

Annex I

Updated Report of the Visual Impact Assessment

**Rezoning from “Residential (Group D)” to “Residential (Group C) 2” Zone
for a Proposed Residential Development at Lot 4822 in D.D. 104 and the
Adjoining Government Land, East of Kam Pok Road,
Mai Po, Yuen Long, N.T.**

Visual Impact Assessment

3rd December 2025

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Project Title	Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.
Report Title	Visual Impact Assessment

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20250610	Jerry Han	John Charters	Chris Foot	Draft to Client
A	20250716	Jerry Han	John Charters	Chris Foot	Draft to Client
B	20250718	Jerry Han	John Charters	Chris Foot	Draft to Client
C	20250919	Jerry Han	John Charters	Chris Foot	Draft RtoC to Client
D	20250919	Jerry Han	John Charters	Chris Foot	RtoC to Client
E	20251201	Jerry Han	John Charters	Chris Foot	Revision
F	20251203	Jerry Han	John Charters	Chris Foot	Revision

Table of Contents

- 1.0 Introduction
- 2.0 Existing Site Description
- 3.0 Description of the Proposed Development
- 4.0 Baseline Conditions
- 5.0 Visual Impact Assessment
- 6.0 Visual Mitigation Measures
- 7.0 Residual Impacts
- 8.0 Conclusion

Figures

- Figure 3.1 Proposed Scheme: Urban Design Considerations
- Figure 4.1 – 4.3 Visual Elements
- Figure 4.4 Visual Envelope and Location of Vantage Points
- Figure 7.1 – 7.2 Location of Photomontage Vantage Points
- Figures 7.3 - 7.10 Photomontages

1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited has been commissioned to prepare a Visual Impact Assessment in support of a S12A application to the Town Planning Board (TPB) for Rezoning from "Residential (Group D)" zone to "Residential (Group C) 2" zone at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T. (hereafter referred to as the Application Site).
- 1.2 The Application Site is designated for residential use under the Approved Mai Po and Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/8 and is the subject of two previously approved planning applications for housing developments (Application Nos. A/YL-MP/242 and A/YL-MP/287). The Applicant currently proposes to increase the domestic plot ratio of the site, to echo the recent changing planning circumstances in the wider northwestern New Territories, including the developments of the San Tin Technopole and Ngau Tam Mei area, the construction of the Northern Link Main Line and the planning of Northern Metropolis Highway. The Applicant wished to take this opportunity to upzone the development potential at the Application Site to contribute synergistic effect in this meaningful strategic city transformation process.
- 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. 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 bounded by Kam Pok Road to its West, Fung Chuk Road to its north and Ha Chuk Yuen Road to its East and Ha San Wai Road to its South and covers an area of approx. 37,870m². The site is currently vacant and approved for temporary use as a Public Vehicle Parking facility. Within the site 247 nos. trees are currently located, with most of the existing trees and vegetation found at the western, northern and eastern peripheries of the Site, along Kam Pok Road, Fung Chuk Road and Ha Chuk Yuen Road respectively.
- 2.2 The Application Site is located to the south of the recently gazetted San Tin Technopole and southwest of the recently gazetted Northern Link (NOL) Ngau Tam Mei Station. NOL and the associated Ngau Tam Mei Station & depot development, is an integral part of the overall planning for the northern New Territories under the Northern Metropolis Development Strategy (NMDS). The site is located approximately halfway between the Yuen Long New Town and the Kwu Tung North New Development Area (KTN NDA).
- 2.3 Major residential estates near the site include Fairview Park, Palm Springs and Royal Palms and also village type developments. To the north of the Application Site is the approved residential development under Planning Application No. A/YL-MP/247 and to the immediate north are the agreed development proposals under Application No. Y/YL-MP/10 comprising 10 medium-rise residential blocks with heights of 14 to 16 storeys. Another approved residential development is located to the west of the Application Site across the Ngau Tam Mei Drainage Channel (NTMDC). The site is current developed as the 3 storey Yau Pok Road Temporary Light Public Housing (approved under application A/YL-MP/341).

2.4 There are several nullah and drainage channels in the vicinity of the site. To the west of the Site along Kam Pok Road, Ngau Tam Mei Drainage Channel (NTMDC) is located whilst there is also a nullah running along Ha Chuk Yuen Road and Fung Chuk Road / Ha San Wai Road. NTMDC and the existing cycle track along Yau Pok Road are the major infrastructure developments located opposite to the west of the Application Site. A Drainage Services Department's (DSD) stormwater pumping station is also located to the northwest of the Application Site.

3.0 Description of the Proposed Development

3.1 In support of this planning application, an indicative development proposal has been prepared. The proposed development comprises a total of five residential towers with building height 59.85mPD (16 residential storeys). The site also accommodates a two-storey compound building, located at the south-eastern portion of the site, containing a clubhouse, a six-classroom kindergarten at G/F, and one Neighbourhood Elderly Centre at 1/F.

3.2 Other residential ancillary uses include communal landscape area, E&M buildings including one-storey Sewage Pumping Station and one TX Room / Main Switch room located at the northeast corner of the site and a basement level carpark which helps to maximize the at-grade area space for development and landscape purposes.

3.3 The main vehicular and pedestrian access point to the site is in the middle of the western site boundary on Kam Pok Road. A proposed basement car park is accessed via a ramp close to the site entrance, allowing the internal road network and EVA to be lightly trafficked. The kindergarten is accessed through the site from the Kam Pok Road entrance, with a secondary entrance from Ha Chuk Yuen Road in the south-eastern corner of the site.

3.3 The layout design of the proposed development aims to provide a large central landscape area around which the towers are arranged, allowing for the provision of greenery and communal open space. A continuous landscape buffer along the periphery of the site is also provided, accommodating retention of existing trees along the western and eastern boundaries, forming a naturalistic setting to enhance the visual integration of the proposed development with the surroundings.

3.4 Site formation works are required for the proposed development. The Site will be formed at a level of about 5.4mPD, whereas the original existing level of the site ranged from 4.25mPD in its southern part to 7.8 mPD in its northern part. Some of this site formation work has already been undertaken as part of the temporary use of the site as a government facility for COVID related facilities and for implementing current temporary car park development.

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 having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions. The visual envelope covers the fields of views from all sensitive viewers in direct sight of the proposed development. The visual assessment area of the Project is identified through a combination of detailed field surveys, desktop study and review of aerial photographs.
- 4.2 The visual envelope (VE), at this locality, is shaped by a combination of adjacent lowland rural landscape, vegetation alongside the Ngau Tam Mei Nullah 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 – Visual Envelope and Visually Sensitive Receivers.
- 4.3 The existing urban context is characterised by low-rise three-storey village house type developments to the south and east of the application site, interspersed with warehouse and open storage type development, and the extensive low-rise residential area of Fairview Park to the East and the recently constructed Light Public Housing Development. The visual envelope extends to low-rise residential developments alongside Fairview Park Boulevard in the south, open container storage facilities and warehouses adjacent to Ha San Wai in the east, Fairview Park low-rise residential development, Bethel High School and temporary light public housing sites in the west, agricultural fields, Chuk Yuen Road Floodwater Storage and Facilities and future residential development areas in the north.
- 4.4 Lowland settlements located in proximity to the proposed development site include Helene Terrace, Ha San Wai Village and Chuk Yuen Tsuen. These might only have glimpse views of the proposed development because most of their low-level views to the proposed site are largely obstructed by the existing topography or vegetation in the foreground. Although there are glimpse views of the proposed development from houses located along the eastern edge of Fairview Park across the flat expanse of the grassland areas (abandoned / planned recreational areas), these low-level views are largely screened by a combination of roadside and nullah-side vegetation, tall shrubs / grass and the intervening structures in the foreground of the proposed development site. The future context will however be changed in relation to approved medium and high-rise development associated with major development initiatives in the vicinity.
- 4.5 To the north the VE is likely to be contained by medium-rise development at adjacent sites, including recently agreed re-zoning application under application No. Y/YL-MP/10. To the northeast with the implementation of the proposed San Tin Technopole Development (Technopole) the VE will similarly be contained by the development associated with proposed Innovation and Technology areas. In the absence of all these developments the theoretical VE extends to the Shenzhen River and the urban landscape beyond.
- 4.6 Views to the east extend to the San Tin Highway corridor with its associated low-rise village areas, and roadside tree planting containing low level views. The proposed Ngau Tam Mei New Development Area will also shape the Visual Envelope to the east of the Application Site containing low levels views from the valley floor. At more elevated levels the VE will be contained by the proposed high-rise residential development at the base on Ki Lun Shan (Hadden Hill) (+222 mPD) and the proposed innovation and technology developments in the area of Luk Mei Tsuen and Pang Loon Tei. Where new development does not intervene, the VE will also extend to the ridgeline and

secondary summits to the north, east and southwest of Kai Kung Leng (+572 mPD). The ridgeline is located within the Lam Tsuen Country Park.

- 4.7 To the south and west beyond Fairview Park the theoretical VE extends over the low flat expanse of the fishponds and low-rise residential and village landscapes to the west of the San Tin Highway to the San Tin River and the Nam Sang Wai area. There are a number of approved new developments in this area which will also serve to shape the VE. These include the proposed Sha Po North Public Housing (S/YL-KTN/9) with a BH of +182.8 mPD. The low-rise developments include Fairview Park; and Palm Springs, Royal Palms and Wo Shang Wai in addition to Chuk Yuen Tsuen; Pok Wai Village, Pok Wai and Tai Sang Wai. Longer distance views extend from the high-rise developments at the northern periphery of Yuen Long and east from the eastern periphery of Tin Shui Wai.
- 4.8 The area from which any part of the proposed development would be visible may be relatively extensive to the south and west however, it should be noted that for the purposes of this assessment, a nominal approximate 5km VE extent from the Application Site is adopted as it is considered that the visual impact generated by the proposed development would be insignificant beyond this distance.

Visual Elements

- 4.9 **Figures 4.1 to 4.3** show the visual elements which shape the visual outlook and amenity of the area. This is a relatively fine grained semi-rural landscape in which views from lowland areas are often curtailed by the two corridors of major infrastructure which pass on a roughly north-south orientation and the intervening dense, small-scale development and vegetation leaving only glimpses of the summits of the mountain backdrop.
- 4.10 There are extensive low-rise residential developments in the vicinity including Fairview Park, Palm Springs and Royal Palms to the east and north of the application site. The existing low-rise landscape is punctuated by a number of large-scale developments including San Tin Highway with the associated embankment, junctions and bridge structures and the engineered form of the Ngam Tam Mei Drainage Channel and its road crossings which pass through the landscape to the immediate east of the application site. The visual outlook is shaped by the combined composition of all the visual elements which come into sight of the viewers. All key visual elements, including any major physical structures, visual resources or attractors / detractors have been identified and are listed below:

Visual Attractors

- 4.11 Visual attractors such as the mountain backdrop of Kai Kung Leng in Lam Tsuen Country Park to the southeast of the Application Site and the network of woodland which clothes the foothills of these uplands and also the fishponds and wetlands associated with the Deep Bay to the west. These are further described as follows:
- 4.12 **Topography** - The Application Site lies on a flat floodplain extending from the adjacent Ngau Tam Mei area. The Application Site is surrounded by some existing villages and large-scale suburban residential developments (e.g. Fairview Park, Palm Springs and Royal Palms), interspersed with abandoned agricultural land and ponds and temporary open storage. On the far side of San Tin Highway, there are hills lying to the north and south of the Ngau Tam Mei valley, extending laterally further east to Kwu Tung South. These vegetated hills and their ridgelines define the ZVI to the east and form an attractive backdrop to the flat floodplain to the west.
- 4.13 **Rivers, Channel and Ponds** - The NTMDC is located to the north and west of the Application Site and is the main watercourse passing through the flat plain. Mai Po wetlands and Deep Bay estuary are located further north and west of the NTMDC. However, they are not visible from street level around the Application Site as they are visually obscured by the existing suburban residential estates (e.g. Fairview Park, Palm Springs, Royal Palms) and the future residential developments of (EP-484/2014 in "REC" zone and A/YL-MP/247 & 247-1 in "OU(CDWPA)" zone near Yau Mei San Tsuen).

4.14 Other engineered water courses or bodies in the area include the existing open nullah along Ha Chuk Yuen Road, the floodwater retention pond on Fung Chuk Road, and the future landscape ponds on two private sites to the north and south west of the Application Site across the NTMDC in accordance with the relevant the approved Planning Applications (A/YL-MP/247 & 247-1) and Environment Permit (EP-484/2014) respectively. Overall, the watercourses and ponds, albeit engineered, are attractive positive visual elements in the locality.

4.15 **Woodland** - Woodland in the form of roadside trees is located along the edges of Kam Pok Road and Yau Pok Road to the north and west of the Application Site. It is also found along Ha Chuk Yuen Road to the east and Castle Peak Road and San Tin Highway further to the east. The woodland provides a green framework to the landscape and enhances the visual amenity of the area.

Visual Detractors

4.16 Visually detracting elements include the scale of the San Tin Highway which contrasts with the scale of the landscape through which it passes, and the disturbance caused to the local landscape through the proliferation of light industrial, open storage and logistics related land uses concentrated to the west of the application site. These are further described as follows:

4.17 **Major infrastructure** - Kam Pok Road and Yau Pok Road to the north and west of the Application Site are visible due to their formation levels (ranging from about 4.8mPD to about 6.5mPD) which are higher than the adjacent area (ranging from about 2mPD to about 3.5mPD). In addition, some sections of San Tin Highway and Castle Peak Road further to the east of the Application Site are also visible due to their elevated viaducts and the associated embankments. These features all generally have no visual merit and combined with the traffic flow which they support are considered detrimental visual elements in the landscape.

4.18 In the future, the sewage pumping station located to the northeast of the Application Site to serve the adjacent Ngau Tam Mei area will be visible from the Proposed Development. The new railway Northern Link (NOL), and associated developments in the adjacent Ngau Tam Mei area may also be visible. It is considered that all these infrastructure features will be visual detractors.

4.19 **Abandoned Land** - The Application Site occupies grassland and some marshy ground. There is also abandoned agricultural land near the Application Site. The visual appearance of the derelict land is generally unsightly.

4.20 **Open storage, Parking and Workshops** - Temporary heavy vehicle parking sites, open storage and workshops are located to the east, south and southwest of the Application Site. These temporary sites are not only visually unsightly but also pose other environmental constraints such as potential operational noise impacts to the adjacent residential sites, some of which will require noise barriers for mitigation.

4.21 **Dense Residential Estates** - The large-scale residential estates in the area, particularly Fairview Park designed in the 1970s with over 5,000 residential units, are perceived as a dense, monotonous blocks of suburban development with rectilinear block disposition, sharp boundaries and little vegetation cover. Similar residential estates extend further to the north and west of the Application Site across the NTMDC. These estates have poor visual integration with the adjacent wetland and rural landscape.

4.22 **Light Public Housing** - Previously this "REC" and "R(C)" site was dedicated for a private residential development (EP- 484/2014), but it is now temporarily converted to Light Public Housing development (A/YL-MP/341).

4.23 It is unlikely that all these visual elements will affect the overall visual impact of the proposed development. However, they do demonstrate the disturbed nature of the existing visual context and the visual enclosure formed by elements within the landscape. An important consideration in determining the potential visual impacts is the degree of visibility and has been described above this is largely determined by visual obstacles immediately adjacent to the Application Site boundary. For instance, low level views from many locations may be obscured by a combination of the existing development, small knolls and mature tree growth which clothes the landscape.

4.24 The landscape will be characterised by a more urbanised developmental context with the implementation of the proposed San Tin Technopole Development, Ngau Tam Mei New Development Area; and the approved planning applications for the residential development to the south of the Application Site and it is considered that new developments of the scale of the Proposed Scheme can be accommodated within this landscape without causing significant additional visual impacts.

4.25 The ability of this new 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

4.26 The planning of the San Tin Technopole Development will strike a balance between development and nature conservation. The development area comprises mainly the I&T Park and the San Tin Town Centre for providing diverse employment opportunities and various types of housing, as well as commercial uses, open space and community and infrastructural facilities. Major planning themes of the Technopole include:

- Developing a World Class I&T Hub - Together with the HSITP at the Lok Ma Chau Loop, the Technopole will supply about 300 ha of information and technology (I&T) uses;
- Ecological Conservation – The proposals include the establishment of the Sam Po Shue Wetland Conservation Park (SPS WCP). The park is located along the core section of the flight path for migratory birds, in close proximity to the Mai Po Nature Reserve and other wetlands and has large areas of productive fishponds. Within the proposed area, 328 ha will be used for the implementation of ecological and fisheries enhancement measures for the development at STLMC area of the Technopole, while the remaining 10 ha is tentatively reserved for eco-education, eco-recreation and eco-tourism facilities. The proposals will enhance the ecological function and capacity of 288 ha of wetlands and fisheries resources of 40 ha of fishponds with active conservation management and modernised aquaculture to compensate for the loss of wetland habitats and fisheries resources arising from the development of the Technopole.
- Balanced, Vibrant and Liveable Community – The area will provide about 50,000 to 54,000 new flats of different housing to help address the housing shortage in the territory. The proposals also include provisions of land for government, institution and community (GIC) facilities and open space have adopted the ratio of 3.5m² per person.

4.27 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.

Ngau Tam Mei New Development Area

4.28 The development proposal for Ngau Tam Mei New Development Area (NTM) covering an area of approximately 127 ha includes about 46 ha of the land is proposed for developing the UniTown (including the land required by the third medical school). This area offers space for activities related to research and development (R&D) and includes the training of doctors. In addition, approximately 9-ha is provided for an integrated hospital. Apart from providing comprehensive healthcare services for the existing and new population in the Northern Metropolis the integrated hospital will be developed into a three-in-one teaching, training and research facility, providing training for medical and healthcare professionals, and conducting clinical trials and scientific research to facilitate the advancement of patient care. The layout of the proposed NTM development used in this assessment is based on the zoning indicated in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024.

Proposed Northern Link (NOL)

4.29 This railway is proposed to pass through the Ngau Tam Mei area with a new railway station to be provided in an area to the northeast of the Application Site. The railway has been approved under the Environmental Impact Assessment Ordinance on 9.2.2024 and amended gazetted on 3.5.2024. The presence of a high-density Comprehensive Residential Neighbourhood near the NOL Ngau Tam Mei Station is also anticipated. The visual elements of the respective high-rise developments located to the northeast of the Application Site across San Tin Highway have been taken into account in this VIA.

Proposed Residential Developments

4.30 The future landscape and visual setting for the proposed Scheme will also include a number of planned and committed private residential developments including the following;

- Approved private housing development (Y/YL-NSW/7) with maximum BH +53.95 mPD (15 storeys);
- Approved private housing development (A/YL-KTN/663) with maximum BH +62.2 mPD (17 storeys including 1 basement);
- Approved private housing development (A/YL-KTN//604) with maximum BH + 66.35 mPD (18 storeys including 1 basement);
- Approved private housing development (A/YL-NSW/274) with maximum BH +75 mPD (maximum 21 storeys including 2 basements);
- Approved private housing development (A/YL-NSW/242) with maximum BH +85.5mPD (maximum 26 storeys including 1-2 basements);
- Approved comprehensive development (A/YL-NSW/241) with maximum BH +23.5 mpD) (4 storey including 1 basement);
- Approved private housing development (A/YL-MP/247) with maximum BH +15.35 mPD (3 storeys);
- Approved private housing development (A/YL-NTM/310) with maximum BH +15.7 mPD (3 storeys);
- Approved private housing development (A/YL-MP/205) with maximum BH +16.4 mPD (3 storeys);
- Approved comprehensive development (A/YL-MP/344) with maximum BH +21.3 mPD (3 storeys);
- Approved open storage development (A/YL-NSW/276) with maximum BH +6m (2 storeys); and
- Approved light public housing development (A/YL-MP/341) with maximum BH +10.65m (3 storeys)

4.31 There are also approved public housing and mixed-use developments in the vicinity of the site which are considered in the assessment. These include Sha Po North Public Housing a large-scale public housing development in the newly rezoned "R(A)" site near Mo Fan Heung, Sha Po North' and Rezoning of Most of the Land in Mo Fan Heung from "I(D)" to "R(A)" for Proposed Public Housing Development near Mo Fan Heung in Sha Po North.

4.32 The recently agreed re-zoning application under application No. Y/YL-MP/10 is relevant to the current assessment. The site comprises Lots 3152, 3153 RP, 3156 SB and 4805 in DD104 and Adjoining Government Land to the North of the Application site where a similar upzoning from low rise to medium rise development is approved. The Proposed Development under application No. Y/YL-MP/10 comprises 10 medium-rise residential blocks with building heights ranged from 14 to 16 residential storeys. Similar intensification of development is also proposed for the previously approved residential development in Wo Shang Wai located further to the north of the Application Site (approved Planning Application No. A/YL- MP/344 for an "OU(CDWRA)" site), with current proposals now including medium rise developments. Although these developments are yet to be approved, they do provide further evidence of the future direction of development in the vicinity of the site.

Vantage Points

4.33 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage points which form representative views for Visually Sensitive Receivers in the adjacent neighbourhood area. 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.

4.34 Overall, 8 nos. of public viewpoints (VPs) have been identified for the VIA. The representative VPs are listed below and their locations presented as **Figure 4.4 – Visual Envelope and Visually Sensitive Receivers**.

- **Vantage Point 01:** View looking southeast from Yau Pok Road
- **Vantage Point 02:** View looking northeast from Fairview Park Boulevard
- **Vantage Point 03:** View looking southwest from Ha Chuk Yuen Road
- **Vantage Point 04:** View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road
- **Vantage Point 05:** View looking southwest from Yau Tam Mei Hill
- **Vantage Point 06:** View looking northwest from Lam Tsuen Country Park Hill
- **Vantage Point 07:** View looking northwest from Ha San Wai Road
- **Vantage Point 08:** View looking northeast from the fishponds near Tai Sang Wai

4.35 These locations are mainly in proximity to the Development Site or are accessible public locations within the surrounding landscape. In addition to the local vantage points, long-range strategic vantage points are presented to illustrate the potential visual impact of the proposed development in the wider context. VPs are also selected in relation to previous and concurrent studies. The selected VPs are a combination of VP locations used in a previous Landscape and Visual Impact Assessment undertaken as part of the Environmental Impact Assessment for the application site and reflects the VPs adopted for the more recent VIA for the adjacent site to the north under Application Y/YL-MP/10.

4.36 The VPs demonstrate the potential visual impacts and the screening effect of the proposed new development and other features including landform and vegetation. In some cases, visibility is reduced by the proximity of the existing landform and the presence of tree planting around the periphery of the Development Site and along road and nullah corridors.

5.0 Visual Impact Assessment

Sources of Visual Impact

5.1 The primary source of visual impact will be the introduction of a new development within this urban fringe location.

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

- The introduction of new development, although this development will be situated within a degraded area currently used for temporary car parking;
- The maintenance and enhancement of the existing tree buffer along the Application Site boundary; and
- Development of a responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible, in order to respond to the existing context and the future planning context.

5.3 The predicted visual impacts for each of the VPs are described in **Section 7.0** together with the proposed mitigation measures in accordance with TPB 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 in **Figure 3.1 - Proposed Scheme: Urban Design Considerations**.

6.2 Operational stage landscape and visual mitigation measures include two key levels of approach; the primary and secondary mitigation. The primary mitigation measures are based on the location 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 mitigating the potential visual impacts. The proposed mitigation measures include the following:

Primary Mitigation Measures

- Adoption of a responsive building layout which takes reference from the existing developments in the immediate context. The disposition and orientation of the proposed blocks are designed to minimise the potential impact on the visual amenity of Kam Pok Road and public areas along Ngau Tam Mei Drainage Channel (NTMDC) to the west;
- Setting back the towers from the western boundary to achieve approximately 50m distance from the NTMDC;
- The proposed architectural scheme adopts a staggered layout which creates a visually more interesting form, introducing different planes and areas of light and shade which serve to break-up the visual mass or bulk of the proposed development;
- Introduction of a major visual corridor through the site (approximately 33.5m wide) on an east to west axis through the development and minimum building separations of approx. 15m wide, which serve to break up the combined development frontage and avoid a potential wall effect;
- 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 EVA access and retention of existing trees, and where this is not possible, the planting of a new tree buffer; and
- Setbacks in the north and northeast of the site to allow areas for woodland planting which will help screen the development from existing and future residential areas to the north and east and to reduce the perceived building bulk of the proposed development;

- An internal layout which creates a large continuous landscape area, functioning to separate the towers into smaller clusters thereby reducing the perceived scale of the development; and
- Location of car parking in the basement to maximise the area available for landscaping.

Secondary Mitigation Measures

- Other measures might 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 earth tones and colour blocking working with the massing and articulation of the structures, to help the proposed development to blend in with the surrounding environment.
- Landscaping including the introduction of new tree planting within the Application Site to break up the horizontal visual emphasis of the Proposed Scheme in low level views.
- Incorporation of a landscape buffer where space allows along the periphery of the Application Site to integrate or ground the development within the existing green areas which surround it and establish a human scale for the key landscape spaces at the G/F.
- Utilisation of a combination of heavy standard trees creating a more mature landscape with an immediate effect.

6.3 It should be noted that the final architectural design and the appearance of the buildings are 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 are presented as **Figures 7.3 to 7.10**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to the VPs, the schemes 'fit' into the existing and future rural context and that the proposals would not be visible from many of the surrounding locations.

7.2 The photomontages show the existing situation and proposed scheme when the mitigation measures are implemented. Where the proposed development is not visible a red dashed line is used to indicate its approximate location. The locations of the vantage points (VPs) are shown on **Figure 7.1 and Figure 7.2**.

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.

7.4 **Vantage Point 01: View looking southeast from Yau Pok Road (Figure 7.3 refers)**. This vantage point shows the proposed development at street level of Yau Pok Road, located across the Ngau Tam Mei Channel from the Application site. The viewpoint is located approximately 150m from the proposed development. The view is dominated by vegetation alongside Ngau Tam Mei Channel, Kam Pok Road and Chuk Yuen Stormwater Pumping Station. The view is at a relatively close distance and is at pedestrian level to demonstrate the potential change of visual amenity of visitors to the Ngau Tam Mei Channel, vehicle travellers and pedestrian along Yau Pok Road.

7.5 *Sensitivity of Public Viewers: Medium*
This vantage point is a transient view for Pedestrians, Cyclists and Drivers on Yau Pok Road and Proposed Cycle Track. The degree of visibility is limited due to intervening vegetation and there are alternative views to the east, however the appearance of the overall scene is currently largely undeveloped.

7.6 *Visual Composition: Apparent and Compatible*
Views of the proposed scheme from this location will be obscured by intervening vegetation. Within these filtered views the effectiveness of the open landscape area at the centre of the site, disposition of the buildings and building separation in between at Tower 6 and Tower 1 and 2, in avoiding creating wall effects and promoting a less dense development appearance is evident. The effect of setbacks from Kam Pok Road/ NTMDC in reducing the perceived development mass and scale is also apparent from this view angle. It should also be noted that during summer months when the vegetation is denser, the existing visual composition will be little changed from this viewpoint due to the existing mature tree screen in the foreground along the NTMDC. At most times of year only glimpse views of the Proposed Development will be visible through the trees.

7.7 *Visual Obstruction: Small*
When the vegetation is less dense, such as in the illustrated photomontage, views of Towers 6 and 5 and Tower 2 and 1 will cause some obstruction, although these views are filtered through the vegetation and owing to the tower orientations and separations between the blocks this would not be significant.

7.8 *Effect on Public Viewers: Slight*
As noted above, the public views are glimpsed through the existing vegetation at the embankment of the NTMDC. Mitigation measures, such as building setback and separation, also limit the building mass that the development presents when viewed from this vantage point.

7.9 *Effect on Visual Resources: Small*
At certain times of the year the visual resources would remain largely unchanged when viewed from this location. When the vegetation is less dense, such as in the illustrated photomontage, a minor portion of sky view, filtered through the vegetation would be impacted.

7.10 *Overall visual Impact: Slightly Adverse*
Given the screening effect of the foreground vegetation and the limited building mass that the development presents when viewed from this vantage point, the overall impacts are considered slightly adverse.

7.11 **Vantage Point 02: View looking northeast from Fairview Park Boulevard (Figure 7.4 refers).**
This vantage point is located approximately 80m from the proposed development at an elevation of around +5.0 mPD and will be experienced by Pedestrians and drivers on Fairview Park Boulevard and NTMDC. The existing panoramic view from this bridge crossing is dominated by the NTMDC and its tree-lined banks, and open sky above. A group of existing retail / eating place buildings near the junction of Kam Pok Road / Fairview Park Boulevard is partially visible along the eastern edge of the NTMDC.

7.12 *Sensitivity of Public Viewers: Medium*
This vantage point is available to vehicle travellers and pedestrians accessing Fairview Park Boulevard and NTMDC. Although the NTMDC is tree lined, it has been degraded due to the presence of existing development at the southern end. The development site is quite visible from this public viewpoint, although there are alternative views to the west.

7.13 *Visual Composition: Apparent and compatible*
Owing to the angle of view, the building separation and view corridor at the southern end of the site are not fully evident, although the building separation between Tower 6 and Tower 5 is effective in breaking up the building massing at the northern end of the site.

7.14 *Visual Obstruction: Moderate*
The proposal will lead to blockage of the open sky area above the tree line on the eastern side of the NTMDC. Owing to the angle of view the towers visually coalesce in the midground and obstruct a minor continuous section of the open sky along the edges of the nullah.

7.15 *Effect on Public Viewers: Moderate*
Although the NTMDC is a manmade structure, it has a relatively naturalistic appearance owing to the softening effect of planting along its embankments and despite glimpsed views of development in the foreground the overall existing scene is green and attractive. Due to the setbacks along the site boundary at Kam Pok Road the lower parts of proposed development will be screened off by the existing and proposed roadside and embankment tree planting. The middle and upper portions of the towers will be visible above this green buffer, although building separations and setback of the development approximately 50m from the NTMDC are effective in reducing these impacts and helping integrate the Proposed Development into the visual context.

7.16 *Effect on Visual Resources: Small*
The only resource affected will be a portion of the open sky, although owing to the proximity of the development and the angle of view a continuous portion of this will be affected towards the centre of the view. As this is an open, panoramic view, where much open sky is in evidence, the effect on this resource can be seen as small relative to its overall actual extent, which would include additional open sky above the extent shown on the photomontage at **Figure 7.4**.

7.17 *Overall Visual Impact:* Slightly / Moderately Adverse

Overall, the view from this vantage point is assessed as having Slightly / Moderately adverse residual Impacts. The impacts are more extensive than the other VPs, where the middle and upper portions of the four apparently visible towers are visible from this Vantage point along the eastern side of the NTMDC. However, mitigation measures, including building separations, the irregular building forms and setbacks from the NTMDC and Kam Pok Road are effective in reducing the perceived scale of the development.

7.18 **Vantage Point 03: View looking southwest from Ha Chuk Yuen Road (Figure 7.5 refers).** This vantage point is located about 80m to the northeast of the Application Site at street level of Ha Chuk Yuen Road (+3.2mPD). Views from this vantage point are confined by roadside vegetation to the west and boundary vegetation associated with an engineered water channel to the east creating enclosure to the road corridor. The view is at a relatively close distance to the proposed development and is taken at pedestrian level to demonstrate the potential change of the visual amenity of vehicle travellers and pedestrians along Ha Chuk Yuen Road.

7.19 *Sensitivity of Public Viewers:* Medium

This vantage point is a transitory experience. Owing to the enclosed nature of the view along the road corridor there are limited alternative views available. Although it is a well wooded scene, the existing concrete drainage channel is a prominent element lowering the naturalistic quality of the view, with the sensitivity considered medium.

7.20 *Visual Composition:* Not apparent

Views of the proposed development are largely screened by existing roadside and boundary vegetation, with only an oblique view of the middle and upper portion of Tower 3 being apparent in the centre of the view.

7.21 *Visual Obstruction:* Small

Upon completion of the Proposed Development, the middle to upper portion of Tower 3 will obstruct part of the narrow sky view along the road corridor.

7.22 *Effect on Public Viewers:* Slight

The public viewers would have glimpse views towards the proposed development through gaps between vegetation in roadside planting areas. The vantage point presented is located at the eastern side of the road, representing the vantage point of vehicular travelers moving south towards the development. However, it should also be noted that the pedestrian footpath is located at the western side of Ha Chuk Yuen Road, where the roadside tree canopies more effectively screen view towards the development.

7.23 *Effect on Visual Resources:* Small

Given the enclosed nature of the view in the direction of the proposed development and the maintenance of the wooded nature of the scene, the effects on visual resources are considered to be small. The implementation of the scheme would result in the loss of a minor part of the open sky view above the treetops at the end of the road. As driver's eye-level tends to be focused towards the ground level and, as noted above, pedestrian views from the pedestrian footpath are largely screened by vegetation, the effect on visual resources is deemed small.

7.24 *Overall Visual Impact:* Slightly adverse

Given the screening effect of the existing roadside trees, which limits the view of the scheme to partial views of the middle to upper portions of Tower 3 and the transient nature of the views, there will be a slight adverse visual impact associated with the development of the scheme.

7.25 **Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Figure 7.6 refers).** Visitors at Ha Chuk Yuen Sitting Out Area at Castle Peak Road – Tam Mi are located approximately 330m from the proposed development. The existing panoramic view from this area is dominated by the existing 3-storey residential houses at Chuk Yuen Tsuen and open sky above.

7.26 *Sensitivity of Public Viewers: Medium*
This vantage point is permanent and would be experienced by nearby residents and visitors and recreational users of Ha Chuk Yuen Sitting Out Area. However, the views are dominated by a relatively functional set of buildings and the sensitivity would therefore be considered medium.

7.27 *Visual Composition: Not apparent*
Views of the proposed development from this location will be obscured by intervening three storey houses at Chuk Yuen Tsuen.

7.28 *Visual Obstruction: None*
The proposed development will not be visible from this location, therefore there will be no visual obstruction towards the open sky view.

7.29 *Effect on Public Viewers: None*
With the implementation of the proposed development there will be no impact on public viewers, as the development would be completely filtered by existing 3-storey residential developments nearby.

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

7.31 *Overall visual Impact: Negligible*
Due to the screening effect of the developed houses at Chuk Yuen Tsuen, the impact of the development at this vantage point will be negligible.

7.32 **Vantage Point 05: View looking southwest from Yau Tam Mei Hill (Figure 7.7 refers).**
This vantage point is located on Yau Tam Mei Hill (Ngau Tam Shan) at an elevation of +70 mPD and approximately 1400m to the northeast of the Application Site. The existing visual components are Kai Keng Leng (+375 mPD) within Lam Tsuen Country Park the southwest with several existing private residential development interspersed with existing mature trees in the middle ground, Yoho Town in the background and an open sky above. To the west the view takes in the open coastal plains of fishponds and the edge of Deep Bay.

7.33 *Sensitivity of Public Viewers: High*
This vantage point is a transitory experience for hikers at Yau Tam Mei Hill (Ngau Tam Shan). This viewpoint currently experiences an elevated panoramic view towards Yuen Long to the southeast, with mountain ranges to the south and east. Despite the low-rise development visible in the middle ground from this vantage point, including Fairview Park, the foreground is wooded. Overall, the sensitivity is deemed to be High owing to the natural surroundings and broad panoramic views available.

7.34 *Visual Composition: Apparent and compatible*
The Proposed Development will be visible as a new medium-rise element in the centre of the view. However, the future public housing development near Mo Fan Heung in Sha Po North (185mPD) and the NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood will also be visible from this VP. When the approved development under Y/YL-

MP/10 to the immediate north of the scheme is also considered, the northwestern portion of the development at the Application Site would be largely concealed from view.

7.35 *Visual Obstruction: Small*

Upon completion of the Proposed Development, a portion of the development area to the southeast will be obstructed. It is noted that the development outline does not extend above the distant mountain ridgeline to the south and as such the skyline is unaffected.

7.36 *Effect on Public Viewers: Slight*

Following their construction, the public housing development near Mo Fan Heung in Sha Po North and the future NOL Ngau Tam Mei Station related development will also be seen at this VP. In the context of the elevated, panoramic views from the hill and the distance of view, the magnitude of perceived visual change will be slight. The resulting visual impact significance will be small following mitigation.

7.37 *Effect on Visual Resources: Small*

The open hardstand areas of the site and developed backdrop will be replaced by the proposed residential towers with peripheral screening by trees. Some of the green areas to the far south of the Proposed Development will be screened by the towers. No other visual resources will be impacted, and a small part of the overall view will be affected. The existing panoramic view of Yuen Long Town will remain largely unchanged.

7.38 *Overall Visual Impact: Slightly adverse*

Given the elevation of this vantage point, the viewing distance and the relative scale of the proposals; and the proximity to existing and future developments, the appearance of the Proposed Scheme will be in tune with the future developed character of the area and would not appear to be particularly out-of-context. The proposals will form a small component of the overall view available from this location and serve as a medium rise component which mediates between the high-rise development of the proposed Ngau Tam Mei NDA to the east and the low-rise developments such as Fairview Park to the west. As such the overall visual impact is deemed slightly adverse. The impact of the approved development under Planning Application No. Y/YL-MP/10 from this vantage point is rated as Moderately Adverse, owing in part to the high sensitivity of public viewers. The current application adds a little to the medium rise massing introduced under Y/YL-MP/10, which forms the baseline for the assessment. The addition of the proposed scheme under the current application is therefore deemed a Slightly Adverse overall impact relative to the baseline situation.

7.39 **Vantage Point 06: View looking northwest from Lam Tsuen Country Park Hill (Figure 7.8 refers).**

This vantage point is located on the ridgeline footpath ascending to the summit of Kai Kung Leng at an elevation of +200 mPD and approximately 1600m from the Application Site. It represents views of recreational users / hikers of the Kai Kung Leng and Lam Tsuen Country Park. The existing view is an elevated panoramic view to the northwest with hills in the foreground, a flat floodplain in the middle ground and Deep Bay beyond. The panoramic view from this location extends to the north, south and west extending from Kwu Tong, to Lok Ma Cha, San Tin, Fairview Park, Palm Springs and Royal Palm to Yuen Long and Tin Shui Wai to Lau Fau Shan and Tsim Bei Tsui. The existing panoramic view is dominated by several existing residences, existing ponds and Kam Tin River with existing mature trees in the middle ground. Further in the background, Yoho and Tin Shui Wai Towns lie to the west. The vista extends over the Mai Po wetlands to the Deep Bay with the skyline of Shenzhen forming the backdrop. There is an expansive open sky vista above the distant ridgelines.

7.40 The Proposed Development will be visible as a new element in developed lowlands. It will also be surrounded by other approved private residential developments (the approved Planning Applications: A/YL-MP/247 & 247-1, Y/YL-NSW/7, A/YL-NSW/241), the approved Light Public

Housing development (A/YL-MP/341)), the approved public housing development in Sha Po North, and the future NOL Ngau Tam Mei Station related high density Comprehensive Residential Neighbourhood.

7.41 *Sensitivity of Public Viewers:* High

The view for transient trail walkers is characterised by the open expanse of the low-lying village and agricultural landscape punctuated by islands of low-rise residential developments and traversed by infrastructure such as the San Tin Highway. With the implementation of the Ngau Tam Mei NDA and committed low, medium and high rise developments such as the approved schemes for planning A/YL-MP/341, Y/YL-NSW/7 and A/YL-MP/247 and also the adjacent approved development under Y/YL-MP/10, the landscape and visual amenity of the area will be transformed to a more urban character particularly in the middle ground. Despite the developed nature of the landscape public viewers in this location are considered to have high level of sensitivity owing to the natural surroundings and broad panoramic views available. The degree of visibility towards the Application Site is open and there are alternative views to the north and southwest.

7.42 *Visual Composition:* Apparent and compatible

The visual composition of the Proposed Scheme would be apparent from this location particularly in terms of the scale, disposition and orientation of the proposed residential blocks, and the creation of a visual corridor breaking up the perceived scale and massing of the development. In terms of the schemes fit within the wider landscape the proposals form part of a cluster of medium rise development centred between the low-rise development of Fairview Park which addresses the open coastal landscape of Deep Bay and the proposed high-rise development of the Ngau Tam Mei NDA set against the uplands to the east of the Application Site. As such the visual composition is apparent and the proposed development is compatible with the future developmental context. Due to the distance of view, the proposed scheme will represent only a minor new element within the overall visual composition. The character of the open panoramic view will remain largely unchanged.

7.43 *Visual Obstruction:* Small

Owing to the viewing distance, the relative scale of the Proposed Scheme and the elevated viewing position the proposal. The medium-rise towers of the Proposed Development will obstruct views of a small portion of the developed and vegetated lowland behind. However, it will not obstruct existing ridgelines or skylines. Given these factors the proposals would lead to a small area of blockage of views.

7.44 *Effect on Public Viewers:* Slight

Given the scale of the proposals relative to their landscape setting, the extent of the existing and proposed residential development in the immediate area, the scale of the Ngau Tam Mei NDA proposals distribution of committed developments in the vicinity of the Application Site the appearance of the Proposed Scheme will be in tune with its future context and so the effect on public viewers will be slight. The proposed architectural form will help reduce the perceived visual mass of the buildings and promote its integration with the adjacent existing and planned residential developments.

7.45 *Effect on Visual Resources:* Small

There will be a small impact on the visual resources visible from this location with the Proposed Scheme replacing views of the Fairview Park Development and the tree belts along the Ngau Tam Mei Drainage Channel (NTMDC) to the east of the site. The dominant visual elements and resources in the areas including Kam Tin River, associated ponds and extensive vegetation with an open sky view will not be affected upon completion of the Proposed Development.

7.46 *Overall Visual Impact:* Slightly adverse

Given the elevation of this vantage point, the viewing distance and the relative scale of the Proposed Scheme; and the proximity to existing and future planned / committed developments,

the appearance of the Proposed Scheme will be in tune with the future developed character of the area. The proposals will form a small component of the overall view available from this location and so the overall visual impact will be slightly adverse. It may be argued that the Proposed Scheme forms an extension of the Ngau Tam Mei NDA and, in combination with the proposed medium-rise development under approved Application No. Y/YL-MP/10, provides a more subtle medium-rise transition between the proposed high-rise development and the surround low-lying landscape. The impact of the approved development under Planning Application No. Y/YL-MP/10 from this vantage point is rated as Moderately Adverse, owing in part to the high sensitivity of public viewers. The current application adds a little to the medium rise massing introduced under Y/YL-MP/10, which forms the baseline for the assessment. The addition of the proposed scheme under the current application is therefore deemed a Slightly Adverse overall impact relative to the baseline situation.

7.47 **Vantage Point 07: View looking northwest from Ha San Wai Road (Figure 7.9 refers).** The viewpoint is located approximately 110m from the proposed development at Ha San Wai Road and is experienced transiently by Pedestrians and Drivers on Ha San Wai Road. Low level views are contained by trees alongside an engineered water channel in the south and by intermittent trees and structures associated with open storage and light industrial premises along the northern side of the road corridor. Owing to this existing roadside enclosure, the proposed development would be partially visible.

7.48 *Sensitivity of Public Viewers:* Low
Ha San Wai Road is a minor road largely serving industrial premises, which are a prominent feature of the visual environment. Although there are some dwellings along the road the main facade of these houses are orientated away from the proposed development, towards the south. The majority of views are likely to be experienced in a transient fashion by road users and the sensitivity to change is considered to be low.

7.49 *Visual Composition:* Apparent and compatible
Towers 1, 2 and 3 and their disposition and building separation are apparent from this viewpoint. The beneficial effect and increased permeability of the 33.5m wide view corridor between Towers 2 and 3 in breaking up the massing of the development is evident in the view. Given that the vantage point is very close to the development it would be expected to be relatively visible however the setbacks, separations and building orientations create a compatible visual composition.

7.50 *Visual Obstruction:* Small
The proposed towers affect a minor portion of open sky areas of the view. The end view of tower 1 presents a relatively narrow profile which would be largely obscured by roadside vegetation when these trees are fully in leaf. It is debateable whether the impacts of views to the sky through the gantry of Towers 2 and 3 should be fully considered as part of the publicly accessible view, given that the gates to the premise could be closed at other times. Nevertheless, the proposed building separation is effective in maintaining areas of open sky view between Towers 2 and 3.

7.51 *Effect on Public Viewers:* Slight
The views of Towers 2 and 3 are set back behind the existing open storage facilities and are only visible through the entrance gantry of this development and would be further obscured if the gates to this facility were closed. Views of the middle to upper part of Tower 1 are partially obscured by tree canopies, whilst the lower portion of the towers would be screened by existing roadside vegetation.

7.52 *Effect on Visual Resources:* Small
The impact affects a minor portion of open sky areas of the view. If the views through the industrial facility gantry are discounted the impact on Visual resources is limited to a small portion of open sky above an existing roadside tree.

7.53 *Overall Visual Impact:* Slightly adverse

Despite the relatively close viewing distance the composition of the proposed development help to minimise visible portion of the towers. This will be partially visible and have a slight adverse impact on the existing view, which is of relatively low quality, owing to the existing industrial developments visible from this roadside vantage point.

7.54 **Vantage Point 08: View looking northeast from the fishponds near Tai Sang Wai (Figure 7.10 refers).** This vantage point at an elevation of +3.2 mPD and some 1,600 m from the Application Site is located at fishpond of Tai Sang Wai. The existing view looking northeast extends across two fishponds in the foreground to the mature tree growth on the pond bund in the middle ground. Beyond this there are glimpsed views on the landscape beyond including the top of a small, wooded knoll beside the San Tin Highway, the summit of Ki Lun Shan and the ridgeline of Kai Kung Shan.

7.55 *Sensitivity of Public Viewers:* Medium

The view for transient walkers is characterised by the enclosed nature of the fishpond landscape at lower elevations owing to the mature tree growth of the pond bunds. With the implementation of the San Tin Technopole proposals there will be glimpsed views of the central and upper floors of the high-rise residential developments and the I&T developments of San Tin Technopole at the periphery. Despite the introduction of development into this landscape it is considered that public viewers in this location will have a medium level of sensitivity.

7.56 *Visual Composition:* Not apparent

Views of the proposed development from this location will be obscured by intervening vegetation near the fishponds.

7.57 *Visual Obstruction:* None

The proposed development will not be visible from this location (screened by NTMND and existing trees / vegetation) and hence there will be no visual obstruction.

7.58 *Effect on Public Viewers:* None

With the implementation of the proposed development, as the development is not visible, there will be no impact on public viewers.

7.59 *Effect on Visual Resources:* None

The visual resources apparent in this view will not be affected by the proposals.

7.60 *Overall visual Impact:* Negligible

Due to the screening effect of vegetation there will be negligible impact on this view.

8.0 Conclusion

8.1 In general, the existing landscape and visual amenity is characterised by a combination of the low lying, flat landscape of the coastal plains, including fishponds, river courses and wetlands leading to Deep Bay and the backdrop of the hills to the east of the Application Site such as Kai Kung Leng part of the Lam Tsuen Country Park and other hills such Ki Lun Shan. There are also some relatively large-scale existing developments within the area including low-rise developments such as Fairview Park; and Palm Springs, Royal Palms and Wo Shang Wai in addition to Chuk Yuen Tsuen; Pok Wai Village, Pok Wai and Tai Sang Wai. Longer distance views extend from the high-rise developments at the northern periphery of Yuen Long and east from the eastern periphery of Tin Shui Wai. The area is also traversed by the significant infrastructure of the San Tin Highway and the piecemeal commercial and light industrial developments which line the highway corridor. The skyline of Shenzhen to the north and west also forms a significant feature in the landscape and the backdrop to views from the south and east. It should also be noted that this is a landscape which will be subject to significant change in the future moving from a semi-rural character to one which is more urbanised with developments such as the San Tin Technopole Development, Ngau Tam Mei New Development Area and a number of smaller approved residential developments to the south of the Application Site. These developments serve to shape the future visual context of the local area.

8.2 A detailed review of the Application Site and its immediate context has revealed that the visual envelope and the primary zone of visual influence from where the whole development is visible is largely contained near the Application Site within the areas of the site and the adjacent roadside areas. The secondary and tertiary zones of visual influence are largely located on areas of low-rise development to the west and south of the site, low-lying fishponds and wetlands to the west and southwest of the Application Site and the upland areas of the Lam Tsuen Country Park to the east and southeast. Views range from more open views of the Application Site from the upland areas to the east to views which are largely partial and glimpsed from the low-lying areas to the west.

8.3 The Proposed Development will replace the existing disturbed site with a comprehensively designed residential development which has an integrated green infrastructure. The conversion of a neglected site of low visual quality to a well landscaped residential development may be considered as an overall enhancement to the general character of the assessment area. The current development scheme will be compatible with surrounding residential developments. Whilst its height will be greater than existing low-rise development, this is in line with the future development nodes in the adjacent rural Ngau Tam Mei and Kam Tin North areas where taller developments are permitted and / or are being planned by the government. The high- rise development allows for the provision of a greater amount of open and green space at ground level which provides opportunity for planting screens as mitigation.

8.4 The main component of the proposed development comprises a total of five residential towers with building height 59.85mPD (16 residential storeys). The site also accommodates a two-storey compound building, located at the south-eastern portion of the site, containing a clubhouse, a six-classroom kindergarten at G/F, and one Neighbourhood Elderly Centre at 1/F. The proposed residential towers are higher than the surrounding low rise residential and village- type developments. Some of the surrounding public viewers will be able to see the upper storeys of the Proposed Development while the lower storeys will be screened by existing or proposed tree planting. The Proposed Development is generally not visible from Castle Peak Road, San Tin Highway and Fairview Park Roundabout due to existing roadside tree screens.

8.5 The development will be prominent when viewed from Fairview Park Boulevard and Kam Pok Road. The proposed building layout has been designed to reduce the visual impact along these two roads by setting back the buildings from the western boundary of the site to allow space for a green buffer and promote integration of the Proposed Development into the surrounding landscape. As a

result, pedestrians along Kam Pok Road and Yau Pok Road will only see the upper storeys of the Proposed Development.

8.6 The buildings are arranged in an organic manner to create visual interest. The residential blocks have been setback to provide a suitable level of separation from the neighbouring sites, Kam Pok Road and the Ngau Tam Mei Drainage Channel. The provision of a basement carpark will maximise the provision of green open space at ground level. Overall, the Proposed Development will provide a properly planned, managed land use with adequate green infrastructure. The landscape setbacks and buffer planting, adequate building separation and articulated building frontage will enhance the visual interface with the surrounding residential developments. The proposed building form and mass are visually compatible with existing and committed residential development. The Proposed Development will be considered able to provide a positive visual contribution to the locality through provision of a permanent, well-designed land use compatible to the rural fringe residential character of the area.

8.7 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 many of the locations views of the proposals are obscured to some degree by a combination of the intervening landform, mature vegetation and built structures; and in some locations by the San Tin Technopole Development and Ngau Tam Mei New Development Area proposals. In the few locations where there will be views of the proposals these are largely partial with the central and upper portions of the Proposed Scheme being visible above the intervening mature vegetation.

8.8 As described in the summary at **Table 8.1**, Five of the eight vantage points assessed will experience Slightly Adverse residual visual impact following mitigation and two vantage points will experience negligible residual visual impacts after mitigation. One vantage point is assessed as having Slightly / Moderately adverse residual Impacts, where the impacts are deemed more extensive than the other VPs yet with mitigation measures, including setbacks and building separations, are not considered to sufficiently significant to represent a Moderate impact rating. With extensive greening provided on the site and enhancement of the visual permeability of the development (e.g. block disposition to create adequate building separations and more articulation for the development frontage to minimize the wall effect), the effects of visual change from key public vantage points with direct sightlines to the Proposed Development are generally considered acceptable. In most cases, only the upper storeys of part of the Proposed Development will be visible whilst the lower storeys will be largely screened by existing tree screens and, at low level, proposed buffer planting.

Table 8.1 Summary of Visual Impact Assessment Ratings

Vantage Point (VP)	Sensitivity of Public Viewers	Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	Overall Visual Impact
Vantage Point 01: View looking southeast from Yau Pok Road.	Medium	Apparent and Compatible	Small	Slight	Small	Slightly Adverse
Vantage Point 02: View looking northeast from Fairview Park Boulevard.	Medium	Apparent and Compatible	Moderate	Moderate	Small	Slightly / Moderately Adverse
Vantage Point 03: View looking southwest from Ha Chuk Yuen Road	Medium	Not apparent	Small	Slight	Small	Slightly adverse

Vantage Point (VP)	Sensitivity of Public Viewers	Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	Overall Visual Impact
Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road	Medium	Not apparent	None	None	None	Negligible
Vantage Point 05: View looking southwest from Yau Tam Mei Hill	High	Apparent and Compatible	Small	Slight	Small	Slightly adverse
Vantage Point 06: View looking northwest from Lam Tsuen Country Park Hill.	High	Apparent and Compatible	Small	Slight	Small	Slightly adverse
Vantage Point 07: View looking northwest from Ha San Wai Road.	Low	Apparent and Compatible	Small	Slight	Small	Slightly adverse
Vantage Point 08: View looking northeast from the fishponds near Tai Sang Wai	Medium	Not apparent	None	None	None	Negligible

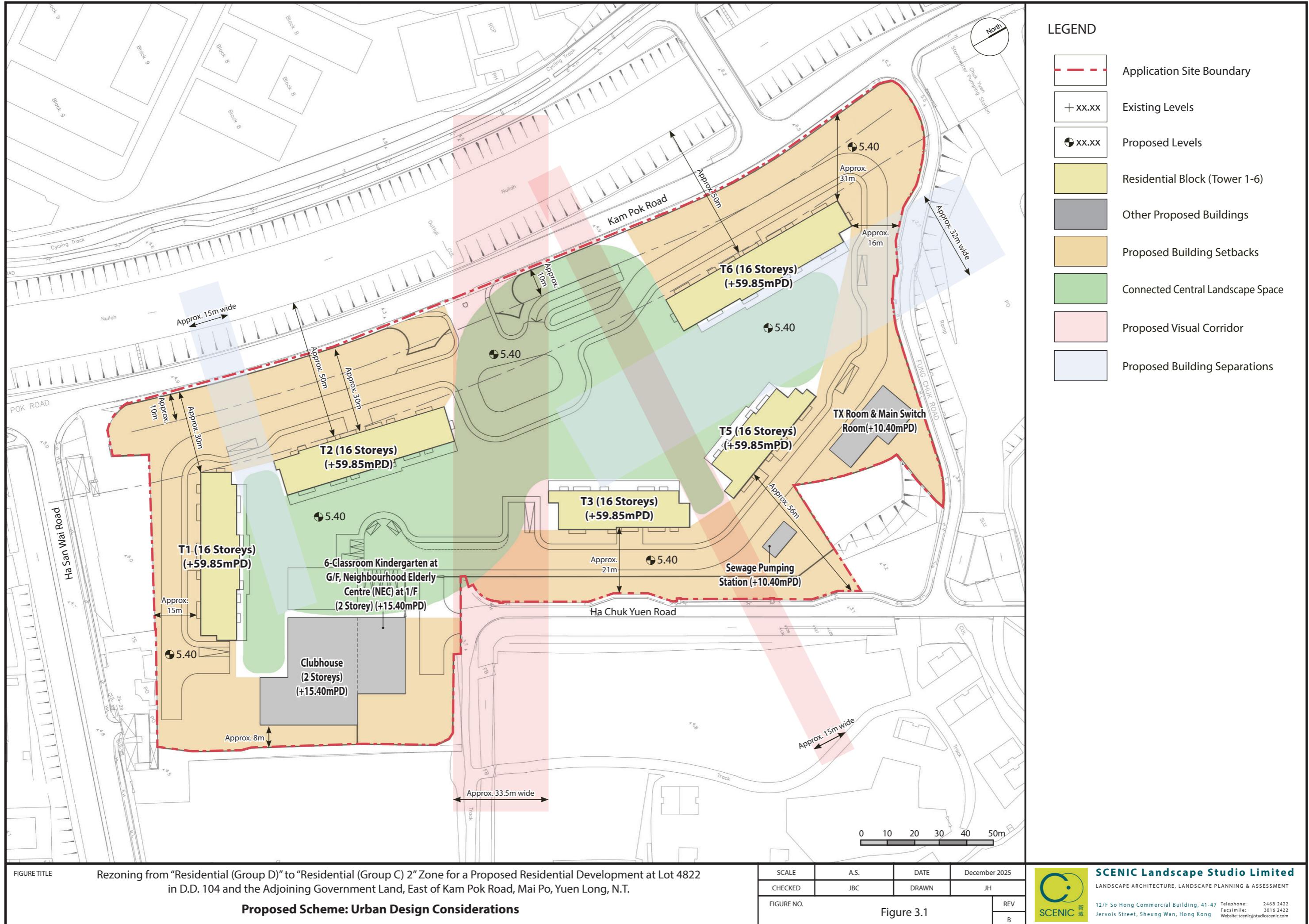
8.9 When viewed from the selected vantage points the Proposed Scheme together with the other approved developments within the local area including the San Tin Technopole and Ngau Tam Mei New Development Area proposals fit relatively comfortably within its future context. The Ngau Tam Mei New Development Area adjacent to the proposed scheme will potentially have buildings with plot ratio of 6 whilst the San Tin Technopole proposals to the north includes residential buildings with a maximum BH of +200 mPD. This 'comfortable fit' is in part due to the scale of the proposals and the architectural enhancement measures designed into the Proposed Scheme. 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. The predicted visual impacts for the vantage points are mainly assessed as slightly adverse. The most significant impacts are observed immediately adjacent to the Application Site and enjoy more open views of the Proposed Scheme. For the most part views are partially obscured resulting in limited visibility of the Proposed Scheme.

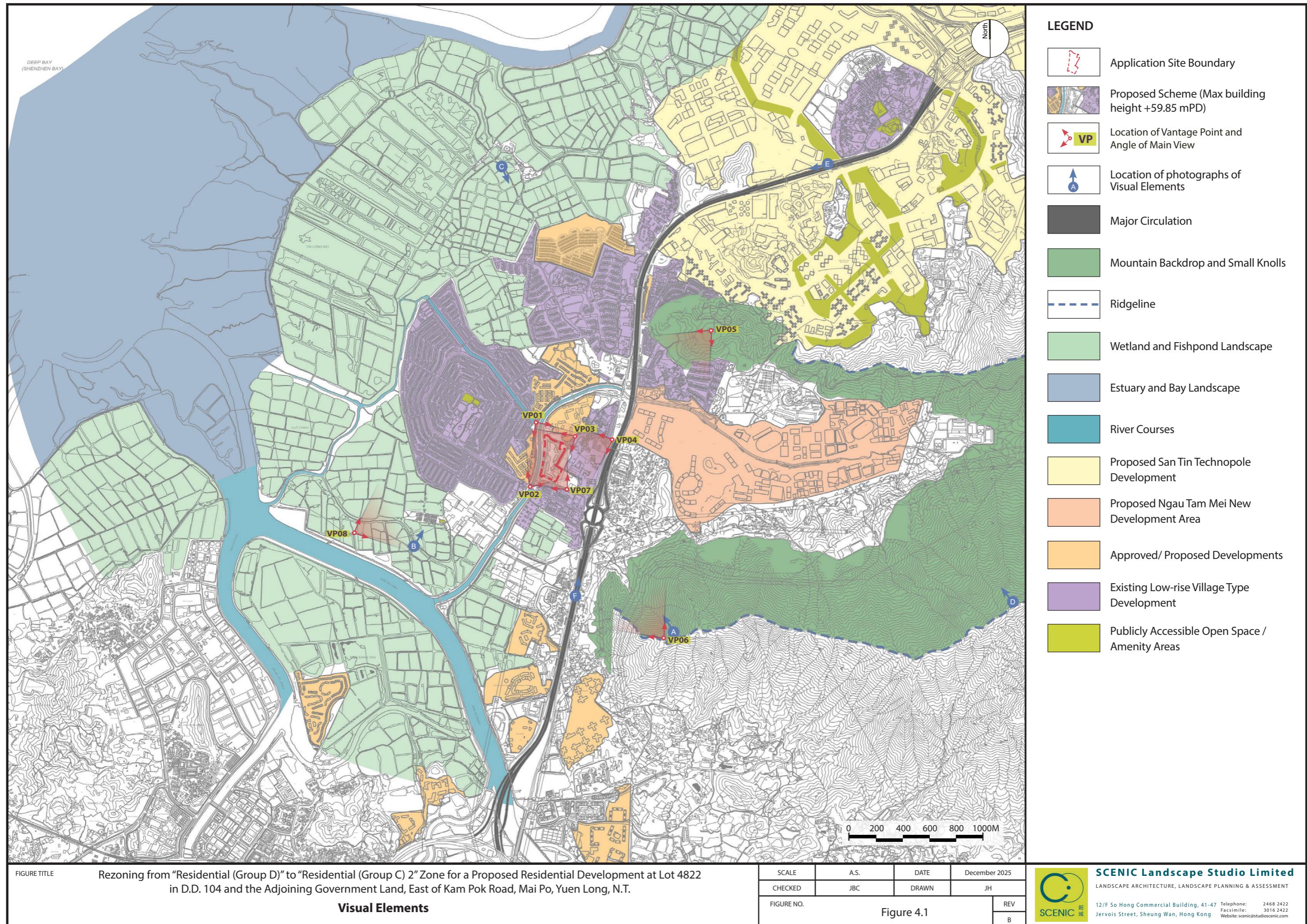
8.10 The Application Site is situated between the existing large-scale, visually monotonous low-density suburban residential estates and the future high density Comprehensive Residential Neighbourhood development node of the NOL. The proximity of the Application Site to the newly completed Light Public Housing Scheme, existing major infrastructure (e.g. Castle Peak Road and San Tin Highway), and a range of public transport services (including the future NOL) makes it well suited to accommodate a medium-density suburban residential development.

8.11 Despite the relative scale of the Proposed Scheme the factors described above together with the adoption of a responsive architectural design the implementation of the proposals would not significantly detract from the existing landscape and visual amenity of the local area. Although the Proposed Scheme will be part of a dramatic change in the existing sub-urban character of the existing landscape the future visual context is represented by a much more developed character and so the proposals are considered to be visually compatible with this future context.

8.12 A summary of the ratings of all assessed VPs finds that based on the criteria of TPB PG-No. 41, the overall visual impact of the Proposed Development is considered to be Slightly Adverse, that is, the Proposed Development will, with or without mitigation measures, in overall terms have some negative visual effects to most of the identified key public viewing points. In comparison to the existing site conditions, it is considered that the Proposed Development will make a generally positive contribution to the evolving suburban visual character of the area.

Visual Impact Assessment Figures







A Viewing looking northwest towards the Application Site showing the urban context surround the site and skyline of Shenzhen.



B View looking north towards the Application Site showing the visual backdrop formed by the upland setting of hills to the east of the Application Site such as Kai Kung Leng part of the Lam Tsuen Country Park and other hills such Ki Lun Shan

FIGURE TITLE

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Elements

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



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C Low level views within the fishpond areas also obscured by mature tree growth on pond bunds



D Low level views within the low-level views in some locations are obscured by small knolls and mature tree growth which clothes the landscape



E F Low level views from many locations are obscured by a combination of the existing development and mature tree growth



FIGURE TITLE

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Elements

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



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FIGURE TITLE

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822
in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Envelope and Location of Vantage Points

SCALE A.S. DATE December 2025

CHECKED JBC DRAWN JH

FIGURE NO. Figure 4.4 REV

C

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LEGEND

- Application Site Boundary
- Location of Vantage Point and Angle of Main View
- Proposed Scheme (Max building height +59.85 mPD)
- Proposed/Approved Developments

Vantage Points

Vantage Point 01: View looking southeast from Yau Pok Road

Public Viewers: Pedestrians, Cyclists and Drivers on Yau Pok Road and Cycle Track

Vantage Point 02: View looking northeast from Fairview Park Boulevard

Public Viewers: Pedestrians and Drivers on Fairview Park Boulevard

Vantage Point 03: View looking southwest from Ha Chuk Yuen Road

Public Viewers: Pedestrians and Drivers on Ha Chuk Yuen Road

Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road

Public Viewers: Recreational users at Ha Chuk Yuen Sitting-out Area and nearby pedestrians / road users

Vantage Point 05: View looking southwest from Yau Tam Mei Hill

Public Viewers: Hikers at Yau Tam Mei Hill

Vantage Point 06: View looking northwest from Lam Tsuen Country Park Hill

Public Viewers: Hikers at Lam Tsuen Country Park Hill

Vantage Point 07: View looking northwest from Ha San Wai Road

Public Viewers: Pedestrians and Drivers on Ha San Wai Road

Vantage Point 08: View looking northeast from the fishponds near Tai Sang Wai

Public Viewers: Pedestrians at fishponds

FIGURE TITLE

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Location of Photomontage Vantage Points

SCALE A.S. DATE December 2025

CHECKED JBC DRAWN JH

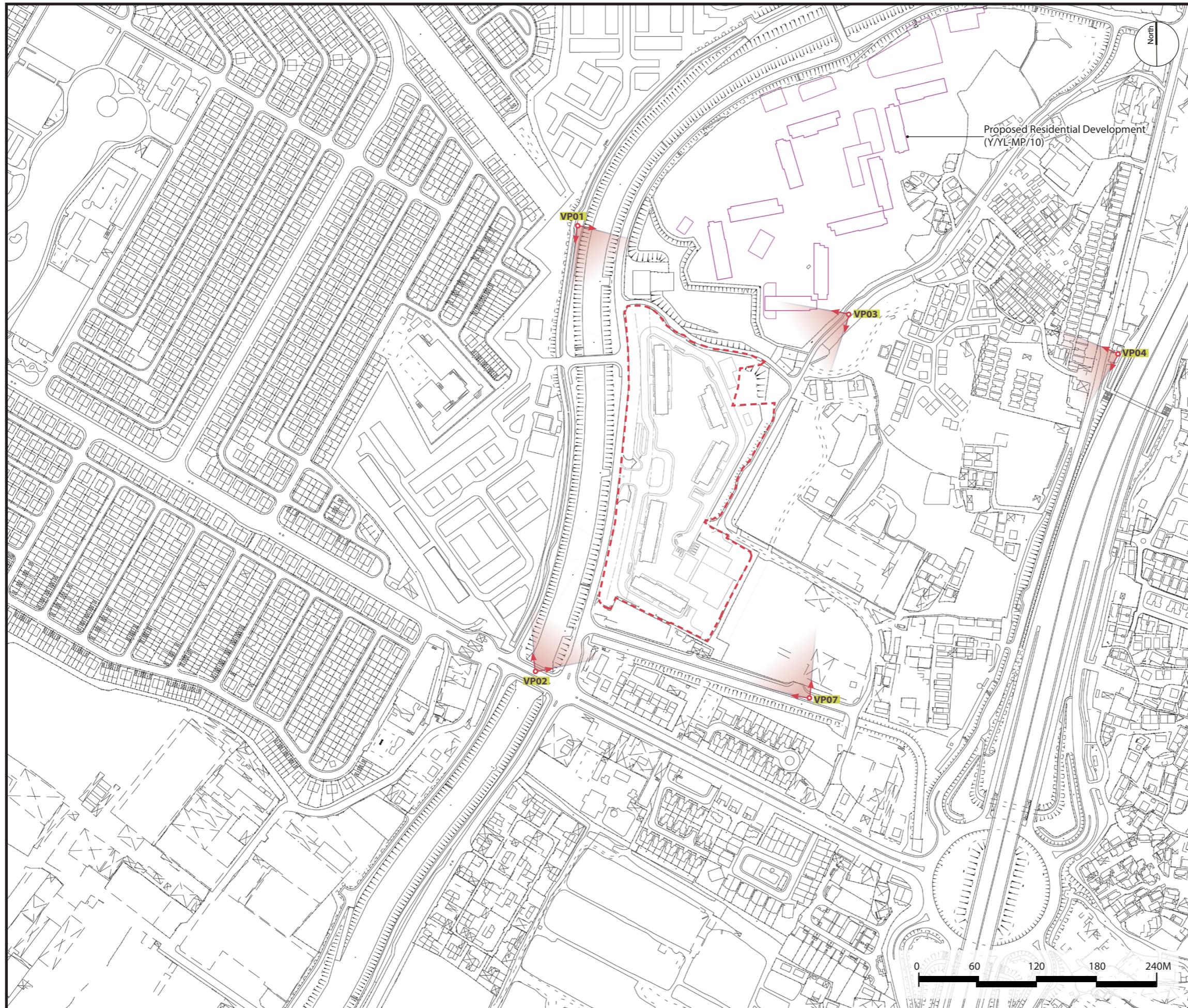
FIGURE NO. Figure 7.1 REV B



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LEGEND

	Application Site Boundary
	Location of Vantage Point and Angle of Main View
	Proposed Scheme (Max building height +59.85 mPD)
	Proposed/Approved Developments

Vantage Points

Vantage Point 01: View looking southeast from Yau Pok Road
Public Viewers: Pedestrians, Cyclists and Drivers on Yau Pok Road and Cycle Track

Vantage Point 02: View looking northeast from Fairview Park Boulevard
Public Viewers: Pedestrians and Drivers on Fairview Park Boulevard

Vantage Point 03: View looking southwest from Ha Chuk Yuen Road
Public Viewers: Pedestrians and Drivers on Ha Chuk Yuen Road

Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road
Public Viewers: Recreational users at Ha Chuk Yuen Sitting-out Area and nearby pedestrians / road users

Vantage Point 05: View looking southwest from Yau Tam Mei Hill
Public Viewers: Hikers at Yau Tam Mei Hill

Vantage Point 06: View looking northwest from Lam Tsuen Country Park Hill
Public Viewers: Hikers at Lam Tsuen Country Park Hill

Vantage Point 07: View looking northwest from Ha San Wai Road
Public Viewers: Pedestrians and Drivers on Ha San Wai Road

Vantage Point 08: View looking northeast from the fishponds near Tai Sang Wai
Public Viewers: Pedestrians at fishponds

FIGURE TITLE

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Location of Photomontage Vantage Points

SCALE A.S. DATE December 2025

CHECKED JBC DRAWN JH

FIGURE NO. Figure 7.2 REV

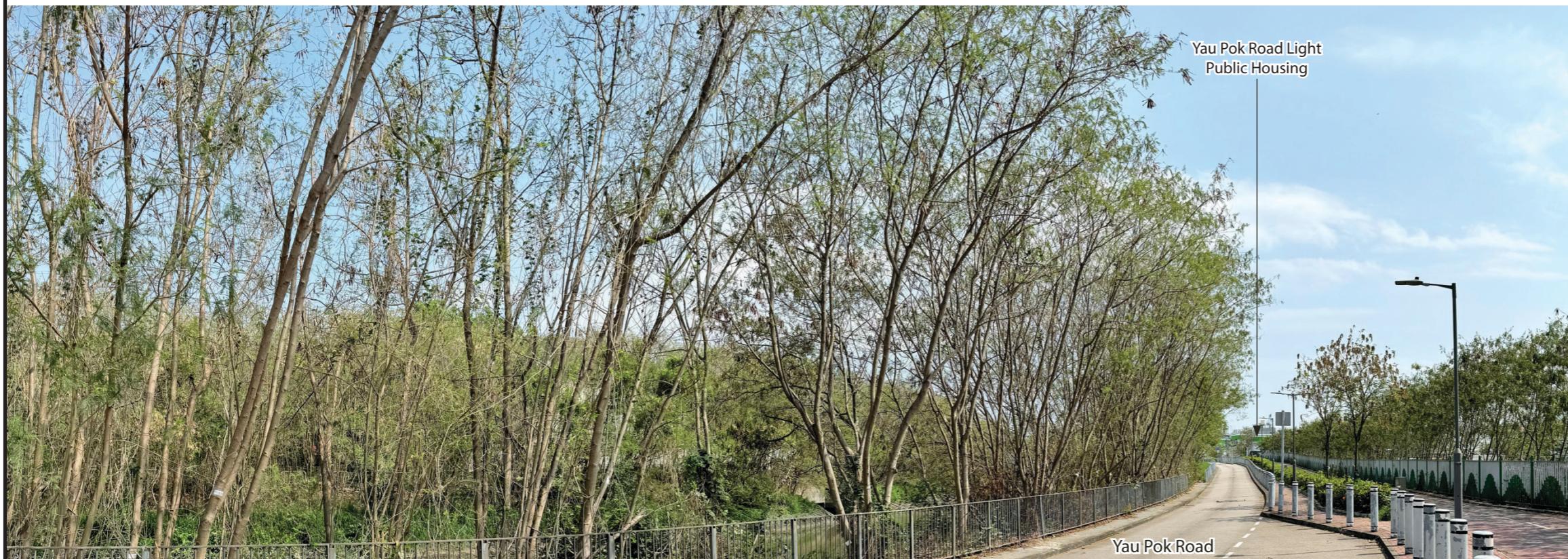
B



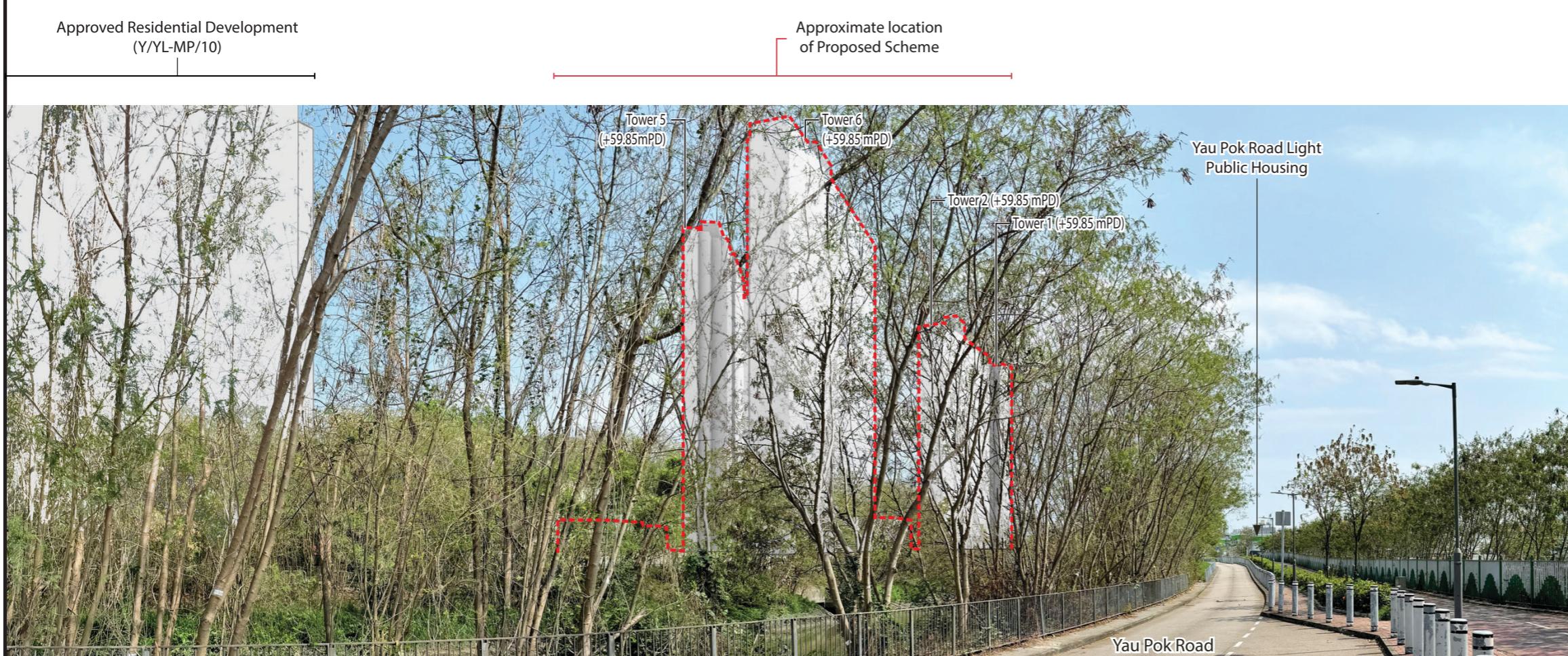
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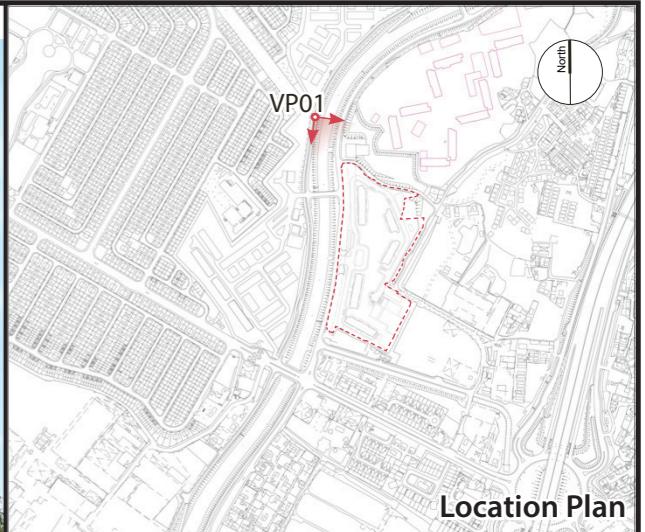
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Vantage Point 01: View looking southeast from Yau Pok Road (Existing Situation)



Vantage Point 01: View looking southeast from Yau Pok Road (Proposed Scheme)



Vantage Point 01 (VP01)

Vantage point elevation: About +5.0mPD
 Viewing distance: About 150m
 Maximum building height of Proposed Scheme: +59.85mPD at R/F

Note:

The building layout for the Proposed Residential Development on the left is based on the zoning and photomontages provided in the Planning Application (No. Y/YL-MP/10) approved by the Rural and New Town Planning Committee of Town Planning Board on 4th July 2025.

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

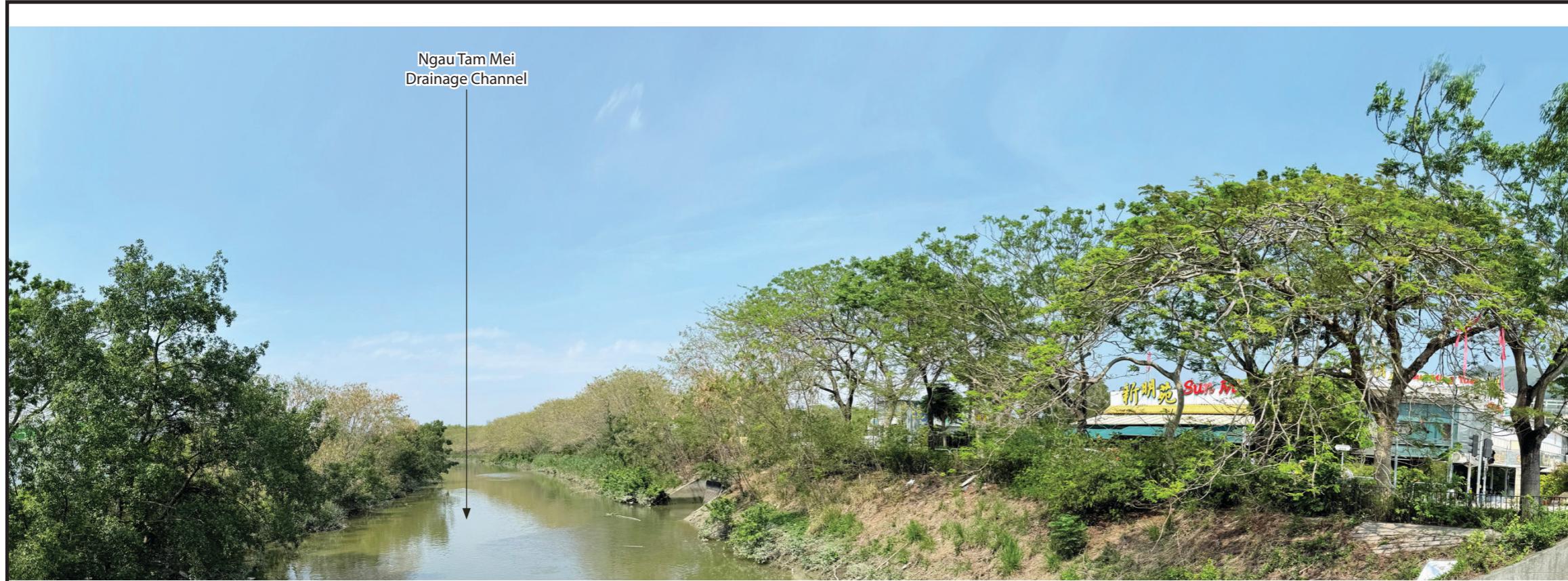
FIGURE TITLE
 Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822
 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

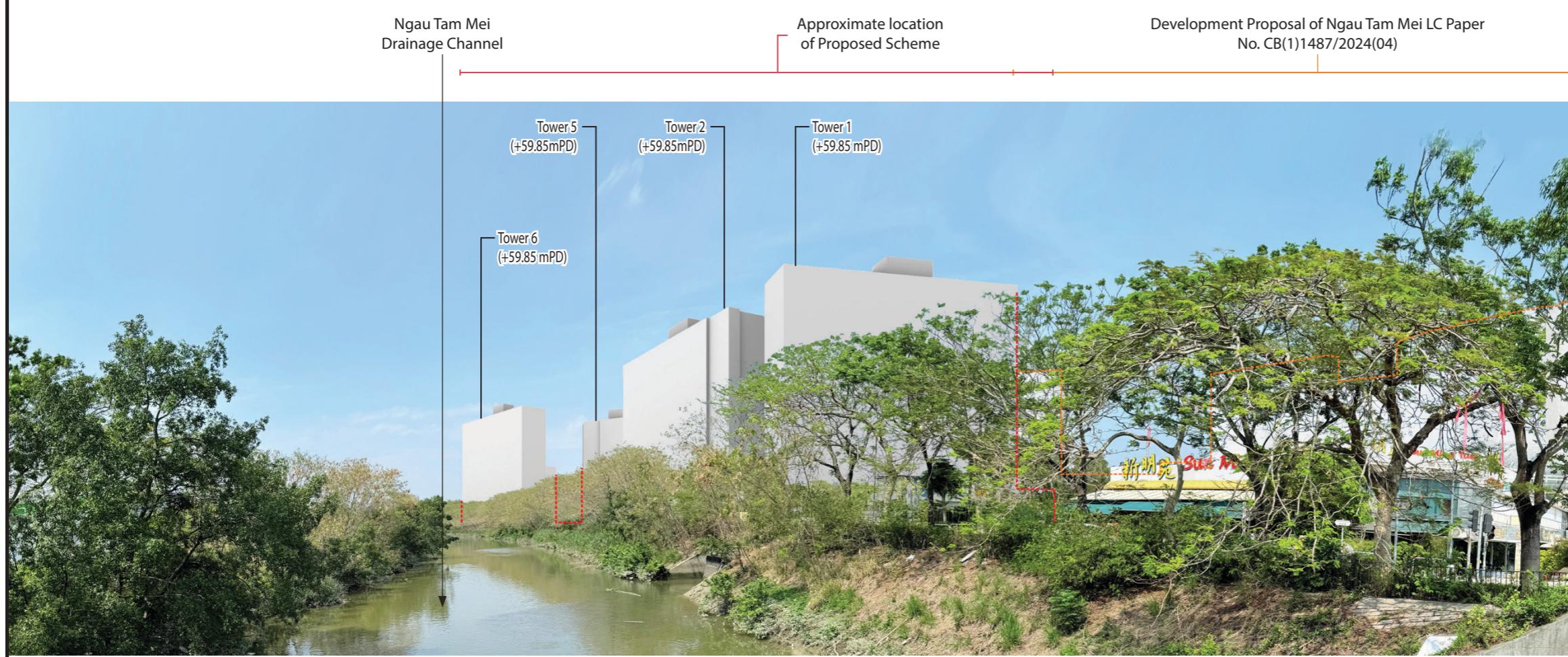
SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.			REV
Figure 7.3			C



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Vantage Point 02: View looking northeast from Fairview Park Boulevard (Existing Situation)

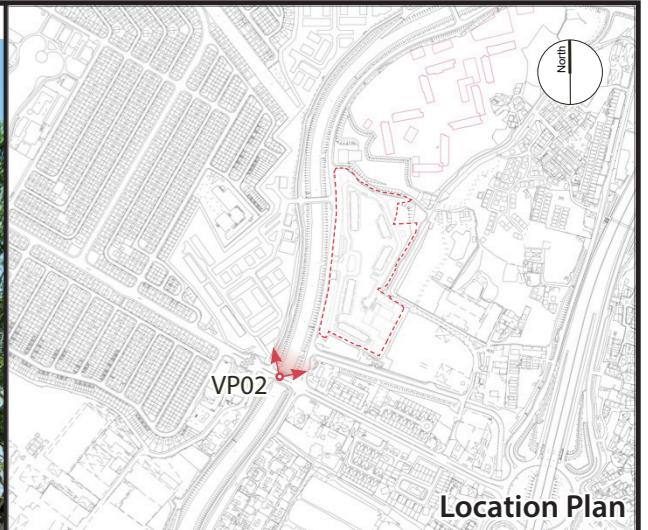


Vantage Point 02: View looking northeast from Fairview Park Boulevard (Proposed Scheme)

FIGURE TITLE Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.			REV
Figure 7.4		REV	C



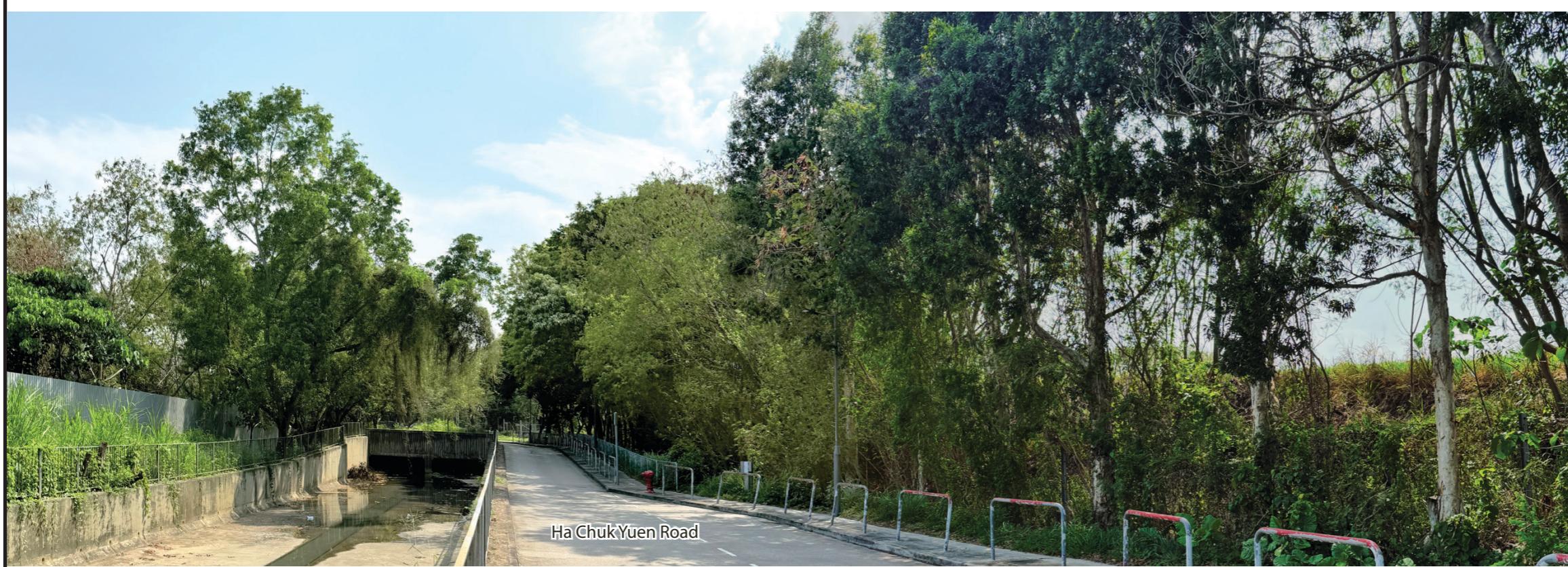
Vantage Point 02 (VP02)

Vantage point elevation: About +5.0mPD
Viewing distance: About 80m
Maximum building height of Proposed Scheme: +59.85mPD at R/F

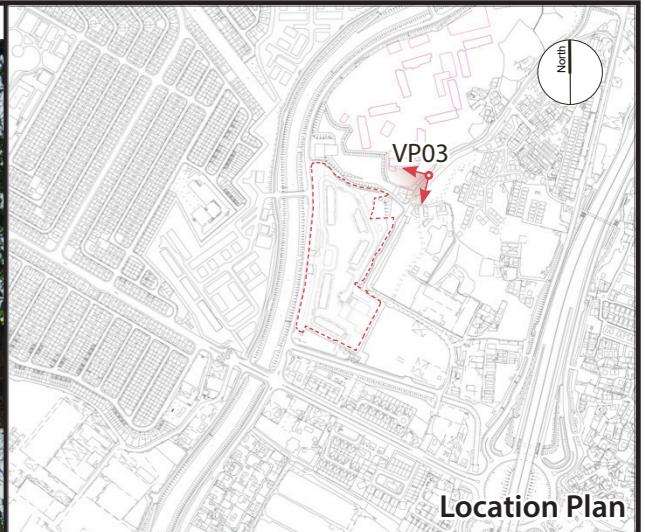
Note:

The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024.

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

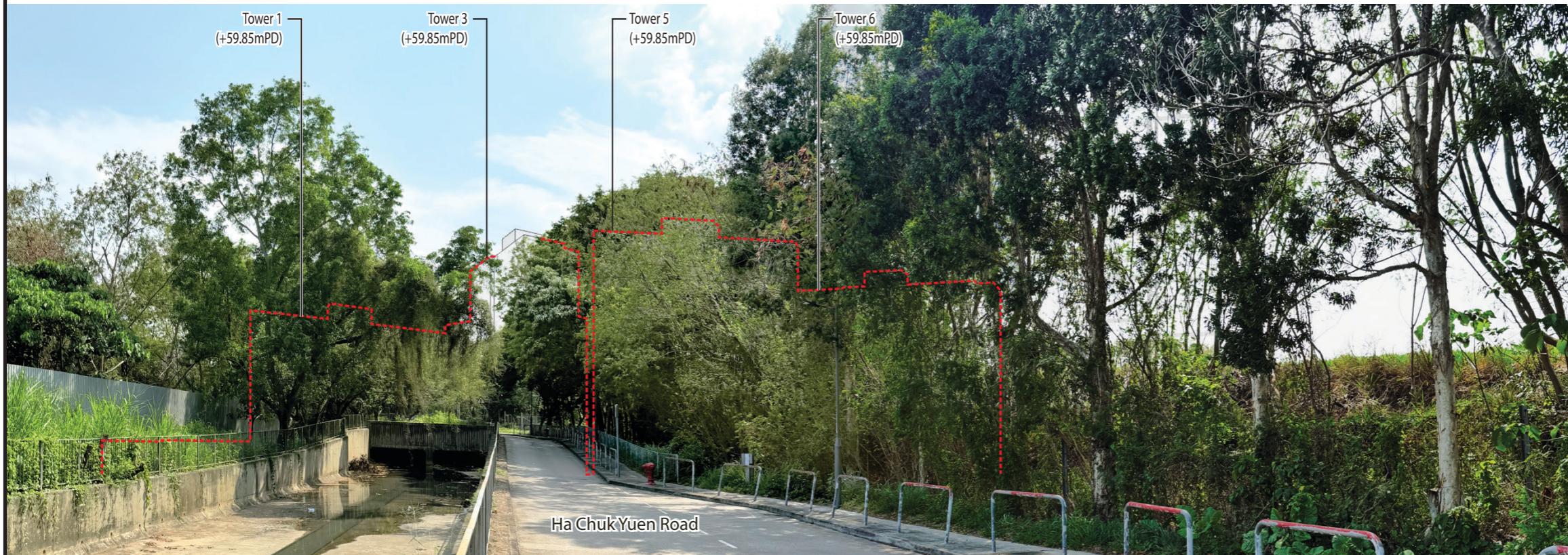


Vantage Point 03: View looking southwest from Ha Chuk Yuen Road (Existing Situation)



Vantage Point 03 (VP03)

Vantage point elevation: About +3.2mPD
 Viewing distance: About 80m
 Maximum building height of Proposed Scheme:
 +59.85mPD at R/F



Vantage Point 03: View looking southwest from Ha Chuk Yuen Road (Proposed Scheme)

Note:

The building layout for the Proposed Residential Development on the left is based on the zoning and photomontages provided in the Planning Application (No. Y/YL-MP/10) approved by the Rural and New Town Planning Committee of Town Planning Board on 4th July 2025.

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

FIGURE TITLE
 Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822
 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.			REV
Figure 7.5			C

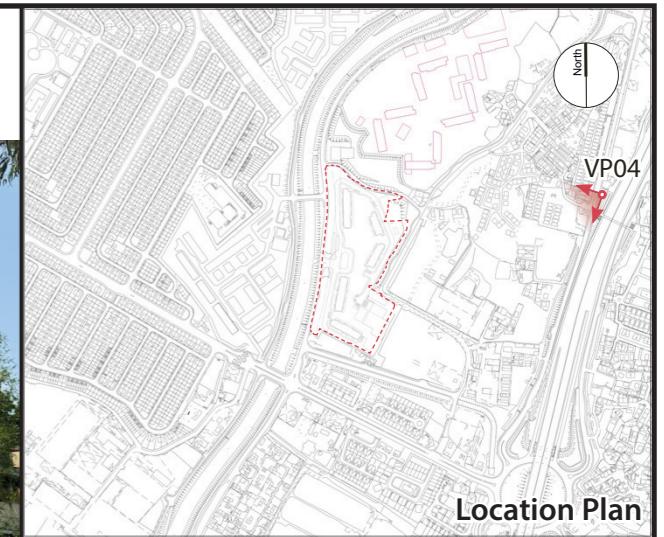


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Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Existing Situation)

Castle Peak Road -
Tam Mi



Vantage Point 04 (VP04)

Vantage point elevation: About +5.0mPD
Viewing distance: About 330m
Maximum building height of Proposed Scheme:
+59.85mPD at R/F



Vantage Point 04: View looking southwest from Ha Chuk Yuen Sitting Out Area at Castle Peak Road (Proposed Scheme)

Castle Peak Road -
Tam Mi

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

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822
in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE A.S. DATE December 2025

CHECKED JBC DRAWN JH

FIGURE NO. Figure 7.6 REV

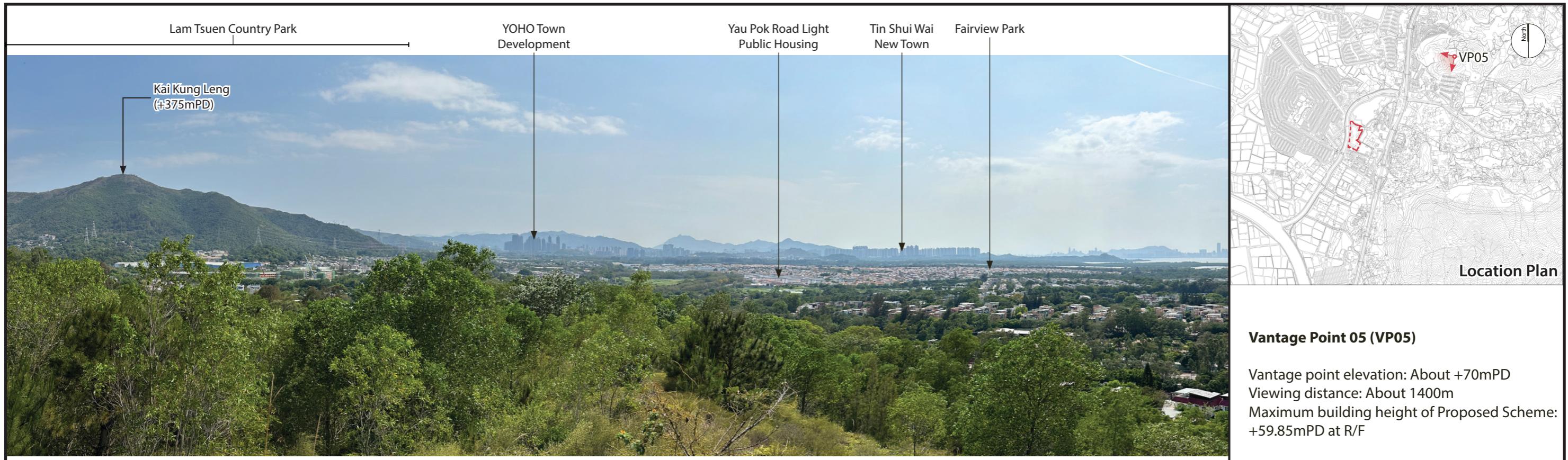
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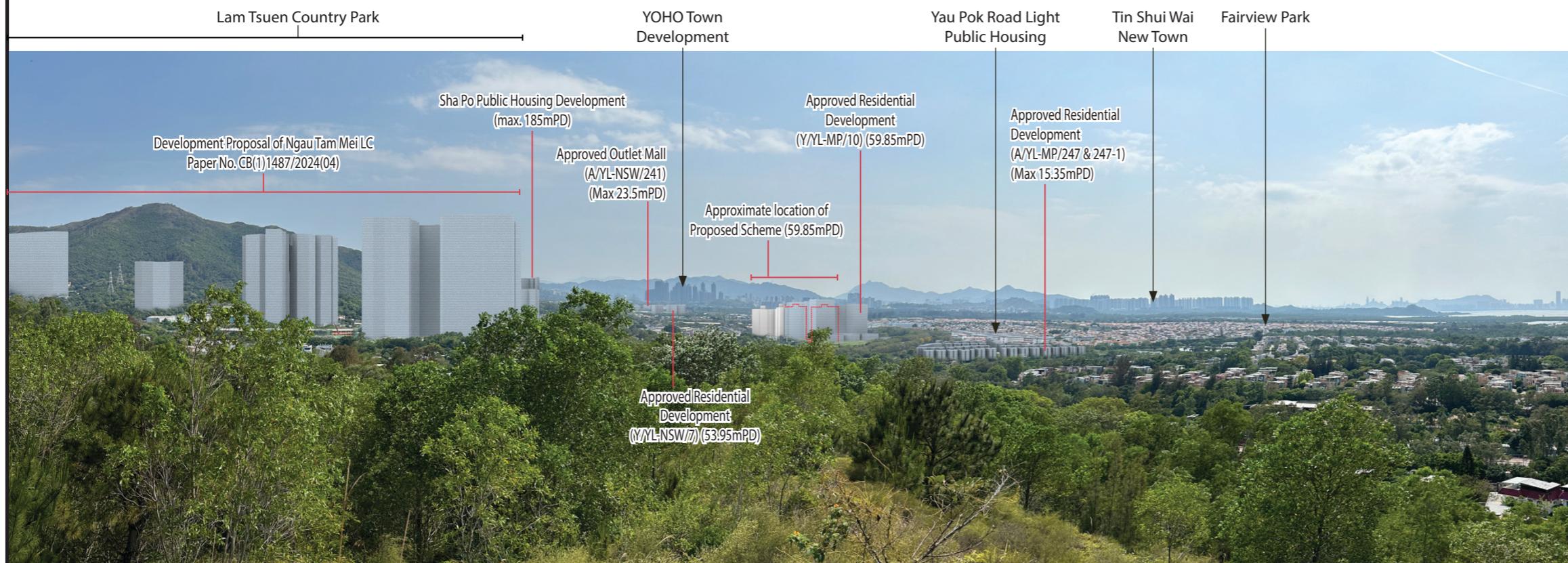
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Vantage Point 05: View looking southwest from Yau Tam Mei Hill (Existing Situation)

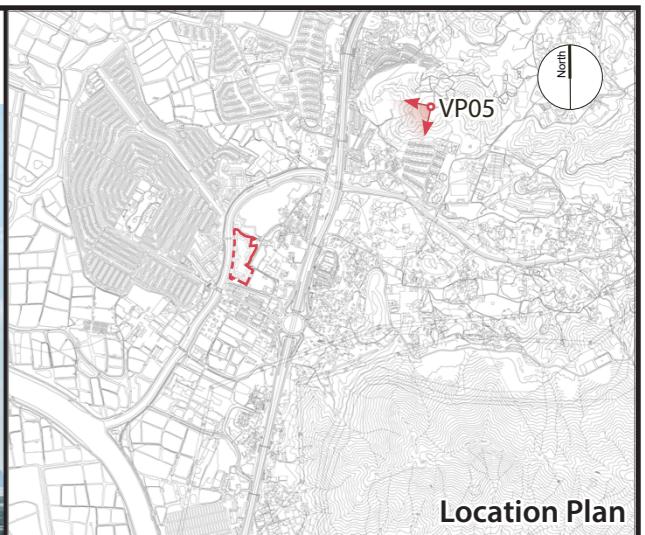


Vantage Point 05: View looking southwest from Yau Tam Mei Hill (Proposed Scheme)

FIGURE TITLE Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.		REV	
Figure 7.7		C	



Vantage Point 05 (VP05)

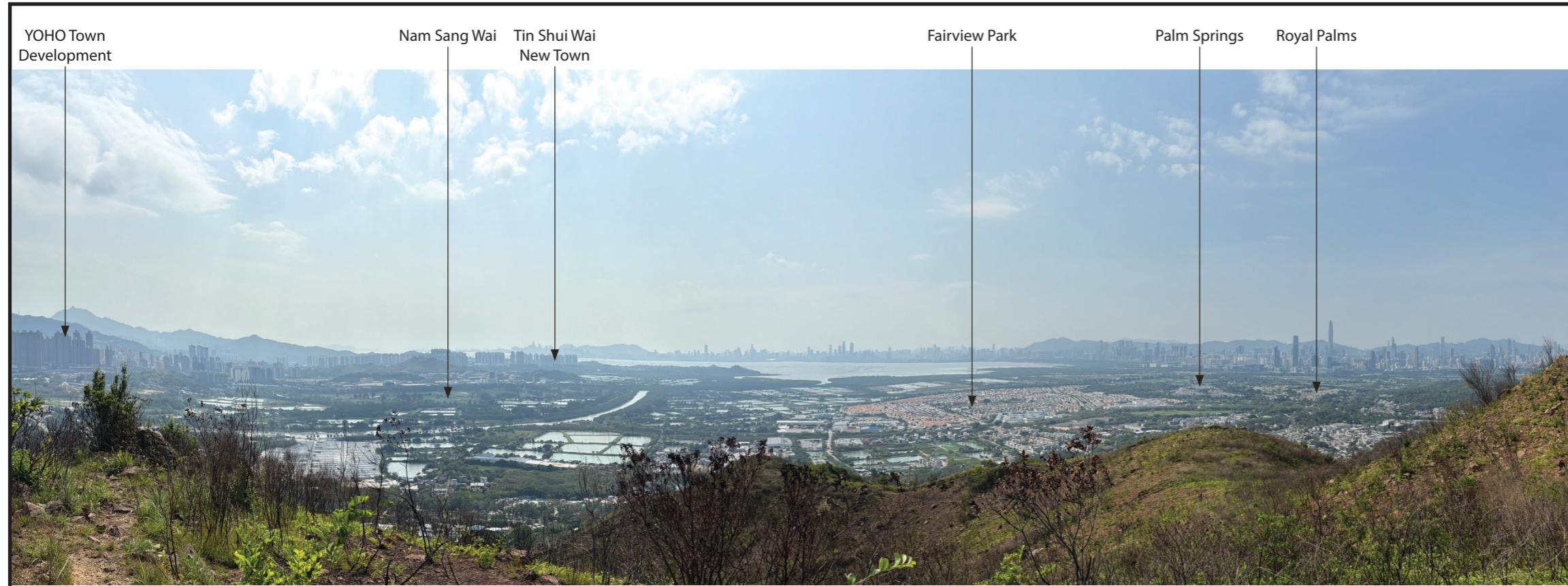
Vantage point elevation: About +70mPD
Viewing distance: About 1400m
Maximum building height of Proposed Scheme: +59.85mPD at R/F

Note:

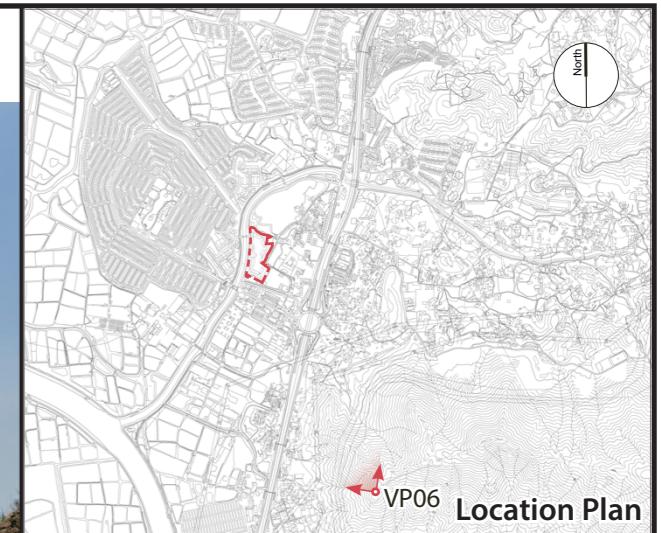
The building layout for the Proposed Residential Development on the left is based on the zoning and photomontages provided in the Planning Application (No. Y/YL-MP/10) approved by the Rural and New Town Planning Committee of Town Planning Board on 4th July 2025.

The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024.

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



Vantage Point 06: View looking northwest from Lam Tsuen Country Park Hill (Existing Situation)



Vantage Point 06 (VP06)

Vantage point elevation: About +200mPD
 Viewing distance: About 1600m
 Maximum building height of Proposed Scheme: +59.85mPD at R/F



Vantage Point 06: View looking northwest from Lam Tsuen Country Park Hill (Proposed Scheme)

Note:

The building layout for the Proposed Residential Development on the left is based on the zoning and photomontages provided in the Planning Application (No. Y/YL-MP/10) approved by the Rural and New Town Planning Committee of Town Planning Board on 4th July 2025.

The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024.

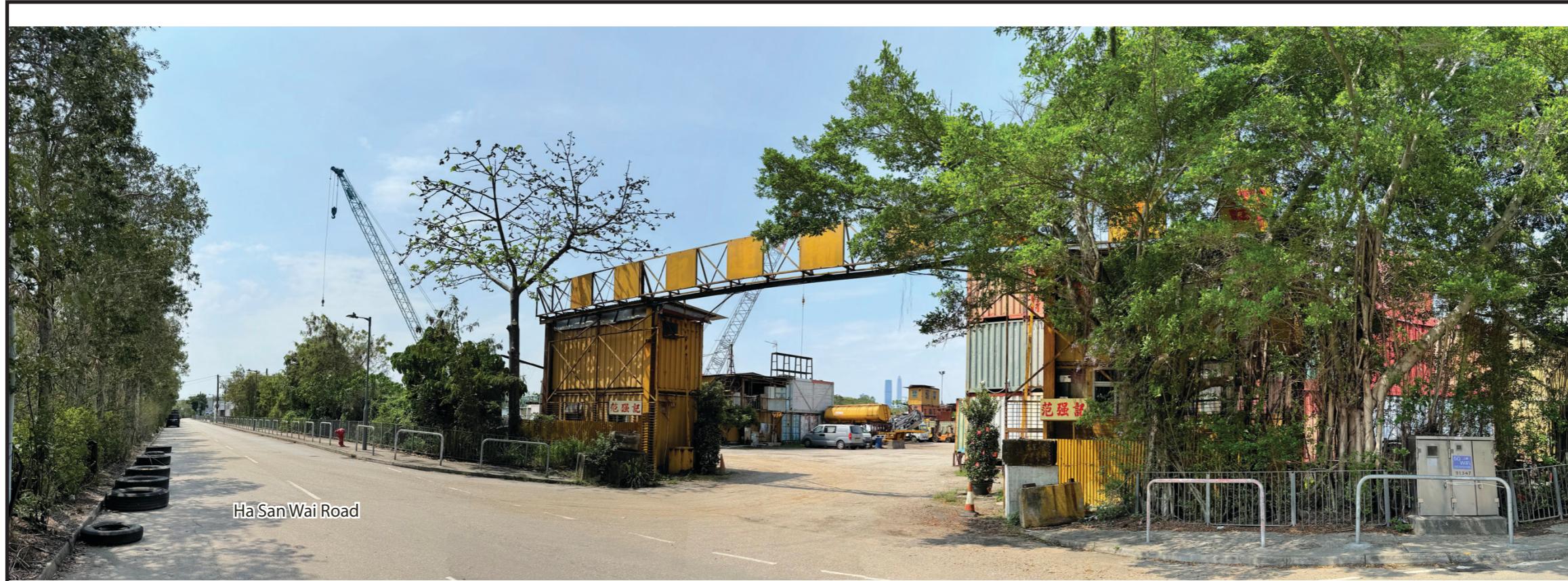
FIGURE TITLE
 Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822
 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.		REV	
Figure 7.8		C	



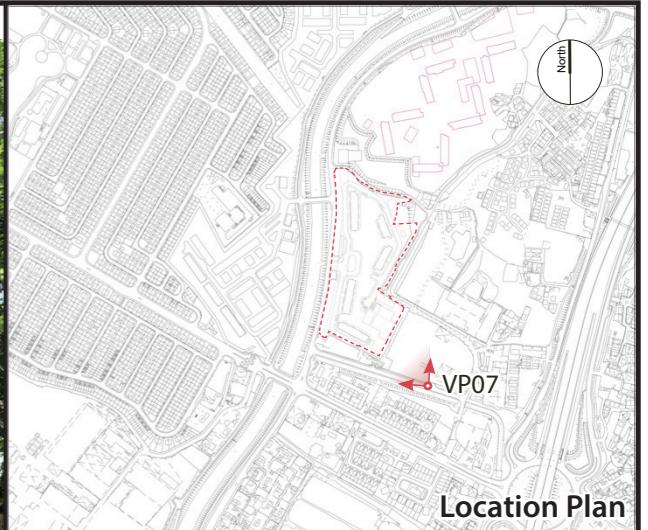
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Vantage Point 07: View looking northwest from Ha San Wai Road (Existing Situation)



Vantage Point 07: View looking northwest from Ha San Wai Road (Proposed Scheme)



Vantage Point 07 (VP07)

Vantage point elevation: About +4.5mPD
 Viewing distance: About 110m
 Maximum building height of Proposed Scheme:
 +59.85mPD 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

Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE A.S. DATE December 2025

CHECKED JBC DRAWN JH

FIGURE NO. Figure 7.9 REV

C



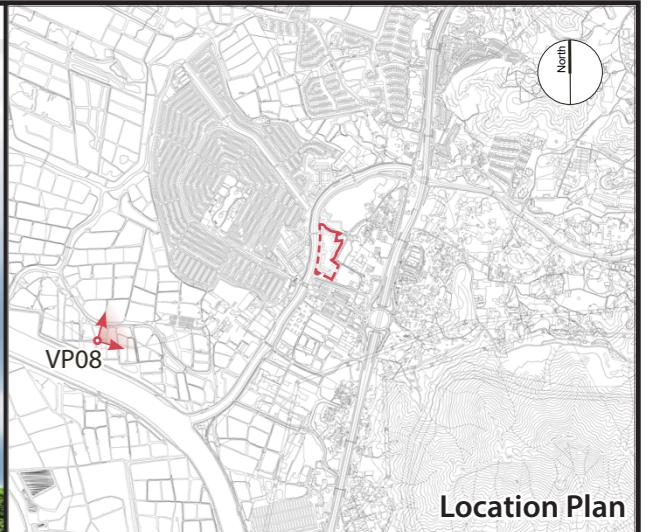
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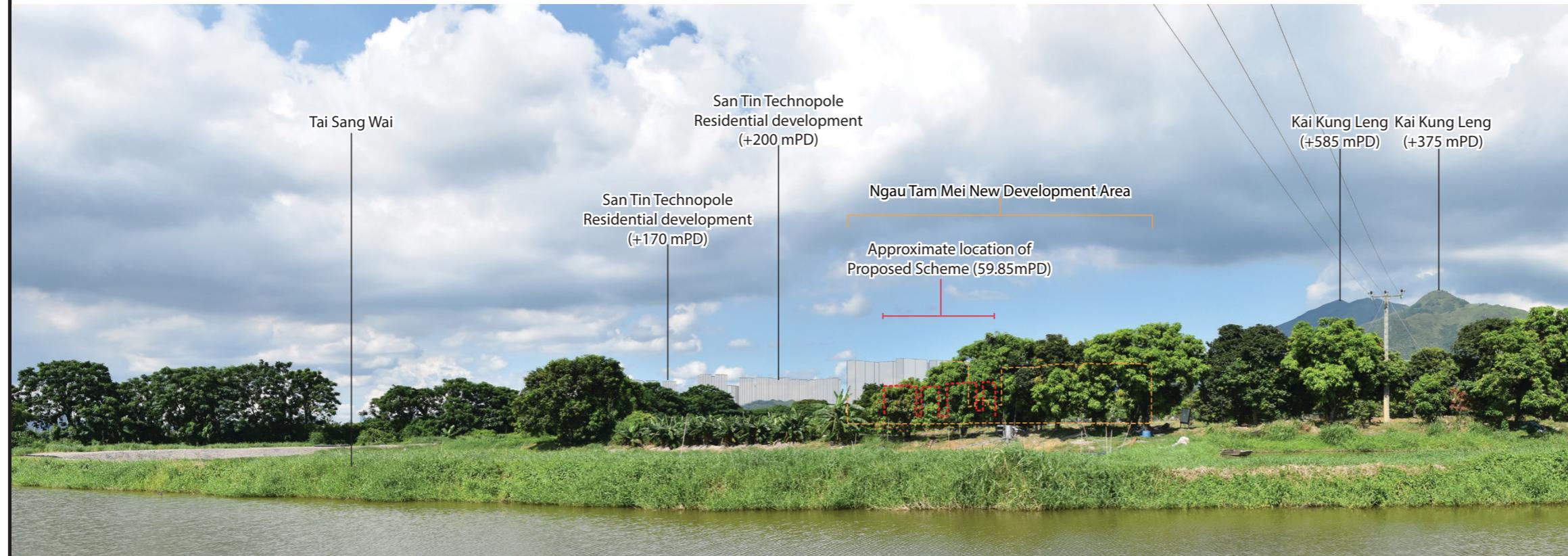


Vantage Point 08: View looking northeast from the fishponds near Tai Sang Wai (Existing Situation)



Vantage Point 08 (VP08)

Vantage point elevation: About +3.2 mPD
 Viewing distance: About 1600 m
 Maximum building height of Proposed Scheme:
 +59.85mPD at R/F



Vantage Point 08: View looking northeast from the fishponds near Tai Sang Wai (Proposed Scheme)

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.

The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 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 Rezoning from "Residential (Group D)" to "Residential (Group C) 2" Zone for a Proposed Residential Development at Lot 4822 in D.D. 104 and the Adjoining Government Land, East of Kam Pok Road, Mai Po, Yuen Long, N.T.

Visual Impact Assessment: Photomontages

SCALE	A.S.	DATE	December 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.		REV	
Figure 7.10		C	



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