

Enclosure | 6

Replacement pages of revised Visual Impact Assessment

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 **Tai Leng Pei** 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**.



VP 1: Siu Hang Tsuen Sitting Out Area



VP 2: Lung Yuek Tau San Wai Children Playground

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	COPYRIGHT RESERVED 保留版權	
A	GENERAL AMENDMENT	CADD	16/08/2023	ANK	TEL	PROJECT 工程項目 PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.	SCALE 比例 DATE 日期 DEC 2022	DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL
						DRAWING TITLE 圖紙名稱 Unsuitable Selected Viewing Points (VP 1 and VP 2) for VIA FIGURE 3		
						LANDES LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔康翠道5-11號怡和商業大廈17樓A室 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三		
							CAD FILENAME : FIGURE 3	



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

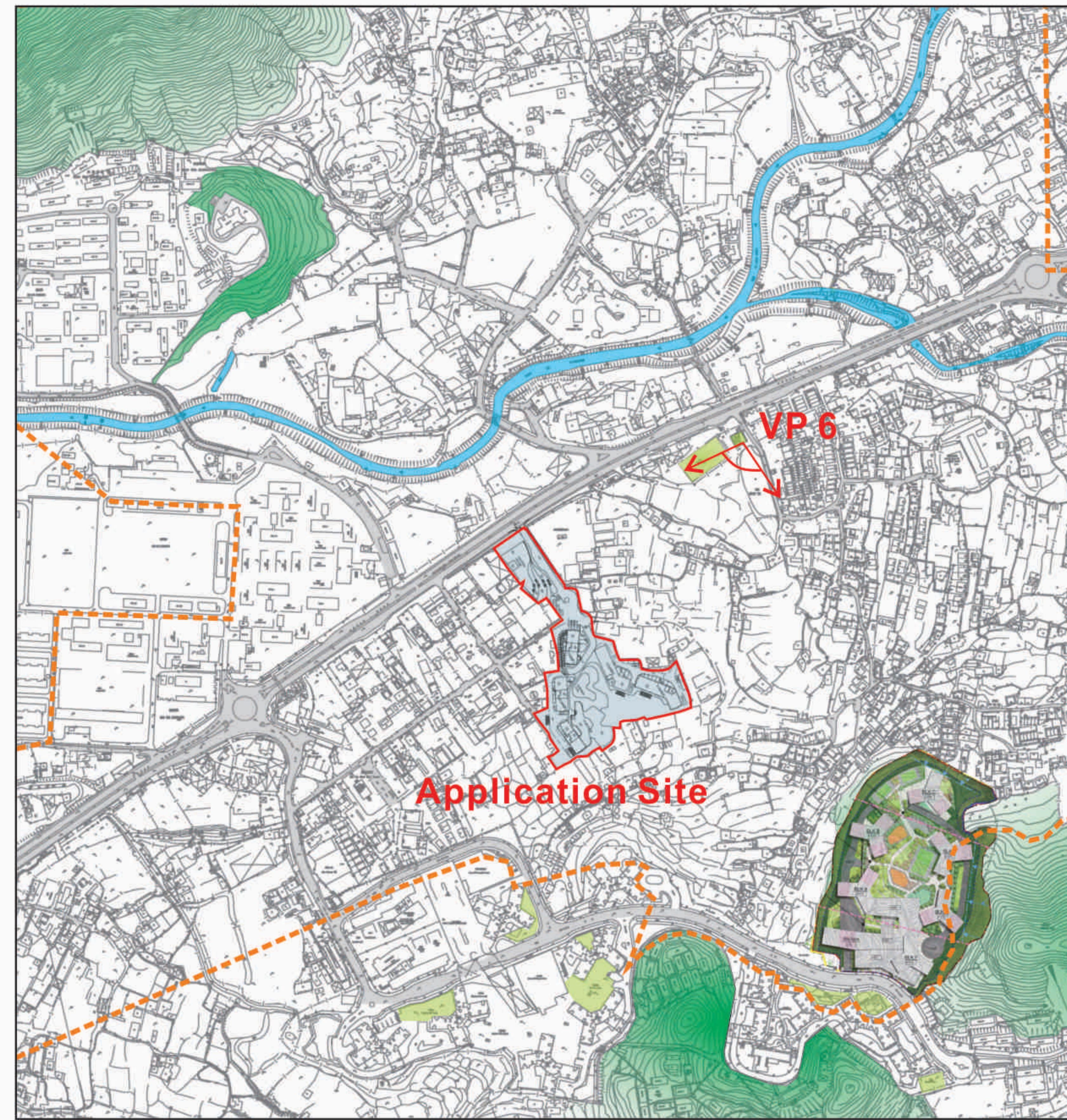
Key Plan



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

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	12/06/2023	ANK	TEL	PROJECT 工程項目 PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.	DATE 日期 DEC 2022	DRAWN 繪圖 CAD	
B	GENERAL AMENDMENT	CADD	16/08/2023	ANK	TEL	DRAWING TITLE 圖紙名稱 Viewpoint 4: Amenity Area at Queen Hill Estate	REVISION 校訂 B	CHECKED 審核 TEL	
						DRAWING NUMBER 圖號 FIGURE 5	APPROVED 審批 TEL		
						LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG TELEPHONE 2868 0980 FACSIMILE 2868 2203	景聯設計有限公司 景觀規劃及設計, 景觀建築 香港灣仔康翠道5-11號怡康商業大廈17樓A室 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三		





Key Plan



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)

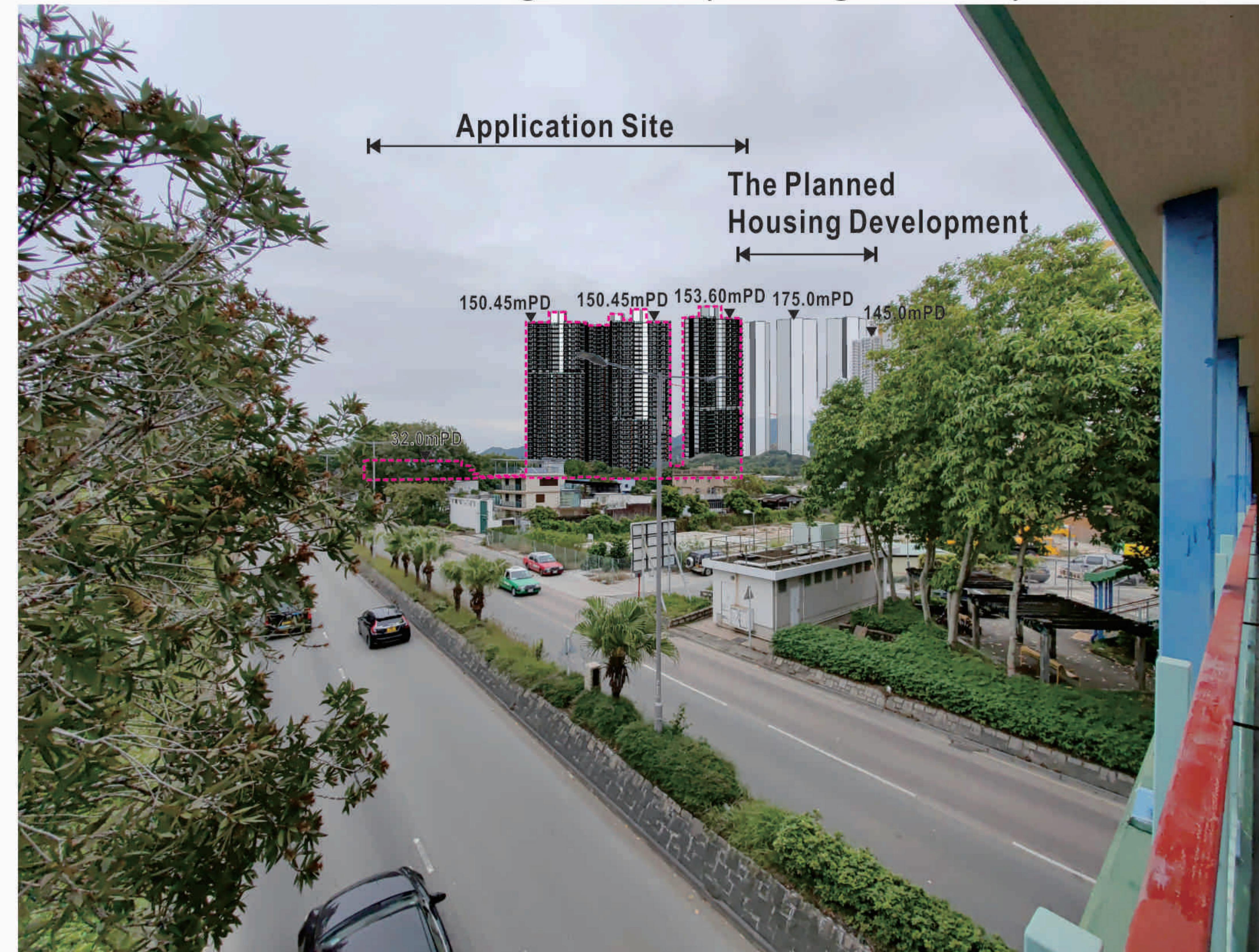
REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	12/06/2023	ANK	TEL	PROJECT 工程項目 PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.83 AND ADJOINING GOVERNMENT LAND, LUNG YUER TAU, N.T.	SCALE 比例	DESIGNED 設計 TEL	
B	GENERAL AMENDMENT	CADD	16/08/2023	ANK	TEL	DRAWING TITLE 圖紙名稱 Viewpoint 6: Kwan Tei Children Playground	DATE 日期 DEC 2022	DRAWN 繪圖 CAD	
						DRAWING NUMBER 圖號 FIGURE 7	REVISION 校訂 B	CHECKED 審核 TEL	
						LANDES LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔康翠道5-11號怡和商業大廈17樓A室 TELEPHONE 2868 0980 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二零三			CAD FILENAME : FIGURE 7



Key Plan



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)

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計
A	GENERAL AMENDMENT	CADD	12/06/2023	ANK	TEL	PROJECT 工程項目 PROPOSED COMPREHENSIVE RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT VARIOUS LOTS IN D.D.83 AND ADJOINING GOVERNMENT LAND, LUNG YUEK TAU, N.T.	SCALE 比例	DESIGNED 設計 TEL
B	GENERAL AMENDMENT	CADD	16/08/2023	ANK	TEL		DATE 日期 DEC 2022	DRAWN 繪圖 CAD
						DRAWING TITLE 圖紙名稱 Viewpoint 7: Footbridge (to the East of the Site) across Castle Peak Road - Lung Yeuk Tau	REVISION 校訂 B	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 FIGURE 8	APPROVED 審批 TEL
						LANDS LIMITED 景聯設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計, 景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔康翠道5-11號怡輝商業大廈17樓A室 TELEPHONE 2868 0980 FACSIMILE 2868 2263 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二二三		

