

5.1 **VP1 : Tai Wo Service Road East – Tai Wo Tsuen Pavilion towards South (*Figure 4*)**

5.1.1 This VP is located North and is about 150 m away from the Application Site. This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High Visual Sensitivity**. Part of **Scheme B** is visible at this VP.

5.1.2 **Visual Composition :**

The Visual Composition comprise Greenery and Blocks of Village Houses in the foreground. A Foot Bridge to the right-hand side crossing the “Fanling Highway” is also visible.

5.1.3 **Visual Obstruction :**

It would cause slight Visual Obstruction to the skyline and ridge line in the background.

5.1.4 **Effect on Public Viewers :**

The Recreation Users may notice the presence of **Scheme B**. However, the effect accounts for only a portion of the overall view. The Effect on Public Viewers of **Scheme B** compared to **Scheme A** would be **slight**.

5.1.5 **Effect on Visual Resources :**

The Condition, quality and character of the assessment area may change slightly negative. The overall adverse effect may be softened by setback on upper floors completed with shrubs and climbers together with a vertical Greenery on the upper part of the blank wall.

5.1.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **slightly adverse**.

5.2 **VP2** : An unnamed Road uphill – Tai Wo Communal Centre towards South-West (*Figure 5*)

This VP is located North-East and is about 100 m away from the Application Site. The VP situates at level app. +30.00 mPd and there is a downhill view to the Development. This VP is set to evaluate the Medium-Range visual impacts of the Recreational User. It should be considered as **High** Visual Sensitivity. Nearly the whole **Scheme B** is visible at this VP.

5.2.2 **Visual Composition** :

The Visual Composition comprise Greenery and Scattered Village Houses in the foreground. Rows of Village Houses across the “Fanling Highway” and the ridge line in the far background.

5.2.3 **Visual Obstruction** :

It would cause Visual Obstruction to the Greenery and the Village Houses View. The ridge line in the background could be preserved.

5.2.4 **Effect on Public Viewers** :

The Recreation Users may notice the presence of **Scheme B**. However, the effect accounts for only a portion of the overall view. The Effect on Public Viewers of **Scheme B** compared to **Scheme A** would be moderate.

5.3 **VP3** : An unnamed Road – Tai Wo Tsuen Rest Park towards South-West (*Figure 6*)

5.3.1 This VP is located North-East and is about 180 m away from the Application Site. It is surrounded by heavy Vegetation and Village Houses in the foreground. There is limited view to the Application Site. This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity. Part of **Scheme B** is visible in this VP.

5.3.2 **Visual Composition :**

The Visual Composition comprise heavy vegetation and Blocks of Village Houses in the foreground.

5.3.3 **Visual Obstruction :**

It would cause very slight Visual Obstruction to the skyline and ridge line in the background.

5.3.4 **Effect on Public Viewers :**

The Recreation Users could hardly notice the presence of **Scheme B**. The Effect on Public Viewers of **Scheme B** compared to **Scheme A** would be **slight**.

5.3.5 **Effect on Visual Resources :**

The Condition, quality and character of the assessment area may change very little, since the Development is largely hidden in the background.

5.3.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **slightly adverse**.

6.0 Conclusion

6.1 The Below Table summarize the Visual Impact of Scheme A (vacant Agricultural Land) compared to Scheme B (Proposed RCHE) in the five VPs:-

V.P.	Visual Sensitivity	Visual Impact	Conclusion
VP1: Tai Wo Service Road East – Tai Wo Tsuen Pavilion towards South	High	Slightly	Slightly adverse
VP2: An unnamed Road uphill – Tai Wo Communal Centre towards South-West	High	Moderate	Moderately adverse
VP3: An unnamed Road – Tai Wo Tsuen Rest Park towards South-West	High	Slightly	Slightly adverse
VP4: An unnamed Road – Tai Hang Fui Sha Wai Playground towards East	High	Negligible	Negligible
VP5: On elevated foot bridge above "Fanling Highway" towards North	Medium	Slightly	Slightly adverse

