

APPENDIX 1

Visual Impact Assessment

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tung Tsz, Tai Po, N.T.*

CONTENTS

Page

1.0	Introduction	1-2
2.0	Proposed RCHE Development Particulars	3-5
3.0	Assessment Area & Selection of Viewing Points	6-10
4.0	Assessment of Visual Impact	11-16
5.0	Conclusion	17



Figure

- 1 Location Plan
- 2 Proposed Conceptual Building Plan
- 3 Location of Viewpoints
- 4 Viewpoint 1
- 5 Viewpoint 2
- 6 Viewpoint 3
- 7 Viewpoint 4
- 8 Viewpoint 5



1.0 Introduction

1.1 This Visual Impact Assessment (VIA) is prepared in support of the S12A application for a proposed amendment to the approved Tung Tsz Outline Zoning Plan (“the approved OZP”) No. S/NE-TK/19.

The proposed amendment is to rezone a Site from “AGR” & “GB” zone to “G/IC” zone to facilitate the development of a proposed RCHE.

1.2 The Application Site locates at Lot No. 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27, 232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R, 239 RP, 239 S.A to 239 S.G in D.D. 23, Tung Tsz, Tai Po, N.T. (*Figure 1 refers*).

1.3 By rezoning the Site into “G/IC” zone, the restriction on Plot Ratio should be waived. The height of the RCHE is governed by regulation and is proposed to be 31m for the time being.

1.4 According to the Point e of Para. 2.3 of the Town Planning Board Guidelines (TPB PG) no. 41, a VIA is required to the proposals that “involves, modification of development parameters of a Site to deviate from the statutory planning restrictions applicable to the Site or the neighbourhood, and the modification will all amount to pronounced increase in development scale and intensity and visual changes from key public viewing points”. The visual impacts of the Proposed Scheme are evaluated against the existing condition, surrounding building(s) in order to ensure compatibility of the Proposed Scheme.

1.5 The VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Proposed Scheme on the Visually Sensitive Receivers relevant to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Proposed Scheme.

1.6 The outline for the VIA is set out below:

- Section 2 outlines Proposed Development Particulars
- Section 3 identifies the Assessment Area and provides analysis of the viewing points;
- Section 4 assesses the visual impacts; and
- Section 5 concludes the VIA

2.0 Proposed RCHE Development Particulars

2.1 Local Context

2.1.1 The application site with an area of Approx. 1,495m² and is accessible from an Access Road which discharge to Tung Tsz Road, then finally to Ting Kok Road, at level +3.5 mPD by the North-West.

2.1.2 It adjoins a "V" zone Development, "Treasure Spot Garden" to the West and a few pieces of abandoned Farmlands on the other sides.

To the North of the Site, there is a piece of "GB" zone full of natural vegetation which serve as a back drop to the Development.

2.1.3 By closely adjoining a "V" zone to the West, the Site possesses similar features and settings as a "V" zone.

2.2 Proposed RCHE Development Parameters

2.2.1 The proposed RCHE Development is of 10 storeys high, with lower 9 storeys (LG/F to 7/F) to be served as RCHE Dormitories. The Floor Level of 7/F is within 24m from Ground Floor, which comply with relevant Regulation. (*Figure 2 refers*)

A range of Dormitory sizes from Shared Rooms with individual privacy on lower floors, to individual Suites of various sizes on upper floors. The Suites on 6/F and 7/F are equipped with open Flat Roofs for extra enjoyment or even individual hobby farming.

2.2.2 A range of Common Facilities like Café Lounge, Multi-function Rooms, Library, Gymnasium, etc. locate on LG/F, next to a generous Entrance Lobby (at level +3.50).

Loading/ Unloading of Goods and Passengers are also provided adjacent to the Entrance Lobby. Plenty of Greenery, Garden, Outdoor Exercise and Sitting-out Spaces are also planned on various outdoor areas.

2.2.3 The Floor above the Dormitories (8/F) is designed for supportive functions like Administration Office, Meeting/ Interview Rooms, Kitchen, Laundry and Linen Stores, etc.

6 Staff Quarters are also provided for Staffs on 8/F so that overnight staffs could provide more timely services to the Elderly in case needed.

2.2.4 The Top of the Building on Roof Floor (at level +34.50) is designed as an Open Roof Garden for the Leisure of the Staffs and Visitors. It also serves to provide Roof Greenery according to SBDG.



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		: 5.57 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 61.09% < 80%	
Maximum Gross Floor Area		8,323.83 m ²	89,597 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	606.13 m ²	
UG/F	RCHE	613.16 m ²	
1/F – 5/F	RCHE	916.89 m ² x 5 storey =4584.45 m ²	45 no. of beds x 5 storeys
6/F	RCHE	886.14 m ²	17 no. of suites
7/F	RCHE	759.44 m ²	11 no. of suites
8/F	MANAGEMENT OFFICE	764.44 m ²	
R/F	SKY GARDEN	110.07 m ²	
TOTAL		8,323.83 m²	28 no. of suites & 225 no. of beds
Parking Spaces: (Loading/ Unloading)			
No. of LGV		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		1 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	

Please refer to *Figure 2* for the Proposed Development

3.0 Assessment Area & Selection of Viewing Points

3.1 Assessment Area

3.1.1 According to the Guideline as per TPB PG-No. 41 para 4.3, the Assessment Area is expected to cover the area of visual influence within which the proposed development is pronouncedly visible from key sensitive viewers. The actual assessment area, i.e. the visual envelope, is determined having regard to the size of the proposed development, the distance of the development and its potential visibility from the selected viewing points, and the actual site and surrounding topographical conditions by ground inspection.

Five View Points are selected ranging from 100m to 480m away from the boundary of the Subject Site. *(Figure 3 refers)*

The visual assessment will be conducted by comparing the conditions before the rezoning (i.e. vacant Agricultural Land) (Scheme A) and after the rezoning (i.e. the RCHE) (Scheme B).

Scheme A would be a vacant, undeveloped Agricultural Land, which is comparatively flat at a level of +3.5 mPD. It gains its access from an Access Road of about 120 m long, leading to Tung Tsz Road to the South-East.

Scheme B would be a RCHE of 10 storeys high, with the Vehicular and Pedestrian Entrance at +3.5 mPD and the Main Roof of the RCHE is at +34.5 mPD. The absolute height is 31m. *(Figure 2 refers)*

3.2 The Criterias for Viewing Points

- 3.2.1 Visual impact has taken into account views from key strategic and popular local vantage points, as well as local visual impacts on the adjacent neighbourhood area. In the interest of the public, public views are protected, particularly those easily accessible and popular to the public or tourists in the vicinity.

VIA should primarily assess the impact on sensitive public viewers from the most affected viewing points. The viewing points could be kinetic or static. They include key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking, sight-seeing, and prominent travel routes where travellers' visual attention may be caught by the proposed development. Viewing points should be at human eye level for a realistic presentation of view.

- 3.2.2 The visual sensitivity of the public viewers from the viewing points can be qualitatively graded as **high**, **medium** or **low**, taking into account the activity of the viewers, the duration and distance over which the proposed development would remain visible, and the public perception of value attached to the views being assessed.



3.2.3 When assessing the potential visual impacts of the Proposed Schemes, the clarification of VPs is categorized as follows:

Table 3.1 Classification of Visual Sensitivity

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	High

3.3 The View Points

Five VPs including medium and long ranges are considered to be the most affected by any development on the Application Site (*Figure 3 refers*).

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

This VP is located South-East and is about 380 m away from the Application Site. It is surrounded by Tall Trees on both sides and the view to the Application Site is limited.

This VP is set to evaluate the Long-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity.

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

This VP is located South-East and is about 130 m away from the Application Site. This view can explore the relationship with the nearby Village Houses on the West and a Hillside to the North.

This VP is set to evaluate the Medium-Range visual impacts of the Travellers. It should be considered as **Medium** Visual Sensitivity.

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

This VP is located North-East and is about 100 m away from the Application Site. It is surrounded by heavy Vegetation in front.

This VP is set to evaluate the Medium-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity.

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

This VP is located North-East and is about 480 m away from the Application Site. It is towards the direction which the visitors of the Monastery may view.

This VP is set to evaluate the Long-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity.

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

This VP is located North-West and is about 350 m away from the Application Site. The View Point is shielded off by heavy vegetation at low level and it may have partial view to the Application Site.

This VP is set to evaluate the Long-Range visual impacts of the Recreation Users. It should be considered as **High** Visual Sensitivity.

4.0 Assessment of Visual Impact

This Section evaluate the Visual Impact of the Vacant Agricultural Land (Scheme A) to the "Proposed RCHE" (Scheme B).

The overall visual resultant impact of the Proposed Schemes are appraised based on the classifications of visual impact as set in the TPB PG-No.41, which include 'enhanced', 'party enhanced/ party adverse', 'negligible', 'slightly adverse', 'moderately adverse' and 'significantly adverse'.

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.

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

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**.

4.1.2 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.

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**.

A significant portion of **Scheme B** is visible in this view point. However, it is softened by heavy vegetation in front and the ridge line to its far back is preserve.

4.2.2 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.

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

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

4.3.2 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.

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

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.

4.4.2 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**.

The Visual Composition comprise heavy Greenery in front and **Scheme B** is partly visible in this View Point. This View Point seems to be under-utilized by Residents.

4.5.2 Conclusion :

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

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	Slightly adverse	Slightly adverse

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, three VPs are identified with **slightly adverse** visual impact, one 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 fully acceptable in terms of visual impact.

FIGURE 1

Location Plan

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tung Tsz, Tai Po, N.T.*

R LEE ARCHITECTS LTD



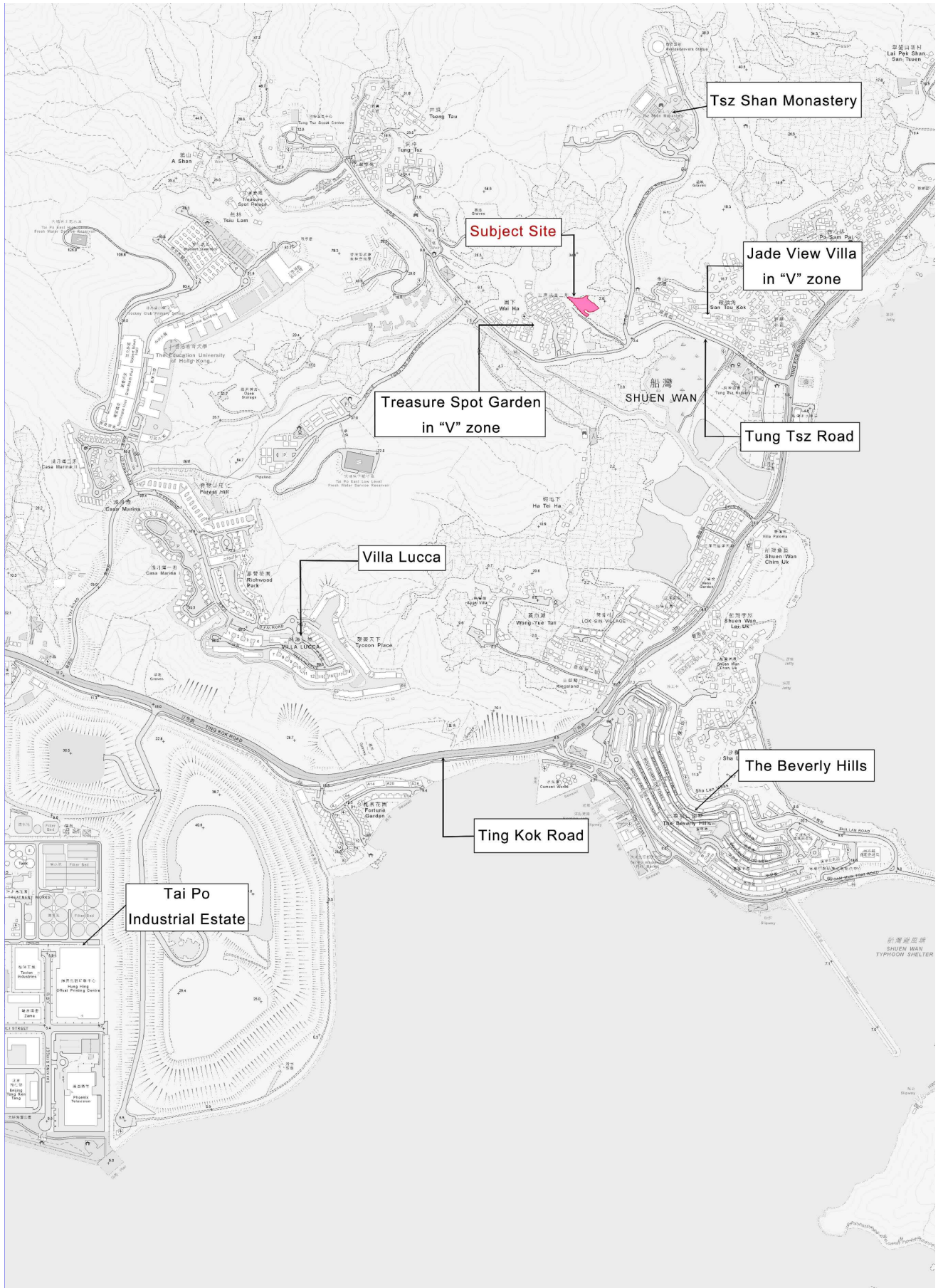


FIGURE NO.

1

TITLE

LOCATION PLAN

1:13000 (A4)

OCT. 2024



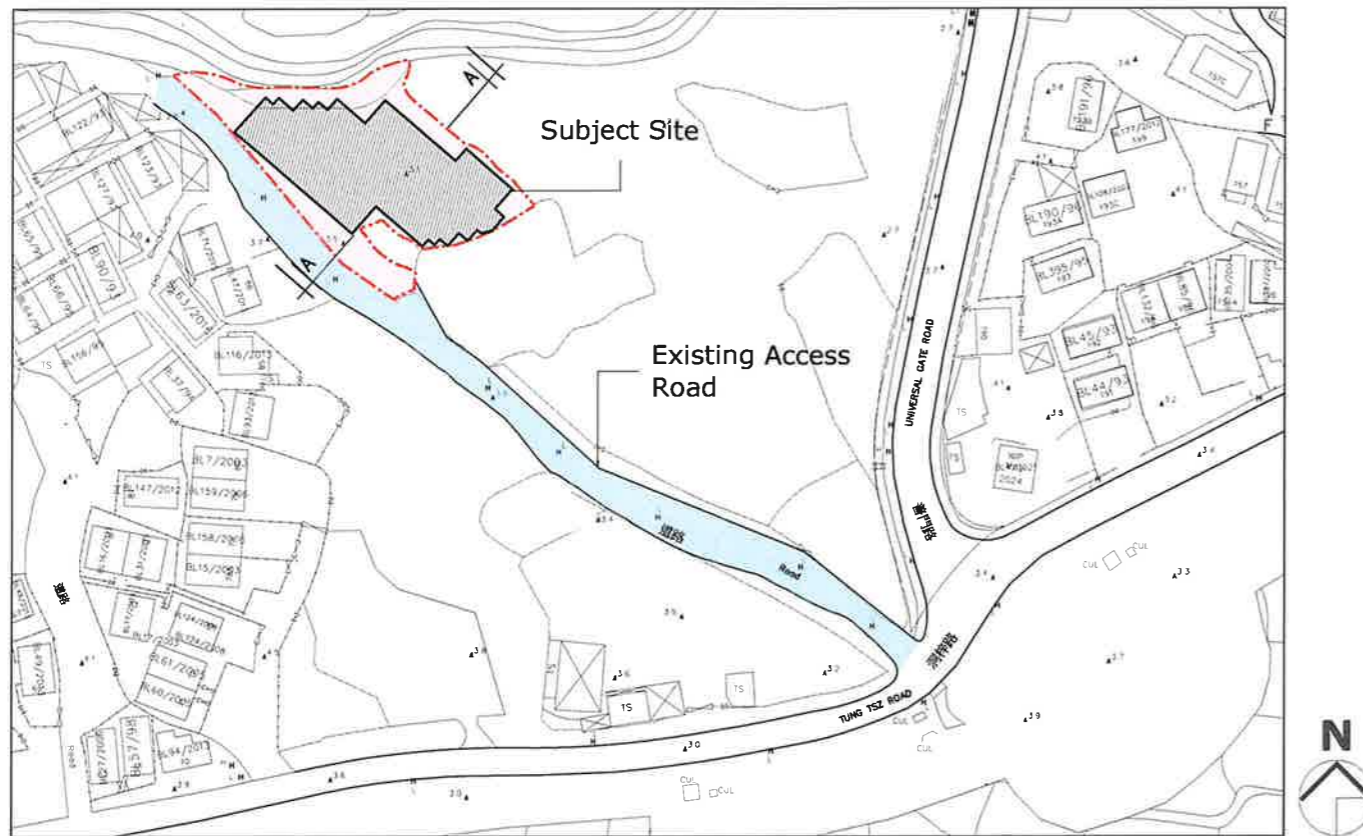
FIGURE 2

Proposed RCHE Design

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tung Tsz, Tai Po, N.T.*

R LEE ARCHITECTS LTD





BLOCK PLAN

SCALE - 1:1500

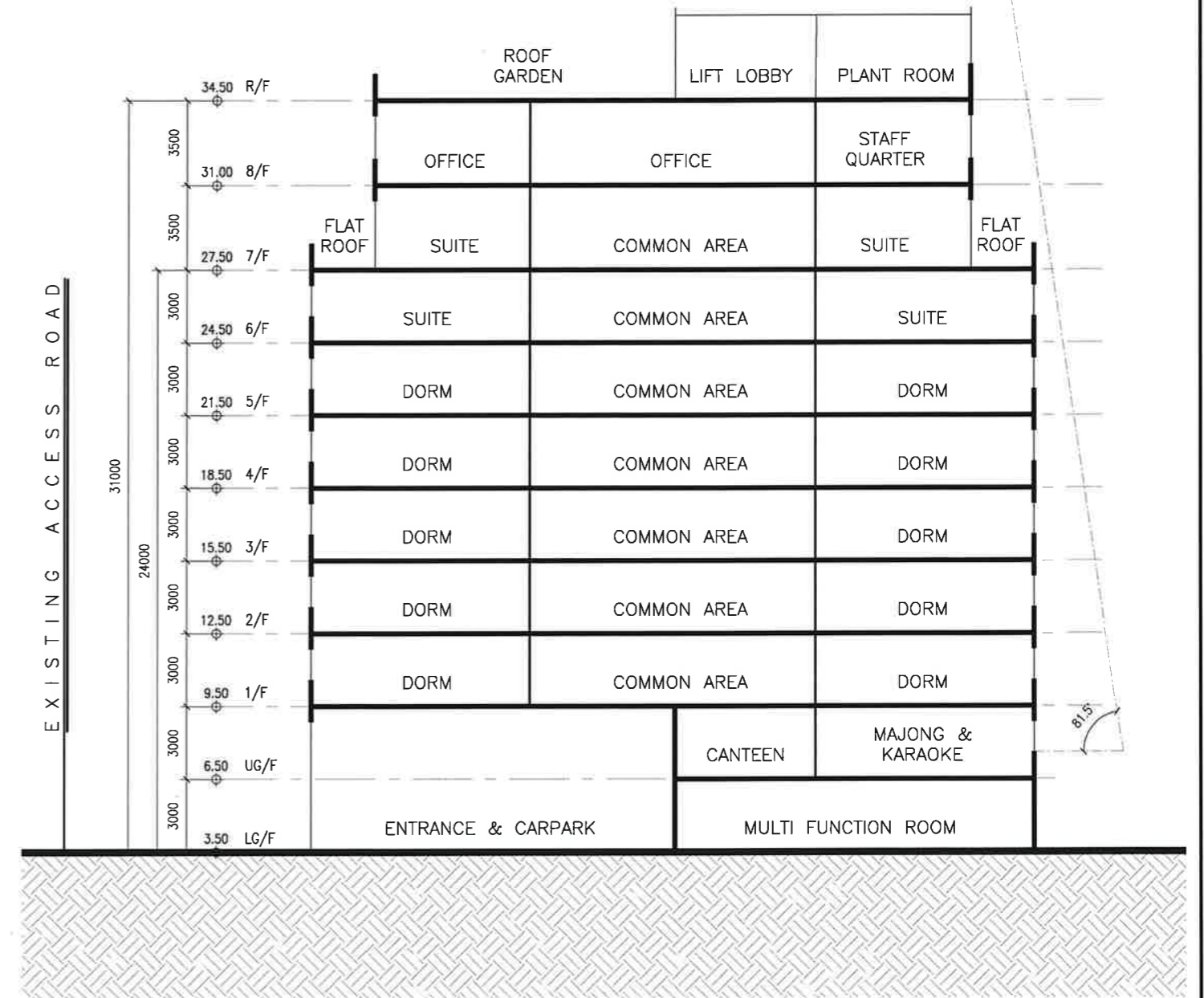
DEVELOPMENT SCHEDULE:

Site Area	:	1494.67 m ² (16088.62 ft ²)	
Class of Site	:	A	
Proposed Plot Ratio For Non-Domestic	:	5.57 < 9.5	
Proposed Site Coverage above For Non-Domestic (Above 15m)	:	61.09% < 80%	
Proposed Building Height	:	34.50 mPD	
Absolute Height	:	31.0 m	
Proposed No. Of Storeys	:	10 STOREYS	
Proposed Gross Floor Area	:		
LG/F (ENTRANCE & CARPARK)	:	606.13m ²	
UG/F (RCHE)	:	613.16 m ²	
1/F-5/F (RCHE)	:	916.89m ² x 5 storeys	(45 no. of beds x 5 storey)
	:	= 4584.45 m ²	
6/F (RCHE)	:	886.14 m ²	(17 no. of suites)
7/F (RCHE)	:	759.44 m ²	(11 no. of suites)
8/F (MANAGEMENT OFFICE)	:	764.44 m ²	
R/F (SKY GARDEN)	:	110.07 m ²	
TOTAL	:	8323.83 m² (89597 ft²)	(28 no. of suites & 225 no. of beds)

Parking Spaces :

No. of LGV (3.5m x 7m x 3.6m H.)	:	1 Nos.
No. of Minibus (3m x 8m x 3.6m H.)	:	1 Nos.
No. of Private Car Parking (2.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Motorcycle Parking (1m x 2.4m x 2.4m H.)	:	1 Nos.

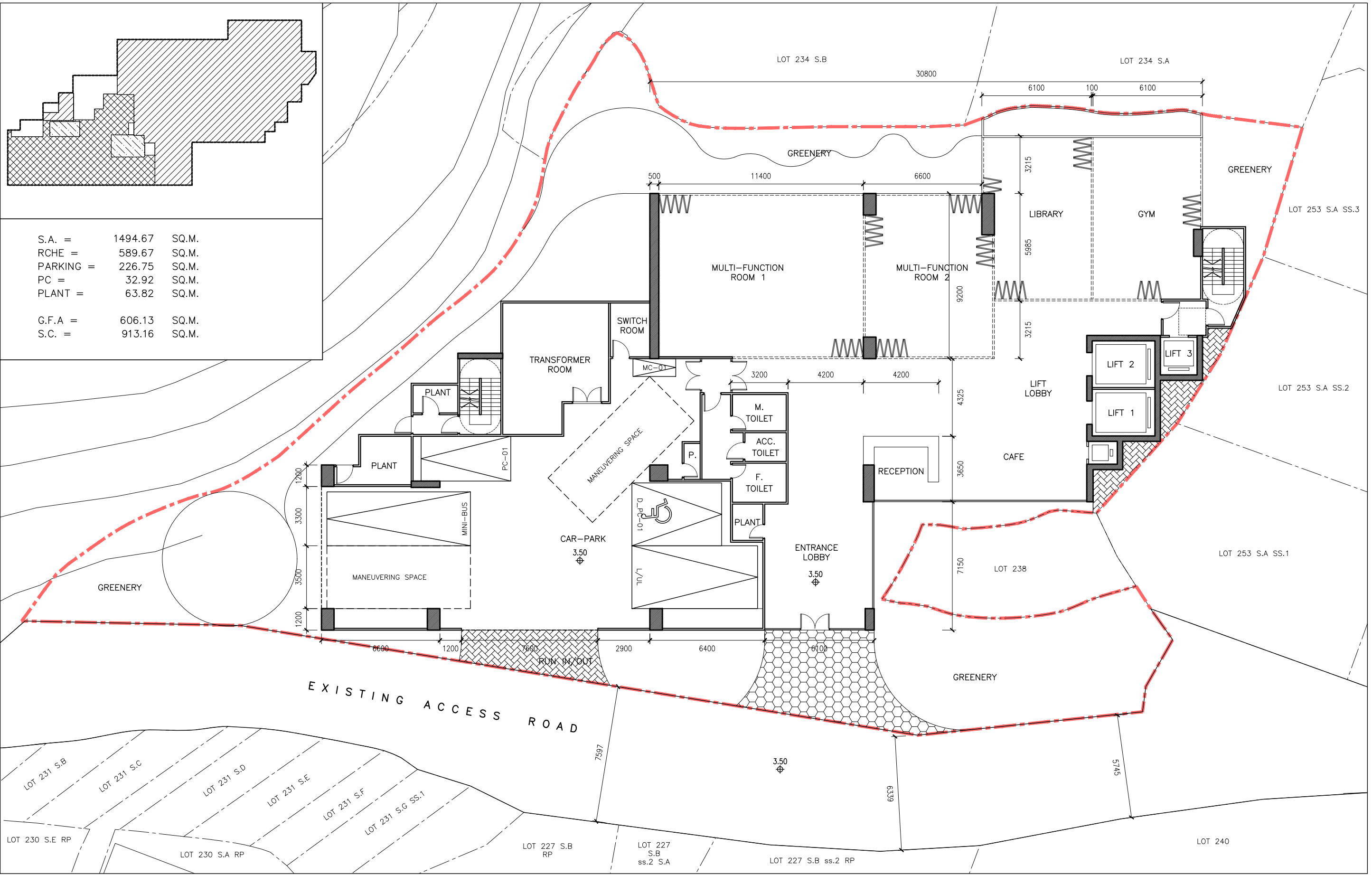
BOUNDARY LINE



SECTION A-A

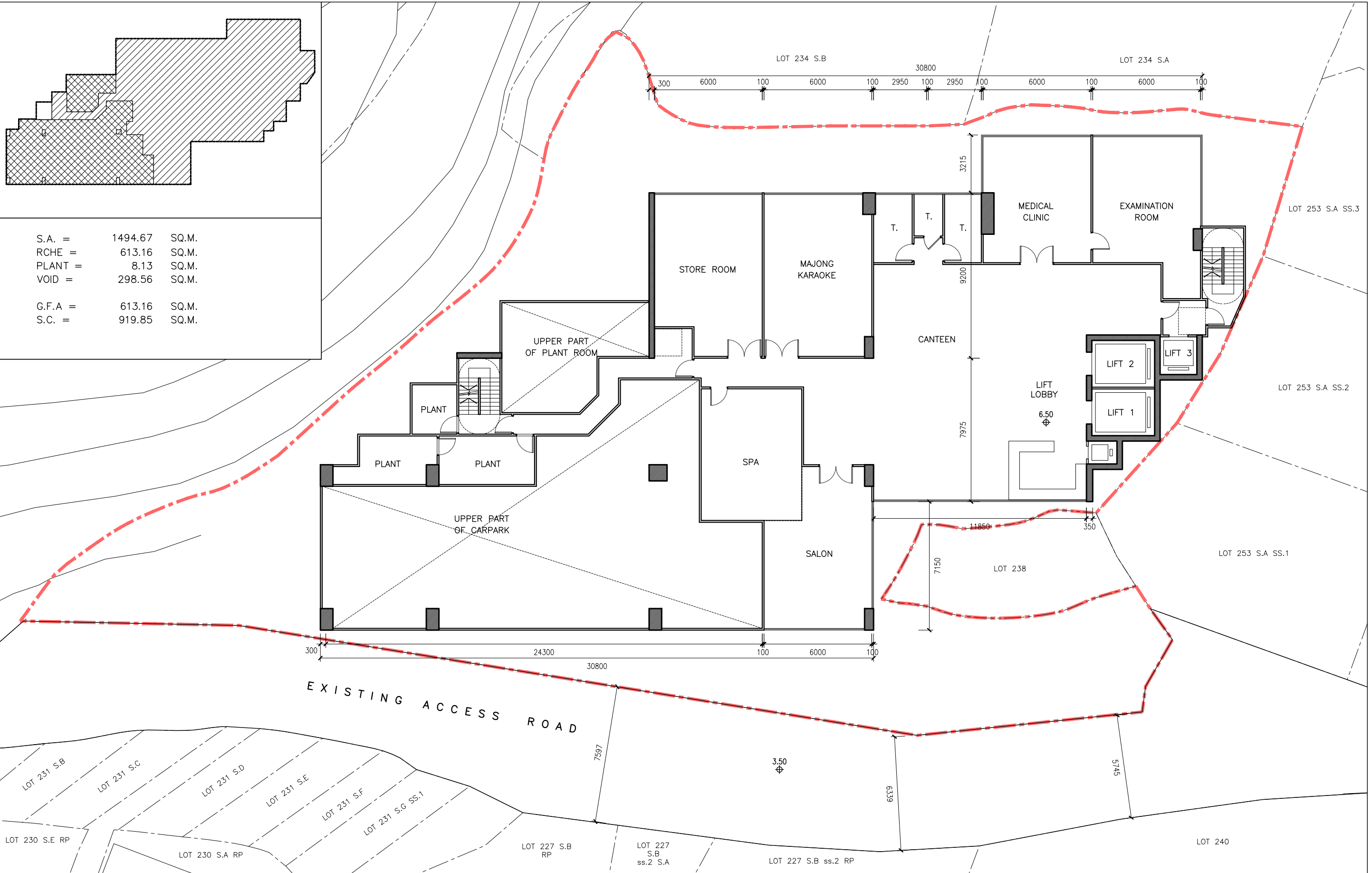
SCALE - 1:250



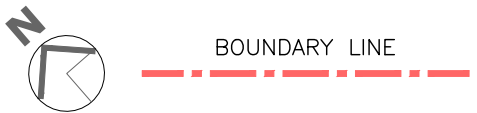


S.A. =	1494.67	SQ.M.
RCHE =	589.67	SQ.M.
PARKING =	226.75	SQ.M.
PC =	32.92	SQ.M.
PLANT =	63.82	SQ.M.
G.F.A =	606.13	SQ.M.
S.C. =	913.16	SQ.M.





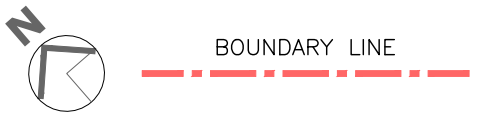
S.A. =	1494.67	SQ.M.
RCHE =	613.16	SQ.M.
PLANT =	8.13	SQ.M.
VOID =	298.56	SQ.M.
G.F.A =	613.16	SQ.M.
S.C. =	919.85	SQ.M.







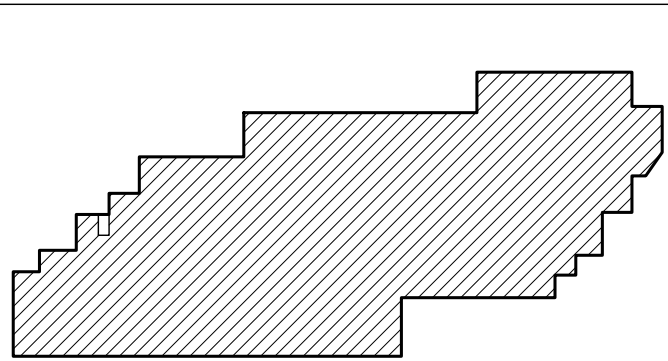
S.A. =	1494.67	SQ.M.
RCHE =	886.14	SQ.M.
PLANT =	2.96	SQ.M.
FLAT ROOF =	30.75	SQ.M.
G.F.A =	886.14	SQ.M.
S.C. =	919.85	SQ.M.





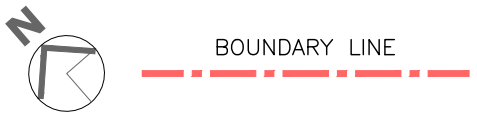
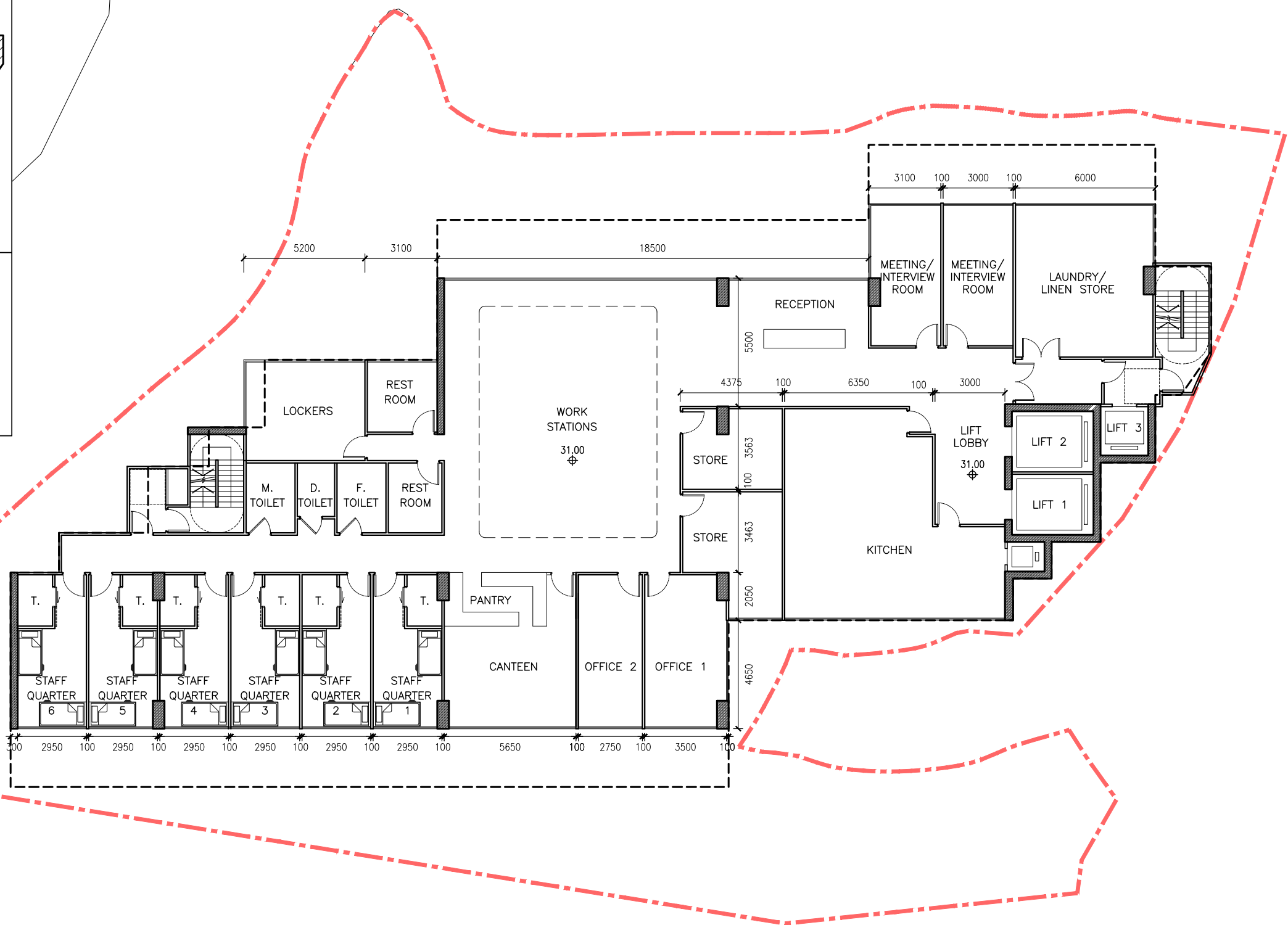
S.A. =	1494.67	SQ.M.
RCHE =	759.44	SQ.M.
FLAT ROOF =	123.25	SQ.M.
PLANT =	6.41	SQ.M.
G.F.A =	759.44	SQ.M.
S.C. =	889.10	SQ.M.

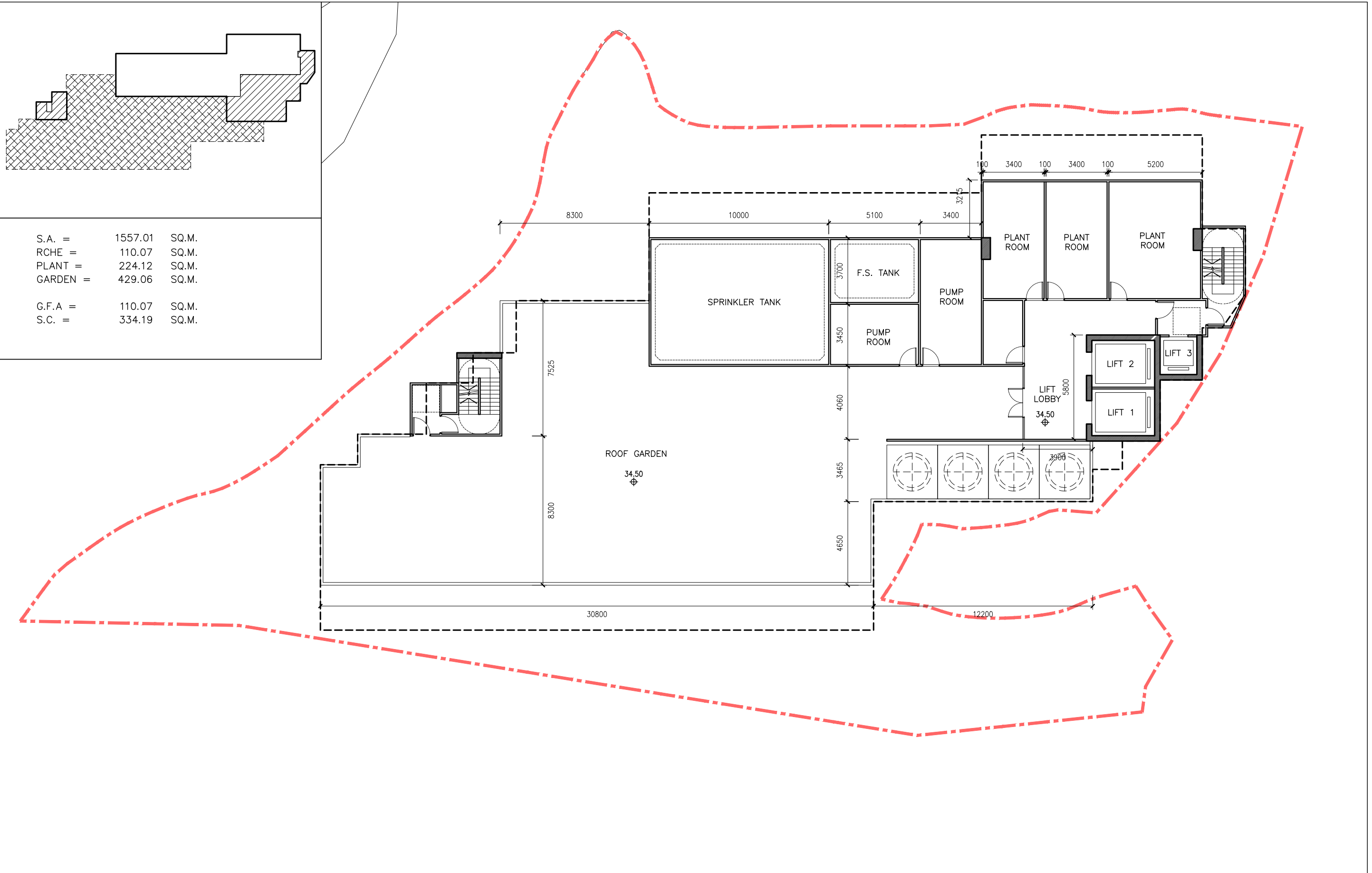




S.A. = 1494.67 SQ.M.
 ADMIN.OFFICE = 764.44 SQ.M.
 PLANT = 1.41 SQ.M.

 G.F.A = 764.44 SQ.M.
 S.C. = 765.85 SQ.M.





S.A. =	1557.01	SQ.M.
RCHE =	110.07	SQ.M.
PLANT =	224.12	SQ.M.
GARDEN =	429.06	SQ.M.
G.F.A =	110.07	SQ.M.
S.C. =	334.19	SQ.M.



BOUNDARY LINE



2483

PROPOSED RCHE DEVELOPMENT
at TUNG TSZ,
TAI PO, N.T.

ROOF PLAN
ROOF GARDEN

G-08

1:200 (A3)

B
A
-

OCT. 2024
SEP. 2024
SEP. 2024

Do not scale drawing.
Contractors are required to verify exact dimensions on site.
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.
This drawing is not for construction purposes unless expressly certified.

R LEE ARCHITECTS LTD



FIGURE 3

Location of Viewpoints

*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tung Tsz, Tai Po, N.T.*



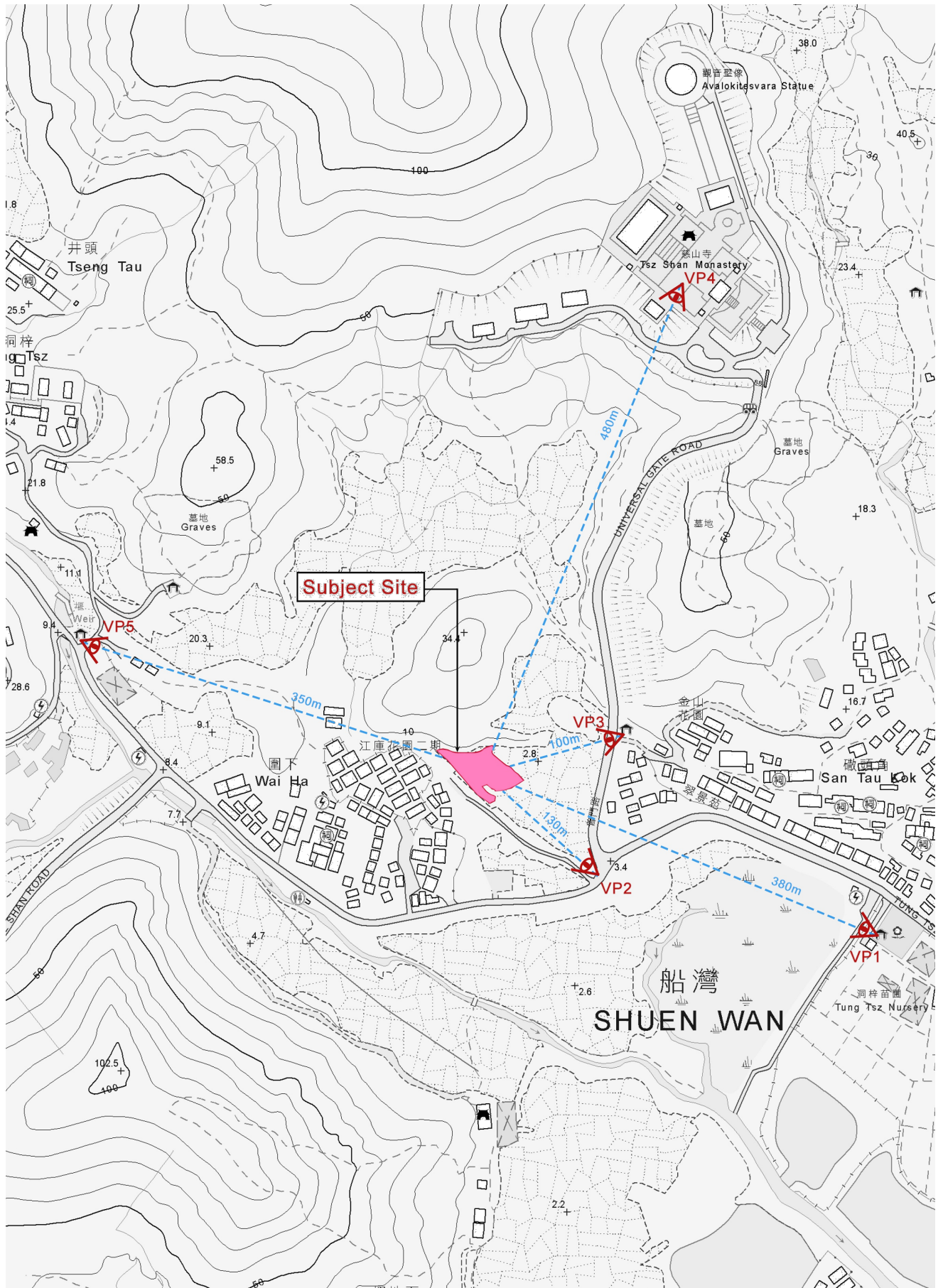


FIGURE NO.

3

TITLE

VIEWPOINT
LOCATION PLAN

1:4500 (A4)

OCT. 2024

R LEE ARCHITECTS LTD



FIGURE 4 to FIGURE 8

Viewpoint 1 to Viewpoint 5

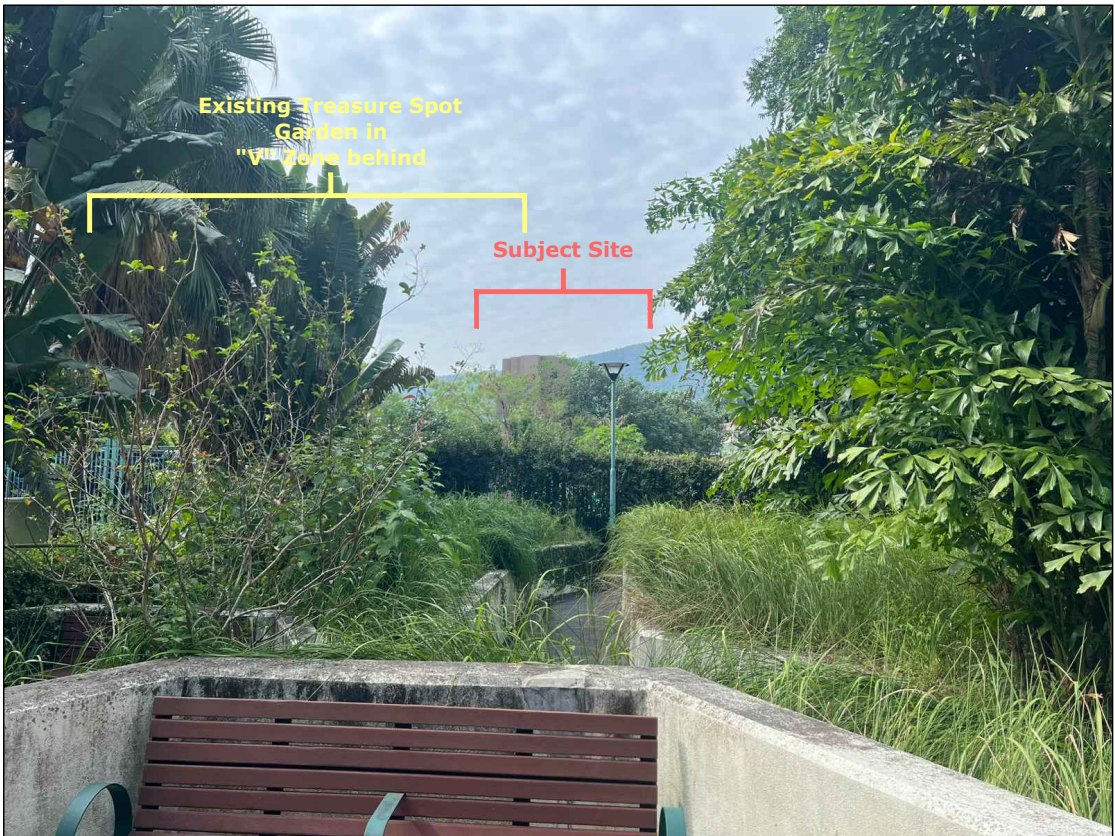
*PROPOSED REZONING FROM "AGR" & "GB" TO "G/IC"
FOR A PROPOSED "SOCIAL WELFARE FACILITIES"
(RESIDENTIAL CARE HOMES FOR THE ELDERLY) (RCHE)
Tung Tsz, Tai Po, N.T.*

R LEE ARCHITECTS LTD





Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

4

TITLE

VIEWPOINT 1

N.T.S. (A4)

OCT. 2024

R LEE ARCHITECTS LTD





Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

5

TITLE

VIEWPOINT 2

N.T.S. (A4)

OCT. 2024

R LEE ARCHITECTS LTD





Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

6

TITLE

VIEWPOINT 3

N.T.S. (A4)

OCT. 2024

R LEE ARCHITECTS LTD





Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

7

TITLE

VIEWPOINT 4

N.T.S. (A4)

OCT. 2024

R LEE ARCHITECTS LTD





Existing condition (Scheme A)



Proposed development (Scheme B)

FIGURE NO.

8

TITLE

VIEWPOINT 5

N.T.S. (A4)

OCT. 2024

R LEE ARCHITECTS LTD

