LCH Planning and Development
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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

Visual Impact Assessment

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1 INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare this visual impact assessment (VIA) on its behalf for proposing amendment (hereinafter referred to as the "Prop**osed Amendment**") to the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28 ("**Approved Ma On Shan OZP**") under Section 12A of the Town Planning Ordinance ("**the Ordinance**") at 16 Po Tai Street, Ma On Shan (refers to **Figure 1**) (hereinafter referred to as the "**Application Site**" / "**the Site**") in order to implement the redevelopment project.

1.1.2 The Application Site falls within areas zoned as "Commercial" ("C"), "Open Space" ("O") and area shown as 'Road' on the Approved Ma On Shan OZP (**Diagram 1** below)[1]. The Proposed Amendment involves rezoning the Application Site from "Commercial" to "Residential (Group A)13" ("R(A)13") for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) (CCC) Uses (hereinafter referred to as the "**Proposed Development**").

1.1.3 This Visual Impact Assessment is prepared with reference to the Town Planning Board Guidelines No. 41A (TPG PG-No. 41A) on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board published and revised by the Town Planning Board (Board) in July 2010 and January 2026 respectively. According to the Guidelines, a VIA is required when "*the proposal involves 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 viewing points, or where the proposal may affect existing visually sensitive areas, visual amenities and visual resources on-site or off-site enjoyed by the public due to its nature, scale, location, visual prominence, design or relationship to the site context*".

1.1.4 Given the Proposed Development has been developed based on the requirements under the Approved Ma On Shan OZP, this VIA is therefore submitted to evaluate the visual compatibility of the Proposed Development with the surrounding built environment, as well as the degree and significance of any anticipated visual impacts on public viewers from key public viewing points. The assessment aims to demonstrate that the Proposal will not result in major adverse visual impact within the existing and planned development context, therefore

[1] The Application Site area follows entirely the lot boundary of STTL No. 482 which was tendered by Government in 2013. Minor portions of the Application Site falls onto "Open Space" ("O") zone (0.22% of total application site area) and area shown as 'Road' (1.42% of total application site area). The minor encroachment onto the "O" zone and area shown as 'Road' can be regarded as minor boundary adjustment as provided for in the covering Notes of the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28. In this regard, it is considered that the Application Site falls within an area zoned "Commercial" zone only, and the minor encroachment are not included in the Planning Assessment Report.

facilitating the Town Planning Board's consideration and approval of the application.

1.1.5 It shall be noted that this VIA is conducted by comparing the Proposed Development against a scenario both with and without the items requiring planning approval, along with the corresponding mitigation measures.



Diagram 1 Extract of Approved Ma On Shan Outline Zoning Plan No. S/MOS/28
(Source: Town Planning Board, HKSAR Government)

2 THE INDICATIVE SCHEME

2.1 Indicative Development Scheme

2.1.1 The Application Site covers an area of about 5,090 square metres ("sq. m.") and involves two 21-storey residential blocks on top of a 5-storey commercial podium, including a 1-storey of basement carpark.

2.1.2 The Application Site abuts Sai Sha Road and Po Tai Street. Current vehicular access to the Application Site is by Po Tai Street (refers to **Figure 1**).



Diagram 2 Existing Condition of Application Site

2.1.3 **Figure 2** illustrates the location of the Application Site and its immediate vicinity.

2.1.4 Key development parameters of the Proposed Development are summarised in **Table 1** below, and the indicative architectural drawings of the Proposed Development is shown in **Appendix 1**. Please also refer to the Supporting Planning Statement of the Proposed Development for the detailed proposal.

Site Area (about)	5,090 sq.m.
Gross Floor Area (about) - Domestic - Non-domestic	35,579.1 sq.m. - 25,450 sq.m. - 10,129.1 sq.m. (including 1,007.82 sq.m. for 100-place Child Care Centre (CCC))
Plot Ratio (about) - Domestic - Non-domestic	6.99 - 5 - 1.99
Site Coverage (about) - Domestic - Non-domestic	 - 33.3% (above 15m) - 60% (above 15m)
Maximum Building Height (BH) (about)	Not exceeding 100mPD
No. of Blocks	2
No. of Storeys	26 (including 1-level of basement)
No. of Units*	540
Estimated Population	About 1,458
No. of Parking Spaces - Private car - Motorcycle - Bicycle	206 - 156 (95 for residential; 61 for retails) - 14 (7 for residential; 7 for retails) - 36 (for residential)
No. of Loading/Unloading Bay	14 (7 HGVs and 7 LGVs#)
No. of Lay-by - Private Car - Taxi or Private Car - Coach	7 - 4 (for CCC) - 1 (for CCC) - 2 (for CCC)
Private Open Space Provision	Not less than 1,458 sq.m.
Expected Completion Year	2035

Remarks:
* Assume person per flat of 2.7.
# HGV refers to Heavy Goods Vehicle; and LGV refers to Light Goods Vehicle.

Table 1 Development Parameters of the Indicative Scheme

2.1.5 The development proposal involves 540 nos. of residential flats with support of commercial space cum a 100-place standalone child care centre (CCC) in the 2nd floor (podium). Physical segregation for the flats, commercial, CCC uses will be provided through separate entrances, lift lobbies and staircases.

2.1.6 The proposed maximum building height (BH) would not exceed the 100mPD building height restriction (BHR) and the proposed site coverage shall comply with the Buildings Ordinance (BO) (Cap. 123).

2.1.7 The Proposed Development is expected to accommodate about 1,458 residents (2.7 person per household), thus not less than 1,458 sq.m. of private open space will be provided in the Proposed Development. Communal Sky Garden with landscape design and recreation facilities at 5/F will be exclusively for enjoyment of the future residents.

Aboveground Car Park

2.1.8 The Proposed Development will provide car parking facilities comprising a basement-level car park and one aboveground car park floor on the 3/F. The lower ground floors are reserved for non-domestic use, and hence, the aboveground car park floor is designed on the 3/F.

2.1.9 In accordance with Regulation 23(3)(a) of the Building (Planning) Regulations (B(P)R) and Practice Note Issue No. 9/2025 Gross Floor Area Exemption Arrangement for Aboveground Parking Spaces in Private Development (LAO PN No. 9/2025), provision of aboveground parking spaces in any floors other than the two floors (together with ancillary areas such as reasonable driveways, ramps, lift shafts, lobbies and staircases serving them) shall be 100% disregarded from GFA calculation. Thus, the proposed aboveground carpark can be fully excluded from GFA computation under both the BO and the applicable lease conditions.

2.1.10 To avoid any interface problem between residential and non-residential uses, building designs include the provision of separate car parking facilities is adopted, in which the basement-level car park is intended for non-domestic portion (including CCC) and one aboveground car park floor on the 3/F is mainly intended for the future residents. Other building designs for physical segregation including the provision of separate access/entrance/lift lobbies/staircases are also proposed.

2.1.11 To ensure the Proposed Development is visually compatible to the surrounding environment, design of ramp has been incorporated with the green space on 2/F and 3/F so as to provide sufficient landscape treatment along the boundary and to minimize the potential visual impact of the built form.

Provision of Sufficient Retail Space and Social Welfare Facility

2.1.12 Considering that the Application Site is situated in a residential neighbourhood, commercial and social welfare facility will be provided in the Indicative Development Scheme. It will provide a total of non-domestic GFA of about 10,129.1 sq.m., in which GFA of about 9,121.28 sq.m. is designed for retail floor spaces and about 1,007.82 sq.m. is designed for social welfare facility (Child Care Centre) (CCC). These retail and social welfare facilities will serve the existing and the future local community.

2.1.13 In view that there is no CCC in the close vicinity, the Indicative Scheme is proposed to provide a CCC as the social welfare facility (refers to the indicative architectural drawings of the Proposed Development shown in **Appendix 1**). The proposed CCC will be operated in daytime only and the service hour will be subjected to the decision of future operator. The CCC is particularly proposed with thoughtful consideration of the anticipated demand for serving the existing families and new families moving into the MOS area.

Provision of Communal Sky Garden

2.1.14 Incorporating with green and amenity features, a covered communal sky garden is proposed on the 5/F, while an open landscape area is provided on the 6/F to accommodate a structural transfer plate supporting the residential units above. These facilities will be exclusive to the residents only.

2.1.15 The proposed sky garden will be used for active and semi-active recreational activities. With the implementation of reasonable management measures and the selection of appropriate activity types, noise generated from the 6/F will not result in any adverse impact on the residential units located on the upper floors. This layered arrangement ensures functional separation between communal amenity areas and residential accommodation.

2.1.16 Details of the schedule of use by floors is provided in **Table 2**.

Proposed Development	
R/F	E&M
6 - 28/F*	Residential use
Transfer Plate	Open Landscaped Garden
5 /F	Recreational Facilities and Podium Landscaped Garden
3/F	Residential Carpark and E&M
2/F	Shops, Child Care Centre and E&M
1/F	F&B
G/F	Shopping Arcade and Landscape Area
B1/F	Carpark, Loading and Unloading (U&UL) Area and Electrical and Mechanical (E&M)

Remarks:
* 4th, 13th, 14th and 24th Floor are not adopted in the Proposed Development.

Table 2 Schedule of Use by Floors

3 VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING

3.1 Site Context and Existing Land Use

3.1.1 The Application Site falls within an area zoned as "C" zone on the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28 (also known as the "**Approved Ma On Shan OZP**"). The planning intention of the "C" zone is *"primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood."*

3.1.2 The Note stated that no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio (PR) of 3.0 and a maximum building height (BH) of 30 metres above Principal Datum ("**mPD**") as stipulated, or the BH of the existing building, whichever is the greater.

3.1.3 While 'Shop and Services', 'Eating Place' and 'Social Welfare Facility' are Column 1 uses that are always permitted under "C" zone, the proposed 'Flat' is a Column 2 use that may be permitted with or without conditions on application to the Board and the maximum BH of the Proposed Development (i.e. not exceeding 100mPD) will exceed the restriction as stipulated on the Plan (refers to **Diagram 3**). A rezoning application seeking the Board's agreement on the Proposed Amendment is therefore required to pursue the development.

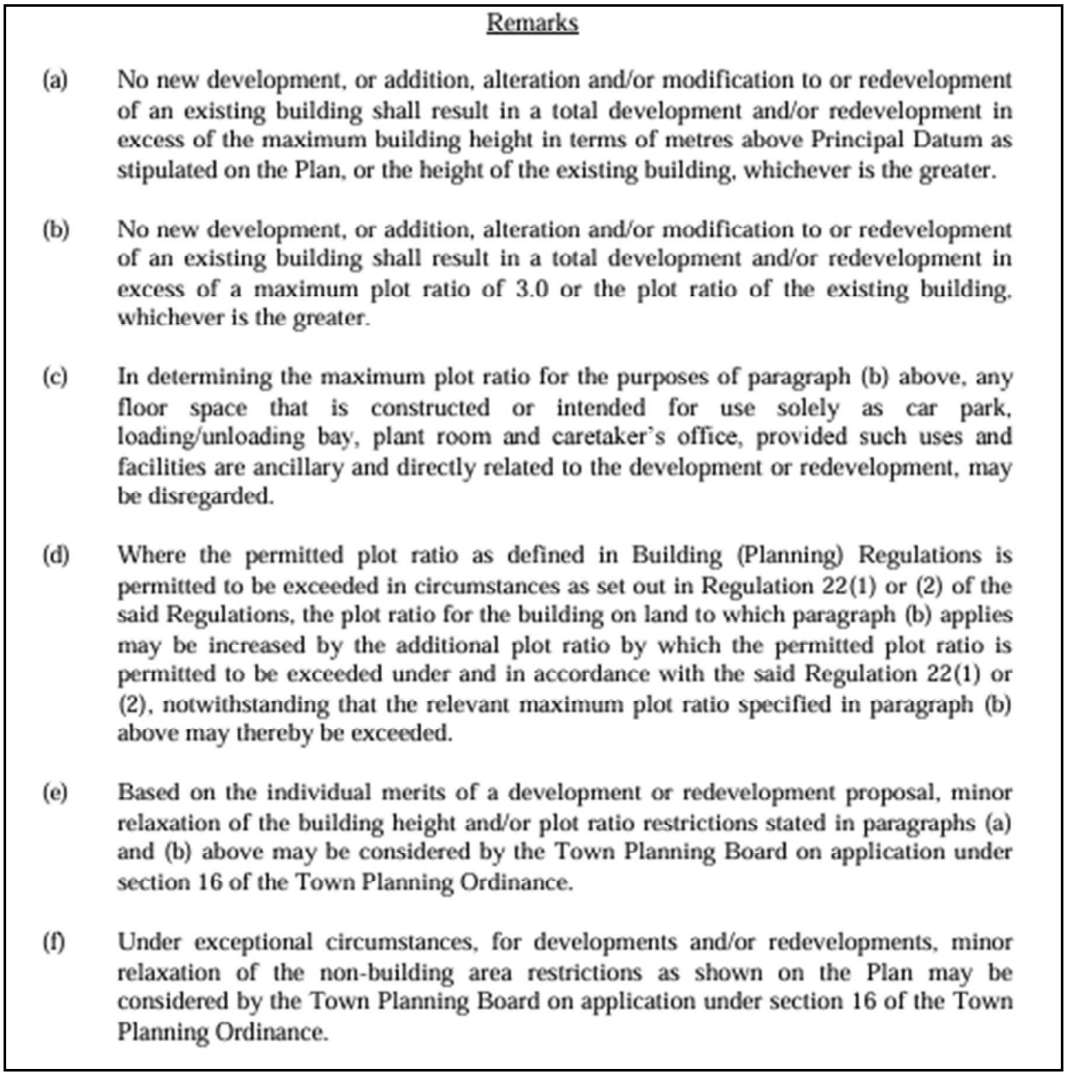
3.1.4 Minor portions of the Application Site fall onto "Open Space" ("O") zone (0.22% of total site area) and area shown as 'Road' (1.42% of total site area). The minor encroachment onto the "O" zone and area shown as 'Road' can be regarded as minor boundary adjustment as provided for in the covering Notes of the Approved Ma On Shan OZP.

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Flat Government Refuse Collection Point Hospital House Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.



Remarks

(a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building height in terms of metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 3.0 or the plot ratio of the existing building, whichever is the greater.

(c) In determining the maximum plot ratio for the purposes of paragraph (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(d) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (b) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (b) above may thereby be exceeded.

(e) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(f) Under exceptional circumstances, for developments and/or redevelopments, minor relaxation of the non-building area restrictions as shown on the Plan may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Diagram 3 Extract of Notes of Approved Ma On Shan OZP
(Source: Town Planning Board, HKSAR Government)

3.2 Surrounding Context

3.2.1 At present, the surrounding area is predominately occupied by medium- to high-density residential neighbourhood primarily serving the local community (refer to **Diagram 4 and Figure 3**): -

- to the immediate southwest, west and north adjoining the Application Site are high rise private residential developments, namely La Costa, Ocean View and Oceanaire at "R(B)2" zone. To the further west, across Ning Tai Road is the Ma On Shan Promenade;
- to the east and southeast across Sai Sha Road and Hang Chi Street are a high-density public housing estate, known as Yan On Estate, and a shopping centre, known as Yan On Shopping Centre (Phase 2) under "R(A)8" zone;
- to the immediate south is a temporary car park under Planning Application No. A/MOS/129 in "Open Space" ("O") zone and the southeast across Sai Sha Road are car parks in the area shown as 'Road'; and
- to the further north east along Sai Sha Road is a large-scale residential and commercial development with government, institution and community ("GIC") facilities, known as Sierra Sea under "Comprehensive Development Area" ("CDA") zone.

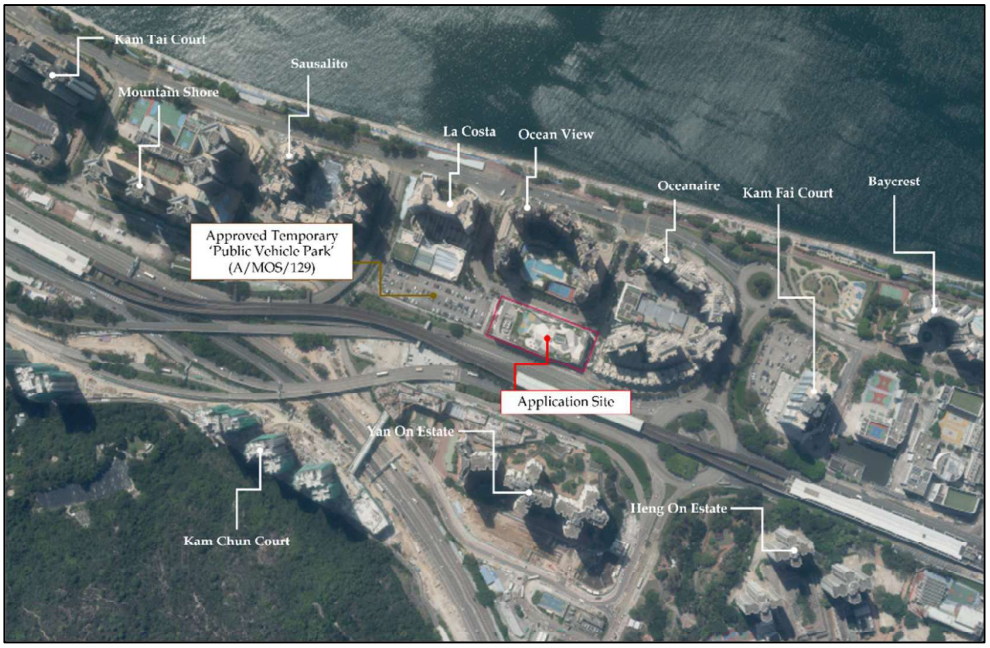


Diagram 4 Existing Land Use Context of the Application Site
(Source: Lands Department, HKSAR Government)

4 ANALYSIS OF VISUAL ELEMENTS AND ASSESSMENT AREA

4.1 Assessment Area

4.1.1 According to the TPB PG-No. 41A, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development (not exceeding 100mPD), i.e. 97.98m. Thus, a radius of about 294m (i.e. 97.98m × 3) from the boundary of the Application Site defines the boundary of the Assessment Area, within which key public viewing points ("VPs") are selected for assessment accordingly as shown in **Figure 4**.

4.2 Visual Analysis

Selection of Public Viewing Points

4.2.1 When assessing the potential visual impacts of the Proposed Development, the classification of VPs is categorised as follows: -

Receivers	Main Activities	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities.	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot.	Medium
Occupational	Those viewers who would view the Application Site from their workplaces.	Low

Table 3 Classification of Viewing Points

4.2.2 According to Para. 4.5 of TPB PG-No. 41A, the VIA should primarily assess the impact on public viewers from the most affected viewing points. It will also assess the impact on sensitive public viewers from the most influenced VPs. This may include pedestrian passers-by in surrounding neighbourhood 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.

4.2.3 Besides, according to Para. 4.8 of the TPG PG-No. 41A, visual elements which 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 (i.e. the harbour, natural coastline, ridgeline, viewing corridors, mountain backdrop, woodland, streams, etc.) detractors or visual eyesores (i.e. 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 Proposed Development.

4.2.4 The key visual elements of the Application Site are shaped by a combined composition of all the visual elements which come into sight of the public viewers. Key visual elements in the surrounding context of the Site are included in **Figure 3** and summarised below: -

- to the immediate west is Po Tai Street and Ning Tai Road adjoining Ma On Shan Promenade and Sha Tin Hoi;
- to the immediate southwest, west and north are the high-rise and medium-density residential clusters (i.e. La Costa, Ocean View and Oceanaire). To the east of the Application Site is one of the village clusters;
- to the east and southeast across Sai Sha Road and Hang Chi Street are the high-rise and high-density public housing estate (i.e. Yan On Estate), and a shopping centre (i.e. Yan On Shopping Centre (Phase 2) zoned as "R(A)8"); and
- to the southeast across Sai Sha Road and immediate south are car parks in the area shown as 'Road' and "O" zones.

4.2.5 A total of six VPs is considered to be mostly impacted by the Proposed Development at the Application Site. The evaluated short-range, medium-range and long-range VPs include: -

4.2.6 **VP1: Ma On Shan Promenade near the junction of Ning Tai Road and Po Tai Street –** This VP is situated approximately 135m to the northwest of the Application Site. It is identified mainly for assessing short-range street-level visual impact on travellers, road users and residents of Ma On Shan. It is a promenade where pedestrian can walk to Tai Shui Hang in the southwest or Wu Kai Sha in the north. This VP is located along a promenade that allows pedestrians to stroll towards Tai Shui Hang to the southwest or Wu Kai Sha to the north. This scenic route is frequented by locals and visitors alike, contributing to the area's vibrant atmosphere. Despite its close proximity to the Application Site, certain views may be obstructed by existing residential buildings (i.e. Oceanaire and Ocean View). Hence, the visual sensitivity of this VP is considered high.

4.2.7 **VP2: Pedestrian Subway near Exit A of Heng On Station –** This VP is located about 280m to the north of the Application Site. This mid-range VP is selected as it is the nearest MTR station to the Application Site. It is selected as a mid-range VP due to its proximity to the nearest MTR station, which serves as a key access point for many visitors travelling to the Application Site. A significant number of people are expected to arrive from this station, making it an important location for assessing visual impacts. It is identified to assess mid-range street-level visual experience of travellers, visitors, car users, and residents in the Ma On Shan area. The nature of this VP is transient, and the views towards the Application Site will be largely obstructed by the surrounding greenery and residential buildings. Hence, the visual sensitivity of this VP is

considered medium.

4.2.8 **VP3: Footpath near Hang Fai Street Park –** This VP is located about 260m to the northeast of the Application Site. This medium-range VP is selected since it is one of the main open spaces in the area, featuring a cycling path that primarily serves the local communities (i.e. Heng On Estate, Yan On Estate and Oceanaire). It represents views of residents, visitors and car users using the nearby footpath and road. Given its role as a community hub and the number of people utilising the space, the visual sensitivity of this VP is considered medium.

4.2.9 **VP4: Ma On Shan Family Walk –** This VP is located about 950m to the east of the Application Site. The highest vantage point along the Ma On Shan Family Walk offers expansive views of the entire urban landscape of the Ma On Shan district. Thus, this VP allows for assessment of long-range visual impact on the hikers and travellers. Given its scenic nature, the visual sensitivity at this location is considered medium.

4.2.10 **VP5: Resting Area near Sui Tai Road –** Located about 150m to the south of the Application Site, this VP is positioned beneath a flyover. This VP is located about 153m to the southeast of the Application Site under the flyover. It serves as a key location for assessing short-range visual impacts on pedestrians, road users, and nearby residents who engage in leisure activities. Due to its close proximity to the Application Site, users may experience prolonged views, although these are somewhat obstructed by the approved open parking space under Application No. A/MOS/129. Hence, the visual sensitivity of this VP is considered high.

4.2.11 **VP6: Ma Liu Shui Pier –** This VP is located about 1000m to the farthest west of the Application Site. It allows for the assessment of long-range visual impact on the visitors and workers from Science Park, as well as passer-by and road users travelling along Science Park Road. The nature of this VP is transient, as most users will only have short viewing opportunities. The visual sensitivity of this VP is considered low.

4.2.12 **Figure 4** illustrates the location of the selected VPs.

5 VISUAL IMPACT ASSESSMENT

5.1.1 This Section evaluates the visual impact of the Proposed Development. Reference is made to TPB PG-No. 41A and the following **Table 4** 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.

Appraisal Aspects	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and character vis-à-vis 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 VPs within the assessment area.
Visual Change	The changes in the existing and future public views should be compared before and after the proposed development. The appraisal should take into account any likely visual concerns from the general public, e.g. concerns on sore thumb development, visual impermeability, wall effect, neighborhood identity and character, etc. In the likelihood of such public concerns, the appraisal should explain how to avoid or address the adverse visual impact.

Table 4 Appraisal Components

5.1.2 **According to TPB PG-No. 41A, Para. 4.12 sets out the classifications of visual impact and its associated description. The classifications are tabulated below in Table 5 to appraise the Overall Visual Resultant Impact of the Proposed Development on the VPs. This Section evaluates the visual impact of the Proposed Development as compared with the existing condition.**

Classification of Overall Resultant Visual Impact	Description
Beneficial	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 VPs.
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 VPs, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Slight	If the Proposed Development will, with or without mitigation measures, result in overall terms in slight adverse visual effects to most of the identified key public VPs.
Moderate	If the Proposed Development will, with or without mitigation measures, result in some adverse visual effects to most of the key identified key public VPs.
Substantial	If the Proposed Development will in overall terms cause too excessive and obstructive visual effects to most of the identified key public VPs even with mitigation measures. Hence, significant modification is required to mitigate the impacts.

Table 5 Classification of Overall Resultant Visual Impact

5.2 VP 1: Ma On Shan Promenade near the junction of Ning Tai Road and Po Tai Street

5.2.1 This short-range VP is located at the Ma On Shan Promenade playground, near the junction of Ning Tai Road and Po Tai Street, representing the kinetic views of pedestrians who have a direct view toward the Application Site from the northwest. A substantial portion of the Application Site will be visible to the public; however, it is situated within a context of high-rise, high-density residential developments and roadside greenery. Thus, the proposed development under the current indicative scheme is considered visually compatible with the surrounding built environment.

5.2.2 Effects on Visual Composition – The visual composition from this VP under the existing condition comprises of residential buildings (i.e. Oceanaire and Ocean View), a cluster of trees along the avenue beside Po Tai Street in the foreground, and the high-rise public housing estate of Yan On Estate along with some sky views in the background. Although a substantial portion of the Application Site will be visible to public viewers from this VP, it is situated within a setting dominated by high-rise, high-density residential developments, therefore maintaining visual compatibility with the prevailing urban context. Furthermore, the Proposed Development will be mostly screened by adjacent high-rise residential structures (i.e. Ocean View) and roadside greenery, as

illustrated in the photomontage presented in **Figure 5a**. Therefore, the effects of the Proposed Development on visual composition are considered slight.

5.2.3 Effects on Visual Obstruction – From this VP, existing residential buildings (i.e. Oceanaire and Ocean View), roadside greenery and Yan On Estate behind the Application Site restrict the openness of the existing view. The overall visual change before and after is minimised provided that the existing residential building and public housing estate have screened off the Application Site. Hence, the effects of the Proposed Development on visual obstruction are considered slight.

5.2.4 Effects on Visual Change– This VP represents the public viewers enjoying the recreational area at Ma On Shan Promenade. Their visual sensitivity is considered as High, since public viewers at this VP could directly see the Proposed Development while waiting at the traffic light to cross the road. This may allow them to notice the presence of the Proposed Development in their immediate environment. Pedestrians' attention may also be drawn to the Proposed Development while strolling along the promenade. A portion of the Proposed Development will be visible to these public viewers. The visual changes resulting from the Proposed Development are would be slight, with only a moderate impact on visual openness.

5.2.5 Based on the above, the Proposed Development will bring **slight** visual impact to the travelers, road users and residents of Ma On Shan at this VP.

5.3 VP2: Pedestrian Subway near Exit A of Heng On Station

5.3.1 This mid-range VP is located at the north of the Application Site. It is taken from the entrance of the subway connecting Exit A of Heng On Station, representing the kinetic view of pedestrians accessing the Application Site from Heng On MTR station. As shown in **Figure 2**, the Application Site is surrounded by high-rise and high-density residential clusters and greeneries, the upper portion of the Proposed Development could be visible at this VP under the current indicative scheme.

5.3.2 Effects on Visual Composition – The visual composition of this VP includes bike lane and footpath in the foreground, roadside greenery and high-rise residential building in the middle-ground and some sky view in the background. As shown in **Figure 5b**, only a small portion of the Proposed Development could be view at this VP since most of it would be screened off by the existing high-rise residential buildings and vegetation. Therefore, the effects of the Proposed Development on visual composition will be slight.

5.3.3 Effects on Visual Obstruction and Visual Change – The Proposed Development sits behind the existing residential buildings (i.e. Oceanaire and Ocean View), and has been screened by the existing trees. Thus, the influence of the Proposed Development on the openness of the sky visible

from this VP is slight. As illustrated in **Figure 5b**, the Proposed Development will not have significant impact on the current visual openness of this VP.

5.3.4 Based on the above, the Proposed Development will bring **slight** visual impact to the travellers, visitors and residents of Ma On Shan at this VP.

5.4 VP3: Footpath near Hang Fai Street Park

5.4.1 This medium-range VP is located at a major open space within the district, representing the views of residents, visitors and vehicular users along the adjacent footpaths and road network. The Proposed Development is only slightly visible to public viewers from this VP, primarily due to visual screening by roadside greenery and existing developments, including residential and commercial mixed-use buildings (i.e. Yan On Shopping Centre and Yan On Estate).

5.4.2 Effects on Visual Composition – The visual composition of this VP comprises road, roadside greeneries in the foreground, residential and commercial buildings and trees in the middle-ground and residential clusters and extensive sky view in the background. As illustrated in **Figure 5c**, only the upper portion of the Proposed Development is visible behind the existing residential structures and roadside trees. The Proposed Development is considered visually compatible with the surrounding urban context, which is characterised by high-rise residential developments. Thus, only slight changes to the overall visual composition of this VP are anticipated.

5.4.3 Effects on Visual Obstruction and Visual Change – This VP represents public viewers enjoying the open space at Hang Fai Street Park, as well as pedestrians and vehicular users along the adjacent footpaths and road network. The visual sensitivity of these public viewer is considered to be Medium, given their generally transient nature of stay. Public viewers would experience limited and brief visual exposure to the upper portions of the Proposed Development while in motion. Therefore, the visual change arising from the Proposed Development is anticipated to be slight.

5.4.4 Based on the above, the Proposed Development will bring **slight** visual impact to residents, visitors and car users using the nearby footpath and road at this VP.

5.5 VP4: Ma On Shan Family Walk

5.5.1 This long-range VP is located at the farthest east of the Application Site and along Ma On Shan Family Walking Trails. It represents views of hikers and travellers. The Proposed Development is barely visible due to blockage of residential clusters (i.e. Yan On Estate) and lush greeneries on the hill.

5.5.2 Effects on Visual Composition – The visual composition of this VP includes lush greeneries on the hill in the foreground, high-rise

residential buildings and railway in the middle-ground and Sha Tin Hoi waterfront as well as the mountains as a backdrop. As shown in **Figure 5d**, it demonstrates that with or without the Proposed Development, the proposed site will be completely blocked by the mixed-use residential and commercial buildings (i.e. Yan On Estate). Thus, the effects on visual composition to this VP is negligible.

5.5.3 Effects on Visual Obstruction and Visual Change – In both existing and future conditions, the Proposed Development will not be visible in this VP 4 due to blockage of mixed-use residential and commercial buildings (i.e. Yan On Estate). Therefore, effects on visual obstruction and visual permeability, public views and visual resources to this VP is negligible.

5.5.4 Based on the above, the Proposed Development will bring **negligible** visual impact to the hikers and travelers at this VP.

5.6 VP5: Resting Area near Sui Tai Road

5.6.1 This short-range VP is located at the south of the Application Site, positioned beneath a flyover. It represents views of pedestrians, road users, and nearby residents who engage in leisure activities. Users would have direct view towards the Application Site there. However, part of the Proposed Development may be obscured by the planned temporary public vehicle park featuring an automated parking system (of about 22mPD). Hence, only the upper part of the Application Site would be visible at this VP under the current indicative scheme ss shown in **Figure 5e**.

5.6.2 Effects on Visual Composition – The visual composition of this VP includes the planned public vehicle car park in the foreground, residential building and railway in the middle ground and further residential building and along with an expansive sky view in the background. Although some of the Proposed Development would be screened by the temporary public vehicle park, the upper portion of the Proposed Development would still be visible and would screen off considerable portion of sky view. Nevertheless, it should be noted that the BH of the Proposed Development of not exceeding 100mPD is similar to the existing residential building blocks with BHs at 80 mPD to 100mPD at the surrounding which would create a gradual stepped height profile in the area. Hence, the effects on visual composition to this VP is moderate.

5.6.3 Effects on Visual Obstruction – This VP represents pedestrians, road users, and nearby residents enjoying leisure activities in the resting area near Sui Tai Road. Their visual sensitivity is considered as high since users will spend some time in this area and will briefly see the upper floors of the Proposed Development. This visual impact brought about by the Proposed Development would be moderate as the visual openness will be affected but its lower portion is partially screened off by the planned development.

5.6.4 Effects on Visual Change – While part of the sky view would be screened off by the Proposed Development at this VP, a significant portion is already blocked by nearby residential buildings (i.e. Oceanaire) and roadside greenery. However, the visual impact of the Proposed Development will be minimized by design features (i.e. stepped height profile and vertical greenery) as far as possible. The surrounding built environment is also characterized by high-rise residential buildings; therefore, the Proposed Development will be visually compatible with the surrounding in terms of condition, quality and character of the area. Hence, there would be moderate change to the quality and character of the visual resources of assessment area at this VP.

5.6.5 Based on the above, the Proposed Development will bring **moderate** visual impact to residents, visitors and car users using the nearby footpath and road at this VP.

5.7 VP6: Ma Liu Shui Pier

5.7.1 This long-range VP is located at the farthest west of the Application Site. It represents views of visitors and workers from Science Park, as well as passer-by and road users travelling along Science Park Road. None of the portion of Proposed Development is visible since it is completely screened by the existing high-rise residential buildings (i.e. Oceanaire and Ocean View) adjoining the Application Site as shown in **Figure 5f**.

5.7.2 Effects on Visual Composition – The visual composition of this VP includes Sha Tin Hoi waterfront in the foreground, urban landscape comprises of residential and commercial clusters, and recreational spaces in the middle-ground, and Ma On Shan Hill and open sky view in the background. In both existing and future conditions, the Proposed Development will be significantly screened off by the roadside plantation and will not be visible to the public viewers. Hence, the effects on visual composition to this VP is negligible.

5.7.3 Effects on Visual Obstruction and Visual Change – In both existing and future conditions, the Proposed Development will not be visible in this VP 6 due to blockage of existing residential buildings surrounding the Application Site. Hence, effects on visual obstruction and visual permeability, public views and visual resources to this VP is negligible.

5.7.4 Based on the above, the Proposed Development will bring **negligible** visual impact to this VP.

5.7.5 A summarised assessment of this visual appraisal of the Proposed Development is given in **Table 6**.

VP	Visual Sensitivity	Appraisal Components			Conclusion
		Visual Composition	Visual Obstruction	Visual Change	
1	High	Slight	Slight	Slight	Slight
2	Medium	Slight	Slight	Slight	Slight
3	Medium	Slight	Negligible	Slight	Slight
4	Medium	Negligible	Negligible	Negligible	Negligible
5	High	Moderate	Moderate	Moderate	Moderate
6	Low	Negligible	Negligible	Negligible	Negligible

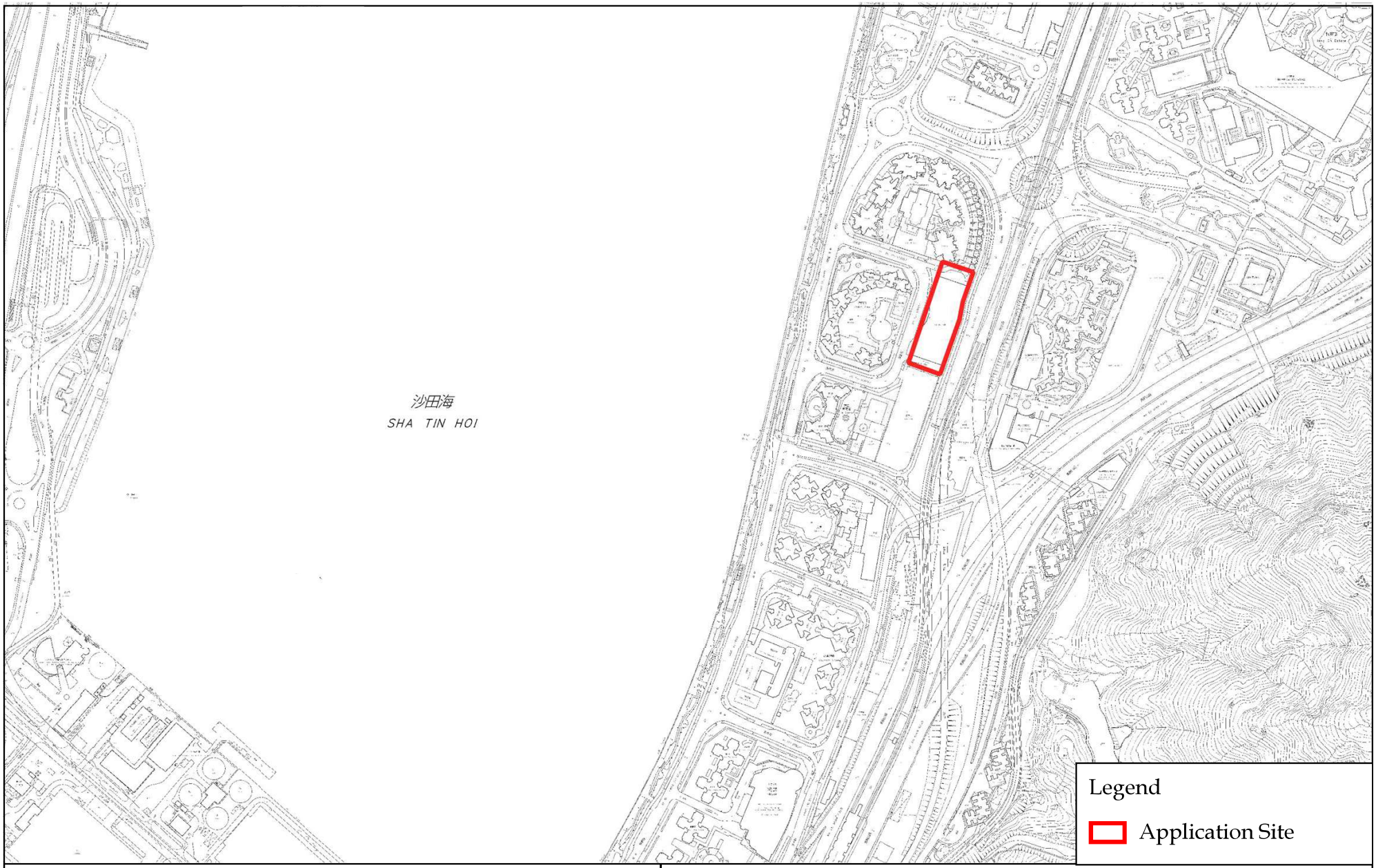
Table 6 Summary of Visual Appraisal

6 CONCLUSION

6.1.1 This Visual Impact Assessment is prepared in support of the Planning Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131), in support of the rezoning the Application Site from "Commercial" ("C") to "Residential (Group A)13" ("R(A)13") for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) (CCC) Uses at 16 Po Tai Street, Ma On Shan.

6.1.2 A total of six VPs (including short, medium and long-range) has been selected and assessed, which three of them are medium, two of them are considered high and one is considered low in terms of visual sensitivity. In short, two of these VPs are identified with negligible visual impact while three of them are considered having slight visual impact and one of them is considered having moderate visual impact under the **Indicative Development Scheme** (**Appendix 1**) as compared with the existing condition.

6.1.3 This VIA, therefore, concludes that the overall visual impact of the Proposed Development would be negligible to moderate in terms of visual impact. Design features including the carefully designed building disposition to maximise the visual permeability and integrated landscape design to enhance the visual amenity of the area will be incorporated into the Indicative Development Scheme to enhance the visual quality of the Ma On Shan district. Hence, the Proposed Amendment demonstrated in the **Indicative Development Scheme** will create negligible to moderate visual impacts to the surroundings but still considered compatible with the surrounding residential neighbourhood.



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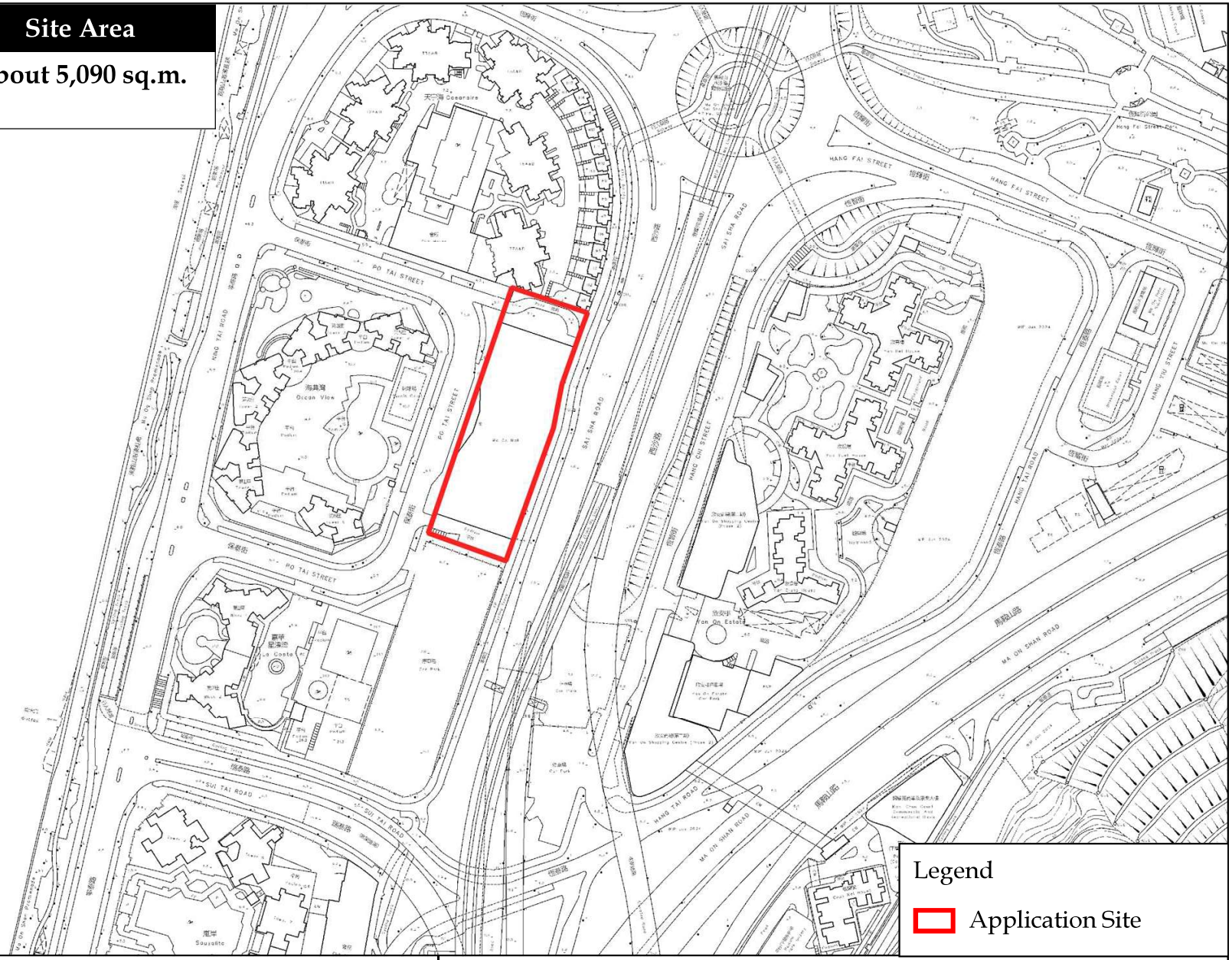
Figure 1 : Location Plan

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Boundary	Site Area
Application Site	About 5,090 sq.m.



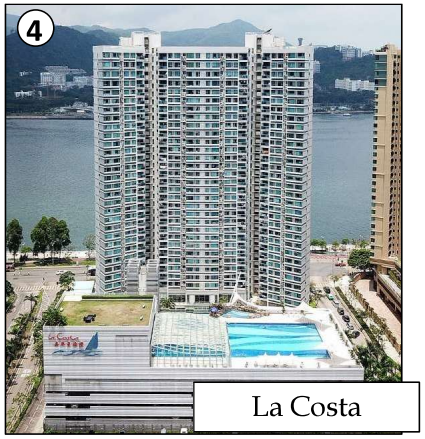
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Figure 2 : Site Plan

(For reference only. Not to scale.)

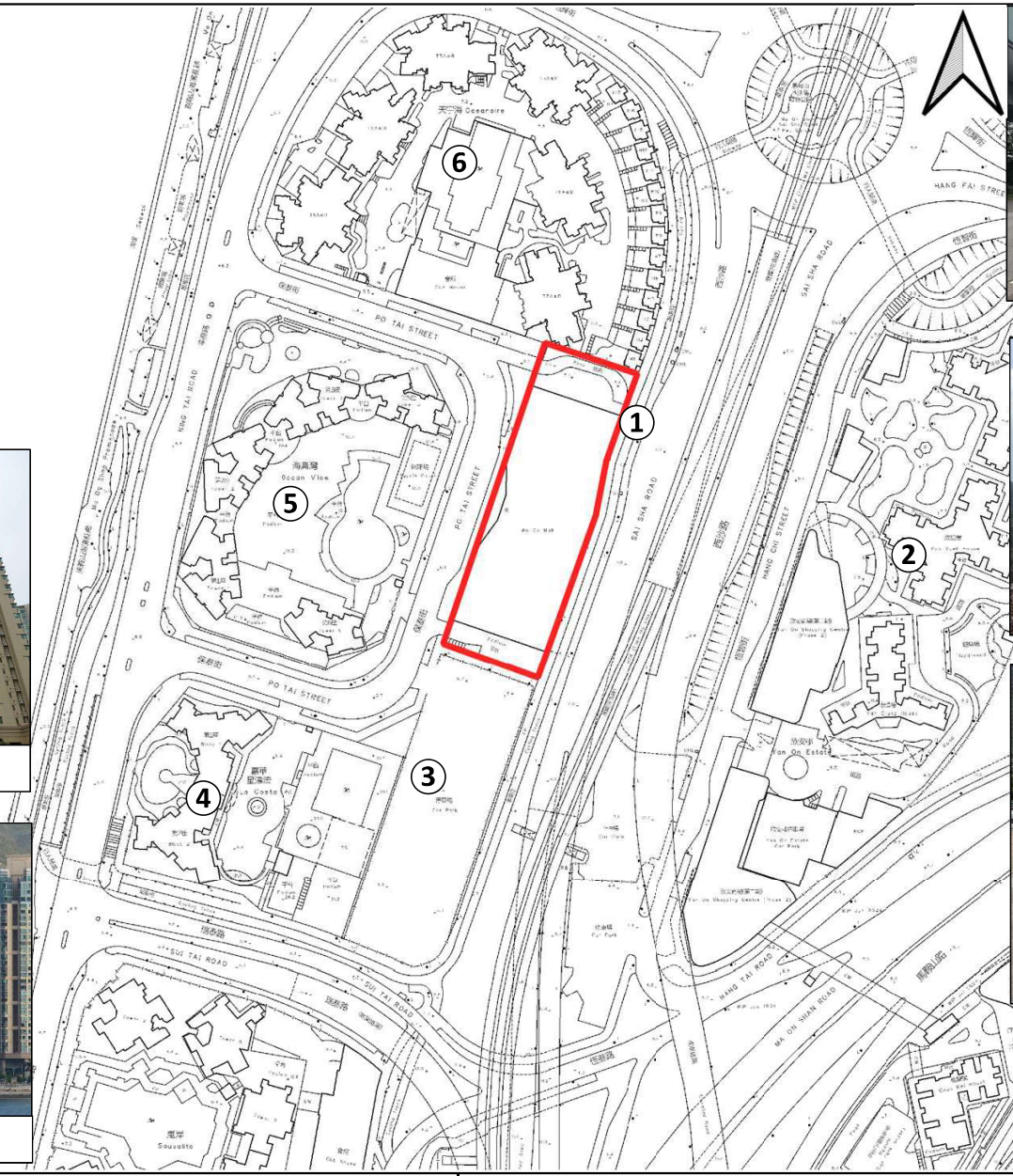
Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)















Legend

Application Site

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Figure 3 : Surrounding Area

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)



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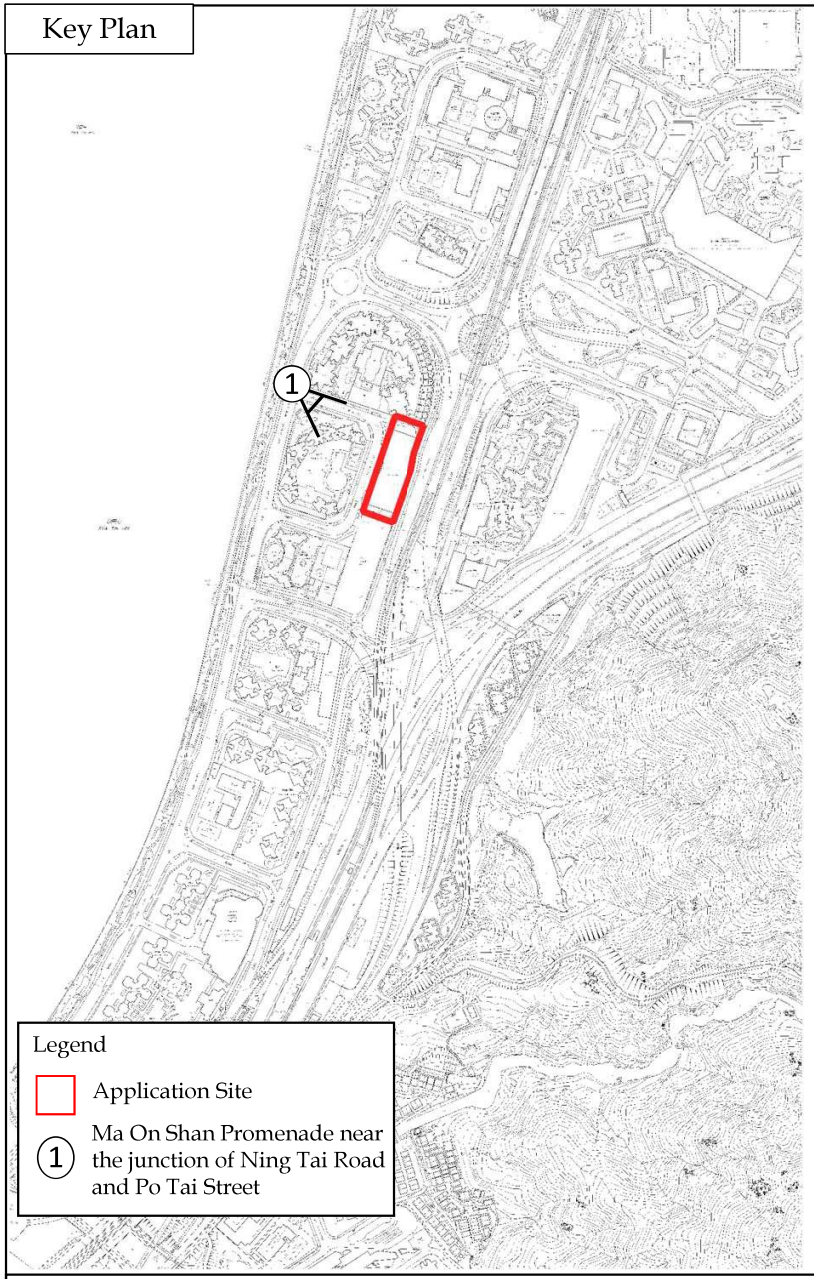
Figure 4 : Location of Proposed Viewpoints for the Application

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

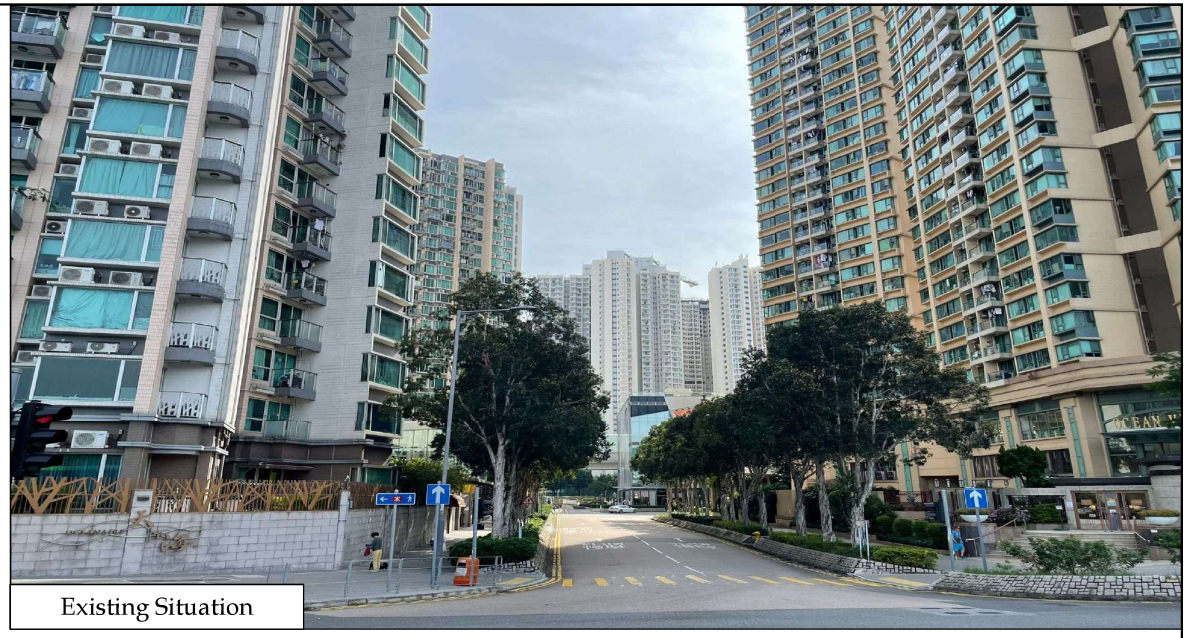
Key Plan



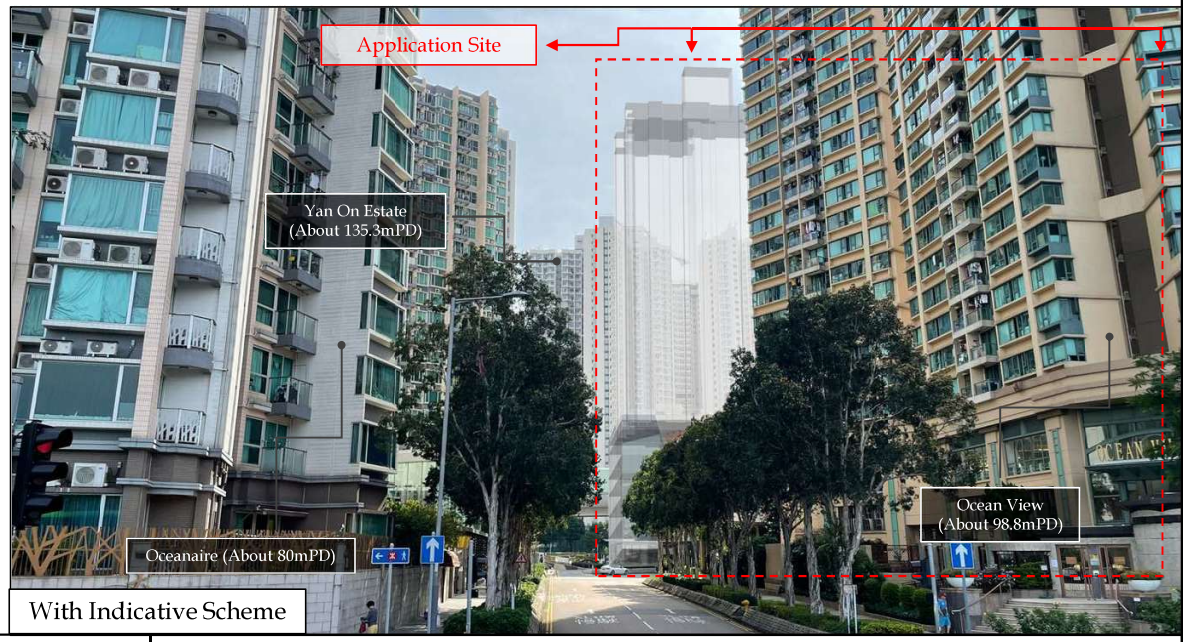
Legend

Application Site

1 Ma On Shan Promenade near the junction of Ning Tai Road and Po Tai Street



Existing Situation



With Indicative Scheme

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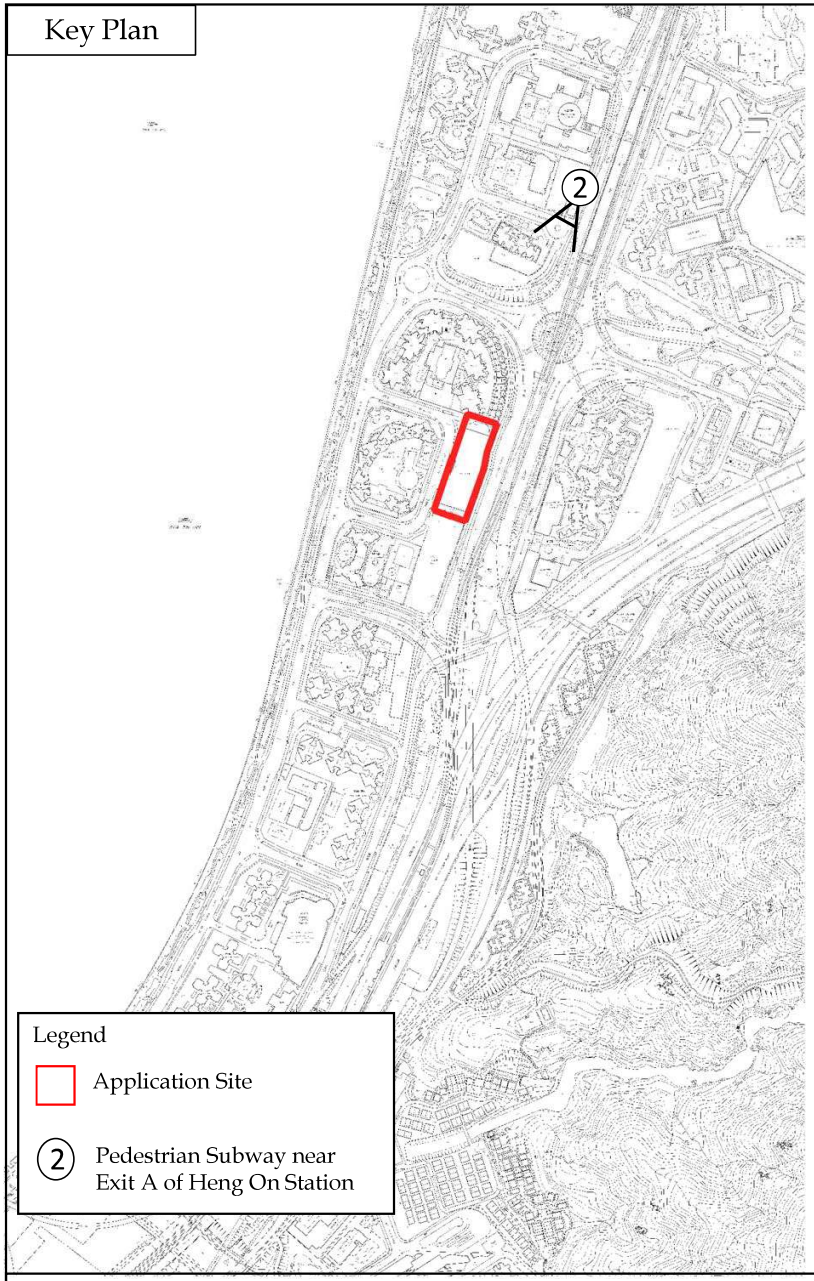
Figure 5a : Photomontage (VP1)

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

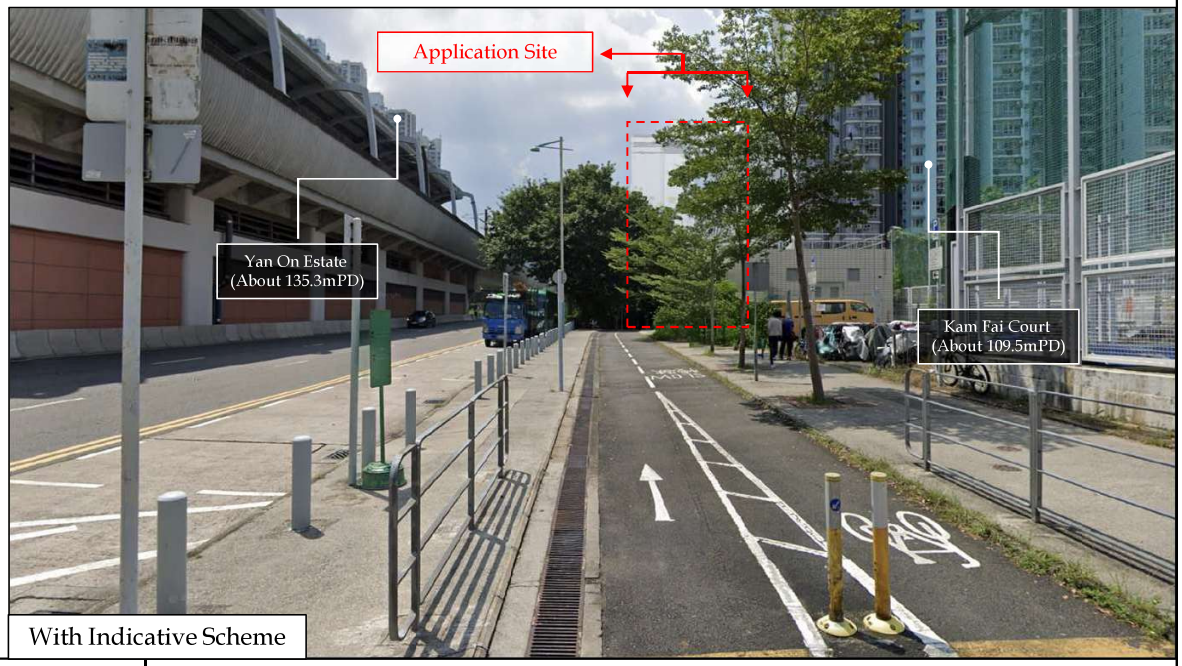
(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Key Plan





Existing Situation



With Indicative Scheme

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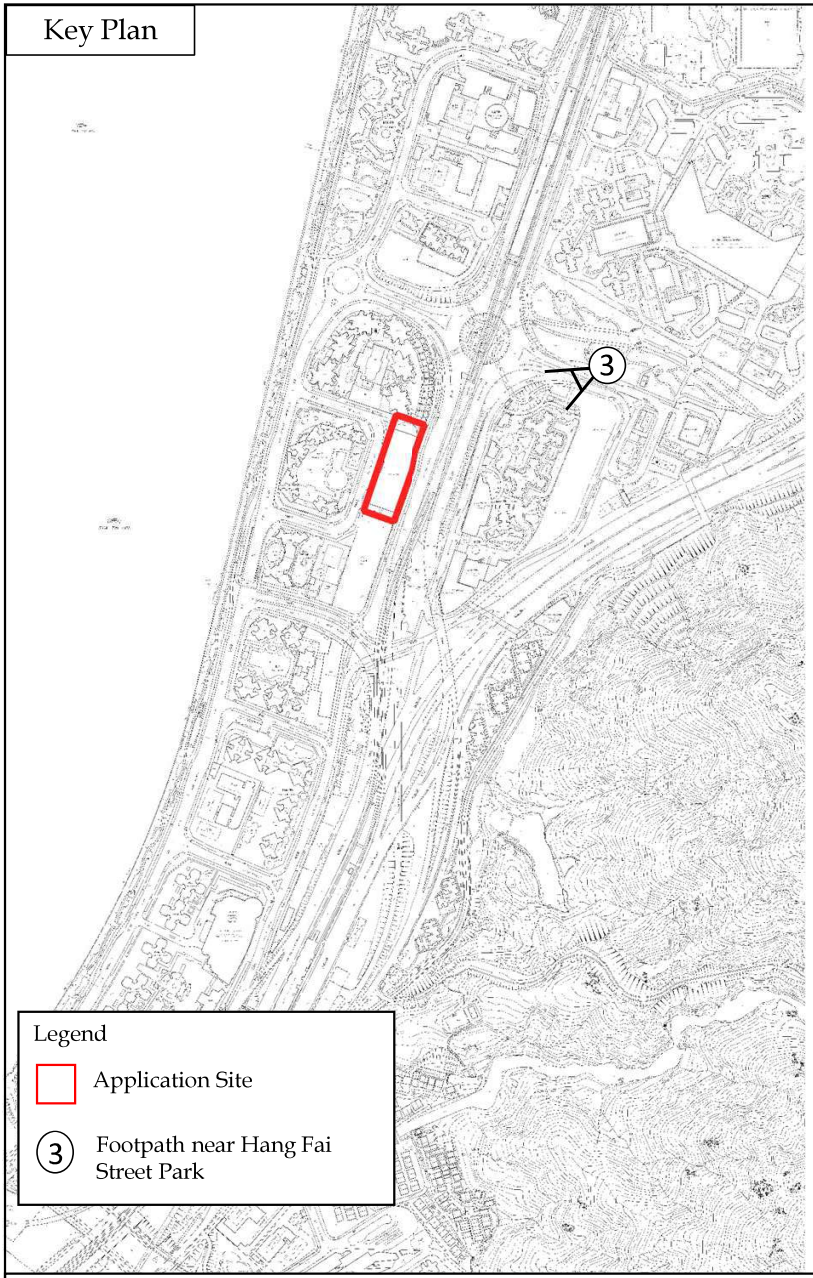
Figure 5b : Photomontage (VP2)

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

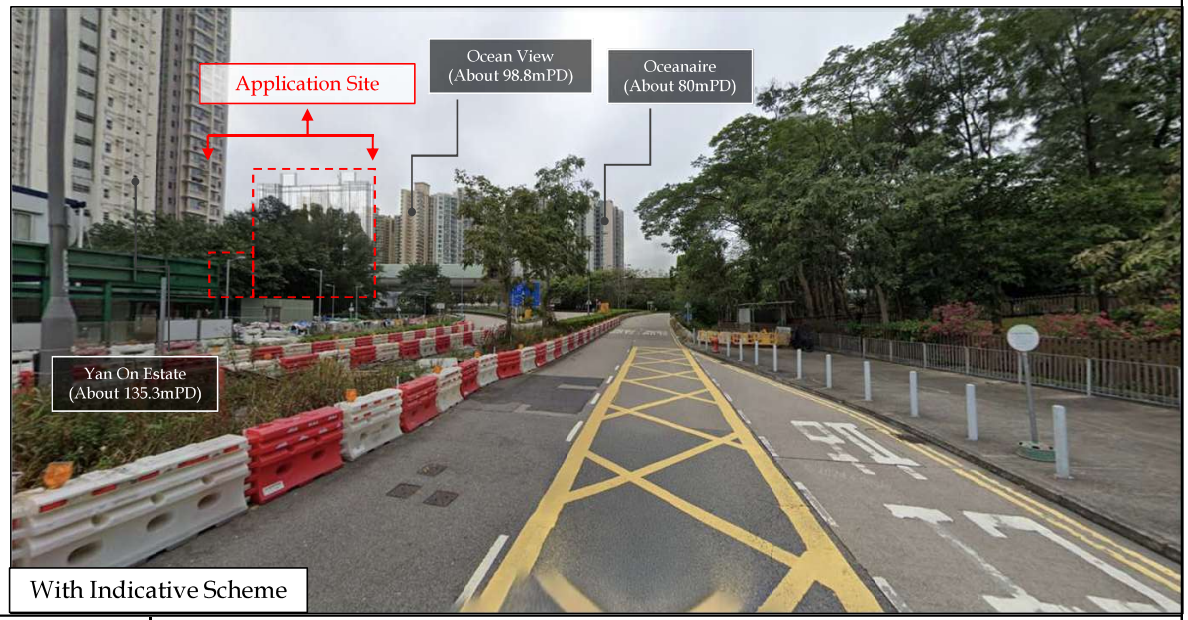
(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Key Plan





Existing Situation



With Indicative Scheme

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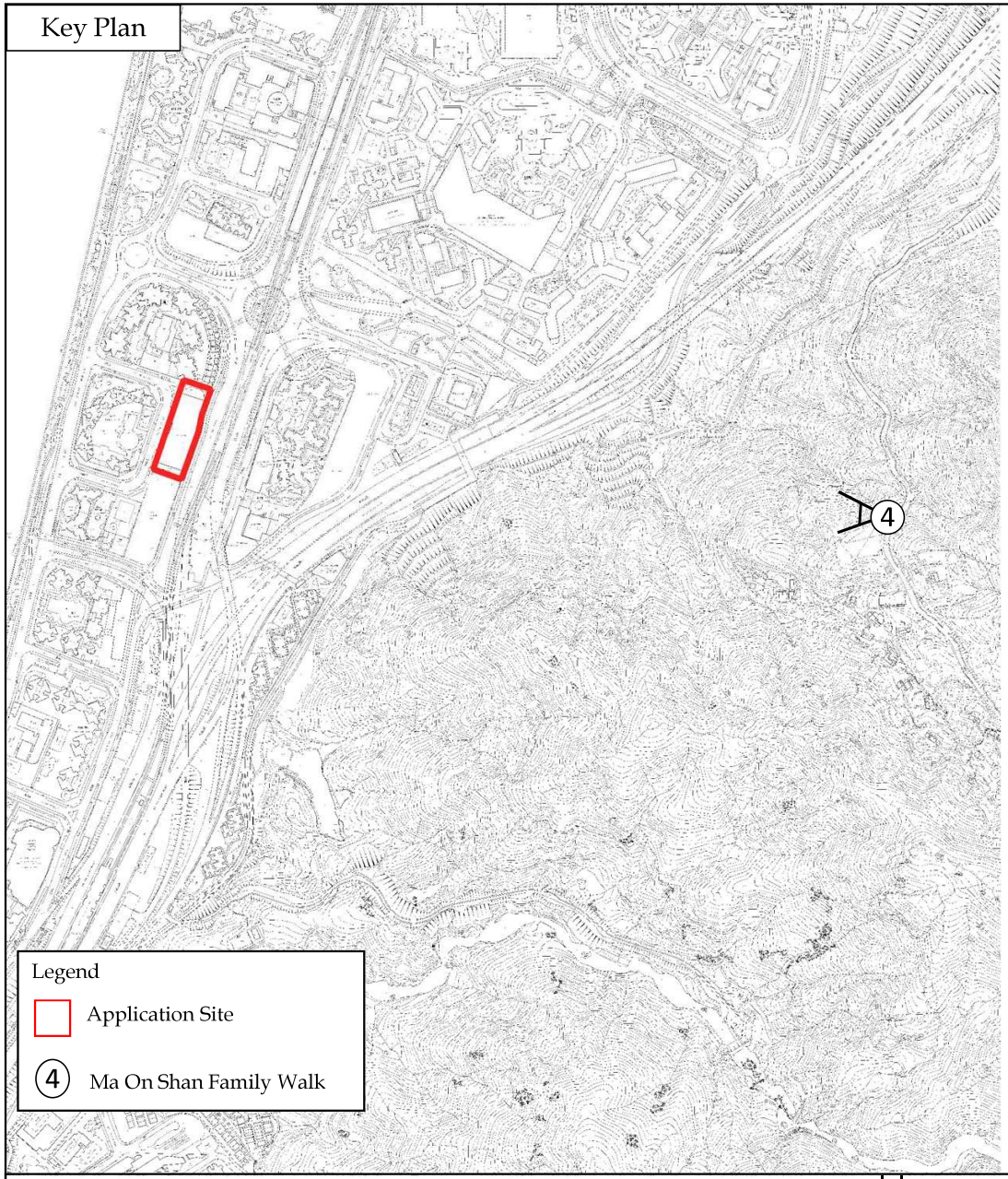
Figure 5c : Photomontage (VP3)

(For reference only. Not to scale.)

Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

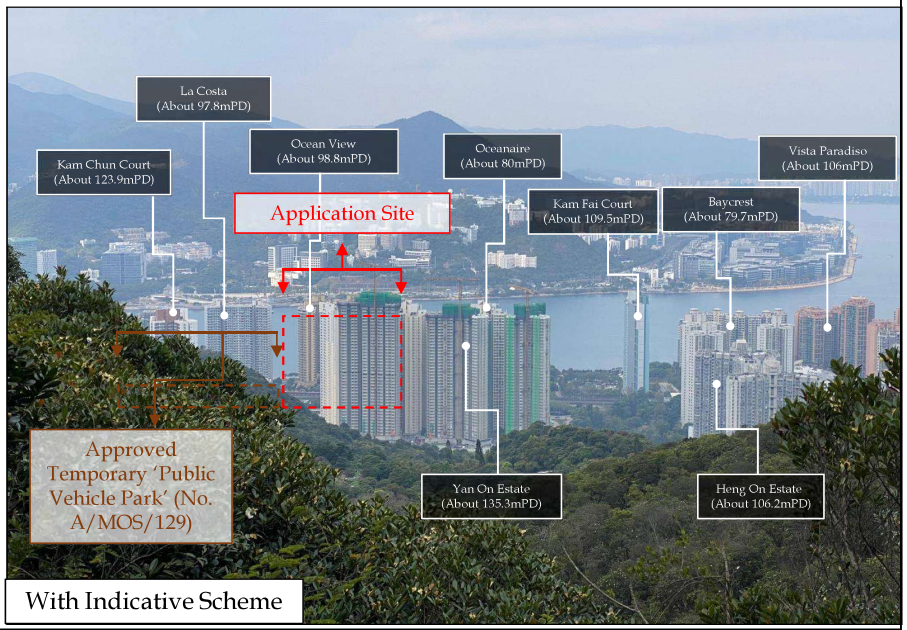
(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Key Plan





Existing Situation



With Indicative Scheme

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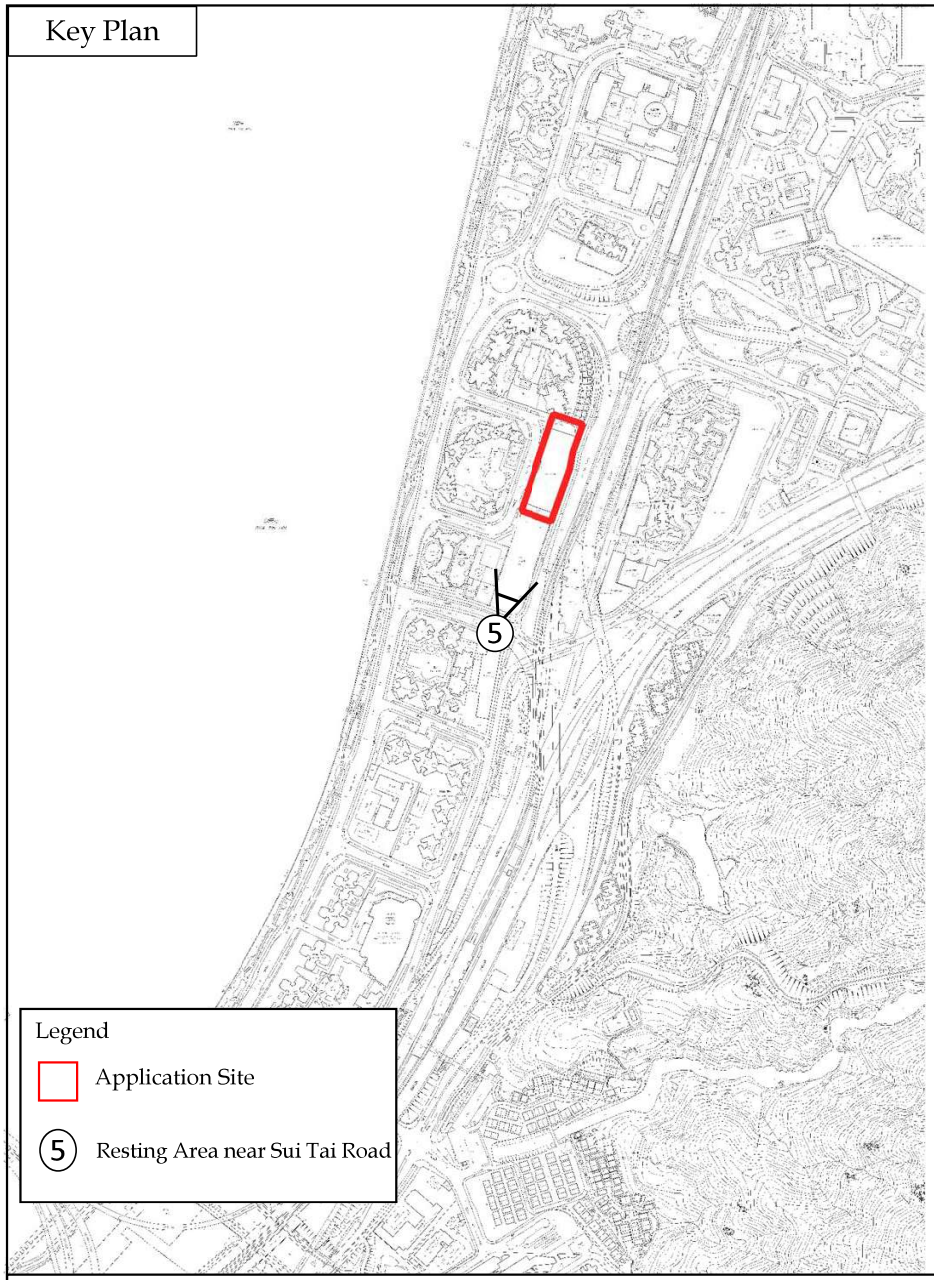
Figure 5d : Photomontage (VP4)

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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

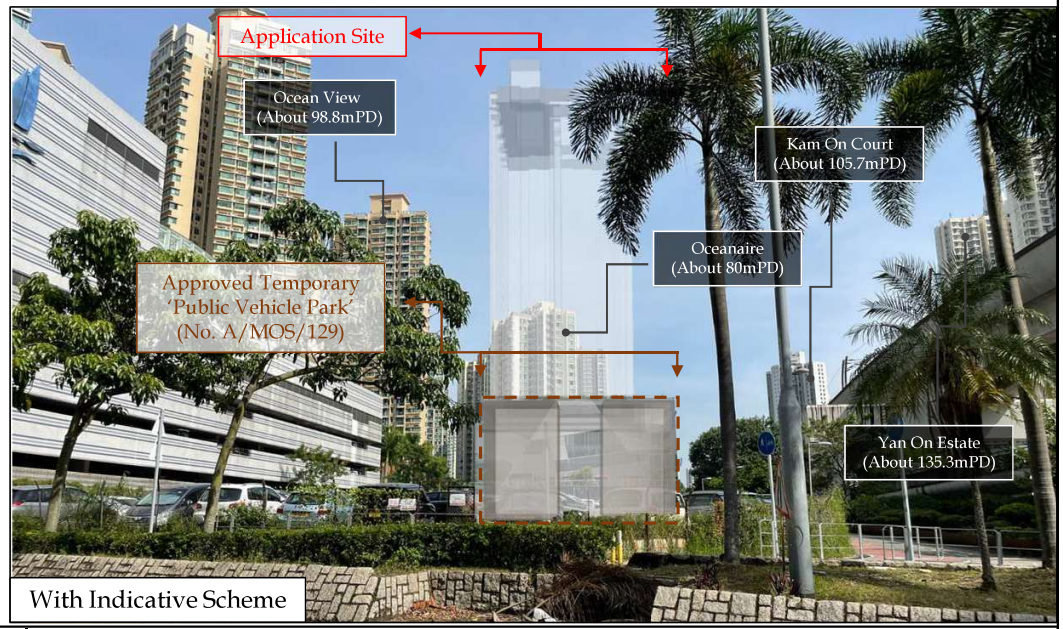
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Key Plan





Existing Situation



With Indicative Scheme

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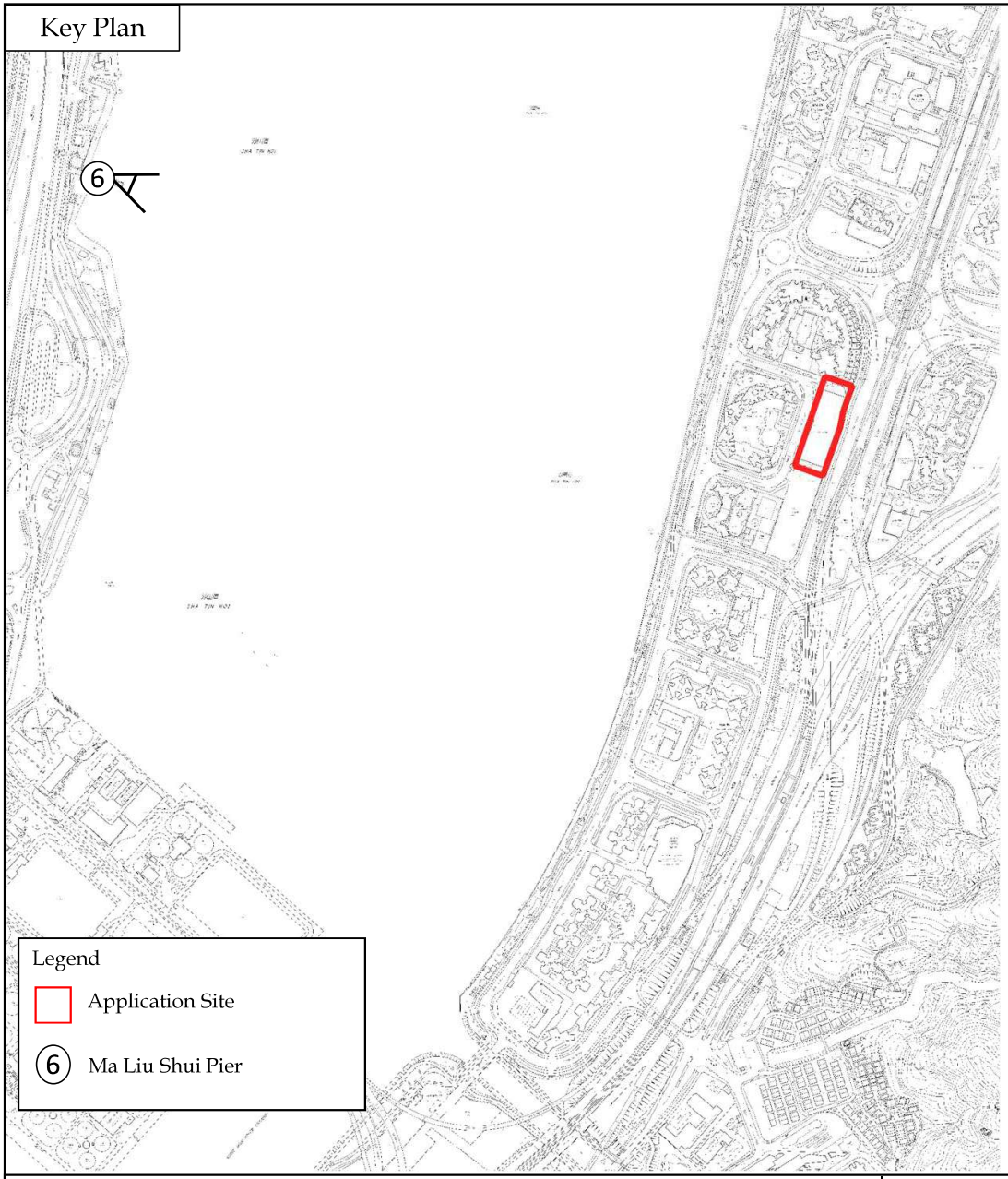
Figure 5e : Photomontage (VP5)

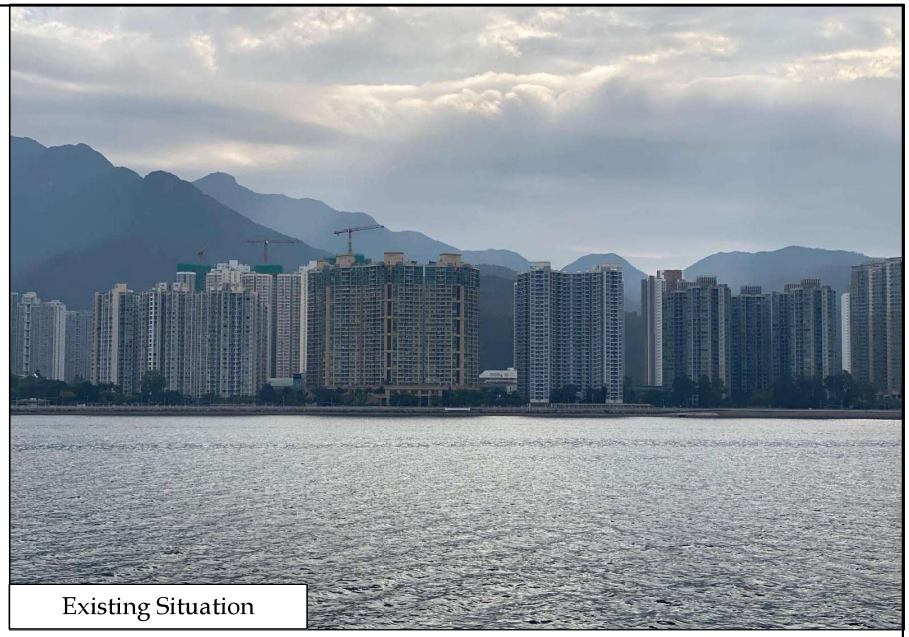
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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

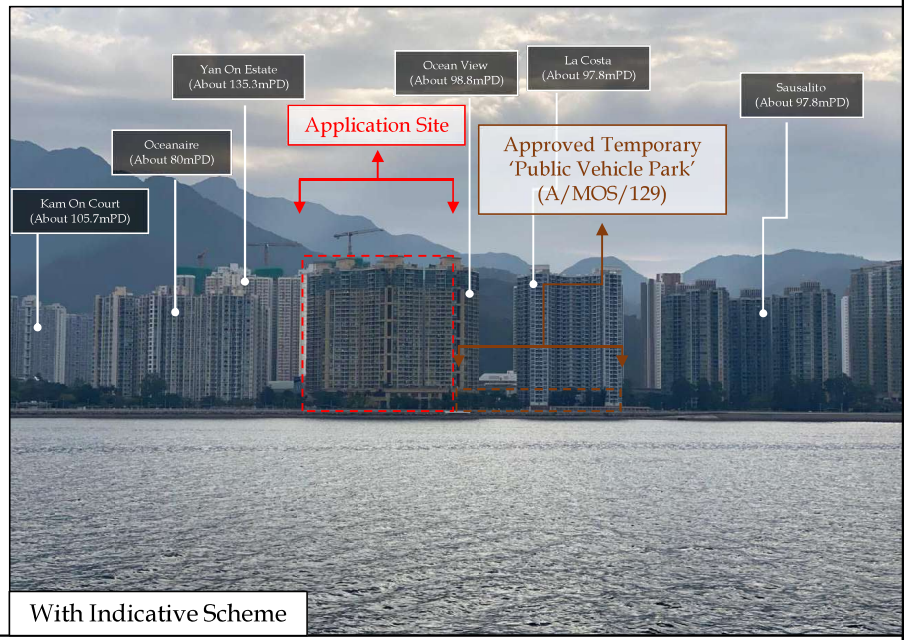
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Key Plan





Existing Situation



With Indicative Scheme

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Figure 5f : Photomontage (VP6)

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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

APPENDIX 1

INDICATIVE ARCHITECTURAL DRAWINGS

SITE PARTICULARS

ADDRESS	= PO TAI STREET, MA ON SHAN, SHA TIN, N.T.
LOT NO.	= SHA TIN TOWN LOT NO. 482
AREA OF SITE	= 5,090 m²
CLASS OF SITE	= 'A'
HEIGHT OF BUILDING (mPD)	= 100mPD
SITE COVERAGE	
PERMITTED SITE COVERAGE FOR NON-DOMESTIC (OVER 15m)	= 60%
PERMITTED SITE COVERAGE FOR DOMESTIC	= 33.33%

PROPOSED RESIDENTIAL

PLOT RATIO	= 5
GROSS FLOOR AREA	= 25,450 m²
SITE COVERAGE	= 21.509%

NOS. OF UNIT

ONE BEDROOM	= 282
TWO BEDROOM	= 168
THREE BEDROOM + MAID	= 90
TOTAL	= 540

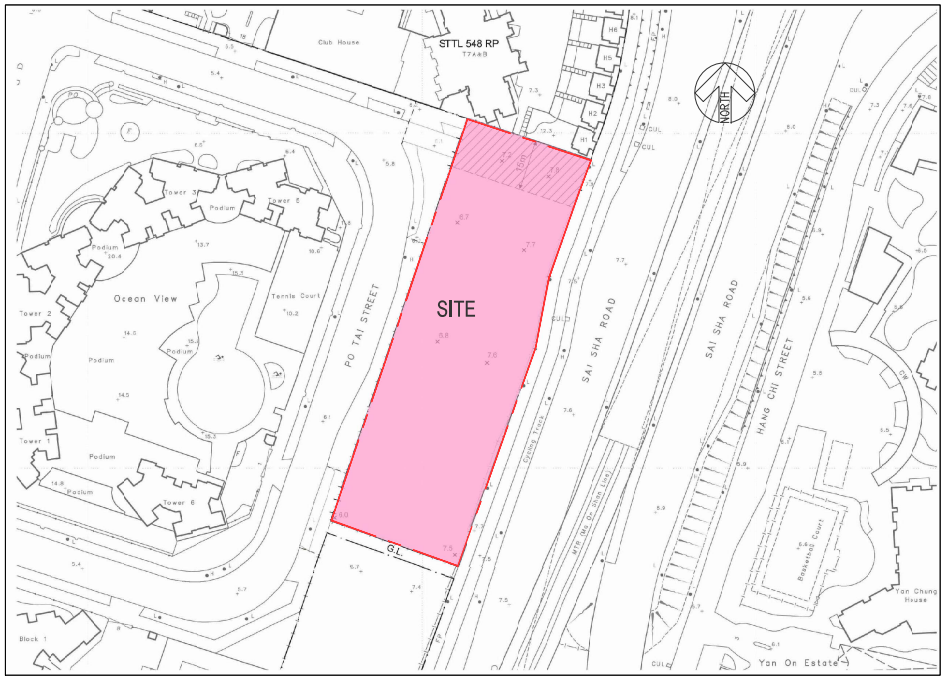
PROPOSED COMMERCIAL

PLOT RATIO	= 1.792
GROSS FLOOR AREA	= 9,121.280 m²

PROPOSED CHILD CARE CENTRE

PLOT RATIO	= 0.198
GROSS FLOOR AREA	= 1,007.820 m²

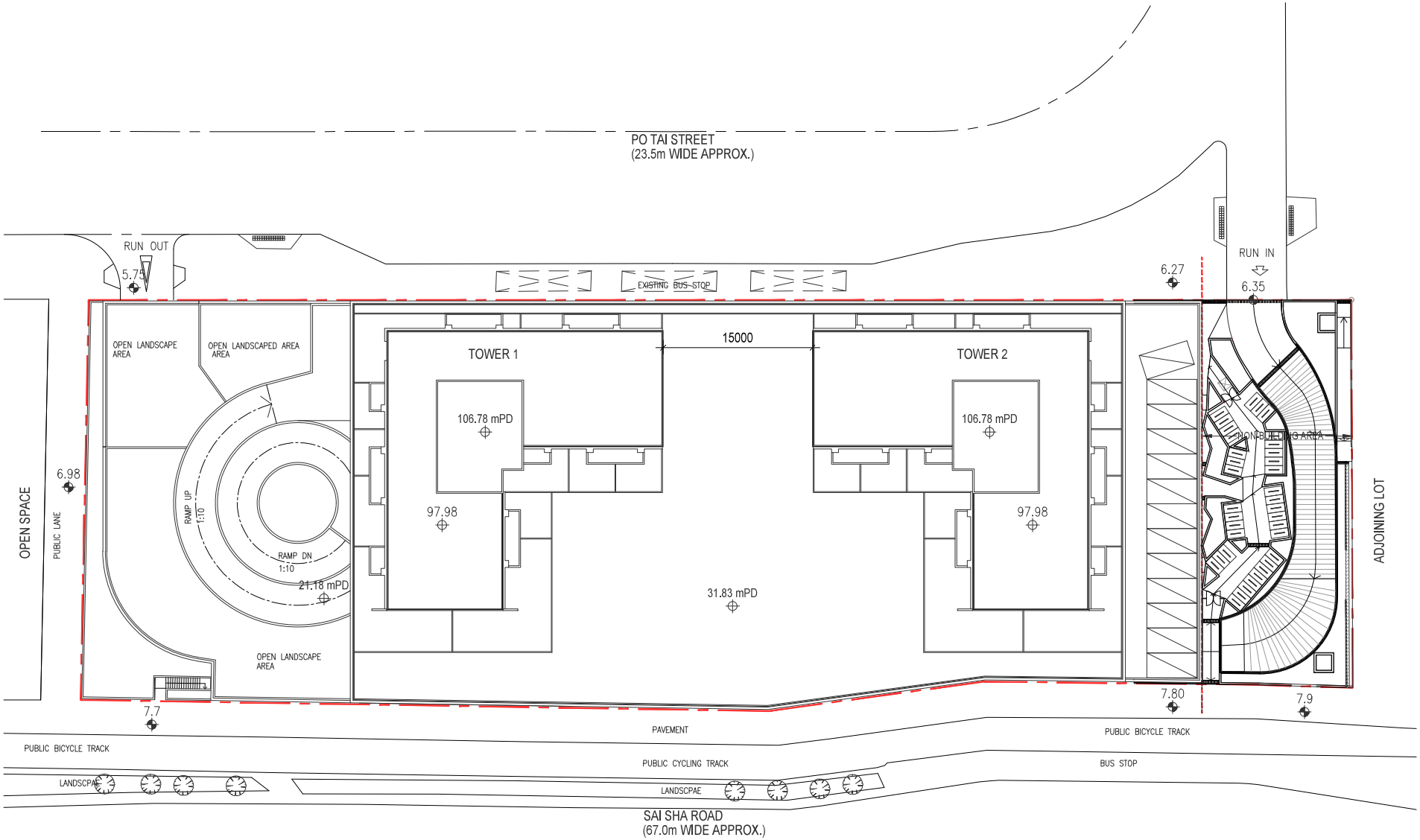
TOTAL PLOT RATIO	= 6.99
TOTAL GROSS FLOOR AREA	= 35,579.100 m²



BLOCK PLAN
1:1500

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026

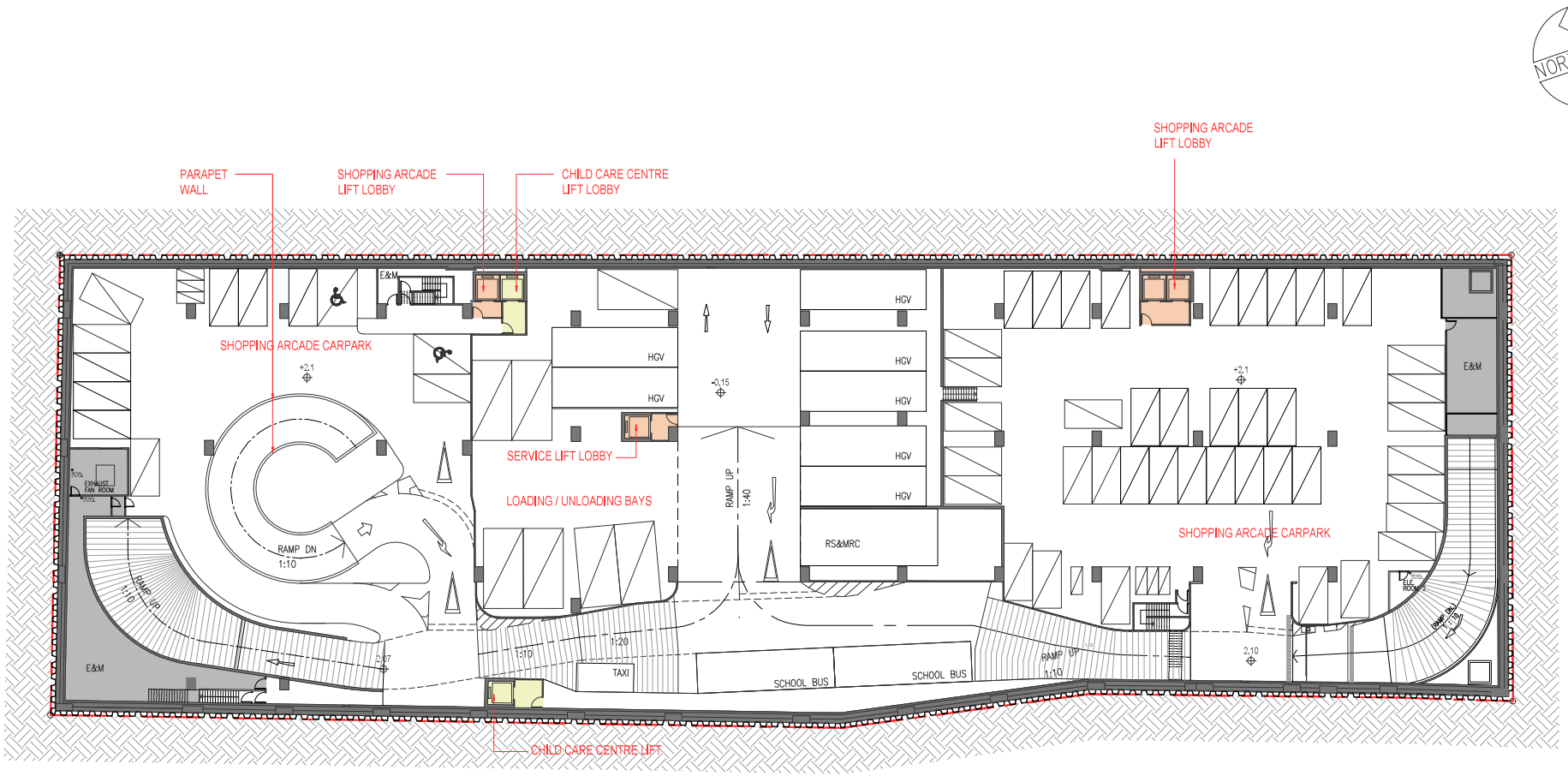


MASTER LAYOUT PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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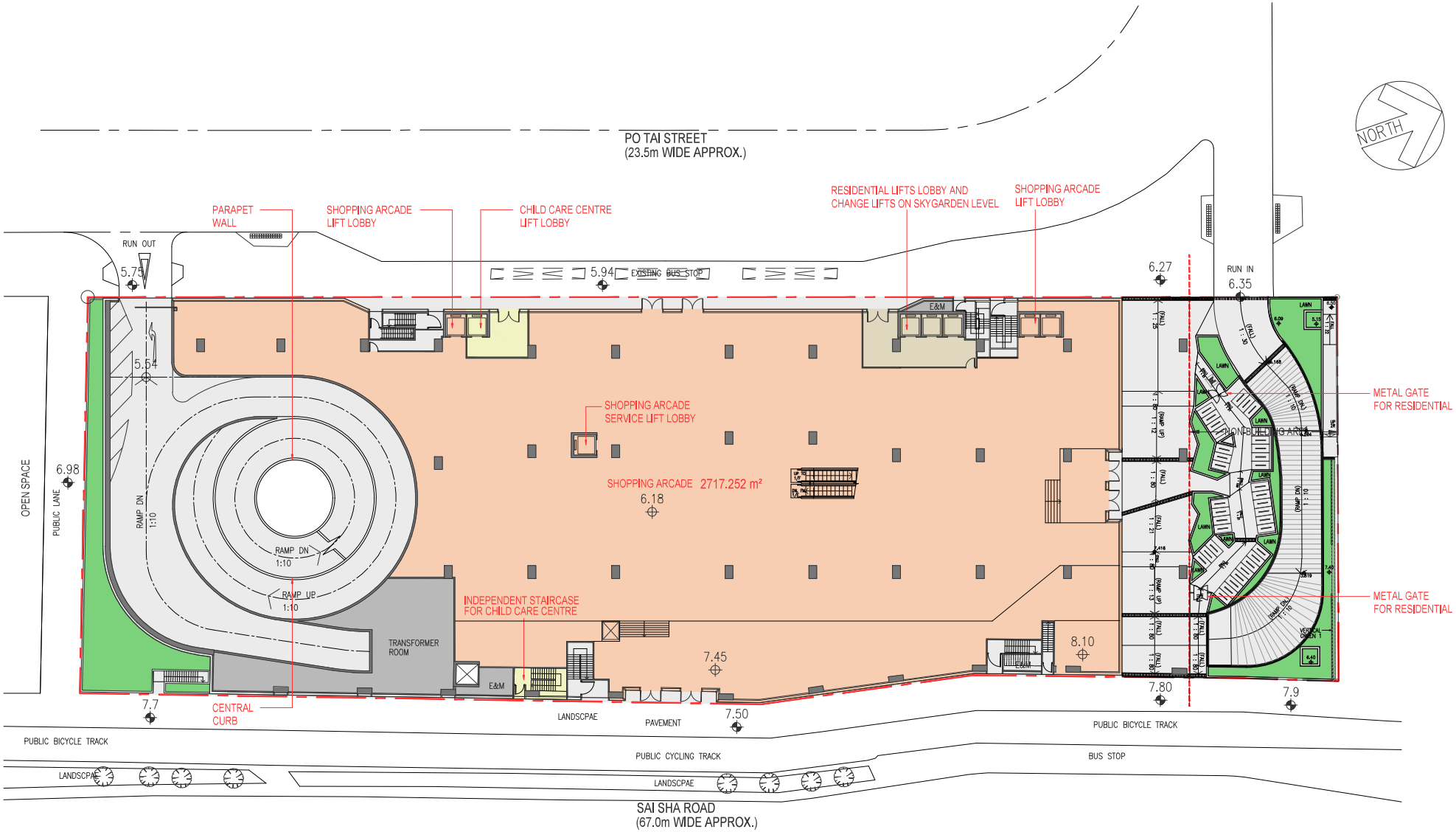


BASEMENT 1 FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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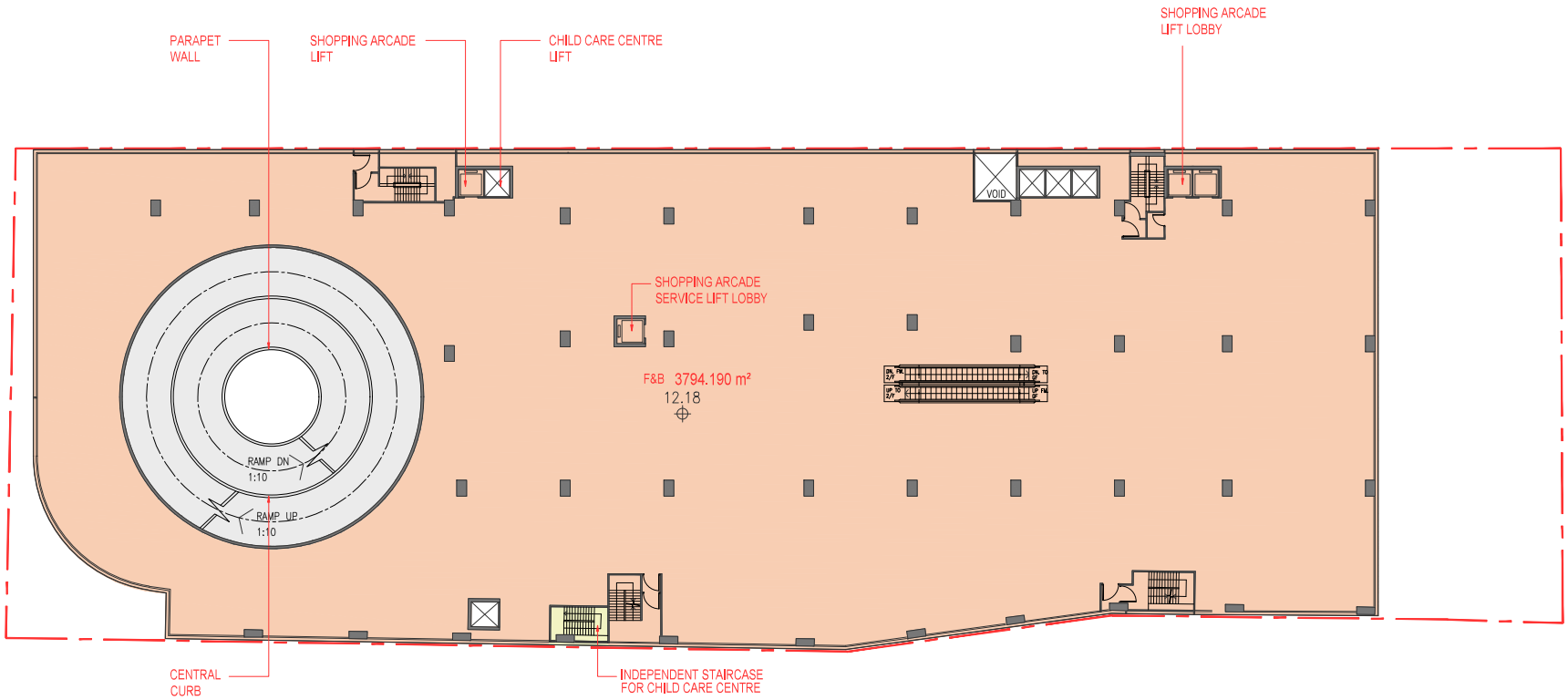


GROUND FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026



1ST FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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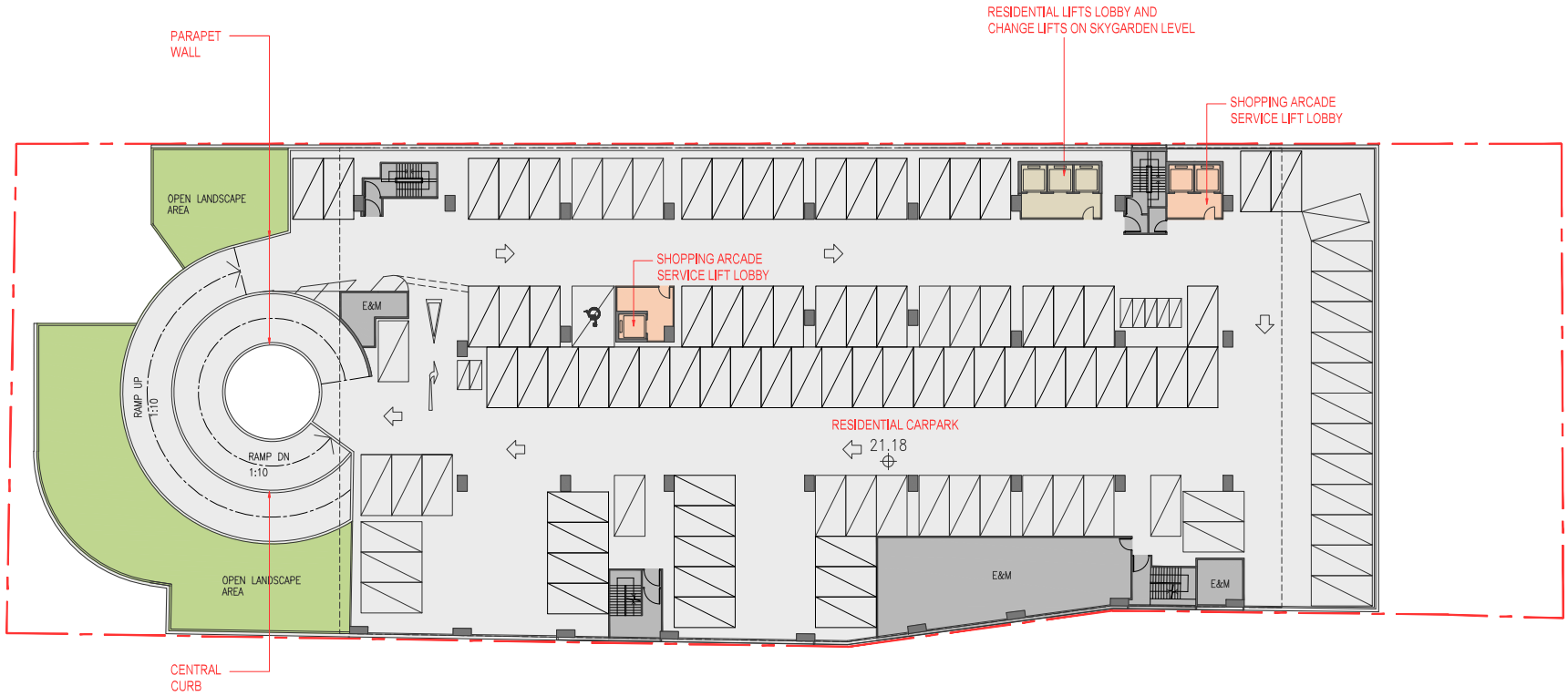


2ND FLOOR PLAN

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

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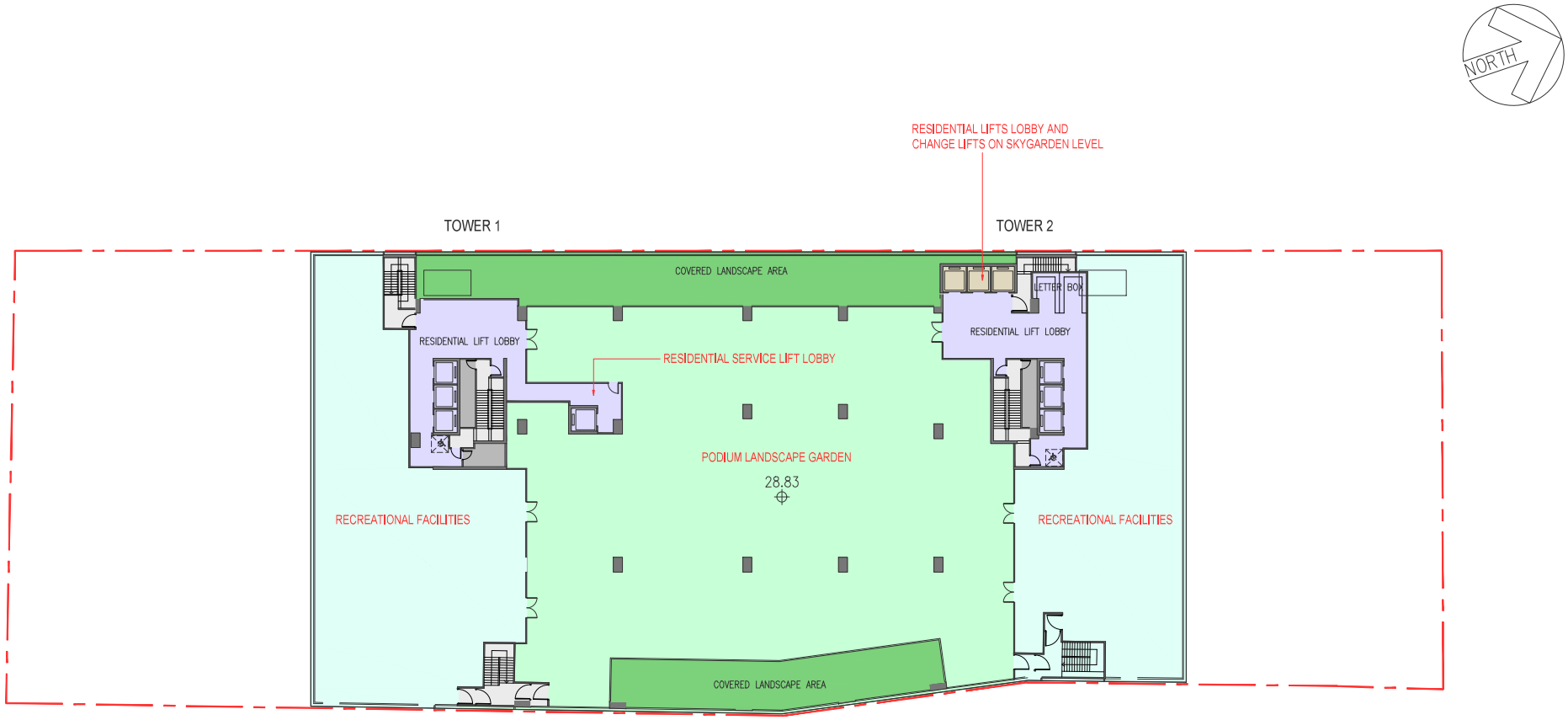


3RD FLOOR PLAN (RESIDENTIAL CARPARK)

1:400

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026

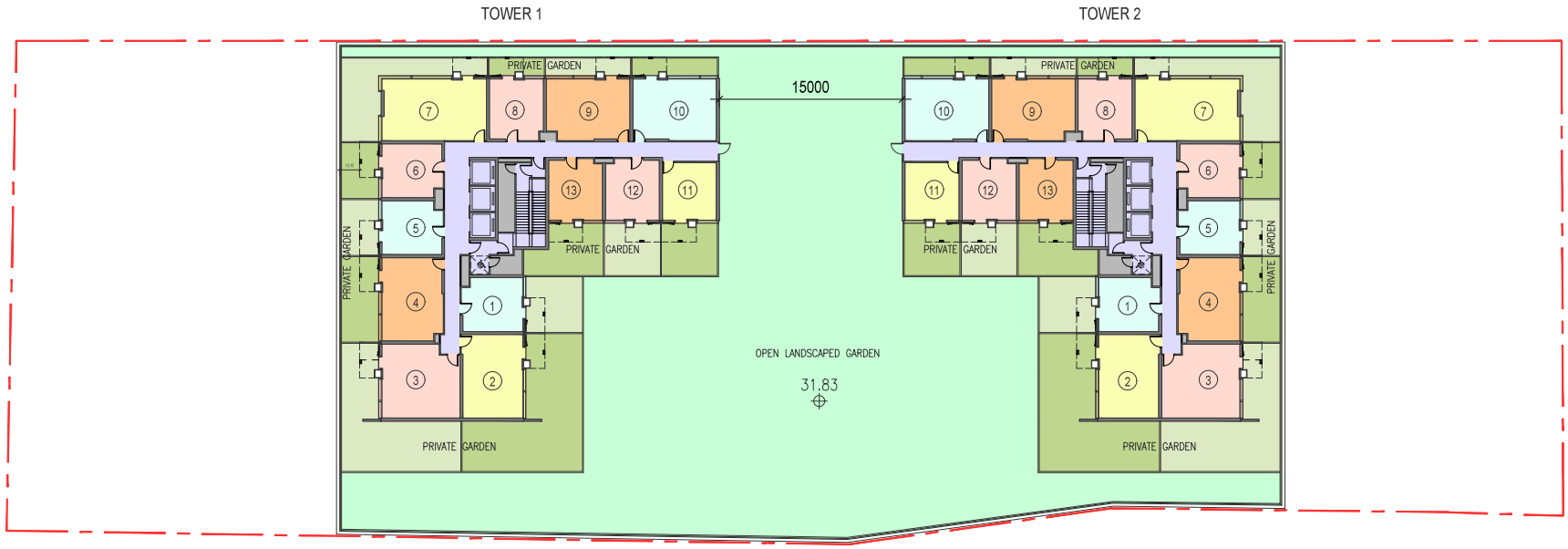


5TH FLOOR PLAN (RECREATIONAL FACILITIES AND COMMUNAL SKY GARDEN)

1:400

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04/11/2026



6TH FLOOR PLAN (RESIDENTIAL)

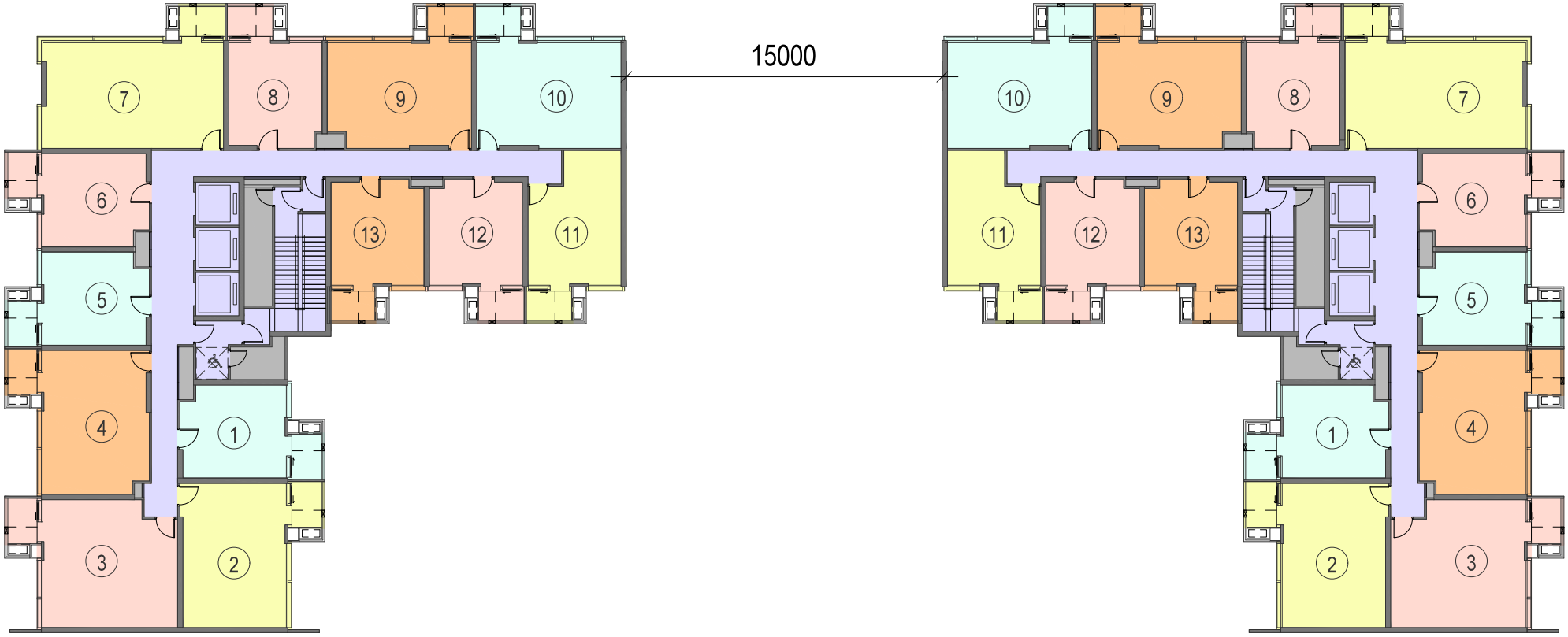
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04/11/2026

TOWER 1

TOWER 2



7TH ~ 26TH FLOOR PLAN (17 STOREYS OF RESIDENTIAL)

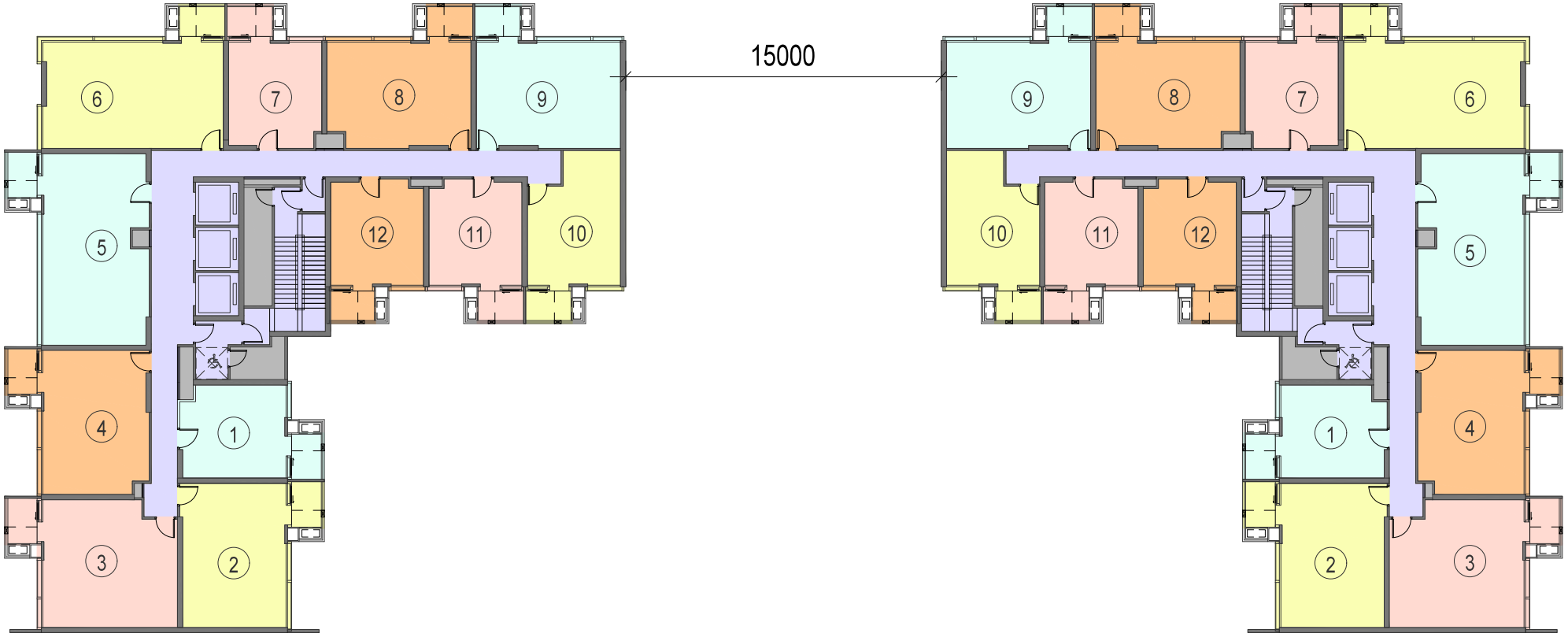
1:200

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM “COMMERCIAL”, “OPEN SPACE” AND AN AREA SHOWN AS 'ROAD' TO “RESIDENTIAL (GROUP A)13” AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026

TOWER 1

TOWER 2



27TH ~ 29TH FLOOR PLAN (3 STOREYS OF RESIDENTIAL)

1:200

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMMERCIAL", "OPEN SPACE" AND AN AREA SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP A)13" AND AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED FLAT, SHOP AND SERVICES, EATING PLACE AND SOCIAL WELFARE FACILITY (CHILD CARE CENTRE) USES AT 16 PO TAI STREET, MA ON SHAN

04/11/2026

SITE PARTICULARS

ADDRESS	= PO TAI STREET, MA ON SHAN, SHA TIN, N.T.
LOT NO.	= SHA TIN TOWN LOT NO. 482
AREA OF SITE	= 5,090 m²
CLASS OF SITE	= 'A'
HEIGHT OF BUILDING (mPD)	= 100mPD
SITE COVERAGE	
PERMITTED SITE COVERAGE FOR NON-DOMESTIC (OVER 15m)	= 60%
PERMITTED SITE COVERAGE FOR DOMESTIC	= 33.33%

PROPOSED RESIDENTIAL

PLOT RATIO	= 5
GROSS FLOOR AREA	= 25,450 m²
SITE COVERAGE	= 21.509%

NOS. OF UNIT

ONE BEDROOM	= 282
TWO BEDROOM	= 168
THREE BEDROOM + MAID	= 90
TOTAL	= 540

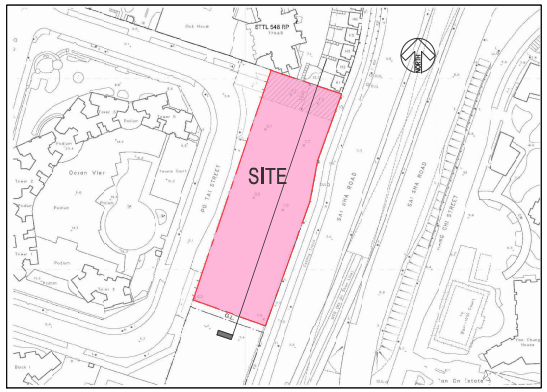
PROPOSED COMMERCIAL

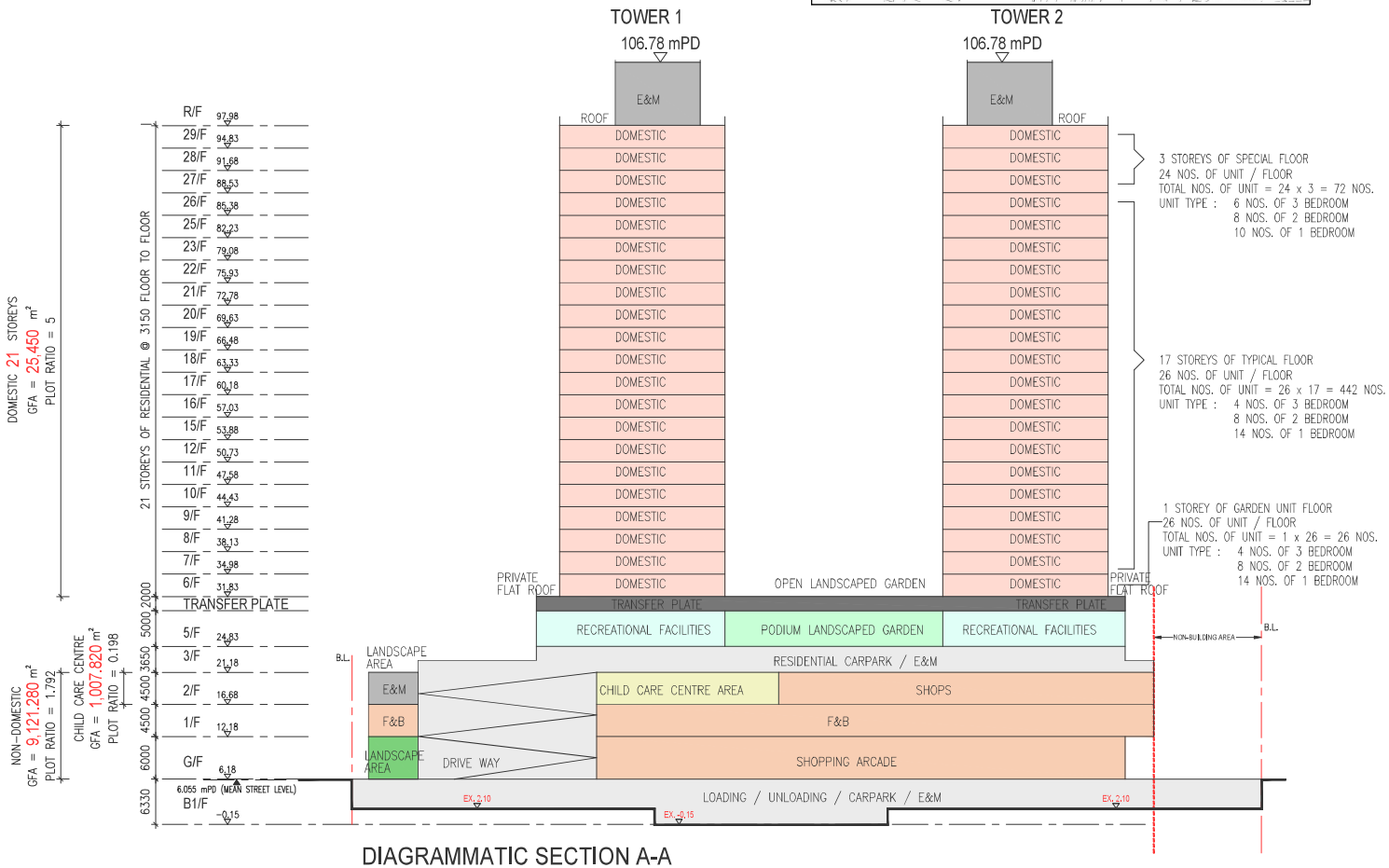
PLOT RATIO	= 1.792
GROSS FLOOR AREA	= 9,121.280 m²

PROPOSED CHILD CARE CENTRE

PLOT RATIO	= 0.198
GROSS FLOOR AREA	= 1,007.820 m²

TOTAL PLOT RATIO	= 6.99
TOTAL GROSS FLOOR AREA	= 35,579.100 m²





DIAGRAMMATIC SECTION A-A
1:700

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