

Appendix 10: Visual Impact Assessment

**Section 12A Application Amendment to the Notes of the
“Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at
Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101**

Visual Impact Assessment

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Project Title	Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Report Title	Visual Impact Assessment

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Visual Impact Assessment (VIA) in support of a Section 12A application under the Town Planning Ordinance for a site located at Wo Shang Wai, Yuen Long. The application is submitted on behalf of the applicant, Profit Point Enterprises Limited who currently owns the site (hereafter referred to as "Application Site").
- 1.2 This application is made under section 12A of the Town Planning Ordinance, to rezone the Application Site on the approved Mai Po and Fairview Park Outline Zoning Plan ("OZP") No. S/YL-MP/8. The rezoning application aims to increase the plot ratio ("PR") from 0.4 (i.e. maximum permissible PR on the OZP) to 1.3, with a maximum building height ("BH") adjusted to not more than 10-storeys and not exceeding +42.0 mPD by amending the Notes of the current "Other Specified Uses (Comprehensive Development to include Wetland Restoration Area)" ("OU(CDWRA)") zone.
- 1.3 The VIA has been prepared in accordance with Town Planning Board ("TPB") Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG No. 41"). It 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.

2.0 Existing Site Description

- 2.1 The Application Site including the Project Area and the proposed Wetland Restoration Area (WRA) is located on the southern fringe of the Deep Bay wetland, west of Mai Po San Tsuen and northwest of Castle Peak Road. Most of the Project Area is on land created from filling in the fishponds in the early 1990s, which has since undergone clearance as part of the development works in progress.
- 2.2 The site is roughly rectangular in shape on an east west axis and covers an area of approximately 207, 408 m² and has an existing elevation of around +4.8 to +4.9 mPD. It is bounded to the east, south and west by low-rise residential development at Royal Palms and Palm Springs. The northern boundary of the Project Area is contiguous with the boundary of the WCA, while the entire site lies within the WBA.
- 2.3 The future landscape and visual context is informed by the findings of Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node – Investigation and the Draft San Tin Technopole Outline Zoning Plan (S/STT/1) dated 8th March 2024.

3.0 Description of the Proposed Scheme

- 3.1 The Proposed Scheme comprises of low and medium-rise residential houses and blocks arranged on an east-west orientation. The proposed building heights (BH) include 3-storey semi-detached and detached houses with a BH of +20.30mPD; and a series of medium-rise residential blocks. These include 6 to 8-storey blocks (+28.00mPD to +35.00mPD); and 6 to 10-storey blocks (+28.00 mPD to +42.00 mPD). The Proposed Scheme will also include three 1-2 story clubhouses located throughout the Application Site. The buildings are arranged with the 3 storey houses within the northern portion of the Application Site adjacent to the proposed WRA. Moving south the medium-rise blocks adopt a stepped height profile with the taller blocks located within the southern portion of the Application Site. The design of the medium-rise blocks also adopts stepped building height

profile on an east – west axis. The WRA is already completed with the objective of providing ecological mitigation and creating a buffer to the proposed Potential Area for Wetland and Fisheries Enhancement.

- 3.2 The proposed building disposition and orientation is designed to maximise the area of landscape for the enjoyment of the future residents while also providing a significant setback from the Application Site boundary to minimise the impacts on surrounding communities and their landscape setting; and preserving the ecological value of the area to the north of the Application Site.

4.0 Baseline Conditions

Visual Envelope

- 4.1 The extent of the Visual Envelope (VE), the zones of visual influence (ZVI) and the location of the Vantage Points (VPs) are presented as **Figures 4.5 to 4.6 – Visual Envelope and Visually Sensitive Receivers**. The VE, the area from which the proposed development will be seen, is shaped by a combination of the existing built development and the upland landform of central Hong Kong Island which serves to contain views to the east and the expanse of the Lamma Channel to the west.
- 4.2 Although the Assessment Area for the VIA is normally delineated according to the TPB PG No. 41, as being around three times the overall BH of the Proposed Development Scheme it is instructive to map the actual VE and ZVI to get a more accurate picture of the locations which will have a view of the proposals and how much of the Proposed Scheme can be seen.
- 4.3 To the north the VE for the Proposed Scheme extends to the Shenzhen River and the urban landscape beyond. At lower elevations the VE extends to features such as the Lok Ma Chau MTR Station and the Mai Po Nature Reserve and wetlands / fishpond areas. To the north east with the implementation of the proposed San Tin Technopole Development (Technopole) the VE will be contained by the development associated with the proposed Innovation and Technology areas
- 4.4 Views to the east extend along the San Tin Highway corridor with its associated low-rise village areas including San Tin, Tsing Lung Tsuen and Wing Ping Tsuen. Low level views are also contained by green features such as the small, wooded knolls including Man Tin Cheung Park. To the south of the San Tin Highway the proposed San Tin Technopole Development include a number of low and medium-rise uses including G/IC and cultural and community uses. The proposed Ngau Tam Mei New Development Area will also shape the Visual Envelope to the south 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. There will be small area on the western side of the summit of Ki Lun Shan with views towards the Application Site. The VE will also extend to the ridgeline and secondary summits to the north, east and south west of Kai Kung Leng (+572 mPD). The ridgeline is located within the Lam Tsuen Country Park.
- 4.5 Views from the south east will extend from the proposed high-residential development to the east of the San Tin Highway and the Maple Gardens development and to the south the spur emanating from the Ki Lun Shan ridgeline including a Trigonometrical Point (+337 mPD).
- 4.6 To the south the 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.

- 4.7 Views to the west extend from the low lying, flat wetland areas of the Mai Po area including the Mai Po Nature Reserve and fishponds to the east of the Shan Pui River.
- 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 6.5 km VE extends from the Application Site as it is considered that the visual impact generated by the proposed development would be insignificant beyond this distance.
- 4.9 Within the VE there are a number of Zones of Visual Influence (ZVIs) which represent areas from which there are different degrees of visibility of the proposals. These are as follows:
- **Primary Zone of Visual Influence** – Area from which the majority of the development can be seen is largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.
 - **Secondary Zone of Visual Influence** – Area with more limited visibility of the Proposed Scheme due to intervening obstacles including a combination of existing infrastructure, built development and vegetation. As such the visible part of the Proposed Scheme is largely limited to the central and upper portions of the residential blocks.
 - **Tertiary Zone of Visual Influence** – For the most part views of the Proposed Scheme are obscured or screened by intervening visual obstacles including the landform, mature tree growth and built development. Views limited to partial and glimpsed views of the upper portion of some of the proposed residential towers.
- 4.10 The importance of identifying the ZVIs is that this provides a clearer picture of the actual visibility of the Proposed Scheme and demonstrates that given the nature of the existing landscape there are few locations where the whole development would be visible and for the most part views are limited to the upper sections and roofs of the proposed buildings. The extent of the VE and the ZVIs are presented as **Figures 4.5 to 4.6 – Visual Envelope and Visually Sensitive Receivers**.

Visual Elements

- 4.11 **Figures 4.1 to 4.4** show the visual elements which shape the visual outlook and amenity of the area. These include attractors such as 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 as Ki Lun Shan and to the south and east the low lying, flat landscape of the fishponds, river courses and wetlands leading to Deep Bay. The uplands form the backdrop to many of the views from the north, west and south of the Application Site while the wetlands and fishponds provide for open skies and longer distance views.
- 4.12 Visually detracting elements include the major infrastructural development such as the San Tin Highway and the associated engineering works including highway structures; and the piecemeal commercial and light industrial developments which line the highway corridor.

- 4.13 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 are obscured by a combination of the existing development, small knolls and mature tree growth which clothes the landscape.
- 4.14 Where there are views from the identified vantage points frequently these views are partial being obscured by intervening visual obstacles including existing and proposed development.
- 4.15 The photographs demonstrate that the landscape is both visually enclosed particularly at lower elevations within the wetland and fishpond areas to the south and west and the valley floors to the east.
- 4.16 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.
- 4.17 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

- 4.18 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 STLHC 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.

- 4.19 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

- 4.20 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 Residential Developments

- 4.21 The future landscape and visual setting for the proposed Scheme will also include a number of planned and committed developments including the following;
- Yau Pok Road Light Public Housing (A/YL-MP/341) BH +10.65 mPD (3 storeys);
 - Approved private housing development (Y/YL-NSW/7) BH +53.95 mPD (15 storeys);
 - Sha Po North Public Housing (S/YL-KTN/9) BH +182.8 mPD;
 - Approved private housing development (A/YL-KTN/663) BH +62.2 mPD (17 storeys);
 - Approved private housing development (A/YL-KTN//604) BH +45.95 - 66.35 mPD (12-18 storeys including 1 basement);
 - Approved Tung Shing Lei public and private housing development (LSPS/002) BH (+99.9 mPD (24 storeys) and BH (+99.3 mPD (26 storeys) respectively;
 - Approved private housing development (A/YL-NSW/274) BH +75 mPD (8-21 storeys including 2 basements);
 - Approved open storage (A/YL-NSW/276 3) BH (+46mPD (1-2 storeys);
 - Approved private housing development (A/YL-NSW/242) BH +85.5mPD (4-26 storeys including 1-2 basements);
 - Approved comprehensive development (A/YL-NSW/241) BH +23.5 mPD (4 storey including 1 basement);
 - Approved private housing development (A/YL-MP/287) BH +6.6 mpD (2 storeys);
 - Approved private housing development (A/YL-MP/247) BH +15.35 mPD (3 storeys);
 - Approved private housing development (A/YL-NTM/310) BH +15.7 mPD (3 storeys); and
 - Approved private housing development (A/YL-MP/205) BH +16.4 mPD (3 storeys).

Vantage Points

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

- 4.23 Based on the targeting of publicly accessible locations the representative VPs are listed below with a brief description of the existing view and their locations presented as **Figures 7.1 to 7.2** – Location of Photomontage Vantage Points.
- **Vantage Point 01:** View looking south west from Lok Ma Chau MTR Station (VP 01);
 - **Vantage Point 02:** View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (VP 02);
 - **Vantage Point 03:** View looking north west from the hiking trail to the summit of Kai Kung Leng (VP 03);
 - **Vantage Point 04:** View looking north west from Kai Kung Leng (VP 04);
 - **Vantage Point 05:** View looking north from the spur of the Kai Kung Ridgeline (VP 05);
 - **Vantage Point 06:** View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village) (VP 06);
 - **Vantage Point 07:** View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai (VP 07);
 - **Vantage Point 08:** View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (VP 08);
 - **Vantage Point 09:** View looking south east from Tam Kon Chau Road (VP 09);
 - **Vantage Point 10:** View looking south east from WWF Mai Po Nature Reserve Visitor Centre (VP 10);
 - **Vantage Point 11:** View looking south west from the proposed Sam Po Shue Wetland Conservation Park (VP 11);
 - **Vantage Point 12:** View looking west from the Tsz Tong of Mai Po Tsuen (VP 12);
 - **Vantage Point 13:** View looking north west from cycle track along the eastern boundary of "Open Space" zone (VP 13); and
 - **Vantage Point 14:** View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (VP 14).
- 4.24 Many of these locations are over a relatively short distance from the Application Site owing to the screening effect of the existing development, landform and mature vegetation.

5.0 Visual Impact Assessment

Sources of Visual Impact

- 5.1 The primary sources of visual impact will be due to the scale within essentially a flat low-lying landscape although the proposals will be seen in the context of the proposed San Tin Technopole Development; Ngau Tam Mei New Development Area and a number of other high and medium-rise residential developments planned for the area to the south of the Application Site.
- 5.2 The key issues to be addressed by the visual impact assessment will include:
- The potential impact of the Proposed Scheme on the visual amenity available to the immediately adjacent village and low-rise residential developments; low-lying fishpond and wetland areas to the west and south of the Application Site and more elevated views from the upland areas to the north east and east.
 - Development of an architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible.
 - Visual integration of the built form of the Proposed Scheme particularly in views from the west and south of the site although the proposals will be seen against a backdrop of existing hillsides.

- Development of a responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible which responds to both the existing context and the future planning context.
- 5.3 The predicted visual impact for each of the VPs is described in section 7.0 together with the proposed mitigation measures in accordance with PG-No. 41.

6.0 Visual Mitigation Measures

- 6.1 The proposed mitigation measures for the project are described below and shown on **Figure 3.1 to 3.4 – Proposed Scheme: Urban Design Considerations**.
- 6.2 The landscape and visual mitigation measures include two key levels of approach, the primary and secondary mitigation. The primary mitigation measures are based on the design, disposition, orientation and overall form of the Proposed Scheme whilst the secondary mitigation measures look to how the proposals can be treated to mitigate any potential impacts. It is the primary mitigation measures which shape the form of the architectural scheme and have the biggest effect on the mitigation of the potential visual impacts. The proposed mitigation measures include the following:

Primary Mitigation Measures

- Introduction of responsive building heights ranging from 3 storey houses at the northern periphery of the Application Site adjacent to the proposed Wetland Restoration Area to a series of medium-rise residential blocks stepping up on a north to south axis and from east to west. These medium rise blocks range in height from around +28.00 mPD to +42.00 mPD in the south east corner of the Application Site. The proposed building heights (BH) include 3-storey semi-detached and detached houses with a BH of +20.30mPD; and series of medium-rise residential blocks. These include 6 to 8-storey blocks (+28.00mPD to +35.00mPD); and 6 to 10-storey blocks (+28.00 mPD to +42.00mPD).
- Disposition and orientation of the proposed blocks designed to minimise the potential impact on the visual amenity of the wetlands and fish pond areas to the north and west.
- 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 three visual corridors (approximately 68.6m, 18.9 and 18.3 m wide) on a north-south axis through the development and an approximately 13.7 m wide building separation 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.
- 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.
- 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.
 - Introduction of comprehensive urban design parameters as part of the detailed design stage of the project to establish the future character of the development from an architectural and landscape perspective. This includes the use of high quality hard and soft landscape measures including water features, sculpture, site furniture, lighting and seating.
- 6.3 It should be noted that the final architectural design and the appearance of the buildings will be refined during the detailed design stage of the project.

7.0 Residual Impacts

- 7.1 The residual visual impact is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer-generated images or photomontages from the vantage points indicated on **Figures 7.1 to 7.2** are presented as **Figures 7.3 to 7.16**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to identified VPs, demonstrate the schemes 'fit' into the existing and future sub-urban context; and also demonstrate the degree of visibility from surrounding locations.
- 7.2 The photomontages show the existing situation and the Proposed Scheme before and following the implementation of the proposed mitigation measures. Where the proposals are not visible, or views partially obscured a red dashed line is used to indicate their approximate location.
- 7.3 The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41.
- 7.4 **Vantage Point 01: View looking south west from Lok Ma Chau MTR Station (VP 01) (Figure 7.3 refers).** This vantage point, represents the view available vehicle travellers, at an elevation of +10 mPD and located at a distance of approximately 2765 m. This location offers panoramic views over the existing fishponds to the south and east of the station and the Lok Ma Chau Wetland compensation area and extends towards the low-rise village, light industrial, open storage and commercial development and low wooded knolls of the San Tin area. This eventually gives way to the uplands Ki Lun Shan and Kai Kung Leng which form the green backdrop to views. Views of the Application Site are largely obscured at a low level by a combination of the existing landform and mature tree growth on the fish pond bunds and the areas to the east. There are also distant views of the high-rise development on the eastern periphery of Yuen Long.
- 7.5 *Sensitivity of Public Viewers: Low*
The view from this vantage point, available to transient vehicle travellers on the MTR, is characterised by a combination of the manmade landscapes of fishponds and wetlands in the foreground, low-rise village areas and woodland / belts of trees in the middle ground; and the naturalistic mountain landscape as the backdrop. The view will undergo a change in character with the development of the San Tin Technopole Development with the introduction of high and medium-residential and I&T developments in the middle ground. The Technopole demonstrates that that owing to a combination of the viewing distance and the open ness of the views relatively major developments can be accommodated without a significant degradation in its inherent character and quality of the landscape and visual amenity. Despite the nature of the existing view the transient nature of the visually sensitive receivers results in allow sensitivity of public viewers. The degree of visibility towards the Application Site is partial and there are alternative views to the north, east and south.

7.6 *Visual Composition: Compatible*

The Proposed Scheme would form a relatively small component in this view owing to a combination of its scale relative to the adjacent Technopole, the screening effect of intervening vegetation at low-levels and the scale of the landscape which surrounds the Application Site. The photomontages show the measures incorporated into the architectural design for the proposed to minimize its visual mass and avoid any wall effects in terms of the combined development frontage. These include the separation of the medium-rise components with the creation of a visual corridor and the stepped height of the blocks both in terms of the proposed building heights (BH) and the effect of perspective owing to the building disposition. The use of low-rise buildings along the northern periphery of the proposed scheme also serves to break up the visual mass of the development introducing a more faceted appearance and creating a more subtle transition with the surrounding landscape.

7.7 *Visual Obstruction: Small*

The degree of visual obstruction arising from the implementation of the Proposed Scheme is considered to be small owing to a combination of the viewing distance and the relative scale of the proposals. In addition, the Proposed Scheme will be viewed against a backdrop of committed developments such as the approved scheme for the Sha Po North Public Housing (S/YL-KTN/9) with a BH of +182.8 mPD, the high and medium-rise development of Yuen Long and the uplands of the Tai Lam Country Park.

7.8 *Effect on Public Viewers: Slight*

This view of the Proposed Scheme is available to vehicle travellers at the MTR Lok Ma Chau Station with the potential VSRs confined to the MTR station, cross border facilities, semi-open-air platform and views from the windows of the MTR carriages travelling at a relatively high speed. As such the effect on public viewers from this vantage point would also be slight.

7.9 *Effect on Visual Resources: Small*

The quality of the existing visual resources apparent in this view is considered to be high owing to the fishpond and wetland context with low-rise village type development within a framework of woodland and the mountain backdrop. However, given the viewing distance and the relative scale of the Proposed Scheme relative to the adjacent Technopole proposals, existing and committed developments which will form part of the lower elevation backdrop to the view the effect on visual resources would also be small. As is apparent in the photomontage the ridgeline formed by the uplands of the Tai Lam Country Park would also be maintained.

7.10 *Overall visual Impact: Slightly adverse*

Given the viewing distance and the relatively small scale of the proposals relative to the that of the adjacent Technopole proposals and the nature of the view available to VSRs the overall visual impact is considered to be slightly adverse. Based on the view available from this vantage point despite the maximum proposed BH of +76.1 mPD would not lead to a significant visual impact.

7.11 **Vantage Point 02: View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (VP02) (Figure 7.4 refers).** This vantage point, at an elevation of +10 mPD and located at a distance of approximately 1680 m to the north east of the Application Site, is available to pedestrians and vehicle travellers on the west bound carriageway. Views from this location looking south west extend along the San Tin Highway corridor bounded to the north and south by mature tree growth which serves to obscure views beyond. Views of the Application Site are largely obscured by a combination of the intervening existing landform and trees.

7.12 *Sensitivity of Public Viewers: Low*

This vantage point is available to transitory vehicle travellers and pedestrians crossing the footbridge to the north east of the Application Site. Views are largely enclosed by a combination of

the existing landform and mature tree growth. Given a combination of the developed nature of the existing view with the large infrastructure associated with the highway and the transitory nature of views the sensitivity is likely to be low. The degree of visibility towards the Application Site is glimpsed / partial of the eastern edge of the site and there are alternative views to the north east from the foot bridge.

7.13 *Visual Composition:* Not readily apparent and compatible

The visual composition of the Proposed Scheme will not be readily apparent in views from this location owing to a combination of the viewing distance, its scale relative to the adjacent Technopole and the screening effect of the proposed roadside development. Views of the proposals would be limited to partial and glimpsed views of blocks C2.1 to C2.5 and some of the low-rise developments to the north of the Application Site. The visible portions of the Proposed Scheme are not sufficient to provide an indication of the overall visual composition although its scale and the disposition of the blocks are compatible with the Technopole proposals.

7.14 *Visual Obstruction:* Small blockage but not significant

The Proposed Scheme would result in a relatively small additional blockage of the existing view of the wooded verge of the San Tin Highway at distance of some 1680m with views of the proposals being partially obscured by the Technopole proposals and the proposals will not obscure views of any landscape features beyond the Application Site only the sky view above the development.

7.15 *Effect on Public Viewers:* Slight to negligible

The existing view is largely contained within the San Tin Highway corridor by the existing mature tree growth either side of the highway and given the viewing distance a small part of the Proposed Scheme would be visible. The implementation of the Technopole proposals would lead to a change in the existing view to a more urbanised character and the proposed would serve to partially obscure views of the Application Site. As such views of Proposed Scheme would be limited to the residential blocks and houses on the eastern periphery of the Application Site and the effect on transitory public viewers would be slight to negligible.

7.16 *Effect on Visual Resources:* Small

Although the road corridor is visually enclosed the quality of the existing visual resources apparent in this view is considered to be fair owing to the mature vegetation which frames the view. The visible section of the Proposed Scheme will lead to a small loss of the vegetation to the east of the Application Site and the sky view above it. The most significant impact upon this view will be the implementation of the Technopole proposals. Given the lower BH the effect of the Approved S.12a Scheme would be negligible. As such the impact on visual resources arising from the Proposed Scheme is not considered to be significant.

7.17 *Overall visual Impact:* Slightly adverse

The existing landscape is characterised by a combination of highway infrastructures and the mature roadside tree planting. The tree planting will be replaced as part of the implementation of the Technopole proposals transforming the view to a more urbanised character. Views of the Proposed Scheme would be limited to some of the medium-rise blocks and low-rise houses in the eastern portion of the Application Site. Given the viewing distance, the scale of the visible part of the Proposed Scheme and the screening effect of the intervening Technopole proposals the overall visual impact arising from the implementation of the Proposed Scheme would slightly adverse. The overall impact resulting from the Approved S.12a Scheme would be negligible due the lower BH.

7.18 **Vantage Point 03: View looking north west from the hiking trail to the summit of Kai Kung Leng (VP 03) (Figure 7.5 to refers).** This vantage point, represent the views recreational users of the existing trial ascending from Ki Lung Shan Au towards the summit from the northern side of Kai Kung Leng at an elevation of +200 mPD and located at a distance of approximately 3555 m form the Application Site. The existing view extends along the Ngau Tam Mei valley towards the San Tin

Highway and the low-rise residential developments of Fairview Park, Palm Springs and Royal Palms towards the fishpond and wetland areas of Mai Po and the Deep Bay Shenzhen River estuary with the skyline of Shenzhen forming the backdrop. Prior to the implementation of the Technopole proposals there will be relatively open oblique aerial views of the Application Site.

7.19 *Sensitivity of Public Viewers: Medium*

This vantage point is available to recreational users of the trail leading to the summit of Kai Kung Leng and offers a relatively panoramic open views of the landscape to the north west framed to the north and south by the upland landform. With the implementation of the Technopole proposals the landscape will be transformed to a more urban character and the visibility toward the Application Site will be obscured by proposed high-rise residential development at the south eastern periphery of the Technopole proposals. Alternative views extend towards the east.

7.20 *Visual Composition: Not apparent*

Views of the Application Site will be obscured by the intervening high-rise development of the Technopole proposals and so the visual composition of the proposed scheme will not be apparent.

7.21 *Visual Obstruction: No Blockage*

Given the screening effect of the intervening Technopole proposals the Proposed Scheme would not cause any visual obstruction.

7.22 *Effect on Public Viewers: No Effect*

As the Proposed Scheme will not be visible to trail walkers at this vantage point there will be no effect on public viewers.

7.23 *Effect on Visual Resources: No Effect*

The Proposed Scheme will have no effect on the visual resources apparent in this view owing the scale of the proposed intervening development.

7.24 *Overall Visual Impact: Negligible*

Given the scale and screening effect of the intervening Technopole proposals the proposed scheme would not give rise to visual impacts in views from this location and so the overall visual impact is negligible.

7.25 **Vantage Point 04: View looking north west from Kai Kung Leng (VP 04) (Figure 7.6 refers).** This vantage point is located at the summit of Kai Kung Leng at an elevation of +585 mPD and approximately 3935 m from the Application Site. The 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 vista extends over the Mai Po wetlands to the Deep Bay with the skyline of Shenzhen forming the backdrop.

7.26 *Sensitivity of Public Viewers: Medium*

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 Technopole proposals and committed developments such as the approved schemes for planning applications A/YL-MP/287, A/YL-MP/341, A/YL-MP/205, A/YL-MP/247, A/YL-NTM/432 (with a BH not exceeding 21mPD); and the approved scheme for planning application S/YL-KTN/9 (BH not exceeding +185mPD); and the approved scheme for planning application A/YL-NSW/242 with a BH not exceeding +85.5mPD). As such 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 medium level of sensitivity. The degree of visibility towards the Application Site is open and there are alternative views to the north and south west.

- 7.27 *Visual Composition: Apparent and compatible*
The visual composition of the Proposed Scheme would be partially apparent from this location particularly in terms of the scale, disposition and orientation of the proposed medium-rise residential blocks, the adoption of a stepped building height profile and the creation of visual corridor using the location of the low-rise houses. In terms of the schemes fit within the wider landscape the proposals form an extension of the Technopole high-rise built form creating an intermediate visual medium-rise structure between the proposed high-rise and the low-lying nature of the surrounding existing more rural landscape of fishponds and wetland areas. As such the visual composition is apparent and compatible with the future developmental context.
- 7.28 *Visual Obstruction: Small*
Owing to the viewing distance, the relative scale of the Proposed Scheme and the elevated viewing position the proposal would be seen against the northern and western parts of the Application Site and the immediately adjacent fish ponds. Given these factors the proposals would lead to a small area of blockage of views.
- 7.29 *Effect on Public Viewers: Slight*
Given the scale of the proposals relative to their landscape setting, the extent of the existing residential development in the immediate area, the scale of the Technopole proposals and the distribution of committed developments to the south 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.
- 7.30 *Effect on Visual Resources: Small*
There will be a small impact on the visual resources visible from this location with the Proposed Scheme replacing the views of the belt of woodland along the northern periphery of the Application Site and part of the fishponds contiguous with the site boundary.
- 7.31 *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 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 Technopole proposals and provides a more subtle medium-rise transition between the proposed high-rise development and the surround low-lying landscape.
- 7.32 **Vantage Point 05: View looking north from the spur of the Kai Kung Ridgeline (VP 04) (Figure 7.7 refers).** This vantage point is located on the trail following the ridgeline on the spur to the west of Kai Kung Leng at an elevation of around +375 mPD and a distance of approximately 2830 m. The view from this location extends to the north over the Ngau Tam Mei valley to secondary ridgeline to the San Tin - Lok Ma Chau development cluster and to the north west the extensive low-rise developments of Fairview Park, Palm Springs, Royal Palms and the Vineyard; and village developments such as Yau Mei San Tsuen and the San Tin Highway corridor. Beyond this the view extends to the fish pond and wetland areas of Mai Po to the Shenzhen River, Deep Bay and the skyline of Shenzhen.
- 7.33 *Sensitivity of Public Viewers: Medium*
The existing view for trail walkers at this location is characterised by the combination of low-rise residential, light industrial and commercial development set within a semi-rural landscape enclosed and bounded by upland areas and small wooded knolls. The landscape is well wooded, and this vegetation serves to integrate the existing development into the landscape context. Views extend to the fishpond areas and wetlands of Mai Po, to Shenzhen and the Deep Bay area. The future landscape context will be more developed in nature with the Technopole proposals and a number

of committed residential developments to the south of the Application Site. Despite this transition to a more urbanised character the public viewers in this location are considered to have medium level of sensitivity. The degree of visibility towards the Application Site is open and there are alternative views to the north and west.

7.34 *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 medium-rise residential blocks, the adoption of a stepped building height profile and the creation of visual corridor using the location of the low-rise houses. When viewed from this location the Proposed Scheme would form an extension of the Technopole high-rise built form creating an intermediate visual medium-rise structure between the proposed high-rise and the low-lying nature of the surrounding existing more rural landscape of fishponds and wetland areas. As such the visual composition is apparent and compatible with the future developmental context.

7.35 *Visual Obstruction: Small*

The level of visual obstruction is likely to be small owing to a combination of the viewing distance, the relative scale of the Proposed Scheme and the elevated viewing position. The proposals would be seen against the northern and western parts of the Application Site and the immediately adjacent fish ponds. Given these factors the proposals would lead to a small area of blockage of views.

7.36 *Effect on Public Viewers: Slight*

Based on the scale of the proposals relative to their future landscape setting, the extent of the existing residential development in the immediate area including the Technopole proposals and the distribution of committed developments to the south of the Application Site the appearance of the Proposed Scheme will be in tune with its context and so the effect on public viewers will be slight.

7.37 *Effect on Visual Resources: Small*

There will be a small impact on the visual resources visible from this location with the Proposed Scheme replacing the views of the belt of woodland along the northern periphery of the Application Site and first row of fishponds to the north.

7.38 *Overall Visual Impact: Slightly adverse*

Given a combination of the elevation of this vantage point, the viewing distance and the scale of the Proposed Scheme relative to the adjacent existing and future 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 and so the overall visual impact will be slightly adverse. The Proposed Scheme appears to form an extension of the Technopole proposals and provides a transition between the proposed high-rise development and the surround low-lying landscape.

7.39 **Vantage Point 06: View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village) (VP 06) (Figure 7.8 refers).** This vantage point, at an elevation of +10 mPD and an approximate distance of 2595m, represents the view available to pedestrians crossing the footbridge and vehicle travellers on the north bound carriageway for the San Tin Highway. The view extends north east along the corridor formed by the San Tin Highway bounded by mature tree growth with occasional glimpsed views of the landscape beyond. There will be glimpsed views of the Technopole proposals to the north east if the foot bridge filtered by the existing trees.

- 7.40 **Sensitivity of Public Viewers: Low**
This vantage point is available to transitory vehicle travellers and pedestrians crossing the footbridge to the south of the Application Site. Views are largely enclosed by mature tree growth. Given a combination of the developed nature of the existing view with the large infrastructure associated with the highway and the transitory nature of views the sensitivity is likely to be low. The existing roadside trees obscure views of the Application Site. Alternative views extend towards the south.
- 7.41 **Visual Composition: Not apparent**
Views of the Application Site will be obscured by the intervening mature tree growth and so the visual composition of the proposed scheme will not be apparent.
- 7.42 **Visual Obstruction: No Blockage**
Given the screening effect of the intervening mature trees the Proposed Scheme would not cause any visual obstruction.
- 7.43 **Effect on Public Viewers: No Effect**
As the Proposed Scheme will not be visible to pedestrians or vehicle travellers at this vantage point there will be no effect on public viewers.
- 7.44 **Effect on Visual Resources: No Effect**
The Proposed Scheme will have no effect on the visual resources apparent in this view owing the scale of the intervening mature tree growth.
- 7.45 **Overall Visual Impact: Negligible**
Given the scale and screening effect of the intervening roadside trees the Proposed Scheme would not give rise to visual impacts in views from this location and so the overall visual impact is negligible.
- 7.46 **Vantage Point 07: View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai (VP 07) (Figure 7.9 refers).** This vantage point at an elevation of +3.2 mPD and some 2450 m from the Application Site is located to the north of Yau Pok Road. The existing view looking north east extends across two fish ponds 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.
- 7.47 **Sensitivity of Public Viewers: Medium**
The view for transient walkers is characterised by the enclosed nature of the fish pond landscape at lower elevations owing to the mature tree growth of the pond bunds. With the implementation of the Technopole proposals there will be glimpsed views of the central and upper floors of the high-rise residential developments and the I&T developments 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. The degree of visibility towards the Application Site is glimpsed and there are alternative views to the west although these too are enclosed by vegetation on the pond bunds.
- 7.48 **Visual Composition: Not apparent**
Views of the Proposed Scheme will be limited to the upper floors of a small number of the medium-rise residential blocks on the southern corner of the Application Site. There will also be some glimpsed views of the residential blocks to the south west of the Application Site through the canopies of the existing trees. Given this limited visibility of the Proposed Scheme its visual composition will not be apparent although the visible portions of the proposals will be compatible with the taller visible sections of the Technopole proposals.

- 7.49 *Visual Obstruction: Small*
Owing to the restricted visibility of the Proposed Scheme the degree of visual obstruction will be limited to an area of clearing in the trees and some glimpsed views through the tree canopies and so the level of visual obstruction will be small.
- 7.50 *Effect on Public Viewers: Slight*
Given the nature of the existing view and the limited visibility of the Proposed Scheme; and the transient nature of the VSRs the effect on public viewers will be small.
- 7.51 *Effect on Visual Resources: Small*
The loss of visual resources will be small owing to the limited visibility of the Proposed Scheme and will be restricted to a small area of the sky view and glimpsed views of the upper floors of a small number of high-rise developments in Shenzhen.
- 7.52 *Overall Visual Impact: Slightly adverse*
The overall visual impact will be slightly adverse owing to the limited visibility towards the Proposed Scheme, with views being limited to the upper floors of a small number of the medium-rise residential blocks on the southern corner of the Application Site and glimpsed views of the residential blocks to the south west of the Application Site through the canopies of the existing trees. For the most part these limited views of the proposals will be available to a relatively few pedestrians.
- 7.53 **Vantage Point 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (VP 08) (Figure 7.10 refers).** This vantage point at an elevation of +3.9 mPD and some 756 m to the west of the Application Site is located on a small access road on the bund between fishponds to the south of the Mai Po Nature Reserve. The existing view is characterised by a fish pond bounded by mature tree growth with glimpsed views of the small, wooded knoll adjacent to the San Tin Highway and more distant views of the uplands of the Tai Lam Country Park and the ridgeline of Kai Kung Leng (+585 mPD) and Kai Kung Leng (+375 mPD); and beyond this to the south east the summit of Lin Fa Shan (+550 mPD). These uplands form the backdrop to views of the low-lying landscape of the San Tin and Mai Po areas. The landscape is punctuated by the buildings of small holdings associated with the fish ponds.
- 7.54 *Sensitivity of Public Viewers: Medium*
This landscape is used by a combination of the agricultural people, visitors and staff at the Mi Po Nature Reserve and hikers. Although relatively few in number these transient VSRs are able to enjoy a unique landscape and so the sensitivity of public viewers is considered to be medium. The degree of visibility towards the Application Site views is partial being obscured in some locations by the mature tree growth on the intervening pond bunds. There are alternative views to the south.
- 7.55 *Visual Composition: Apparent and compatible*
Views of the Proposed Scheme will be limited to the central and upper floors of the medium-rise residential blocks and glimpsed views of the low-rise houses at the north western edge of the Application Site. Low-level views of the proposed scheme are obscured by mature tree growth on the intervening bound bunds. The visible portion of the Proposed Scheme shows the terraced effect from north to south with the lower buildings being adjacent to the wetland compensation area. It also shows the stepped height profile utilised for the residential blocks on an east – west axis. The orientation and disposition of the blocks also creates an articulated development form with areas of light and shade serving to break up the visual mass of the Proposed Scheme. With the exception of block C1-4 the BH for the Proposed Scheme will also allow the preservation of the ridgeline in views from this location. The Proposed Scheme will be seen in the context of the taller buildings of the Technopole proposals and these establish a precedent for taller buildings in the landscape. The smaller residential blocks of the Proposed Scheme at around +72.XX mPD form an intermediate

step in between the high-rise development (+200 mPD) of the Technopole area to the lying landscape to the south and west. The eastern cluster of residential blocks of the Proposed Scheme will also be viewed against a backdrop of the high-rise development to the east. The composition of the Proposed Scheme will be apparent and compatible with its future landscape setting.

7.56 *Visual Obstruction: Small*

As the views of the Proposed Scheme will be limited to upper floors of the medium-rise residential blocks and given that the eastern portion will be seen against the high-rise development of the Technopole proposals the extent of visual obstruction is considered to be small.

7.57 *Effect on Public Viewers: Slight*

For the relatively few transient VSRs, the viewing distance, screening provided by mature vegetation and the relative scale of the Technopole the effect on public viewers will be slight.

7.58 *Effect on Visual Resources: Small*

The effect on the visual resources is considered to be small owing to the loss of part of the view of the mountain backdrop although it should be noted that part of this backdrop will be lost owing to the Technopole proposals, the proposed Ngau Tau Mei New Development Area and another section due to the committed residential development at the approved planning application LSPS/002, A/YL-NSW/274 with a BH not exceeding +99.9 mPD located to the south of the Application Site. Where the Proposed Scheme will be located in front of other committed high and medium-rise developments this represents a foreshortening of an already compromised view and so is not considered to be also of visual resources. The BH of the Proposed Scheme would allow views ridgeline of the upland backdrop to be kept largely intact. As such it is considered that the effect on visual resources will be medium.

7.59 *Overall Visual Impact: Slightly adverse*

Given a combination of the relatively few transient VSRs, the viewing distance, screening provided by mature vegetation and the relative scale of the Technopole and presence of other committed developments the overall visual impact is considered to be slightly adverse. However the impact of the proposals should be viewed in light of the changes to the overall landscape and visual amenity of the area with the implementation of the Technopole and Ngau Tau Mei New Development Area proposals.

7.60 **Vantage Point 09: View looking south east from Tam Kon Chau Road (VP 09) (Figure 7.11** refers). This vantage point at an elevation of +3.2 mPD and some 550 m to the north of the Application Site is located on Tam Kon Chau Road. The existing view is characterised by a fish pond bounded by mature tree growth with glimpsed views of the small, wooded knoll adjacent to the San Tin Highway and more distant views of the uplands of the Lam Tsuen Country Park including Kai Kung Leng (+585 mPD) Kai Kung Leng (+375 mPD); and more distant views of Lin Fa Shan (+550 mPD). These uplands form the backdrop to views of the low-lying landscape of the San Tin and Mai Po areas. The landscape is punctuated by the buildings of small holdings associated with the fish ponds.

7.61 *Sensitivity of Public Viewers: Medium*

This landscape is used by a combination of the agricultural people and pedestrians and vehicle travellers on Tam Kon Chau Road. Although relatively few in number these transient VSRs are able to enjoy a picturesque rural landscape with a mountain backdrop and so the sensitivity of public viewers is considered to be medium. The degree of visibility towards the Application Site views is open being partially obscured at low levels by the intervening mature tree growth on the intervening pond bunds. There are alternative views to the north.

7.62 *Visual Composition: Apparent and compatible*

Views of the Proposed Scheme will be relatively open with some lower level views being obscured

by the mature tree growth on the pond bounds to the north of the Application Site. In these locations visual access is limited to the central and upper floors of the medium-rise residential blocks and glimpsed views of the low-rise houses at the north western edge of the Application Site. The visible portion of the Proposed Scheme shows the terraced or stepped height effect from north to south with the lower buildings being adjacent to the wetland compensation area. It also shows the stepped height profile utilised for the residential blocks on an east – west axis with the large visual corridor (approximately 102m wide) at the eastern end the Application Site being apparent. In this view the Proposed Scheme forms an intermediate medium-rise step between the Technopole proposals and the lowing lying flat landscape to the south west. This view also demonstrates the architectural design which has sought to break-up the visual mass of the combined development frontage and adopts a developmental texture which is in tune with the scale of the existing landscape and visual context. The Proposed Scheme will be seen in the context of the taller buildings of the Technopole and the Ngau Tau Mei New Development Area proposals and these establish a precedent for taller buildings in the landscape. The composition of the Proposed Scheme will be apparent and compatible with its future landscape setting.

7.63 *Visual Obstruction: Medium*

As the views of the Proposed Scheme will be largely limited to the central and upper floors of the medium-rise residential blocks and whilst the Proposed Scheme represents an intervention into a low-lying landscape it will be seen in the context of the high-rise Technopole and the Ngau Tau Mei New Development Area proposals. Given a combination of the viewing distance and the relative scale of the proposed scheme the extent of visual obstruction is considered to be medium.

7.64 *Effect on Public Viewers: Moderate*

Despite the relatively few transient VSRs, the viewing distance and the partial screening provided by mature vegetation the scale of the proposals will result in moderate effect on public viewers however it should be noted that the character of the local area will be transformed from a semi-rural landscape to one which is more urbanised. Viewed in this context the proposals are not incompatible with their future landscape and visual context.

7.65 *Effect on Visual Resources: Medium*

Although the architectural design has sought to maintain views of the backdrop formed by the uplands to the east and south east through the location of significant visual corridor and the orientation and disposition of the proposed medium-rise blocks there would be loss of sky view above the Application Site and this will result in a medium level of effect on the available visual resources.

7.66 *Overall Visual Impact: Moderately adverse*

With consideration of the relatively few transient VSRs, the viewing distance, the screening provided by mature vegetation and mitigation measures including the disposition of the medium-rise blocks to avoid the upland backdrop and the measures to avoid a potential wall effect the overall visual impact will be moderately adverse. The impact of the proposals should be viewed in light of the changes to the overall landscape and visual amenity of the area with the implementation of the Technopole and the Ngau Tau Mei New Development Area proposals.

7.67 **Vantage Point 10: View looking south east from WWF Mai Po Nature Reserve Visitor Centre (VP 10) (Figure 7.12 refers).** This vantage point at an elevation of +5.82 mPD and some 720 m to the north west of the Application Site represents the view available from the landscape at the rear of the Visitor Centre. The existing view is characterised by a combination of the new landscaping at the edge of the Visitor Centre site in the foreground, glimpsed views of the fishponds beyond and backdrop of the upland landscape of Kai Kung Leng (+585 and +375 mPD).

7.68 Sensitivity of Public Viewers: Medium

This view is available to visitors and staff in the landscape at the rear of the Visitor Centre. Although relatively few in number these VSRs have view of the amenity planting surrounding the facility and framed partial and glimpsed views of the landscape to the south east. The view is partially interrupted by a solid metal at the edge of the adjacent fish pond. The degree of visibility towards the Application Site views is glimpsed with only the eastern portion being visible. Views of the remainder of the Application Site are obscured by the intervening vegetation. There are alternative views to the north east.

7.69 Visual Composition: Not apparent

Views of the Proposed Scheme will be limited to the eastern portion with four to five residential blocks and the roofs of the adjacent low-rise houses being visible. Given this limited visibility of the Proposed Scheme its visual composition will not be apparent although the visible portions of the proposals will be compatible with the taller visible sections of the Technopole proposals and the approved developments to the south east of the Application Site.

7.70 Visual Obstruction: Small

Owing to the restricted visibility of the Proposed Scheme the degree of visual obstruction will be limited to an area of clearing in the trees lining the intervening fishpond bunds and so the level of visual obstruction will be small.

7.71 Effect on Public Viewers: Slight

For the relatively few VSRs, the viewing distance, screening provided by mature vegetation and the relative scale of the Technopole the effect on public viewers will be slight.

7.72 Effect on Visual Resources: Small

The effect on the visual resources is considered to be small owing to the loss of part of the view of the mountain backdrop famed either side by mature tree growth although it should be noted that part of this backdrop will be lost owing to the Technopole proposals. Where the Proposed Scheme will be located in front of other committed high and medium-rise developments this represents a foreshortening of an already compromised view and so is not considered to be also of visual resources. The BH of the Proposed Scheme would allow views ridgeline of the upland backdrop to be kept largely intact. As such it is considered that the effect on visual resources will be small.

7.73 Overall Visual Impact: Slightly adverse

Given a combination of the relatively few VSRs, the viewing distance, screening provided by mature vegetation and the relative scale of the Technopole and presence of other committed developments the overall visual impact is considered to be slightly adverse. However, the impact of the proposals should be viewed in light of the changes to the overall landscape and visual amenity of the area with the implementation of the Technopole proposals.

7.74 **Vantage Point 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park (VP 11) (Figure 7.13 refers).** This vantage point, at an elevation of +4.0 mPD and an approximate distance of 650 m, represents the view that will be available to the visitors to the future Sam Po Shue Wetland Conservation Park. The view and visual access to the Proposed Scheme will also be subject to the proposed landscape treatment of the intervening park area. Based on the existing situation including the mature tree growth along the periphery of the village in the foreground it is unlikely that the proposals will be visible from this location. The view extends south west and will include glimpsed views of the landscape beyond including the Technopole and NTM proposals.

- 7.75 Sensitivity of Public Viewers: Medium
This vantage point will be available to visitors to the future Sam Po Shue Wetland Conservation Park although views of the Proposed Scheme are likely to be obscured by mature tree growth at the edge of the village in the middle ground. Given a combination of the developed nature of the future view and the transitory nature of viewers the sensitivity is likely to be medium.
- 7.76 Visual Composition: Not apparent
Views of the Application Site will be obscured by the intervening mature tree growth and so the visual composition of the proposed scheme will not be apparent.
- 7.77 Visual Obstruction: No Blockage
Given the screening effect of the intervening mature trees the Proposed Scheme would not cause any visual obstruction.
- 7.78 Effect on Public Viewers: No Effect
As the Proposed Scheme will not be visible to visitors to the future Sam Po Shue Wetland Conservation Park there will be no effect on public viewers.
- 7.79 Effect on Visual Resources: No Effect
The Proposed Scheme will have no effect on the visual resources apparent in this view owing the scale of the intervening mature tree growth.
- 7.80 Overall Visual Impact: Negligible
Given the scale and screening effect of the intervening mature trees the Proposed Scheme would not give rise to visual impacts in views from this location and so the overall visual impact is negligible.
- 7.81 **Vantage Point 12: View looking west from the Tsz Tong of Mai Po Tsuen (VP 12) (Figure 7.14**
refers). This vantage point, at an elevation of +3.5 mPD and an approximate distance of 398 m, represents the view that will be available to the village residents in the courtyard outside the Tsz Tong in the centre of Mai Po Tsuen. As demonstrated by the photograph of the existing situation the existing village houses at the edge of the courtyard obscure views to the south west and their roofs form the visual horizon.
- 7.82 Sensitivity of Public Viewers: Medium
This vantage point will be available to village residents in the courtyard outside the Tsz Tong in the centre of the village. The view is characterised by the existing village houses which obscure views of the landscape beyond. Given the nature of the existing view the sensitivity of viewers is likely to be medium.
- 7.83 Visual Composition: Not apparent
Views of the Application Site will be obscured by the intervening village development and so the visual composition of the proposed scheme will not be apparent.
- 7.84 Visual Obstruction: No Blockage
Given the screening effect of the intervening village houses the Proposed Scheme would not cause any visual obstruction.
- 7.85 Effect on Public Viewers: No Effect
As the Proposed Scheme will not be visible to village residents in the courtyard outside the Tsz Tong there will be no effect on public viewers.

- 7.86 Effect on Visual Resources: No Effect
The Proposed Scheme will have no effect on the visual resources apparent in this view owing the scale of the intervening mature tree growth.
- 7.87 Overall Visual Impact: No Impact
Given the scale and screening effect of the intervening village houses the Proposed Scheme would not result in visual impacts in views from this location.
- 7.88 **Vantage Point 13: View looking north west from cycle track along the eastern boundary of "Open Space" zone (VP 13) (Figure 7.15 refers).** This vantage point at an elevation of +6.7 mPD and some 330 m to the south east of the Application Site represents the view available for cyclists and pedestrians on the cycle track along the eastern boundary of the future Open Space. The existing view is characterised by a combination of an open storage area and vehicular parking in the foreground with glimpses of the existing low-rise houses (Royal Palm) largely obscured by mature tree growth in the middle ground. Beyond this there are views of some of the taller office towers in Shenzhen including the Shenzhen International Chamber of Commerce and the Ping'an International Financial Center.
- 7.89 Sensitivity of Public Viewers: Medium
This view is available to cyclists and pedestrians in a more elevated position than the future Open Space and will be characterized in the future by the landscape of the open space including it is assumed additional amenity tree and shrub planting. This combined with the mature tree growth at the edge of the Royal Palm development will form a vegetated fore and middle ground. The degree of visibility towards the Application Site views will be partial with views limited to the upper portion of the visible residential blocks. Views of the remainder of the Application Site are obscured by the intervening vegetation. There are alternative views to the south west east.
- 7.90 Visual Composition: Apparent and compatible
Views of the Proposed Scheme will be limited to the upper floors of the 6-8 and 6-10 storey medium-rise residential blocks at the eastern end of the Application Site. Low-level views of the proposed scheme are obscured by mature tree growth at the edge of the Royal Palm development and potentially any tree planting within the future Open Space. The visible portion of the Proposed Scheme appears to be stepped owing to the orientation and disposition of the proposed residential blocks. The visible section to the south west appears to be an extension of the visible part of the Royal Palm development whilst the four blocks to the north east appear to step down from east to west. These two clusters of visible development are separated by an apparent visual corridor created with views of the lower profile developments in between being obscured by intervening vegetation. The orientation and disposition of the blocks also creates an articulated development form with areas of light and shade serving to break up the visual mass of the Proposed Scheme. The composition of the Proposed Scheme will be apparent and compatible with its future landscape setting.
- 7.91 Visual Obstruction: Small
As the views of the Proposed Scheme will be limited to upper floors of the two small sections of the medium-rise residential blocks the extent of visual obstruction is considered to be small.
- 7.92 Effect on Public Viewers: Slight
For the relatively few transient VSRs, the screening provided by mature vegetation at the edge of the Royal Palm development and the relatively small scale of the visible part of the Proposed Scheme the effect on transient public viewers will be slight.
- 7.93 Effect on Visual Resources: Small
The effect on the visual resources is considered to be small owing to the limited visibility of the Proposed Scheme and the loss of a small part of the sky view above the eastern end of the

Application Site. There would be no impact on any other visual resources apparent in the view from this location.

7.94 Overall Visual Impact: Slightly adverse

Given a combination of the relatively few transient VSRs, the screening provided by mature vegetation at the edge of the Royal Palm development and potentially within the future Open Space and the relatively small scale of the visible part of the Proposed Scheme the overall visual impact is considered to be slightly adverse.

7.95 **Vantage Point 14: View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (VP 14) (Figure 7.16 refers).** This vantage point, at an elevation of +5.0 mPD and an approximate distance of 750 m, represents the view that will be available to the visitors looking north into the future Sam Po Shue Wetland Conservation Park. It is assumed that the design for the proposed Park will seek to preserve existing trees particularly at the interface with existing village development, and so the view will remain largely unchanged. Based on the existing situation including the mature tree growth in the foreground it is likely that there will be a very limited glimpsed view of the Application Site from this location. The view extends north and will include glimpsed views of the Technopole proposals.

7.96 Sensitivity of Public Viewers: Medium

This vantage point will be available to visitors to the future Sam Po Shue Wetland Conservation Park although views of the Proposed Scheme are likely to be largely obscured by the mature tree growth in the foreground. Given the nature of the future view and the transitory nature of viewers the sensitivity is likely to be medium.

7.97 Visual Composition: Not apparent

Views of the Application Site will be largely obscured by the intervening mature tree growth with just the upper portion of two to three blocks at the eastern end of the Application Site being visible through the gap in the trees. As such although there will appear to be some stepping of the building height owing to the orientation and disposition of the blocks the visual composition will not be readily apparent.

7.98 Visual Obstruction: Small

Given the screening of large part of the Proposed Scheme by the existing mature growth the degree of visual obstruction will be small.

7.99 Effect on Public Viewers: Slight

Views of the Proposed Scheme will be limited to the upper portions of two to three blocks at the eastern end of the Application Site and so the effect on public views will be slight.

7.100 Effect on Visual Resources: Small

The Proposed Scheme will obscure views over small area of the sky view above the eastern end of the Application Site however this forms a small component of the overall view the effect on visual resources will be small.

7.101 Overall Visual Impact: Slightly adverse

As the visible portion of the Proposed Scheme forms a small component of the overall view from this location and the likely preservation of the existing intervening trees at the interface with the surrounding villages the overall visual impact is considered to be slightly adverse.

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 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 as 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 in close proximity to the Application Site within the area of fishponds and their belts of trees immediately to the north of the Application Site. The second and tertiary zones of visual influence are largely located on areas of low-lying fishponds and wetlands to the north west, west and south west of the Application Site and the upland areas of the Lam Tsuen Country Park to the east and south east. 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 Scheme for the Application Site adopts a proposed relaxation in the BH with the maximum height of the medium rise blocks of +42.00 mPD. The proposed building heights (BH) include 3-storey semi-detached and detached houses with a BH of +20.30mPD; and series of medium-rise residential blocks. These include 6 to 8-storey blocks (+28.00 mPD to +35.00 mPD); and 6 to 10-storey blocks (+28.00 mPD to +42.00 mPD). The proposals adopt a stepped building height profile from north to south and along the east – west axis. The disposition and orientation of the proposed blocks is designed to minimise the potential impact on the visual amenity of the Wetland Restoration Area, the future SPS Wetland Conservation Park; and the fish pond areas to the north and west. The overall development form also includes three visual corridors (approximately 68.6m, 18.9 and 18.3 m wide) on a north-south axis through the development and an approximately 13.7 m wide building separation also on a north-south axis which serve to break up the combined development frontage and avoid a potential wall effect. This layering of the development, the scale of the individual blocks and stepped building height serve to reduce its apparent scale and reduce its overall visual mass.
- 8.4 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 Technopole 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 of the pond bunds to the north, west and south west of the Application Site.

8.5 When viewed from the selected vantage points the Proposed Scheme together with the other approved developments within the local area including the Technopole and Ngau Tam Mei New Development Area proposals fit relatively comfortably within its future context. The Technopole proposals adjacent to the Proposed Scheme with a maximum BH of around +76.1 mPD include residential buildings with a BH of up to +200 mPD. Whereas the Ngau Tam Mei New Development Area will potentially have buildings ranging from +90 mPD to +170 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 mainly range from slightly adverse to moderately adverse. The latter are located 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.

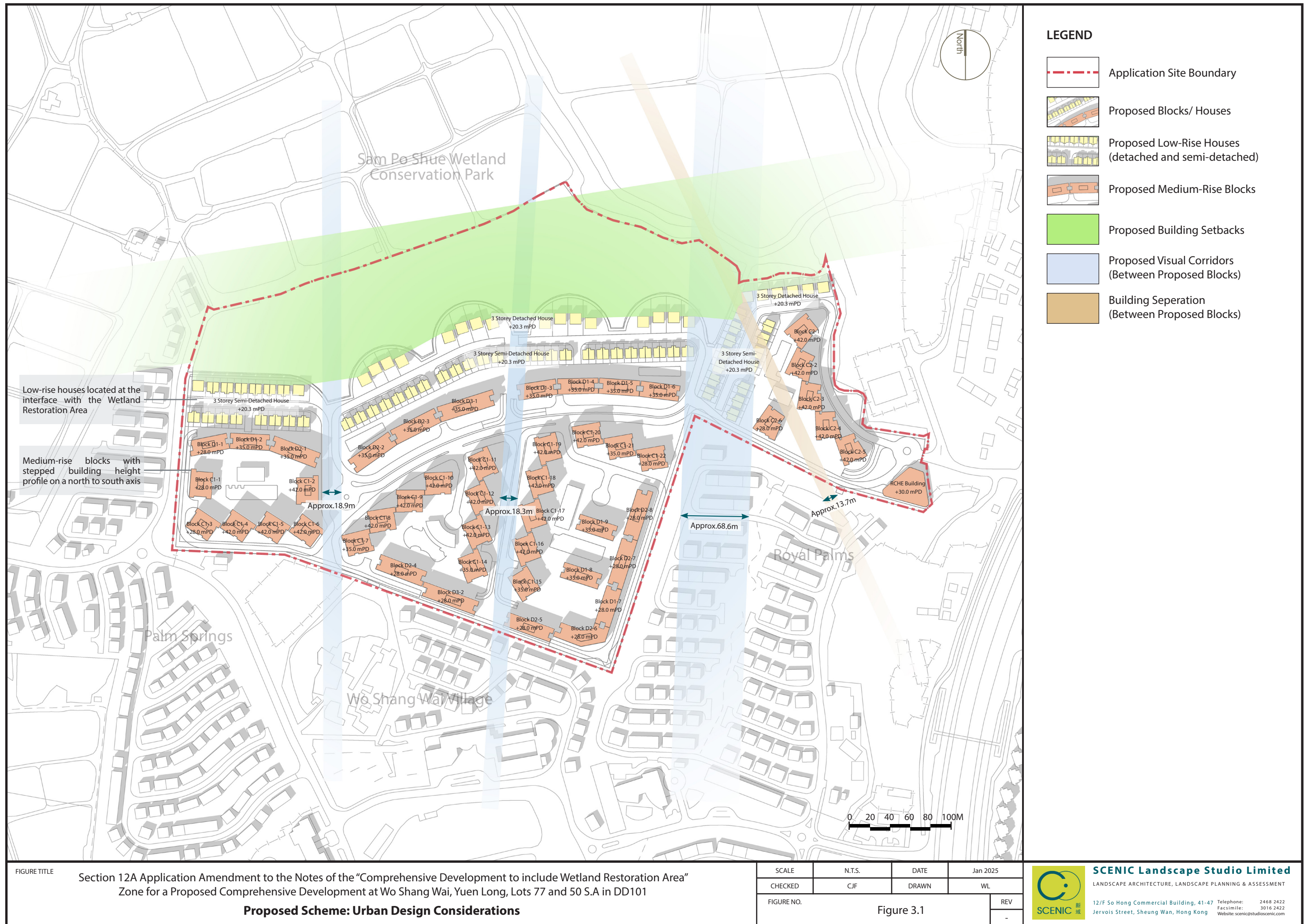
Table 8.1 Summary of Visual Impact Assessment Ratings

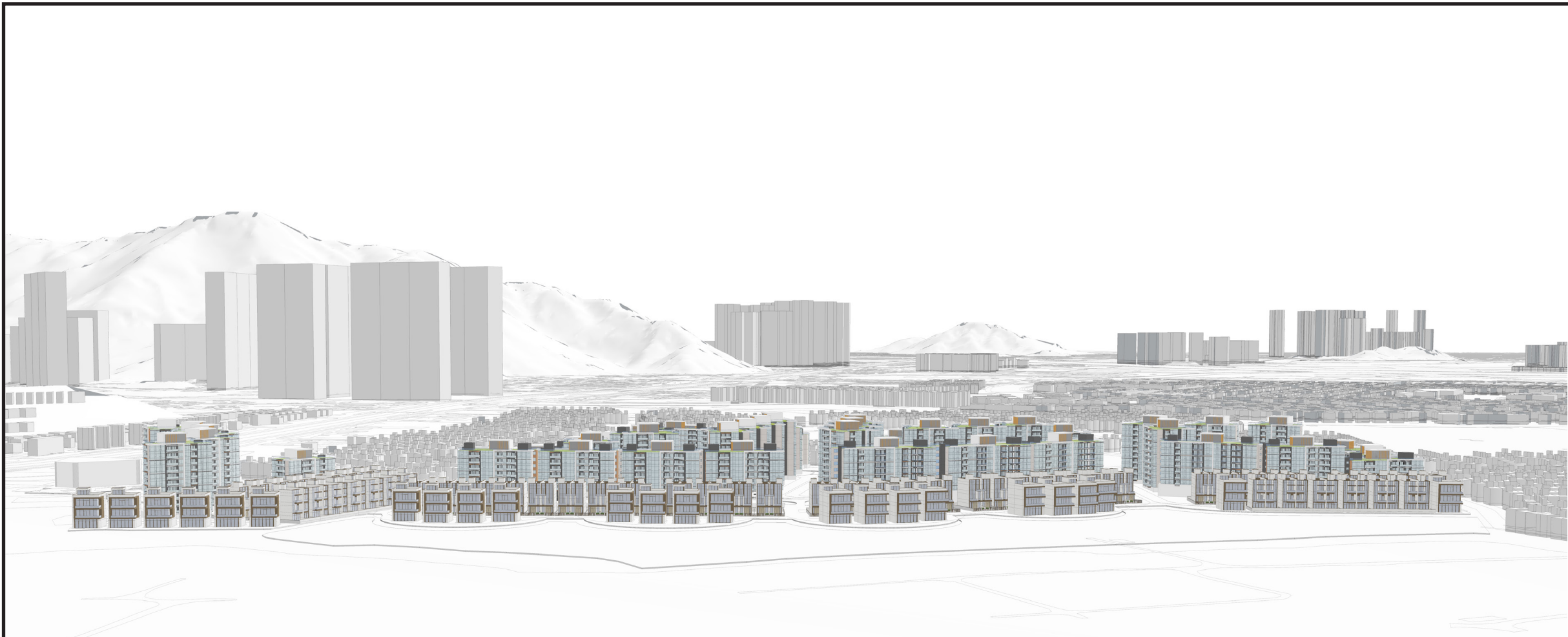
<u>Vantage Point (VP)</u>	<u>Sensitivity of Public Viewers</u>	<u>Visual Composition</u>	<u>Visual Obstruction</u>	<u>Effect on Public Viewers</u>	<u>Effect on Visual Resources</u>	<u>Overall Visual Impact</u>
<u>VP 01: View looking south west from Lok Ma Chau MTR Station</u>	<u>Low</u>	<u>Compatible</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>
<u>VP 02: View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen)</u>	<u>Low</u>	<u>Not readily apparent and compatible</u>	<u>Small blockage but not significant</u>	<u>Slight to negligible</u>	<u>Small</u>	<u>Slightly Adverse</u>
<u>VP 03: View looking north west from the hiking trail to the summit of Kai Kung Leng</u>	<u>Medium</u>	<u>Not apparent</u>	<u>No Blockage</u>	<u>No Effect</u>	<u>No Effect</u>	<u>Negligible</u>
<u>VP 04: View looking north west from Kai Kung Leng</u>	<u>Medium</u>	<u>Compatible</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>
<u>VP 05: View looking north from the spur of the Kai Kung Ridgeline</u>	<u>Medium</u>	<u>Compatible</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly adverse</u>
<u>VP 06: View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village)</u>	<u>Low</u>	<u>Not apparent</u>	<u>No Blockage</u>	<u>No Effect</u>	<u>No Effect</u>	<u>Negligible</u>
<u>VP 07: View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai</u>	<u>Medium</u>	<u>Not apparent</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>
<u>VP 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve</u>	<u>Medium</u>	<u>Compatible</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>
<u>VP 09: View looking south east from Tam Kon Chau Road</u>	<u>Medium</u>	<u>Compatible</u>	<u>Medium</u>	<u>Moderate</u>	<u>Medium</u>	<u>Moderately Adverse</u>
<u>VP 10: View looking south east from WWF Mai Po Nature Reserve Visitor Centre</u>	<u>Medium</u>	<u>Not apparent</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>

<u>Vantage Point (VP)</u>	<u>Sensitivity of Public Viewers</u>	<u>Visual Composition</u>	<u>Visual Obstruction</u>	<u>Effect on Public Viewers</u>	<u>Effect on Visual Resources</u>	<u>Overall Visual Impact</u>
<u>VP 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park</u>	<u>Medium</u>	<u>Not apparent</u>	<u>No Blockage</u>	<u>No Effect</u>	<u>No Effect</u>	<u>Negligible</u>
<u>VP 12: View looking west from the Tsz Tong of Mai Po Tsuen</u>	<u>Medium</u>	<u>Not apparent</u>	<u>No Blockage</u>	<u>No Effect</u>	<u>No Effect</u>	<u>Negligible</u>
<u>VP 13: View looking north west from cycle track along the eastern boundary of “Open Space” zone</u>	<u>Medium</u>	<u>Compatible</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>
<u>VP 14: View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen</u>	<u>Medium</u>	<u>Not apparent</u>	<u>Small</u>	<u>Slight</u>	<u>Small</u>	<u>Slightly Adverse</u>

- 8.6 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.

Visual Impact Assessment Figures



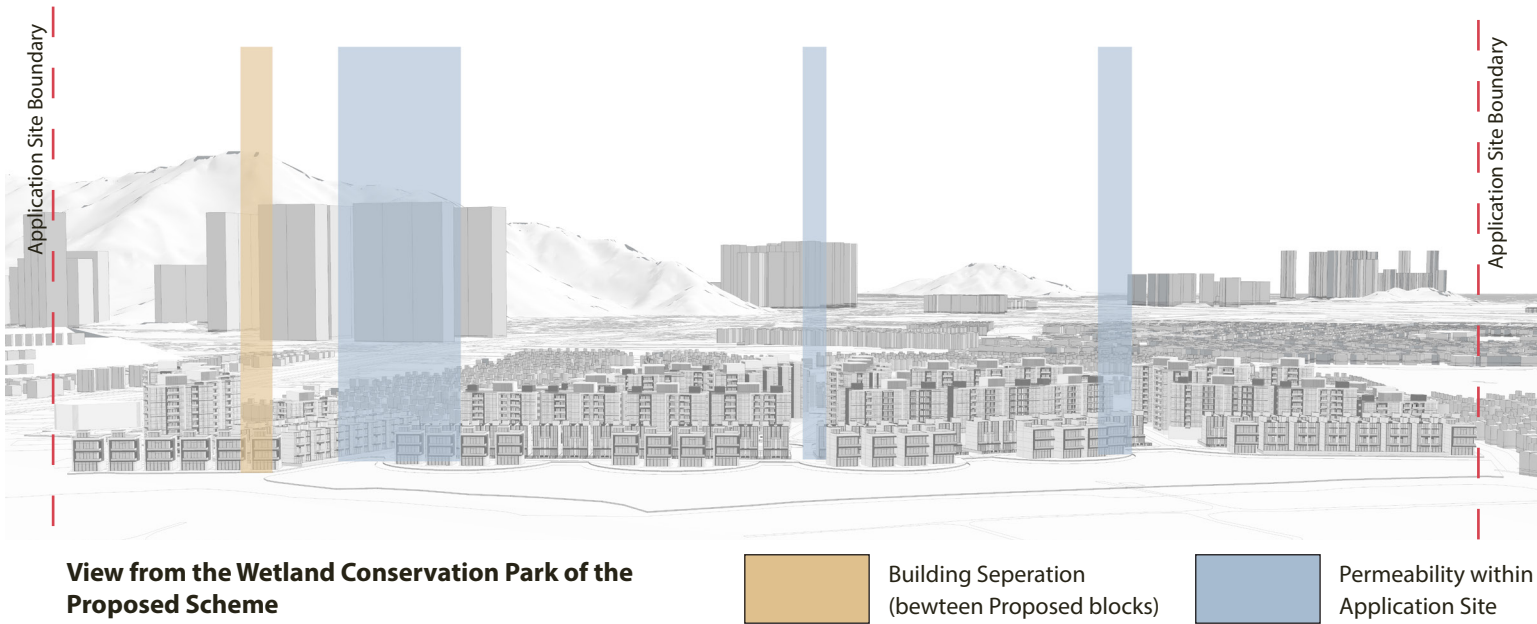


View from the Wetland Conservation Park of the Proposed Scheme

Visual Permeability

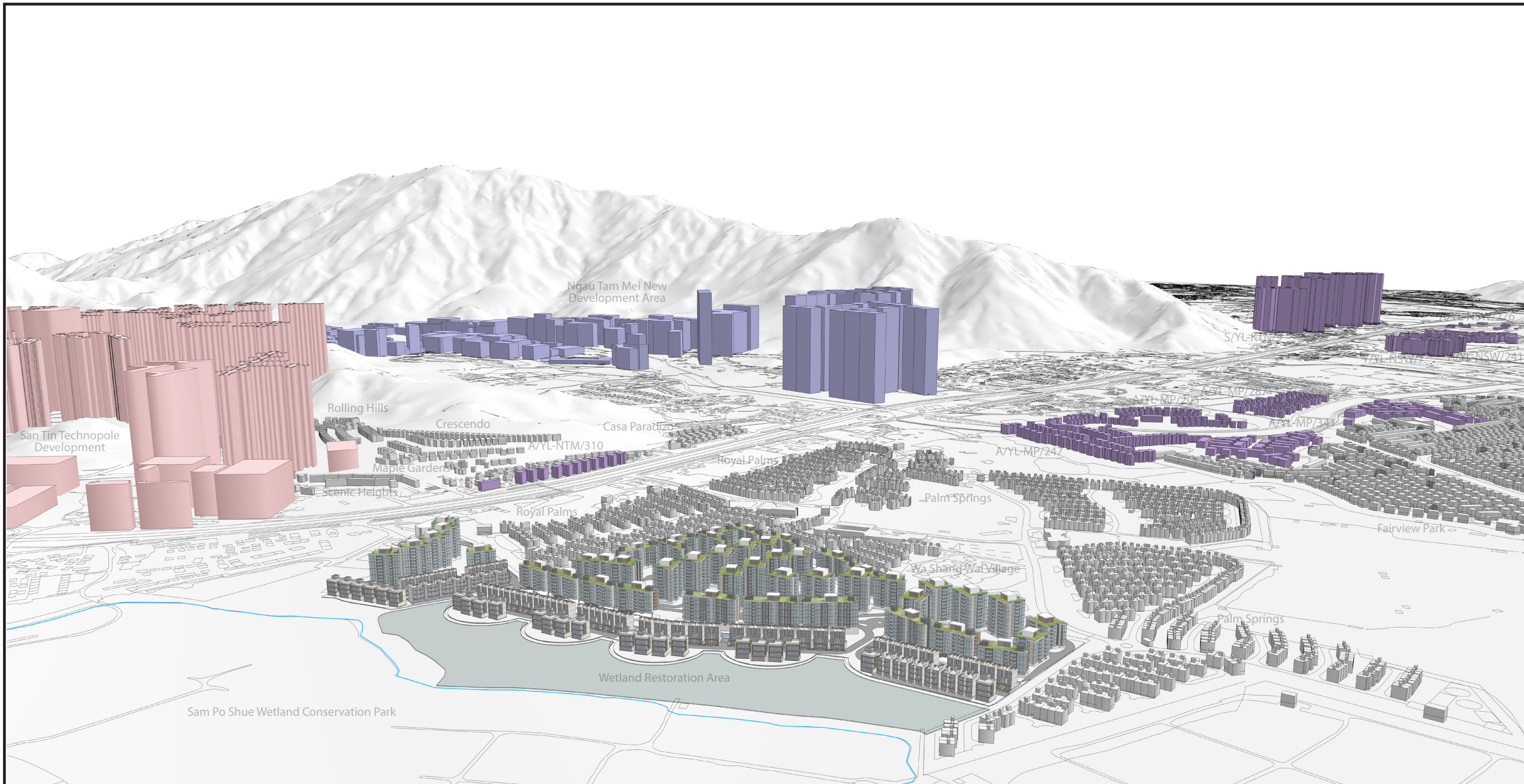
The design for the Proposed Scheme has enhanced visual permeability when viewed from the north and south through the incorporation of three visual corridors.

This is achieved through disposition of the proposed medium-rise residential blocks and the location of the low-rise houses to create a significant north –south visual corridors through the Application Site with a minimum widths of approximately of 68.6m, 18.9 and 18.3m. The Proposed Scheme also adopts a significant setback of the medium-rise blocks from the northern Application Site boundary.



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Urban design considerations

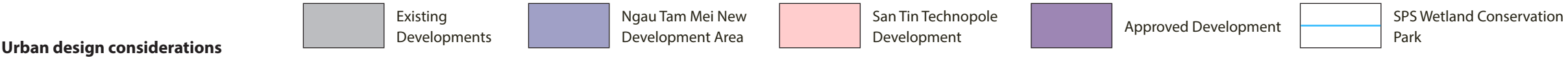
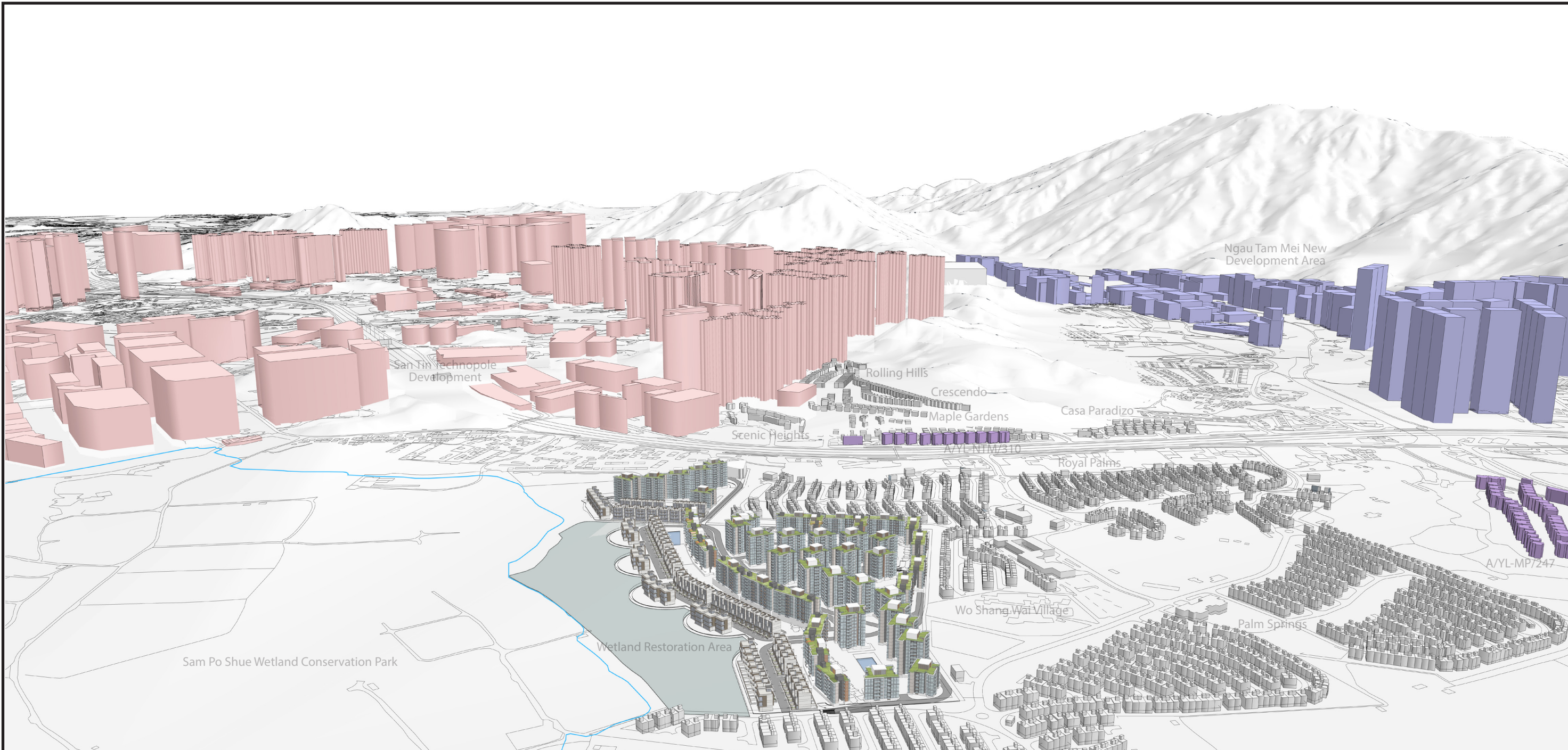
- Introduction of responsive building heights ranging from 3 storey houses at the northern periphery of the Application Site adjacent to the proposed Wetland Restoration Area to a series of medium-rise residential blocks stepping up on a north to south axis and from east to west and vice versa. These medium rise blocks range in height form around +28.00 mPD to +42.00 mPD in the south east corner of the Application Site. Disposition and orientation of the proposed blocks designed to minimise the potential impact on the visual amenity of the wetlands and fishpond areas to the north and west.
- 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 three visual corridors on a north south axis through the development which serves to break up the combined development frontage and avoid a potential wall effect.

FIGURE TITLE
Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Proposed Scheme: Urban Design Considerations

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FIGURE NO.	Figure 3.3		REV
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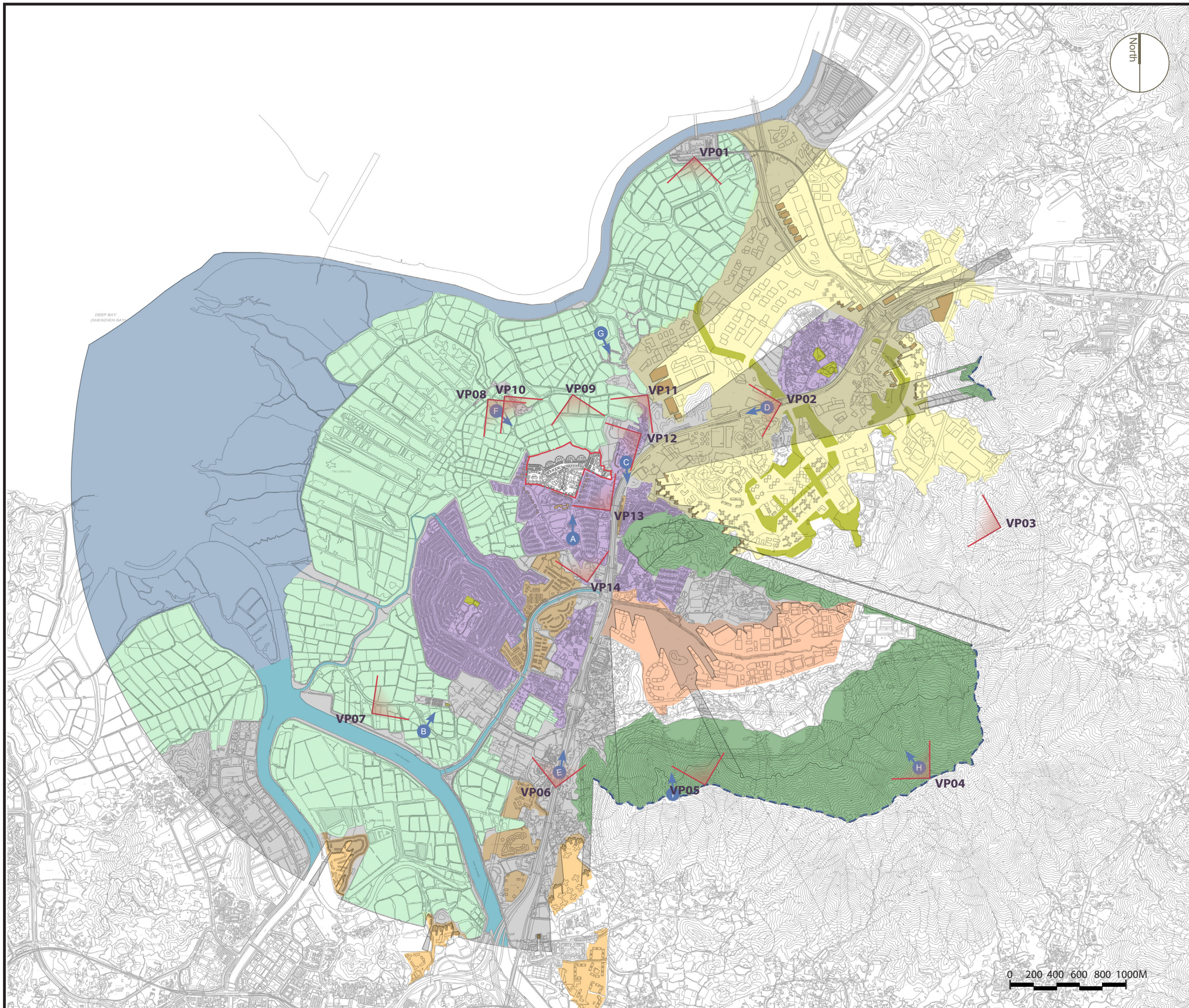
- Introduction of responsive building heights ranging from 3 storey houses at the northern periphery of the Application Site adjacent to the proposed Wetland Restoration Area to a series of medium-rise residential blocks which with the visual corridors view also shows the scale of the Proposed Scheme relative to the scale of the technopole proposals.
- The building height profile is arranged to have 6-storey blocks at the southern boundary edges, facing surrounding private residential houses. This proposed intensity of 6-storeys is considered compatible in scale with the surrounding private residential developments, aligns with the existing OU(CDWRA) zoning height, and has insignificant visual impact at the pedestrian public vantages in the surrounding neighborhood. The highest building heights of maximum 10-storey blocks are concentrated at the central area of the Site, where it would have the least ecological impact to the wetlands in the north, and the least visual impact to the southern neighborhood, while optimizing the development potential of the site.
- The lowest building heights are the 3-storey houses at the northern portion of the site, facing the existing wetlands (including the Wetland Restoration Area and the Wetland Conservation Park). The 3-storey heights are considered compatible and with the least impact to the ecology of the wetlands.

FIGURE TITLE
Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Proposed Scheme: Urban Design Considerations

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LEGEND

- Approximate location of Rezoning Site
- Proposed Scheme (Max building height +76.1 mPD)
- Boundary of Application Site
- Fields of View towards the Proposed Development
- Key Public Vantage Points
- Location of photographs of Visual Elements
- +9.3mPD
- Height in mPD
- Visual Envelope
- Mountain Backdrop and Small Knolls
- Ridgeline
- Wetland and Fishpond Landscape
- Estuary and Bay Landscape
- River Courses
- Proposed San Tin Technopole Development
- Proposed Ngau Tam Mei New Development Area
- Approved Developments
- Existing Low-rise Village Type Development
- Publicly Accessible Open Space / Amenity Areas
- Key Buildings (Shaping Visual Envelope)

FIGURE TITLE

Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Visual Elements

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A View looking north towards the Application Site showing the juxtaposition of the existing extensive residential development with the low lying, flat landscape of the fishponds, river courses and wetlands leading to Deep Bay; and the visual prominence of the Shenzhen Skyline of high and medium-rise development



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 as Ki Lun Shan

FIGURE TITLE

Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Visual Elements

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© Visually detracting elements include the major infrastructural development such as the San Tin Highway and the associated engineering works including highways structures; and the piecemeal commercial and light industrial developments which line the highway corridor



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



FIGURE TITLE
Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Visual Elements

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



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



I Elevated views are expansive and panoramic extending across the existing landscape

FIGURE TITLE

Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Visual Elements

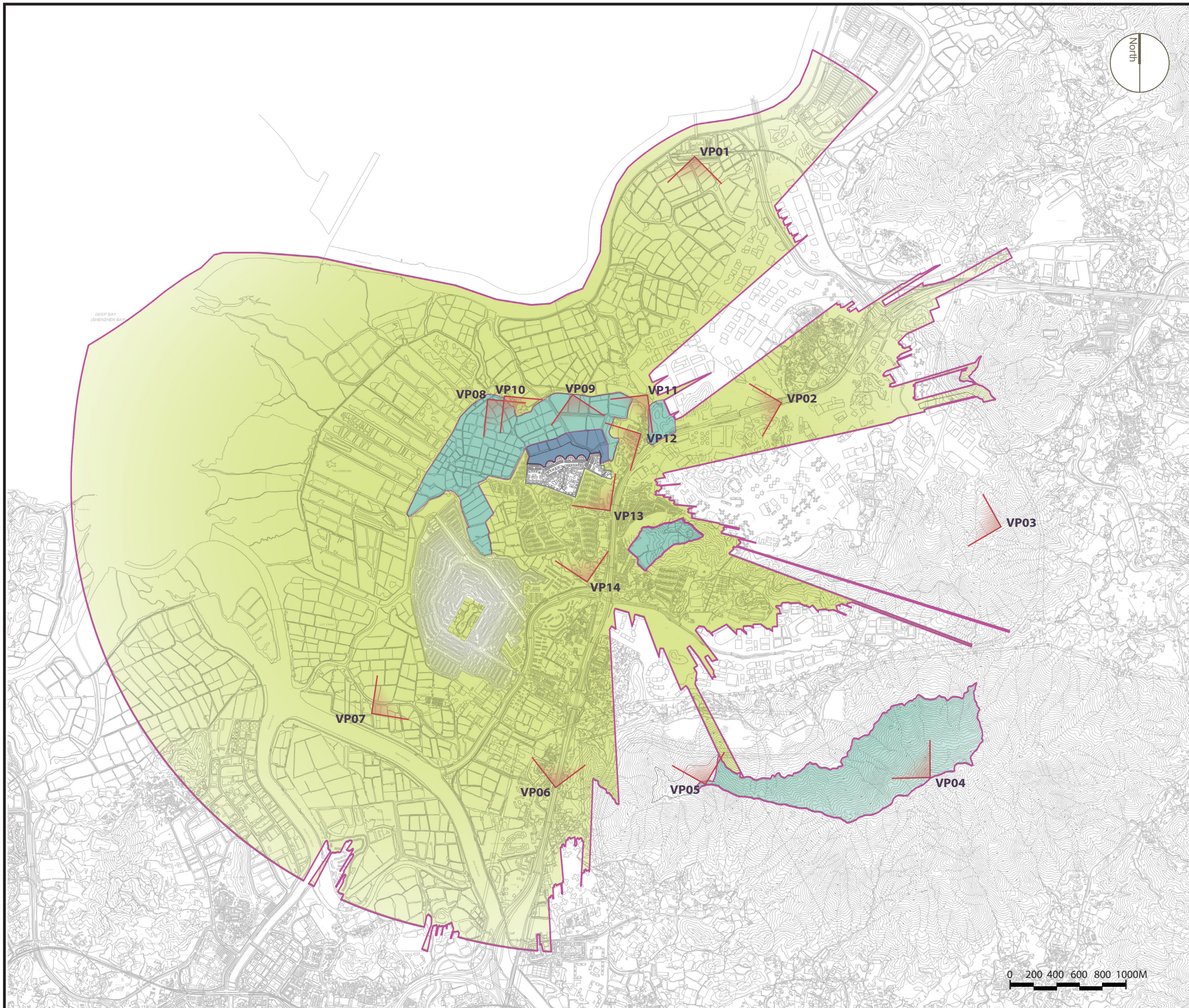
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LEGEND

Application Site Boundary

Zone of Visual Influence

VP

Representative vantage points (VPs) and angle of main view

Primary ZVI – Area from which the majority of the development can be seen. Largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.

Secondary ZVI – Area with more limited visibility of the Indicative Scheme due to intervening obstacles including buildings, mature vegetation and landform. Visible part of the proposal largely limited to the upper portions of the residential blocks.

Tertiary ZVI – For the most part views of the Indicative Scheme are obscured or screened by intervening visual obstacles including the landform and built development. The locations are distanced and therefore limited to glimpsed views of the upper portion of the some of the proposed residential blocks.

Local Vantage Points

Vantage Point 01: View looking south west from Lok Ma Chau MTR Station (VP 01)

Vantage Point 02: View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (VP 02)

Vantage Point 03: View looking north west from the hiking trail to the summit of Kai Kung Leng (VP 03)

Vantage Point 04: View looking north west from Kai Kung Leng (VP 04)

Vantage Point 05: View looking north from the spur of the Kai Kung Ridgeline (VP 05)

Vantage Point 06: View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village) (VP 06)

Vantage Point 07: View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai (VP 07)

Vantage Point 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (VP 08)

Vantage Point 09: View looking south east from Tam Kon Chau Road (VP 09)

Vantage Point 10: View looking south (south east) from WWF Mai Po Nature Reserve Visitor Centre (VP10)

Vantage Point 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park (Proposed Scheme) (VP11)

Vantage Point 12: View looking west from the Tsz Tong of Mai Po Tsuen (VP12)

Vantage Point 13: View looking north west from cycle track along the eastern boundary of “Open Space” zone (VP13)

Vantage Point 14: View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (VP14)

FIGURE TITLE

Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

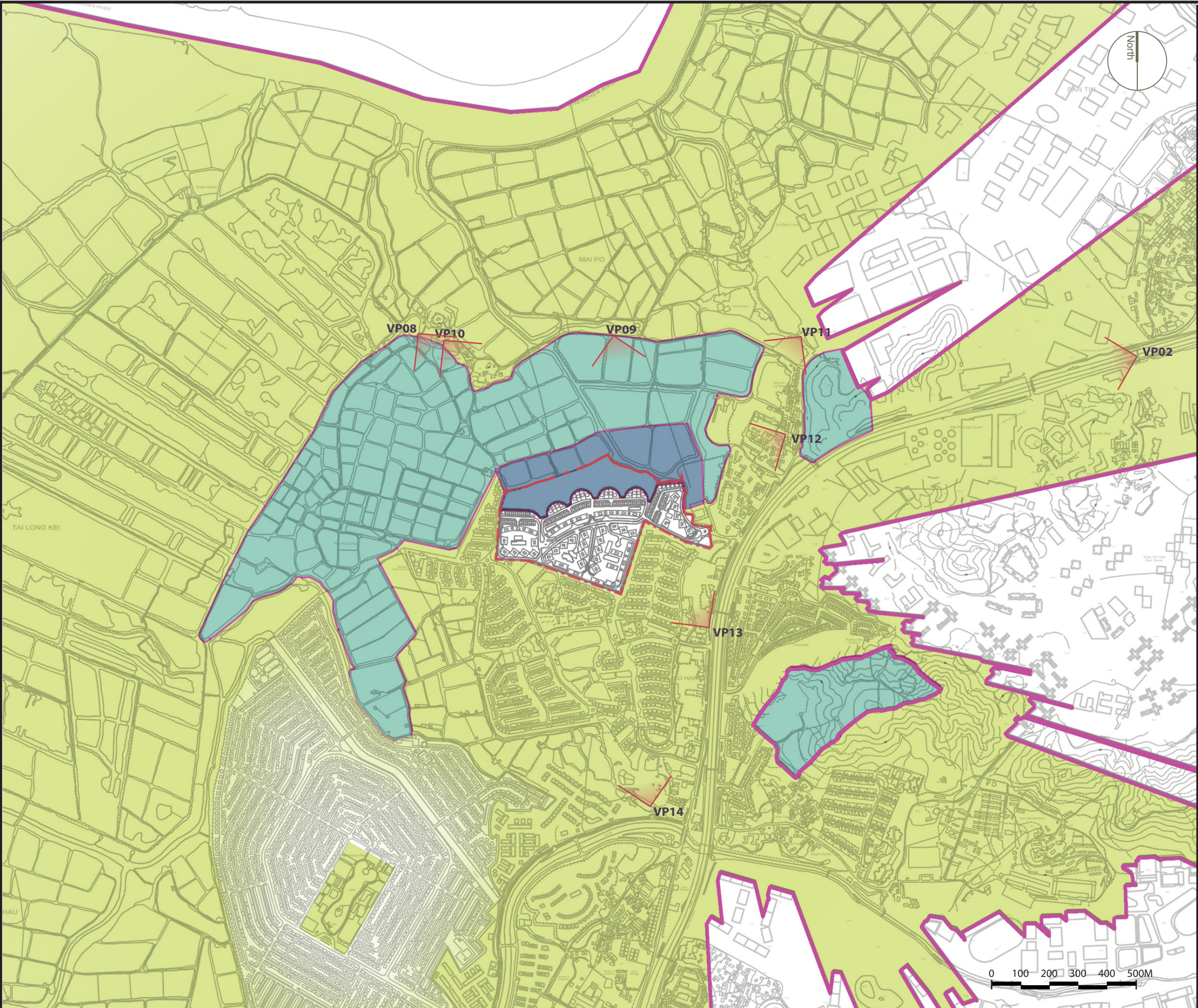
Visual Envelope and Visually Sensitive Receivers

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LEGEND

Application Site Boundary

Zone of Visual Influence

Representative vantage points (VPs) and angle of main view

Primary ZVI – Area from which the majority of the development can be seen. Largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.

Secondary ZVI – Area with more limited visibility of the Indicative Scheme due to intervening obstacles including buildings, mature vegetation and landform. Visible part of the proposal largely limited to the upper portions of the residential blocks.

Tertiary ZVI – For the most part views of the Indicative Scheme are obscured or screened by intervening visual obstacles including the landform and built development. The locations are distanced and therefore limited to glimpsed views of the upper portion of the some of the proposed residential blocks.

- Local Vantage Points
- Vantage Point 02:

View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (VP 02)
- Vantage Point 08:

View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (VP 08)
- Vantage Point 09:

View looking south east from Tam Kon Chau Road (VP 09)
- Vantage Point 10:

View looking south (south east) from WWF Mai Po Nature Reserve Visitor Centre (VP10)
- Vantage Point 11:

View looking south west from the proposed Sam Po Shue Wetland Conservation Park (Proposed Scheme) (VP11)
- Vantage Point 12:

View looking west from the Tsz Tong of Mai Po Tsuen (VP12)
- Vantage Point 13:

View looking north west from cycle track along the eastern boundary of “Open Space” zone (VP13)
- Vantage Point 14:

View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (VP14)

FIGURE TITLE

Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area”
Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Visual Envelope and Visually Sensitive Receivers (Blow-up)

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LEGEND

-  Application Site Boundary
-  Representative vantage points (VPs) and angle of main view
-  Proposed Scheme

Local Vantage Points

Vantage Point 01: View looking south west from Lok Ma Chau MTR Station (VP 01)

Vantage Point 02: View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (VP 02)

Vantage Point 03: View looking north west from the hiking trail to the summit of Kai Kung Leng (VP 03)

Vantage Point 04: View looking north west from Kai Kung Leng(VP 04)

Vantage Point 05: View looking north from the spur of the Kai Kung Ridgeline (VP 05)

Vantage Point 06: View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village) (VP 06)

Vantage Point 07: View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai (VP 07)

Vantage Point 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (VP 08)

Vantage Point 09: View looking south east from Tam Kon Chau Road (VP 09)

Vantage Point 10: View looking south (south east) from WWF Mai Po Nature Reserve Visitor Centre (VP10)

Vantage Point 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park (Proposed Scheme) (VP11)

Vantage Point 12: View looking west from the Tsz Tong of Mai Po Tsuen (VP12)

Vantage Point 13: View looking north west from cycle track along the eastern boundary of “Open Space” zone (VP13)

Vantage Point 14: View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (VP14)

FIGURE TITLE

Section 12A Application Amendment to the Notes of the “Comprehensive Development to include Wetland Restoration Area” Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101

Location of Photomontage Vantage Points

SCALE	N.T.S.	DATE	Jan 2025
CHECKED	CJF	DRAWN	WL
FIGURE NO.	Figure 7.1		
		REV	-



SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudiohkg.com



LEGEND

- Application Site Boundary
- Representative vantage points (VPs) and angle of main view
- Proposed Scheme

Local Vantage Points

Vantage Point 02: View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (VP 02)

Vantage Point 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (VP 08)

Vantage Point 09: View looking south east from Tam Kon Chau Road (VP 09)

Vantage Point 10: View looking south (south east) from WWF Mai Po Nature Reserve Visitor Centre (VP10)

Vantage Point 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park (Proposed Scheme) (VP11)

Vantage Point 12: View looking west from the Tsz Tong of Mai Po Tsuen (VP12)

Vantage Point 13: View looking north west from cycle track along the eastern boundary of "Open Space" zone (VP13)

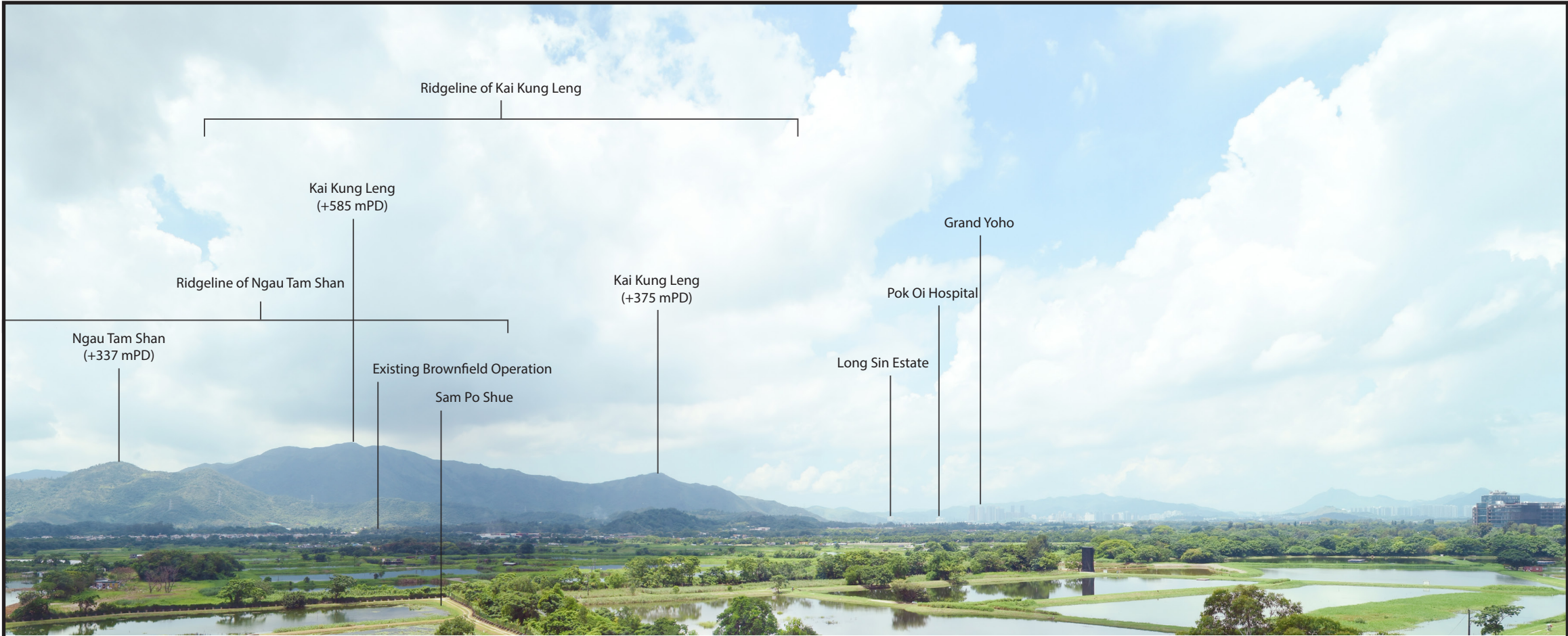
Vantage Point 14: View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (VP14)

FIGURE TITLE
Section 12A Application Amendment to the Notes of the "Comprehensive Development to include Wetland Restoration Area" Zone for a Proposed Comprehensive Development at Wo Shang Wai, Yuen Long, Lots 77 and 50 S.A in DD101
Location of Photomontage Vantage Points

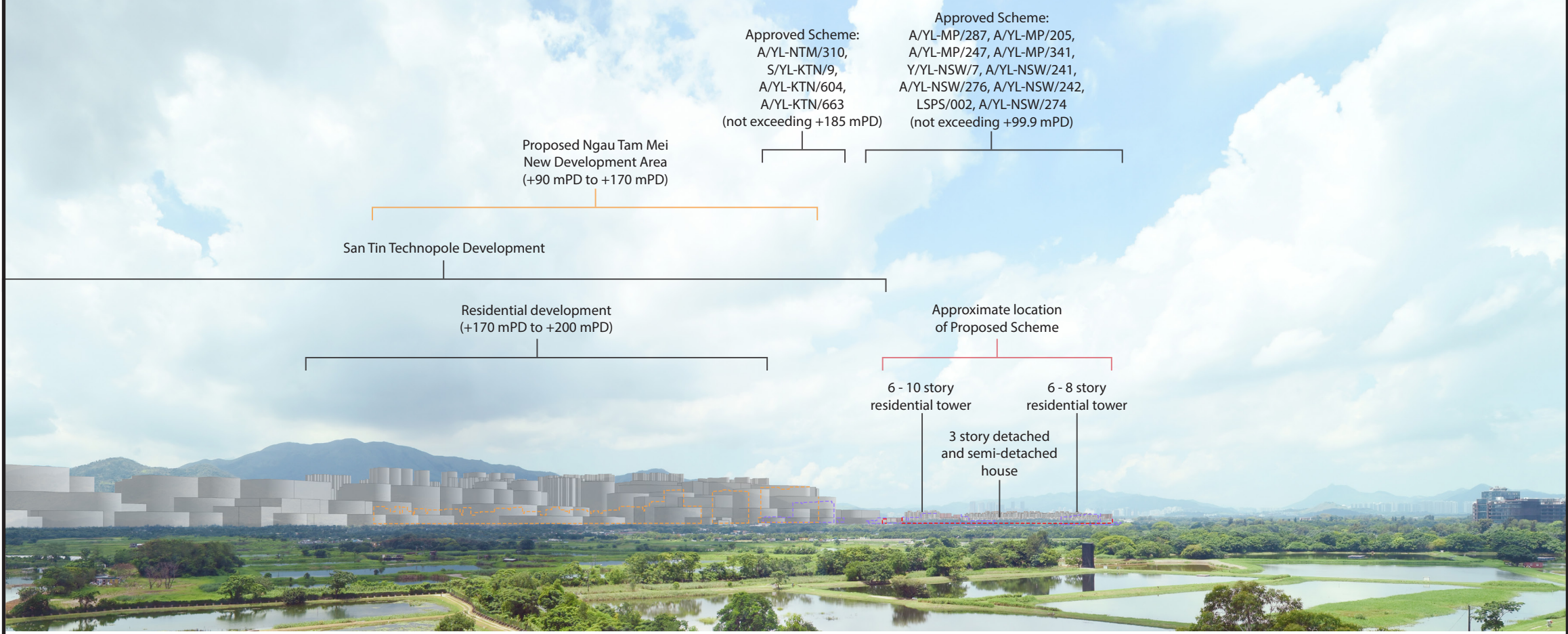
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CHECKED	CJF	DRAWN	WL
FIGURE NO.	Figure 7.2		REV
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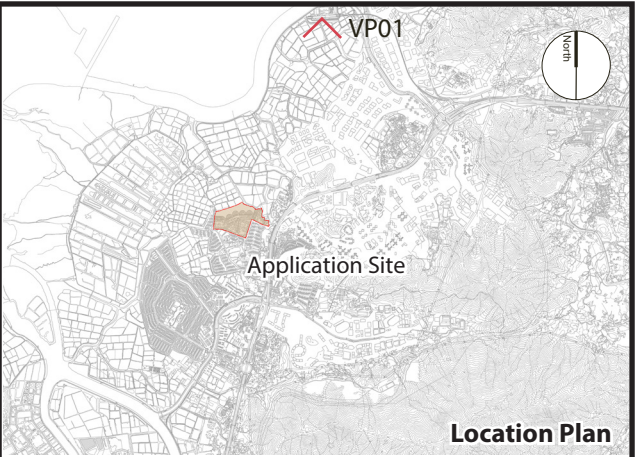
SCENIC Landscape Studio Limited
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Vantage Point 01: View looking south west from Lok Ma Chau MTR Station (Existing Situation)



Vantage Point 01: View looking south west from Lok Ma Chau MTR Station (Proposed Scheme)



Vantage Point 01 (VP01)

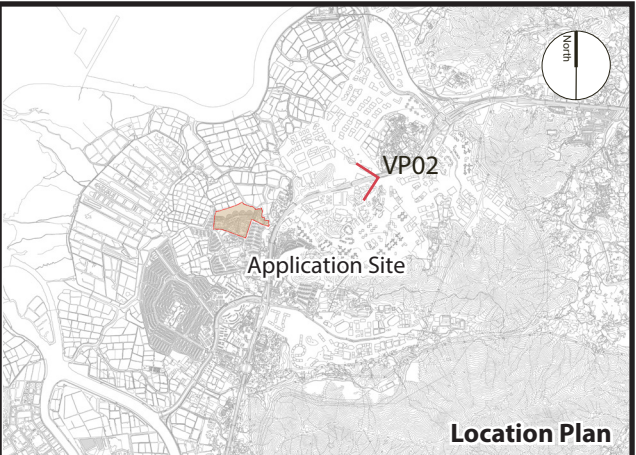
Vantage point elevation: +10 mPD
Viewing distance: 2765m
Maximum height of Proposed Development: +42.0 mPD

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.

SCALE	N.T.S.	DATE	Jan 2025
CHECKED	CJF	DRAWN	WL
FIGURE NO.	Figure 7.3		REV
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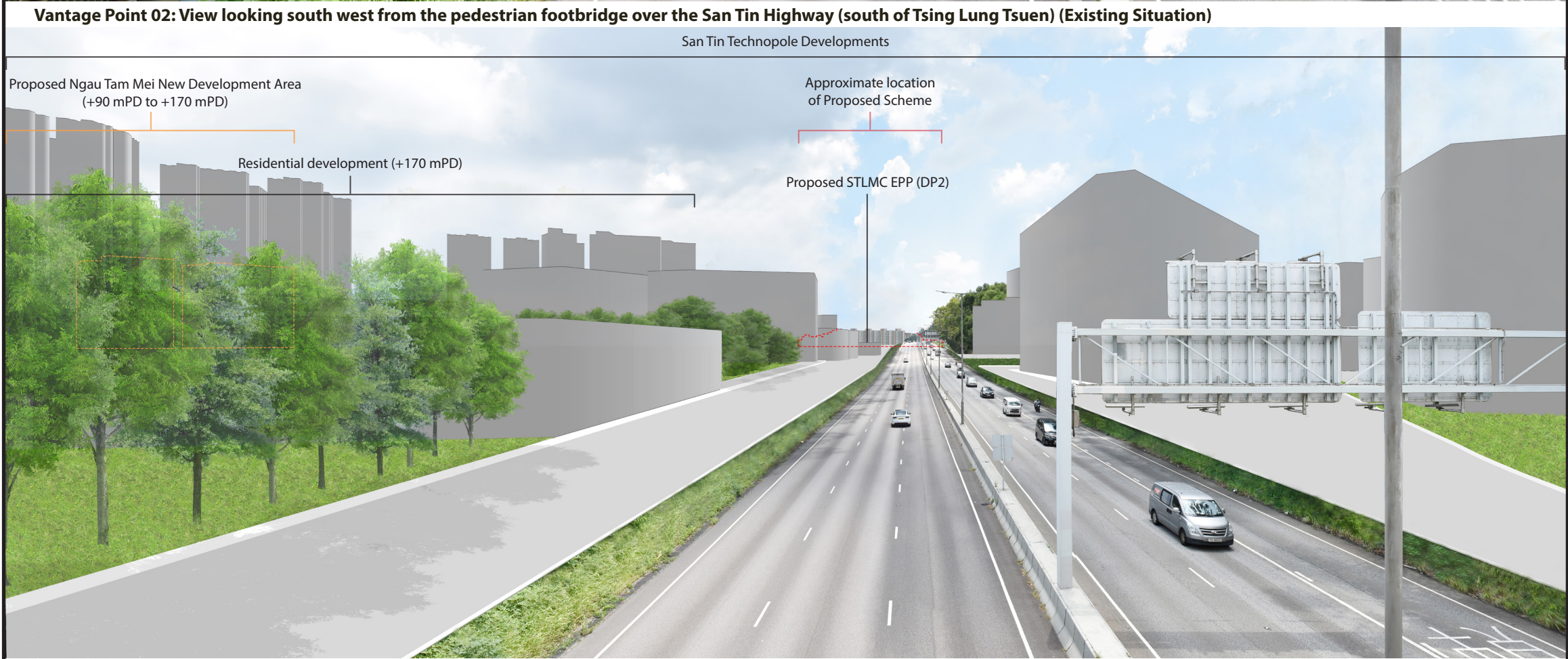
Vantage Point 02 (VP02)

Vantage point elevation: +10 mPD
Viewing distance: 1680 m
Maximum height of Proposed Development: +42.0 mPD

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



Vantage Point 02: View looking south west from the pedestrian footbridge over the San Tin Highway (south of Tsing Lung Tsuen) (Proposed Scheme)



Vantage Point 03: View looking north west from the hiking trail to the summit of Kai Kung Leng (Existing Situation)



Vantage Point 03: View looking north west from the hiking trail to the summit of Kai Kung Leng (south of Tsing Lung Tsuen) (Proposed Scheme)



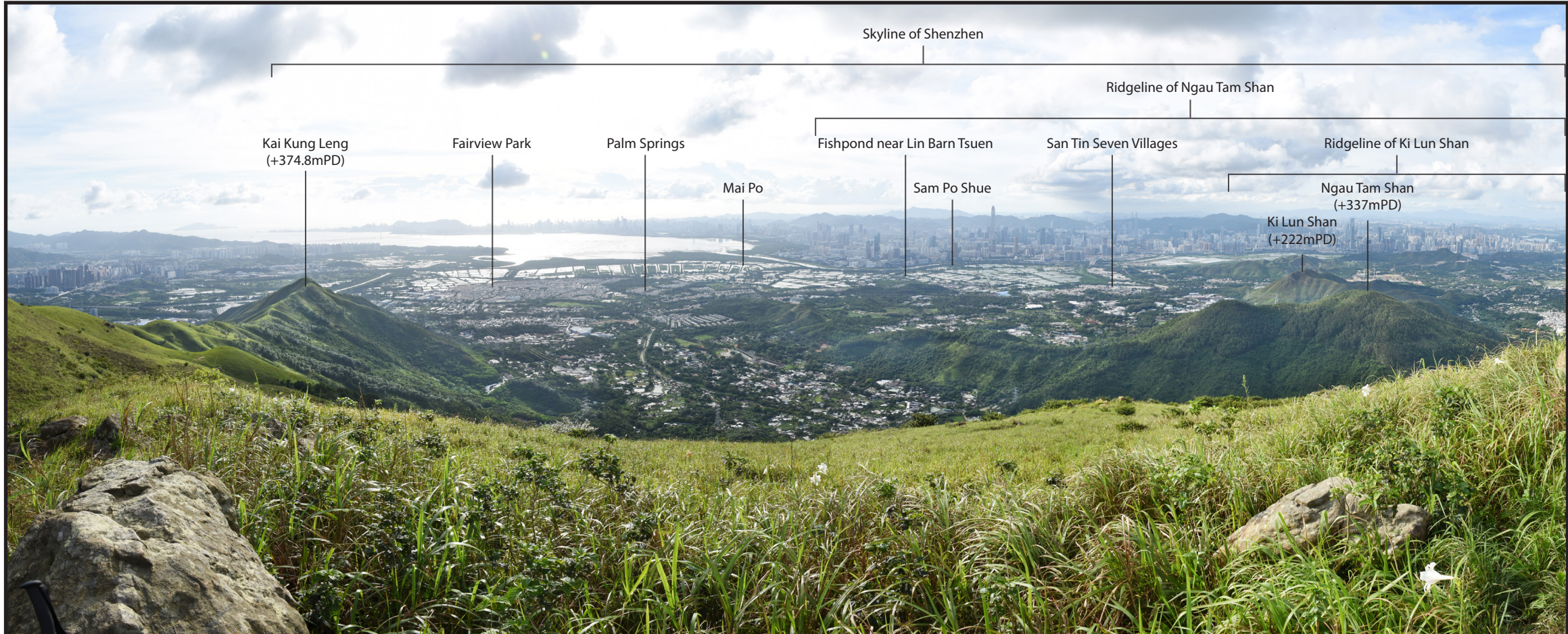
Vantage Point 03 (VP03)

Vantage point elevation: +200 mPD
Viewing distance: 3555 m
Maximum height of Proposed Development: +42.0 mPD

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.



Vantage Point 04 (VP04)

Vantage point elevation: +585mPD
Viewing distance: 3935m
Maximum height of Proposed Development: +42.0 mPD

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.

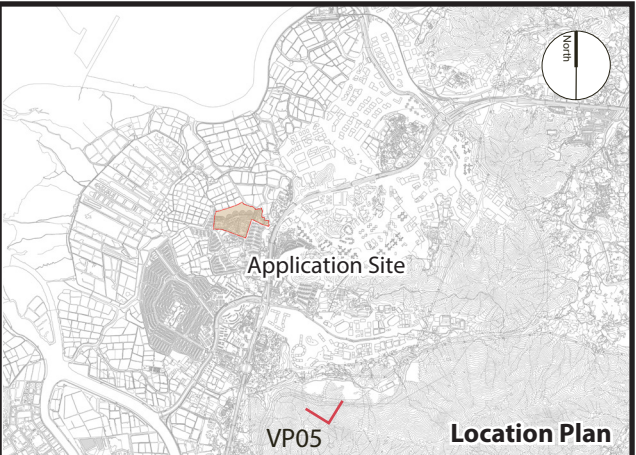
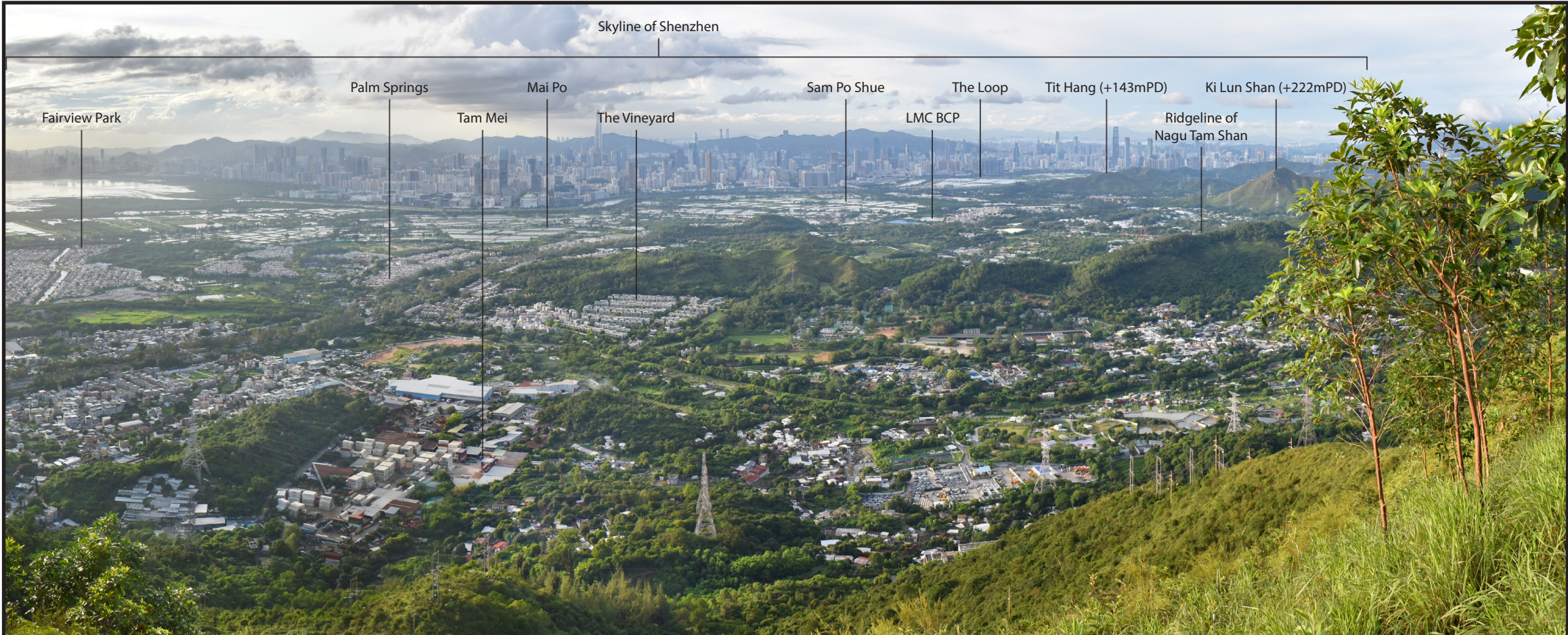
The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024

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



Vantage Point 04: View looking north west from Kai Kung Leng (Proposed Scheme)

SCALE	N.T.S.	DATE	Jan 2025
CHECKED	CJF	DRAWN	WL
FIGURE NO.	Figure 7.6		REV
			-



Vantage Point 05 (VP05)

Vantage point elevation: +375 mPD
Viewing distance: 2830 m
Maximum height of Proposed Development: +42.0 mPD

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.

Vantage Point 05: View looking north from the spur of the Kai Kung Ridgeline (Existing Situation)

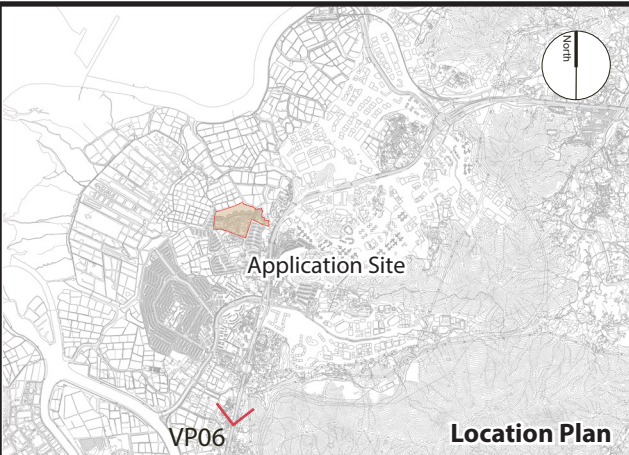


Vantage Point 05: View looking north from the spur of the Kai Kung Ridgeline (Proposed Scheme)

SCALE	N.T.S.	DATE	Jan 2025
CHECKED	CJF	DRAWN	WL
FIGURE NO.	Figure 7.7		REV
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Vantage Point 06: View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village) (Existing Situation)



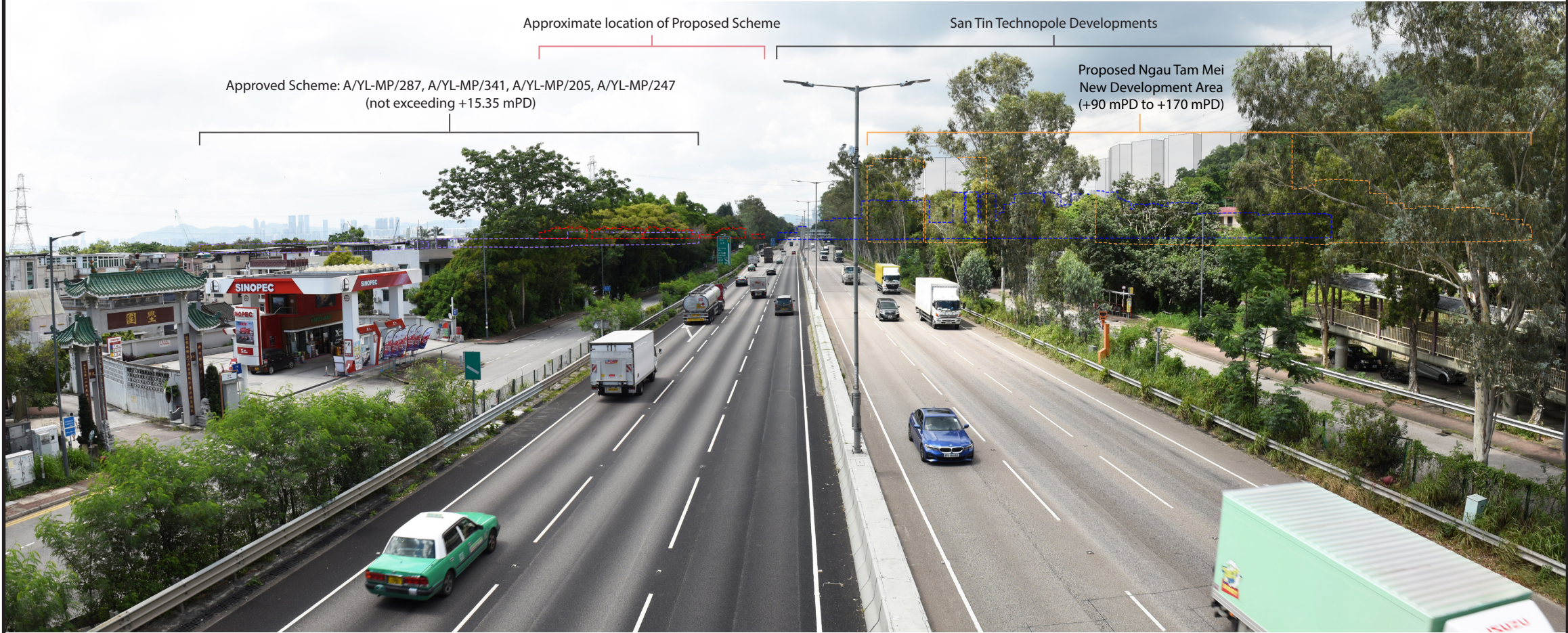
Vantage Point 06 (VP06)

Vantage point elevation: +10 mPD
Viewing distance: 2595 m
Maximum height of Proposed Development: +42.0 mPD

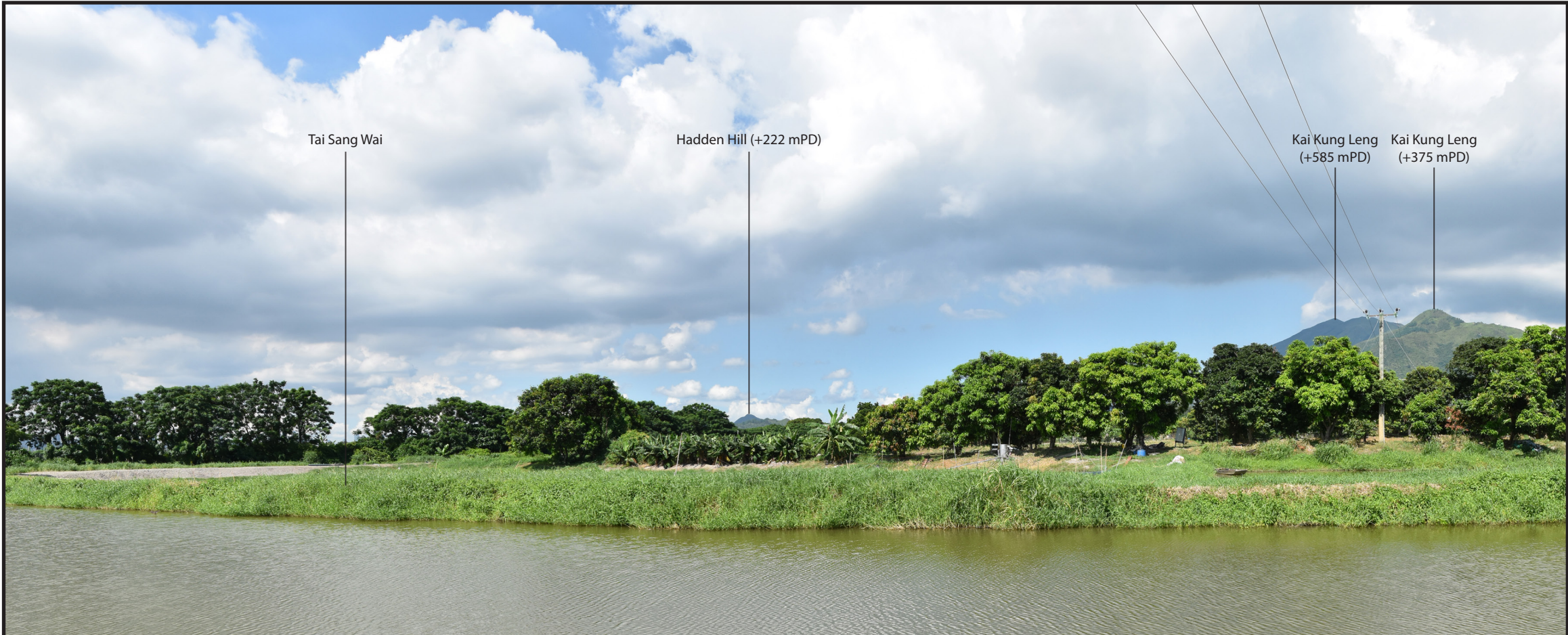
Note:
The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node – Investigation and the Building Heights 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

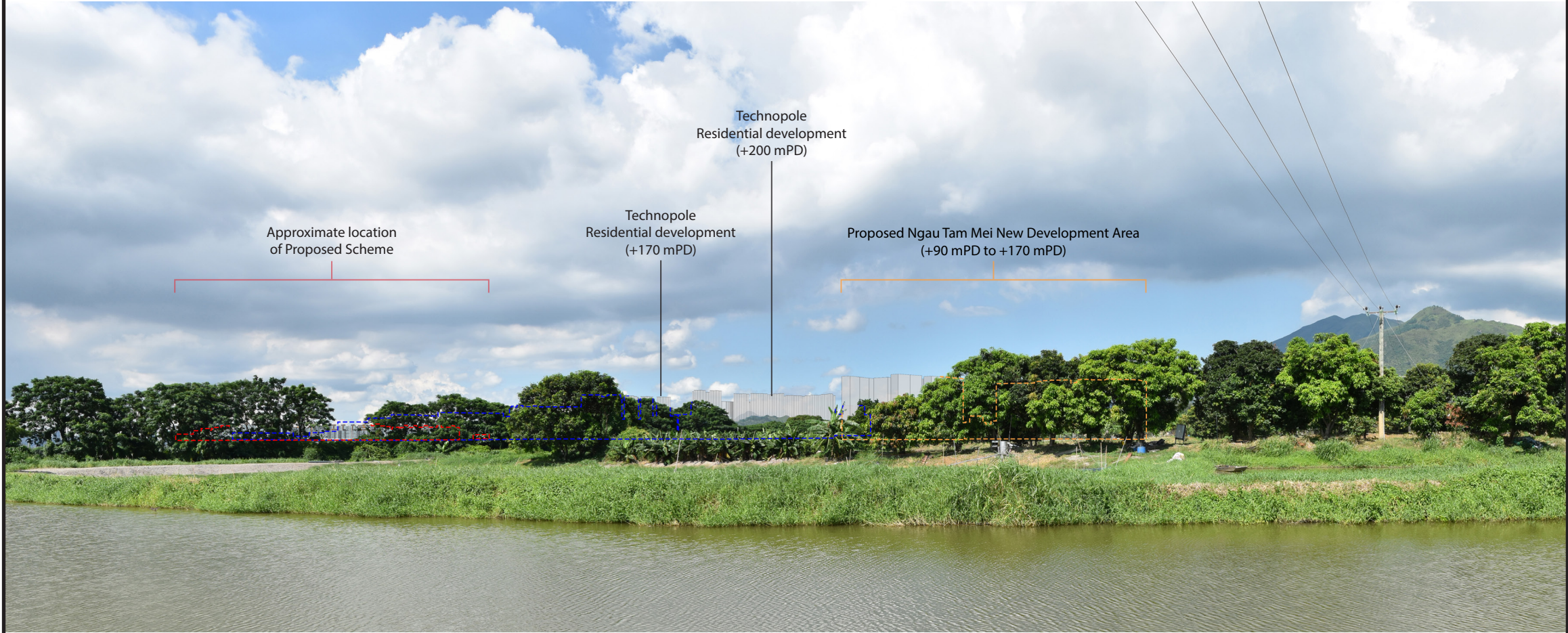
A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.



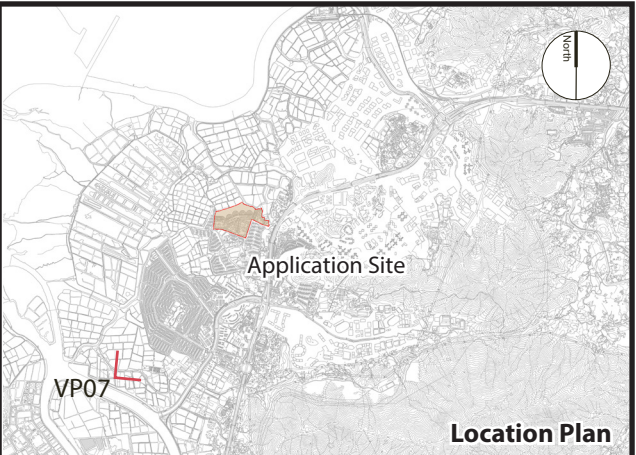
Vantage Point 06: View looking north east from the pedestrian footbridge over the San Tin Highway (east of Pok Wai Village) (Proposed Scheme)



Vantage Point 07: View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai (Existing Situation)



Vantage Point 07: View looking north east from the fishponds north of Yau Pok Road near Tai Seng Wai (Proposed Scheme)



Vantage Point 07 (VP07)

Vantage point elevation: +3.2 mPD
 Viewing distance: 2450 m
 Maximum height of Proposed Development: +42.0 mPD

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.

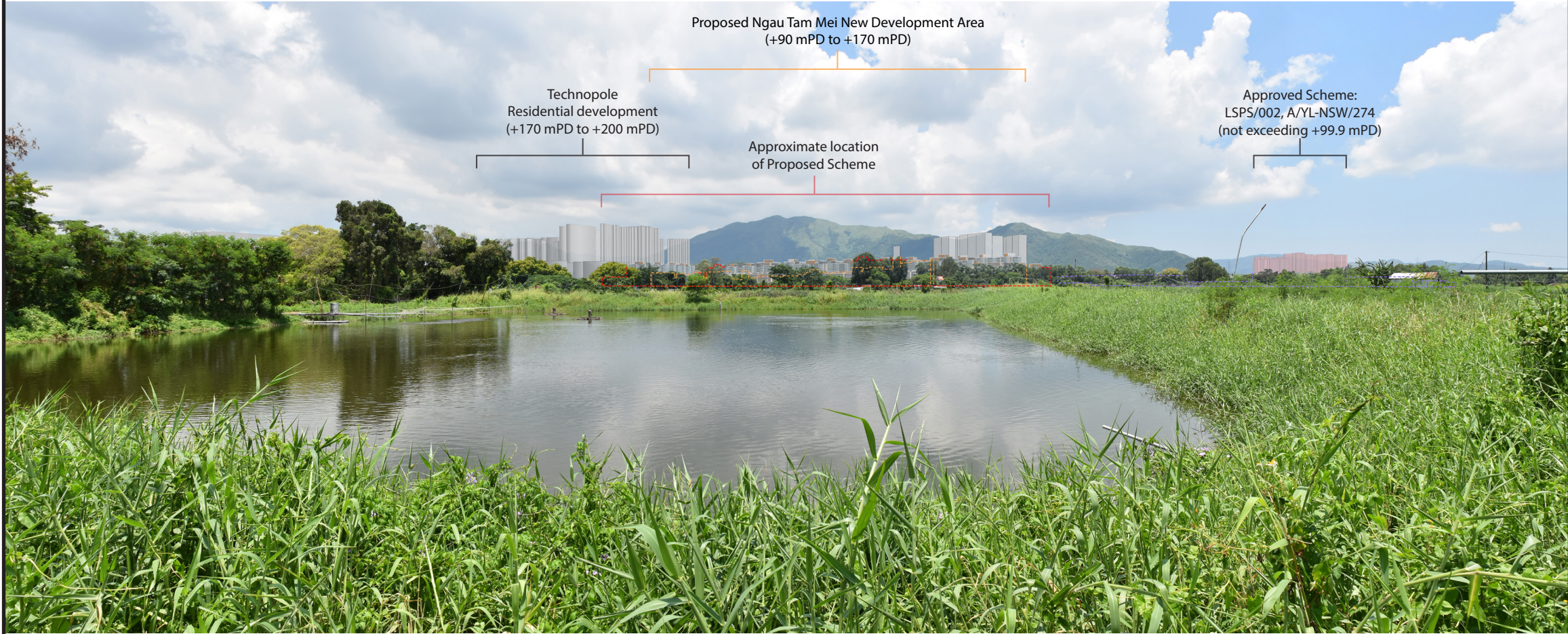
The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024

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

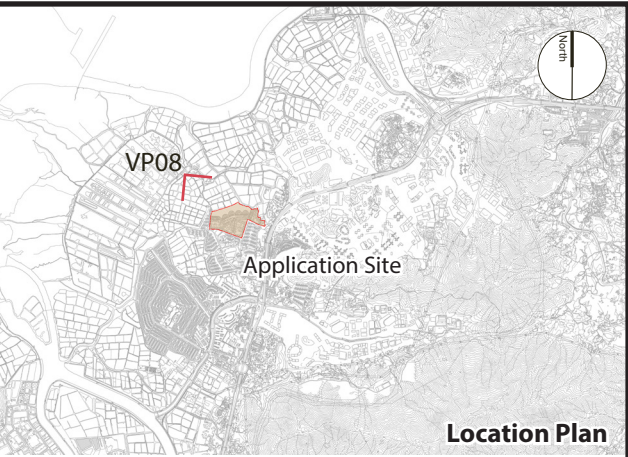
SCALE	N.T.S.	DATE	Jan 2025
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FIGURE NO.	Figure 7.9		REV
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Vantage Point 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (Existing Situation)



Vantage Point 08: View looking east from Tam Kon Chau Road near Mai Po Nature Reserve (Proposed Scheme)



Vantage Point 08 (VP08)

Vantage point elevation: +3.9 mPD
Viewing distance: 765 m
Maximum height of Proposed Development: +42.0 mPD

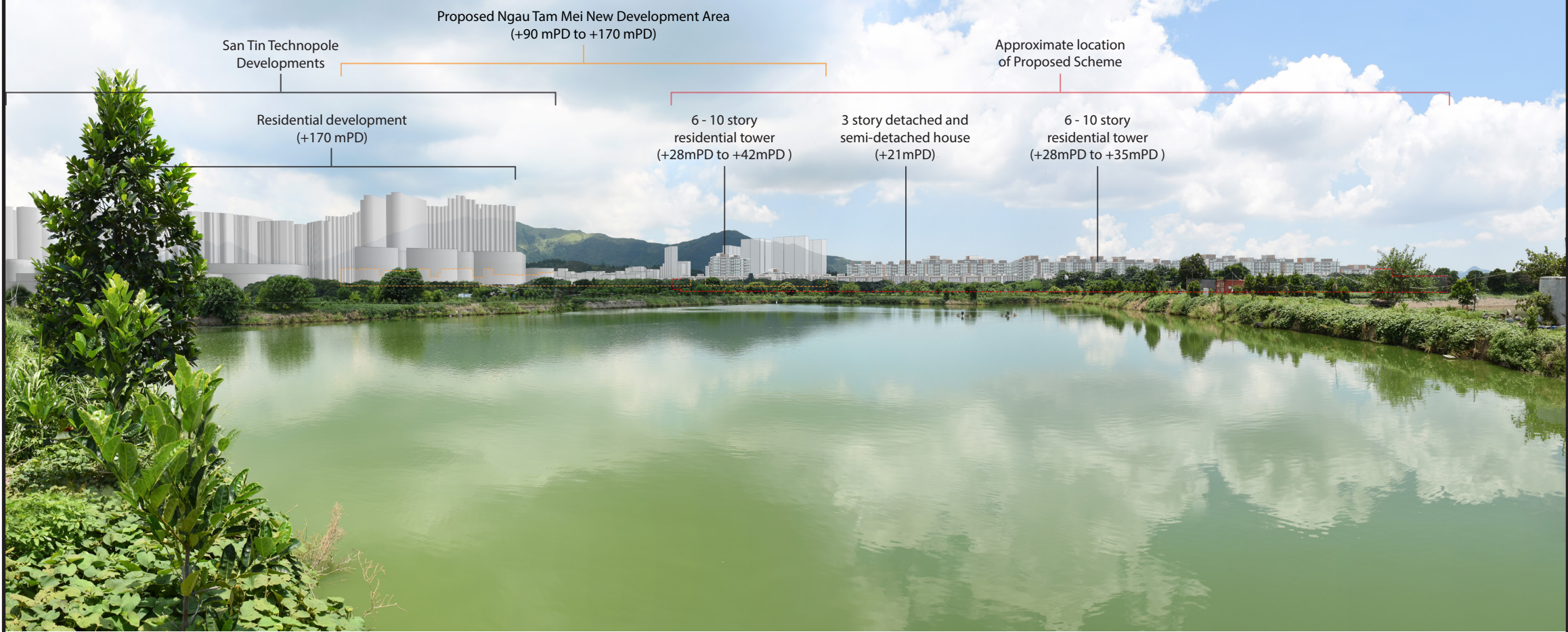
Note:
The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node – Investigation and the Building Heights 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

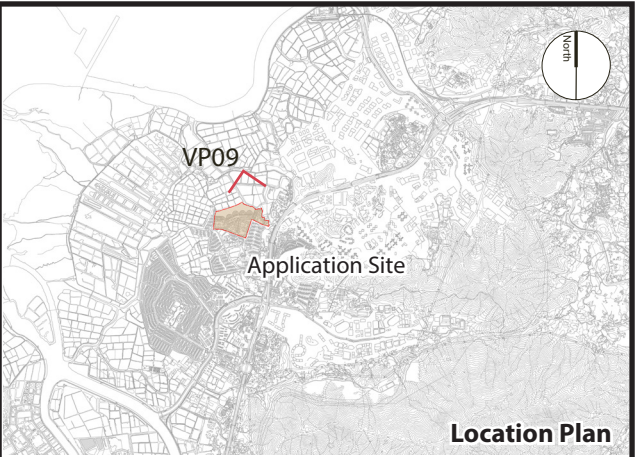
A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.



Vantage Point 09: View looking south east from Tam Kon Chau Road (Existing Situation)



Vantage Point 09: View looking south east from Tam Kon Chau Road (Proposed Scheme)



Vantage Point 09 (VP09)

Vantage point elevation: +3.2 mPD
Viewing distance: 550 m
Maximum height of Proposed Development: +42.0 mPD

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.

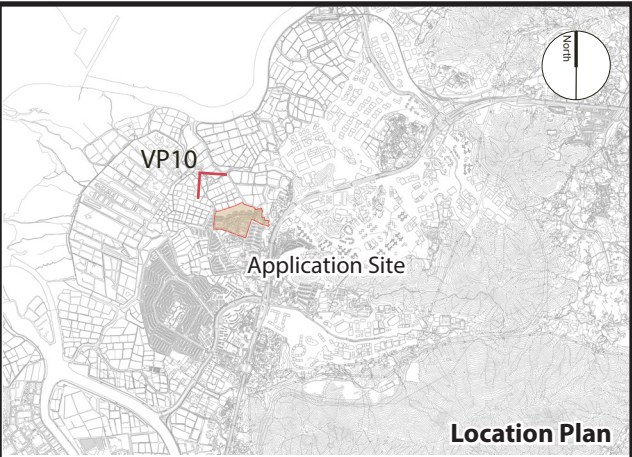
SCALE	N.T.S.	DATE	Jan 2025
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FIGURE NO.	Figure 7.11		REV
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Vantage Point 10: View looking south (south east) from WWF Mai Po Nature Reserve Visitor Centre (Existing Situation)



Vantage Point 10: View looking south (south east) from WWF Mai Po Nature Reserve Visitor Centre (Proposed Scheme)



Vantage Point 10 (VP10)

Vantage point elevation: +5.8 mPD
Viewing distance: 720 m
Maximum height of Proposed Development: +42.0 mPD

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

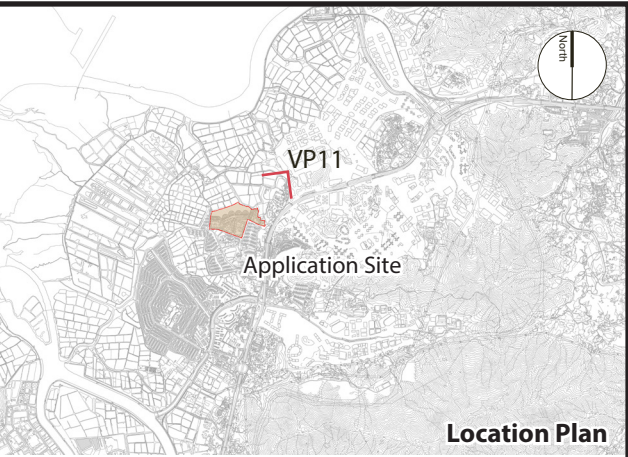
A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.



Vantage Point 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park (Existing Situation)



Vantage Point 11: View looking south west from the proposed Sam Po Shue Wetland Conservation Park (Proposed Scheme)



Vantage Point 11 (VP11)

Vantage point elevation: +4.0 mPD
Viewing distance: 650 m
Maximum height of Proposed Development: +42.0 mPD

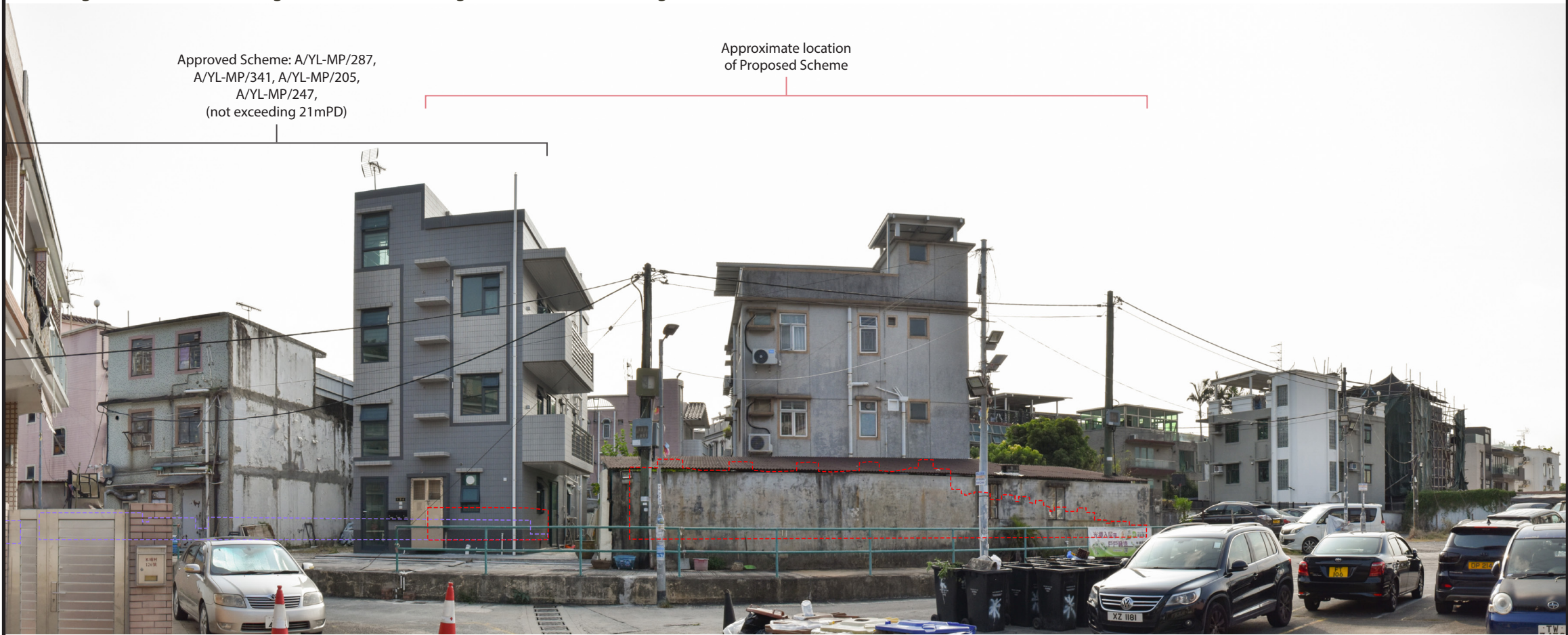
Note:
The building layout for the San Tin Technopole Development is based on the Landscape Master Plan contained in the approved EIA for Agreement No. CE 20/2021 (CE) First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node – Investigation and the Building Heights 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

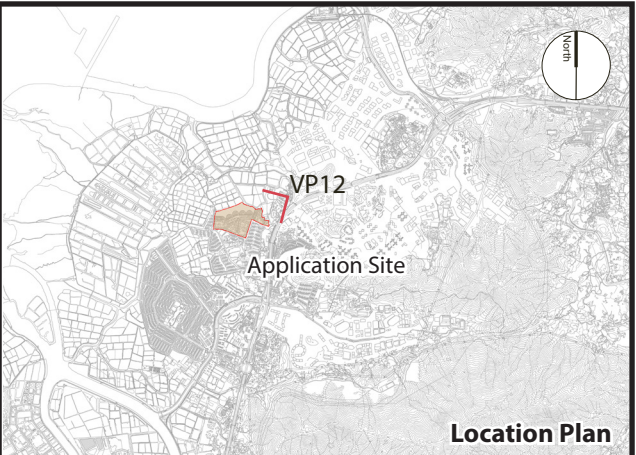
A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.



Vantage Point 12: View looking west from the Tst Tong of Mai Po Tsuen (Existing Situation)



Vantage Point 12: View looking west from the Tst Tong of Mai Po Tsuen (Proposed Scheme)



Vantage Point 12 (VP12)

Vantage point elevation: +3.5 mPD
Viewing distance: 398 m
Maximum height of Proposed Development: +42.0 mPD

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.

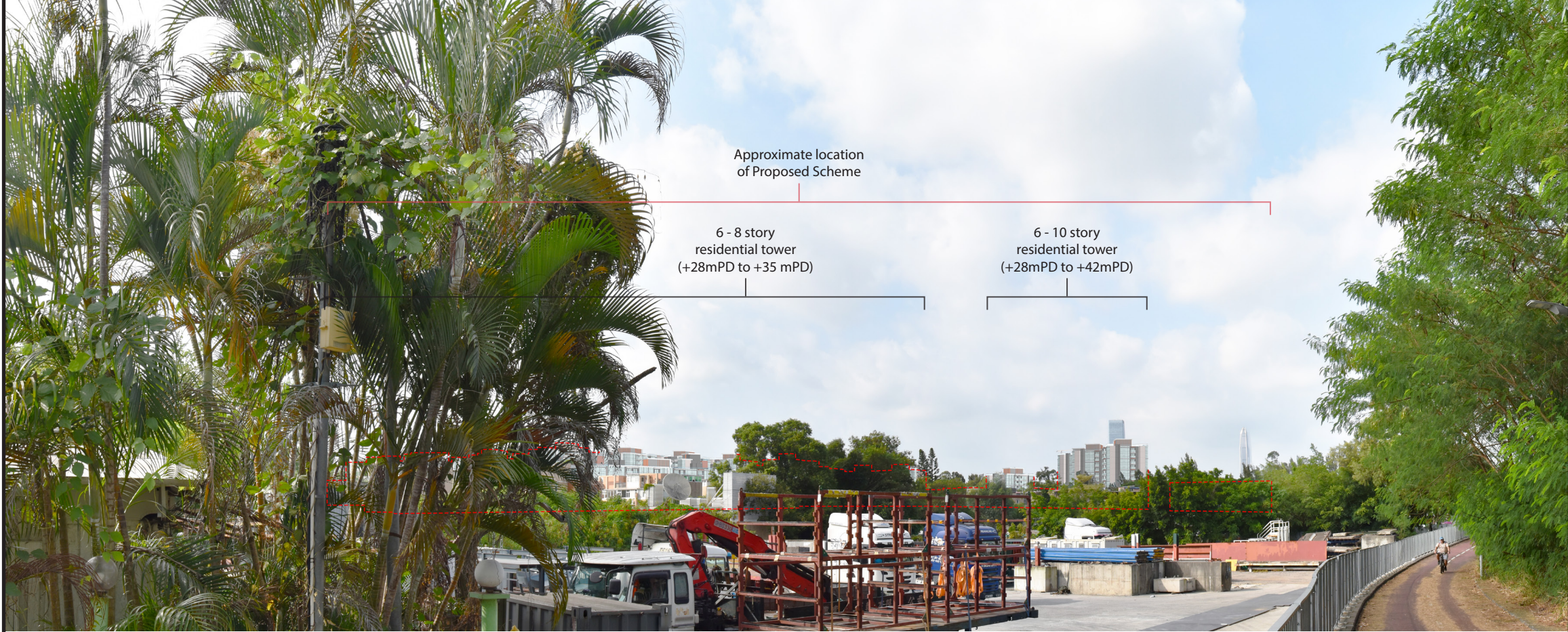
The building layout for the Proposed Ngau Tam Mei New Development Area is based on the zoning and photomontages provided in the LC Paper No. CB(1)1487/2024(04) dated 26th November 2024

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

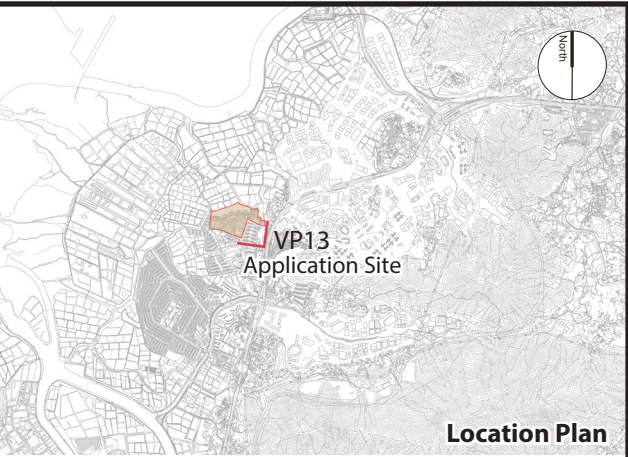
SCALE	N.T.S.	DATE	Jan 2025
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FIGURE NO.	Figure 7.14		REV
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Vantage Point 13: View looking north west from cycle track along the eastern boundary of “Open Space” Zone (Existing Situation)



Vantage Point 13: View looking north west from cycle track along the eastern boundary of “Open Space” Zone (Proposed Scheme)



Vantage Point 13 (VP13)

Vantage point elevation: +6.7 mPD
Viewing distance: 330 m
Maximum height of Proposed Development: +42.0 mPD

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.

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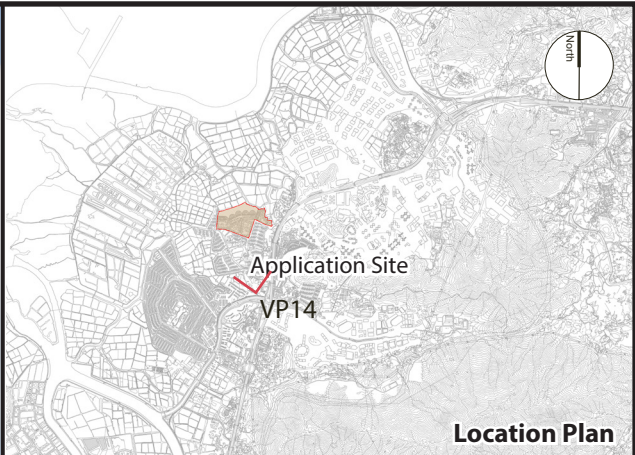
A red dashed line is used to represent the extent of the Proposed Scheme where views are obscured by intervening visual objects.



Vantage Point 14:View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (Existing Situation)



Vantage Point 14:View looking north from the proposed Sam Po Shue Wetland Conservation Park adjoining Yau Mei San Tsuen (Proposed Scheme)



Vantage Point 14 (VP14)

Vantage point elevation: +5.0 mPD
Viewing distance: 750 m
Maximum height of Proposed Development: +42.0 mPD

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.

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