

2.2.5 The GFA allocation is tabulated as below:

Site Area		: 1,494.67 m ²	16,088.62 ft ²
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 5.20 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 62.42% < 80%	
Maximum Gross Floor Area		7,778.09 m ²	83,723.36 ft ²
Proposed Building Height		34.50 mPD	
Absolute Height		31.0 m	
Proposed No. of Storey		10 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m ²	
UG/F	RCHE	514.97 m ²	
1/F – 5/F	RCHE	852.8 m ² x 5 storey =4264 m ²	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
6/F	RCHE	822.05 m ²	18 no. of beds for suites
7/F	RCHE	742.23 m ²	11 no. of beds for suites
8/F	MANAGEMENT OFFICE	742.23 m ²	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m ²	
TOTAL		7,778.09 m²	256 no. of beds
Parking Spaces:(Loading/ Unloading)			
No. of MGV		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		3 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	
No. of Ambulance		1 Nos.	

Please refer to **Figure 2** for the Proposed Development

4.1 **VP1** : Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West (*Figure 4*)

4.1.1 This Long Range VP1 located South-West of the Site across Tung Tsz Road. It represents the View received by Recreation Users on the spot. Therefore, the visual sensitivity is considered **High**. Part of **Scheme B** is visible at the VP.

4.1.2 **Visual Composition :**

The Visual Composition comprise Greenery and Rows of tree on both sides which partly shield off the Visual Effect.

4.1.3 **Visual Obstruction :**

Minor Visual Obstruction to mountain ridgeline/ backdrop and sky view caused by the development.

4.1.4 **Effect on Public Viewers :**

The view to **Scheme B** is very limited, only on certain location of the playground. In addition, the effect is somehow shield off and soften by the Greenery around. The Recreation Users may not easily notice the presence of **Scheme B**.

4.1.5 **Effect on Visual Resources :**

The proposed Development has no effect on the condition, quality and character of the Assessment Area.

4.1.6 **Conclusion :**

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

4.2 **VP2 : Junction of Access Road and Tung Tsz Road towards North-West (*Figure 5*)**

4.2.1 This Medium Range VP2 located South-East of the Site across Tung Tsz Road. It represents the View received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered **Medium**. **Scheme B** is visible at the VP.

4.2.2 **Visual Composition :**

The Visual Composition comprise a distant view to **Scheme B**, with rows of Village Houses situated to its West. The Hillside to the North, with a hill top level of +34.4 mPD, it serves as a back drop to **Scheme B**.

4.2.3 **Visual Obstruction :**

There is slight obstruction to the ridgeline at the back but most of the ridgeline behind is preserved. **Minor Visual Obstruction caused to the sky view.**

4.2.4 **Effect on Public Viewers :**

A significant portion of **Scheme B** is visible in this view point. However, it is softened by heavy vegetation in front. **The Effect on Public Viewer is considered as "slight to moderate".**

4.2.5 **Effect on Visual Resources :**

The proposed Development has a slight adverse effect to the quality of the Assessment Area. The effect is mitigated by its step up profile while the two vertical Greenery proposed may also soften the effect.

4.2.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** would be **moderately adverse**.

4.3 **VP3 : “慈心亭” along the Universal Gate Road towards South-West (Figure 6)**

4.3.1 This Short Range VP3 located to the North-East of the Site across Universal Gate Road. It represents the View received by Recreation Users. Therefore, the visual sensitivity is considered **High**. **Scheme B** is partly visible of this View Point.

4.3.2 **Visual Composition :**

The Visual Composition comprise heavy Greenery in the front and back. The vegetation partly shields off the Visual Effect.

4.3.3 **Visual Obstruction :**

There is obstruction to the ridgeline at the back but a portion of the ridgeline behind is preserved. **Minor Visual Obstruction to the sky view caused.**

4.3.4 **Effect on Public Viewers :**

Scheme B is partly visible at this view point. However, the effect is somehow shield off and soften by the Greenery around.

4.3.5 **Effect on Visual Resources :**

The proposed Development has adverse effect to the quality of the Assessment Area. However, the effect is lessened by the existing Electric Poles and Plants in front.

4.3.6 **Conclusion :**

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

4.4 VP4 : Tsz Shan Monastery towards South-West (*Figure 7*)

4.4.1 This Long Range VP4 located North-East and is about 480 m away from the Application Site. It is on the platform of the Tsz Shan Monastery. It represents the view received by Recreation Users who are visitors to the Monastery. Therefore, the visual sensitivity is considered **High**. **Scheme B** is hardly visible at the VP.

4.4.2 Visual Composition :

The Visual Composition comprise full range of Greenery surrounding the Application site, front and back.

4.4.3 Visual Obstruction :

There is no Visual Obstruction caused by the Development.

4.4.4 Effect on Public Viewers :

Since Tsz Sha Monastery situates at platforms of somehow nearly +80 mPD, which is far higher than the Roof Top of **Scheme B**, which is only +34.5 mPD. Therefore, **Scheme B** is hardly visible from this view point.

4.4.5 Effect on Visual Resources :

The proposed Development has no effect on the condition, quality and character of the Assessment Area.

4.4.6 Conclusion :

As a conclusion, the Visual Impact of **Scheme B** would be negligible.

4.5 **VP5 : A Pavilion along Tung Tsz Road towards South-East (Figure 8)**

4.5.1 This Long Range VP5 located on a Pavilion situates at Tung Tsz Road to the North-West about 350 m away from the Application Site. It represents the View received by Recreation Users. The visual sensitivity is considered **High**.

4.5.2 **Visual Composition :**

The Visual Composition comprise heavy Greenery in front.

4.5.3 **Visual Obstruction :**

No Visual Obstruction to the sky view.

4.5.4 **Effect on Public Viewers :**

Scheme B is not visible in this View Point. This View Point seems to be under-utilized by Residents.

4.5.5 **Effect on Visual Resources :**

The proposed Development has no effect to the quality of the Assessment Area.

4.5.6 **Conclusion :**

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

5.0 Conclusion

5.1 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: Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West	High	Slightly adverse	Slightly adverse
VP2: Junction of Access Road and Tung Tsz Road towards North-West	Medium	Moderately adverse	Moderately adverse
VP3: “慈心亭” along the Universal Gate Road towards South-West	High	Slightly adverse	Slightly adverse
VP4: Tsz Shan Monastery towards South-West	High	Negligible	Negligible
VP5: A Pavilion along Tung Tsz Road towards South-East	High	Negligible	Negligible

- 5.2 A total of five VPs (including short to long range VPs) were assessed in this Visual Impact Assessment, covering VPs in Medium to High visual sensitivity.

With the provision of numerous planning and design merits in our Proposed Scheme, **two** VPs are identified with **slightly adverse** visual impact, **two** VP are identified with **negligible** visual impact and one VP are identified with **moderately adverse** visual impact.

- 5.3 The Site already set back from Tung Tsz Road for more than 100 m. It is considered adequate for not creating adverse visual impact.

- 5.4 Based on the above, the Proposed Scheme is considered to be **Negligible** in terms of visual impact.

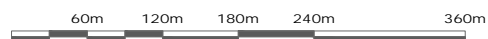
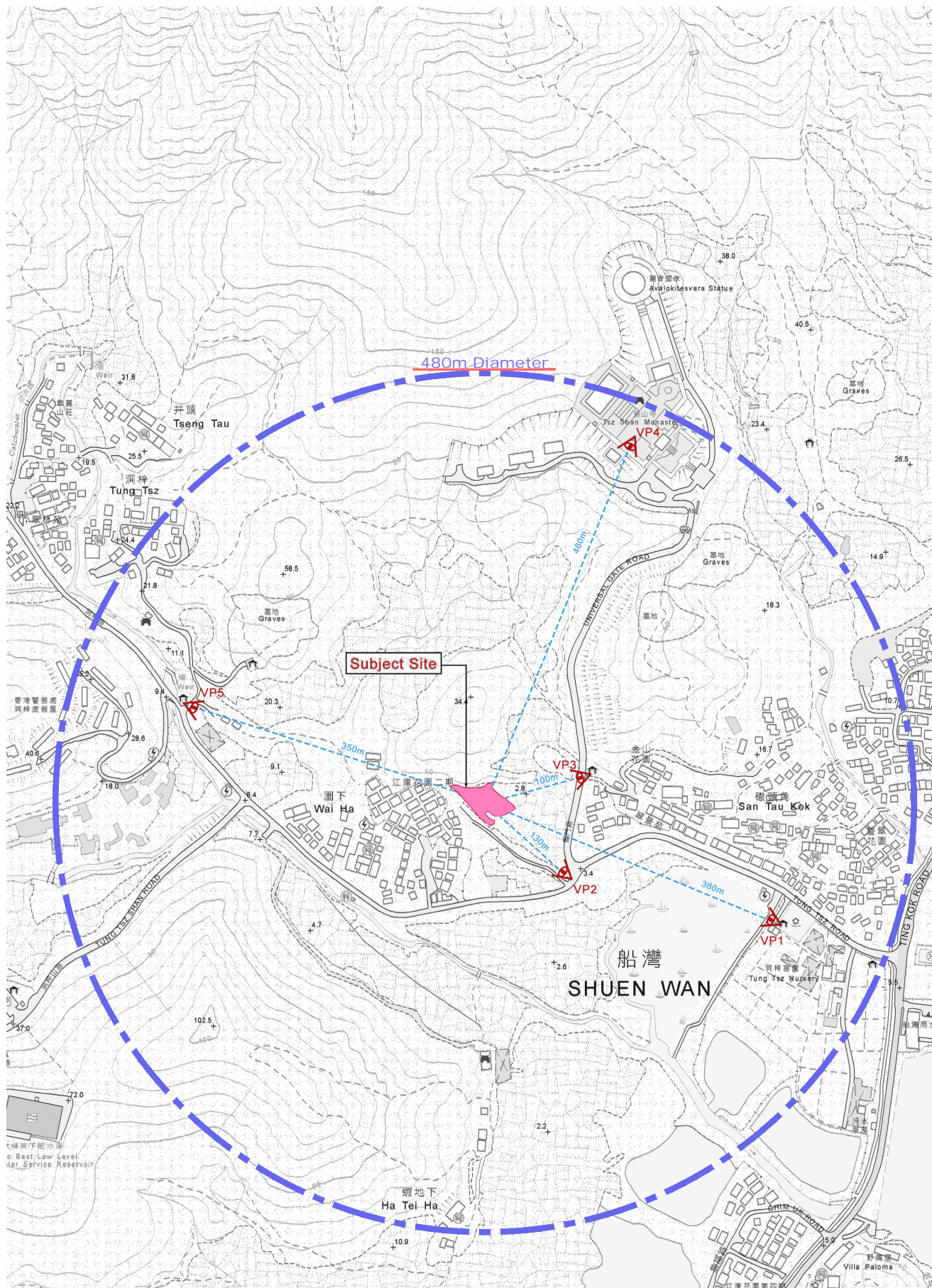


FIGURE NO.
3

TITLE
VIEWPOINT
LOCATION PLAN

1:6000 (A4)

FEB. 2025

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

4

TITLE

VIEWPOINT 1

N.T.S. (A4)

-

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

5

TITLE

VIEWPOINT 2

N.T.S. (A4)

A

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

6

TITLE

VIEWPOINT 3

N.T.S. (A4)

C
B
A
-

AUG. 2025
JUN. 2025
APR. 2025
FEB. 2025

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

7

TITLE

VIEWPOINT 4

N.T.S. (A4)

-

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Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

8

TITLE

VIEWPOINT 5

N.T.S. (A4)

B

A

-

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