Section 12A Rezoning Application - Request for Amendment to the approved Lung Yeuk Tau and Kwan Tei
South Outline Zoning Plan No. S/NE-LYT/19 from "Residential (Group C)" Zone and "Agriculture" Zone to
"Residential (Group A) 2" Zone at Various Lots in D.D. 83 and Adjoining Government Land, Lung Yeuk Tau,
New Territories (Y/NE-LYT/16)

Enclosure | 5

Replacement pages of revised Visual Impact Assessment

Section 12A Rezoning Application - Request for Amendment to The Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 From "Residential (Group C)" Zone and "Agriculture" Zone to "Residential (Group A)2" Zone At Various Lots in D.D. 83 and Adjoining Government Land in D.D.83, Lung Yuek Tau, New Territories

Visual Impact Assessment

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#### 1.0 INTRODUCTION

- 1.1 This Visual Impact Assessment (VIA) is prepared as part of the S.12A planning application for a proposed amendment to the Draft Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan No. S/NE-LYT/18 ("the current OZP") to enable for the flat, shop and services and eating place uses ("the Site"). The proposed amendment is to rezone the Site from "Residential (Group C)" ("R(C)") zone and "Agriculture" ("AGR") zone to "Residential (Group A) 2" ("R(A)2") zone.
- 1.2 This VIA is prepared with reference to the Town Planning Board Guidelines No. 41 on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPG PG-No. 41) published by the BOARD in July 2010. According to the Guidelines, a VIA is required if:
  - (f) the proposal involves upzoning or rezoning of a site from non-development use to development use which will result in loss of visual openness on-site or off-site from key public points;
- 1.3 It evaluates the anticipated visual impacts of the proposed development on public viewers relevant to the Site and concludes with recommendation on mitigation measures if necessary.

#### 2.0 OUTLINE OF THE VISUAL IMPACT ASSESSMENT

- 2.1 The outline for the VIA is set out below:
  - Section 3 outlines the visual context of the Site and its Surrounding Area, the Statutory Planning Parameters of the Site:
  - Section 4 describes the Proposed Development;
  - Section 5 identified the Assessment Area;
  - Section 6 provides an analysis of the selected Viewpoints ("VPs");
  - Section 7 assesses the visual impacts of the Proposed Development; and
  - Section 8 concludes the VIA.

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#### 3.0 VISUAL CONTEXT AND VISUAL ELEMENT

#### 3.1 Local Context

- 3.1.1 The land use pattern within the vicinity of the Site contains sporadic R(A), R(A)1, R(C), CDA, AGR, G/IC, within the largely Village Type Development. To the immediate north of the Application Site across Sha Tau Kok Road Lung Yeuk Tau, sees San Wai Barracks and a recycling centre to the further northeast. To the immediate eastern side of the Application Site is the Tung Chun Soy Sauce factory place zoned as "Comprehensive Development Area" and some farmland. To the immediate west and northwest are vacant land and scattered low-rise residential structures, such as the Park Villa and King Chong. Further to the west and southwest across Dao Yang Road are predominantly warehouses, open storage yards, some residential structures and farmland.
- 3.1.2 The Site, with an area of about **22,445** m², of which about **1,358** m² of the Government Land is included.
- 3.1.3 The Site is generally flat, being occupied for the use of workshop, storage and warehouses. The northern portion of the Application Site is currently occupied by one permanent domestic structure, some temporary structures for open storage yards, storage of construction materials and workshops, open carparks and vacant land with little vegetation cover. The southern portion of the Application Site is currently occupied by the Applicant using as warehouse purposes. There is total of 4 warehouses currently in operation. Overall, the Application Site is featured by brownfield undertakings and evidenced with little vegetation cover.
- 3.1.4 Majority of the area is covered by concrete and few trees were identified to the north of the Site. Trees are mainly found along the edges at southern portion. They are generally in semi-mature size and exhibited poor tree form and health conditions.

## 3.2 Wider Context and Visual Elements

- 3.2.1 The locality of the Site is considered as urban fringe landscape character, surrounded by highrise public housing estate at its south, houses, village type development and warehouses uses to its west, intermixed with temporary structures, scattered vegetated and abandoned land.
- 3.2.2 In a wider context, to the immediate south of the Application Site is the public housing cluster of Queen's Hill Estate, comprises of some 7 high-rise buildings reaching a maximum building height of +145mPD as stipulated in the Current OZP. To the further southeast to the Application Site is Shan Lai Court, another high-rise public housing estate stipulated with the same building height restriction. There is another planned public housing at the further southeast of the Application Site, the existing vegetated land is proposed to accommodate a maximum plot ratio of 7 with a maximum building height of +175mPD under current OZP amendment.
- 3.2.3 According to para. 4.8 of the TPB PG No. 41, visual elements that are currently existing or planned within the assessment area should be identified, as it may affect the overall visual outlook. The key visual elements include major physical structures, visual resources or attractors (e.g. the harbor, natural coastline, ridgeline, mountain backdrop, woodland, streams, etc.) detractors or visual eyesores (e.g. pylons, sewage treatment plants, refuse collection points, ventilation shaft buildings, quarries, etc.). The visual elements may be enhanced, degraded or neutralized by the overall visual impact of the given development.

- 3.2.4 The key visual elements of an area is shaped by a combined composition of all the visual elements which come into sight of the viewers. Key visual elements in the surrounding context of the Site are included in **Figure 1** and summarized below:
  - High-rise "R(A)" Development (i.e. Queens Hill Estate and Shan Lai Court with about 145mPD are located to the south of the Site and the planned public housing with about 175mPD at southeast of the Site);
  - Immediately adjacent to the east is Tung Chun Soy Sauce Factory place zoned as "Comprehensive Development Area" and some active and abandoned agricultural lands;
  - San Wai Barracks is located to the northwest of the Site while some vacant land and scattered low-rise residential structures, such as the Park Villa and King Chong are located to its further northeast;
  - Immediately adjacent to the west is Ma Liu Shui San Tsuen zoned "R(C)" Development and there are predominantly warehouses, open storage yards, some residential structures and farmland at the further west.
- 3.2.5 The existing visual quality of the Application Site can be regarded as **medium** on average. Despite the Site is located against the existing public housing site and green hill knolls to its south, the unattractive and monotonous outlook of nearby village houses as well as abandoned farmland, open storages and warehouses in the surrounding degrade the visual quality of the area.

## 3.3 Statutory Zoning Context

3.3.1 The Application Site mainly falls within an area at "R(C)" zone (about **94.7**%) with a minor portion of the area falling with "AGR" zone (about **5.3**%) on the Current OZP exhibited under section 5 of the Town Planning Ordinance on 17.12.2021. The proposed development is about flat, shop and services, and eating place uses, which would not be compatible with the planning intentions. Hence, the Applicant submits this S.12A rezoning application to fasten the land development and housing supply so as to comply with the town planning requirements.

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### 4.0 THE PROPOSED DEVELOPMENT

4.1 The proposed development involves the development of five 43-storeys residential blocks comprising of **3,305** flats on top of **2** basement carpark, a clubhouse, a 4-storey commercial complex comprising of **5,570**m² for shop and services and eating place, emergency vehicular access (EVA) and common landscape areas. The typical floor plan and schematic section shall refer to drawings in same Rezoning Application.

## 4.2 Sensitive Design Measures

- 4.2.1 The Proposed Development adopts a series of sensitive design measures as follows:
  - High-rise Towers with top level at +150.45mPD and +153.60mPD (43-storeys) would be located at the southern portion which is compatible with the existing public housing estates with +145mPD, e.g. Queen Hill Estate, Shan Lai Court to the south of the Site and the planning residential development with +175mPD to the southeast of the Site. A 4-storey shopping arcade is proposed at the northern portion at +12.0mPD with top levels at +32.0mPD. It is strategically located abut to Castle Peak Road which is more compatible with the low-rise village development at adjacent areas.
  - Underground car parking spaces and E&M facilities are provided to reduce overall building height and are hidden within the dense peripherical plantings.
  - The proposed building mass and disposition above ground have been carefully designed with wide building separation (two are about 7m (between Tower 4/Tower 5) and 11m (between Tower 2/Tower 3) in width). This is to reduce obstruction to prevailing winds but to open up air path to improve air ventilation and permeability in the area. The building design has struck a balance between the building separation and building height. If more building separation is provided among buildings, the height of the buildings will increase substantially which will cause further visual intrusion of the Development.
  - The proposed development has been set back along all sides, which greatly reduces the visual impact at street level. Facing Castle Peak Road, the building edge of proposed shopping arcade has been set back significantly to allow opportunities for provision of greenery and open space at grade level. Meanwhile, the setback facing Castle Peak Road would house commercial facilities, including retail shops and restaurants, then adding vitality and vibrancy to the area.
  - Edge planting strips with minimum 1.5m wide are proposed along the boundary to form a soft-planted edges along the periphery of Site. Ornamental tree, shrubs, groundcover along the site boundary will also help to screen the buildings. No building development is envisaged in these buffer planting areas.

### 5.0 ASSESSMENT AREA

- 5.1 The Visual Envelope within which the Proposed Development is pronouncedly visible from key sensitive viewers is shown in **Figure 2**. In the interest of the public, the VIA will focus primarily on public Visual Sensitive Receivers ("VSRs") only and no private VSR, such as residents of private developments and users of developments with restricted/ exclusive accesses (e.g. school and office, etc.) will be included.
- In view of the surrounding context around the Site, when viewing from street level, existing developments and trees may screen off most of the view from close-by VSRs while buildings of similar height may hide the development even from distant. Therefore, locally the identification of VSRs is largely constrained by the existing built environment and trees. This is evidenced by the Photographs from VPs 1 and 2 located outside the visual envelope and from which the proposed development will not be visible (refer to **Figure 3**). The Visual Envelope covers the area where direct sign towards the proposed development is available as presented in **Figure 2**.
- Another **six** (6) VPs, i.e. VPs 3 to 8 selected are considered to be representative for the VIA. The VP's selected include a popular public congregation point i.e. San Uk Tsuen Sitting Out Area, Amenity Area at Queen Hill Estate, Amenity Area at Shan Lai Court, Kwan Tei Children Playground, Footbridge (to the East of the Site) across Castle Peak Road Lung Yeuk Tau and Walking Trail at Tsung Shan, which is frequented by members of the public visitors.

#### 6.0 VIEWPOINTS ANALYSIS

- As per para. 4.5 of TPB PG NO.-41, the VIA should focus on public views and local vantage points as these areas are easily accessible and popular to the public. The Visually Sensitive Receivers (VSRs) will also assess the impact on sensitive public viewers from the most influenced viewing points. This may include pedestrian passers-by in surrounding neighborhood and users of nearby parks/ open spaces. A range of public VPs are selected to effectively represent the public views in relation to the proposed development. Six (6) public VPs have been selected for the VIA and are discussed below.
- 6.2 When selecting VPs, priority shall be given to major public open space, public focal points, existing/future pedestrian nodes, key pedestrian/ vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoint.
- 6.3 A brief evaluation of the identified VPs is outlined as below:
  - Viewpoint 3 San Uk Tsuen Sitting Out Area (about 550m to the southwest of the Site)
- 6.3.1 San Uk Tsuen Sitting Out Area is an open space in the district with both active and passive recreational facilities including children play areas, basketball courts and sitting-out area. This VP is taken from the children play area within the Park at a distance of about 400m to the west of the Site. This VP captures the view of the adjoining village houses and the Queen Hill Estate. The VSRs are the users of the sitting out area and the occupants of the village houses. The visual sensitivity of this VP is **Low**.

- Viewpoint 4 Amenity Area at Queen Hill Estate (about 300m to the south of the Site)
- 6.3.2 VP4 is taken at amenity area at Queen Hill Estate and is about 300m away from the Subject Site. This VP is selected to review the potential visual impact of the VSRs at the public estate. As this VP is very close in proximity to the Subject Site, the visual sensitivity of this VP is **Medium to High**.
  - Viewpoint 5 Amenity Area at Shan Lai Court (about 400m to the southeast of the Site)
- 6.3.3 VP5 was taken at amenity area at Shan Lai Court and is about 400m south of the Subject Site. This VP is selected to review the potential visual impact of the VSRs at the public estate to the north of this VP. The visual sensitivity is regarded as **Medium** to **High** due to the transient nature of the VSRs.
  - Viewpoint 6 Kwan Tei Children Playground (about 300m to the east of the Site)
- 6.3.4 VP 6 was taken at Kwan Tei Children Playground which is a public viewing point for users of the Park. This VP captures the view of green tree groups in the first tier and public housing estate, i.e. Queen Hill Estate and Shan Lai Court at back. It is located approximate 300m to the east of the Site. It is frequently used by the general public and this VP is kinetic one. In view of its close distance, the visual sensitivity is regarded as **Medium**.
  - Viewpoint 7 Footbridge (to the East of the Site) along Sha Tau Kok Road Lung Yeuk Tau
- 6.3.5 VP7 was taken from an existing footbridge over Sha Tau Kok Road Lung Yuek Tau Road. It is occasionally used by the public and this VP is kinetic one. VP7 is about 320m east of the Subject Site. In view of the far distance, the visual sensitivity is regarded as **Medium**.
  - Viewpoint 8 Jogging Trail at Tsung Shan
- VP8 was taken at jogging trail at Tsung Shan and is about 850m north of the Subject Site. This VP is selected to review the potential visual impact of the VSRs such as the occasional visitors and hikers. In view of its transient nature, the visual sensitivity is regarded as **Low**.

Table 1.0 Viewpoints Representing Identified VSRs

Viewpoints (VPs)	Represented VSRs	Distance/ Direction	Nature of VP	Popularity by Public	Visual Sensitivity
VP3: San Uk Tsuen Sitting Out Area	VSR 3	Approx. 550m/ southwest	Active and Passive Recreation	Occasional	Low
VP4: Amenity Area at Queen Hill Estate	VSR 4	Approx. 300m/ south	Passive Recreation	Frequent	Medium to High
VP5: Amenity Area at Shan Lai Court	VSR 5	Approx. 400m/ southeast	Passive Recreation	Frequent	Medium to High
VP6: Kwan Tei Children Playground	VSR 6	Approx. 300m/ east	Active and Passive Recreation	Occasional	Medium
VP7: Footbridge (to the East of the Site) along Sha Tau Kok Road – Lung Yeuk Tau	VSR 7	Approx. 300m/ east	Transient	Occasional	Medium
VP8: Jogging Trail at Tsung Shan	VSR 8	Approx. 850m/ north	Transient	Occasional	Low

## 7.0 ASSESSMENT OF VISUAL IMPACTS

7.1 This Section evaluates the visual impact of the Proposed Development. Reference is made to TPB PG-No. 41 and the following **Table 2.0** summarize the relevant appraisal components. In general, the visual appraisal has been carried out on the basis of visual composition, visual obstruction, effect on public viewers and effect on visual resources.

Table 2.0 Appraisal Components

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in location, massing, height, disposition, scale, form, proportion and character vis-a-viz the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed development from all key public viewing points within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the proposed development should be assessed and demonstrated in the VIA. The changes in views to the existing and future public viewers should be compared before and after the proposed development. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.
Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the proposed development may improve or degrade the condition, quality and character of the assessment area, and appraise any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development.

7.2 TPB PG-No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated below (**Table 3.0** refers) to appraise the Overall Visual Resultant Impact of the Proposed Development on the VPs (Para 4.11 of the HKPSG refers). This Section evaluates the visual impact of the Proposed Development as compared with the existing condition.

Table 3.0 Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the proposed development in overall term will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points.
Partly Enhanced/Partly Adverse	If the proposed development will exhibit enhance visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.
Negligible	If the proposed development will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Slightly Adverse	If the proposed development will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public viewing points.
Moderately Adverse	If the proposed development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the identified key public viewing points.
Significantly Adverse	If the proposed development will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

7.3 Photomontages have been prepared for VP3, VP4, VP5, VP6, VP7 and VP8 and are further assessed below. Please refer to **Figure 4 to 8** which illustrate the existing condition compared to the Proposed Development.

## 7.4 Viewpoint 3 – San Uk Tsuen Sitting Out Area

Visual Composition

7.4.1 VP 3 is taken form the San Uk Tsuen Sitting Out Area to the west of the Site. The Site sits and sandwiches in the middle between village houses and Queen Hill Estate as well as the planned housing development. The proposed building blocks are largely screened off by the village houses and roadside greenery as shown in the photomontage presented in **Figure 4**. At present, the proposed Development is considered visually compatible with the surrounding environment. The proposed Development will affect the visual composition of this VP slightly.

Visual Obstruction

7.4.2 From this VP, existing village houses, roadside greenery, Queen Hill Estate and the planned housing development limits the openness of the existing view. The overall visual change before and after is limited provided that existing village houses and the public housing estate and screening off the Site in both scenarios.

Effect on Public Viewers

7.4.3 It is observed that the San Uk Tseun Sitting Out Area attracts a limited number of users on normal days. The number of users would increase during weekends. Their visual sensitivity is considered to be Low as VSRs only involve a transient stay when staying, playing and gathering. Besides, **Figure 4** has shown that the difference between the existing view and the scenario with Proposed Development is minor. Viewing from a far distant, the potential visual impact associated with the proposed Development is **slight**.

Effect of Visual Resources

7.4.4 As only minor portion of the proposed residential development could be viewed at this VP at a normal horizontal human eye level, thus creating limited effect on the visual resources (i.e. the sky view at the back), the overall resultant visual impact due to the proposed development at this VP will be **negligible to slightly adverse**.

## 7.5 Viewpoint 4 – Amenity Area at Queen Hill Estate

Visual Composition

7.5.1 This VP represents the occupants at Queen Hill Estate. At present, this VP captures the pedestrian level of the estate and adjacent green slopes at the first tier as well as ridgeline and sky view in the background. The proposed residential towers will become a new visual element, although majority of the Proposed Development was screened, overall visual composition to this VP is affected.

Visual Obstruction

7.5.2 From this VP, VSRs are currently enjoying an open view towards the Site. As observed in Figure 5, the presence of the proposed development will partially cover the sky at the top right-hand side of the photomontage, the overall skyline and ridgeline would be affected substantially. However, the view that would be blocked by the proposed Development is just a normal open view without any special or prominent visual resources. The visual obstruction due to proposed Development is moderate.

Effect on Public Viewers

7.5.3 VSRs at this VP only involve a transient stay on normal days. VSRs from this VP can still enjoy a good quality ridgeline and the proposed development will be viewed as part of the townscape of Lung Yuek Tau. In this regard, the VSRs would experience **moderate** visual changes as the visual openness will be affected.

Effect on Visual Resources

7.5.4 The lower portion of the proposed development is partially screened off by the hillside greenery and Tower 1, 2 and 3 would slightly screen off the open sky. Meanwhile, the ridgeline (left-hand side of photomontage) will remain unchanged. The proposed development would have **moderately adverse** impact on the visual resources.

## 7.6 Viewpoint 5 – Amenity Area at Shan Lai Court (about 400m to the southeast of the Site)

Visual Composition

7.6.1 VP 5 is located to the southeast of the Site. It is taken from the amenity area at Shan Lai Court. The proposed development with building heights, i.e., 43-storeys ranging from +150.45mPD to +153.60mPD will be sandwiched by the Queen Hill Estate at +145.0mPD and the planned housing estate at +175mPD as shown in the photomontage presented in Figure 6.

Visual Obstruction

7.6.2 From this VP, the Proposed Development stands next to the existing and planned public housing site. The Proposed Development would screen off minor portion of sky view. However, it should be noted that the building height of the Proposed Development is similar to the existing public housing blocks at +145mPD and is lower than the planned residential development at +175mPD, creating a gradual stepped height profile within the area.

Effect on Public Viewers

7.6.3 This VP represents the public viewers in enjoying the amenity area at Shan Lai Court. The VSRs at this VP would have an urban landscape view with a new cluster of high-rise development. The Proposed Development will blend in well into the existing townscape backdrop. The proposed building separation between Tower 1 and 4 would be a visual relief effectively minimizing the potential "wall effect" of a continuous building façade. The perceived visual change brought about by the Proposed Development is considered to be **slight to moderate**.

Effect on Visual Resources

7.6.4 The proposed Development will screen partially the sky view of the VP and affect the visual openness. With the building separation among buildings that reduces the perceived visual mass, the proposed development would still have **slight to moderately adverse** impacts on the visual resources.

## 7.7 Viewpoint 6 – Kwan Tei Children Playground (about 300m to the east of the Site)

Visual Composition

7.7.1 The existing view comprises the football court, vacant lands and hillside greenery to east of the Site in the first tier while the high-rise public housing estates, the Proposed Development, the planned housing development and extensive sky view could be seen in the background. As shown in **Figure 7**, the upper portion of the proposed Development could be view behind the existing hillside greenery. There is **slight** change to the overall visual composition of the VP.

Visual Obstruction

7.7.2 From this VP, the existing housing estates and the planned housing development are at the backdrop of the Proposed Development. The Proposed Development would screen off portion of Queen Hill Estate and sky view. However, it should be noted that the building height of the Proposed Development is similar to existing public housing development and is also lower than that of the planned housing development, i.e. +175mPD. It is observed that the proposed Development will affect slightly the existing visual openness of VP7.

Effect on Public Viewers

7.7.3 The VSRs at this VP attracts a limited number of users on normal days. The number of users would increase during weekends. The VSRs will have an exposed view to the upper floors of proposed residential towers in a short period of time. The gradual stepped height profile of the Proposed Development, existing public housing estates and the planned housing development has reduced the perceived visual change by the proposed development. The effect on the public viewers would be **Slight**.

Effects of Visual Resources

7.7.4 Only some part of existing Queen Hill Estate and sky view would be screened off by the Proposed Development and thus there would be **slightly adverse** change to the quality and character of the assessment area.

## 7.8 Viewpoint 7 – Footbridge (to the East of the Site) along Castle Peak Road – Lung Yeuk Tau

Visual Composition

7.8.1 VP 7 was taken on elevated footbridge across Castle Peak Road to the west of the Site. VSRs at this VP are occasional passer-by. VSRs at this VP has a panoramic sky view and ridgeline of Pat Sin Leng Country Park. The Proposed Development and the planned housing development could be view behind the existing village houses and roadside greenery along Castle Peak Road and it will become a new and major visual element.

Visual Obstruction

7.8.2 The Proposed Development sits beside the planned residential development and the existing housing buildings. The Proposed Development would change the openness of the sky to a certain extent and would screen off some planned housing development. As observed in **Figure 8**, The sky view and ridgeline of Yuen Tau Shan will be affected and the visual openness will be reduced.

Effect on Public Viewers

7.8.3 Their visual sensitivity is considered **Medium** as VSRs at this VP only involve a transient stay. The residential blocks will be exposed to this VSR. This visual change brought about by the proposed development would be **Moderate** as the visual openness will be affected.

Effect on Visual Resources

7.8.4 The overall skyline and openness of sky of the surrounding area will be moderately affected by the Proposed Development. Some of the planned residential development would be screened off by the Proposed Development. In this regard, there will be **moderate** visual change to the public viewers and thus the visual impact is considered to be **moderately adverse**.

# 7.9 Viewpoint 8 – Jogging Trail at Tsung Shan

### Visual Composition

7.9.1 This VP captures the view of the low-lying development including village houses, open storages, workshops in the foreground, the existing and planned housing developments together with the Proposed Development standing on the foothill of Pat Sin Leng in the middle ground. In the photomontage shown in **Figure 9**, a stepped height profile of the Proposed Development is created against the hilly terrain and supported by a ridgelines in the background. With a compactible building height, the Proposed Development will be in harmony in front of the backdrop.

## Visual Obstruction

7.8.5 From this VP, the view is dominated by the existing public housing estates, namely Queen Hill Estate, Shan Lai Court and the planned housing development. The photomontage in **Figure 9** demonstrated that the Proposed Development would not intrude into the ridgeline of Pat Sin Leng. The view to the ridgeline is preserved and hence the visual obstruction to the ridgeline is negligible.

#### Effect on Public Viewers

7.8.6 The Proposed Development would be perceived as the second layer of the building slightly extending from the existing and planned housing development from VP8. In fact, VSRs can continues to enjoy a good quality of green mountainous backdrop view. Given this VP is a transient one as VSR are passive recreation in nature, their visual sensitivity would be low. The visual change brought about by the proposed development would be **Slight**.

#### Effect on Visual Resources

7.8.7 The Proposed Development would integrate and blend well in the surrounding environment and form a harmonic view. There would be **negligible to slightly adverse** change to the quality and character of the assessment area.

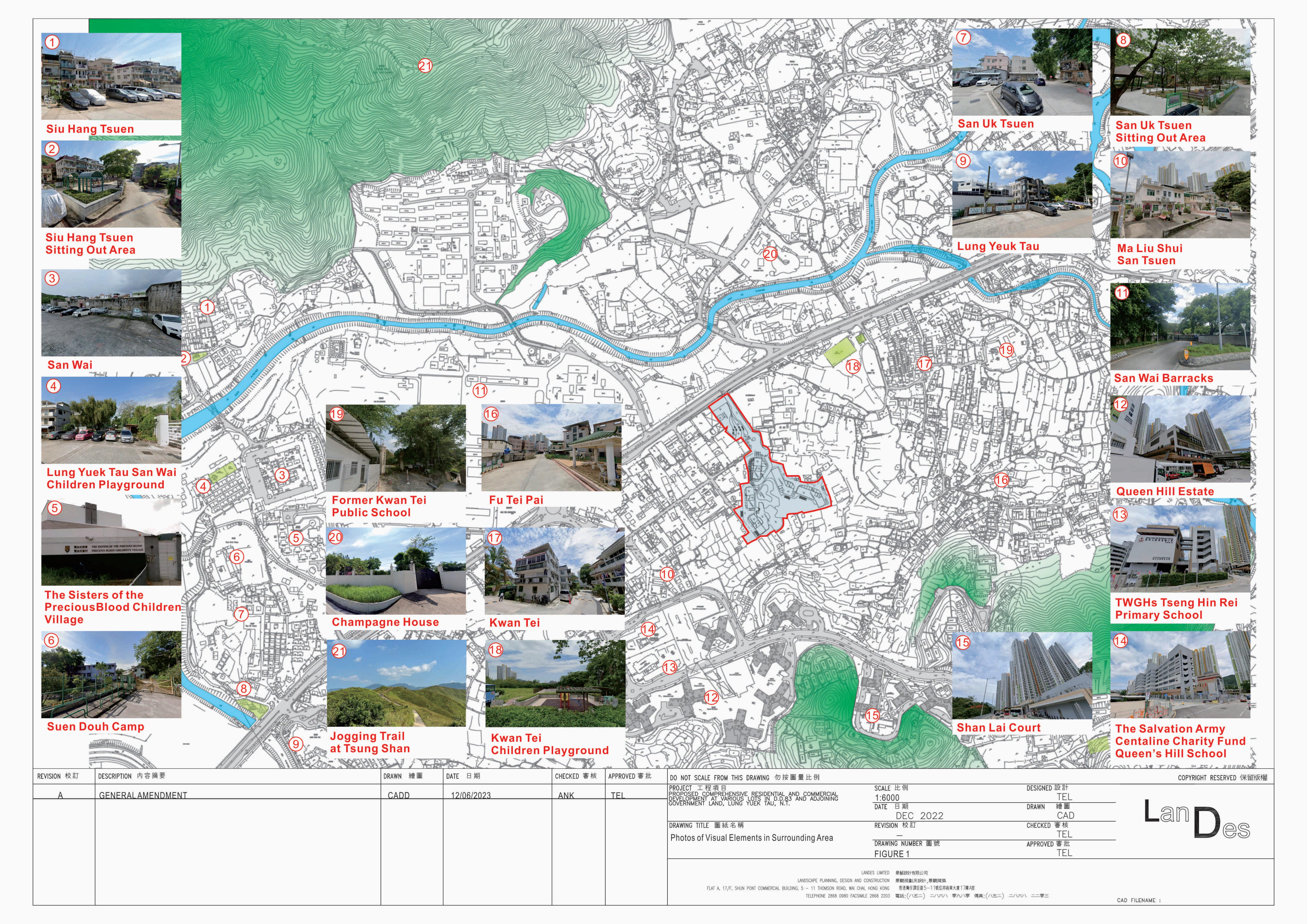
#### 8.0 CONCLUSION

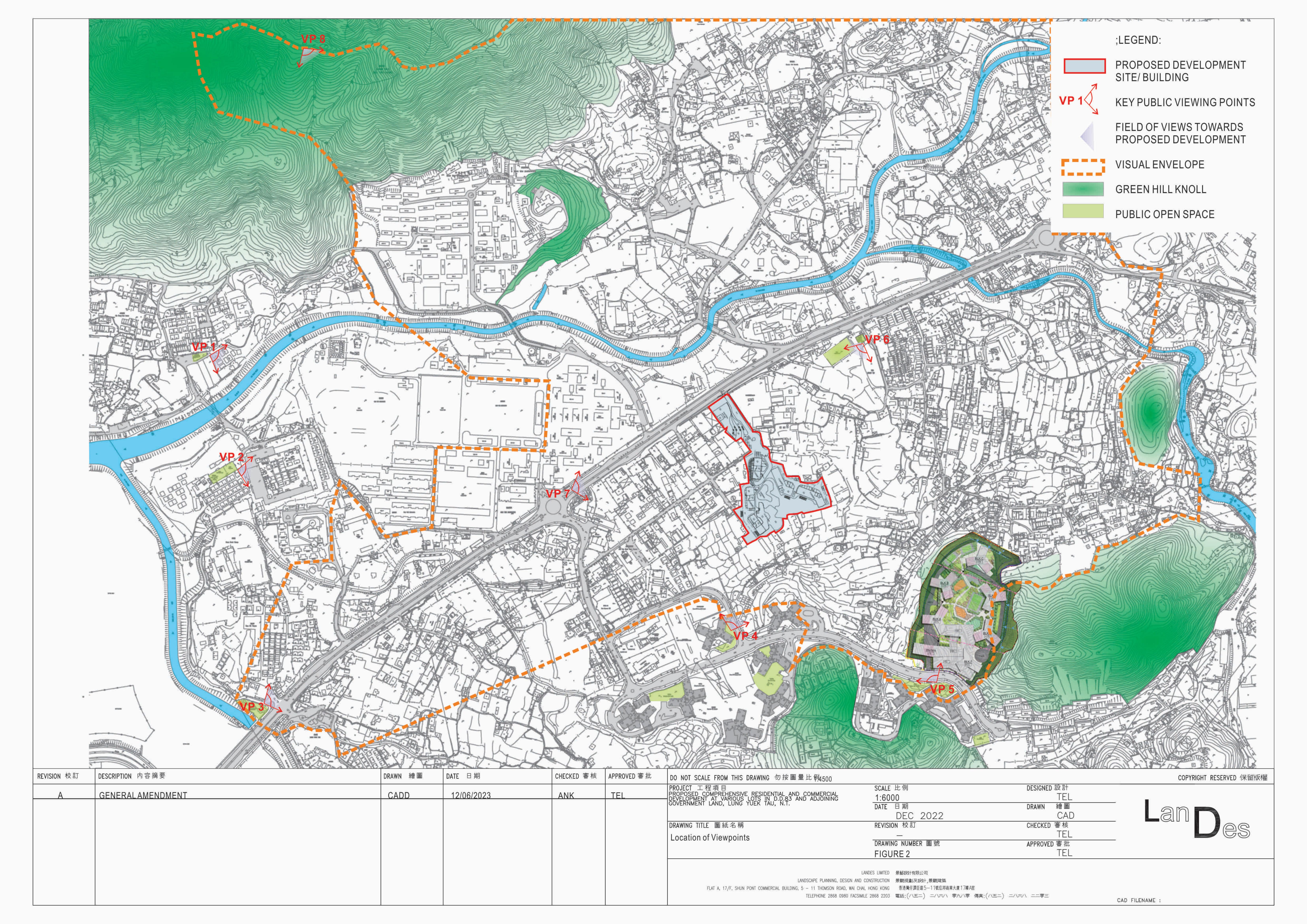
8.1 Based on the analysis on the appraisal of visual impact on Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 4.0** below presents the overall visual impact caused by the proposed development to the VSRs represented in each VP.

Table 4.0 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Visual Impact due to Proposed Development Scheme
VP3	San Uk Tsuen Sitting Out Area	Negligible to Slightly Adverse
VP4	Amenity Area at Queen Hill Estate	Moderately Adverse
VP5	Amenity Area at Shan Lai Court	Slightly to Moderately Adverse
VP6	Kwan Tei Children Playground	Slightly Adverse
VP7	Footbridge (to the East of the Site) along Castle Peak Road – Lung Yeuk Tau	Moderately Adverse
VP8	Jogging Trail at Tsung Shan	Negligible to Slightly Adverse

- 8.2 The proposed development has provided sensitive mitigation measures like careful building disposition and building separation with the surrounding development. This helps to improve the visual permeability and visual openness and enhance the visual experience of the VSRs.
- 8.3 The visual change to VSRs represent by VP3: San Uk Tsuen Sitting Out Area, VR6: *Kwan Tei Children Playground* and VP 8: *Jogging Trail at Tsung Shan* are **negligible to slightly adverse** and **slightly adverse** respectively. Besides, the Proposed Development will affect the visual openness and obstruct the skyline for VP5: Amenity Area at Shan Lai Court. The visual change for this VSR will be **slightly to moderately adverse**. VP4: Amenity Area at Queen Hill Estate and VP7: Footbridge (to the East of the Site) along Castle Peak Road Lung Yeuk Tau is located in short distance and the VSRs is in transient nature, the visual impact to these VSRs is **moderately adverse**.
- This VIA therefore concludes that resultant overall visual impact of the proposed development at the Site would be "negligible to slightly adverse" to "moderately adverse" in terms of visual impact. The proposed development will in overall terms have some negative visual effects to most of the identified key public view points.





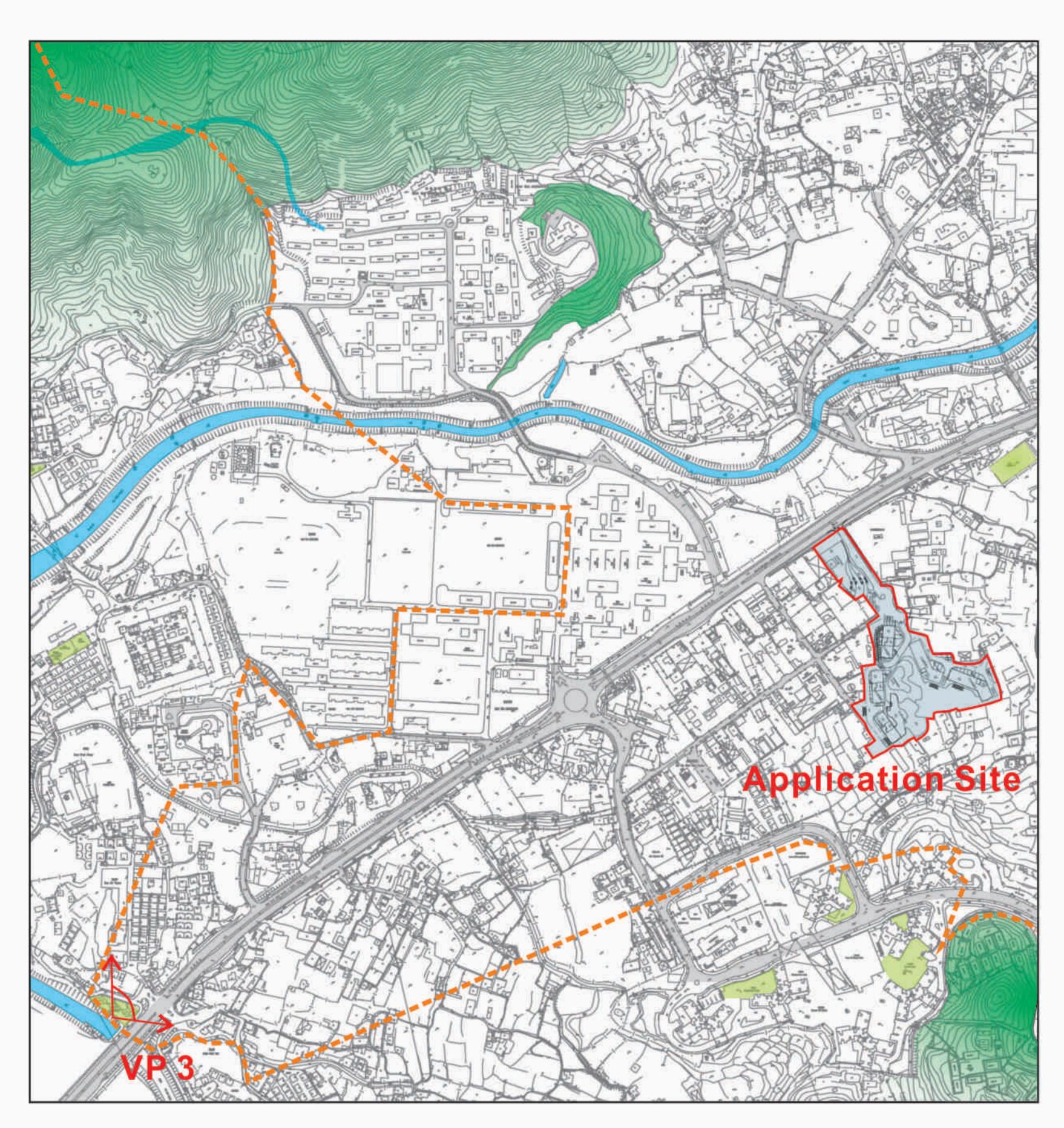


VP 1: Siu Hang Tsuen Sitting Out Area



VP 2: Lung Yuek Tau San Wai Children Playground

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						FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI	LANDES LIMITED 景藝設計有限公司 AND CONSTRUCTION 景観規劃及設計,景観建築 CHAI, HONG KONG 香港灣仔譚臣道5-11號信邦商業大廈17樓A室 CSIMILE 2868 2203 電話:(ハ五二) 二ハ六ハ 零九八零 傳真:(	(八五二) 二八六八 二二零三	cad filename : FIGURE 3



Key Plan

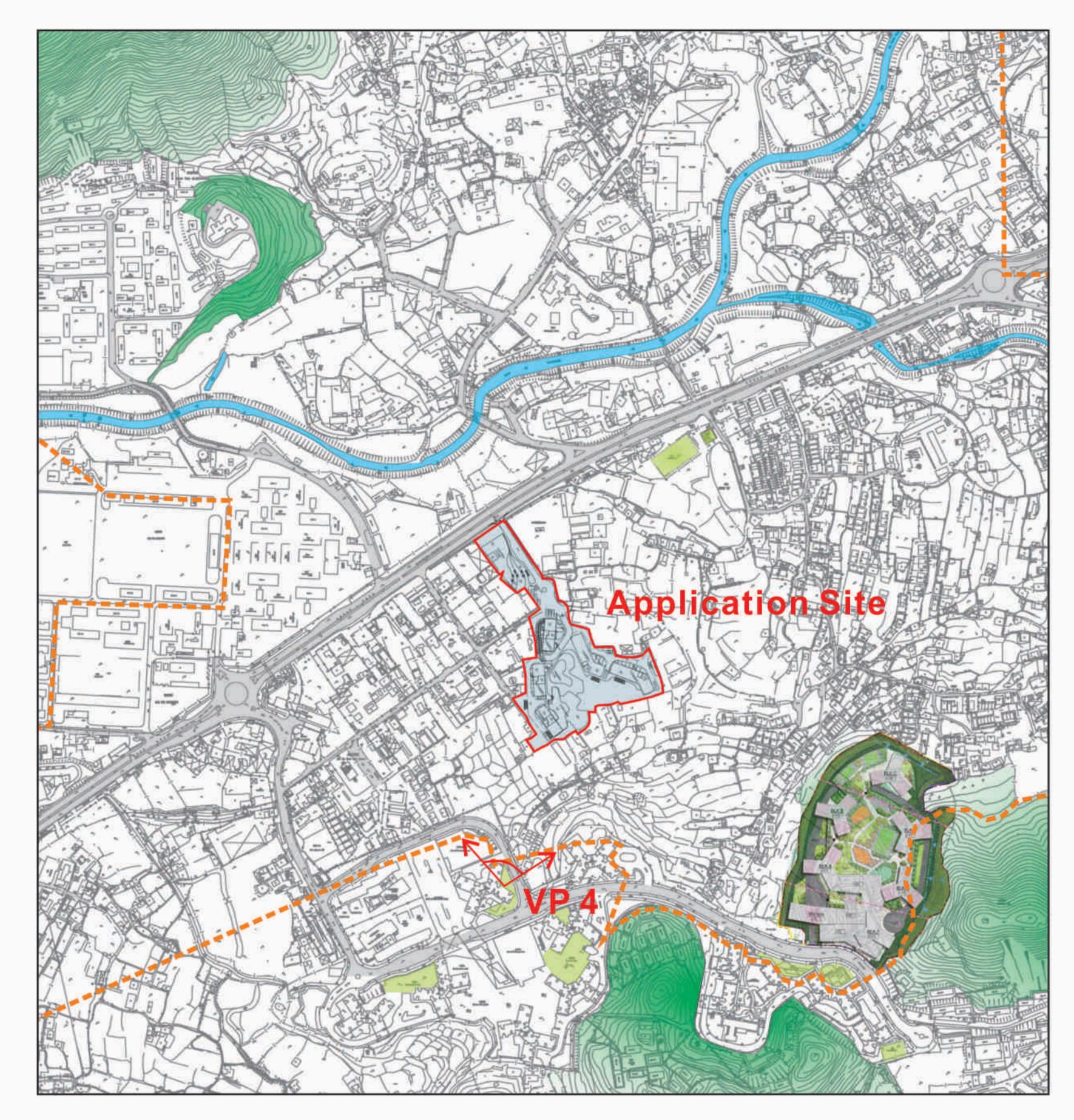


VP 3: View looking towards the Subject Site from San Uk Tsuen Sitting Out Area (Existing Situation)



VP 3: View looking towards the Subject Site from San Uk Tsuen Sitting Out Area (with Proposed Scheme)

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						DRAWING TITLE 圖紙名稱	REVISION 校訂	CHECKED 審核	
						Viewpoint 3: San Uk Tsuen Sitting Out Area	DRAWING NUMBER 圖號	TEL APPROVED 審 批	
							FIGURE 4	TEL	
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						TELEPHONE 2868 0980 FA	ACSIMILE 2868 2203 電話:(ハ五二) ニハベハ 零九八零 傳	真:(八五二) 二八六八 二二零三	CAD FILENAME : FIGURE 4



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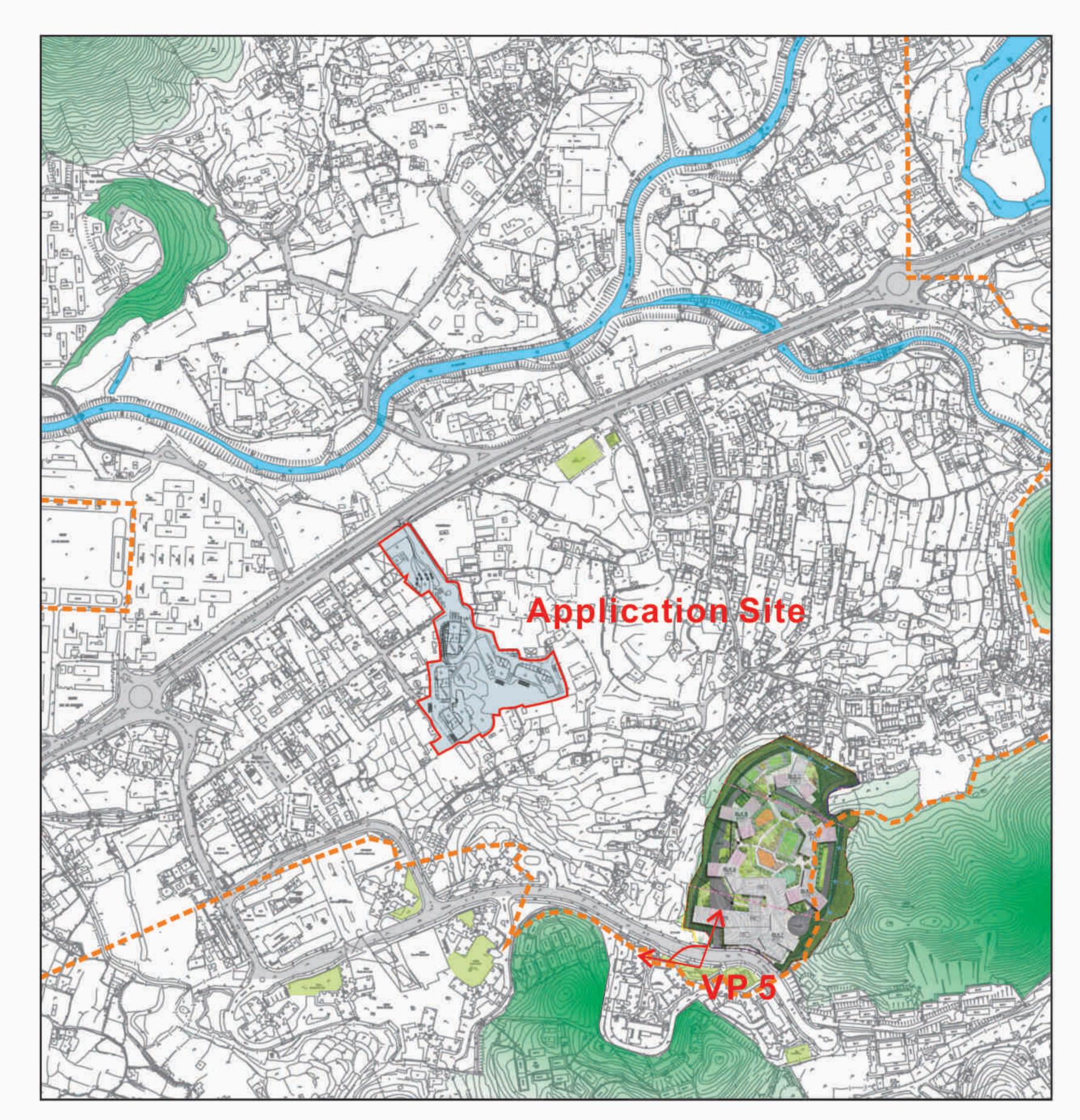


VP 4: View looking towards the Subject Site from Amenity Area at Queen Hill Estate (Existing Situation)



VP 4: View looking towards the Subject Site from Amenity Area at Queen Hill Estate (with Proposed Scheme)

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						DRAWING TITLE 圖紙名稱	REVISION 校訂	CHECKED 審核	
						Viewpoint 4: Amenity Area at Queen Hill Estate	_	TEL	
							DRAWING NUMBER 圖號 FIGURE 5	APPROVED 審 批 TEL	
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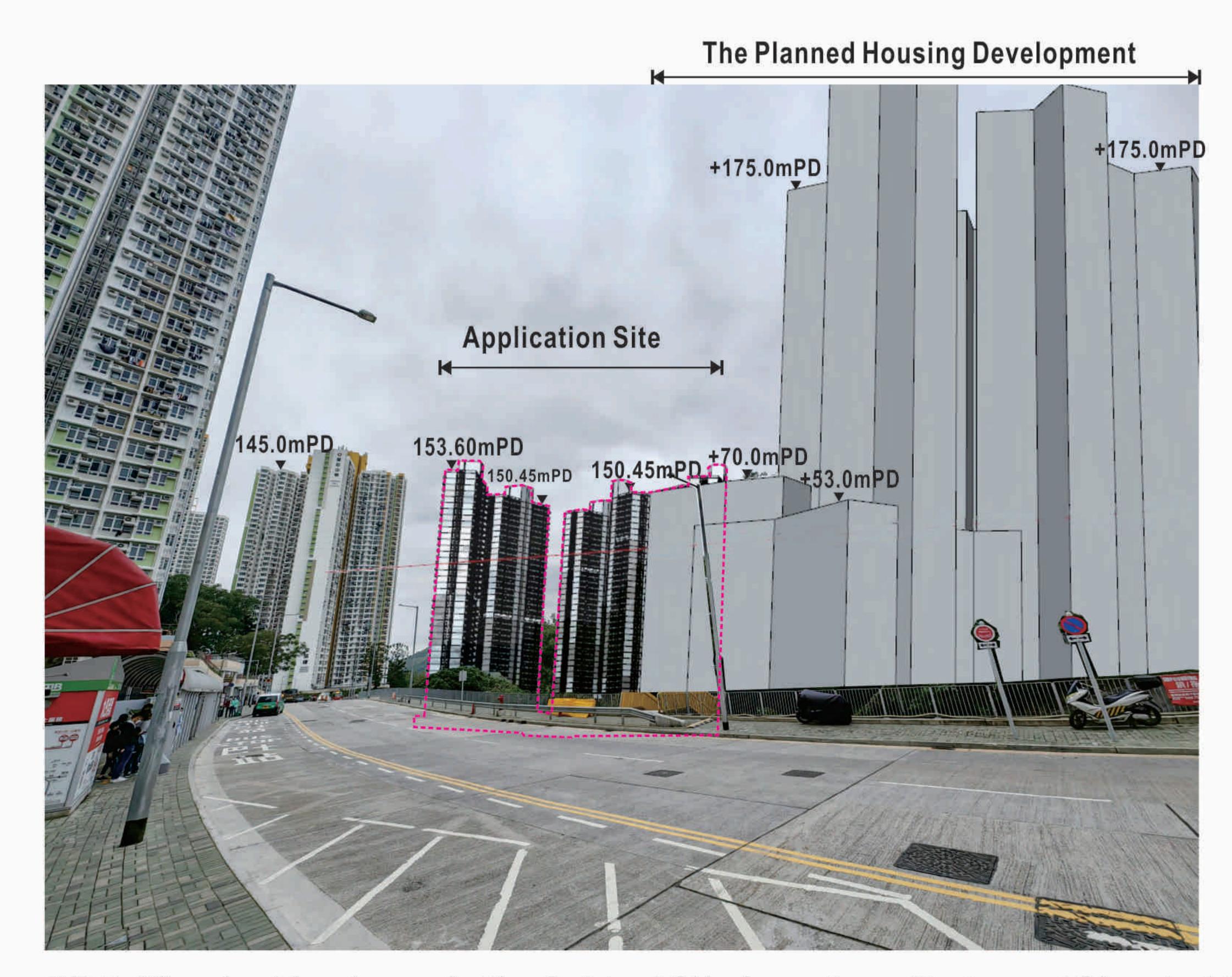


Key Plan

# The Planned Housing Development

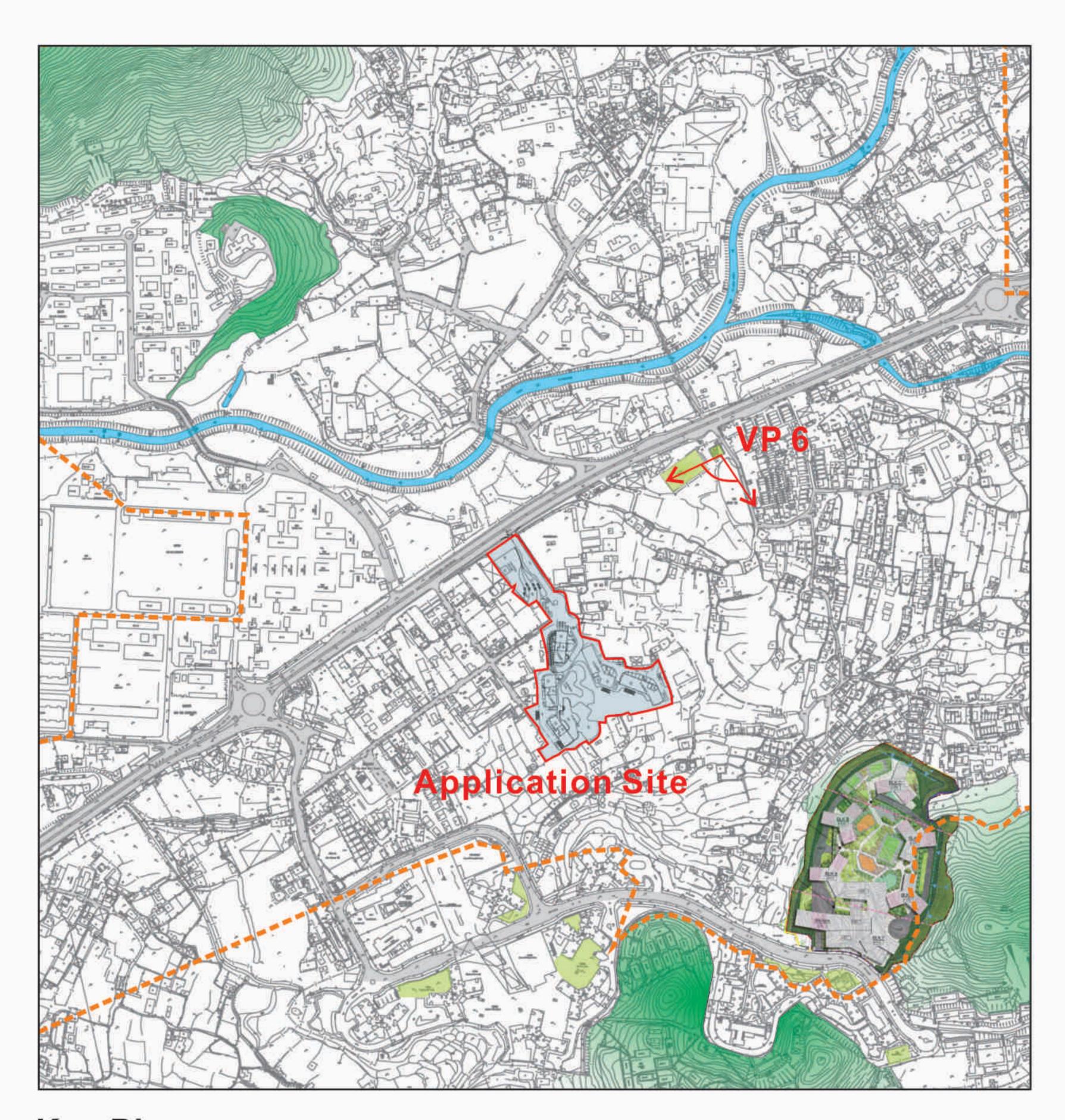


VP 5: View looking towards the Subject Site from Amenity Area at Shan Lai Court (Existing Situation)

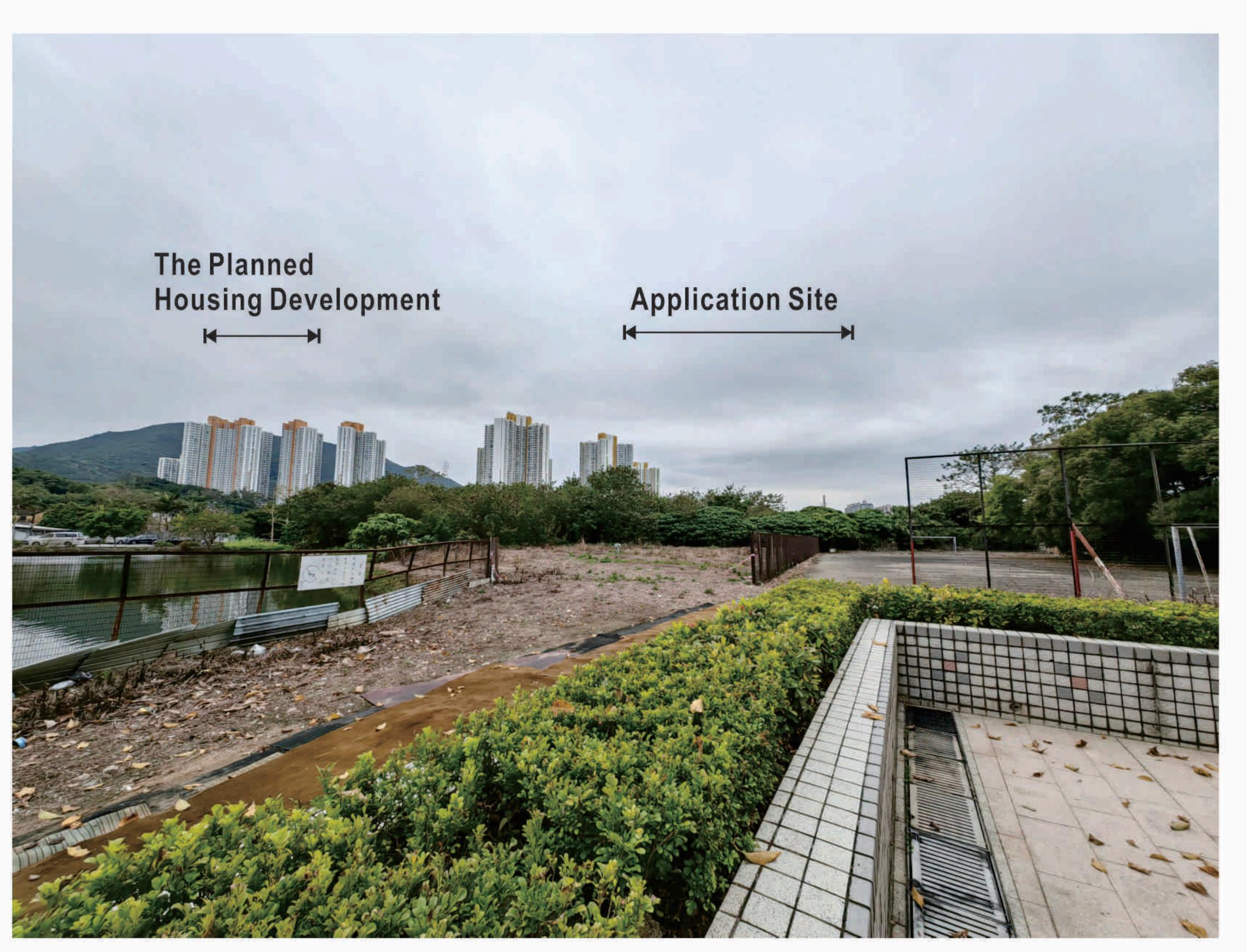


VP 5: View looking towards the Subject Site from Amenity Area at Shan Lai Court (with Proposed Scheme)

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						Viewpoint 5: Amenity Area at Shan Lai Court	DRAWING NUMBER 圖號	ートレー APPROVED 審 批	
							FIGURE 6	TEL	
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						TELEPHONE 2868 0980 FA	ACSIMILE 2868 2203 電話:(ハ五二) ニハケハ 零九八零 傳	真:(八五二) 二八六八 二二零三	CAD FILENAME : FIGURE 6



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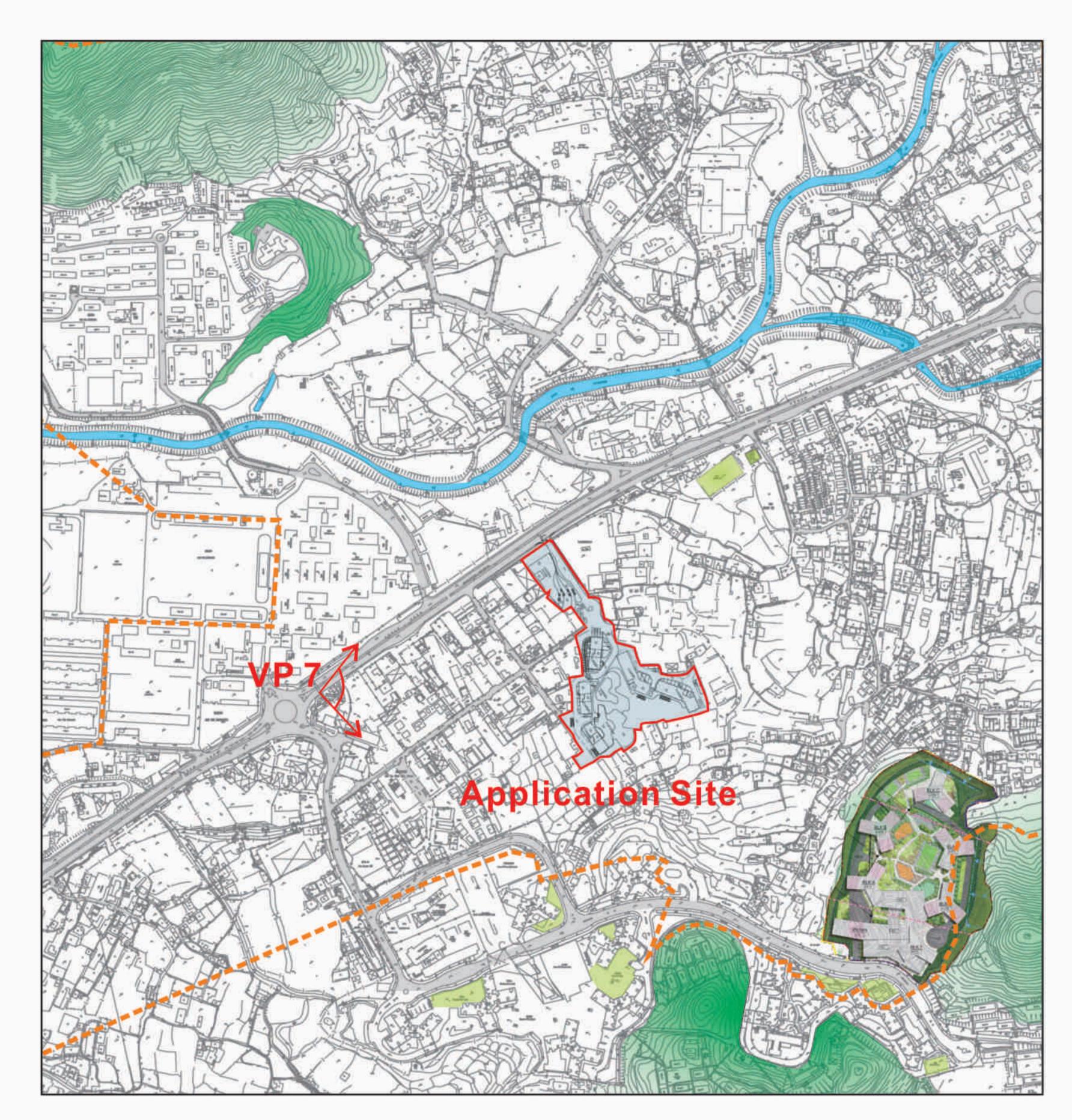


VP 6: View looking towards the Subject Site from Kwan Tei Children Playground (Existing Situation)

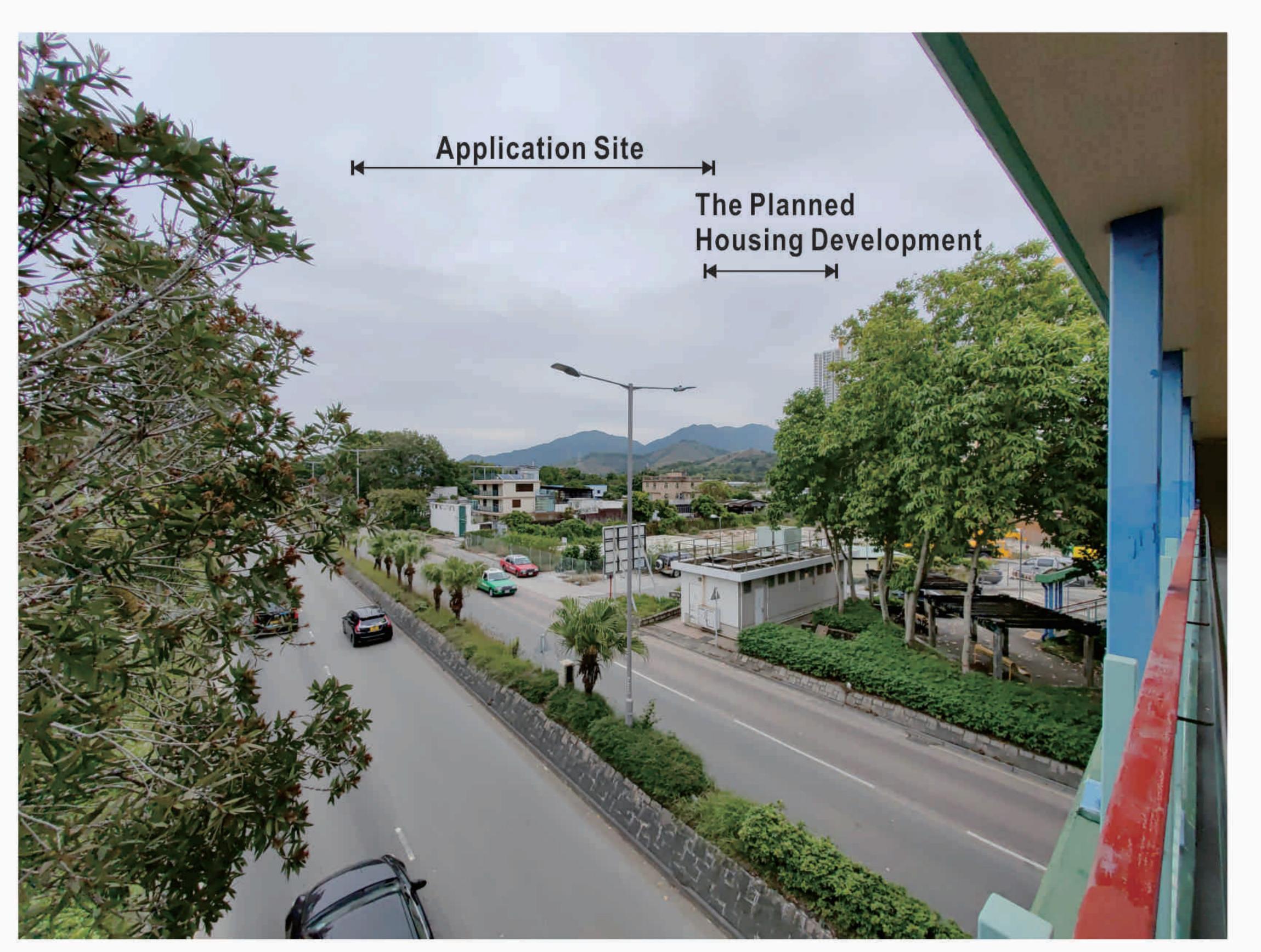


VP 6: View looking towards the Subject Site from Kwan Tei Children Playground (with Proposed Scheme)

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						DRAWING TITLE 圖紙名稱	REVISION 校訂	CHECKED 審核	
						Viewpoint 6: Kwan Tei Children Playground	DRAWING NUMBER 圖號	APPROVED 審 批	
							FIGURE 7		=
						FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI			
						TELEPHONE 2868 0980 FAC	CSIMILE 2868 2203 電話:(ハ五二) 二ハ六ハ 零九八零 傳	真:(八五二) 二八六八 二二零三	CAD FILENAME: FIGURE 7



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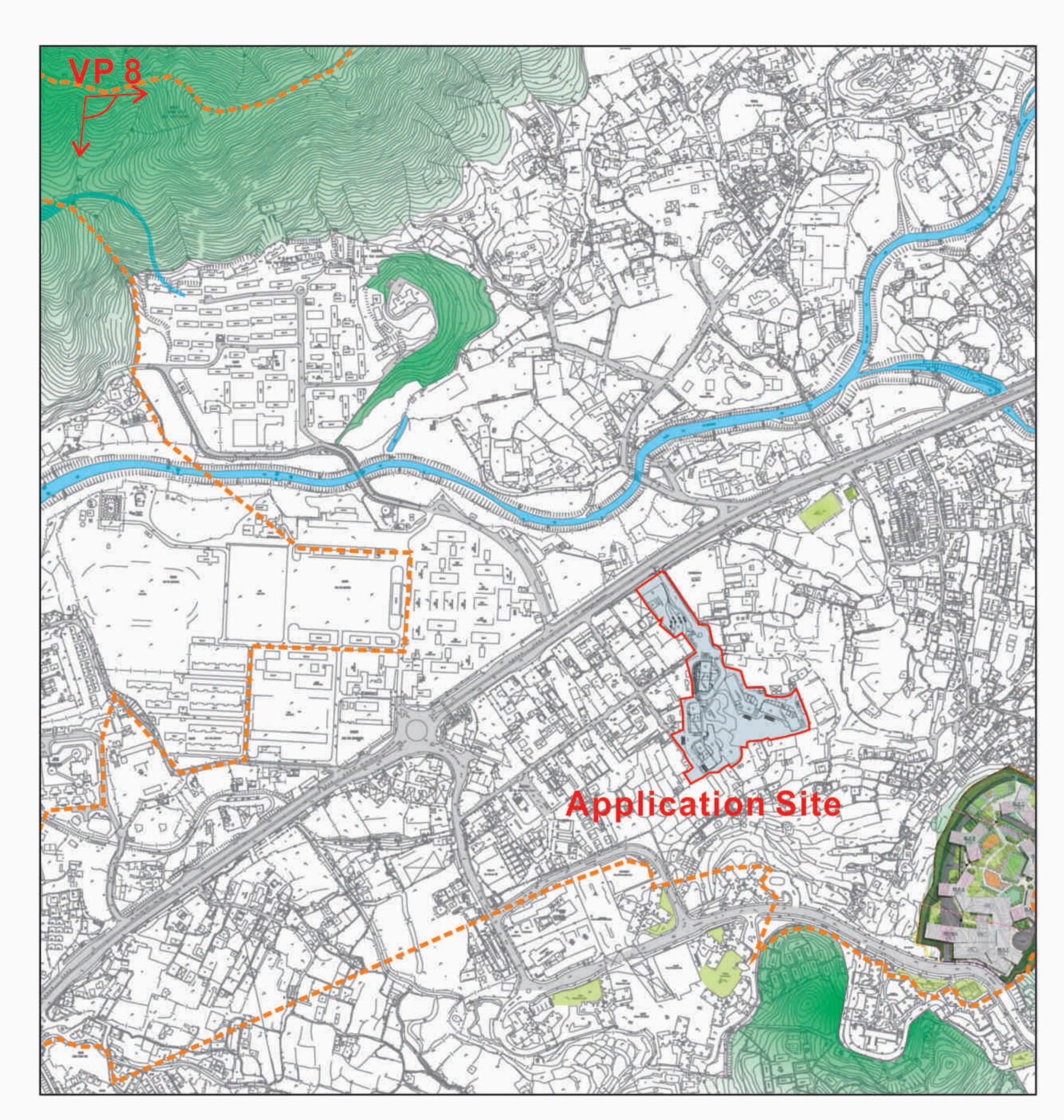


VP 7: View looking towards the Subject Site from Footbridge (to the East of the Site) across Castle Peak Road - Lung Yeuk Tau (Existing Situation)

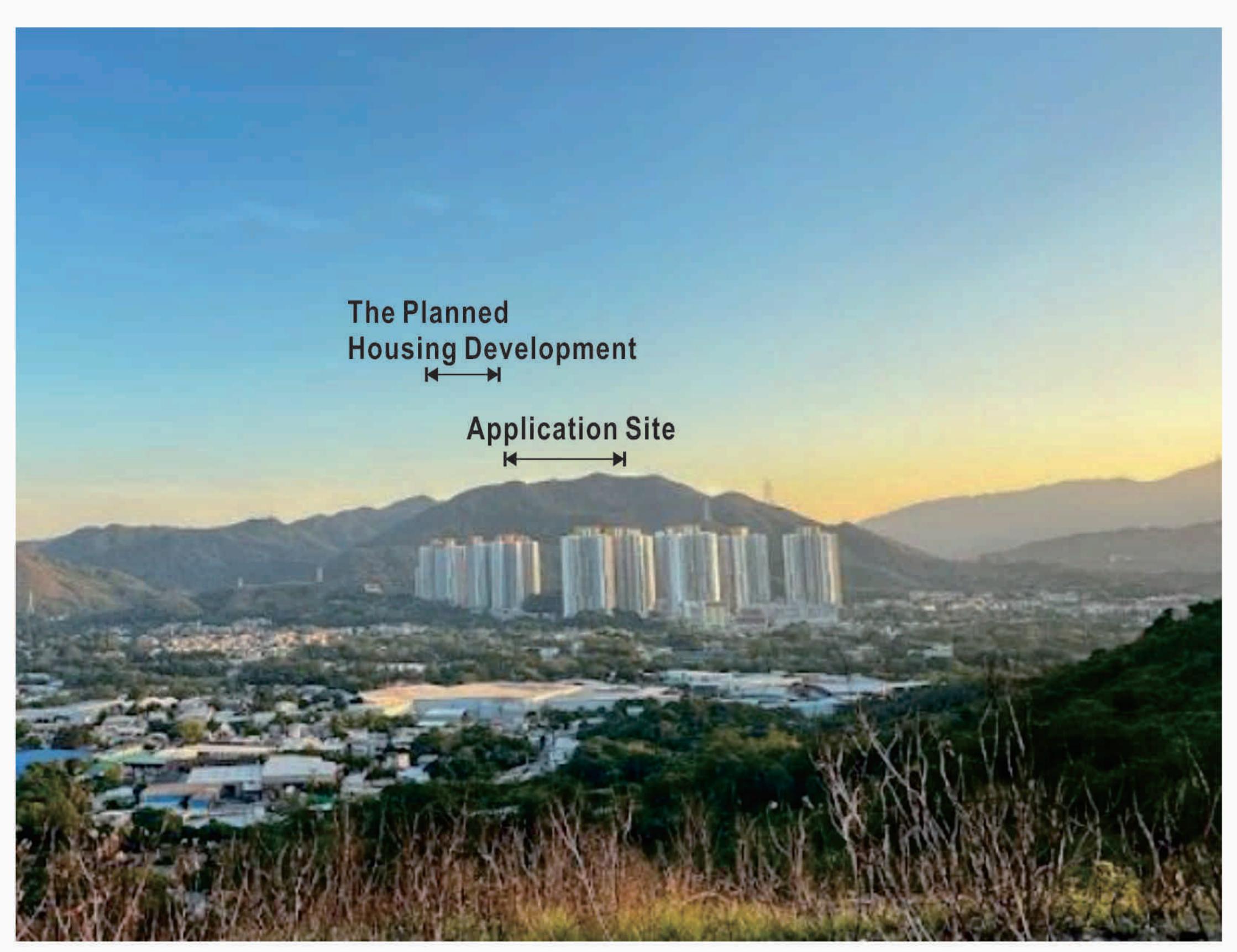


VP 7: View looking towards the Subject Site from Footbridge (to the East of the Site) across Castle Peak Road - Lung Yeuk Tau (with Proposed Scheme)

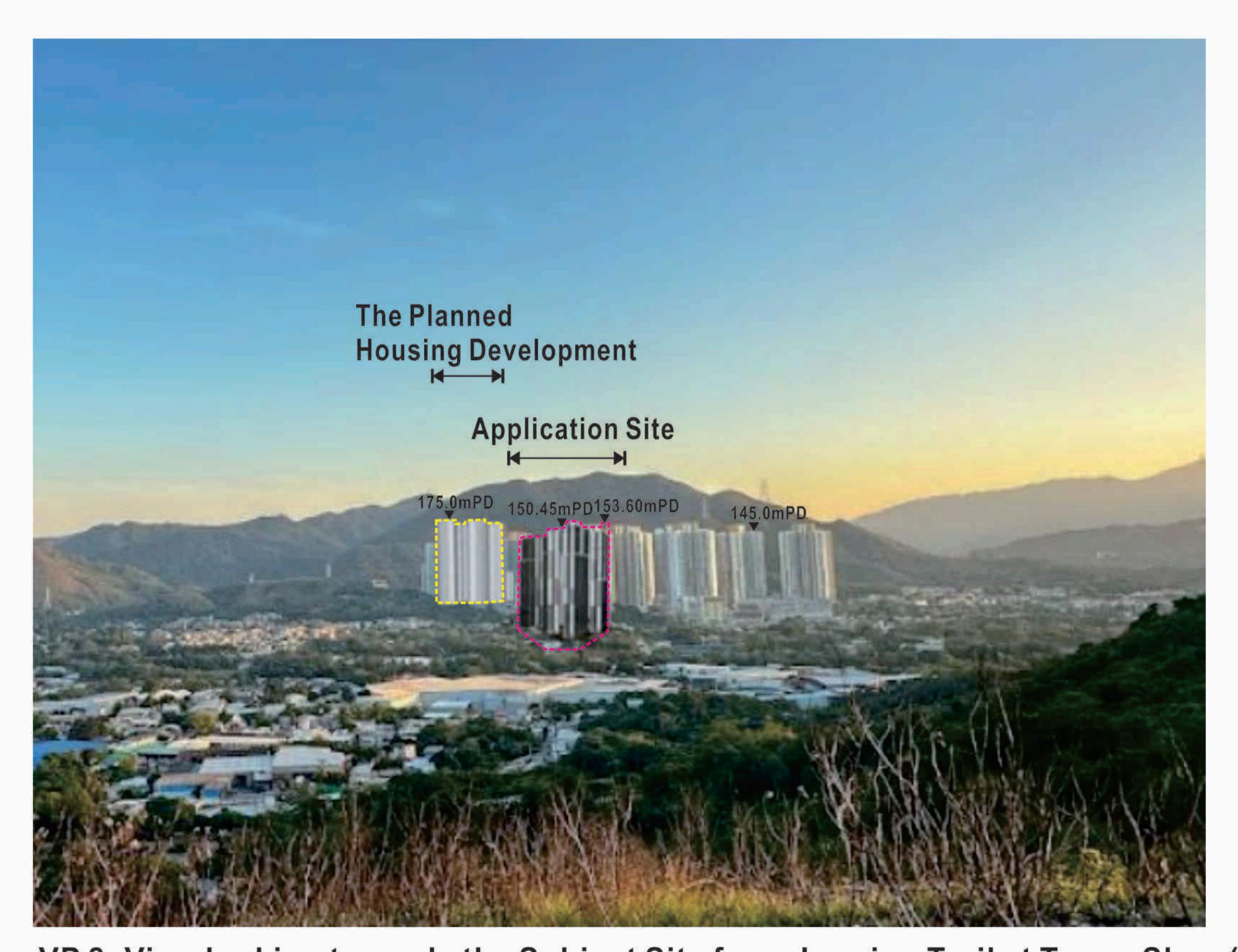
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						Viewpoint 7: Footbridge (to the East of the Site) across Castle Peak Road - Lung Yeuk Tau	DRAWING NUMBER 圖號 FIGURE 8	APPROVED 審批 TEL	
						LANDSCAPE PLANNING, DESIGN AND CO FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI,	IDES LIMITED 景藝設計有限公司 ONSTRUCTION 景觀規劃及設計,景觀建築	ニハベハ 二二零三	CAD FILENAME: FIGURE 8



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VP 8: View looking towards the Subject Site from Jogging Trail at Tsung Shan (Existing Situation)



VP 8: View looking towards the Subject Site from Jogging Trail at Tsung Shan (with Proposed Scheme)

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							DEC 2022	DRAWN 繪圖 CAD	
						DRAWING TITLE 圖紙名稱 Viewpoint 7: Jogging Trail at Tsung Shan	REVISION 校訂	CHECKED 審核	
							DRAWING NUMBER 圖號	APPROVED 審 批	
							FIGURE 9		
						LANDES LIMITED 景藝設計有限公司  LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景観規劃及設計,景観建築  FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔譚臣道5-11號信邦商業大廈17樓A室  TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(ハ五二) ニハベハ 零九八零 傳真:(ハ五二) ニハベハ 二二零三  CAD FILENAME: FIGURE 9			
									CAD FILENAME: FIGURE 9