewers.

7.16 *Effect on Visual Resources*: None
Under the base case scenario, the visual resources apparent in this view will not be affected by the proposals. Relative to the existing situation the effect on visual resources would be rated as slight.

7.17 *Overall visual Impact*: Negligible
Due to the screening effect of the existing vegetation and landform and low-rise development and the implementation of future approved development in the foreground of this view, there will be no overall visual impact on this vantage point.

7.18 **Vantage Point 03: View looking south-east from Kwu Tung Hang Village Rest Area (Figures 7.5 refers)** This vantage point, at an elevation of approximately +12.0mPD and located at a distance of approximately 380m, 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 Sheung Yue River / River Beas. The view is selected to illustrate that the proposed development would be screened by existing vegetation and landform along the riverside and illustrates that the proposed project would have limited visibility in for public viewers moving along the attractive river corridor, until relatively close to the site. 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.

7.19 *Sensitivity of Public Viewers:* Medium
This vantage 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 screened and there are alternative views along the river channel to the north and south and as such the sensitivity would be considered medium.

7.20 *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 landform, hillside vegetation and mature trees along the riverside. A very small part of the upper floors of the northern part of the development may be visible above the treetops, with the majority of the development screened from view.

7.21 *Visual Obstruction*: Slight
Only a small portion of the development is glimpsed through the trees and obstructs a small part of the hillside backdrop of the view.

7.22 *Effect on Public Viewers*: Slight
The proposed development is largely screened from view, where the scene is dominated by the enclosing greenery and largely unencumbered by views of development, with only glimpsed views through vegetation to the northern part of the development.

7.23 *Effect on Visual Resources*: Slight
As noted above, from this vantage point the proposed development obstructs a small part of the hillside backdrop, without breaking the ridgeline. This is considered to have a slight impact on visual resources within the context of the overall view.

7.24 *Overall Visual Impact*: Slightly Adverse
Only the upper portions of the development at the northern end of the site would be visible along the river corridor but owing to the relatively small area visible and the distance of the view this does not significantly detract from the quality of the scene, which remains dominated by the riverside and its greenery with some filtered views of existing development. There are also alternative views along the river channel to the north, and the overall impact of the proposed school development is judged to be Slightly Adverse.

Vantage Point 04: View looking east from Ki Lun Tsuen Playground (Figures 7.6 refers) This vantage point, at an elevation of approximately +30.0mPD and located at approximately 250m, is available to residents and the public using the playground facilities. The view is selected to illustrate that the proposed development would be largely screened by existing vegetation and village development at Ki Lun Tsuen and illustrates that the proposed project would have very limited

visibility in public views from this local amenity. The existing view is relatively enclosed by hillside vegetation and tree planting at property boundaries, with views above the treetops to the open sky.

7.25 *Sensitivity of Public Viewers:* Medium
The existing playground has an attractive setting of greenery. The degree of visibility towards the Application Site is partial / glimpsed and there are alternative views towards the west.

7.26 *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 trees. A very small part of the upper floors of the northern part of the development may be visible above the treetops, with the majority of the development screened from view.

7.27 *Visual Obstruction*: Slight
Only a small portion of the development is glimpsed through the trees and obstructs a small part of the open sky and a distant residential tower near Sheng Shui.

7.28 *Effect on Public Viewers*: Negligible
The proposed development is largely screened from view, where the scene is dominated by the enclosing greenery and largely unencumbered by views of development, with only glimpsed views through vegetation to the northern part of the development.

7.29 *Effect on Visual Resources*: Slight
As noted above, from this vantage point the proposed development obstructs a small part of the open sky and a distant residential tower near Sheng Shui, which are considered an insignificant impact on these visual resources within the context of the overall view.

7.30 *Overall Visual Impact*: Negligible
The overall visual impact at the vantage point is insignificant, as only a very small part of the development is glimpsed through the existing tree belt and the scene is dominated by the village edge and its greenery and largely unencumbered by views of the proposed development. The change is therefore considered to have negligible impact in comparison to the existing situation.

7.31 **Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area** (**Figures 7.7** and **7.8** refers). This vantage point at an elevation of approximately +14mPD is located to the south-west of the site at a viewing distance of around 270m. The view is available to users of the seating out area and pedestrians approaching a bridge crossing over the River Beas. The view is selected to illustrate that despite the proximity of the vantage point; the proposed development would be largely screened by existing vegetation and development along the riverside. The scale of the visible part of the development at the southern end of the site would also be compatible with other built elements in the view, which are also set within the wooded fabric of the valley floor. 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 and Ngau Tam Shan, framing the low point of the ridge at Saddle Pass. The base case scenario for the assessment includes the proposed development of the San Tin Technopole on the other side of Saddle Pass, a major technology related development with a range of proposed land-uses. The zoning nearest the site includes future Logistic Storage and Workshops and Innovation and Technology related development, with a maximum building height of +170mPD.

7.32 *Sensitivity of Public Viewers: Medium*
This vantage 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.

7.33 *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 the existing riverside tree belts on the eastern side of the Beas River. The measures adopted to minimize the visual impact such as building separations are evident in views from this vantage and help reduce the scale of the development relative to existing built structures visible in the view.

7.34 *Visual Obstruction*: Medium
The southern end of the development will be visible above the riverside tree belt from this vantage point and the proposed building obstructs views to the wooded hillside and open sky. The development also marginally breaches the ridgeline at the low point of the mountain backdrop at Saddle Pass. Noting that relative to the base case, the more distant high-rise development at San Tin Technopole only effect the open sky view, the visual obstruction is rated as Medium.

7.35 *Effect on Public Viewers*: Slight
Whilst the scene comprises several attractive elements including the riverside and its greenery and views to the foothills of Hadden Hill and Ngau Tam Shan, there are also glimpsed views through the vegetation on the east side of the river towards some low-rise storage sheds and other riverside development. Only the middle and upper floors of the southern end of the development would be visible in this view. When the base case scenario, including the backdrop of the San Tin Technopole Development is considered, the cumulative effect of the development on public viewers is considered slight.

7.36 *Effect on Visual Resources*: Slight
As noted above, from this vantage point the proposed building obstructs views to the wooded hillside and open sky and marginally breaches the ridgeline at the low point of the mountain backdrop at Saddle Pass. However, these are a relatively small proportion of these resources available in this view and therefore the effect on Visual Resources is Slight.

7.37 *Overall Visual Impact*: Slightly/Moderately Adverse
Only the middle and upper portions of the development at the southern end of the site would be visible along the river corridor but owing to the relatively small scale of the buildings and the impact of mitigation measures this does not significantly detract from the quality of the scene, which remains dominated by the riverside and its greenery with some filtered views of existing development. There are also alternative views along the river channel to the south. When assessed against the base case scenario, the high-rise development at San Tin Technopole, although more distant, does impart a cumulative developed character to the view, relative to which the additional impact of the proposed school development is judged to be Slightly / Moderately Adverse.

7.38 **Vantage Point 06: View looking south from Kwu Tung South Road** (**Figures 7.9** refers). This vantage point is at an elevation of approximately +23.0mPD and located at approximately 650m from the proposed development. The view is selected to illustrate that views from the north of proposed development at this distance are screened by the foothills of Ki Lun Shan / Hadden Hill, with the ridgeline elevation of around +84.5mPD and associated woodland vegetation eliminating any visual impact from the vantage point of 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.

7.39 *Sensitivity of Public Viewers: Medium*
This vantage 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) and Tai To Yan (+566mPD). The sensitivity would therefore be considered medium.

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

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

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

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

7.44 *Overall visual Impact*: Negligible
Due to the screening effect of the existing landform and vegetation there will be no impact on this view.

7.45 **Vantage Point 07: View looking southeast towards the site from Hadden Hill** (**Figures 7.10** and **7.11** refer). At an elevation of approximately +166mPD and at a distance of about 650m hikers using a seasonal trail to summit of Hadden Hill enjoy panorama views over the south of the Beas River valley and east 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 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 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 prominent development within the landscape and will form the base case scenario for the assessment. The full extent of the school proposal is blocked by foothills along most of this trail, however development at the southern end of the site is evident in views over the valley landscape.

7.46 *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 less so towards the south. 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.

7.47 *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 southern section of the development proposals would obscure views of a large light industrial / storage yard on the eastern bank of the river but also obscure areas of small holdings and tree planting to the south of the Application Site.

7.48 *Effect on Public Viewers*: Moderate
Noting that there is limited dense village development nor any medium rise development in the southern portion of the valley, there would be change in the visual character of the valley environment owing to the introduction of new mid-rise development on the western side of the River Beas. 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, however the more rural

character of the southern portion of the valley would be disturbed. The proposed Agricultural Park in Kwu Tung South would be visible in this view, however built development associated with these proposals are small scale and in-keeping with the existing rural character.

7.49 *Effect on Visual Resources*: Small
The implementation of the Proposed Scheme would obscure views of a large light industrial / storage yard on the eastern bank of the river and a small portion of the lightly developed and vegetated valley floor. However, a similar landscape extends across much of the southern part of the 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.

7.50 *Overall Visual Impact*: Slightly / Moderately Adverse
The visible portion of the scheme is a small component of the view, however it is viewed against a backdrop of the southern part of the Sheung Yue River / River Beas Valley, which is currently lightly developed and has a wooded, rural appearance. 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 adoption of articulated building forms and stepped height profiles help to mitigate such scale effects, however the character of the view towards the south will be impacted and so the overall impact is assessed to be Slightly/Moderately Adverse.

7.51 **Vantage Point 08: View looking northwest from Cheung Lek Sitting Out Area** (**Figures 7.12** refers). This vantage point is at an elevation of approximately +16.5mPD and located at a distance of approximately 550m from the proposed development. The view is selected to illustrate that views of proposed development from the south down the Sheung Yue River / River Beas 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 sitting out area and adjacent riverside footpath. The existing view looks north, adjacent to the course of the Beas River with glimpsed views over tree canopies to the backdrop of mountain peaks.

7.52 *Sensitivity of Public Viewers: Medium*
This vantage point is available to local residents and public using the sitting out area. 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 west and east.

7.53 *Visual Composition*: Not apparent
Views of the proposed development from this location will be obscured by intervening riverside tree planting, landform and vegetation.

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

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

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

7.57 *Overall visual Impact*: Negligible
Due to the screening effect of the existing landform and vegetation there will be no impact on this view.

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.

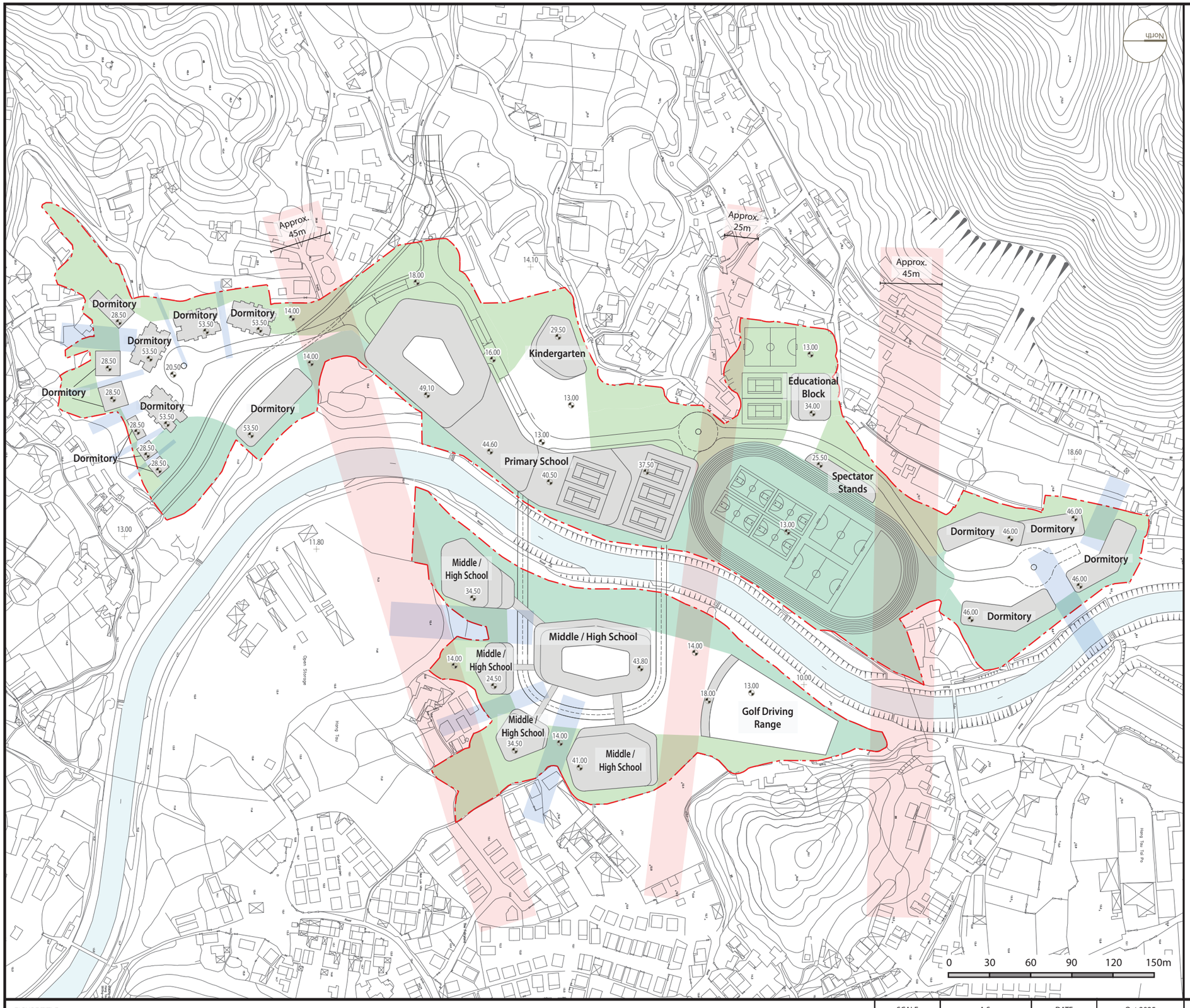
8.3 The selection of vantage points has been comprehensive covering all the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the Proposed Scheme can be seen in its entirety. In most locations views of the proposals 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 half 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 four of the eight vantage points, in close proximity to the site, are considered to be slightly adverse (two VPs) and slightly / moderately adverse (two 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
- xx.xx — Existing Levels (+mPD)
- xx.xx — 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

SCALE	A.S.	DATE	Oct 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 3.1	REV	C

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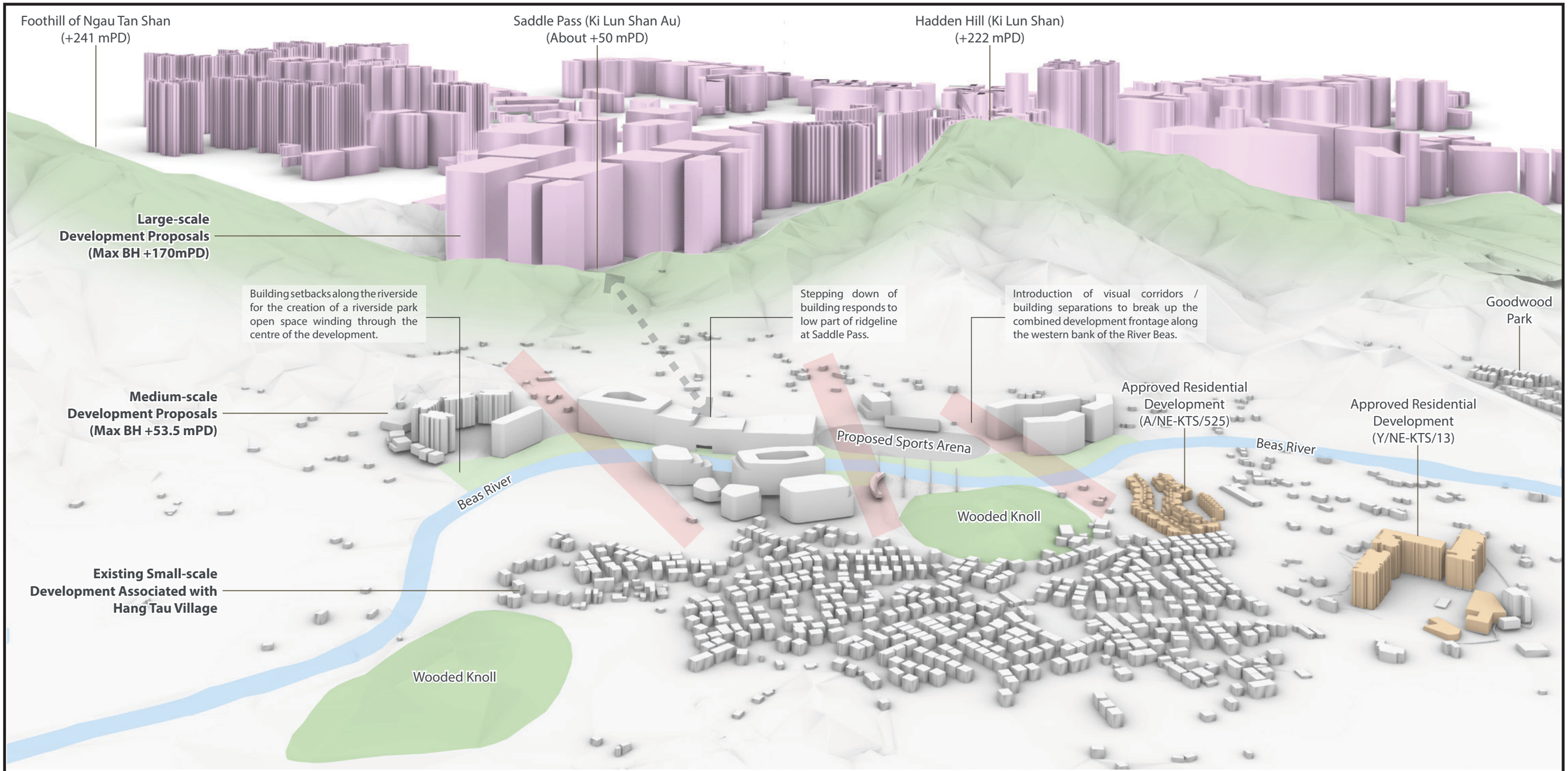

Urban Design Considerations

- The development proposals respond to the future planning context, with medium scale development mediating between the small-scale village type development to the east and the large scale planned development (San Tin Technopole) to the west. A sports arena and other lower density uses are planned for the site areas adjacent to the village, whilst the main building blocks are planned on the western side of the River Beas, set against the backdrop of existing wooded hills.
- The development proposals respond to the existing landscape and visual context. When viewed from the east the site is framed by two wooded knolls, between which the development is set out along the meandering path of the river Beas, which becomes a key feature of the future campus. The ridge line to the immediate west of the site extends from Hadden Hill in the North to Ngau Tam Shan in the south with the low point of the ridge at Saddle Path, adjacent to the site.
- The elongated site is planned as clusters as different building typologies, thereby creating a more interesting development form which responds to the surrounding terrain and meandering river path. The articulated building facades function to break up the visual mass of the individual blocks through the manipulation of architectural form and create setback for the integration of open space along the riverside.

LEGEND

- Existing Developments
- Beas River
- Wooded Knoll
- San Tin Technopole Development
- Approved Development

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

SCALE	A.S.	DATE	Sep 2025
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FIGURE NO.	Figure 3.2	REV	A

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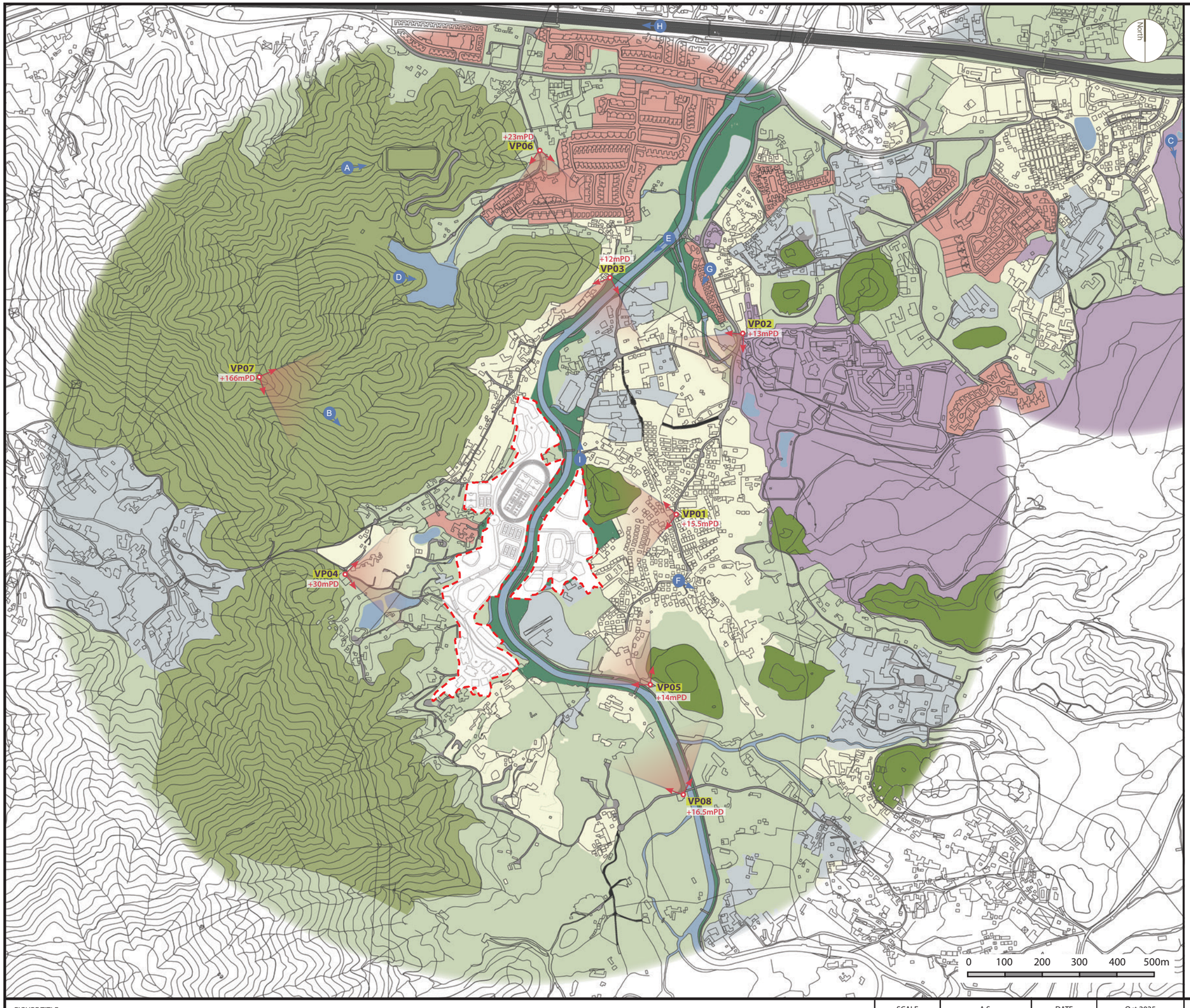

LEGEND

- Application Site Boundary
- Proposed Scheme
- Fields of View towards the Proposed Development
- VP — Key Public Vantage Points
- +5.4mPD — Approximate 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 School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Elements

SCALE	A.S.	DATE	Oct 2025
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 School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Elements

SCALE	A.S.	DATE	Aug 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 northeast 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 School at Various Lots in D.D. 94, 98 & 100 and adjoining Government Land, Kwu Tung South, New Territories

Visual Elements

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

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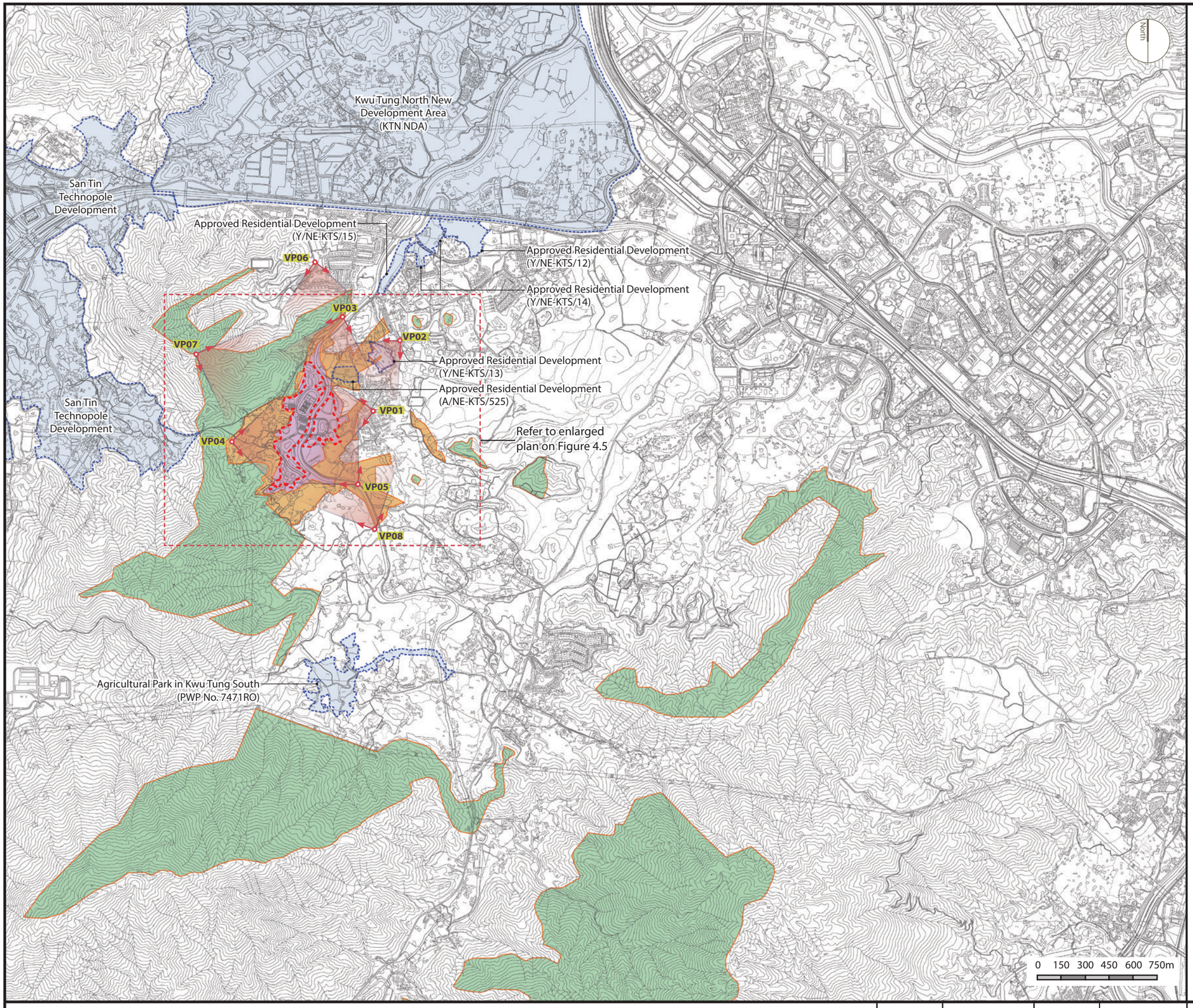

LEGEND

- Application Site Boundary
- VP — 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 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

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

SCALE	A.S.	DATE	Oct 2025
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FIGURE NO.	Figure 4.4	REV	B

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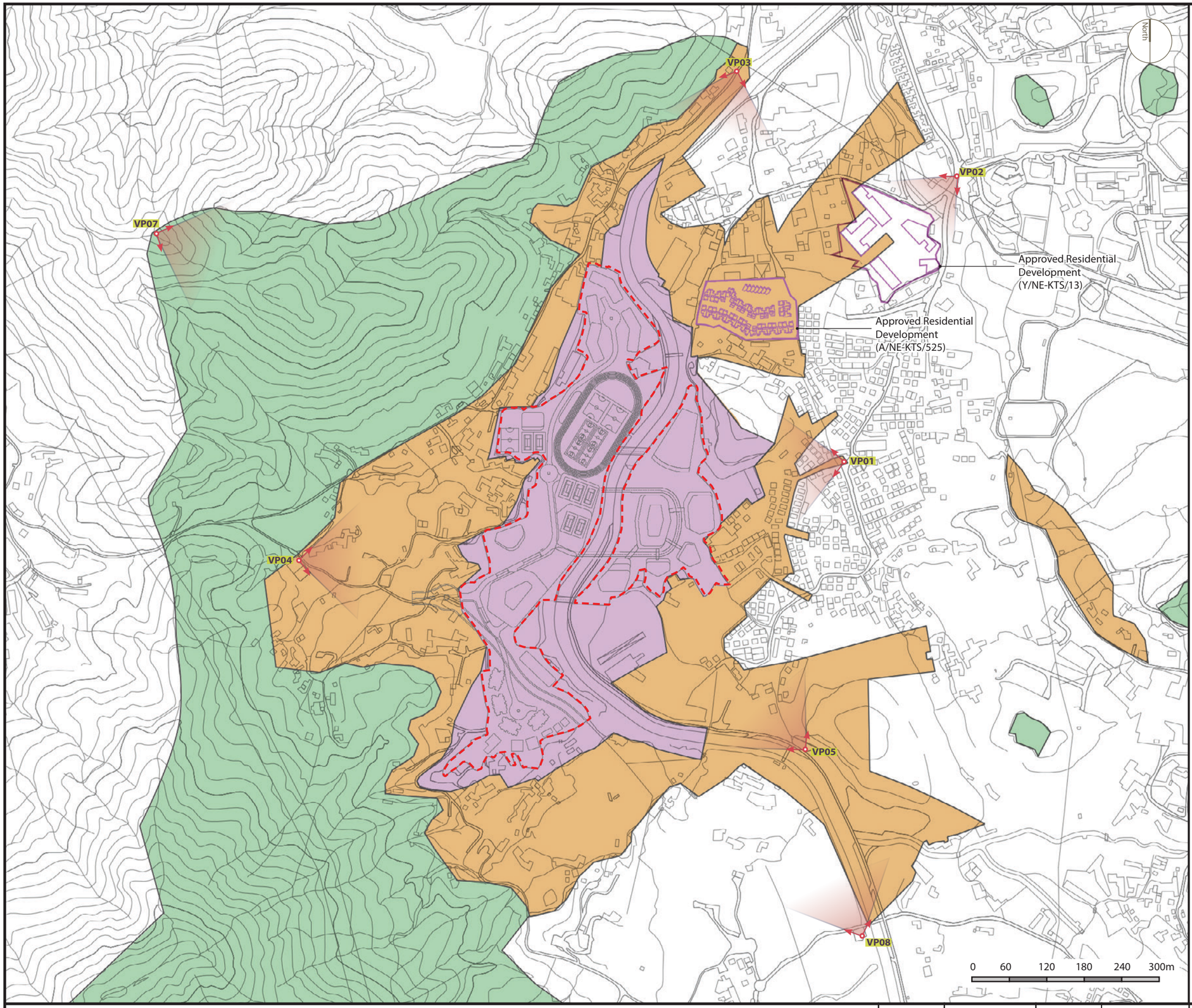

LEGEND

- Application Site Boundary
- VP — 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 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

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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

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

SCALE	A.S.	DATE	Oct 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 4.5	REV	B

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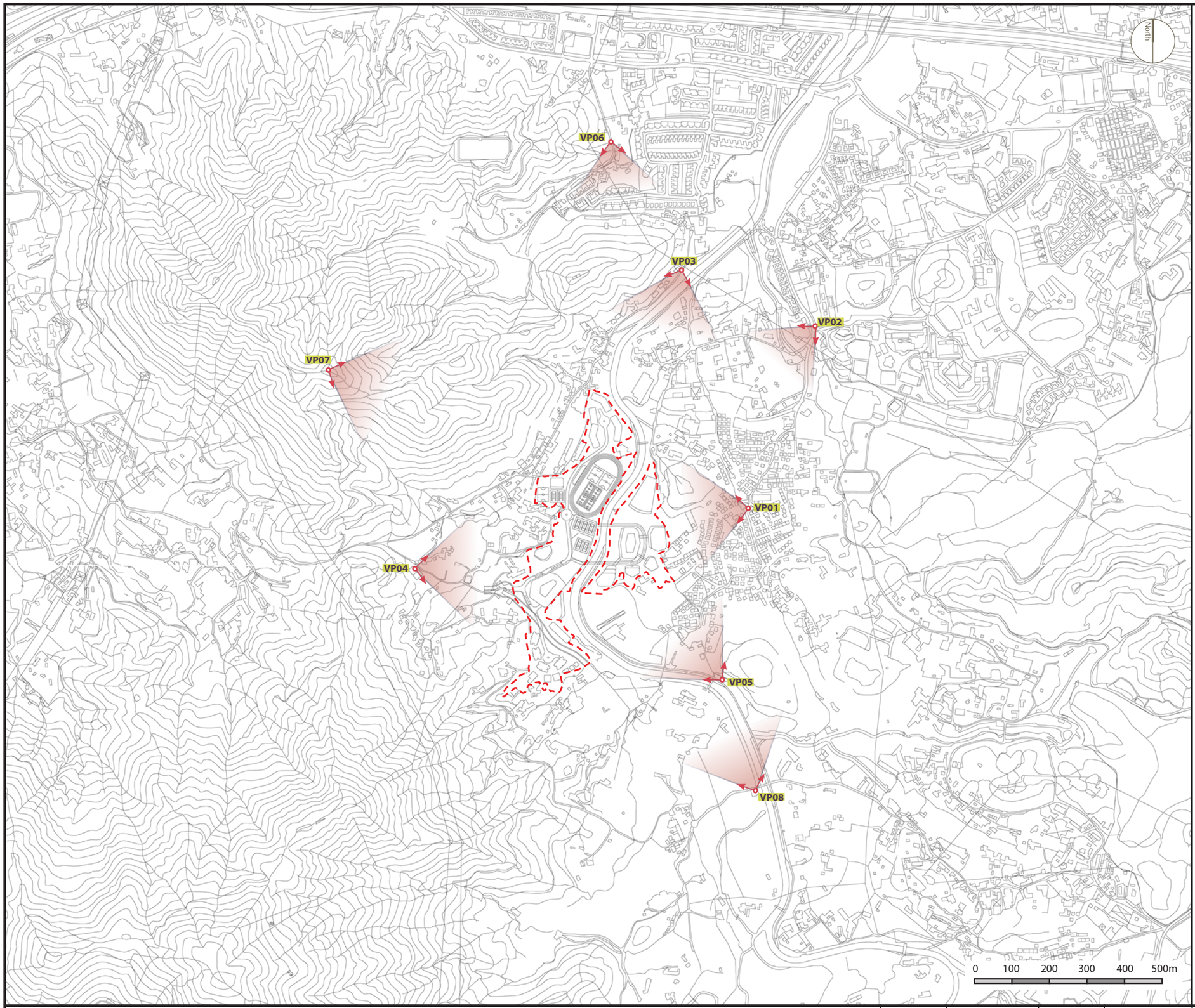
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



LEGEND

- Application Site Boundary
- VP — 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

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

FIGURE TITLE

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

Propsoed Location of Photomontage Vantage Points

SCALE	A.S.	DATE	Oct 2025
CHECKED	JBC	DRAWN	JH

FIGURE NO. Figure 7.1 REV B

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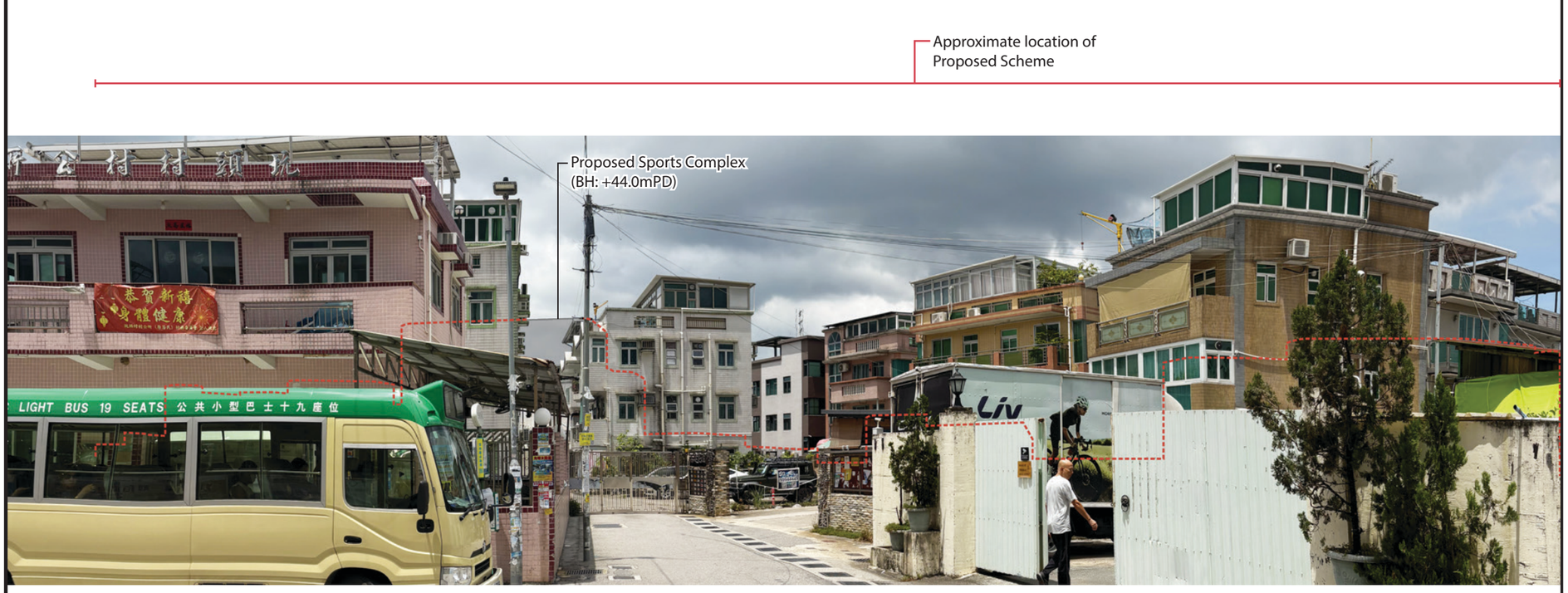
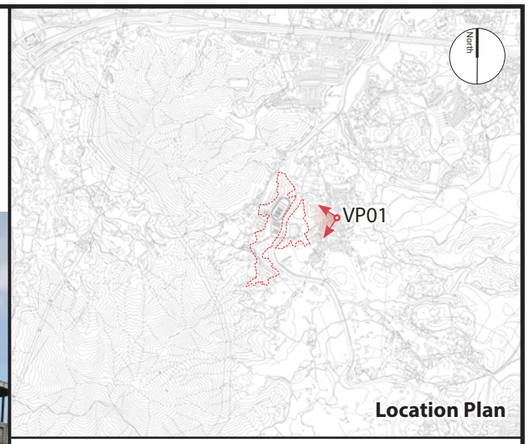
Vantage Point 01: View looking west from Hang Tau Tsuen Hall (Existing Situation)



Vantage Point 01: View looking west from Hang Tau Tsuen Hall (Proposed Scheme)



Vantage Point 01 (VP01)

Vantage point elevation: About +15.5mPD
Viewing distance: About 220m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.2	REV	A

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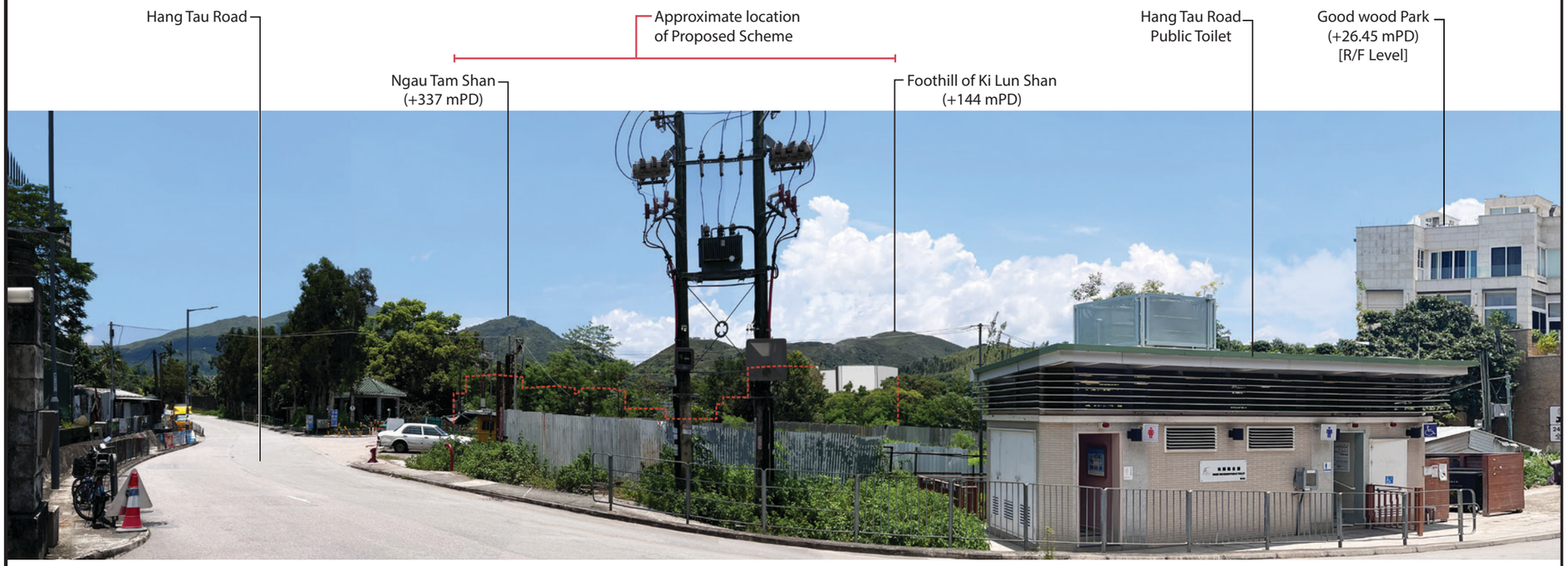
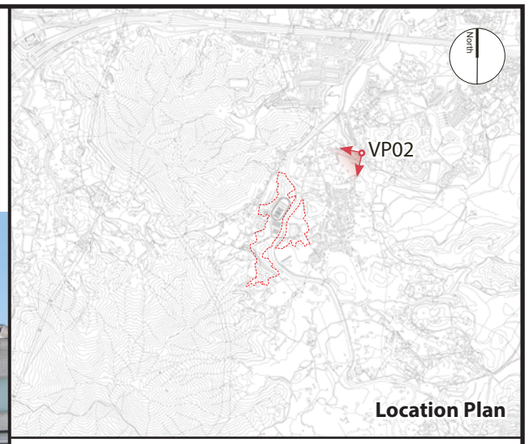
Vantage Point 02: View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Existing Situation)



Vantage Point 02: View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Proposed Scheme)



Vantage Point 02 (VP02)

Vantage point elevation: About +13mPD
Viewing distance: About 500m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.3	REV	A

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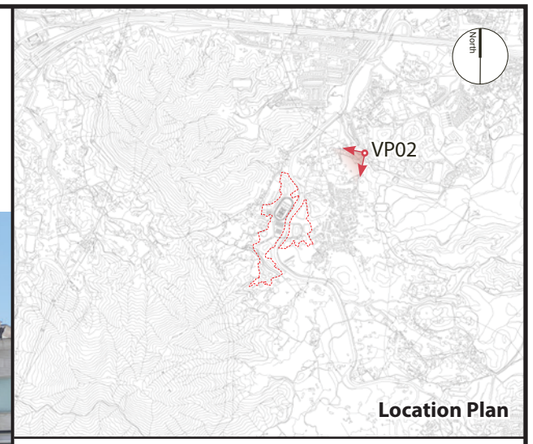
Vantage Point 02: View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Base Case)

Vantage Point 02: View looking south west from roadside public footpath along Hang Tau Road, opposite Hang Tau Road Public Toilets (Proposed Scheme - Base Case)



Vantage Point 02 (VP02)

Vantage point elevation: About +13mPD
Viewing distance: About 500m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.4	REV	A

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Telephone: 2468 2422
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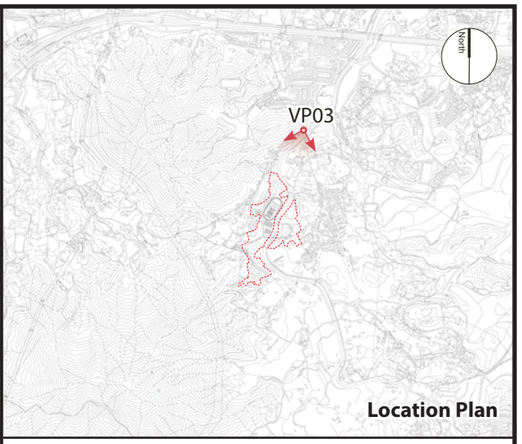
Website: scenic@studioscenic.com

Vantage Point 03: View looking south from Kwu Tung Hang Village Rest Area (Existing Situation)



Vantage Point 03 (VP03)

Vantage point elevation: About +12mPD
Viewing distance: About 380m
Maximum building height of Proposed Scheme: +53.50mPD at R/F

Vantage Point 03: View looking south from Kwu Tung Hang Village Rest Area (Proposed Scheme)

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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.5	REV	A

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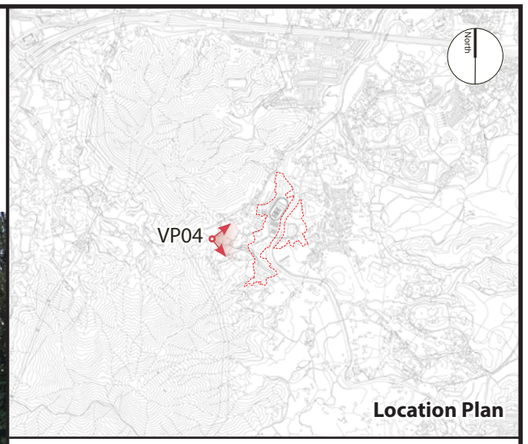
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 04: View looking east from Ki Lun Tsuen Playground (Existing Situation)



Vantage Point 04 (VP04)

Vantage point elevation: About +30mPD
Viewing distance: About 250m
Maximum building height of Proposed Scheme: +53.50mPD at R/F

Approximate location of Proposed Scheme

Vantage Point 04: View looking east from Ki Lun Tsuen Playground (Proposed Scheme)

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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.6	REV	A

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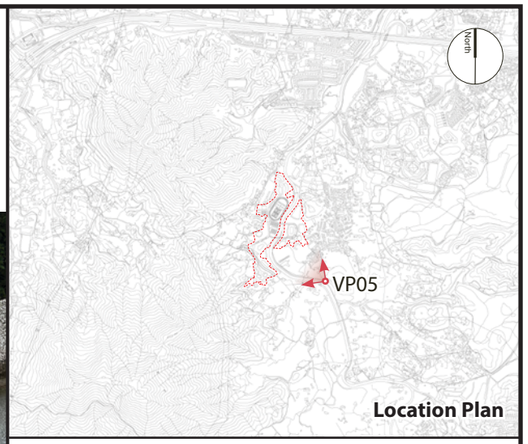
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Existing Situation)



Vantage Point 05 (VP05)

Vantage point elevation: About +14mPD
Viewing distance: About 270m
Maximum building height of Proposed Scheme: +53.50mPD at R/F

Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Proposed Scheme)

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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.7	REV	A

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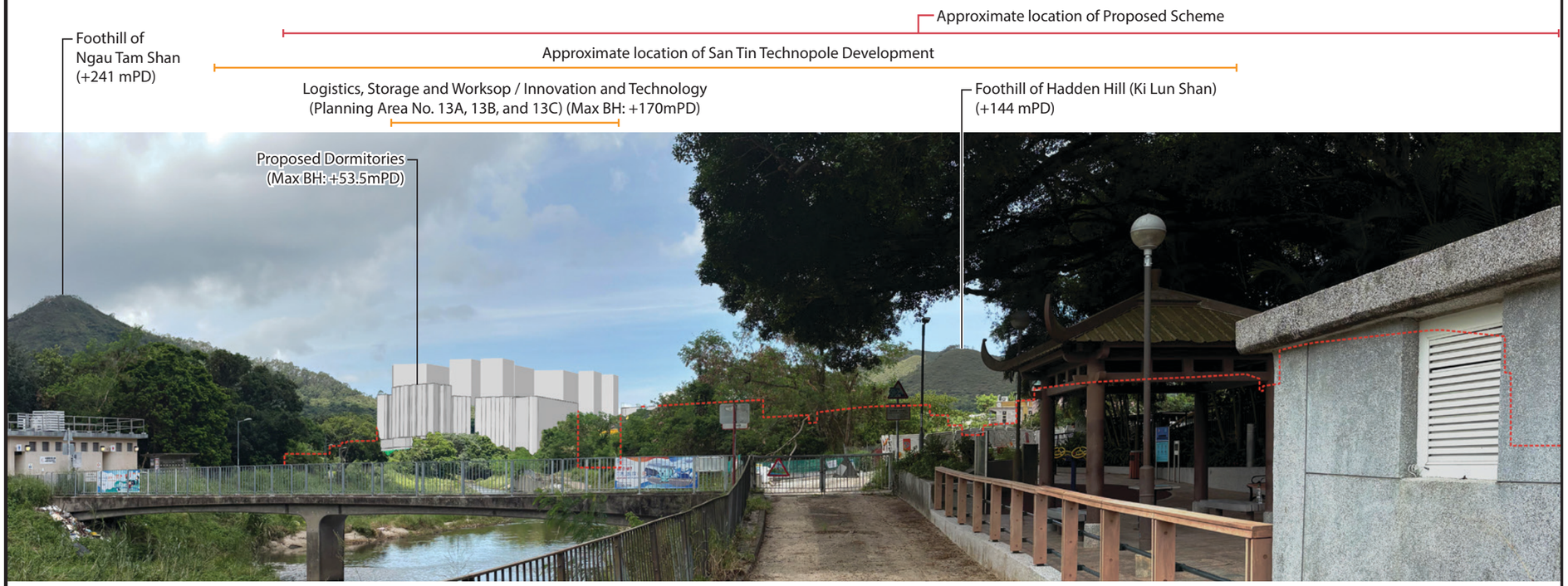
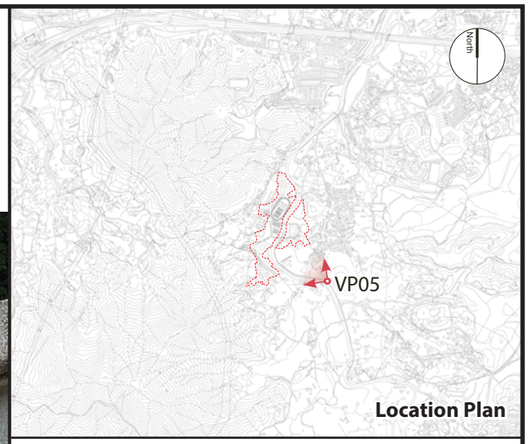
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Base Case)



Vantage Point 05: View looking northwest from a riverside footpath next to Sheung Shui Hang Tau Village Sitting Out Area (Proposed Scheme - Base Case)



Vantage Point 05 (VP05)

Vantage point elevation: About +14mPD
Viewing distance: About 270m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.8	REV	A

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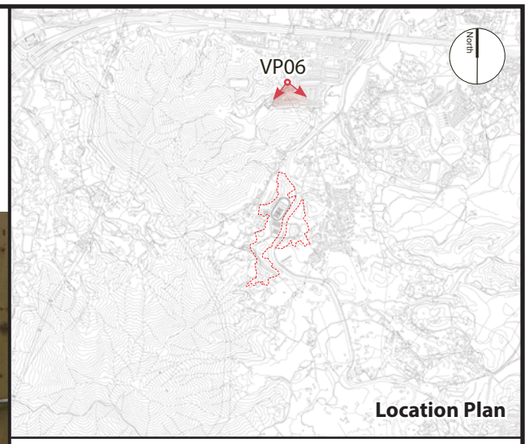
Website: scenic@studioscenic.com

Vantage Point 06: View looking south from Kwu Tung South Road (Existing Situation)



Vantage Point 06 (VP06)

Vantage point elevation: About +23mPD
Viewing distance: About 650m
Maximum building height of Proposed Scheme: +53.50mPD at R/F

Vantage Point 06: View looking south from Kwu Tung South Road (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.

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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.9	REV	A

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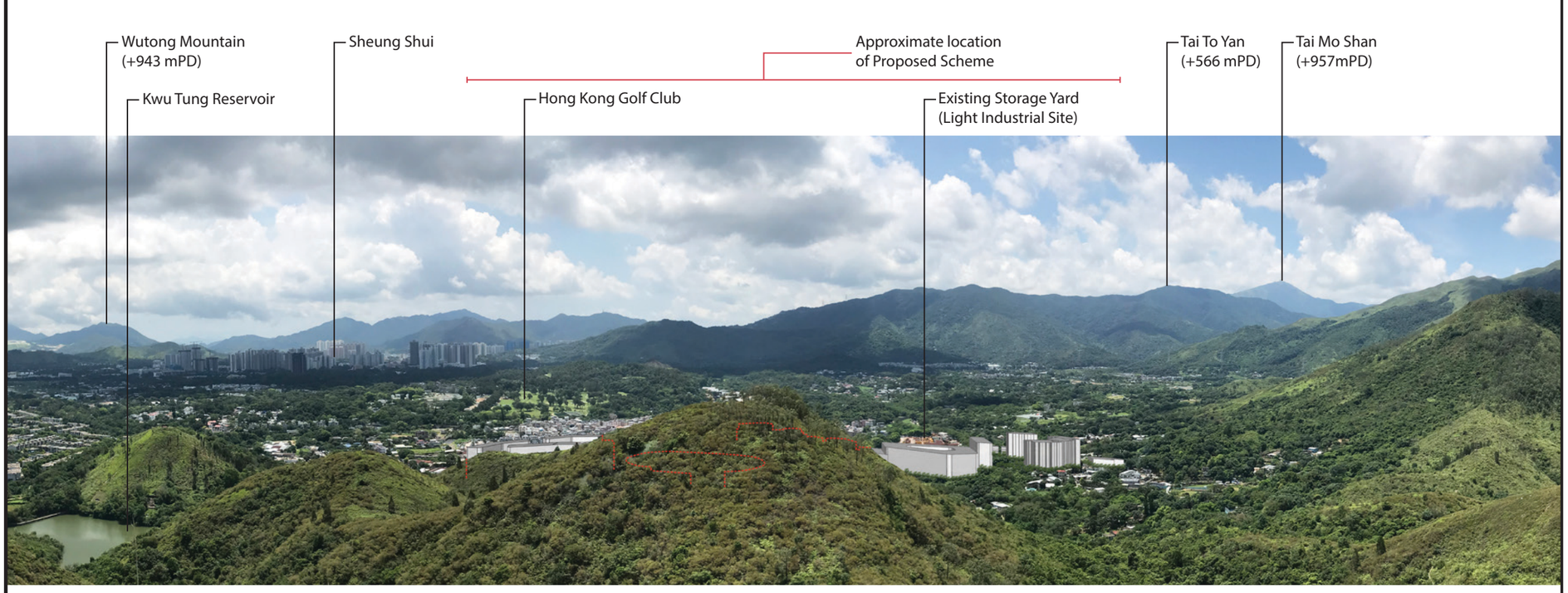
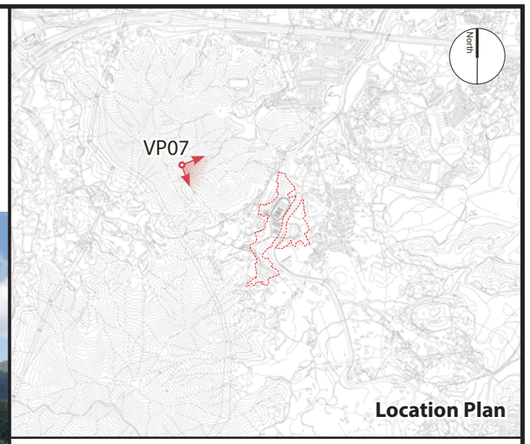
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 07: View looking south east towards the site from Hadden Hill (Existing Situation)



Vantage Point 07: View looking south east towards the site from Hadden Hill (Proposed Scheme)



Vantage Point 07 (VP07)

Vantage point elevation: About +166mPD
Viewing distance: About 650m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.10	REV	A

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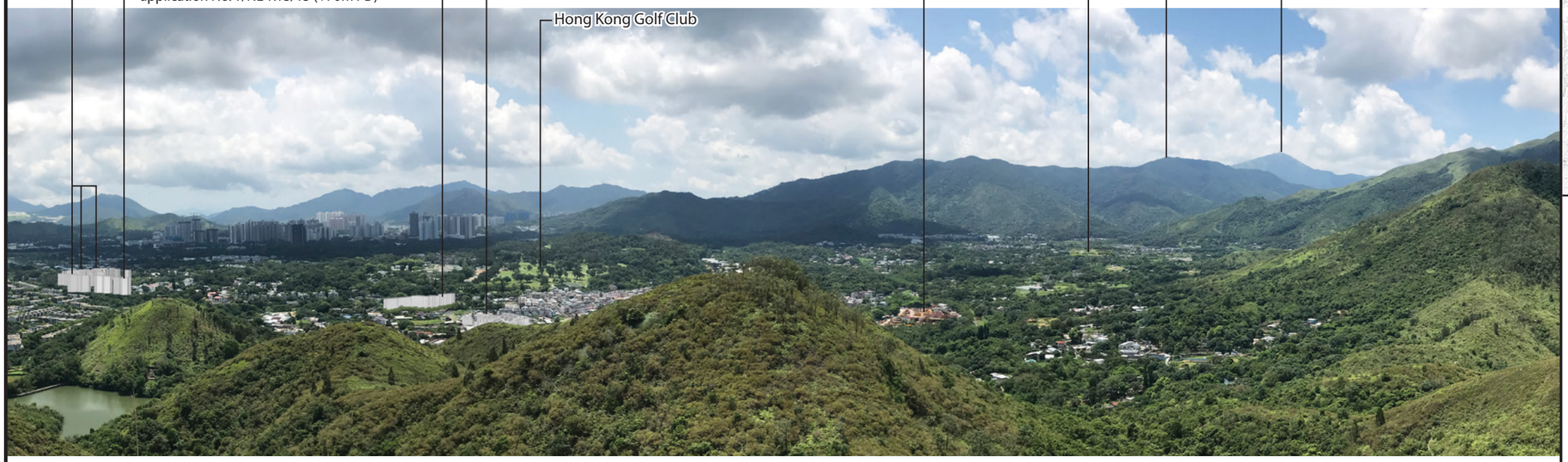
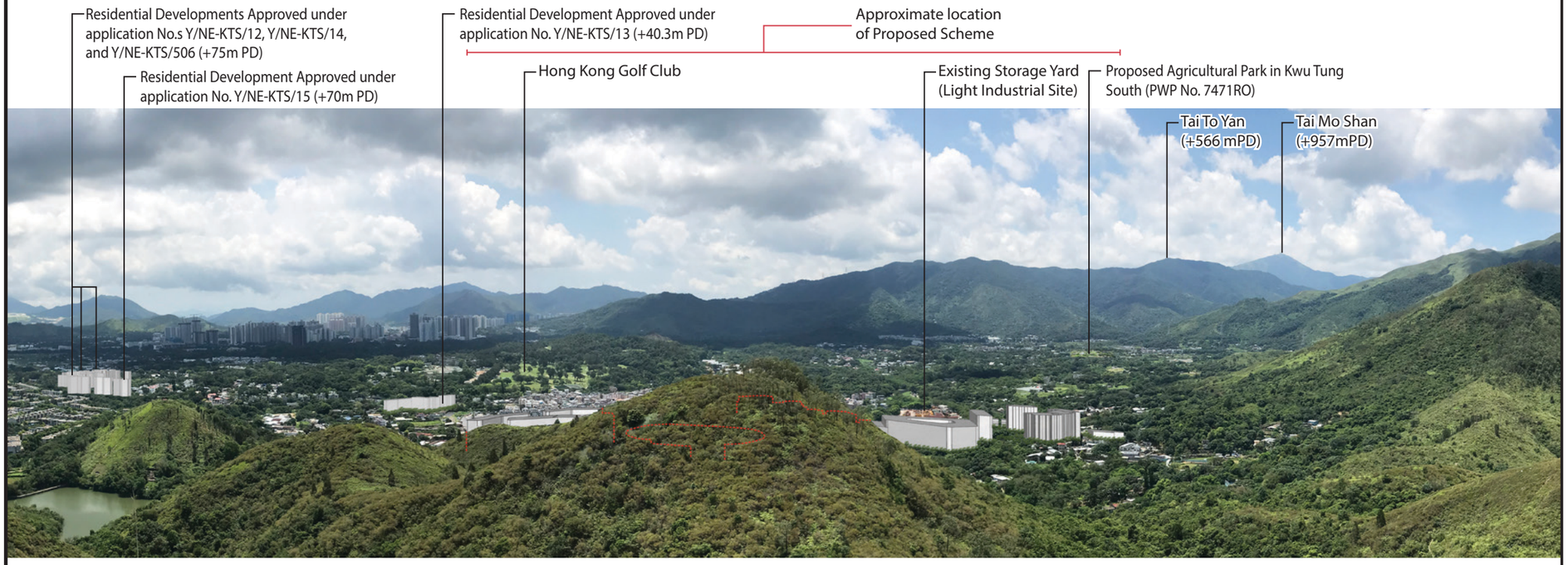
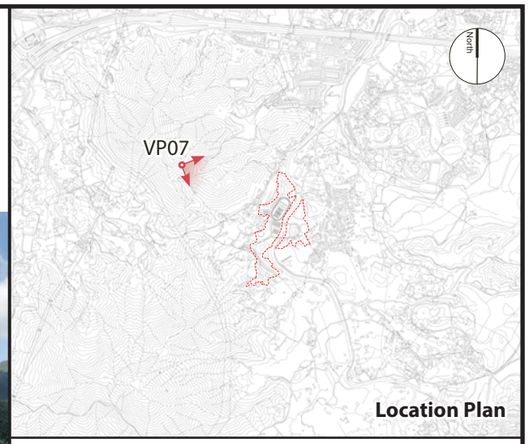
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 07: View looking south east towards the site from Hadden Hill (Base Case)



Vantage Point 07: View looking south east towards the site from Hadden Hill (Proposed Scheme - Base Case)



Vantage Point 07 (VP07)

Vantage point elevation: About +166mPD
Viewing distance: About 650m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.11	REV	A

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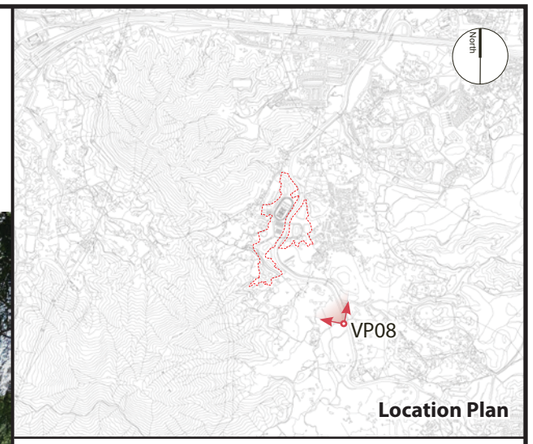
Vantage Point 08: View looking north west towards the site from Cheung Lek Sitting-out Area (Existing Situation)

Vantage Point 08: View looking north west towards the site from Cheung Lek Sitting-out Area (Proposed Scheme)



Vantage Point 08 (VP08)

Vantage point elevation: +16.5mPD
Viewing distance: About 550m
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

SCALE	NTS	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	Figure 7.12	REV	A

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