

**UNDER SECTION 12A OF THE TOWN PLANNING
ORDINANCE (CAP. 131)**

**To Rezone the Application Site From “Residential (Group C)”
And “Residential (Group D)” To “Government, Institution or
Community (2)”, Lot 827 RP In D.D.130 And Adjoining
Government Land, Lam Tei, Tuen Mun, New Territories**

Visual Appraisal

Applicant: Cyber Epoch Holdings Limited, Glory Day Development Limited

Prepared By: DeSPACE (International) Limited

Date: April 2026

1. Introduction

This Visual Appraisal (“VA”) is prepared on behalf of Cyber Epoch Holdings Limited and Glory Day Development Limited in support of the Section 12A town planning application to rezone the application site from “Residential (Group C)” and “Residential (Group D)” to “Government, Institution Or Community (2)” (“the Proposed Development”), Lot 827 RP in D.D.130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories (“the Application Site”). This VA evaluates, in accordance with the “Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board” (TPB PG-No. 41A), the anticipated visual impacts of Proposed Development on the viewers relevant to the Application Site.

The Application Site is currently flat, hard paved and comprised of temporary structures. The Application Site’s surroundings are observed with the following site characteristics:

- i. to the immediate north and northeast, the Site is surrounded by car parks and residential dwellings;
- ii. to the further north and northeast are warehouse and storage uses, vacant land and residential dwellings;
- iii. Pok Oi Hospital Tuen Mun Lam Tei Nursing and Residential Care Home for the Elderly (**8 storeys/50mPD**) which is under construction is located to the further North;
- iv. to its immediate east are an office and parking of vehicles, residential dwellings and parking of vehicles;
- v. to the further east are residential dwellings, cultivated agricultural land and storage yards;
- vi. to its immediate south are residential dwellings and a warehouse and storage yard;
- vii. to the further south and southeast are residential dwellings, storage yards and engineering company;
- viii. to the further south across Fuk Hang Tsuen Road are parking of vehicles and Agricultural Fa Pao Committee;
- ix. to the northwest, west and southwest across Fuk Hang Tsuen Road are residential developments including The Sherwood (**17 storeys/61mPD**), GreenView (**11 storeys/56.8mPD**) and Botania Villa (**11 storeys/55.2mPD**) and vacant land; and
- x. the Lam Tei Light Rail Stop is about 550m walking distance from the Site.

2. Identification of Public Viewing Points

Representative public viewing points (“VPs”) have been selected to assess the visual impact of the Proposed Development from locations that are both easily accessible and commonly used by the public. Local VPs have been chosen with regard to the specific setting and visual significance surrounding the Proposed Development. Due to the lack of visual significance and the limited accessibility at the northern and eastern sides of the Site, three(3) VPs covering different directions and a range of viewing distances (from short- to long-range) have been identified to demonstrate the potential cumulative visual impact of the Proposed Development in this VA; their locations are illustrated in **Figure 1** with the rationale for their selection illustrated below.

2.1 VP1 – Northeastern corner of Fuk Hang Tsuen Road Garden

VP1 is situated about 350m to the southeast of the Application Site. This garden offers park amenities such as a kid’s playground, elder fitness area, jogging path. As it is located right next to residential development like The Sherwood and secondary school such as the Madam Lau Kam Lung Secondary School of Miu Fat Buddhist Monastery, this playground has high footfall.

2.2 VP2 – Intersection between Lam Tei Main Street and Fuk Hang Tsuen Road

VP2 is taken at a site about 70m to the northeast of the Application Site. Lam Tei Main Street is a well-known local attraction in the Lam Tei area. The viewpoint is frequently visited by both local residents and visitors for leisure activities and retail activities.

2.3 VP3 – Fuk Hang Tsuen Basketball Court

VP3 is taken at about 270m to the southeast of the Application Site. It offers a basketball court and a sitting area, thus attracts users participating in active sports.

3. Assessment of Visual Impacts on VPs

3.1 VP1 – Northeastern corner of Fuk Hang Tsuen Road Garden (Figure 2)

From this mid-range viewpoint, the Proposed Development is screened by The Sherwood with its associated vegetations in the foreground. Existing trees within the Fuk Hang Tsuen Road Garden further help to filter and screen views towards nearby residential developments in the vicinity of the Application Site.

Upon completion of the Proposed Development, the overall visual composition from this VP will remain largely unchanged. Prominent foreground elements, including The Sherwood (17 Storeys) and Pok Oi Hospital Tuen Mun Lam Tei Nursing and Residential Care Home for the Elderly (8 Storeys), will continue to dominate the view. The slight increase in building height of the Proposed Development would only result in a negligible change to the visible sky view through the existing trees near the playground.

Public viewers at this VP, who are mainly visitors to the park, are unlikely to notice the negligible change in building height, as their attention is expected to be focused on the park amenities and recreational activities. As such, the proposed development will not appear visually prominent.

Given the negligible visual change and the low visual sensitivity of the viewers, the overall visual impact from this VP is considered negligible.

3.2 VP2 – Intersection between Lam Tei Main Street and Fuk Hang Tsuen Road (Figure 3)

VP2 is a short-range viewpoint located at the intersection of Lam Tei Main Street, a local retail hotspot, and Fuk Hang Tsuen Road. The surrounding environment comprises low-rise village houses, temporary structures and medium-rise residential developments like GreenView (11 Storeys) and Botania Villa (11 Storeys). From this viewpoint, public viewers generally perceive the roadside environment with scattered greenery and medium-rise building blocks.

It is also noteworthy that this viewpoint is located at a road intersection, where the potential Visual Sensitive Receivers (VSRs), including visitors to Lam Tei Main Street and passers-by, are mainly transient in nature. These viewers will typically experience only brief and passing views of the Proposed Development, resulting in relatively low visual sensitivity.

To avoid monotonous design and preserve the rural character, the Proposed Development has a terraced building frontage design which descends gradually from R/F to G/F at the eastern portion of the building. It does not only soften and green-up the visual outlook of the building, but also provide good landscaping opportunities at G/F, 3/F, 5/F and 7/F.

Taking into account the limited duration of visual exposure, the retention of key visual resources, terraced building frontage design with multi-storey soft edges, and the compatibility of the proposed building height with the surrounding context, the visual impact arising from the Proposed Development at this viewpoint is anticipated to be slightly adverse.

3.3 VP3 – Fuk Hang Tsuen Basketball Court (Figure 4)

The Proposed Development is partially visible from this mid-range viewpoint. The existing visual composition at this VP comprises landscape features and low-rise temporary structures in the foreground, with medium-rise residential developments such as The Sherwood (17 Storeys) and Botania Villa (11 Storeys) forming the background. A screen of lush trees along Fuk Hang Tsuen Road provides natural visual buffering, resulting in only partial visibility of the Proposed Development.

The Proposed Development will integrate well with the surrounding residential developments visible from this viewpoint under existing conditions. The overall visual composition from this VP will remain largely unchanged, while a substantial portion of the existing open sky view will be retained.

Given the visual screening provided by the existing greenery, the resultant visual impact arising from the Proposed Development at this VP is considered negligible.

4. Conclusion

With consideration of the existing and planned surrounding context of the Application Site, it is concluded that the overall visual impact rating will range from negligible to slightly adverse, as summarised in **Table 1** below. The visual impact induced by the Proposed Development will be acceptable.

Table 1: Summary of Assessment of Visual Impact

Viewpoints	Location	Visual Impact
VP1	Northeastern corner of Fuk Hang Tsuen Road Garden	Negligible
VP2	Intersection between Lam Tei Main Street and Fuk Hang Tsuen Road	Slightly Adverse
VP3	Fuk Hang Tsuen Basketball Court	Negligible
	Overall	Negligible to Slightly Adverse

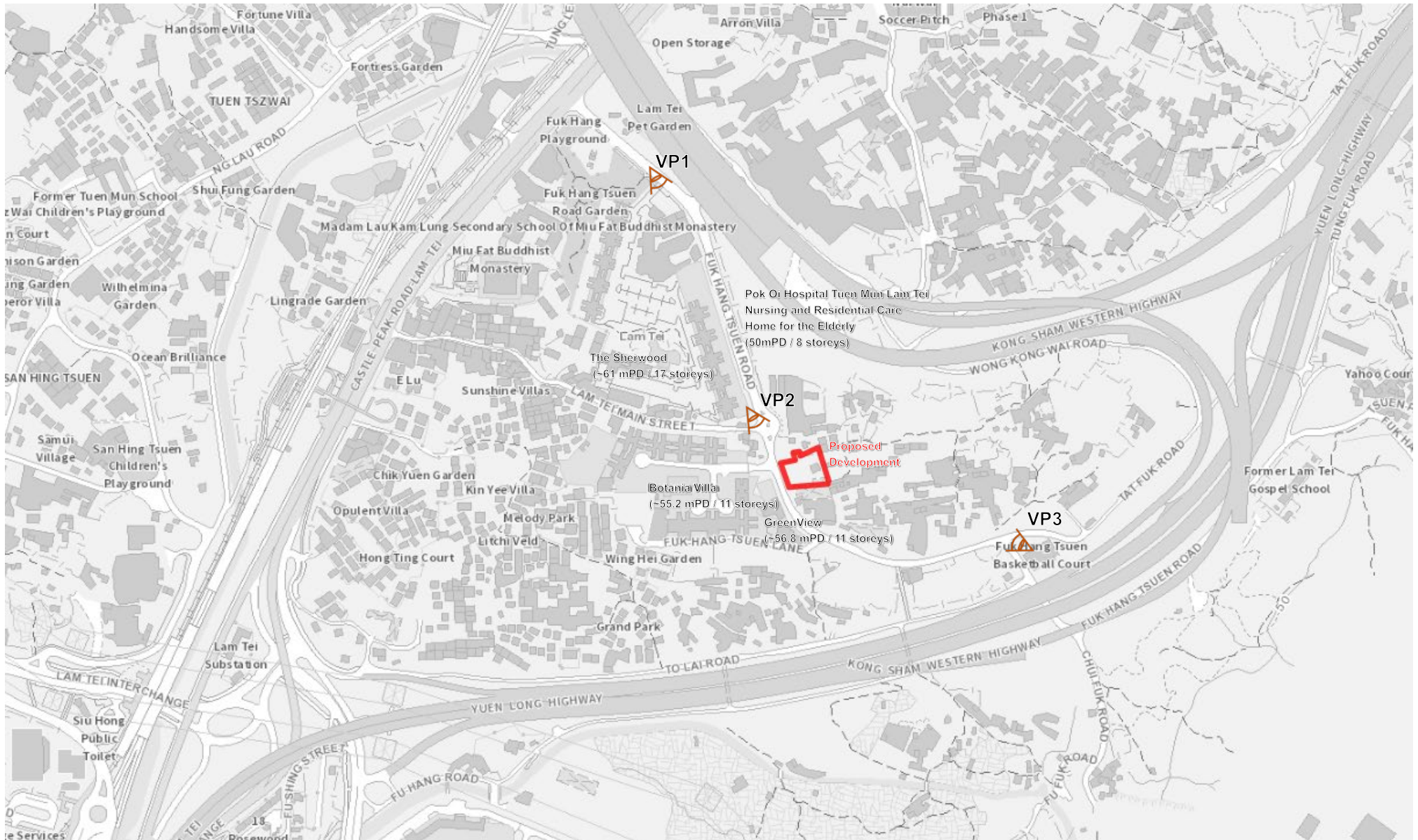


Figure 1
View Points Location Plan



Existing Situation



Proposed Development

Figure 2
VP1: Northeastern corner of Fuk Hang Tsuen Road Garden



Existing Situation

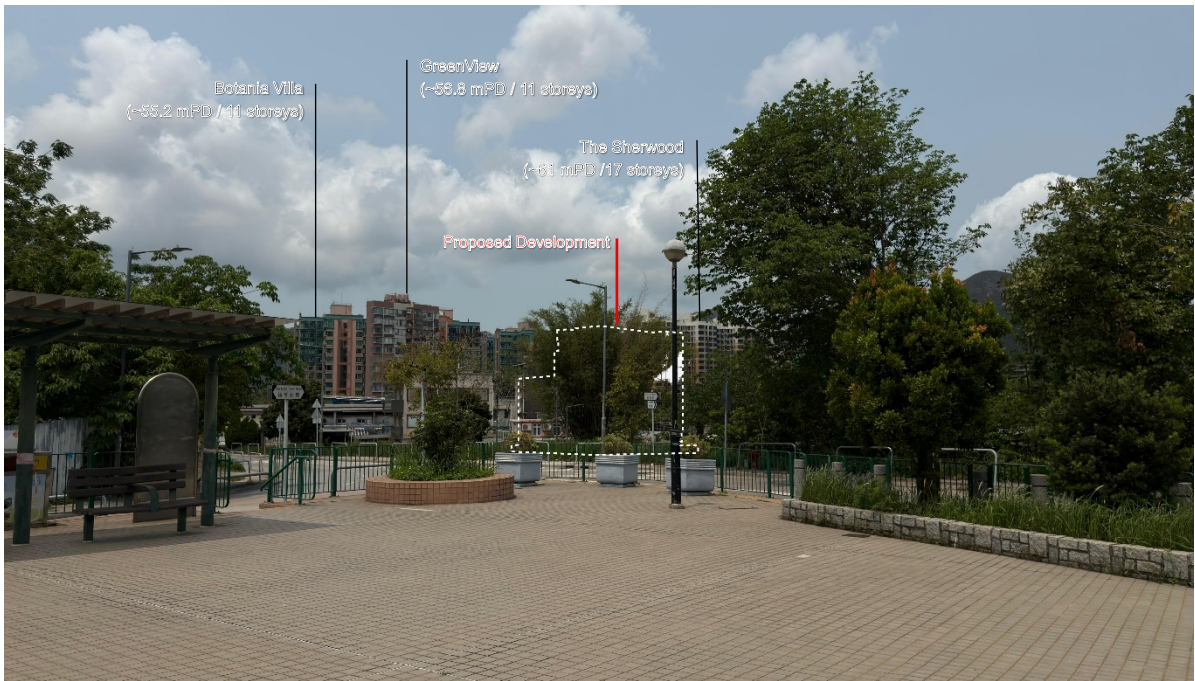


Proposed Development

Figure 3
VP2: Intersection between Lam Tei Main Street and Fuk Hang Tsuen Road



Existing Situation



Proposed Development

Figure 4
VP3: Fuk Hang Tsuen Basketball Court