Appendix 3

VISUAL IMPACT ASSESSMENT

AtkinsRéalis

Application for Amendment of Plan Under Section 12A of the Town Planning Ordinance (Cap. 131)
Gain Million Development Limited

13 October 2026

Visual Impact Assessment (VIA) Report

Notice

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1. Introduction

1.1 Background

1.1.1 This Visual Impact Assessment (VIA) Report is prepared by AtkinsRéalis Asia Limited on behalf of the Applicant, Gain Million Development Limited, in support of a Section 12A Planning Application for rezoning Lot Nos. 837 RP (part), 839 S.A RP (Part), 841 (part), 1035 RP, 1037 RP and 2527 S.F RP (part) in D.D. 130 and Adjoining Government Land at Lam Tei, Tuen Mun (Rezoning Site) from "Comprehensive Development Area" ("CDA"), "Green Belt" ("GB") and "Residential (Group B)3" ("R(B)3") zones to "Residential (Group B)4" ("R(B)4") zone, to facilitate a Proposed Residential Development with supporting commercial uses and social welfare facilities (Proposed Development).

1.1.2 This VIA is prepared in accordance with the TPB PG-NO. 41A, including but not limited to, the assessment approach, methodology, terminology, appraisal items / aspects, evaluation threshold, and presentation / visualisation requirements, amongst other considerations.

2. List of Relevant Legislations, Standards and Guidelines

2.1.1 The following legislation, standards and guidelines are made as reference and considered in this assessment:

(a) DEVB TC(W) No. 4/2020 – Tree Preservation;

(b) DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;

(c) DEVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;

(d) DEVB TC(W) No. 3/2024 – Allocation of Space for Quality Greening along Roads;

(e) Guidelines on Tree Preservation during Development by DEVB (April 2015);

(f) Guidelines on Tree Transplanting by DEVB (September 2014);

(g) TPB PG-No. 41A - Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board.

(h) AFCD Nature Conservation Practice Note No.2 - Measurement of Diameter at Breast Height (DBH);

(i) AFCD Publication – Rare and Precious Plants of Hong Kong (2003);

(j) AFCD Publication – Check List of Hong Kong Plants 2012; and

(k) Lands Administration Office Practice Note (LAO PN) No. 6/2023 – Compliance with Tree Preservation Clause under Lease.

3. Methodology and Design Criteria

3.1 Visual Impact Assessment Methodology

3.1.1 The visual assessment methodology is referred to the Town Planning Board Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41A).

3.1.2 A structured and systematic approach for visual impact assessment has been adopted in accordance with TPB PG-No.41A 'Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board'. The assessment of the visual impacts has involved the following steps:

- Review of the overall visual character within the wider existing and planned contexts of the area adjacent to the site area;
- Defining the assessment area taking into consideration of the Visual Envelope of the project;
- Identifying the key visual elements within the assessment area including the key physical structures, visual attractors and detractors in the visual envelope;
- Selection of key public viewing points based on the visual sensitivity of viewers;
- Appraisal of visual changes based on the visual composition, obstruction, and visual change;
- Evaluation of overall impacts.

Identification of the visual envelope

3.1.3 With reference to TPB PG-No.41A, the assessment area of the Visual Impact Assessment (VIA) covers the general view sheds formed by natural or man-made features such as ridgeline or buildings. Based on the scale of the Proposed Development, initial assessment areas that are three times the building heights have been defined. Since the current VIA focuses on the impacts on public viewers, the visual envelopes are defined based on ground level viewers on public grounds including streets and publicly accessible areas. An aerial photography of the Rezoning Site is presented in **Figure 01**.

Selection of Key Public Viewing Points

3.1.4 Key public viewing points of the VIA are selected based on finding the most affected viewing points of sensitive public viewers who might be impacted by the project. The viewing points could be kinetic or static. Viewing points are taken at human eye level for a realistic presentation of views. The public viewing points, in some instances, may represent those of the nearby Key Public Viewers, although the selected viewing points are not intended to cover all identified Key Public Viewers.

Assessment of Sensitivity of Key Public Viewers

3.1.5 The visual sensitivity of the public viewers from the viewing points can be qualitatively graded as high, medium, or low, considering:

- 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.

Appraisal of Visual Changes

3.1.6 The effects of visual changes on the assessment area and sensitive public viewers are appraised based on the following factors:

(a) Visual Composition – Visual composition is the total visual effects of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-a-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;

(b) Visual Obstruction – The applicant should appraise if the proposed development may improve or degrade the condition, quality and character of visual resources. 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 viewing points within the assessment area. Blockage or partial blockage of views which substantially reduce visual permeability, existing panorama, vistas, visual resources or visual amenities should be avoided or minimized, in particular with regard to impact on prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, area of special character, streetscape, townscape, natural and built heritage, and public realm related to the development, etc.

(c) Visual Change and Comparison with the Approved Scheme - The effects of visual changes from key public viewing points with direct sightlines (considering degree of visibility and viewing distance) to the proposed Indicative Development Scheme should be assessed and demonstrated in VIA. The changes in public views shall be evaluated through a comparison between the Approved Scheme (OZP - Compliant Scheme) and the Proposed Indicative Development Scheme, with consideration given to changes in visual composition, building massing, visual permeability, skyline and sky view, where applicable. 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, neighbourhood identity and character, etc. Where such visual concerns are identified, the appraisal should explain how to avoided, minimised or addressed the adverse visual impact.

Mitigation Proposals

3.1.7 Sources of visual impact are where possible, subject to specific mitigation proposals so that the significance of impacts is reduced. Mitigation measures can be part of the project design (e.g. the location of buildings; colour treatment of building facades) or can be added to the basic project design (e.g. tree planting to screen and soften the building blocks).

3.1.8 The resultant overall visual impact may be concluded and classified into five levels of significance, and listed in **Table 3.1.**

Table 3.1 – Levels of Significance of the Overall Visual Impact

Beneficial	the impact is beneficial if the project will complement the visual character of its setting, and/or will improve overall visual quality;
Negligible	the impact is negligible if the assessment indicates that there will be no noticeable effects or insignificant visual effects caused by the project

Slight	the impact is slight if there will be slight adverse visual effects caused by the project
Moderate	the impact is moderate if there will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures;
Substantial	the impact is substantial if the adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts

Visualization Materials

3.1.9 The findings of this VIA are presented and supported by a range illustrative material such as plans and photomontages.

4. Visual Baseline Study

4.1 Baseline Visual Conditions

4.1.1 The purpose of this VIA report is to assess the proposed changes against the planned development of the Approved Scheme (OZP– compliant Scheme) Scenario, the primary difference between the Approved Scheme (OZP– compliant Scheme) Scenario lies in modification of building arrangement, form and height under the Application No. A/TM-LTYY/249-3.

4.1.2 The extent of the initial assessment areas are three times the building heights. Since the actual maximum building height will be about +60mPD, the initial assessment area covers a radial area of about 180m from the Proposed Development (**Figure 10**).

4.1.3 The Rezoning Site is located at Lam Tei to the south of Fuk Hang Tsuen Road and Fuk Hang Tsuen Lane. At present, it is largely an area of open storage and vegetation. A group of graves is located at the northeastern corner of the Site and the former Fuk Hang Tsuen Village Office is located at the middle part of the Site. A public toilet and a refuse collection point are located to the south of Fuk Hang Tsuen Road immediately outside the Site. The surrounding context is characterised by mixed medium-rise developments including the Botania Villa (11 storeys, ~+55mPD - +56mPD) and the Sherwood (16-17 storeys, ~+59 - +61mPD) to the north; and village settlements including Fuk Hang Tsuen, and To Yuen Wai are located in its close proximity. Yuen Long Highway is located south of the Site separating the Site from other village settlements Fu Tei Ha Tsuen and Lo Fu Hang in the farther south. In a wider context, the Site is located at the southern portion of Lam Tei area which is confined by highways and railway including Yuen Long Highway, Kong Sham Western Highway, Castle Peak Road – Lam Tei Section and West Rail. It is an area composed of villages and medium-rise residential developments.

4.1.4 The Site is situated within a valley setting in the Lam Tei area, where the surrounding hillsides form a prominent natural backdrop to the local landscape, namely, Kung Um Shan (~297mPD) to the east, Lam Tei to the south and Yuen Tau Shan (~375mPD) to the east.

4.1.5 Immediately surrounding the Site are residential developments including Wing Hei Garden, together with village houses within Fuk Hang Tsuen and Nai Wai. Community and recreational facilities such as Fuk Hang Tsuen Basketball Court, Fuk Hang Tsuen Road Garden, Nai Wai Children's Playground and Nai Wai Soccer Pitch are located within walking distance of the Site and contribute to the active local neighbourhood character.

4.1.6 In addition to the existing developments, a number of planned residential developments have been identified within the assessment area, including:

- Planned Public Housing Development at Hung Shui Kiu / Ha Tsuen New Development Area (PR 6.8; maximum BH approximately +175mPD)
- Proposed Public Housing Development at Lam Tei North (maximum BH approximately +180mPD)
- Proposed Public Housing Development at Nai Wai (maximum BH approximately +193mPD)
- Planned Public Housing Development at San Hing Road (PR 6.5; maximum BH approximately +160mPD)
- Planned Private Housing Development west of the Rezoning Site (PR 5.0; maximum BH approximately +108mPD)
- Planned Private Housing Development southwest of the Rezoning Site (PR 4.2; maximum BH approximately +65.53mPD)

- Planned Private Housing Development southeast of the Rezoning Site (PR 0.54; maximum BH approximately +26.4mPD)

4.1.7 The area is well connected by major transportation corridors, including Yuen Long Highway, Castle Peak Road – Lam Tei and the local road network formed by Fuk Hang Tsuen Road and Fuk Hang Tsuen Lane. These transport elements are prominent components of the existing townscape and are visible from various public viewpoints in the vicinity.

4.1.8 In terms of visual character, the neighbourhood is characterised by a combination of low-rise village developments, residential estates, open recreational spaces, roadside planting and transportation infrastructure. Overall, the Site is situated within a suburban residential setting undergoing gradual transformation, where existing village, residential, recreational and transport-related elements collectively define the visual character of the surrounding landscape.

4.2 Key Viewing Points

4.2.1 A Visual Appraisal that assesses the visual changes arising from the modifications to the building arrangement, building form and building height when compared to the proposed Indicative Development Scheme against the previous Approved Scheme under Application No. A/TM-LTYY/249-3.

4.2.2 A series of Key Public Viewing Points (VP) has been selected to represent views from all directions surrounding the Proposed Development and to illustrate the anticipated visual impacts (see **Table 4.1**). The locations of the selected VPs are shown in **Figure 10**, while photographs illustrating the existing visual conditions at these viewing points are presented in **Figure 11**.

Table 4.1 – Key Public Viewing Points (VPs)

Code	Viewing point	Distance (m)	Justification of Selection
VP1	Pedestrian path along Fuk Hang Tsuen Road	Short-range view (170m)	This VP refers to key public travellers along the pedestrian path in Fuk Hang Tsuen Road within an established residential setting. View towards the Proposed Development is short-range view. Existing visual elements comprise local road infrastructure, mature roadside vegetation and surrounding mid-rise residential developments, including GreenView and Botania Villa. This view is taken from the eastern side of the pedestrian path along Fuk Hang Tsuen Road. It represents a short-range view towards the Proposed Development and is selected to assess how the Proposed Development with a BHR of approximately +60mPD integrates with the surrounding residential developments. The view experienced by travellers at this viewpoint is predominantly kinetic in nature, with a relatively short viewing duration. As travellers are primarily focused on their journey rather than appreciation of the surrounding visual environment, the value attached to the view is generally moderate. Overall, the sensitivity of public viewers at this VP is considered **Medium**.
VP2	Nam On Buddhist Monastery	Short-range view (320m)	This view is taken from the Nam On Buddhist Monastery (南安佛堂), at a level of +18.5mPD, is located at Fu Tei Ha Tsuen, Tuen Mun and is one of the few temples in Hong Kong where the principal deity is the Monkey King. This view is used to illustrate the overall impact on skyline and the ridgeline of Yuen Tau Shan and assesses the impact of the proposed building block with BHR of (+60mPD) fitting together with the existing residential developments. Visitors to the monastery are generally engaged in religious, cultural and recreational activities and are likely to have a degree of awareness of the surrounding visual environment.

Code	Viewing point	Distance (m)	Justification of Selection
			The viewpoint also affords an open outlook towards the surrounding vegetation, residential developments and the ridgeline backdrop of Yuen Tau Shan, which contributes to the visual amenity of the area. Although the view distance towards the Proposed Development is short and the existing view is influenced by surrounding development, the view retains moderate visual value. Overall, the sensitivity of public viewers at this VP is therefore considered **Medium**.
VP3	Tuen Mun Cycling Entry/ Exit Hub	Medium-range view (740m)	This view is taken from the entrance point of the Tuen Mun Cycling Entry/ exit Hub, located on the northern side of Siu Hong Station. This recreational cycling hub is very popular to the local and nearby neighbourhood located in Lam Tei and Tuen Mun. This viewpoint represents a medium-range view towards the Proposed Development and is selected to assess the visual relationship of the Proposed Development (with a BHR of approximately +60mPD) with the surrounding urban context and existing built environment. Users of this viewpoint are predominantly cyclists, pedestrians and visitors undertaking recreational activities. Such viewers are likely to have some awareness of the surrounding visual environment and may appreciate the visual quality of the public realm. However, the view is experienced for a relatively short duration and is not the primary focus of their activity. In addition, the existing view is influenced by substantial transport infrastructure, including Siu Hong Station, associated railway structures and nearby urban development. Taking into account the viewer type, viewing activity and value attached to the existing view, the sensitivity of public viewers at this VP is considered **Medium**.
VP4	Fuk Hang Tsuen Road Garden	Medium-range view (480m)	This view taken from the Fuk Hang Tsuen Road Garden, which is a neighborhood public open space located along Fuk Hang Tsuen Road in Lam Tei, Tuen Mun. The garden comprises landscaped areas, pedestrian paths and recreational facilities serving nearby residents and visitors. This view is used to illustrate the overall impact on sky view and assesses the impact of the proposed building blocks with BHR of (+60mPD). Users of the garden are engaged in leisure and recreational activities and may appreciate the surrounding visual environment. However, the existing view is largely enclosed by surrounding residential developments, mature vegetation and

Code	Viewing point	Distance (m)	Justification of Selection
			local urban features, and does not comprise a recognised scenic vista. Taking into account the existing visual context and moderate visual amenity value, the sensitivity of public viewers at this VP is considered **Medium**.
VP5	Nai Wai Soccer Pitch	Medium-range view (610m)	This view is taken from the Nai Wai Soccer Pitch, a public football pitch located in Nai Wai, Lam Tei, Tuen Mun. The facility serves as a local recreational venue for football training, organised sports activities and informal community use. It forms part of the network of public open space and recreational facilities in the area and is situated in proximity to Nai Wai Village, Nai Wai Children's Playground and Fuk Hang Tsuen Road Garden. Users of this viewpoint are predominantly football players, spectators and visitors undertaking recreational activities. While such viewers may be aware of the surrounding visual environment, their primary focus is on sporting and recreational activities within the facility rather than appreciation of the surrounding views. In addition, the existing view is largely contained by the sports facilities, surrounding vegetation and nearby developments, and does not comprise a recognised scenic vista. Taking into account the viewer type, viewing activity and value attached to the existing view, the sensitivity of public viewers at this VP is considered **Medium**.
VP6	Fuk Hang Tsuen Basketball Court	Short-range view (20m)	This view is taken from the Fuk Hang Tsuen Basketball Court, which is located immediately south of Tat Fuk Road and east of Fuk Hang Tsuen Road. The viewpoint represents the visual experience of users of the public recreational facility as well as nearby villagers. The location is publicly accessible and affords views towards the Rezoning Site and the surrounding landscape setting, including the ridgeline of Yuen Tau Shan. Users of this viewpoint are predominantly basketball players, spectators, pedestrians and nearby residents undertaking recreational and community activities. While such viewers may be aware of the surrounding visual environment, their primary focus is generally on sporting and recreational activities rather than appreciation of the surrounding views. Although the viewpoint affords an outlook towards the surrounding landscape and ridgeline backdrop, the existing view is also influenced by nearby residential developments and recreational facilities.

Code	Viewing point	Distance (m)	Justification of Selection
			Taking into account the viewer type, viewing activity and value attached to the existing view, the sensitivity of public viewers at this VP is considered **Medium**.

5. Potential Visual Impacts

5.1 Studied Scenario of the Approved Scheme (OZP-compliant Scheme)

5.1.1 The Approved Scheme refers to the previously approved OZP-compliant development scheme under Planning Application No. A/TM-LTYY/249-3. Under the Approved Scheme (OZP-compliant Scheme), the Rezoning Site comprised of two 6-storey residential towers and 20 2-storey semi-detached residential houses with an additional 2-storey clubhouse block (**Table 5.1**).

Table 5.1 - Summary of Approved Scheme (OZP-Compliant Scheme)

Items	Development Site	
General		
Statutory Zoning	Comprehensive Development Area	
Housing Type	Private Residential Development	
Rezoning Site Area	15,044m^2	
Development Site Area	14,144.2m^2	
Plot Ratio	0.54	
Housing Blocks		
Number of Blocks	2 towers and 20 semi-detached houses	
Number of Storeys	2 to 6	
Estimated Population	395	
Building Height	2 to 6 storeys (24.75mPD– 35.27mPD)	
Clubhouse Building		
Number of Storeys	/	2
Size	/	397.306m^2

5.2 Proposed Indicative Development Scheme

5.2.1 The Proposed Indicative Development Scheme are the current Application. Compared with the Approved Scheme (OZP-compliant Scheme), the Proposed Indicative Development Scheme adopts a revised development configuration with increased development intensity and building height. The key parameters for the Proposed Scheme are given in **Table 5.2**.

5.2.2 The number of residential towers in Site A is reduced from two to single tower, while the building height is no more than 60mPD. A new podium structure (about 23mPD) is introduced with 2 storeys of carpark on G/F to 1/F and a clubhouse facility on 2/F.

5.2.3 Site B introduces more drastic changes from 20 2-storey semi-detached houses (about 25mPD) to four 10 to 12-storey medium-rise residential towers (no more than 60mPD). Two new podium structures (25mPD) are introduced each for Towers 1 & 2 and Towers 3 & 4. Similar to Site A, the podium structure consists of 2 storeys of carpark on G/F to 1/F and a clubhouse facility on 2/F.

Table 5.2 - Summary of Proposed Development Scheme

Items	Site A	Site B
General		
Proposed Statutory Zoning	Residential (Group B)4	
Housing Type	Private Residential Development	
Rezoning Site Area	14,036.48m^2	
Development Site Area	14,036.48m^2	
	3,325.19m^2	10,711.29m^2
Proposed Plot Ratio	2.10	2.21
Housing Blocks		
Number of Blocks	1 tower	4 towers
Number of Storeys	12	10-12
Estimated Population	1,420	
	328	1,092
Building Height	Approximately 57.87mPD	Approximately 54.60mPD to 59.55mPD
Non-Domestic Building		
Number of Storeys	/	3
Size	/	1,210m^2 (370m^2 for Retail and 840m^2 for Social Welfare Facilities)

5.3 Visual Appraisal of Viewpoints

5.3.1 Photomontages illustrating the anticipated visual impacts of the proposed Indicative Development Scheme as viewed from the six (6) selected viewing points are presented in **Figures 12 to 17**. The assessment is based on a comparison between the proposed Indicative Development Scheme and the Approved Scheme (OZP – compliant Scheme) represented by the Approved Scheme under Application No. A/TM-LTYY/249-3.

5.3.2 The principal visual changes arise from variations in building arrangement, building form and building height. The VIA has been conducted in accordance with TPB PG-No. 41A. A summary of the visual impact assessment for each of the six (6) representative viewing points is provided in **Table 5.3**.

Table 5.3 – Visual Impacts on Key Public Views

Viewing Point	Visual Composition	Visual Obstruction	Visual Change and comparison with the Approved Scheme	Rating of Visual Impact
VP1 Pedestrian path along Fuk Hang Tsuen Road (Viewing distance 170m.) **(Figure 12)**	The existing visual composition is characterised by the streetscape amenity planting and the Fuk Hang Tsuen Road as the front ground and middle ground, while the medium-rise residential estates, namely, GreenView (+56.8 mPD), Botania Villa (Approx. +55.0mPD) along the Fuk Hang Tsuen Road and the partial sky view in the background. Under the Approved Scheme Scenario, the general view from this VP will comprise Fuk Hang Tsuen Road, pedestrian pavement, associated street furniture and mature roadside vegetation in the foreground; low-rise structures, vegetation and the Approved Scheme in the middle ground; and existing residential developments, including GreenView and Botania Villa, forming the background and urban skyline. The proposed Indicative Development Scheme with BHR of (+60mPD) is considered visually compatible with the character of the surroundings.	Fuk Hang Tsuen Road, the pedestrian pavement, associated street furniture and streetscape planting in the foreground would remain the dominant elements of the view. The Proposed Development will be behind the GreenView (Approx. +56.9mPD), and there is partial obstruction of the available sky view in the background.	The proposed Indicative Development Scheme with BHR of (+60mPD) would introduce additional built form within the middle ground. However, the development would be substantially screened by existing roadside vegetation and intervening development, while Fuk Hang Tsuen Road and the associated streetscape elements would remain the dominant features in the foreground. Compared with the Approved Scheme, the Proposed Indicative Development Scheme would result in a limited change in building arrangement, built form and skyline profile. Although the Proposed Indicative Development Scheme would have a greater maximum building height, at approximately +60mPD, both schemes would be viewed behind existing roadside vegetation and against the established residential cluster comprising GreenView and Botania Villa. The Proposed Indicative Development Scheme would therefore appear as part of the existing urban context and would affect only a limited portion of the available sky view in the background, and blends well with the existing residential cluster along Fuk Hang Tsuen Road in the middle-ground. The comparative visual change is considered Slight.	Slight

Viewing Point	Visual Composition	Visual Obstruction	Visual Change and comparison with the Approved Scheme	Rating of Visual Impact
VP2 Nam On Buddhist Monastery (Viewing distance 320m.) **(Figure 13)**	The visual composition at this VP comprises the hard paved area of the Nam On Buddhist Monastery and the plantation in the vicinity as the foreground and the middle ground respectively, while the green ridgeline of Yuen Tau Shan (+375mPD) and sky view as the background. Under the Approved Scheme Scenario, the general view from this VP will comprise the monastery grounds and mature vegetation in the foreground; dense vegetation, low-rise development in the middle ground; and the ridgeline of Yuen Tau Shan together with existing urban development and planned public housing site at Nai Wai (Up to +193mPD) and at Lam Tei North (Up to +180mPD) forming the background. The Approved Scheme will not be visible from this VP. The value of this view is the natural environment of green ridgelines in the background as well as the sky view. The proposed Indicative Development Scheme is expected to create visual compatibility with the surroundings.	The proposed Indicative Development Scheme with BHR of (+60mPD) would partially intercept the green ridgeline of Yuen Tau Shan (+375mPD) in the background, and there will be a slight obstruction of the sky view that would be experienced by public viewers. The lower part of the proposed Indicative Development Scheme would be mostly partly screened by mature vegetation in the foreground.	The Proposed Indicative Development Scheme would introduce a more noticeable built element within the middle ground and would partially intercept the ridgeline of Yuen Tau Shan and reduce a portion of the available sky view. Nevertheless, the lower portion of the development would be substantially screened by mature vegetation in the foreground. Compared with the Approved Scheme, the modified building arrangement, built form and increased building height of the Proposed Indicative Development Scheme would be more perceptible against the ridgeline and sky view in the background. However, the Proposed Indicative Development Scheme, with a maximum building height of approximately +60mPD, would remain substantially lower than the planned public housing development at Nai Wai(Up to +193mPD) and would be viewed within an evolving residential context. Foreground vegetation would also help screen and soften the lower portion of the development. Taking into account the partial interception of the ridgeline and reduction in sky view, the comparative visual change is considered Moderate.	Moderate

Viewing Point	Visual Composition	Visual Obstruction	Visual Change and comparison with the Approved Scheme	Rating of Visual Impact
VP3 Tuen Mun Cycling Entry/ Exit Hub (Viewing distance 740m.) **(Figure 14)**	The existing visual composition is largely composed by the amenity landscaped area of Tuen Mun Cycling Entry/ Exit Hub as the foreground, as well as the viaduct of Tuen Ma Line cum associated noise barrier, and high-rise building blocks in Lam Tei, namely, Sau Tai House (Approx. +130.1mPD), South Hillcrest (Approx. +115.8mPD), Wong Hoo Chuen Hall (Approx. +77.4mPD), Beneville Block 3 (Approx. +55.0mPD), as the middle-ground. The sky view as the background. Under the Approved Scheme Scenario, the general view from this VP will comprise the paved cycling and pedestrian areas, landscaped planting and associated street furniture in the foreground; transport infrastructure, vegetation in the middle ground; and existing residential developments forming the background urban skyline. The Approved Scheme will not be visible from this VP.	The proposed Indicative Development Scheme with BHR of (+60mPD) will not impact the amenity landscaped area in the foreground and middle ground, as well as the sky view in the background.	The proposed Indicative Development Scheme with BHR of (+60mPD) will be screened by existing viaduct of Tuen Ma Line and the associated noise barrier in the vicinity of Lam Tei Interchange. The proposed Indicative Development Scheme with BHR of (+60mPD) would not result in a noticeable change to the principal visual resources available from this viewpoint, including the existing skyline and sky view. Compared with the Approved Scheme, the Proposed Indicative Development Scheme would not result in a readily perceptible visual difference. Neither scheme would form a prominent visual element from this viewpoint due to the extent of intervening screening. No noticeable change to the visual composition, skyline or available sky view is anticipated. The comparative visual change is considered Negligible.	Negligible

Viewing Point	Visual Composition	Visual Obstruction	Visual Change and comparison with the Approved Scheme	Rating of Visual Impact
VP4 Fuk Hang Tsuen Road Garden (Viewing distance 480m.) **(Figure 15)**	The visual composition at this VP comprises the scenic view of Fuk Hang Tsuen Road Garden located in Fuk Hang Tsuen Road as the foreground, while the landscape setting in the garden as the middle ground. The mid-rise residential cluster, namely, The Sherwood Block 1 (Approx. +61.1mPD) and The Sherwood Block 2 (Approx. +61.1mPD), and the proposed Public Housing Development at Nai Wai (Up to +193mPD), and the partial sky view as the background. The Approved Scheme will not be visible from this VP.	The proposed Indicative Development Scheme with BHR of (+60mPD) will not impact the landscaped area of Fuk Hang Tsuen Road Garden in the foreground and middle ground, as well as the sky view in the background.	The proposed Indicative Development Scheme with BHR of (+60mPD) will be screened off by the Fuk Hang Tsuen Road Garden in the foreground. The landscaped garden would remain the dominant element in the foreground and middle ground, while The Sherwood and the planned public housing development at Nai Wai would continue to form part of the background urban context. The proposed Public Housing Development at Nai Wai (Up to +193mPD) will occupy most of the view in the background. No visual resources from this viewing point, namely sky view, will be impacted by the proposed Indicative Development Scheme with BHR of (+60mPD). Compared with the Approved Scheme, the Proposed Indicative Development Scheme would not result in a readily perceptible visual difference. Neither scheme would materially alter the existing visual composition, affect the landscaped setting of the garden nor cause a noticeable reduction in the available sky view. The comparative visual change is considered Negligible.	Negligible

Viewing Point	Visual Composition	Visual Obstruction	Visual Change and comparison with the Approved Scheme	Rating of Visual Impact
VP5 Nai Wai Soccer Pitch (Viewing distance 610m.) **(Figure 16)**	The visual composition at this VP will be the Nai Wai Soccer Pitch, located on the southern side of Nai Wai, in the foreground, while the planting around the periphery of the soccer pitch, the Amenity Block B (+20.2mPD), as the middle ground. Proposed Public Housing Development at Nai Wai (Up to +193mPD) and the partial sky view as the background. The Approved Scheme will not be visible from this VP.	The proposed Indicative Development Scheme with BHR of (+60mPD) will not impact the Nai Wai Soccer Pitch in the foreground and middle ground, as well as the sky view in the background.	The proposed Indicative Development Scheme would not be readily visible from this viewpoint, as it would be substantially screened by peripheral vegetation around Nai Wai Soccer Pitch and intervening development. The soccer pitch and associated recreational facilities would remain the dominant foreground elements, while the planned public housing development at Nai Wai (Up to +193mPD) would form a prominent component of the future background. Compared with the Approved Scheme, the Proposed Indicative Development Scheme would not result in a readily perceptible visual difference. Neither scheme would materially alter the recreational character of the foreground, the overall visual composition nor the available sky view. The comparative visual change is considered Negligible.	Negligible

Viewing Point	Visual Composition	Visual Obstruction	Visual Change and comparison with the Approved Scheme	Rating of Visual Impact
VP6 Fuk Hang Tsuen Basketball Court (Viewing distance 20m.) **(Figure 17)**	The visual composition at this VP comprises the Fuk Hang Tsuen Basketball Court, sheltered seating area, and associated recreational facilities in the foreground as well as the trees and mid-rise residential developments, namely GreenView (Approx. +56.8mPD) and Botania Villa Block 9 (Approx. +55.2mPD), form the middle ground. The distant partially visible ridgeline of Yuen Tau Shan and extensive sky view constitute the background. The Approved Scheme will not be visible from this VP.	The basketball court and associated recreational facilities would remain the dominant elements in the foreground. The proposed Indicative Development Scheme would be visible beyond the basketball court and would partially reduce the available sky view in the background.	Owing to the short viewing distance and relatively direct sightline towards the Rezoning Site, the proposed Indicative Development Scheme would introduce a readily perceptible built element behind Fuk Hang Tsuen Basketball Court. The lower portion of the development would be partly screened and softened by intervening vegetation, while the development would partially reduce the available sky view. Compared with the Approved Scheme, which would not be readily visible from this viewpoint, the modified building arrangement, built form and increased building height of the Proposed Indicative Development Scheme would result in a noticeable visual change. Nevertheless, the Proposed Indicative Development Scheme, with a maximum building height of approximately +60mPD, would remain broadly compatible with the height and scale of the surrounding residential developments, including GreenView and Botania Villa. The proposed building separation, setbacks and landscape treatments would also help reduce the apparent building mass and maintain a degree of visual permeability. Taking into account the short viewing distance, direct sightline and partial reduction in sky view, the comparative visual change is considered Moderate.	Moderate

6. Mitigation Measures

6.1.1 Based on the above assessments, the visual impacts arising from the proposed Indicative Development Scheme, with a maximum building height of approximately +60mPD, would range from Negligible to Moderate. While perceptible visual changes would occur at the closer and more exposed viewpoints, particularly VP2 and VP6, the Proposed Indicative Development Scheme would not result in a significant adverse visual change overall when compared with the Approved Scheme (OZP-compliant Scheme) under Application No. A/TM-LTYY/249-3. Taking into account the proposed design and mitigation measures and the surrounding existing and planned development context, the proposed Indicative Development Scheme would remain visually compatible with the evolving urban setting.

6.1.2 Potential visual impacts have been minimised as far as practicable through the design of the proposed Indicative Development Scheme. The proposed mitigation measures are summarised below:

(a) An appropriate building scale and disposition, including a minimum 15m-wide air corridor, building separations and setbacks, have been incorporated to maintain visual permeability;

(b) Appropriate podium design measures, including landscape planting, edge planting and greening features, to soften the appearance of the development; and

(c) Sensitive façade design remains visually compatible with the surrounding context. The external façades and boundary walls utilise subtle, non-reflective finishes and colours that harmonise with the existing landscape setting.

7. Conclusion and Summary

7.1.1 This is a S12A Rezoning Application of Lot Nos. 837 RP (part), 839 S.A RP (Part), 841 (part), 1035 RP, 1037 RP and 2527 S.F RP (part) in D.D. 130 and Adjoining Government Land at Lam Tei, Tuen Mun (Rezoning Site) from “Comprehensive Development Area” (“CDA”), “Green Belt” (“GB”) and “Residential (Group B)3” (“R(B)3”) zones to “Residential (Group B)4” (“R(B)4”) zone, to facilitate a Proposed Residential Development with supporting commercial uses and social welfare facilities (Proposed Development). The indicative development scheme proposes a maximum building height of approximately +60mPD.

7.1.2 This VIA assesses the potential visual impacts arising from the Proposed Development through six (6) representative viewpoints, which collectively cover the principal viewing directions surrounding the Rezoning Site. The assessment has taken into account the existing and planned development framework within the surrounding area, including existing residential developments and planned public and private housing developments, to evaluate the visual compatibility of the Proposed Development within its wider urban context.

7.1.3 The proposed Indicative Development Scheme incorporates a range of design and mitigation measures to enhance its visual integration with the surrounding environment. These measures include careful building disposition to maintain a minimum 15m-wide air corridor for visual permeability and ventilation, provision of podium landscape gardens, incorporation of building separations and setbacks, and sensitive façade treatment to improve compatibility with the surrounding townscape character.

7.1.4 While some perceptible visual changes would occur at the closer and more exposed viewpoints, the Indicative Development Scheme would not result in a significant adverse visual change overall when compared with the Approved Scheme under Application No. A/TM-LTYY/249-3. Based on the findings of the assessment, the residual visual impacts associated with the Proposed Development are anticipated to range from **Negligible to Moderate**.

FIGURES

Figures

Figure 01 Aerial Photography

Figure 10 Viewing Points Location

Figure 11 Viewing Points Photos

Figure 12 VP1

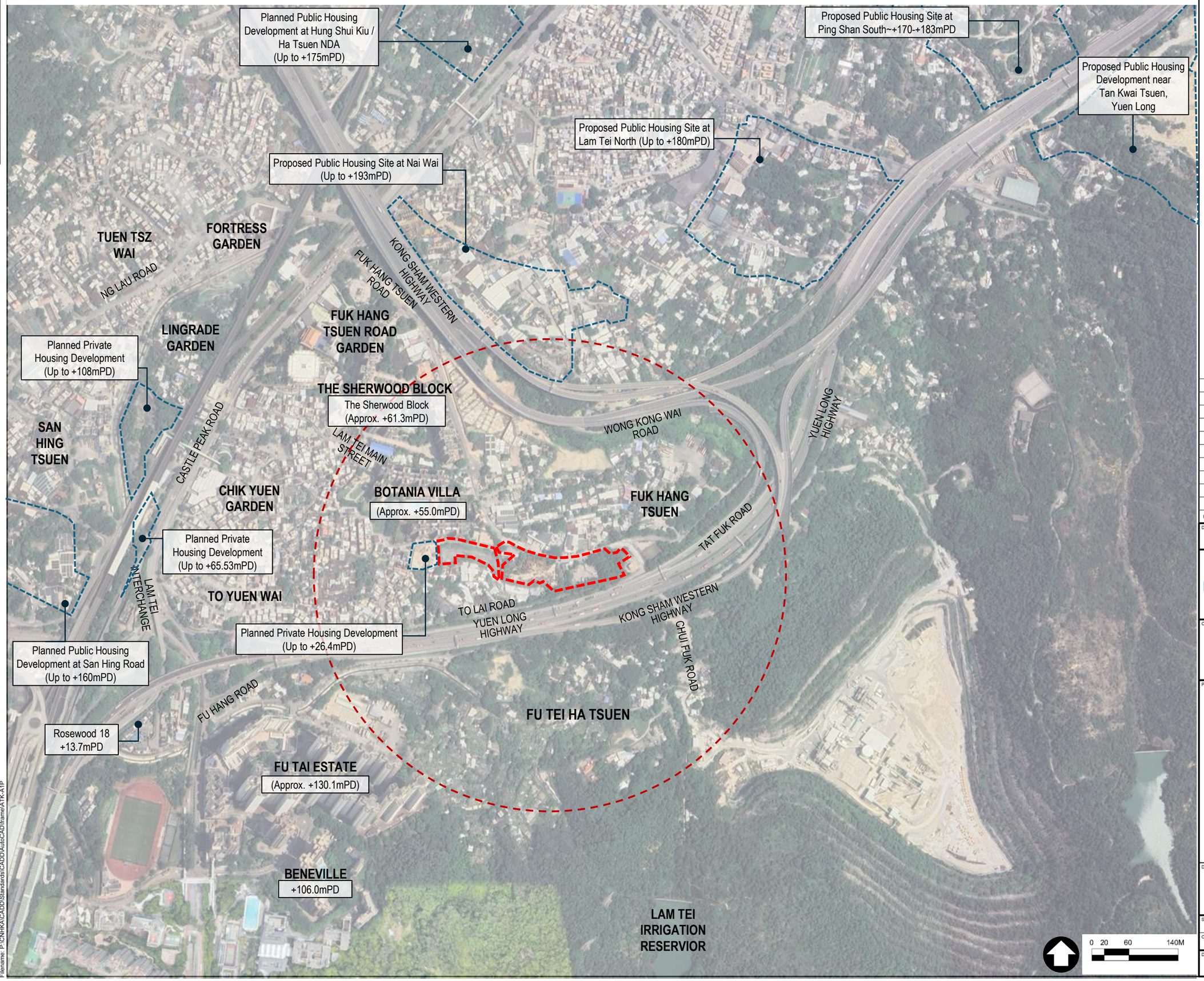
Figure 13 VP2

Figure 14 VP3

Figure 15 VP4

Figure 16 VP5

Figure 17 VP6



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Rezoning Site

Key Public Viewing Point Towards Proposed Rezoning Site

3H Zone

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

AtkinsRéalis

Client

Project Title

Section 12A Planning Application for rezoning Lot Nos. 837 RP (part), 839 S.A RP (part), 841 (part), 1035 RP, 1037 RP and 2527 S.F RP (part) in D.D. 130 and Adjoining Government Land at Lam Tei, Tuen Mun (Rezoning Site) from "Comprehensive Development Area" ("CDA"), "Green Belt" ("GB") and "Residential (Group B)3" ("R(B)3") zones to "Residential (Group B)4" ("R(B)4") zone

Drawing Title

AERIAL PHOTOGRAPHY

Scale	Designed	Drawn	Checked	Authorised
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Drawing Number

FIGURE 01

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VP ID	VP Location
VP1	PEDESTRIAN PATH ALONG FUK HANG TSUEN ROAD
VP2	NAM ON BUDDHIST MONASTERY
VP3	TUEN MUN CYCLING ENTRY/ EXIT HUB
VP4	FUK HANG TSUEN ROAD GARDEN
VP5	NAI WAI SOCCER PITCH
VP6	FUK HANG TSUEN BASKETBALL COURT

Millimetres 0 10 100

Rezoning Site

Key Public Viewing Point Towards Proposed Rezoning Site

3H Zone

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

AtkinsRéalis

Client

Project Title

Section 12A Planning Application for rezoning Lot Nos. 837 RP (part), 839 S.A RP (part), 841 (part), 1035 RP, 1037 RP and 2527 S.F RP (part) in D.D. 130 and Adjoining Government Land at Lam Tei, Tuen Mun (Rezoning Site) from "Comprehensive Development Area" ("CDA"), "Green Belt" ("GB") and "Residential (Group B)3" ("R(B)3") zones to "Residential (Group B)4"

Drawing Title

VIEWING POINTS LOCATION

Scale	Designed	Drawn	Checked	Authorised
Original Size A3	Date	Date	Date	Date

Drawing Number FIGURE 10

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VP1



VP2



VP3



VP4



VP5



VP6

VP ID	VP Location
VP1	PEDESTRIAN PATH ALONG FUK HANG TSUEN ROAD
VP2	NAM ON BUDDHIST MONASTERY
VP3	TUEN MUN CYCLING ENTRY/ EXIT HUB
VP4	FUK HANG TSUEN ROAD GARDEN
VP5	NAI WAI SOCCER PITCH
VP6	FUK HANG TSUEN BASKETBALL COURT

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

AtkinsRéalis

Client

Project Title

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Drawing Title

VIEWING POINTS PHOTOS

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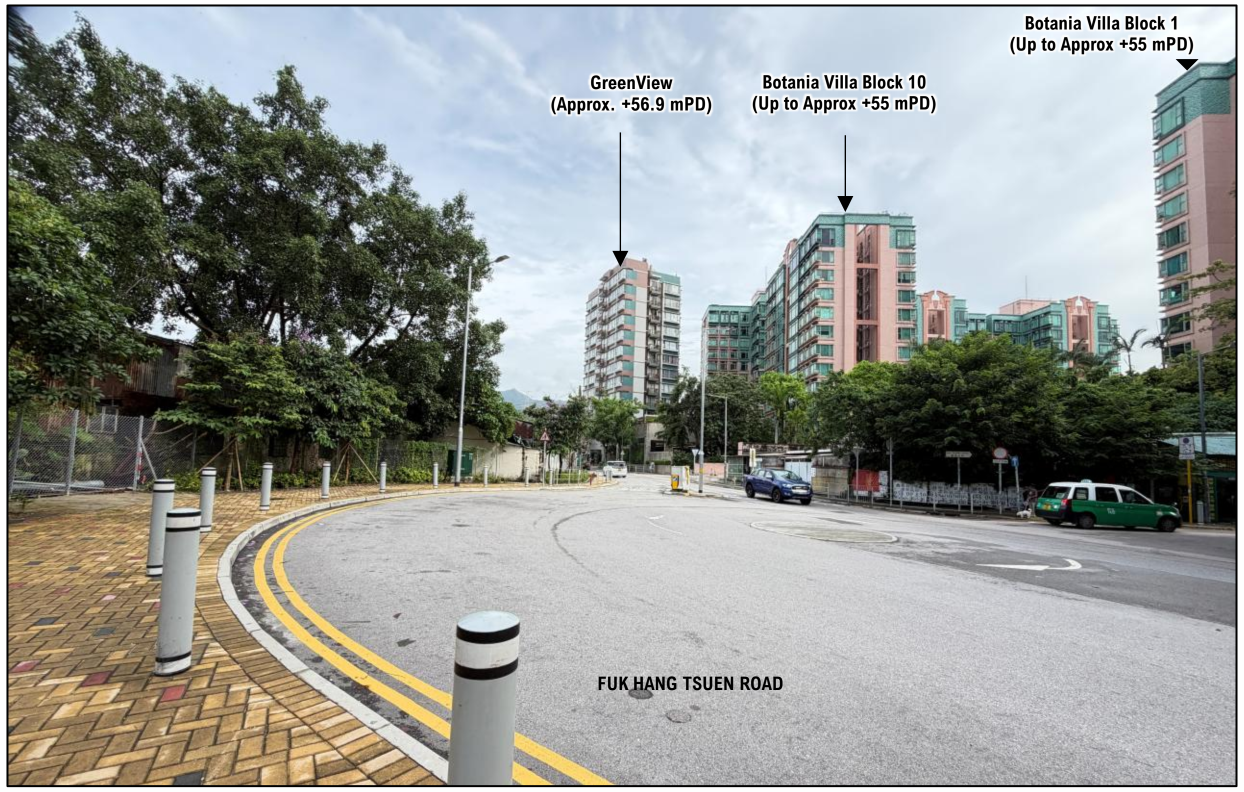
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FIGURE 11

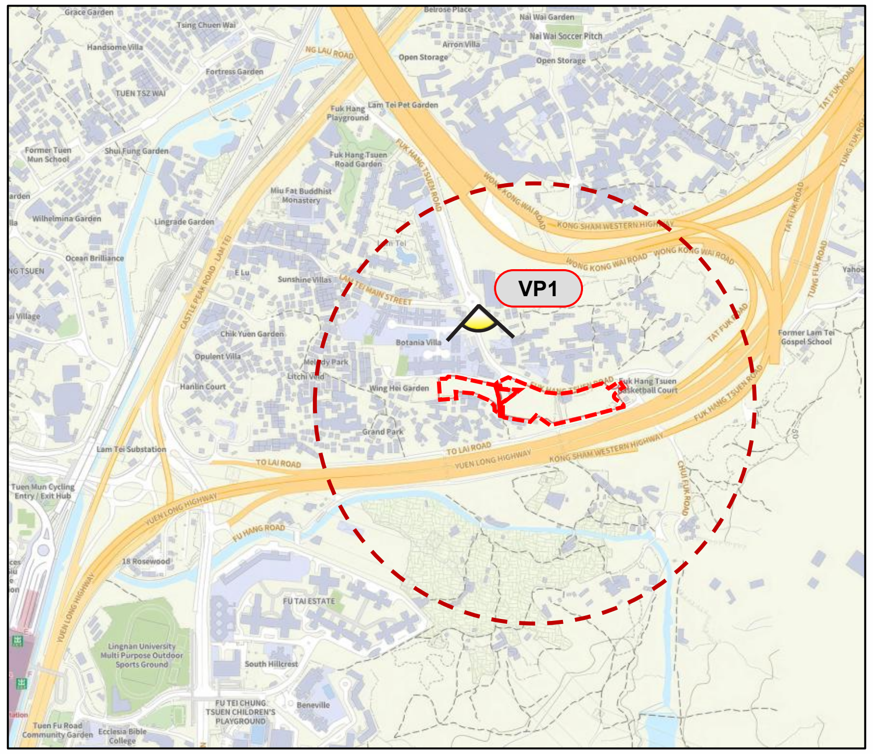
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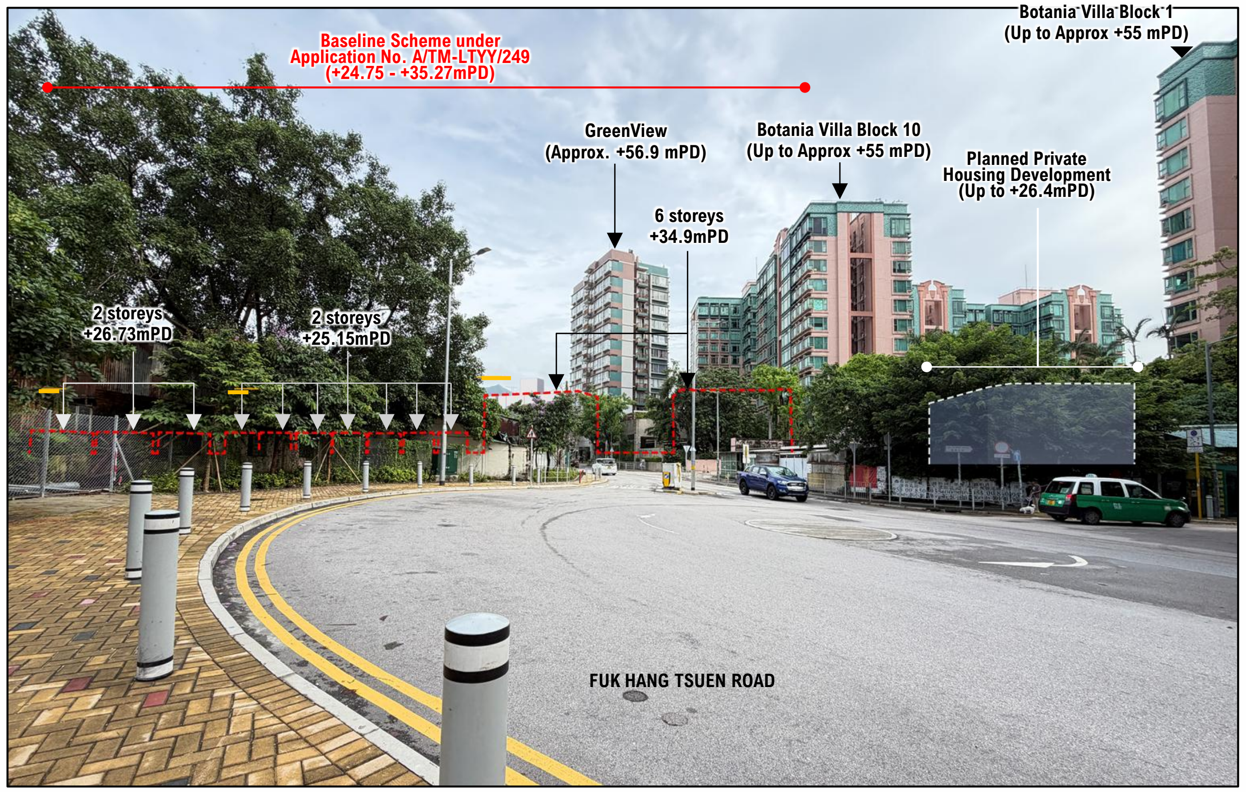


VP1 – EXISTING CONDITION

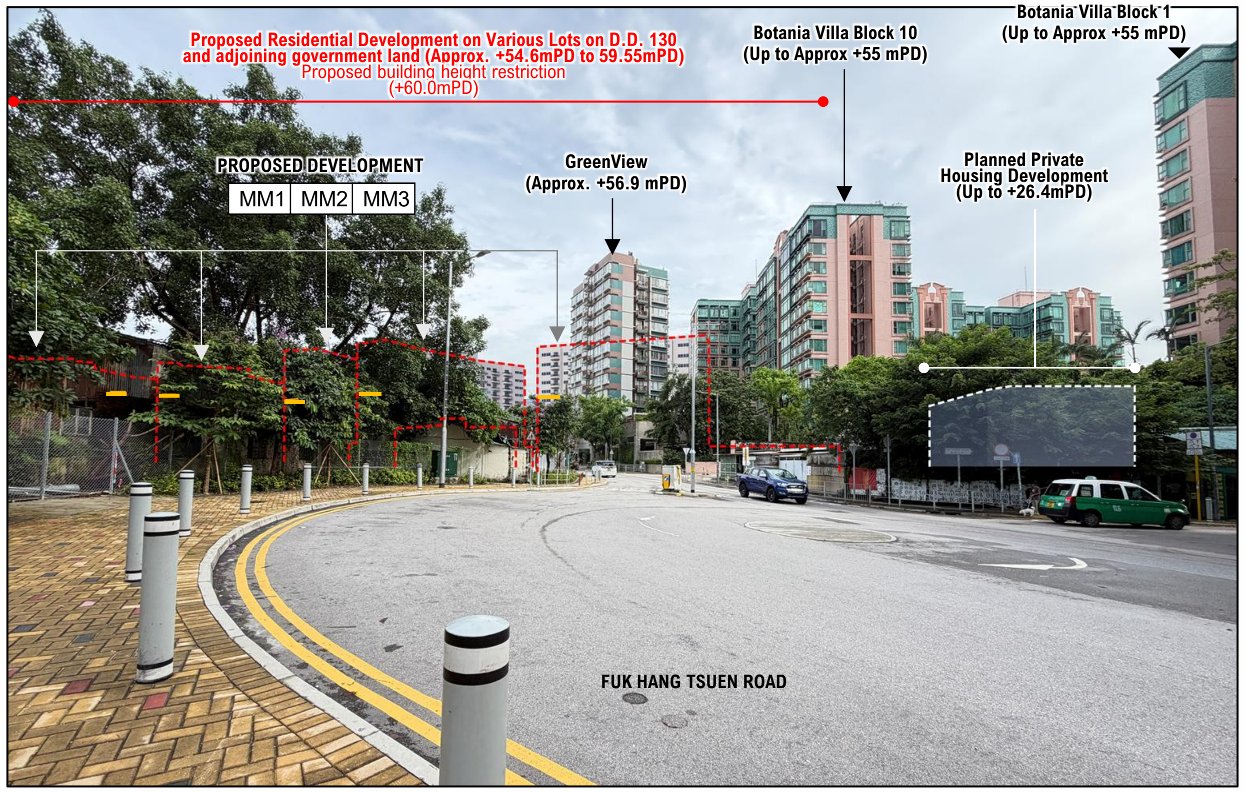


KEY PLAN

- Rezoning Site
- Key Public Viewing Point Towards Proposed Rezoning Site
- 3H Zone



VP1 – APPROVED SCHEME



VP1 – INDICATIVE SCHEME

LEGEND

Building Height Restriction requirement stipulated in the Notes of the OZP
(i.e. "6 storeys over single-storey car park")

MM NO.	PROPOSED MITIGATION MEASURES
MM1	INCORPORATING BUILDING SEPARATIONS (15M), SETBACKS AND BUFFER
MM2	APPROPRIATE PODIUM DESIGN MEASURES, INCLUDING LANDSCAPE PLANTING, EDGE PLANTING AND GREENING FEATURES, TO SOFTEN THE APPEARANCE OF THE DEVELOPMENT
MM3	SENSITIVE FAÇADE DESIGN REMAINS VISUALLY COMPATIBLE WITH THE SURROUNDING CONTEXT. THE EXTERNAL FAÇADES AND BOUNDARY WALLS UTILISE SUBTLE, NON-REFLECTIVE FINISHES AND COLOURS THAT HARMONISE WITH THE EXISTING LANDSCAPE SETTING.

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status
Suitability

AtkinsRéalis

Client

Project Title

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Drawing Title
VP1

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Original Size A3	Date	Date	Date	Date

Drawing Number: FIGURE 12
Revision

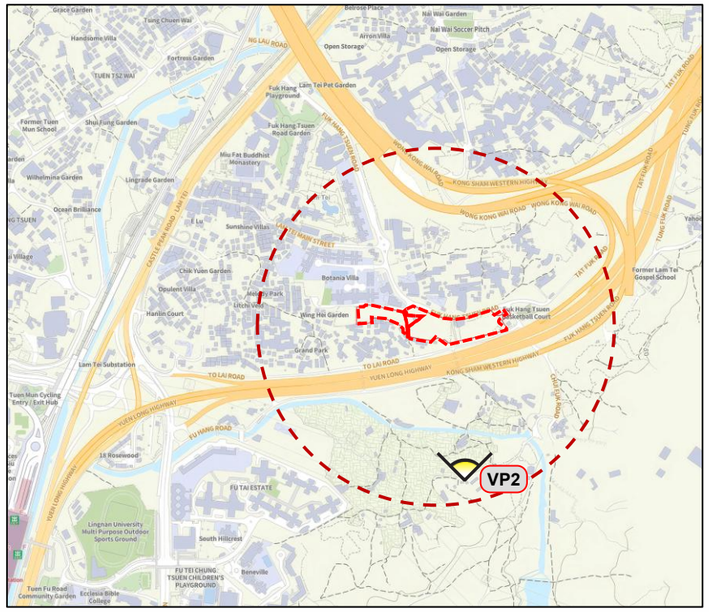
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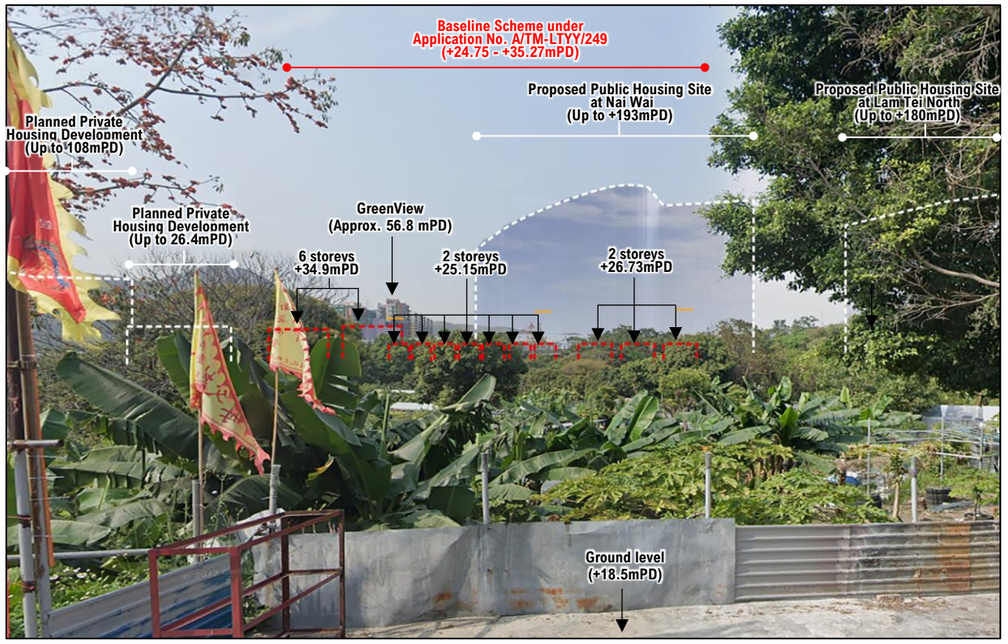
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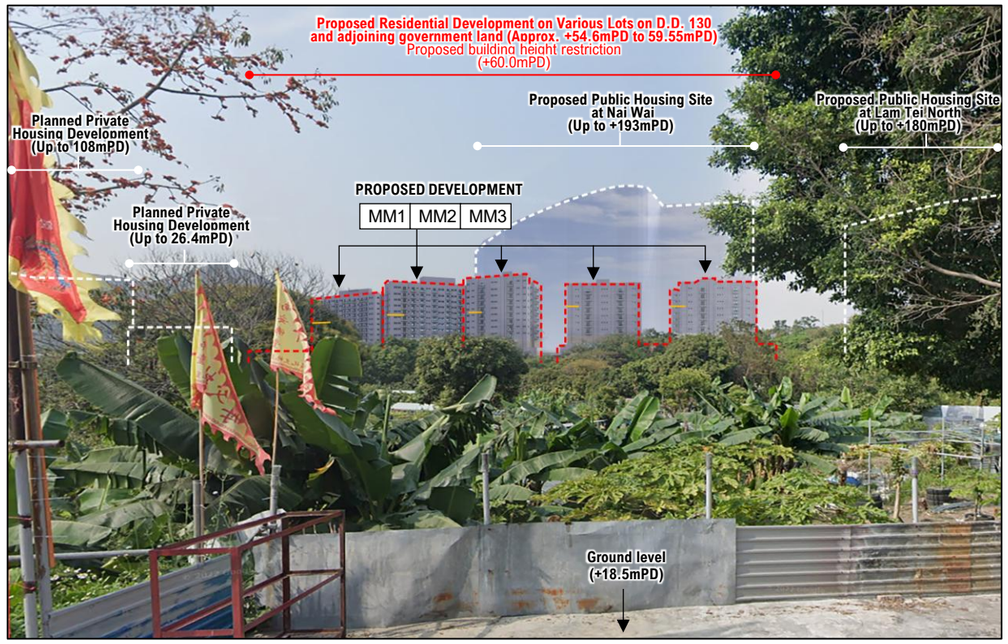
VP2 – EXISTING CONDITION



KEY PLAN



VP2 – APPROVED SCHEME



VP2 – INDICATIVE SCHEME

LEGEND

Building Height Restriction requirement stipulated in the Notes of the OZP (i.e. "6 storeys over single-storey car park")

MM NO.	PROPOSED MITIGATION MEASURES
MM1	INCORPORATING BUILDING SEPARATIONS (15M), SETBACKS AND BUFFER
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Rezoning Site

Key Public Viewing Point Towards Proposed Rezoning Site

3H Zone

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

AtkinsRéalis

Client

Project Title

Section 12A Planning Application for rezoning Lot Nos. 837 RP (part), 839 S.A RP (part), 841 (part), 1035 RP, 1037 RP and 2527 S.F RP (part) in D.D. 130 and Adjoining Government Land at Lam Tei, Tuen Mun (Rezoning Site) from "Comprehensive Development Area" ("CDA"), "Green Belt" ("GB") and "Residential (Group B)3" ("R(B)3") zones to "Residential (Group B)4"

Drawing Title

VP2

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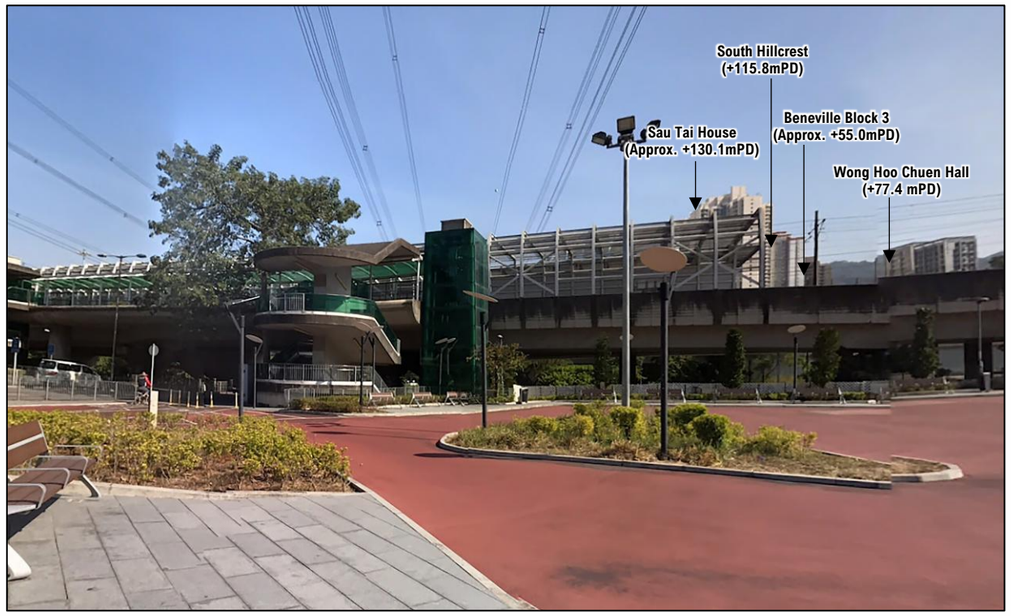
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FIGURE 13

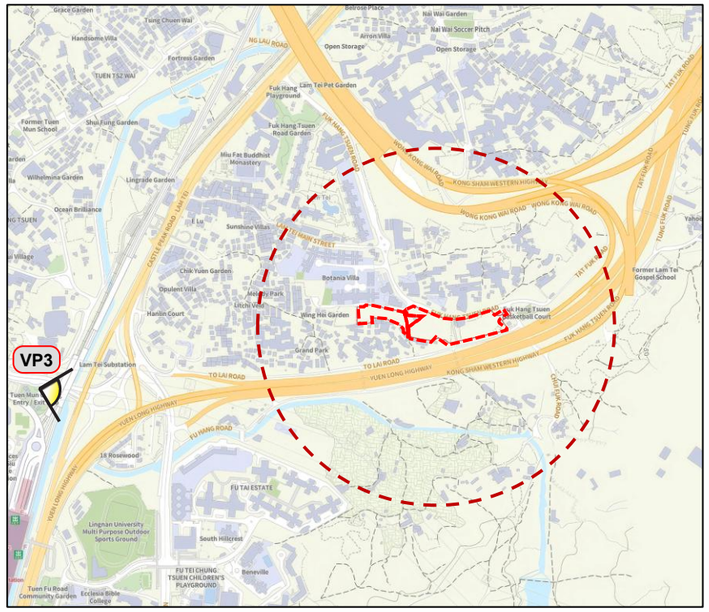
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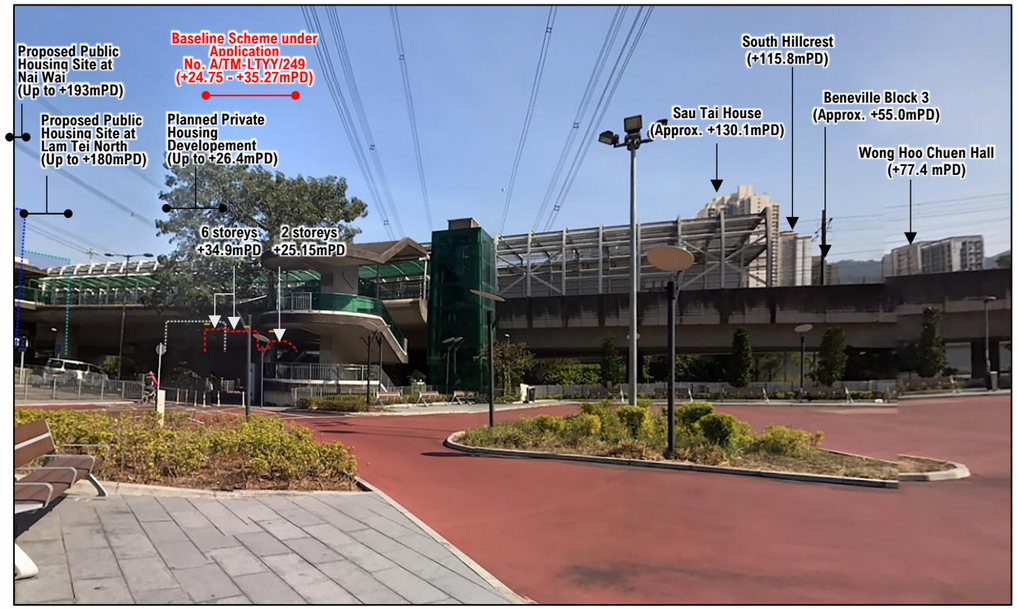


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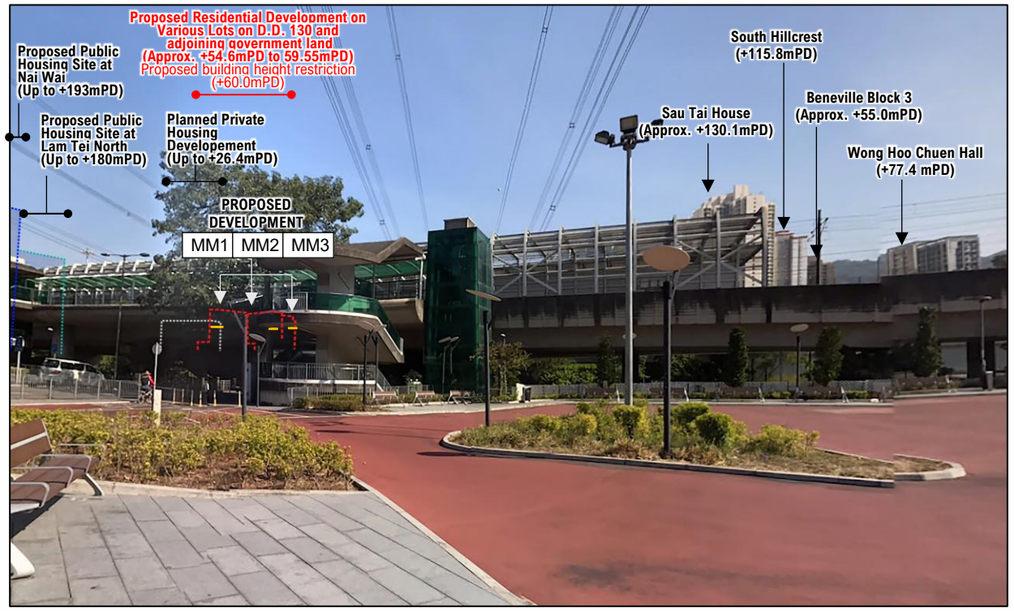


KEY PLAN

- Rezoning Site
- Key Public Viewing Point Towards Proposed Rezoning Site
- 3H Zone



VP3 – APPROVED SCHEME



VP3 – INDICATIVE SCHEME

LEGEND

Building Height Restriction requirement stipulated in the Notes of the OZP (i.e. "6 storeys over single-storey car park")

MM NO.	PROPOSED MITIGATION MEASURES
MM1	INCORPORATING BUILDING SEPARATIONS (15M), SETBACKS AND BUFFER
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Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

AtkinsRéalis

Client

Project Title

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Drawing Title

VP3

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Original Size A3	Date	Date	Date	Date

Drawing Number

FIGURE 14

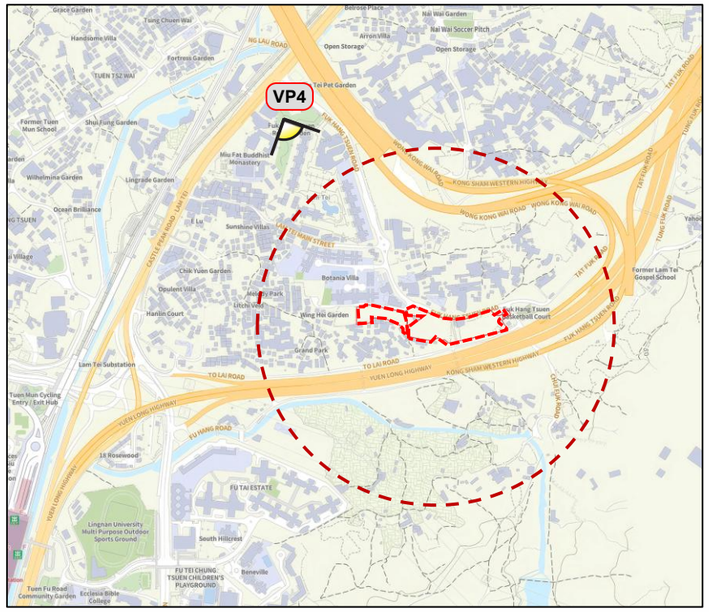
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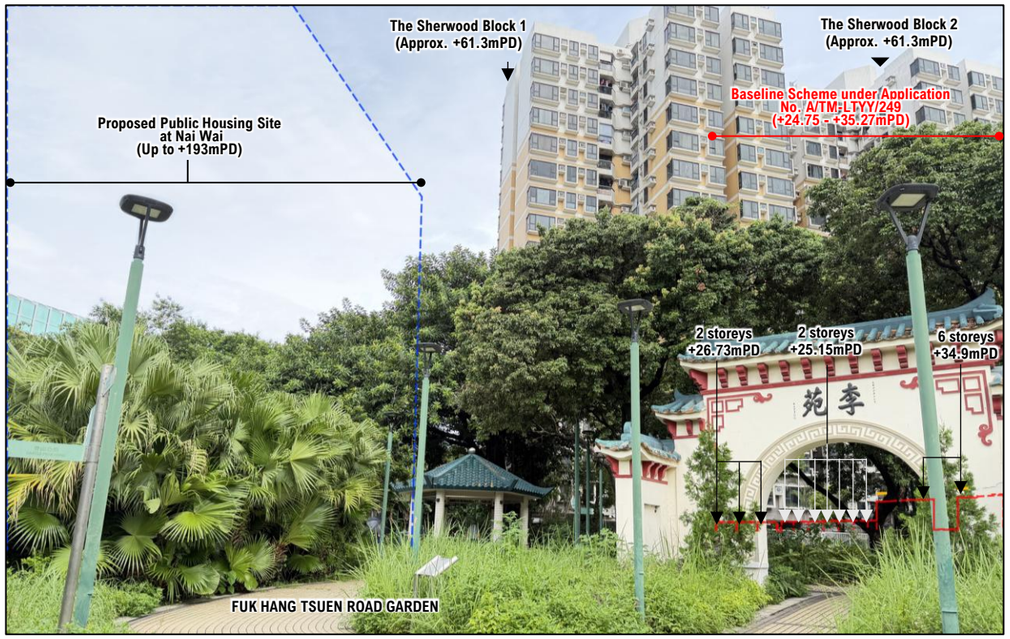
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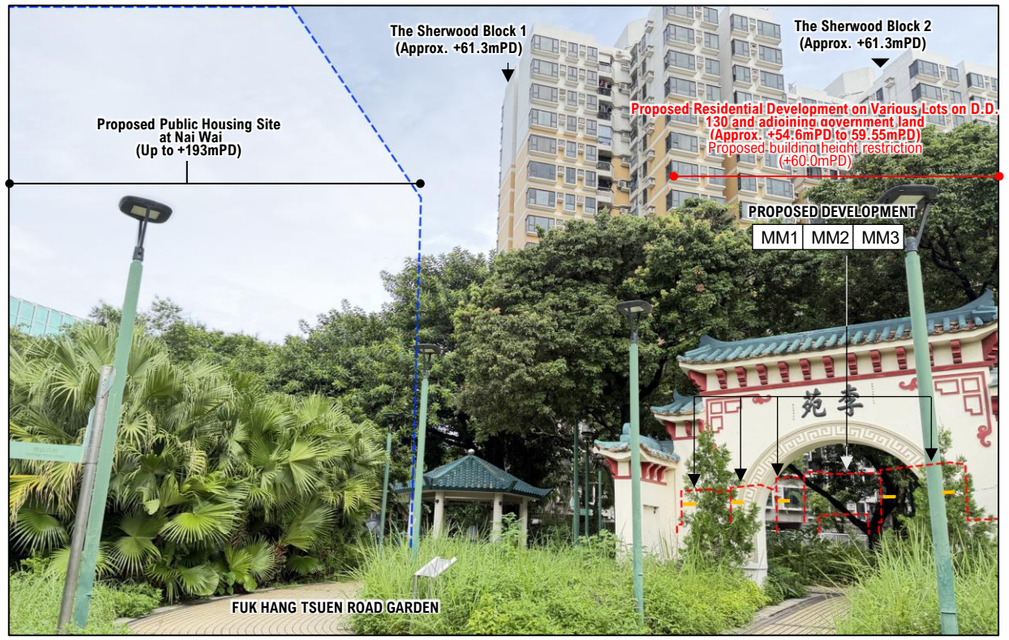
VP4 – EXISTING CONDITION



KEY PLAN



VP4 – APPROVED SCHEME



VP4 – INDICATIVE SCHEME

LEGEND

Building Height Restriction requirement stipulated in the Notes of the OZP (i.e. "6 storeys over single-storey car park")

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Millimetres 0 10 100

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

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Client

Project Title

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Drawing Title

VP4

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Drawing Number

FIGURE 15

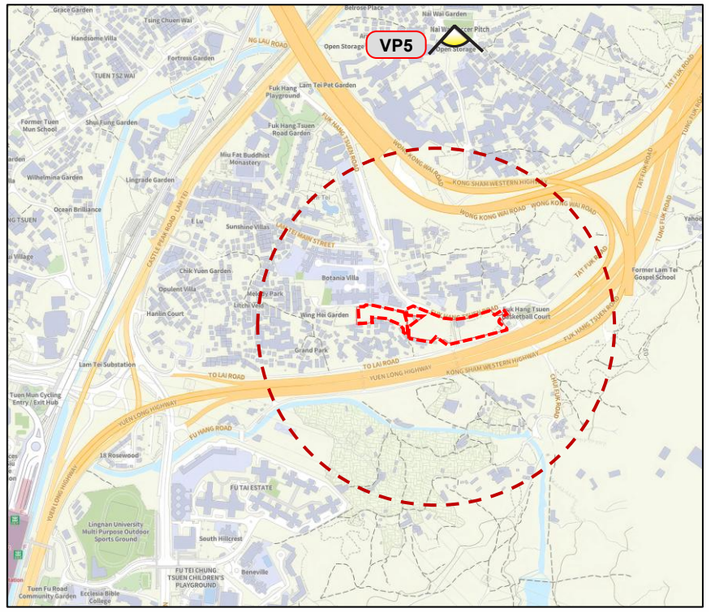
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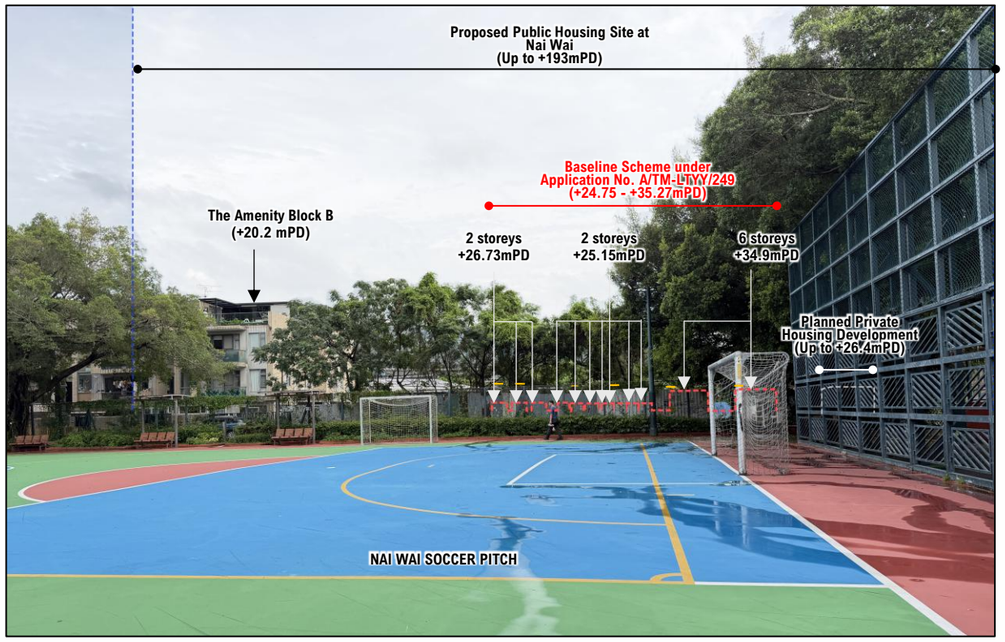
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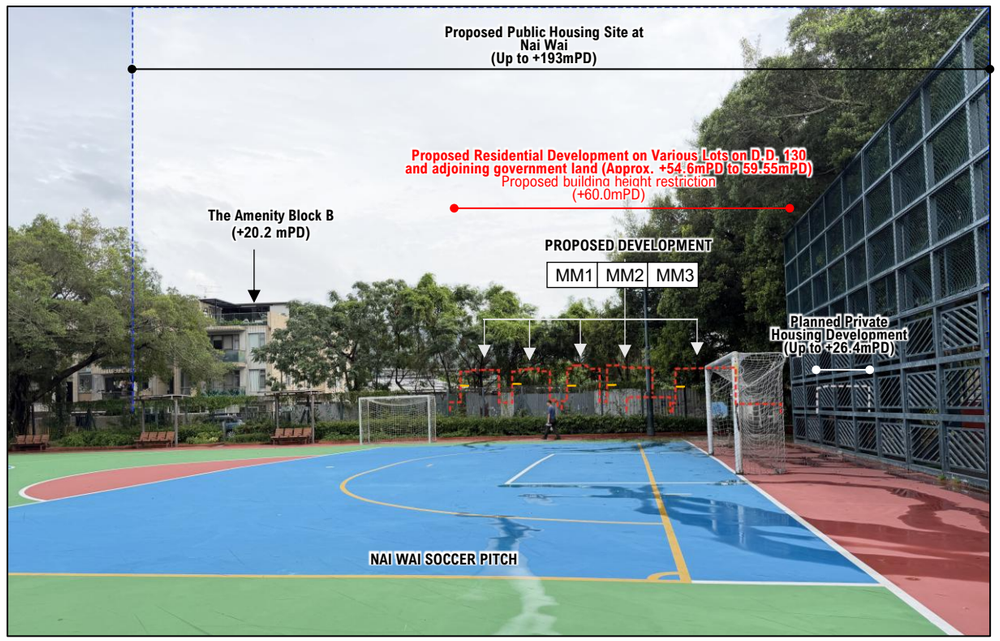
VP5 – EXISTING CONDITION



KEY PLAN



VP5 – APPROVED SCHEME



VP5 – INDICATIVE SCHEME

LEGEND

Building Height Restriction requirement stipulated in the Notes of the OZP (i.e. "6 storeys over single-storey car park")

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Rev. | Date | Description | By | Chk'd | App'd

Drawing Status | Suitability

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Client

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Drawing Title

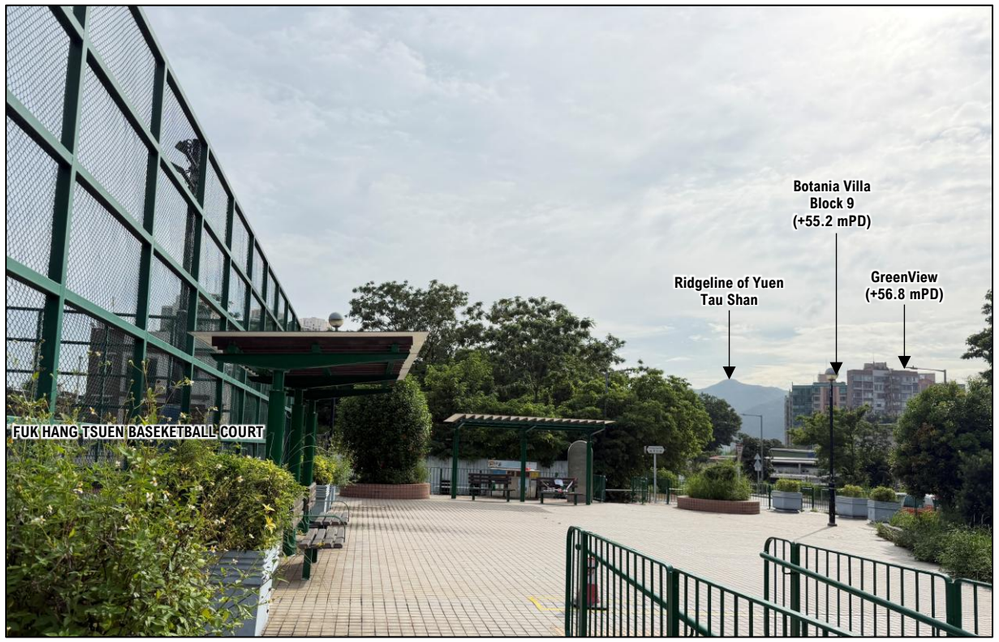
VP5

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Original Size A3	Date	Date	Date	Date

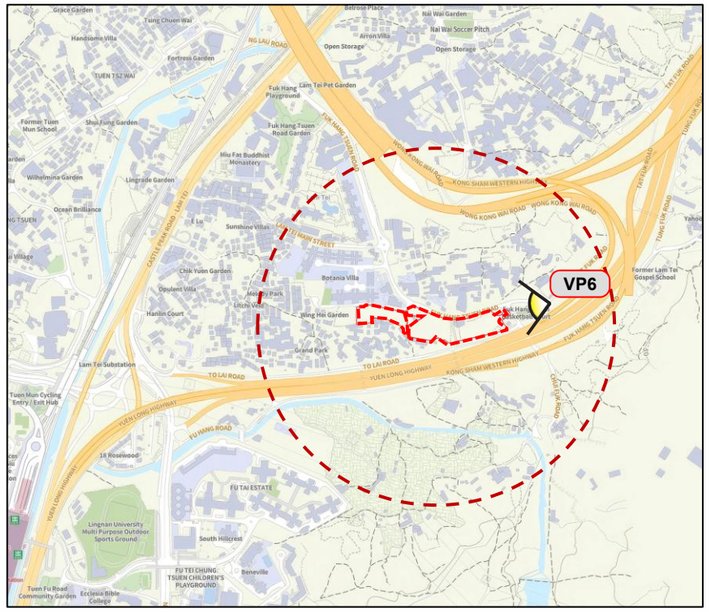
Drawing Number: FIGURE 16 | Revision

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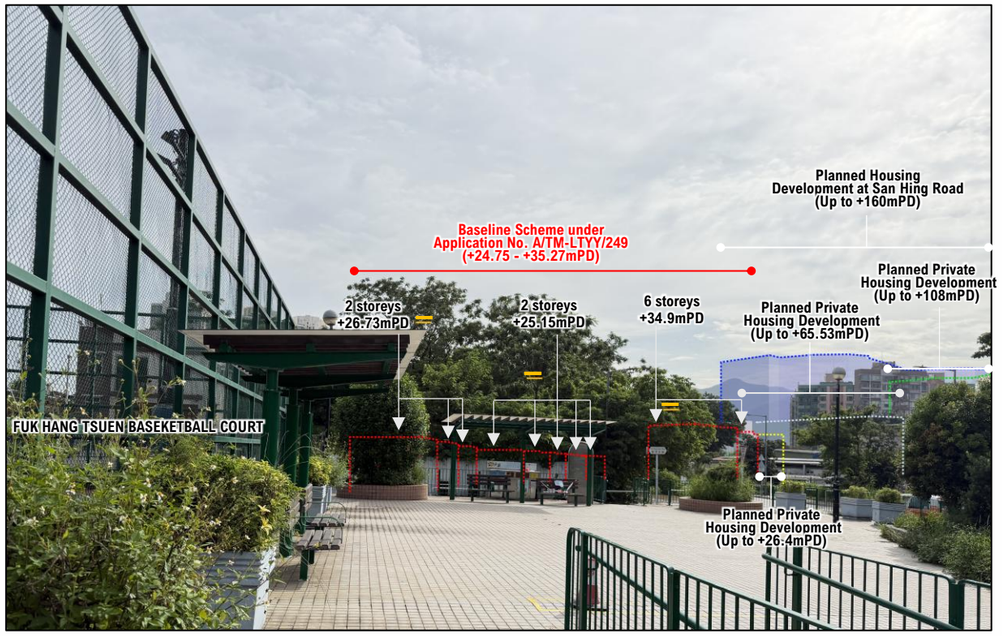
User name: Chan, Kam Lung Date:2023年10月13日 12:20:58
Filename: P:\CNHK\CADD\Standards\CADD\AutoCAD\Frame\ATK-A1P



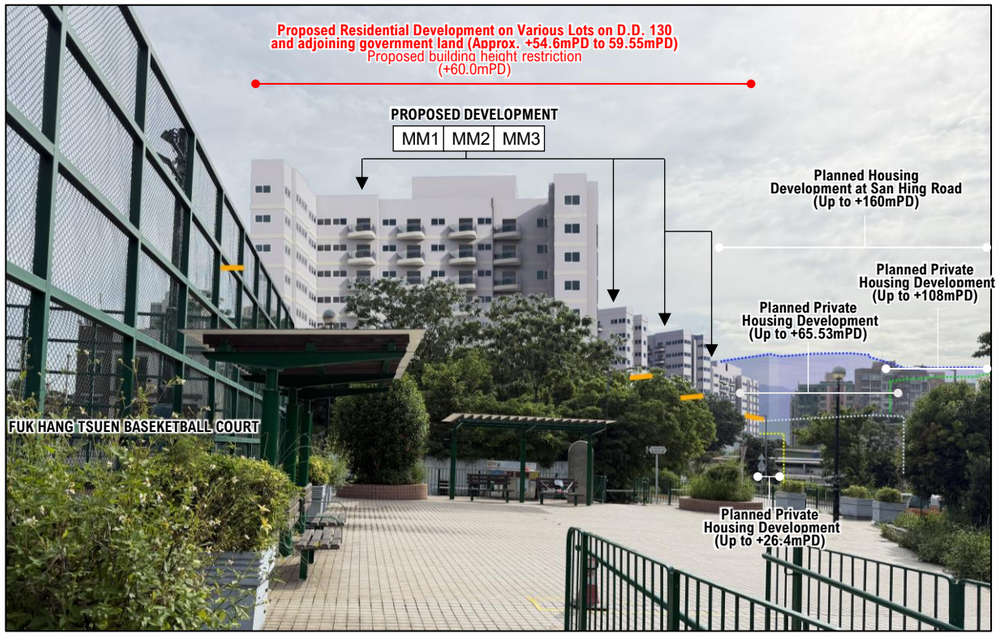
VP6 – EXISTING CONDITION



KEY PLAN



VP6 – APPROVED SCHEME



VP6 – INDICATIVE SCHEME

LEGEND

Building Height Restriction requirement stipulated in the Notes of the OZP (i.e. "6 storeys over single-storey car park")

MM NO.	PROPOSED MITIGATION MEASURES
MM1	INCORPORATING BUILDING SEPARATIONS (15M), SETBACKS AND BUFFER
MM2	APPROPRIATE PODIUM DESIGN MEASURES, INCLUDING LANDSCAPE PLANTING, EDGE PLANTING AND GREENING FEATURES, TO SOFTEN THE APPEARANCE OF THE DEVELOPMENT
MM3	SENSITIVE FAÇADE DESIGN REMAINS VISUALLY COMPATIBLE WITH THE SURROUNDING CONTEXT. THE EXTERNAL FAÇADES AND BOUNDARY WALLS UTILISE SUBTLE, NON-REFLECTIVE FINISHES AND COLOURS THAT HARMONISE WITH THE EXISTING LANDSCAPE SETTING.

Rezoning Site

Key Public Viewing Point Towards Proposed Rezoning Site

3H Zone

Rev.	Date	Description	By	Chk'd	App'd

Drawing Status

Suitability

AtkinsRéalis

Client

Project Title

Section 12A Planning Application for rezoning Lot Nos. 837 RP (part), 839 S.A RP (part), 841 (part), 1035 RP, 1037 RP and 2527 S.F RP (part) in D.D. 130 and Adjoining Government Land at Lam Tei, Tuen Mun (Rezoning Site) from "Comprehensive Development Area" ("CDA"), "Green Belt" ("GB") and "Residential (Group B)3" ("R(B)3") zones to "Residential (Group B)4"

Drawing Title

VP6

Scale	Designed	Drawn	Checked	Authorised
Original Size A3	Date	Date	Date	Date

Drawing Number

FIGURE 17

Revision

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User name: Chan, Kam Lung Date:2023年10月13日 12:20:58
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