

Appendix B

Revised Visual Impact Assessment

**Application for Amendment of Plan under
Section 12A of the Town Planning Ordinance
(Cap. 131) for Proposed Residential
Development and Associated Infrastructure at
Various Lots in D.D. 32 and Adjoining
Government Land, Wong Yi Au, Tai Po, New
Territories**

Visual Impact Assessment

Issue 5 | September 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 302190

Arup Hong Kong Limited

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

arup.com

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed Residential Development and Associated Infrastructure at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories

Visual Impact Assessment

Issue 5 | September 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 302190

Arup Hong Kong Limited



arup.com

Contents

1.	Introduction	1
2.	Visual Context of the Application Site and Surrounding Areas	3
2.1	Site Context and Existing Land Use	3
2.2	Wider Context	3
3.	The Indicative Scheme	5
3.1	Reviewing Development Potential of the Long-wasted Land while Not Compromising the Integrity and Function of the Wider “GB” Zone	5
3.2	General Planning and Design Principles	5
3.3	Key Development Parameters	7
3.4	Building Design Features of the Indicative Scheme	8
4.	Assessment Area & Selection of Viewing Points	10
4.1	Assessment Area	10
4.2	Viewing Points	10
5.	Assessment of Visual Impact	14
5.2	Summary	21
6.	Conclusion	22

Figures 1

Tables

Table 3.1	Key Development Parameters of the Indicative Scheme	7
Table 4.1	Sensitivity Classification of Public Viewers	10
Table 5.1	Appraisal Aspects	14
Table 5.2	Summary of Visual Impact Assessment of 10 VPs	21

Figures

Figure 1	Location Plan
Figure 2	Application Site in Wider Context
Figure 3	Proposed Viewing Points (1/2)
Figure 4	Proposed Viewing Points (2/2)
Figure 5	Viewing Point 1: Footpath leading to Tai Po Kau Nature Reserve
Figure 6	Viewing Point 2: Bus/Minibus Stop at Tai Po Road – Tai Po Kau (near CARE Village and Chateau Royale)
Figure 7	Viewing Point 3: Taxi Stand next to Tai Po Market MTR Station & Tai Po Market Public Minibus Terminus
Figure 8	Viewing Point 4: Tai Po Railway Pier at Tolo Harbour Garden
Figure 9	Viewing Point 5: Spiral Lookout Tower at Tai Po Waterfront Park
Figure 10	Viewing Point 6: Tai Po Kau Nature Reserve (Blue Walk near Lai Chi Shan at 216mPD)

Figure 11	Viewing Point 7: Wun Yiu Road near Picnic Site No.6 (at 101mPD)
Figure 12	Viewing Point 8: Tai To Yan (Trigonometric Station at 566mPD)
Figure 13	Viewing Point 9: Cloudy Hill (Trigonometric Station at 288mPD)
Figure 14	Viewing Point 10: Grassy Hill (Trigonometric Station at 647mPD)

1. Introduction

- 1.1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) at Various Lots in D.D. 32 and Adjoining Government Land, Wong Yi Au, Tai Po, New Territories (“the Application Site”). The proposed amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/32 (“the OZP”) involves rezoning of the Application Site from mainly “Green Belt” (“GB”) and a minor portion of “Village Type Development” (“V”) to a tailor-made “Residential (Group B) 13” (“R(B)13”) zone (“Proposed Amendment”). The Application Site comprises a Development Site for private housing development, connected by a Proposed Access Road including the proposed new road section and the modified Ha Wong Yi Au Road.
- 1.1.1.2 The Application Site with a site area of about 19,876.89m², is located at the southern fringe of the well-developed Tai Po New Town and is about 750m from the Tai Po Market MTR Station. The southern fringe of Tai Po New Town features medium-to-low residential developments, including Grand Palisades zoned “R(B)3” and The Paragon zoned “R(B)6” on the OZP with maximum plot ratio (PR) of 2.4 and 1.65 respectively, extending from the town centre toward the hill slope area of Lai Chi Shan. Please refer to **Figure 1** for the surrounding context of the Application Site.
- 1.1.1.3 In recent years, the Government has been reviewing development potential of suitable “GB” sites as part of the multi-pronged approach to increase housing supply. In the first two stages of “GB” reviews, 77 sites with potential for residential use have been shortlisted and 45 of them have been rezoned from “GB” to housing sites. Stage 3 of “GB” review was completed in 2023 and has further identified about 255ha of “GB” land, with its first batch of rezoning targeted to be completed by 2024¹. Under the multi-pronged approach to increase housing supply by the Government, there has been a gradual change in the planning context at the urban fringe area of Tai Po. Several “GB” sites in the southern fringe of Tai Po and in proximity of the Application Site have been upzoned by the Government since 2014² for high-density housing developments with maximum PR up to 6.8 (To Yuen Tung at 1,150 m from the Application Site)³.
- 1.1.1.4 In line with Government’s multi-pronged approach to increase housing supply and the changing planning circumstances to the south of the Tai Po New Town, the Applicants, being the landowners of all private land lots within the Development Site, see the opportunity to rationalise the long-wasted land that barely serves the function of “GB” for housing development. The Proposed Amendment would be of a compatible scale with the surroundings and serves an opportunity to enhance the living environment for the Wong Yi Au neighbourhood.

¹ LCQ8: Development planning for area around Ting Lai Road near Nam Hang Tsuen, Tai Po
<https://www.info.gov.hk/gia/general/202301/18/P2023011800376.htm?fontSize=1>

² Rural and New Town Planning Committee (RNTPC) Paper No. 6/14 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/24” dated 4 April 2014

³ RNTPC Paper No. 7/21 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28” dated 27.8.2021

- 1.1.1.5 It is therefore proposed to rezone the Application Site to a tailor-made “R(B)13” zone, which is subject to a maximum gross floor area of 35,710.44 m² (equivalent to PR of about 2.4 at the Development Site) and a maximum building height (BH) of 96mPD.
- 1.1.1.6 An Indicative Scheme, including the Development Site, Proposed Access Road, Associated Road Works and Supporting Infrastructure, has been formulated to demonstrate the technical feasibility and suitability of the Proposed Amendment. The Development Site consists of 4 residential towers of 11 to 13 storeys (maximum BH of 96mPD with 53.7mPD site formation level), and a total GFA of 35,710.44 m² to provide about 500 flats. The Indicative Scheme is targeted to be completed in year 2030. (Please refer to **Appendix A** of the **Supporting Planning Statement** for the details of the Indicative Scheme).
- 1.1.1.7 Point (f) of Para. 2.3 of the Town Planning Board Guidelines (TPB-PG) No. 41A states that a Visual Impact Assessment (VIA) is required when “*the proposal involves rezoning of a site from non-development use to development use which will result in loss of visual openness on-site or off-site from key public viewing points*”. Therefore, this VIA is prepared to assess the visual impacts of the Indicative Scheme.
- 1.1.1.8 This VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Indicative Scheme on the Visually Sensitive Receivers relevant to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Indicative Scheme.
- 1.1.1.9 The outline for this VIA is set out below:
- **Section 2** outlines the visual context of the Application Site and its surrounding area;
 - **Section 3** describes the main planning and design principles of the Indicative Scheme;
 - **Section 4** identifies the Assessment Area and provides an analysis of the selected viewing points (“VPs”);
 - **Section 5** assesses the visual impacts; and
 - **Section 6** concludes the VIA.

2. Visual Context of the Application Site and Surrounding Areas

2.1 Site Context and Existing Land Use

2.1.1.1 The Application Site, with an area of about 19,876.89 m², is located in Wong Yi Au at the southern fringe of the Tai Po New Town. It comprises a Development Site (about 14,879.35 m²) connected by a Proposed Access Road (total length of about 310m with an area of about 4,997.54 m²), which includes a new road section (about 220m in length) and the modified Ha Wong Yi Au Road (about 90m in length). The topography of the Application Site ranges from 28.5mPD to 67.7mPD along the new road section, and 67.7mPD to 105mPD at the Development Site portion. The Development Site is predominantly an abandoned agricultural land, which was previously used as plant nursery.

2.1.1.2 Please refer to **Figure 1** for the location of the Application Site.

2.2 Wider Context

2.2.1.1 The Application Site is located at the southern fringe of Tai Po New Town along Tolo Highway. Please refer to **Figure 2** for the wider context of the Application Site. The characteristics of the wider context are as follows:

- To the **immediate northwest** is a hill slope zoned “GB” with a few medium density villa-type developments extending from the fringe of the Tai Po New Town along Tolo Highway, including Grand Palisades and The Paragon zoned “R(B)3” and “R(B)6” subject to a maximum PR of 2.4 and 1.65 respectively. To the **further northwest** across Tolo Highway and Tai Po River are the fringe of Tai Po New Town, where high-density residential developments are found such as Wan Tau Tong Estate, Elegance Garden and Uptown Plaza zoned “R(A)” and “R(A)8” subject to a maximum domestic PR up to 5 (750m from the Application Site).
- To the **immediate west** is the “V” zone of Sheung Wong Yi Au with a few abandoned village houses/structures and hill slopes. To the **further west** are low-rise residential developments including The Paramount and JC Castle zoned “R(C)6” and “R(C)4” subject to a maximum PR of 0.8 and 0.6 respectively. North to these villa developments and in closer proximity to the Tai Po New Town, The Regent was rezoned from “GB” to “R(B)8” with a PR of 3.6⁴ in 2015.
- To the **immediate northeast and east** are hill slopes. On the foothills are low-density residential developments including Wong Yi Au Village, Chateau Royale, and Savanna Garden both zoned “R(C)” subject to a maximum PR of 0.6, as well as the unmaterialised “R(C)” and “R(C)7” sites in between. There are a few low-rise developments on “R(C)” sub-zones and “R(D)” zone to the **further east** across Tolo Highway and facing Tolo Harbour. In general, the development east to the Application Site in proximity to Tolo Harbour are predominately low-rise and low-density ones.

⁴ Since the development intensity of “R(B)8” zone is controlled by GFA (maximum 107,100 m²) on the OZP, the maximum PR of the “R(B)8” zone is quoted from Paragraph 3.44 of the Rural and New Town Planning Committee (RNTPC) Paper No. 6/14 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan No. S/TP/24” dated 4 April 2014.

- To the **south** are characterised as mountainous, namely Lai Chi Shan with an elevation of about 282mPD at its peak. To the **further southeast** and across Lai Chi Shan, it is Tai Po Kau Nature Reserve located 650m away from the Application Site.

3. The Indicative Scheme

3.1 Reviewing Development Potential of the Long-wasted Land while Not Compromising the Integrity and Function of the Wider “GB” Zone

- 3.1.1.1 Situated in the urban fringe of the well-developed Tai Po New Town, the Application Site, largely abandoned and with limited landscape value barely serves the planning intention of “GB” zone for defining limits of urban and sub-urban development, contain urban sprawl and provide passive recreational outlets. This Application is a timely and proactive response to Government’s third round of “GB” review targeting sites with higher gradients and farther away from the built-up area but still with roads in the vicinity.
- 3.1.1.2 The Indicative Scheme can be seen as a part of the southern extension of Tai Po New Town, which echoes with the changing planning context of expanding the high-to-medium density developments from the core to the fringe of Tai Po New Town. The Indicative Scheme, including the Development Site, the Proposed Access Road, Associated Road Works and Supporting Infrastructure, which are proven technically feasible under this Application, will unleash the development potential of the Application Site for suitable housing development as a natural extension of the surrounding villages site and seamlessly integrate to the medium-to-low density residential setting beneath Lai Chi Shan.
- 3.1.1.3 Future residents at the Application Site will enjoy the best of both worlds – not only the convenient location close to the Tai Po New Town, and also a peaceful and serene living environment in harmony with nature. To ensure compatibility with the surrounding green environment, the Indicative Scheme has been carefully designed to blend in with the surroundings with green spaces and trees incorporated throughout. The exposure to green space will provide higher quality of life for the residents to achieve better health and well-being. The Indicative Scheme will demonstrate a positive step towards creating more liveable and environmentally friendly community in Hong Kong.

3.2 General Planning and Design Principles

3.2.1 Unleashing Development Potential of Under-utilised Private Land for Provision of More Than 500 Flats close to Tai Po New Town

- 3.2.1.1 The Applicants have already consolidated all private lots within the Development Site. The consolidated landholding also helps to ensure a robust development process leading to an immediate supply of flats. The Indicative Scheme will be an extension to the urban core of Tai Po New Town under the observed trend of spreading away the high-to-medium density residential developments from the urban core to its fringe. The development potential of the Applicant Site brought by its locational advantages in proximity to the well-established urban core of Tai Po New Town. The Indicative Scheme will provide about 500 flats to support the housing supply of Hong Kong.

3.2.2 Optimising Utilisation of “Green Belt” Site in Active Response to Government’s Initiative to Form New Residential Community

3.2.2.1 About 98.2% of the Application Site is currently zoned as “GB” on the Approved Tai Po OZP No. S/TP/32. Rezoning suitable “GB” sites is one of the major ways to increase housing land supply under the multi-pronged approach by the Government. The stage 3 of “GB” Review undertaken by the Planning Department targets on *“sites with higher gradient and farther away from the built-up area but still with roads in the vicinity, covering even private land”*. About 255ha of “GB” land was identified under the stage 3 of “GB” Review completed in 2023, with the first batch of rezoning targeted to be completed by year 2024.

3.2.2.2 In view of the above criteria, the Application Site, with a sloping gradient and is situated in about 750m south to the urban core of Tai Po New Town, could be considered an appropriate location for housing purpose. The Development Site covers about 11,525 m² of private land consolidated by the Applicants, connected by a Proposed Access Road to the external road network for improving overall accessibility and connectivity. The Application Site has met the criteria of stage 3 “GB” Review and is thus suitable to be reviewed for development for provision of the much-needed housing resources in Hong Kong. Therefore, the Indicative Scheme will complement Government’s initiatives of “GB” Review with private sector participation for the benefits of the general public.

3.2.3 Creating a Liveable Neighbourhood with Sustainable Designs

3.2.3.1 The building mass and orientation have been thoughtfully designed to harmonise with the surrounding natural environment. To facilitate air and visual permeability to blend the Indicative Scheme into the surroundings, building separation not less than 15m is provided. Additionally, a sensitive building disposition to maintain wind flow from south to north, with a 80m-wide open area has been applied at the Application Site. In response to the topography of Lai Chi Shan, site formation level of 53.7mPD is proposed, and a building height variation which accents from 89.7mPD (11 storeys for Tower 4) to a maximum of 96mPD (13 storeys for Tower 1) is adopted. Moreover, ample landscaping and open space are adopted at appropriate location, fostering a liveable residential neighbourhood at Wong Yi Au in harmony with nature.

3.2.3.2 To ensure a quality living environment, the Indicative Scheme fully complies with the Sustainable Building Design Guidelines (SBDG) in terms of building separation, building setback and site coverage of greenery. More detailed information on the architectural design of the Indicative Scheme is provided in **Section 3.4**.

3.2.4 Full Compatibility with the Surroundings

3.2.4.1 The Application Site is located within a medium-to-low-dense neighbourhood. The Grand Palisades (zoned as “R(B)3”) on the same OZP, which is located less than 300m to the northwest of the Application Site has a PR of 2.4 and BH of 93.9mPD for 10-storeys residential towers sitting on site formation level at 53.7mPD. Situating in a similar context, the Proposed Amendment at the Application Site has made reference to the development scale of this nearby “R(B)3” zone to ensure a compatible scale as a natural extension of the Tai Po New Town to the south for housing development.

3.3 Key Development Parameters

3.3.1.1 Taken into account the planning and design principles set out in **Section 3.1.1.3** above, an Indicative Scheme, including the Development Site, the Proposed Access Road, Associated Road Works and Supporting Infrastructure, has been formulated to demonstrate the architectural feasibility of the Proposed Amendment at the Application Site. The architectural layout of the Indicative Scheme is shown in **Appendix A**, while the key development parameters of the Indicative Scheme are summarised in **Table 3.1** below. The Indicative Scheme is targeted for completion in year 2030.

Table 3.1 Key Development Parameters of the Indicative Scheme

Key Development Parameters	Indicative Scheme
Application Site Area (About) (m ²)	19,876.89
Development Site Area (About) (m ²)	14,879.35
Domestic Plot Ratio (About) ^[1]	2.4
Domestic GFA (About) (m ²) ^{[1] [2]}	35,710.44
Non-domestic GFA (m ²)	0
Number of Flats (About) ^[3]	500
Anticipated Population (About) ^[4]	1,400
No. of Blocks	4
Maximum Building Height (mPD)	96
No. of Storeys ^[5]	Tower 1: 13 Tower 2: 13 Tower 3: 12 Tower 4: 11
Site Coverage (Over 36m but not exceeding 43m)	Not more than 39%
Site Coverage (Not exceeding 15m)	Not more than 66.6%
Local Open Space (Not less than) (m ²)	Not less than 1,400
Internal Transport Facilities Provision	Indicative Scheme
Private Car Parking Space ^[6]	255
Motorcycle Parking Space	6
HGV Loading/Unloading Bay	4
Coach Lay-by for Residential Shuttle Bus	1

Remarks:

^[1] The Development Site Area is adopted for GFA and PR calculations.

^[2] Clubhouse GFA of 1,606.97m² (4.5 % of total domestic GFA) is exempted from GFA calculation.

^[3] An average flat size of about 71.42m².

^[4] A person per flat (PPF) ratio of 2.8 is adopted based on the PPF in Tai Po District Council in 2021 Population Census.

^[5] Excluding 1-level basement carpark below G/F.

^[6] Including 4 accessible car parking spaces and 20 visitor parking spaces.

3.4 Building Design Features of the Indicative Scheme

3.4.1.1 The building design of the Indicative Scheme has adhered to the general planning and design principles as set out in **Section 3.2**. The site consists of four residential blocks, providing about 500 flats. The Development Site is connected by a new 7.3m wide single two-lane carriageway with a minimum 1.5m wide footpath (subject to detailed design), and a widened section of the existing Ha Wong Yi Au Road leading to the external road network at Yung Yi Road, Tai Po Road – Yuen Chau Tsai and Tolo Highway.

3.4.1.2 Furthermore, genuine efforts have been made in the Indicative Scheme to create a sensitive building height variation, optimise disposition and massing of building blocks, introduce environmentally sensitive design, and achieve full compliance with the SBDG requirements to create a quality and liveable neighbourhood at Wong Yi Au with a sense of well-being in harmony with nature.

3.4.2 Sensitive Building Height Variation that Matches the Hilly Profile of Lai Chi Shan

3.4.2.1 The Application Site lies in the foothill of Lai Chi Shan (282mPD at its peak). Respecting the mountain backdrop to the southwest as well as the existing topography of the Application Site, a sensitive building height variation is adopted which descends from South (96mPD for the Tower 1) to North (89.7mPD for Tower 4). An elevation difference of about 186m is set between the peak level of Lai Chi Shan and the maximum building height of the Indicative Scheme, such that building blocks in the Indicative Scheme will not intrude on the ridgeline of the mountain backdrop. The heights of the buildings are designed to harmonize with the contours of the land, accommodating its natural curvature and seamlessly blending with the local climate.

3.4.3 Disposition and Massing of Building Blocks

3.4.3.1 The orientation of buildings is responsive to the natural curvature of the mountain and carefully placed to provide suitable building separation and avoid overlooking of residential units. Responding to the site topography, carparks are designated at the basement levels as far as practicable to minimise building bulk aboveground. With a view to harmonise the building design with the surrounding natural environments, sensitive building disposition and building separation between residential blocks are applied to enhance the overall air and visual permeability of the Indicative Scheme.

3.4.4 Environmentally Sensitive Design

3.4.4.1 The building layout is carefully designed to achieve environmentally sensitive design:

- In view of the directions of prevailing winds (mainly easterly annual and south-westerly in summer), sensitive building disposition has been applied to maintain air permeability at the Development Site, including a 15m air path at the building separation between residential blocks, and an 80m-wide open area across the Development Site to maintain wind flow from south to north.
- A setback of not less than 7.5m for the residential blocks from the kerbside of the Proposed Access Road are provided to minimise potential traffic noise and air quality impact to future residents.

3.4.5 Compliance with Sustainable Building Design Guidelines (SBDG)

- 3.4.5.1 To enhance the environmental sustainability of the built environment, thorough considerations have been given in the Indicative Scheme to achieve full compliance with the SBDG requirements.
- 3.4.5.2 In terms of building separation, separations not less than 15m have been provided between residential blocks as discussed in **paragraph 3.4.4.1** above. The building setback from the centreline of the Proposed Access Road also complies with the relevant SBDG requirement. As for the site coverage of greenery, the overall greenery coverage fully complies with the minimum requirement of 20% of the site area, including minimum 10% at the primary zone.

4. Assessment Area & Selection of Viewing Points

4.1 Assessment Area

- 4.1.1.1 An initial assessment boundary is delineated for the VIA according to the TPB Guidelines (TPB-PG) No. 41A by approximately three times of the overall BH of the Indicative Scheme (i.e. about 42.3m)⁵. Thus, a radius of about 126.9m (i.e. 42.3m × 3) from the boundary of the Application Site has been adopted as a starting point in defining the assessment boundary. VPs are selected with consideration of their public usage and sensitivity. VPs outside the defined initial assessment boundary are also included taking into account the locations of the possible key public viewers to comprehend this VIA. The possible visual impacts will be assessed by comparing the Indicative Scheme with the Existing Condition (**Section 5** refers).
- 4.1.1.2 The Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines (“HKPSG”) have identified specific vantage points for the consideration of harbourfront development (**Figure 3 of Chapter 11 of HKPSG refers**). Given the Indicative Scheme is not visible from any specific vantage points, no additional strategic VPs are selected.
- 4.1.1.3 When assessing the potential visual impacts of the Indicative Scheme, the classification of VPs is categorised as follows:

Table 4.1 Sensitivity Classification of Public Viewers

Receivers	Main Activities/Type of Viewers	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot	Medium
Occupational	Those viewers who would view the Application Site from their workplaces	Low

4.2 Viewing Points

- 4.2.1.1 A total of 10 VPs at short, medium, and long range considered to be the most affected by the visual change at the Application Site are selected (**Figures 3 and 4 refer**). They include:
- 4.2.2 VP1: Footpath leading to Tai Po Kau Nature Reserve**
- 4.2.2.1 The footpath leading to Tai Po Kau Nature Reserve provides access for residents living in the small houses to the east of the Application Site. It also serves as a route for hikers to reach Tai Po Kau Nature Reserve from Wong Yi Au. Located at about 55m to the east of the Application Site, this short-range VP represents the view available to villagers and

⁵ The highest absolute BH on the Indicative Scheme (i.e. 42.3m) has been adopted for estimation of the initial assessment area.

hikers passing by. Given the transient nature of the key public viewers, the visual sensitivity of this VP is considered **medium to high**.

4.2.3 VP2: Bus/ Minibus Stop at Tai Po Road – Tai Po Kau (near CARE Village and Chateau Royale)

- 4.2.3.1 The bus/ minibus stop at Tai Po Road – Tai Po Kau eastbound is a key transport node in the Wong Yi Au area providing 4 long-haul bus routes (to Cheung Sha Wan, Tai Wai, Sha Tin and Kowloon Bay) and 1 minibus route to Sha Tin. This bus/ minibus stop is frequently used/ visited by residents from nearby villages/ developments including CARE Village, Riverain Bayside, Chateau Royale and Wong Yi Au Village. Located at about **210m** to the northeast of the Application Site, this short-ranged VP represents the view available to transient passengers waiting for public transport services. The visual sensitivity of this VP is considered **medium** due to the transient nature of the key public viewers at this VP.

4.2.4 VP3: Taxi Stand next to Tai Po Market MTR Station & Tai Po Market Public Minibus Terminus

- 4.2.4.1 This VP is a key transport node providing multiple public transport modes/ services including railway (Tai Po Market MTR Station), taxi and minibus (13 minibus routes at Tai Po Market Public Minibus Terminus). Located at about **750m** to the northwest of the Application Site, this medium-ranged VP represents the view available to transient passengers waiting for public transport services / transferring among different public transport modes. The visual sensitivity of this VP is considered **medium** due to the transient nature of the key public viewers at this VP.

4.2.5 VP4: Tai Po Railway Pier at Tolo Harbour Garden

- 4.2.5.1 Tolo Harbour Garden is a popular place frequently visited by the residents in Tai Po New Town for active recreational activities including cycling and jogging. The Tai Po Railway Pier located inside Tolo Harbour Garden is a famous place for photo-taking because of its spectacular view to the Tolo Harbour. The pavilion in the Tolo Harbour Garden also functions as a resting place for the cyclists and runners. Locating 610m away from the Application Site, this VP is selected to examine the medium-ranged view from the waterfront. Considering the nature of this VP of being the hot spot of recreational activities, the visual sensitivity of this VP is rated as **high**.

4.2.6 VP5: Spiral Lookout Tower at Tai Po Waterfront Park

- 4.2.6.1 The Spiral Lookout Tower at Tai Po Waterfront Park is a landmark of Tai Po, which has great historical and recreational significance. It is located where the British troops landed when the British took over the New Territories. Standing at 32.4 m tall, the tower offers a stunning view of the waterfront park and the Tolo Harbour. Visitors could enjoy a panoramic view of Tolo Harbour and Yuen Chau Tsai at the top of the tower. The Tai Po Waterfront Park, where the tower is stood on is the largest park in Tai Po equipped with well-designed and diverse amenities. Locating 980m away from the Application Site, this VP is selected to assess the medium-ranged view from the park users. As the tower is the

landmark of Tai Po and being an anchor point of the recreational activities, the visual sensitivity of this VP is **high**.

4.2.7 VP6: Tai Po Kau Nature Reserve (Blue Walk near Lai Chi Shan at 216mPD)

- 4.2.7.1 This medium-ranged VP is situated at about **690m** south to the Application Site at an elevation of about 216mPD. It is the entrance point for hikers from Lai Chi Shan accessing the Tai Po Kau Nature Reserve which leads to the Tai Po Kau Forest Blue Walk. Amenities are provided at this location including pavilion, sitting-out area, portable washrooms, information boards and directory signs where visitors may stay for a period of time. Therefore, the visual sensitivity of this VP is considered **high**.

4.2.8 VP7: Wun Yiu Road near Picnic Site No.6 (at 101mPD)

- 4.2.8.1 This long-ranged VP is located at about 1.7km to the southwest of the Application Site at an elevation of about 101mPD. This VP, which is the Picnic Site No 6 of Tai Mo Shan Country Park at Wun Yiu Road along the popular Wilson Trail, represents the view available to the visitors having picnic and/or recreational activities as well as the hikers on Wilson Trail who are passing by. The visual sensitivity of this VP is considered **high**.

4.2.9 VP8: Tai To Yan (Trigonometric Station at 566mPD)

- 4.2.9.1 This long-ranged VP at an elevation of about 566mPD is located at a distance of approximately **6km** to the west of the Application Site. The VP represents the direct view of hikers along the popular hiking trail Tai To Yan at the triangulation point, with a panoramic view of the entire Tai Po and Lam Tsuen area, ranging from Lam Tsuen Valley to its west and Tai Po New Town and Tolo Harbour to its north. The visual sensitivity of this VP is considered **high**.

4.2.10 VP9: Cloudy Hill (Trigonometric Station at 288mPD)

- 4.2.10.1 This VP is at the Trigonometric Station at the Cloudy Hill peak (288mPD) along Wilson Trail, which is a popular hiking trail in Hong Kong. Located at about **3km** to the northwest of the Application Site, this long-ranged VP is selected to assess the long-ranged visual impact of the Indicative Scheme on the overall visual composition of the Tai Po New Town, which is located to its north. The visual sensitivity of this VP is considered **high**.

4.2.11 VP10: Grassy Hill (Trigonometric Station at 647mPD)

- 4.2.11.1 This long-ranged VP is located at the Trigonometric Station at about 647mPD and 3km southwest to the Application Site at Grassy Hill along the popular Maclehorse Trail, which represents the direct views towards the Indicative Scheme available to the hikers. This VP is selected to assess the overall compatibility of the Indicative Scheme with the wider surrounding built-up and natural environment, including the Tai Po new Town, Tai Po Industrial Area, Tolo Harbour, as well as the hilly backdrop to its north. The visual sensitivity of this VP is considered **high**.
- 4.2.11.2 It should be noted that VP8, VP9 and VP10 which capture the visual structure of Tai Po New Town has also been identified as key strategic viewing points considered in the VIA

under the Engineering Feasibility Study conducted by the Civil Engineering and Development Department in 2021 in support of the rezoning exercise⁶ for the proposed public housing development at To Yuen Tung which is zoned as “R(A)10” on the OZP.

⁶ Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28

5. Assessment of Visual Impact

- 5.1.1.1 This Section evaluates the visual impact of the **Indicative Scheme** by comparing it with the **Existing Condition**. To illustrate the reasonably foreseeable future condition of the surrounding area, a total of five planned / committed development at the fringe of Tai Po New Town, including three endorsed applications under the Land Sharing Pilot Scheme (“LSPS”) applications (LSPS/001⁷, LSPS/003 and LSPS/004⁸) for high-to-medium density housing, have been incorporated into this VIA for comprehensive evaluation of the visual compatibility of the Indicative Scheme with the planned visual context of the surrounding area⁹.
- 5.1.1.2 Reference is made to TPB-PG No. 41A and the visual appraisal for the Indicative Scheme is carried out on the aspects of ‘visual composition’, ‘visual obstruction’, ‘effect on public viewers’ and ‘effect on visual resources’ (**Table 5.1** refers).

Table 5.1 Appraisal Aspects

Appraisal Aspects	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and character vis-a-viz the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	The proposed development should be assessed on whether it will improve or degrade the condition, quality and character of visual resources. A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public VPs within the assessment area.

⁷ The LSPS/001 application at Wong Yue Tan was endorsed in-principle by the CE in C in 2023, and two sites were rezoned from “GB” and area shown as ‘Road’ to “Residential (Group A)11” (“R(A)11”) and “Residential (Group A)12” (“R(A)12”) in 2025. Retrieved from RNTPC Paper No. 2/25 “Proposed Amendments to the Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30” dated 28.2.2025.

⁸ Two LSPS applications at the rural Lam Tsuen area (LSPS/003 and LSPS/004) were endorsed in-principle by the CE in C in 2022 and 2023 respectively. Retrieved from https://www.devb.gov.hk/filemanager/en/content_1154/LSPS_003_Gist.pdf and https://www.devb.gov.hk/filemanager/en/content_1154/LSPS_004_Gist.pdf.

⁹ Another two planned/ committed developments included in the Baseline Condition and Indicative Scheme are (i) public housing development at To Yuen Tung, Ma Wo Road, subject to a maximum PR of 6.8 and maximum BH of 135mPD; and (ii) private housing development at Ma Wo Road near Classical Garden subject to a maximum GFA of 72,640m² and maximum BH of 110mPD. Retrieved from <https://www.info.gov.hk/tpb/en/papers/papers.html#2021> on 31 March 2023.

Visual Change	The effects of visual changes from key public VPs with direct sightlines (considering degree of visibility and viewing distance) to the proposed development should be assessed and demonstrated in the VIA. The changes in the existing and future public views should be compared before and after the proposed development. The assessment should consider any likely visual concerns from the general public and explain how to avoid or address the negative visual impacts.
---------------	---

- 5.1.1.3 The overall visual resultant impacts of the Indicative Scheme are appraised based on the classifications of visual impacts into five levels of significance as set out in TPB-PG No. 41A, which include ‘beneficial’, ‘negligible’, ‘slight’, ‘moderate’ and ‘substantial’.

5.1.2 VP1: Footpath leading to Tai Po Kau Nature Reserve (Figure 5 refers)

- 5.1.2.1 This short-range VP locates at a footpath leading to Tai Po Kau Nature Reserve, which represents the view available to the villagers in the vicinity and the hikers passing by. The entire Indicative Scheme is completely screened off by the lush vegetation in the right of the foreground of this VP.
- 5.1.2.2 **Effects on Visual Composition** – The visual composition of this VP comprises of a footpath and the dense vegetation (tall trees) along the footpath. Since whole of the Indicative Scheme is shielded by the lush vegetation in the right of the foreground of this VP, the effect of the Indicative Scheme on visual composition is considered **negligible**.
- 5.1.2.3 **Effects on Visual Obstruction and Visual Change** – This VP has a viewing distance of about 55m to the Application Site. Since the entire Indicative Scheme is screened off by the lush vegetation in the foreground, the effects on visual obstruction and visual change are considered **negligible**.

5.1.3 VP2: Bus/ Minibus Stop at Tai Po Road – Tai Po Kau (near CARE Village and Chateau Royale) (Figure 6 refers)

- 5.1.3.1 This short-range VP locates at the bus/ minibus stop at Tai Po Road – Tai Po Kau in adjacent to CARE Village and Chateau Royale, which represents the view available to transient travellers/ passengers towards the Application Site from northeast. The planned residential care home for persons with disabilities at Wong Yi Au¹⁰ will be visible from this VP. The entire Indicative Scheme is screened off by a line of lush vegetation along the roadside of Tai Po Road – Tai Po Kau.
- 5.1.3.2 **Effects on Visual Composition** – The visual composition of this VP mainly comprises the bus/ minibus stop stand and the Tai Po Road – Tai Po Kau in the foreground; a line of roadside vegetation along the Tai Po Road – Tai Po Kau on the left of the middle ground, as well as a green knoll and a portion of open sky view on the right of the background of this VP. Since the entire Indicative Scheme is shielded by the vegetations in the middle

¹⁰ Planning Application A/TP/694 for Proposed Minor Relaxation of Building Height Restriction for Proposed Social Welfare Facility (Residential Care Home for Persons with Disabilities) was approved on 10 May 2024.

ground, there is no alternation on the visual composition in comparison with the Existing Condition. Therefore, the effect on visual composition is considered **negligible**.

- 5.1.3.3 **Effects on Visual Obstruction and Visual Change** – This VP is approximately 210m from the Application Site. Since the entire Indicative Scheme is screened off by the lush vegetation in the middle ground. Hence, the effects on visual obstruction and visual change are considered **negligible**.

5.1.4 VP3: Taxi Stand next to Tai Po Market MTR Station & Tai Po Market Public Minibus Terminus (Figure 7 refers)

- 5.1.4.1 This medium-range VP locates at a key transport node for travellers/ passengers arriving/ departing Tai Po area through railway (Tai Po Market Station), taxi and minibus (Tai Po Market Public Minibus Terminus). It represents the view available to transient travellers/ passengers towards the Indicative Scheme from the northwest of the Application Site. The entire Indicative Scheme is screened off by the vegetation and the existing residential development (i.e. Grand Palisades) in front.

- 5.1.4.2 **Effects on Visual Composition** – The visual composition of this VP is dominated by the taxi stand in the foreground, noise barrier along the New Territories Circular Road fronted by lines of roadside trees and shrubs in the middle ground, as well as Grand Palisades and The Paragon largely shielded by lush vegetation in the background, and with open sky view as backdrop. Since the whole Indicative Scheme is shielded by the lush vegetation and the buildings of Grand Palisades in the background of this VP, the effect of the Indicative Scheme on visual composition is considered **negligible**.

- 5.1.4.3 **Effects on Visual Obstruction and Visual Change** – The viewing distance from this VP to the Application Site is about 750m. Since the entire Indicative Scheme is screened off by the lush vegetation and the buildings of Grand Palisades in the background, the effects on visual obstruction and visual change are considered **negligible**.

5.1.5 VP4: Tai Po Railway Pier at Tolo Harbour Garden (Figure 8 refers)

- 5.1.5.1 This medium-range VP locates at the Tai Po Railway Pier at Tolo Harbour Garden, which represents the view available to the visitors of the waterfront at the East towards the Application Site. The entire Indicative Scheme is completely screened off by the villa-type residential developments in the middle ground and the lush vegetation in the right of the background of this VP.

- 5.1.5.2 **Effects on Visual Composition** – The visual composition of this VP comprises of Tolo Harbour Garden and the cycling track in the foreground; villa-type residential developments situated along the Tolo Harbour Highway in the middle ground; and dense vegetation with open sky view as the background. Since whole of the Indicative Scheme is shielded by the villa-type residential developments in the middle ground and the lush vegetation on the right of the background of this VP, the effect of the Indicative Scheme on visual composition is considered **negligible**.

- 5.1.5.3 **Effects on Visual Obstruction and Visual Change** – The viewing distance from this VP to the Application Site is about 610m. Since the entire Indicative Scheme is screened off

by the villa-type residential developments in the middle ground and the lush vegetation on the right of the background, the effects on visual obstruction and visual change are considered **negligible**.

5.1.6 VP5: Spiral Lookout Tower at Tai Po Waterfront Park (Figure 9 refers)

5.1.6.1 This medium-range VP locates at the Spiral Lookout Tower at Tai Po Waterfront Park, which represents the view available to the users of Tai Po Waterfront Park overlooking the Tolo Harbour to the north of the Application Site. Villa-type residential buildings along the harbourfront, Ling Liang Church M.H. Lau Secondary School adjacent to the Application Site, Grand Palisades situated at a vegetated slope of Lai Chi Shan, and the high-rise high-density Kwong Fuk Estate are observed in this VP. The majority part of the Indicative Scheme is screened off by the knoll with dense vegetation cover in front. Only the upper few floors of the Indicative Scheme can be visible from this VP.

5.1.6.2 **Effects on Visual Composition** – The visual composition of this VP comprises of natural landscapes (i.e. Tolo Harbour and Yuen Chau Tsai) in the foreground, buildings scattered in the vegetated slopes in the middle ground, and continuous ridgelines of Lai Chi Shan and Tai To Yan, as well as the open sky view as backdrop. It is observed a series of residential developments in the middle ground, including Redland Garden along the harbourfront, Grand Palisades on the hillside and Kwong Fuk Estate in the town centre. Although part of the vegetated hill is replaced by the Indicative Scheme, the Indicative Scheme is still visually connected with adjacent built-up area and seamlessly merged with a series of residential developments in the middle ground. Therefore, there is no significant change on the overall wider visual context in this VP. The effect of Indicative Scheme on visual composition is considered **negligible**.

5.1.6.3 **Effects on Visual Obstruction** – A minor portion of the vegetated hill slope is obstructed by the Indicative Scheme. The addition of the Indicative Scheme forms an organic extension of the hillside built-up area at Lai Chi Shan. There is no blockage to the open sky view and continuous ridgelines of Lai Chi Shan and Tai To Yan in the background. The visual bulk of the Indicative Scheme will also be minimised with the incorporation of thoughtful design elements, including façade treatment and landscape features to harmonise with the surrounding natural environment. Therefore, the effect of the Indicative Scheme on visual obstruction is considered **negligible**.

5.1.6.4 **Effects on Visual Change** – The public viewers at this VP (about 1km away from the Application Site) are the visitors of Tai Po Waterfront Park. As the majority of the Indicative Scheme is screened-off by the vegetated knoll in the front, the public viewers are not likely to notice the visual change induced by the Indicative Scheme. Furthermore, the development scale of the Indicative Scheme perceived by public viewers is regarded comparatively lower than with the existing developments visible at this VP. Therefore, the effect of Indicative Scheme on visual change is considered **negligible**.

5.1.7 VP6: Tai Po Kau Nature Reserve (Blue Walk near Lai Chi Shan at 216mPD) (Figure 10 refers)

5.1.7.1 This medium-range VP locates at the entrance point from Lai Chi Shan hiking trail to the Tai Po Kau Forest Blue Walk, where various types of amenities are available including

portable washrooms, pavilion, sitting-out area, information boards and directory signs to provide trail information. Therefore, the hikers are likely to stay for a period of time at this VP. It represents the view available to the hikers entering the Tai Po Kau Nature Reserve from Lai Chi Shan hiking trail. The entire Indicative Scheme is fully shielded by the lush vegetation on the middle ground of this VP.

5.1.7.2 **Effects on Visual Composition** – The visual components of this VP comprise of an information board and lush vegetation in the middle ground and the sky barely visible through the branches of trees in the background. Since the whole Indicative Scheme is fully screened off by the lush vegetation in the middle ground, the effect of the Indicative Scheme on visual composition is considered **negligible**.

5.1.7.3 **Effects on Visual Obstruction and Visual Change** – The viewing distance from this VP to the Application Site is about 690m. Since the entire Indicative Scheme is screened off by the lush vegetation on the middle ground, the effects on visual obstruction and visual change are considered **negligible**.

5.1.8 **VP7: Wun Yiu Road near Picnic Site No.6 (at 101mPD) (Figure 11 refers)**

5.1.8.1 This long-range VP locates at the Picnic Site No.6 of Tai Mo Shan Country Part at Wun Yiu Road along Wilson Trail at an elevation of about 101mPD. It represents the view available to the hikers having picnic and/or other recreational activities towards the Application Site from the southwest. The entire Indicative Scheme is fully shielded by the vegetated spur pointing away from Grassy Hill on the right of the middle ground of this VP.

5.1.8.2 **Effects on Visual Composition** – The foreground of this VP is dominated by lush vegetation along Wun Yiu Road, Wilson Trail. Urban/ residential development is visible on the middle ground of the VP, with the high-density (i.e. Tai Po New Town) and medium-density (i.e. the Regent) in the left and the low-density development (i.e. Jc Castle) in the middle. To the right of the middle ground is the vegetated spur with the open sky view as backdrop. Since the whole Indicative Scheme is fully screened off by the vegetated spur in the middle ground, the effect of the Indicative Scheme on visual composition is considered **negligible**.

5.1.8.3 **Effects on Visual Obstruction and Visual Change** – The viewing distance from this VP to the Application Site is about 1.7 km. Since the entire Indicative Scheme is screened off by the vegetated spur in the right of the middle ground, the effects on visual obstruction and visual change are considered **negligible**.

5.1.9 **VP8: Tai To Yan (Trigonometric Station at 566mPD) (Figure 12 refers)**

5.1.9.1 This long-range VP locates at the triangulation station of Tai To Yan at an elevation of about 566mPD and represents the view of hikers overlooking the entire Lam Tsuen and Tai Po area to the west and northwest of the Application Site. This VP demonstrates the rich visual context of the wider surrounding areas with a mixture of high-rise development at Tai Po New Town, low-rise rural development at Lam Tsuen area and the natural environments with mountains and Tolo Harbour. The future development of the Chung Nga Road West Public Housing Development, and the two in-principle endorsed LSPS

applications (LSPS/003 and LSPS/004) for large-scale high-density development at Lam Tsuen are visible at this VP. They visualise the changing planning circumstances in Tai Po with emerging high-to-medium-density housing developments expanding from Tai Po New Town. The entire Indicative Scheme is screened off by the mountains in the background of the VP.

5.1.9.2 Effects on Visual Composition – The foreground and middle-ground of this VP are currently characterised by low-rise residential developments scattering around the low-lying Lam Tsuen Valley area intertwined with several green fields. The future development of LSPS/003 and LSPS/004 will drastically transform the character of Lam Tsuen Valley from rural to urbanised. Upon completion of LSPS/003 and LSPS/004, both developments will become the dominating visual element in the middle ground of this VP. Further east to the Lam Tsuen Valley is the high-rise development at Tai Po New Town with Tolo Harbour visible behind and open sky view as backdrop. A few of vegetated hill slopes and mountains can be seen on the left of the foreground, in the right middle-ground and in the background. It is observed that the visual composition of this VP is characterised by a mixture of visual context including high-rise urban development (i.e. Tai Po New Town), high-density housing development at the peripheral of Lam Tsuen (LSPS/003 and LSPS/004), low-rise village type development (i.e. Lam Tsuen Valley) and natural elements (i.e. Tolo Harbour, mountains and open sky view). Since the entire Indicative Scheme is screened off by the mountains in the background of the VP, the effect of the Indicative Scheme on visual composition is considered **negligible**.

5.1.9.3 Effects on Visual Obstruction and Visual Change – This VP has the longest distance with the Application Site of about 6km. Since the entire Indicative Scheme is screened off by the by the mountains in the background of the VP, the effects on visual obstruction and visual change are considered **negligible**.

5.1.10 VP9: Cloudy Hill (Trigonometric Station at 288mPD) (Figure 13 refers)

5.1.10.1 This long-range VP locates at the triangulation station at Cloudy Hill along Wilson Trail at an elevation of about 288mPD, which represents the views available to hikers overlooking the Tai Po New Town to the north to northwest of the Application Site. Majority of the planned public housing development at To Yuen Tung (135mPD) and a minor portion of the planned private housing development at Ma Wo Road near Classical Garden (110mPD) are visible from this VP, which reveals the trend of extension of high-rise development from the core to the peripheral of Tai Po New Town. Further south to the abovementioned planned developments, the Indicative Scheme is visible from this VP.

5.1.10.2 Effects on Visual Composition – The visual composition of this VP comprises of the signpost and shrubs along Wilson Trail in the foreground, the high-rise development of Tai Po New Town in the middle ground. In the background, the planned public/ private housing developments and the Indicative Scheme are visible in this VP. Continuous ridgelines of Grassy Hill and Tai Mo Shan, as well as the open sky view form the backdrop of this VP. Although part of the vegetated hill slope is replaced by the Indicative Scheme, the Indicative Scheme is still visually connected with the existing/ planned high-rise built-up area with no significant change on the overall wider visual context. Therefore, the effect of Indicative Scheme on visual composition is considered **negligible**.

5.1.10.3 **Effects on Visual Obstruction** – A small portion of the vegetated hill slope is obstructed by the Indicative Scheme, while the visual obstruction has been minimised through a stagger BH profile following the topography of Lai Chi Shan to echo with the surrounding natural environment. Moreover, the much-valued visual resources including the continuous ridgelines of Grassy Hill and Tai Mo Shan, and open sky view are not blocked by the Indicative Scheme. Therefore, the effect of the Indicative Scheme on visual obstruction is considered **negligible**.

5.1.10.4 **Effects on Visual Change** – The public viewers at this VP (about 3km away from the Application Site) are the hikers and sightseers along Wilson Trail. Although the public viewers are likely to notice the visual change induced by the Indicative Scheme, the building separation between Tower 2 and Tower 3 at the Development Site further reduces the visual bulkiness of the building mass. Also, the development scale of the Indicative Scheme perceived by public viewers at this VP is comparable with the planned/ existing development at the core and peripheral of Tai Po New Town, which thereby appear to be visually balanced to the public viewers. Therefore, the effect of Indicative Scheme on visual change is considered **negligible**.

5.1.11 **VP10: Grassy Hill (Trigonometric Station at 647mPD) (Figure 14 refers)**

5.1.11.1 This long-range VP locates at the trigonometric station at the Grassy Hill along Maclehorse Trail with an elevation of about 647mPD, which represents the views available to hikers and sightseers overlooking the Tai Po New Town and Tai Po INNOPARK to the north and northeast to the Application Site. The entire Indicative Scheme is shielded by the vegetated green hill slope on the middle ground of this VP (i.e. the lower slope of Grassy Hill and the Lai Chi Shan).

5.1.11.2 **Effects on Visual Composition** – The visual composition of this VP comprises of lush vegetation in the foreground, vegetated hill slopes/ mountains (i.e. Wong Leng and Cloudy Hill) in the middle ground and background with the Tai Po New Town and Tai Po INNOPARK in between. In the middle ground, a few low-rise developments scatter around the Tai Po New Town and the Tolo Harbour is visible on the right side. The backdrop of this VP is dominated by the open sky view. Since the entire Indicative Scheme is screened off by the vegetated hill slopes in front, the effect on visual composition of the Indicative Scheme is considered **negligible**.

5.1.11.3 **Effects on Visual Obstruction and Visual Change** – The viewing distance from this VP to the Application Site is about 3km. Since the entire Indicative Scheme is screened off by the green hill slopes on the middle ground of this VP, the effects on visual obstruction and visual change are considered **negligible**.

5.2 Summary

5.2.1.1 Table 5.2 below summarise the visual impact assessment of the above 10 VPs.

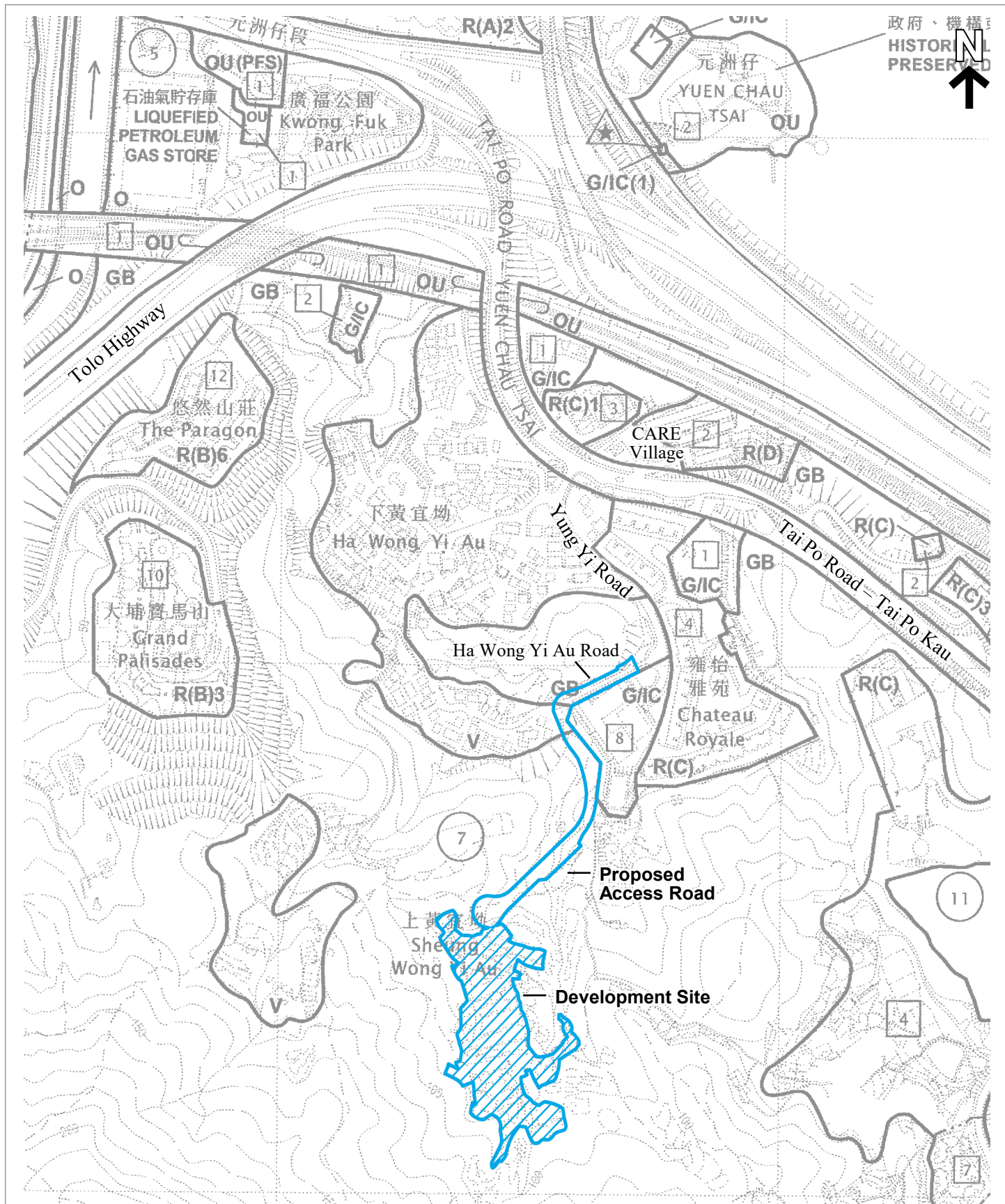
Table 5.2 Summary of Visual Impact Assessment of 10 VPs

VP	Visual Sensitivity	Appraisal Components			Conclusion
		Visual Composition	Visual Obstruction	Visual Change	
VP1 Footpath leading to Tai Po Kau Nature Reserve	Medium to High	Negligible	Negligible	Negligible	Negligible
VP2 Bus/ Minibus Stop at Tai Po Road – Tai Po Kau (near CARE Village and Chateau Royale)	Medium	Negligible	Negligible	Negligible	Negligible
VP3 Taxi Stand next to Tai Po Market MTR Station & Tai Po Market Public Minibus Terminus	Medium	Negligible	Negligible	Negligible	Negligible
VP4 Tai Po Railway Pier at Tolo Harbour Garden	High	Negligible	Negligible	Negligible	Negligible
VP5 Spiral Lookout Tower at Tai Po Waterfront Park	High	Negligible	Negligible	Negligible	Negligible
VP6 Tai Po Kau Nature Reserve (Blue Walk near Lai Chi Shan at 216mPD)	High	Negligible	Negligible	Negligible	Negligible
VP7 Wun Yiu Road near Picnic Site No.6 (at 101mPD)	High	Negligible	Negligible	Negligible	Negligible
VP8 Tai To Yan (Trigonometric Station at 566mPD)	High	Negligible	Negligible	Negligible	Negligible
VP9 Cloudy Hill (Trigonometric Station at 288mPD)	High	Negligible	Negligible	Negligible	Negligible
VP10 Grassy Hill (Trigonometric Station at 647mPD)	High	Negligible	Negligible	Negligible	Negligible

6. Conclusion

- 6.1.1.1 In view of the Government's housing policy to emphasise the need to increase land supply for housing developments, the Applicants have proposed a Planning Application under Section 12A of the Town Planning Ordinance (Cap. 131) to rezone the Application Site from "GB" and a minor portion of "V" to a tailor-made "R(B)13" zone to facilitate Proposed Residential Development and Associated Infrastructure, which is subject to a maximum GFA of 35,710.44 m² and a maximum BH of 96mPD. The Indicative Scheme will provide 500 residential units upon completion.
- 6.1.1.2 In this VIA, a total of 10 VPs (including short-, medium-, and long-range VPs) are assessed based on the visual acceptability of the Indicative Scheme at the Application Site. All 10 VPs were identified with negligible impacts on the visual quality of the Indicative Scheme as compared with the Existing Condition.
- 6.1.1.3 Based on the findings of the VIA, the Indicative Scheme at the Application Site will not be visible, or merely a minor portion to be visible, from various VPs. With incorporation of design features including wind and visual corridors, façade treatment and landscape features, as well as the proposed BH responsive to the surrounding visual elements, in particular the medium-to-high rise development to the northwest and the mountain backdrop to the south, the Indicative Scheme would maintain a balanced and harmonious visual context in the wide context.

Figures



LEGEND



Application Site



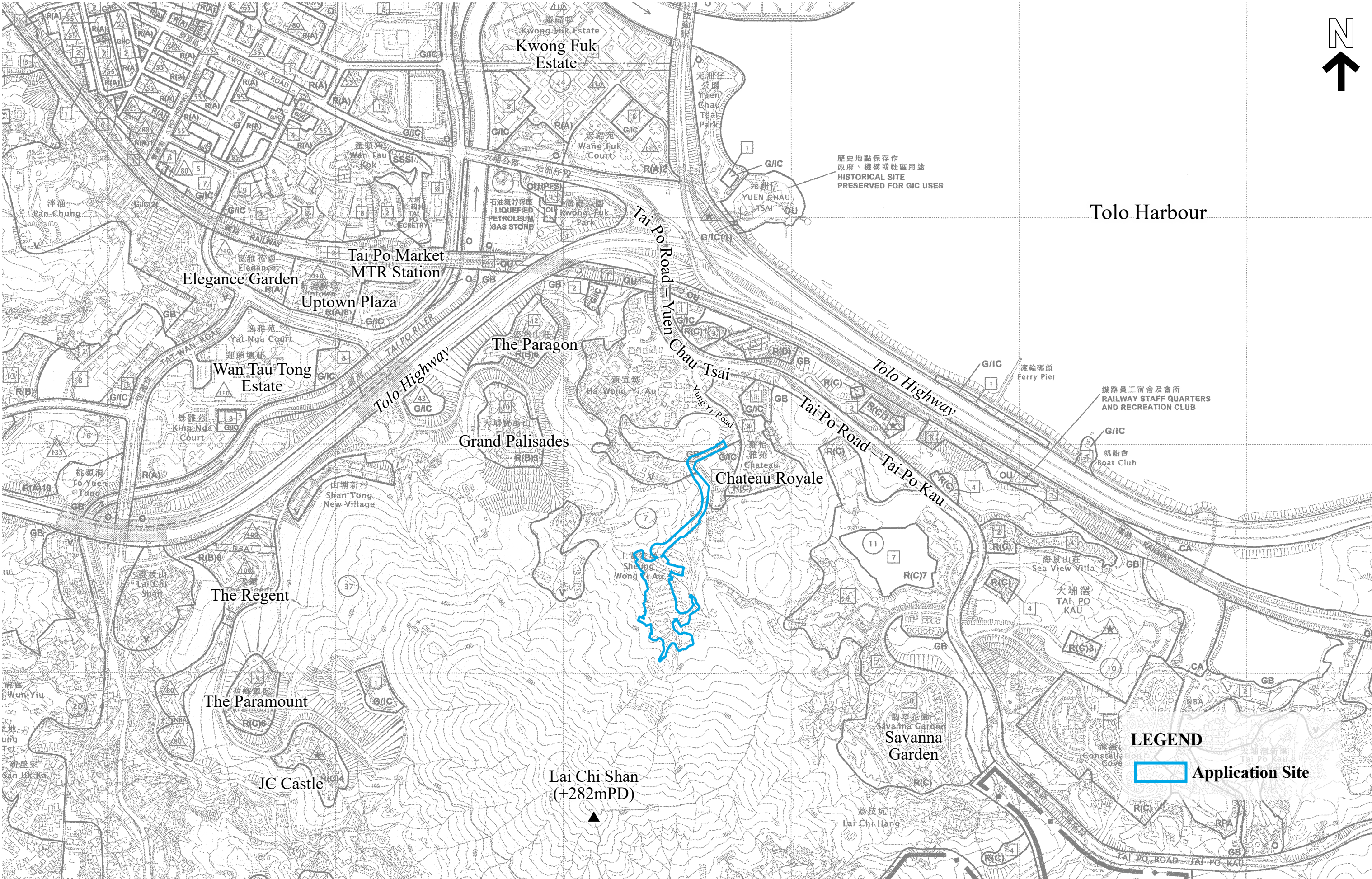
Development Site

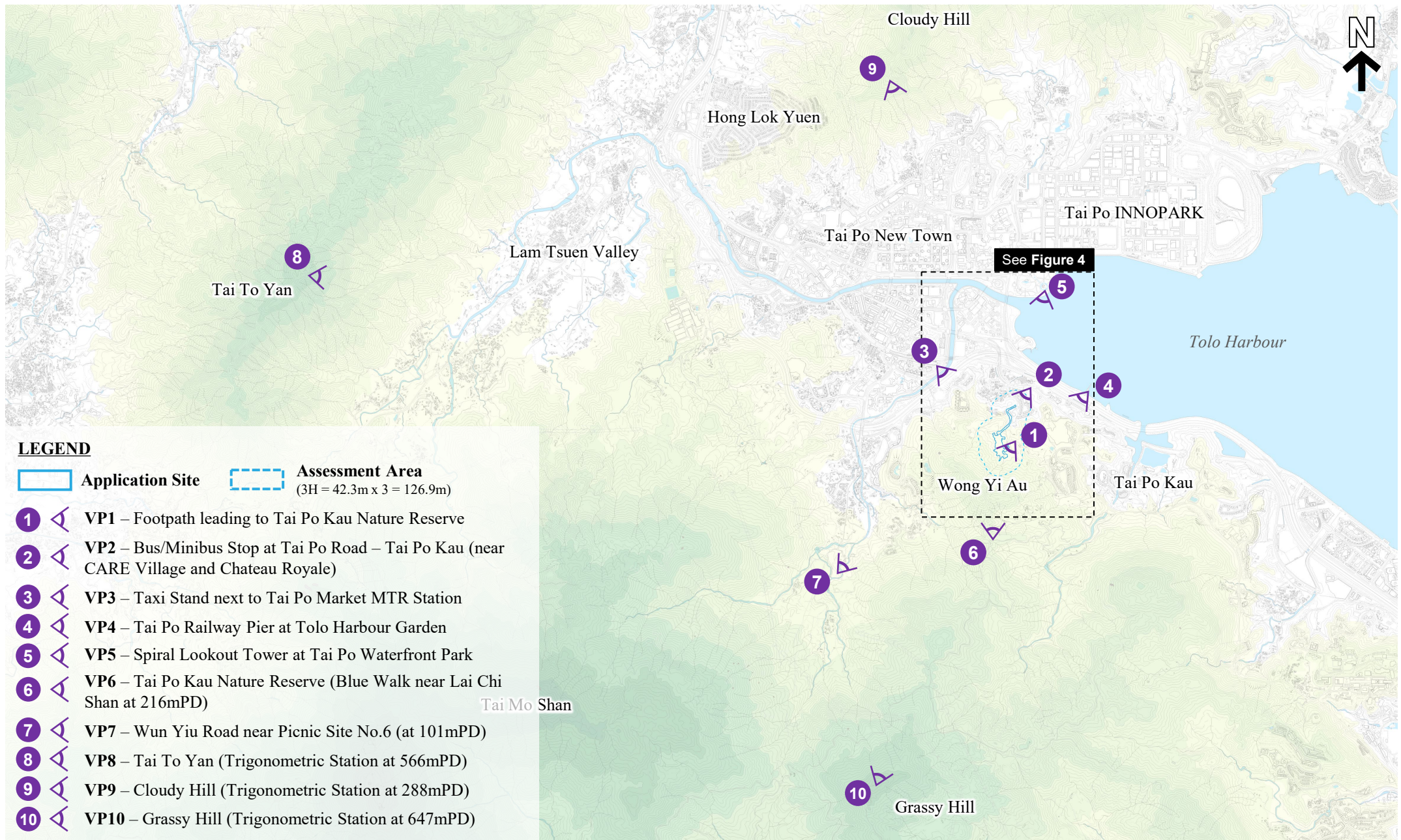
ZONING

R(A) Residential (Group A)
R(B) Residential (Group B)
R(C) Residential (Group C)
R(D) Residential (Group D)
V Village Type Development

G/IC Government, Institution or Community
O Open Space
OU Other Specified Uses
GB Green Belt

Figure No.	Scale	Figure Title
1	1:5,000 @A4	Location Plan
ARUP	Date	Source
	March 2026	Extracted from Approved Tai Po Outline Zoning Plan No. S/TP/32





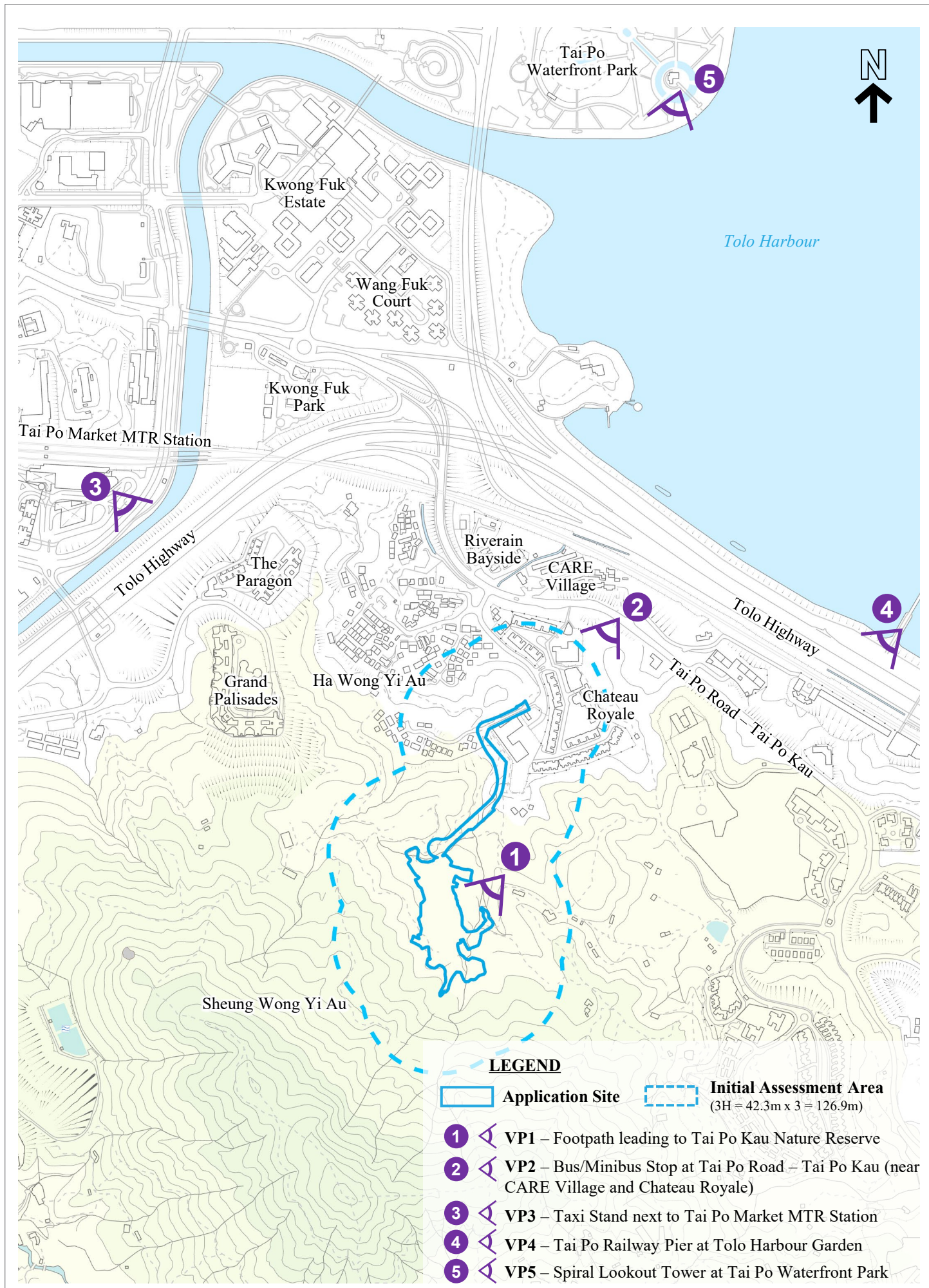


Figure No.	Scale	Figure Title
4	1:8,000 @A4	Proposed Viewing Points (2/2)
ARUP	Date	Source
	March 2026	-

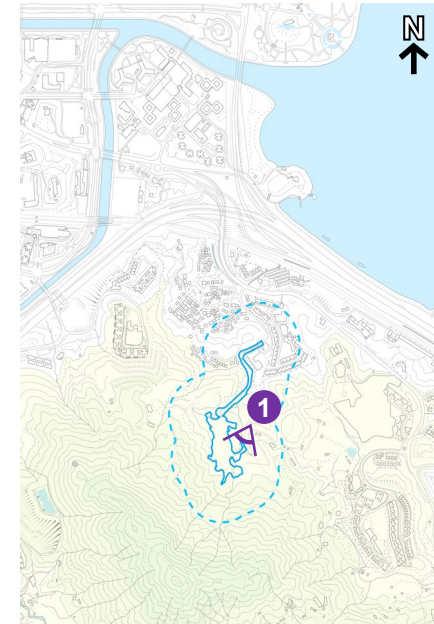
Existing Condition



Indicative Scheme



KEY PLAN



LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Indicative Scheme (Shielded Portion)

Existing Condition



Indicative Scheme



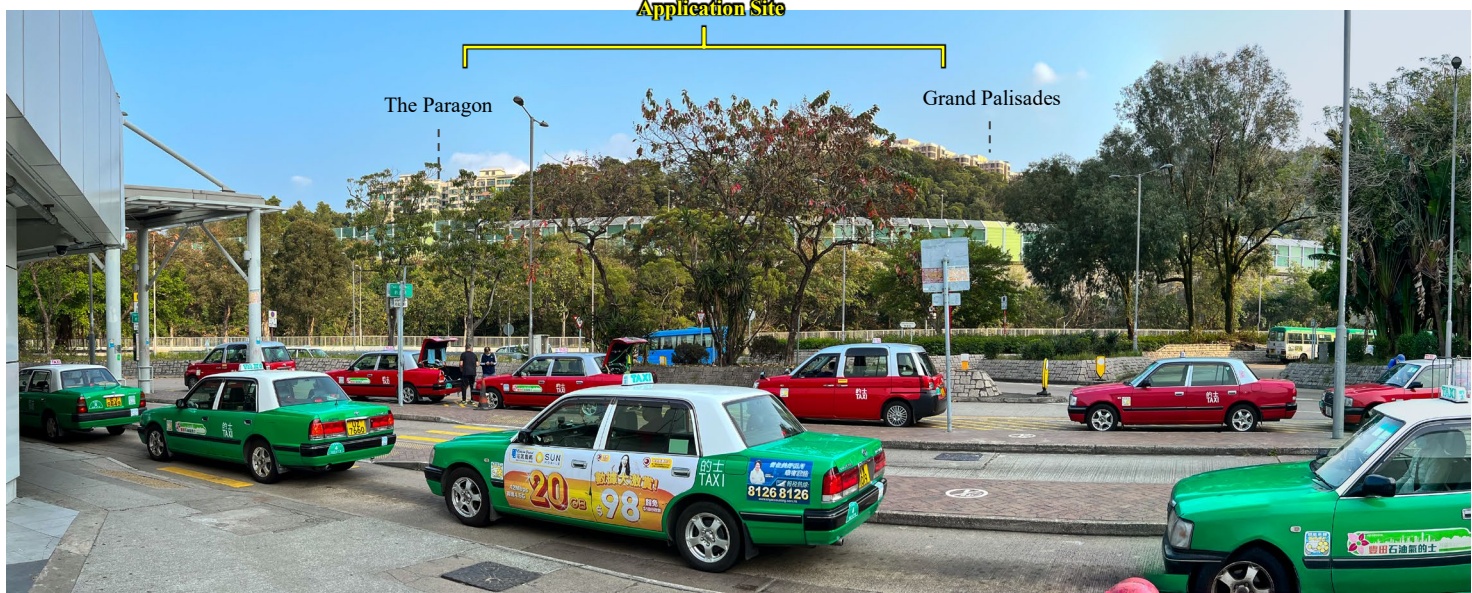
KEY PLAN



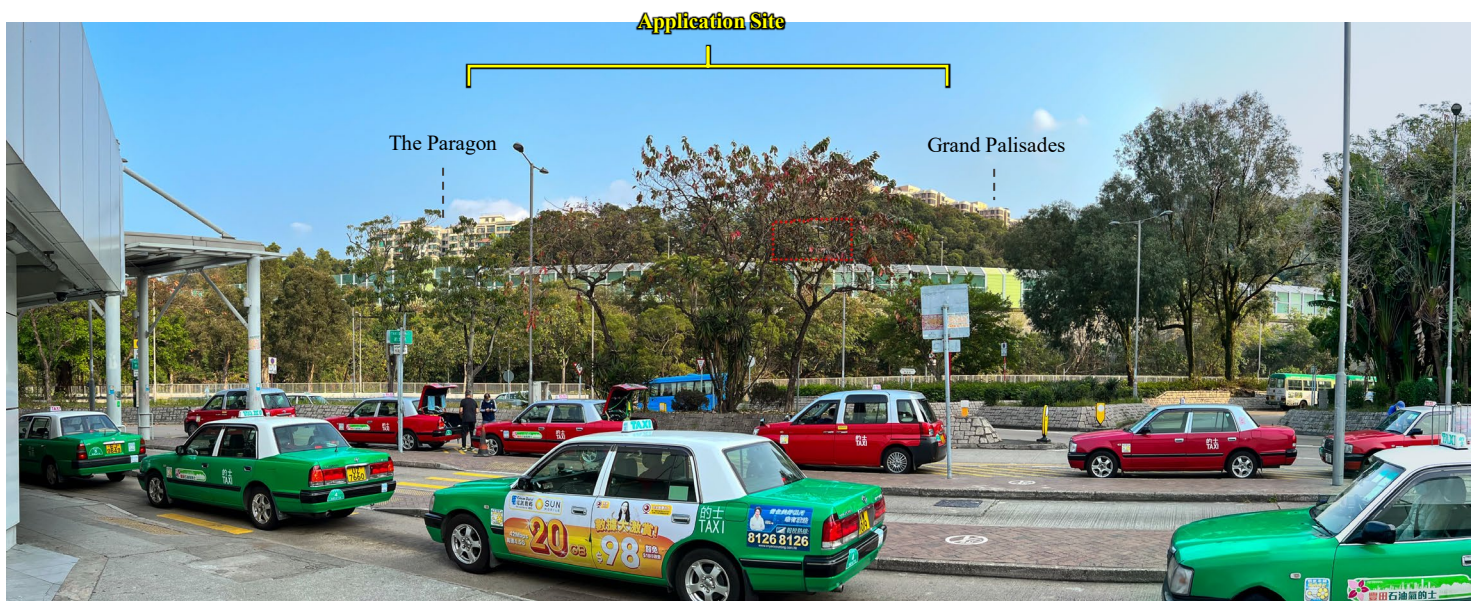
LEGEND

- Application Site
- Initial Assessment Area
- Viewing Point
- Indicative Scheme (Shielded Portion)

Existing Condition



Indicative Scheme



KEY PLAN



LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Indicative Scheme (Shielded Portion)

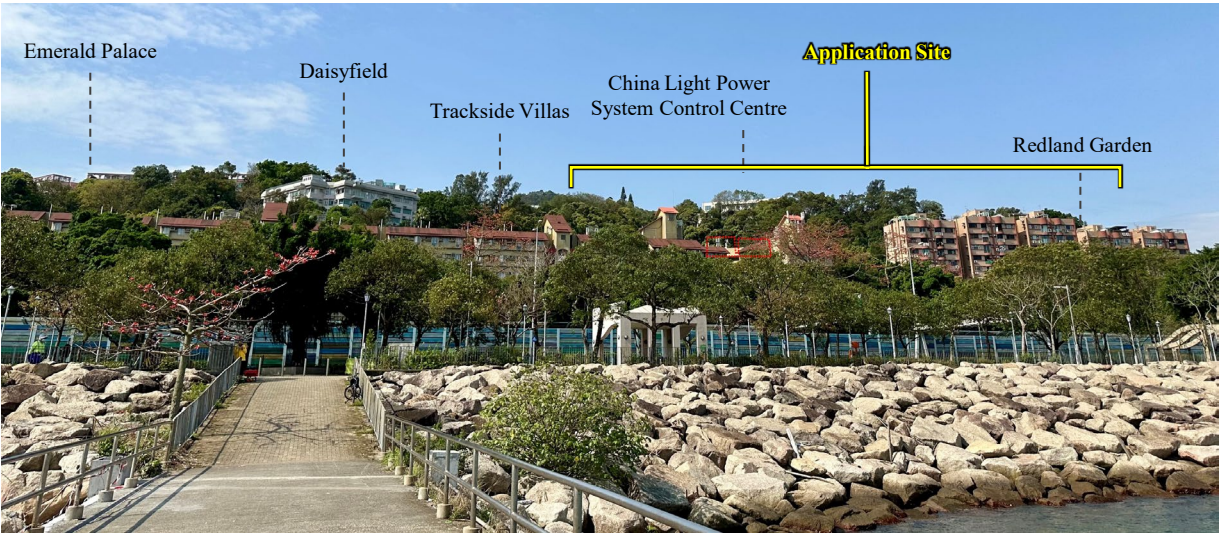
Existing Condition



KEY PLAN



Indicative Scheme



LEGEND

- Application Site
- Initial Assessment Area
- Viewing Point
- Indicative Scheme

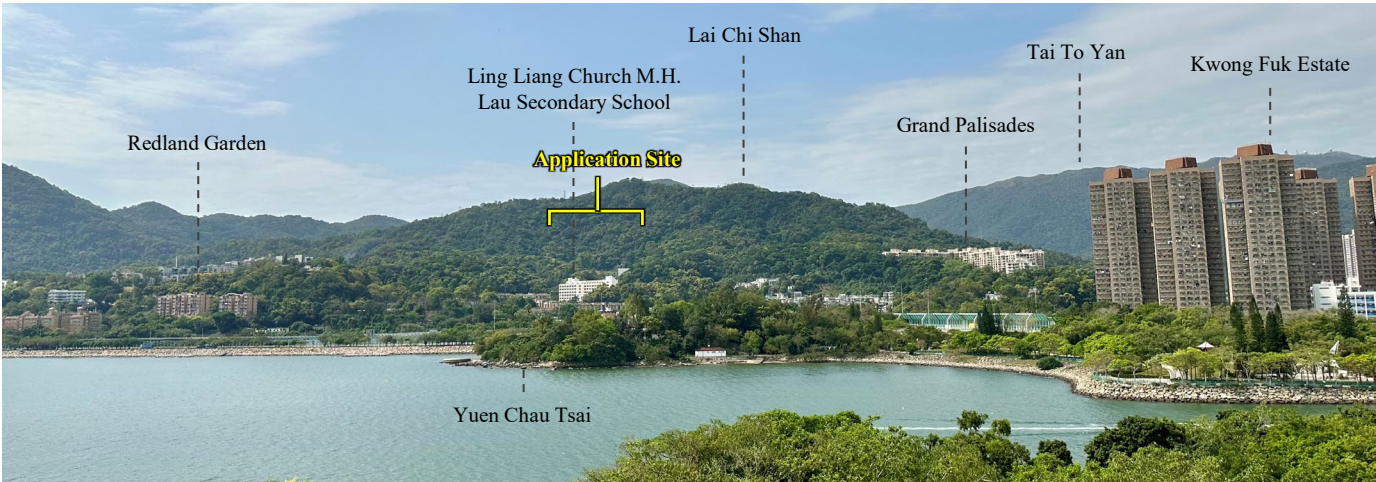
Existing Condition



KEY PLAN



Indicative Scheme



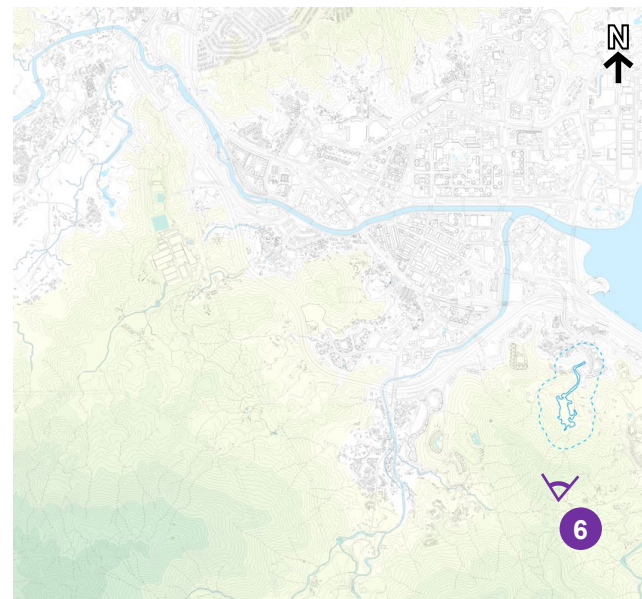
LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Indicative Scheme

Existing Condition



KEY PLAN



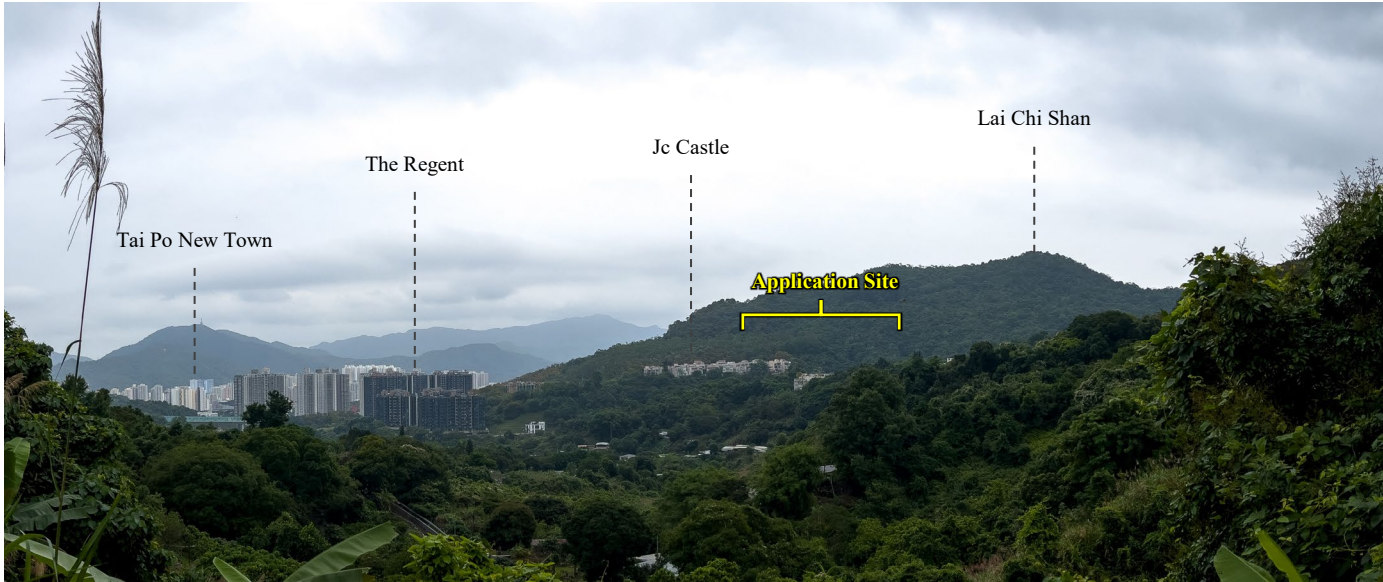
Indicative Scheme



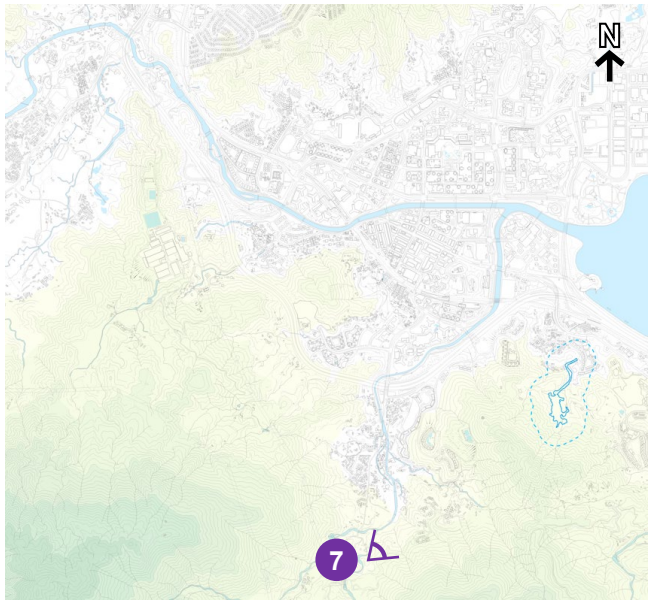
LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Indicative Scheme (Shielded Portion)

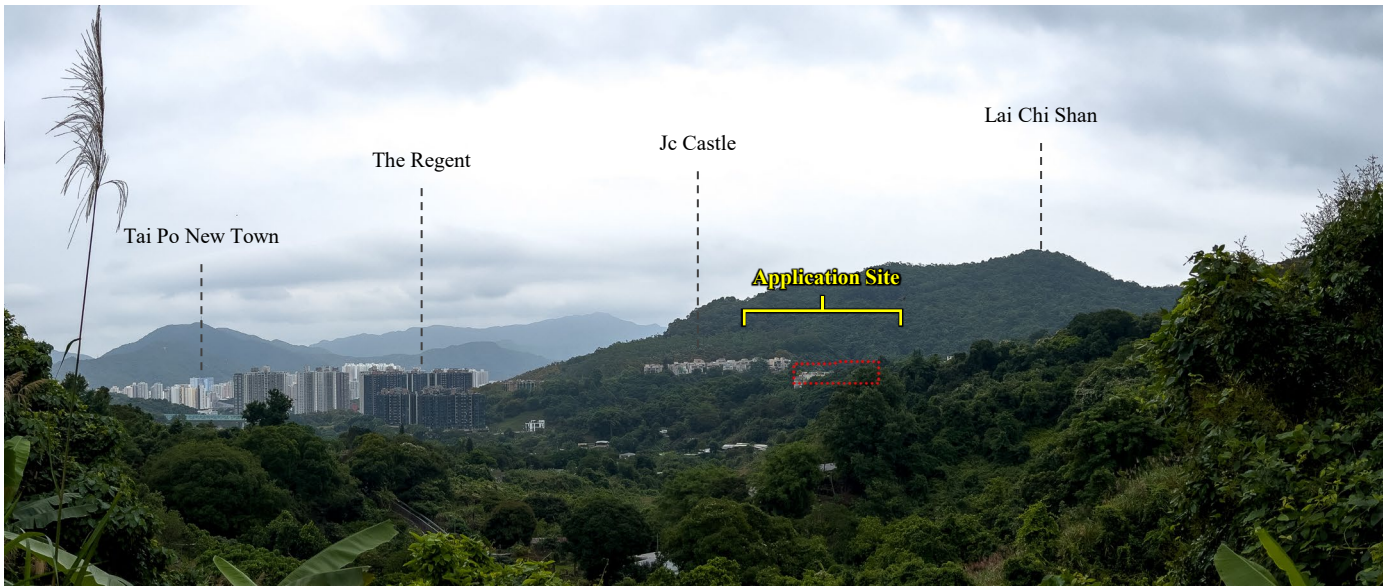
Existing Condition



KEY PLAN



Indicative Scheme



LEGEND

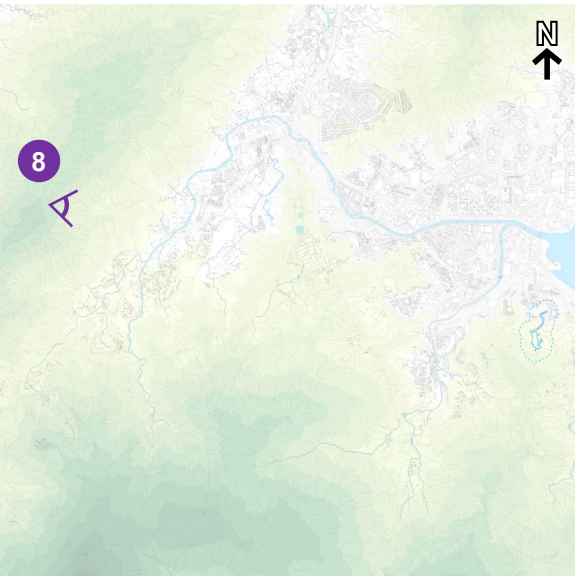
- Application Site
- Initial Assessment Area
- Viewing Point
- Indicative Scheme (Shielded Portion)

Figure Title	Source	Date	Figure No.
Viewing Point 7: Wun Yiu Road near Picnic Site No.6 (at 101mPD)	-	March 2026	11
		Scale -	

Existing Condition



KEY PLAN



Indicative Scheme



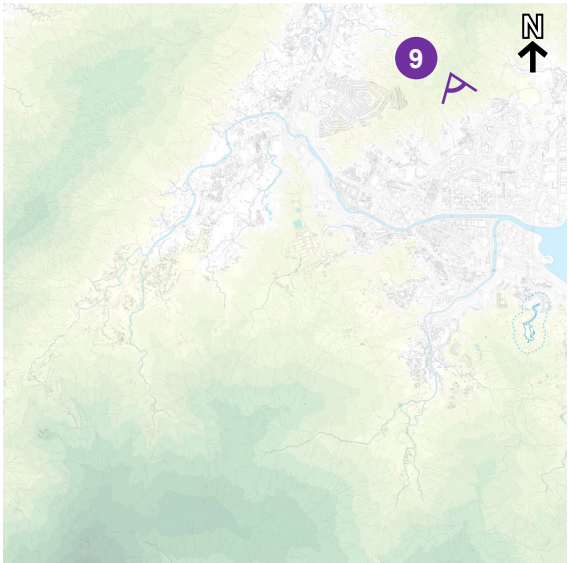
LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Indicative Scheme (Shielded Portion)

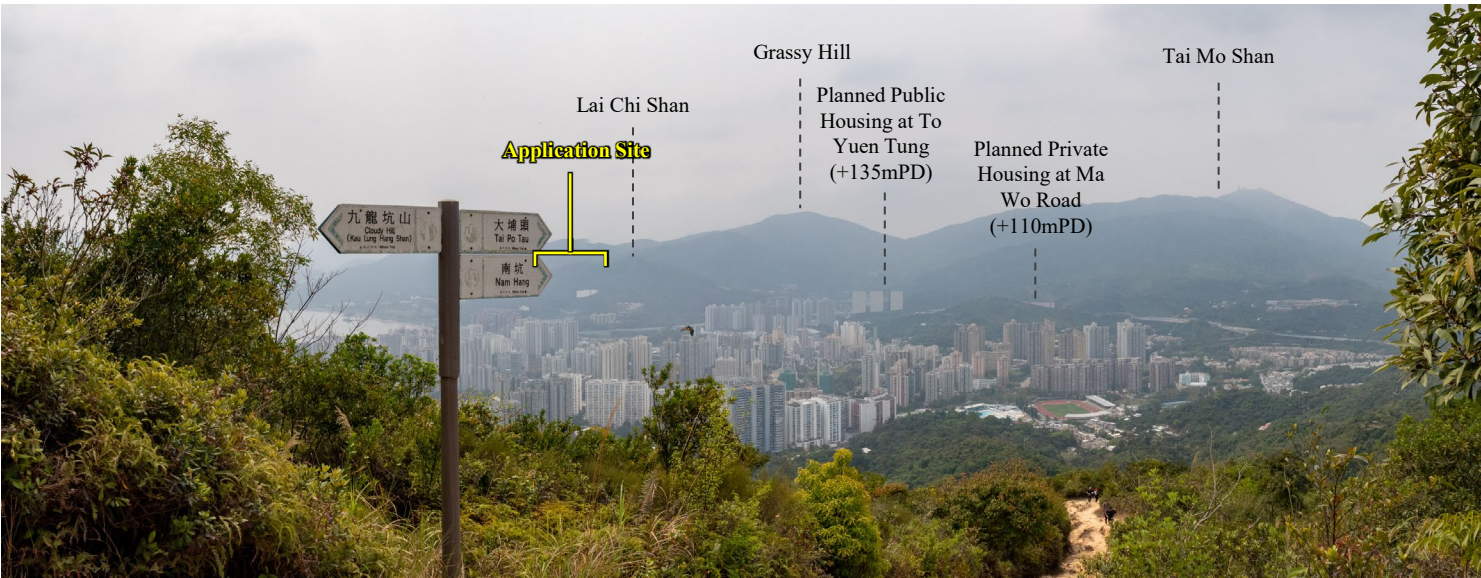
Existing Condition



KEY PLAN



Indicative Scheme



LEGEND

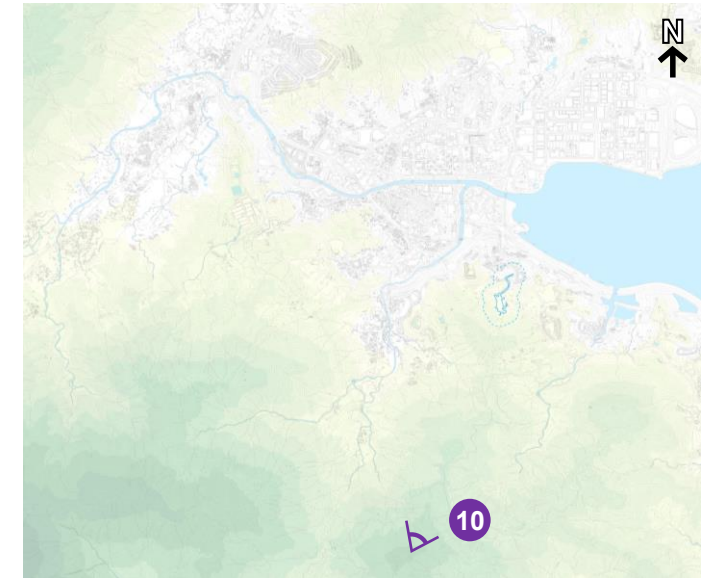
- Application Site
- Initial Assessment Area
- Viewing Point
- Indicative Scheme

Figure Title	Source	Date	Figure No.
Viewing Point 9: Cloudy Hill (Trigonometric Station at 288mPD)	-	March 2026	13
		Scale	
		-	

Existing Condition



KEY PLAN



Indicative Scheme



LEGEND

-  Application Site
-  Initial Assessment Area
-  Viewing Point
-  Indicative Scheme (Shielded Portion)