



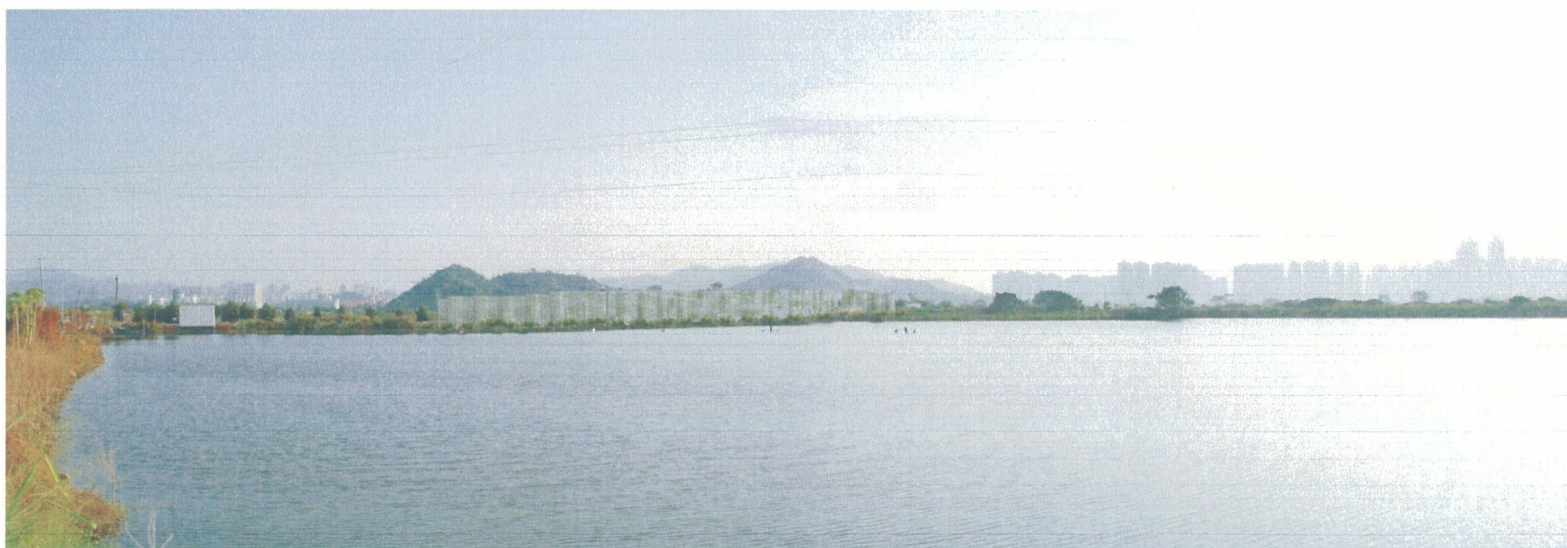
Option 1A - all buildings not more than 18 storeys
(8 blocks with 14-18 storeys, 7 groups of 4-8-storeys low-rise buildings including a residents' clubhouse).

Option 1A adopts a medium-rise form utilising a stepped building profile (between 18 storeys) in response to the existing landform and maximises visual permeability through the creation of view corridors allowing visual access to the hillsides beyond through the location of the low-rise buildings between the proposed medium-rise blocks. The proposed stepped edge to the eastern and western periphery of the development resonates with the form of the existing hills which rise from the flat plane of the Deep Bay and its estuarine / maritime landscape. The medium-rise building with stepped form and its development footprint allow the minimisation of potential impacts to the existing landscape and visual resources particularly in relation to the existing fishponds and hills which form the backdrop.



Option 1B - all buildings not more than 15 storeys
(9 blocks with 15 storeys, 7 groups of 4-10 storeys low-rise buildings including a residents' clubhouse).

Although the utilisation of a constant height (15 storeys) for the individual blocks under Option 1B will not create the same dynamic relationship in terms of the building form with the existing landscape context which exists with Option 1A. Similar to Option 1A the creation of a permeable and responsive building form preserves, as far as possible, the visual relationship between the existing estuarine landscape and its setting of wooded hillsides. Sharing the same development footprint as Option 1A the direct loss of landscape resources has been minimised as far as possible.



Option 1C - all buildings not more than 10 storeys
(29 blocks with 7-10 storeys, 27 4-storeys terrace houses including a residents' clubhouse).

The low-rise form of Option 1C although visually more akin to the traditional vernacular village architecture of the region in terms of its form when viewed from a distance although at 7 to 10 storeys considerably higher than the traditional village houses. The development does not respond to the visual dynamics of the existing landscape context. In addition when viewed from the north the development visually coalesces to form a wall with no visual access to the landscape beyond. Of the three options this development uses the most extensive area to accommodate the built development and so has a corresponding smaller area available for soft landscape measures. This option utilises the largest area of existing fish ponds.

Note: Tentative layouts for the schemes with alternative building height profiles is shown on Figure 3.3a to c, an extract is shown on Figure 11-1B, 1C and 1D.