Appendix 10: Visual Impact Assessment

Section 16 Application
Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment

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Project Title	Section 16 Application Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Report Title	**Visual Impact Assessment**

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1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Visual Impact Assessment (VIA) in support of a Section 16 application under the Town Planning Ordinance for a site located at 131 Pok Fu Lam Road. The application is submitted on behalf of the applicant, Ebenezer School and Home for the Visually Impaired Limited (subsequently referred to as Ebenezer), who currently owns and occupies the site (hereafter referred to as "Application Site").

1.2 The VIA is required to assess the potential impacts of relaxing the Building Heigh (BH) and compares the Accepted S.12a Scheme and with the currently Proposed Scheme. The increase in BH of the Proposed Scheme compared to the Accepted S.12a Scheme is designed to mirror developments in the immediate vicinity without giving rise to significant additional visual impacts.

1.3 The VIA has been prepared in accordance with Town Planning Board ("TPB") Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG No. 41"). It assesses the source and magnitude of the proposed development on the existing visual character and amenity within the context of the site and its environs. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the proposed development.

2.0 Existing Site Description

2.1 The Application Site is situated to the south west of Pokfulam Road adjacent to the Radcliffe, Government Staff Quarters and Dor Fook Mansion development. The rectilinear site has a northwest - southeast axis and has an approximate area of 6,460 m^2. It has a relatively flat topography (ranging from +128 mPD to +129 mPD) with some remnant natural slope profile in the south west corner of the site. The Application Site is located at the top of a slope which descends towards Victoria Road to the west.

2.2 The existing buildings on the Application Site are situated parallel to Pok Fu Lam Road and constructed on a platform approximately 10 metres below the general road level. The existing buildings are 6 to 7 storeys high with the roof of the existing buildings at a height of about +151 mPD. The site has its long frontage along Pok Fu Lam Road.

2.3 The site and the area immediately adjacent to it contain approximately 127 trees (including 14 dead trees). These are mainly located in clusters around the periphery of the site although there are some trees within the southern portion of the site. A number of trees located outside the site boundary are included in the survey due to their proximity to it (and hence the future development) and the spread of their crowns and root balls into the Application Site.

3.0 Description of the Proposed Scheme

3.1 The Proposed Scheme comprises of four residential blocks aligned parallel to Pokfulam Road in similar way as the existing buildings on the Application Site although with a larger setback from the edge of the road. The proposed residential blocks will be constructed on a platform approximately 17 metres below the road level. This enables the roof level of the buildings to be maintained at +164 mPD, preserving the public view and amenity, and the general character of the area. Site access will be provided from Pokfulam Road to the north of the Application Site. The Accepted S.12a Scheme has a broadly similar development footprint to the currently Proposed Scheme and a BH of around +151 mPD.

3.2 The proposed building disposition and orientation is designed to maximise the area of landscape for the enjoyment of the future residents while also providing a significant setback from the Application Site boundary to minimise the impacts on surrounding communities and their landscape setting.

4.0 Baseline Conditions

Visual Envelope

4.1 The extent of the Visual Envelope (VE), the zones of visual influence (ZVI) and the location of the Vantage Points (VPs) are presented as **Figures 4.5** to **4.6 – Visual Envelope and Visually Sensitive Receivers**. The VE, the area from which the proposed development will be seen, is shaped by a combination of the existing built development and the upland landform of central Hong Kong Island which serves to contain views to the east and the expanse of the Lamma Channel to the west.

4.2 Although the Assessment Area for the VIA is normally delineated according to the TPB PG No. 41, as being around three times the overall BH of the Proposed Development Scheme it is instructive to map the actual VE and ZVI to get a more accurate picture of the locations which will have a view of the proposals and how much of the Proposed Scheme can be seen.

4.3 To the north the VE for the Proposed Scheme is largely contained by buildings such as those of Queen Mary Hospital and the ridgeline formed by High West, Mount Davis and Lung Fu Shan in the background. In these views the development façade will largely be limited to views of the northern most building block and will be seen within the context of existing adjacent high-rise development such as that of the Royalton, Radcliffe, Jessville and the Queen Mary Hospital Quarters. Pedestrian level views are enclosed by the roadside planting lining Pokfulam Road and the screening effect of existing roadside developments.

4.4 Views to the east extend from the waterfront across the comparatively low-lying areas of Victoria Road, Sassoon Road and Northcote Close to the development site backed by the high-rise development to the east of Pokfulam Road and backed by the wooded hill slopes of the High West - The Peak ridgeline. These views range from relatively open and panoramic views to more obscured views due to the existing intermediate development.

4.5 Views to the south extend from the elevated position of Mount Davis and Mount Davis Road to the lower lying areas adjacent to Sandy Bay Road and Victoria Road. These views extend south to the high-rise development of Pokfulam Gardens and the edge of the Mount Kellet - Tin Wan Shan upland areas. These views range from relatively open and panoramic views to the views contained and partially obscured by intervening developments such as the Hong Kong University Faculty of Medicine.

4.6 Views to the west extend from the upland areas of High West and the southern side of The Peak to the existing relatively dense high-rise development to the east of Pokfulam Road. A combination of open panoramic views at higher elevations to framed and partially obscured views contained by the existing development towards the lower lying areas of the west of Hong Kong Island to the waterfront and the seascape of the Lamma Channel beyond.

4.7 The existing visual context is formed from a combination of steep wooded hill slopes punctuated by high-rise residential development and medium-rise institutional and commercial developments. The existing developments are largely located in clusters which take advantage of the areas with the flattest terrain within the existing landscape context including Pokfulam Gardens and village to the southeast, Wah Fu to the south; Cyberport, Baguio Villa and Kong Sin Wan Tsuen to the southwest; the development either side of Victoria Road to the west and northwest; and the Queen

Mary Hospital complex to the north. Another development cluster within the Pokfulam Road corridor forms the immediate development context for the proposed scheme. The area to the west of the development site is formed by the steep wooded slopes extending down to Victoria Road and Sassoon Road. This area contains a number of trees, a combination of naturally colonised native species and exotic species which have been planted as part of the previous slope stabilisation works.

4.8 Within the VE there are a number of Zones of Visual Influence (ZVIs) which represent areas from which there are different degrees of visibility of the proposals. These are as follows:

- **Primary Zone of Visual Influence** – Area from which the majority of the development can be seen is largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.

- **Secondary Zone of Visual Influence** – Area with more limited visibility of the Proposed Scheme due to intervening obstacles including a combination of existing infrastructure, built development and vegetation. As such the visible part of the Proposed Scheme is largely limited to the central and upper portions of the residential blocks.

- **Tertiary Zone of Visual Influence** – For the most part views of the Proposed Scheme are obscured or screened by intervening visual obstacles including the landform, mature tree growth and built development. Views limited to partial and glimpsed views of the upper portion of some of the proposed residential towers.

4.9 The importance of identifying the ZVIs is that this provides a clearer picture of the actual visibility of the Proposed Scheme and demonstrates that given the nature of the existing landscape there are few locations where the whole development would be visible and for the most part views are limited to the upper sections and roofs of the proposed buildings. The extent of the VE and the ZVIs are presented as **Figures 4.5** to **4.6 – Visual Envelope and Visually Sensitive Receivers**.

Visual Elements

4.10 **Figures 4.1 to 4.4** show the visual elements which shape the visual outlook and amenity of the area. These include attractors such as the upland setting of hills such as High West and Mount Davis which form the backdrop to many of the views of the Application Site. Other attractors include the wooded hillslopes to the south west of the Application Site which descend towards Victoria Road and serve to both enhance the integration of the proposals within their visual setting and partially obscured views of the lower proportion of the Proposed Scheme.

4.11 Visually detracting elements include the major infrastructural development such as Pokfulam Road and the associated engineering works including a number of retaining walls and shotcrete slopes.

4.12 An important consideration in determining the potential visual impacts is the degree of visibility and has been described above this is largely determined by visual obstacles immediately adjacent to the Application Site boundary. For instance, views from many locations are obscured by a combination of the existing landform, existing developments and mature tree growth which clothes many of the slope areas.

4.13 Where there are views from the identified vantage points frequency these views are partial being partially obscured by intervening visual obstacles.

4.14 The photographs demonstrate that the landscape is visually enclosed particularly at lower elevations within the Pokfulam Road corridor and at higher elevations by the tall buildings surrounding the Application Site. The images also show that new developments of this scale (similar to the existing school buildings) can be accommodated within the landscape without causing significant visual impacts.

4.15 The ability of the local landscape to accommodate development and obscure views is an important consideration in assessing the potential impacts of the Proposed Scheme and its effect (if any) on the local landscape and visual context.

Other Committed Developments

4.16 Two relatively large-scale developments have been approved for implementation within or immediately to the visual envelope for the Proposed Scheme. These include the following:

HKU Extension East of No. 3 Sassoon Road

4.17 HKU proposes to construct a new academic building at the "Green Belt" area located east of No. 3 Sassoon Road to accommodate additional teaching and research facilities, laboratories, lecture theatres, offices and ancillary facilities. The Indicative Development Scheme comprises 4 nos. of interlinked building blocks of height varying from 3 to 9 storeys with maximum building height of +164 mPD. A total GFA of about 43,000 m^2 is proposed with plot ratio of about 2.63 (calculated based on Rezoning Site Area). The building height varies from about +123 mPD to +164 mPD to form a stepped height profile towards the south. The planning application No. Y/H10/13 was approved by the Town Planning Board on 26th November 2021. This proposal will change the landscape and visual amenity of the area adjacent to the Application Site and establish a precedent for a BH height of around +169 mPD within an area almost immediately adjacent to the Application Site.

Proposed Cyberport Expansion

4.18 The proposed Cyberport Expansion in "OU (Cyber-Port) (1)" Zone at Telegraph Bay, Pok Fu Lam, Hong Kong was approved under Section 16 of the Town Planning Ordinance (planning application number: A/H10/95). The Proposed Development with a maximum Development Site Area of around 15,869 m^2 has a proposed maximum building height (Upper Roof) of around +58 mPD which is not more than the statutory building height at +65 mPD under the prevailing "OU(Cyber-Port)(1)" zone. The Proposed Development will include at-grade Public Open Space of 5,000 m^2; commercial floor space (retail, Food and Beverage (F&B) and Alfresco Dining, as well as demonstration hall for exhibition of latest IT products & technology), multi-function hall and publicly accessible area at the lower floors; data services platform at 4/F; and office space (digital tech space) at 1/F, 3/F to 8/F. Vehicular access will be provided at G/F via the roundabout at the end of Information Crescent, while pedestrian connections (in addition to the main entrance at G/F) are encouraged at 1/F of the Proposed Development via the proposed connection with The Arcade Cyberport via a link bridge or the landscape deck with elevated walkway connecting to Waterfront Park.

Vantage Points

4.19 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage points, as well as viewing locations from the village areas adjacent to the Application Site. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public viewpoints, open spaces and key pedestrian routes.

4.20 Based on the targeting of publicly accessible locations the representative VPs are listed below with a brief description of the existing view and their locations presented as **Figures 7.1** to **7.2** – Location of Photomontage Vantage Points.

- **Vantage Point 01**: View looking south west from the summit of High West (VP 01);

- **Vantage Point 02**: View looking north west from Pokfulam Road (VP 02);
- **Vantage Point 03**: View looking north east from Cyberport Waterfront Park (VP 03);
- **Vantage Point 04**: View looking north east from Cyberport Road (VP 04);
- **Vantage Point 05**: View looking north east from Victoria Road (VP 05); and
- **Vantage Point 06**: View looking south east from footbridge over Pokfulam Road (VP 06).

4.21 Many of these locations are over a relatively short distance from the Application Site owing to the screening effect of the existing development, landform and mature vegetation.

5.0 Visual Impact Assessment

Sources of Visual Impact

Construction Stage

5.1 The sources of temporary visual impact during the construction stage will include the following.

- Site clearance;
- Construction works associated with the new development; and
- Temporary site access, material storage and offices.

Operational Stage

5.2 The primary source of visual impact will be due to the replacement of the existing school buildings with a new residential development with a similar scale and height profile.

5.3 Sources of visual impact will be due to the scale and proximity of the proposed development to existing VSRs such as the pedestrians and vehicle travellers on Pokfulam Road, although it should be remembered that the development has been designed to maintain a similar scale as the existing school buildings and so will have similar massing and appearance to the existing structures. In views from the north, south and west the proposed development will be seen against or adjacent to a cluster of existing high and medium-rise developments. In addition, the proposed height profile is designed to preserve the green backdrop in views from the south, not breach the ridgeline, and maintain more direct view from VSRs located to the east of the Application Site. For many VSRs the viewing distances and the availability of other views will mitigate much of the potential visual impacts.

5.4 The key issues to be addressed by the visual impact assessment will include:

- Impact of the development on the visual amenity of the· residential developments to the east of the Application Site (Radcliffe, Jessville, Dor Fook Mansions and the Government Quarters) due to the proximity of the development proposals.
- The impact of the Proposed Scheme in low-level views from Pokfulam Road although it should be noted that the existing site is currently characterised by the wall like medium-rise development of the existing Ebenezer School complex and this will be replaced by the Accepted S.12a Scheme.
- Visual integration of the built form of the Proposed Scheme particularly in views from the west of the site although the proposals will be seen against a backdrop of existing high-rise residential development.
- Development of a responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible which responds to both the existing

context and the future planning context. This includes the treatment of the boundaries including the proposed fence wall design.

5.5 The predicted visual impact for each of the VPs is described in section 7.0 together with the proposed mitigation measures in accordance with PG-No. 41.

6.0 Visual Mitigation Measures

6.1 The proposed mitigation measures during the construction and operational phases of the project are described below and shown on **Figure 3.1 – Proposed Scheme: Urban Design Considerations**.

Construction Stage

- Operational time restrictions to limit after-dark welding and the careful design of lighting to prevent spillage;
- The careful positioning of site offices and the storage of materials;
- Treatment of the proposed site hoarding to enhance its appearance: and
- Structures such as site offices shall be painted in muted and recessive colours.

Operational Stage

6.2 Operational stage landscape and visual mitigation measures include two key levels of approach, the primary and secondary mitigation. The primary mitigation measures are based on the design, disposition, orientation and overall form of the Proposed Scheme whilst the secondary mitigation measures look to how the proposals can be treated to mitigate any potential impacts. It is the primary mitigation measures which shape the form of the architectural scheme and have the biggest effect on the mitigation of the potential visual impacts. The proposed mitigation measures include the following:

Primary Mitigation Measures

- Introduction of a responsive building form with the Proposed Scheme with a building height (+164 mPD) and visual mass not significantly greater than the existing Ebenezer School or the Accepted S.12a Scheme (+151 mPD) to minimise changes to the existing visual context and maintain all direct views from publicly accessible locations;
- Block disposition and orientation designed to avoid a potential wall effect;
- Articulation of the block façades to create areas of light and shade and further reduce the visual mass of the combined frontage;
- Creation of a building setback from Pokfulam Road maximizing the distance from adjacent residential developments and allowing the enhancement of the Pokfulam Road corridor through the introduction of new tree planting;
- Building orientation and footprint designed to minimize the visual mass of the proposed residential blocks.

Secondary Mitigation Measures

- Other measures include the use of colour and finishes for the architectural façade for the structures to minimise the prominence of the scheme. This includes the use of colour blocking working with the massing and articulation of the structures.
- Landscaping including the use of extensive vertical greening on the fence wall lining Pokfulam Road and introduction of new tree planting within the Application Site to break up the horizontal visual emphasis of the Proposed Scheme.

- Utilisation of a combination of heavy standard trees and palms creating a more mature landscape with an immediate effect.
- Introduction of comprehensive urban design parameters as part of the detailed design stage of the project to establish the future character of the development from an architectural and landscape perspective. This includes the use of high quality hard and soft landscape measures including water features, sculpture, site furniture, lighting and seating.

6.3 It should be noted that the final architectural design and the appearance of the buildings will be refined during the detailed design stage of the project.

7.0 Residual Impacts

7.1 The residual visual impact is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer-generated images or photomontages from the vantage points indicated on **Figures 7.1** to **7.2** are presented as **Figures 7.3** to **7.21**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to identified VPs, demonstrate the schemes 'fit' into the existing and future sub-urban context; and also demonstrate the degree of visibility from surrounding locations.

7.2 The photomontages show the existing situation and the Proposed Scheme before and following the implementation of the proposed mitigation measures; and provide a direct comparison between the Approved and proposed Schemes. Where the proposals are not visible, or views partially obscured a red dashed line is used to indicate their approximate location.

7.3 The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41.

7.4 **Vantage Point 01: View looking south west from the summit of High West (VP 01)** (**Figures 7.3** to **7.5** refer). This vantage point, at an elevation of +492.6 mPD and located at a distance of approximately 680 m, extends south west from the summit of High West and its lookout point to the Application Site. This location offers extensive panoramic views of Hong Kong Island and the Lama Channel with the mountains of Lantau Island forming a distant backdrop. Views of the Application Site are largely obscured by a combination of the existing landform and the high-rise developments lining Pokfulam Road including Jessville and Dor Fok Mansion.

7.5 *Sensitivity of Public Viewers:* High
The view from this vantage point, available to trail walkers at the summit of High West, is characterised by a combination of the naturalistic mountain landscape; relatively intensive high and medium-rise urban and residential development and by major infrastructure on the lowland areas. The view also demonstrates that owing to its scale relatively major developments such as Cyberport and Baguio Villa can be accommodated without degradation in its inherent character and quality of the landscape and visual amenity. Given a combination of the nature of the view and its elevation the sensitivity of this view is high. The degree of visibility towards the Application Site is partial and there are alternative views to the north, east and west.

7.6 *Visual Composition*: Not readily apparent and compatible
The Proposed Scheme would form a relatively small component in this view owing to a combination of its small scale, the screening effect of intervening development, the viewing distance and the scale of the landscape which surrounds the Application Site. The visible portion of the scheme will be limited to the internal access road and fence wall to the south east of the Application Site and a small, framed portion of block T4 visible between the high-rise towers of Dor Fok Mansion and Radcliffe. The architectural design and scale of the visible portion of the Proposed

Scheme is compatible with its context. Similarly, the visual composition of the Accepted S.12a Scheme would not be readily apparent from this location owing to the intervening visual obstacles.

7.7 *Visual Obstruction*: Negligible
Owing to the limited visibility of the Proposed Scheme and the backdrop of existing development the degree of visual obstruction will be negligible. The Accepted S.12a Scheme would also give rise to a negligible level of visual obstruction.

7.8 *Effect on Public Viewers*: Low
This view of the Proposed Scheme is available to a relatively few trail walkers and given its limited visibility due to intervening visual obstacles the effect on public viewers is considered to be low. The effect on public viewers form the Accepted S.12a Scheme would also be low.

7.9 *Effect on Visual Resources*: Negligible
The quality of the existing visual resources apparent in this view is considered to be high owing to the mountain context and the nature of the extensive panoramic views over the low-lying areas and coastal landscapes. However, there will be limited views of the Proposed Scheme from this location, and it will be seen in close proximity and against a backdrop of existing development. As such the effect on visual resources will be negligible. There would also be limited views of the Accepted S.12a Scheme and so the effect on visual resources would also be negligible.

7.10 *Overall visual Impact*: Slight adverse
Given the scale of the mountain landscape, the elevation of the vantage point, viewing distance and the screening effect of existing intervening landform and high-rise residential developments to the north east Pokfulam Road together with the comparatively small scale of the proposals the overall visual impact will be slight adverse. Based on the view available from this vantage point the proposed relaxation in the BH from +151 mPD to +164 mPD would not lead to a significant additional visual impact compared with Accepted S.12a Scheme. The visual impact arising from the Accepted S.12a Scheme would also be sight adverse.

7.11 **Vantage Point 02: View looking north west from Pokfulam Road (VP02)** (**Figures 7.6** to **7.8** refer). This vantage point, at an elevation of +140 mPD and located at a distance of approximately 65m, is available to north west bound vehicle travellers and pedestrians on the public footpath. Views from locations to the south east are largely obscured by a combination of the intervening landform, existing development and mature tree growth. Although transitory in nature the existing view is characterised by a combination of existing high and medium-rise developments lining the road corridor framed by mature trees on either side of the road. The existing school complex is located in relatively close proximity to the edge of the carriageway and has a relatively uniform appearance adopting a straight frontage with little articulation. Owing to the existing building disposition there is little opportunity for the introduction of vegetation. From this vantage point there will also be a glimpsed view of the proposed HKU Extension east of No. 3 Sassoon Road (+153 to +164 mPD) above the north western portion of the Proposed Scheme and the along Pokfulalm Road to the north west of the Application Site.

7.12 *Sensitivity of Public Viewers: Low*
This vantage point is available to transitory vehicle travellers and pedestrians on the public pavement to the south east of the Application Site. Views are largely enclosed by a combination of existing development, the existing landform and mature tree growth. Given a combination of the developed nature of the existing view the sensitivity is likely to be low. The degree of visibility towards the Application Site is full / partial and there are alternative views to the north east and south east.

7.13 *Visual Composition*: Apparent and compatible
The visual composition of the Proposed Scheme will be apparent in views from this location. This includes the creation of the significant setback from Pokfulam Road, the massing of the individual

blocks, their orientation and disposition; and the articulation of the façades. As demonstrated by the photomontage the height profile is larger than the Accepted S.12a Scheme however the proposals are still considered to be compatible with the highly developed corridor of this part of Pokfulam Road and in low level (pedestrian views) mirrors the articulated form of the high-rise residential developments on the north eastern side of the road. The setback from Pokfulam Road similar to the Accepted S.12a Scheme also reduces the visual and spatial containment of the road corridor to produce a more open prospect.

7.14 *Visual Obstruction*: Partial blockage but not significant
The Proposed Scheme would result in a relatively small additional blockage of the existing view compared to the Accepted S.12a Scheme owing to the relaxed BH and lift overruns on the roof however this should be balanced with the setback from Pokfulam Road which will create more spacious and open view along the road. It should be noted that the additional blockage will not obscure views of any landscape features beyond the Application Site only the sky view above the development.

7.15 *Effect on Public Viewers*: Small
The existing view is largely contained within the road corridor by the existing development including a number of high-rise residential and institutional developments and the existing school campus is located almost immediately adjacent to the edge of the carriageway. The Proposed Scheme adopts a relaxation of the BH and so will occupy more of the view available to north west bound pedestrians and vehicle travellers. This is balanced to an extent by the widening of the visual corridor along the road owing to the setback of the buildings. As such the effect on these transitory public viewers is considered to be small.

7.16 *Effect on Visual Resources*: Small
Although the road corridor is visually enclosed the quality of the existing visual resources apparent in this view is considered to be fair owing to the mature vegetation which frames the view. The visible section of the Proposed Scheme will lead to a relatively small loss of the sky view above the Application Site compared with the Accepted S.12a Scheme however this should be balanced by the widening of the corridor due to the building setback and the introduction of new tree planting and vertical greening on the fence wall. As such the impact on visual resources is not considered to be significant.

7.17 *Overall visual Impact*: Slight adverse
The existing roadside landscape is characterised by a combination of high and medium-rise developments, some slope engineering works and clumps of mature tree growth. The existing school buildings are located immediately adjacent to the Application Site boundary in a relatively straight line with little articulation; and already obstruct views of the wider landscape to the west of the vantage point. Although the Proposed Scheme adopts a proposed relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme which is higher than the existing school buildings the proposals would allow the creation of a significant setback from Pokfulam Road; and the breaking up of the massing of the individual blocks through a combination of their orientation and disposition; and the articulation of the façades. The setback from Pokfulam Road also allows for new tree planting which also serves to break up the horizontal emphasis of the development and the proposed vertical greening on the fence wall increases the area of visible greenery. As such it is considered that the Proposed Scheme will have an additional impact compared with the Accepted S.12a Scheme however this would not be significant in views form this location.

7.18 **Vantage Point 03: View looking north east from Cyberport Waterfront Park (VP 03)** (**Figures 7.9** to **7.11** refer). This vantage point, at an elevation of +5.4 mPD and located at a distance of approximately 900 m, is available to recreational park users on the waterfront promenade along the south western portion of the existing park. The existing view towards the north and north east is largely dominated by the buildings of the Cyberport development located at the periphery of the

park and beyond this the high-rise residential development of the Baguio Villa development. A framed view extends north east through the Cyberport development towards the area adjacent to the Application Site. This view includes some of the high-rise development lining Pokfulam Road with the wooded hill slopes and summit of High West as backdrop. It should be noted that views towards the Application Site are limited to this one location in the park. The view from this vantage point will in the future be enclosed to the north west by the proposed Cyberport Expansion in "OU (Cyber-Port) (1)" Zone at Telegraph Bay.

7.19 *Sensitivity of Public Viewers:* Medium
This vantage point is available to recreational users of the park in this one location near the waterfront. Although the view is dominated by existing development including the proposed Cyberport Expansion this is mitigated to an extent by the park's tree planting in the foreground and framed views of the maintain backdrop. Given a combination of the recreational use of the park, the extent of the tree and shrub planting and views of High West the sensitivity of this view is considered to be medium. The degree of visibility towards the Application Site is partial with just the north western half of the existing school campus being visible and there are alternative views to the north and south east.

7.20 *Visual Composition*: Apparent and compatible
In terms of the visual composition the disposition and orientation of the Proposed Scheme will be similar to the Accepted S.12a Scheme be partially apparent from this location with views being limited to the new blocks to the north west of the Application Site. Views of blocks T1 and T2 are obscured by the intervening Cyberport development. The main visible aspect of the Proposed Scheme will be the profile of the proposed buildings. Although the Proposed Scheme adopts a relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme this is will not have significant effect on the visual composition in views form this location. In terms of the composition this will be limited to the dispositional and orientation of blocks T3 and T4.

7.21 *Visual Obstruction*: Negligible
Although the Proposed Scheme adopts slightly larger height profile compared with the Accepted S.12a Scheme the proposals replace existing developments in this view the degree of visual obstruction is considered to be negligible.

7.22 *Effect on Public Viewers*: Negligible
This view of the Proposed Scheme is available to a relatively few recreational park users and given a combination of the viewing distance, the comparatively small scale of the proposals which replace an existing structure and are viewed against a backdrop of existing development, the scale of the developments in the fore and medium grounds the effect on public viewers will be negligible. This is similar to the effect on public viewers as a result of the implementation of the Accepted S.12a Scheme.

7.23 *Effect on Visual Resources*: Negligible
Despite the scale of the existing development the quality of the existing visual resources apparent in this view are considered to be good owing to the nature of the landscape including the extensive tree and shrub planting in the foreground. Despite the proposed relaxation in the BH for the proposed Scheme the scale at this viewing distance and given the limited visibility is not significantly different to the Accepted S.12a Scheme and there would be no additional impact on visual resources.

7.24 *Overall Visual Impact*: Negligible
Given factors such as the viewing distance, the relative scale of the proposals compared to other developments in the immediate vicinity, the adoption for the Proposed Scheme of a relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme will not give rise to significant additional visual impacts when viewed from this location. With consideration of the scale and massing of the Accepted S.12a Scheme and the extent of existing developments in the

fore and medium grounds the predicted additional visual impacts for the Proposed Scheme will be negligible. In views from this location the proposals replace the existing development without a significant effect on the level of visual impact.

7.25 **Vantage Point 04: View looking north east from Cyberport Road (VP 04)** (**Figures 7.12** to **7.14** refer). This vantage point is located at the junction of Cyberport Road and Information Crescent at an elevation of approximately +7.5 mPD some 640m south west of the Application site. The view to the north east is framed to the east by an office block and to the west by a wooded hill side. The view extends over the low-rise buildings of the Independent Schools Foundation ISF academy towards the Application Site. The immediate backdrop to the existing school campus is formed by a combination of high-rise residential towers and filtered views of the green backdrop formed by the wooded hill slopes of High West. Beyond this there is a more view of the summit of High West.

7.26 *Sensitivity of Public Viewers:* Medium
The view for pedestrians and vehicle travellers at this location is characterised by the undulating topography and its clothing of mature woodland punctuated by commercial, institutional and residential developments. Despite the developed nature of the foreground public viewers in this location are considered to have medium level of sensitivity. The degree of visibility towards the Application Site is partial / glimpsed and there are alternative views to the east and north west.

7.27 *Visual Composition*: Apparent and compatible
The visual composition of the Proposed Scheme would be partially apparent from this location. Although the architectural design of the Proposed Scheme adopts a relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme the scale and massing is not significantly different given the viewing distance. The disposition and orientation of the individual residential blocks would also be apparent with the crescent arrangement of blocks T1 to T3, and the setback adopted for block T4. As such the visual composition is apparent and compatible with the existing urban context.

7.28 *Visual Obstruction*: Small
Although the Proposed Scheme adopts a relaxation of the BH compared with the Accepted S.12a Scheme the proposals are largely seen against a backdrop of existing development and so there would not be a significant difference in the degree of visual obstruction compared with the situation with the Accepted S.12a Scheme. The main difference will be the use of a slightly larger rooftop structure for the lift overruns which will lead to a small additional blockage of views at the top of the Proposed Scheme, but this will be largely seen against a backdrop of existing high-rise development.

7.29 *Effect on Public Viewers*: Small
Although the BH for the Proposed Scheme is slightly higher than the Accepted S.12a Scheme the proposals would appear to be a similar scale in views form this location owing to the viewing distance the scale of the existing development which forms the backdrop to the Application Site. As such the effect on public viewers will be small.

7.30 *Effect on Visual Resources*: Small
There will be a small impact on the visual resources visible from this location with the Proposed Scheme replacing the Accepted S.12a Scheme against a backdrop of existing development. The slightly larger rooftop structures will lead to a small loss in the greenery visible in the background between the existing high-rise developments to the north east of the Application Site although this is not significant.

7.31 *Overall Visual Impact*: Slight adverse
As the Proposed Scheme adopts a similar scale, massing, disposition and building height as the existing school buildings, it will not have a significant effect on views from this vantage point. Although the Proposed Scheme adopts a relaxation in the BH this additional height will not give rise

to s significant change in the predicted visual impacts compared with the Accepted S.12a Scheme. A small difference in the appearance of the two schemes in this view will be the slightly larger roof top structures for housing the lift overruns however these are viewed at some distance and viewed against a backdrop of largely existing development and so the additional impacts are not significant.

7.32 **Vantage Point 05: View looking north east from Victoria Road (VP 05)** (**Figures 7.15** to **7.17** refer). This vantage point, at an elevation of +77.8 mPD and located at a distance of approximately 225m, represents the view available to passengers at the bus stop for west bound travellers on Victoria Road. Pedestrians and vehicle travellers currently enjoy partial and glimpsed views of the existing school campus on the side of the hill to the north east. The existing view is framed by mature roadside trees and is characterised by wooded hillslopes in the foreground and the ribbon of existing high and low-rise development which lines the Pokfulam Road corridor in the middle ground. Beyond this are filtered views of the green backdrop formed by the lower hillslopes of High West. From this vantage point there will also be a partial glimpsed view of the south eastern portion of the proposed HKU Extension east of No. 3 Sassoon Road to the north west of the Application Site.

7.33 *Sensitivity of Public Viewers:* Medium
Given the location of this vantage point on a public road and the partial screening effect of the existing landform and roadside trees the sensitivity of the public viewers is considered to be medium. The degree of visibility towards the Application Site is partial being limited to the upper portions of the existing school buildings along the south western frontage and there are alternative views to the north and south west. For the most part views from Victoria Road are visually contained within the road corridor.

7.34 *Visual Composition*: Apparent and compatible
The visual composition of the Proposed Scheme would be apparent in views from this location. Although the Proposed Scheme adopts a relaxation in the BH compared with the Accepted S.12a Scheme the scale of the proposals would not appear to be significantly different in views from this location. The disposition and orientation of the individual residential blocks would also be apparent with the crescent arrangement of blocks T1 to T3, and the setback adopted for block T4. Views of the lower portions of the Proposed Scheme will be partially obscured by the mature tree growth on the slopes to the south west of the Application Site. The Proposed Scheme will be compatible with the exiting landscape and visual context. The scale and massing of the Proposed Scheme will also be compatible with the scale and massing of the future HKU Extension east of No. 3 Sassoon Road to the north west of the Application Site.

7.35 *Visual Obstruction*: Small
In views from this location the Proposed Scheme will have not a significantly different massing compared with the Accepted S.12a Scheme and will be viewed against a backdrop of existing development. Although the roof structures for the lift overruns are slightly larger on the Proposed Scheme, blocks T1, T2 and T3 are located in front of existing high-rise developments located to the north east of Pokfulam Road. As such these elements will be viewed against existing developments. A small area of visual blockage would be caused by the lift housing on blocks T3 and T4 however this change will be relatively minor compared with the existing situation and the Accepted S.12a Scheme.

7.36 *Effect on Public Viewers*: Small
The public viewers at this vantage point are transitory and there are few locations from Victoria Road where the Proposed Scheme will be visible. In this one framed view the Proposed Scheme replaces the existing school buildings adopting a similar massing to the Accepted S.12a Scheme. As such the effect on public viewers will be small.

7.37 *Effect on Visual Resources*: Small

The quality of the existing visual resources which form this framed view are considered to be good although degraded to an extent by the development in the middle ground. For the most part the Proposed Scheme (blocks T1, T2 and T3) will be viewed against a backdrop of existing development. There will be small additional loss of the area of hillside visible between the high-rise towers of Queen Mary Hospital Block T and Jessville however this will not be significant. Although the Proposed Scheme adopts a relaxation in the BH compared with the Accepted S.12a Scheme there would only be a very small additional loss of views towards the lower hill slopes of High West in the background.

7.38 *Overall Visual Impact*: Slight adverse
Although with the adoption of the relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme it will not result in a significant change in the level of predicted visual impacts from this vantage point. The proposals will be viewed against a backdrop of existing high-rise residential development and the impact on existing landscape resources will be broadly similar. The scale and massing of the Proposed Scheme will also be compatible with the scale and massing of the future HKU Extension east of No. 3 Sassoon Road to the north west of the Application Site which will alter the character of the existing view. Given this comparatively small difference the overall visual impact will be slight adverse.

7.39 **Vantage Point 06: View looking south east from footbridge over Pokfulam Road (VP 06)** (**Figures 7.18** to **7.21** refer). This vantage point at an elevation of +146 mPD and some 270 m from the Application Site is located on the footbridge linking Queen Mary Hospital with Sassoon Road and HKU's facilities. The existing view looking south east extends along the Pokfulam Road corridor with the Woodbury Court high-rise residential development extending above the tree canopies at the terminus of the view. The road corridor is bounded to the north east by the series of retaining walls with the access road and buildings of the Queen Mary Hospital; and further to the south east the high-rise tower of Royalton. This engineered landscaped is punctuated by mature specimen trees and small tree groups. To the south west the road is contained by mature trees at the top of the hillslope with some filtered views of the landscape beyond including views of the Lamma Channel. The large Banyan tree located to the north of the Application Site will obscure much of the view of the north eastern periphery of the Application Site. A new development (The Jockey Club Building for Interdisciplinary Research) has been recently completed to the right of the image. In future views to the south east along Pokfulam Road will also be enclosed to the south by the proposed HKU Extension east of No. 3 Sassoon Road.

7.40 *Sensitivity of Public Viewers:* Low
Given the nature of this location with the footbridge crossing a heavily trafficked road and being surrounded by large-scale development the sensitivity of public viewers is considered to be low. In terms of the degree of visibility towards the Application Site views are glimpsed being largely obscured (with the exception of part of the roof) by a combination of a bend in the road and large mature trees growing along the north western boundary of the Application Site. There are alternative views to the north west.

7.41 *Visual Composition*: Apparent and compatible
Views of the Proposed Scheme will be limited to the roofs of blocks T1 to T4 which will be visible above the canopies of the mature trees growing along the north western boundary of the Application Site although views of Block 1 would eventually be obscured with the development of the proposed HKU Extension east of No. 3 Sassoon Road. Views of the remainder of the Proposed Scheme are obscured by the intervening tree planting. As such the composition of the Proposed Scheme will be apparent however given the developed nature of the Pokfulam Road corridor its is considered to be compatible.

7.42 *Visual Obstruction*: Small
As the views of the Proposed Scheme will be limited to roof structures of Blocks 1 to 3 with views of Block 4 being obscured by the HKU development the degree of visual obstruction caused by the

proposals will be small. In addition, Blocks 3 and 4 would be viewed against a backdrop of existing development including the high-rise Woodbury Court and the more distant Pokfulam Gardens development.

7.43 *Effect on Public Viewers*: Small
Given the nature of the existing view and the limited visibility of the Proposed Scheme including implementation of the proposed HKU Extension east of No. 3 Sassoon Road the effect on public viewers will be small.

7.44 *Effect on Visual Resources*: Small
Despite the Proposed Scheme adopting a relaxed BH and being more visible than the Accepted S.12a Scheme it should be noted that the visible portion following implementation of the HKU proposals would be limited to part of the roof structures of Blocks 2, 3 and 4 and that that these would largely be seen against a backdrop of existing high-rise residential developments. In effect replacing views of one development with another and foreshortening a glimpsed view above the tree canopies. As such it is considered that the effect on visual resources will be small.

7.45 *Overall Visual Impact*: Slight adverse
Given the limited visibility towards the Proposed Scheme, with views being limited to part of the roof structures of Blocks 2, 3 and 4 above the existing tree canopies, the scale of existing and future development lining the Pokfulam Road corridor; and the observation that the proposals replace an existing development in the view form this location the overall visual impact is considered to be slight adverse. For the most part the limited views of the proposals will be available to a relatively few pedestrians.

8.0 Conclusion

8.1 In general, the existing landscape and visual amenity is characterised by a combination of the developed nature of the Pokfulam Road corridor, the naturalistic hill slopes of High West and the more developed nature of the area between Pokfulam Road and the coastline. The area immediately adjacent (north) of the Application Site has been developed with a number of high-rise residential towers including Dor Fok Mansion, Radcliffe and Jessville; and the buildings associated with Queen Mary Hospital. These structures form the backdrop to many of the views of the Proposed Scheme.

8.2 A detailed review of the Application Site and its immediate context has revealed that the visual envelope and the primary zone of visual influence from where the whole development is visible is largely contained in close proximity to the Application Site within the Pokfulam Road corridor. This primary zone of visual influence terminates to the south east and north west due to the changing road alignment and the existing topography and mature tree growth. The second and tertiary zones of visual influence are largely located on areas of higher ground between Pokfulam Road and the coastline and the locations near the summit of High West and on the south eastern slopes of Mount Davis. Views from these locations are largely partial and glimpsed.

8.3 Two new developments within the local area; the proposed HKU Extension east of No. 3 Sassoon Road and the proposed Cyberport Expansion in "OU (Cyber-Port) (1)" Zone at Telegraph Bay, will have an impact on the views available from some of the selected vantage points. In the case of the proposed HKU Extension east of No. 3 Sassoon Road this development will change the future semi-urban context to a more developed character; and the landscape and visual amenity of the area adjacent to the Application Site. The HKU proposals also establish a precedent for a BH height of around +164 to +153 mPD within the area immediately adjacent to the Application Site.

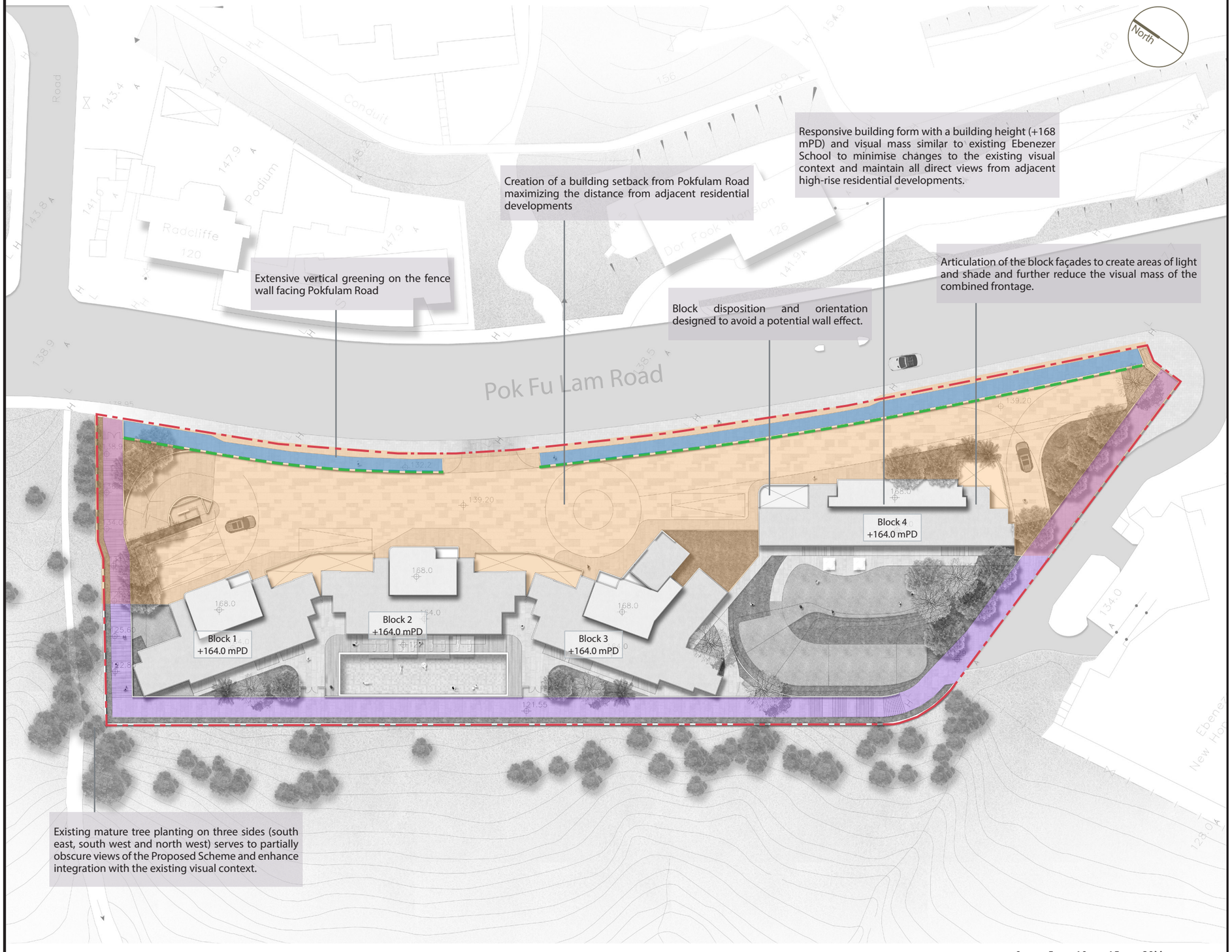
8.4 The Proposed Scheme for the Application Site adopts a proposed relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme. Despite the change in the BH for many of the selected vantage points the scale, massing and building height appear broadly similar to the Accepted S.12a Scheme whilst in other closer views the increased BH is apparent. Blocks T1 to T3 adopt a shallow crescent disposition whilst Block T4 is setback slightly to the north east to create an articulated development frontage, breaking up the overall visual mass and avoiding a wall effect. This effect is also enhanced with new tree planting within the setback for blocks T1 and T4. The facades of the individual blocks also incorporate some articulation which is designed to produce areas of light and shade and further reduce the apparent scale of the Proposed Scheme. The setback from Pokfulam Road also serves to reduce the prominence of the proposals when viewed from the road and the introduction of new tree planting will create vertical elements breaking up the horizontal visual emphasis of the north eastern frontage. The appearance of the proposals will also be enhanced through the adoption of an extensive area of vertical greening on the fence wall facing Pokfulam Road.

8.2 The selection of vantage points has been comprehensive covering all of the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the Proposed Scheme can be seen in its entirety. In many of the locations views of the proposals are obscured to some degree by a combination of the intervening landform, mature vegetation and built structures. In the few locations where there will be views of the proposals these are largely partial with the central and upper portions of the Proposed Scheme being visible.

8.3 When viewed from the selected vantage points the Proposed Scheme fits relatively comfortably within its context. This 'comfortable fit' is in part due to the scale of the proposals and the architectural enhancement measures designed into the Proposed Scheme. It would be unrealistic to think that there would be no adverse impacts however this must also be considered in terms of the nature and extent of existing and future views. The predicted visual impacts for the vantage points mainly range from negligible to slight adverse. In some of the more distant views the Proposed Scheme would replace the Accepted S.12a Scheme without leading to any significant additional visual impacts. From one vantage point VP 02, the view looking north west from Pokfulam Road and VP 06 the view looking south east form the footbridge the impacts would be more pronounced that the Accepted S.12a Scheme owing to the increased BH however these impacts are not considered too significant.

8.4 Through the adoption of a responsive architectural design and maintaining a similar massing and building height to the existing school buildings, the implementation of the proposals would not significantly detract from the existing landscape and visual amenity of the local area. As such the proposals are considered to be visually compatible with their existing and future urban context.

Visual Impact Assessment Figures



LEGEND

- Application Site Boundary
- Proposed Blocks
- Proposed Building Setback
- Proposed Maintenance Footpath for Slopes
- Proposed MOE/ Footpath (Lease Condition)
- Proposed Vertical Greening

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Proposed Scheme: Urban Design Considerations

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 3.1	REV	-

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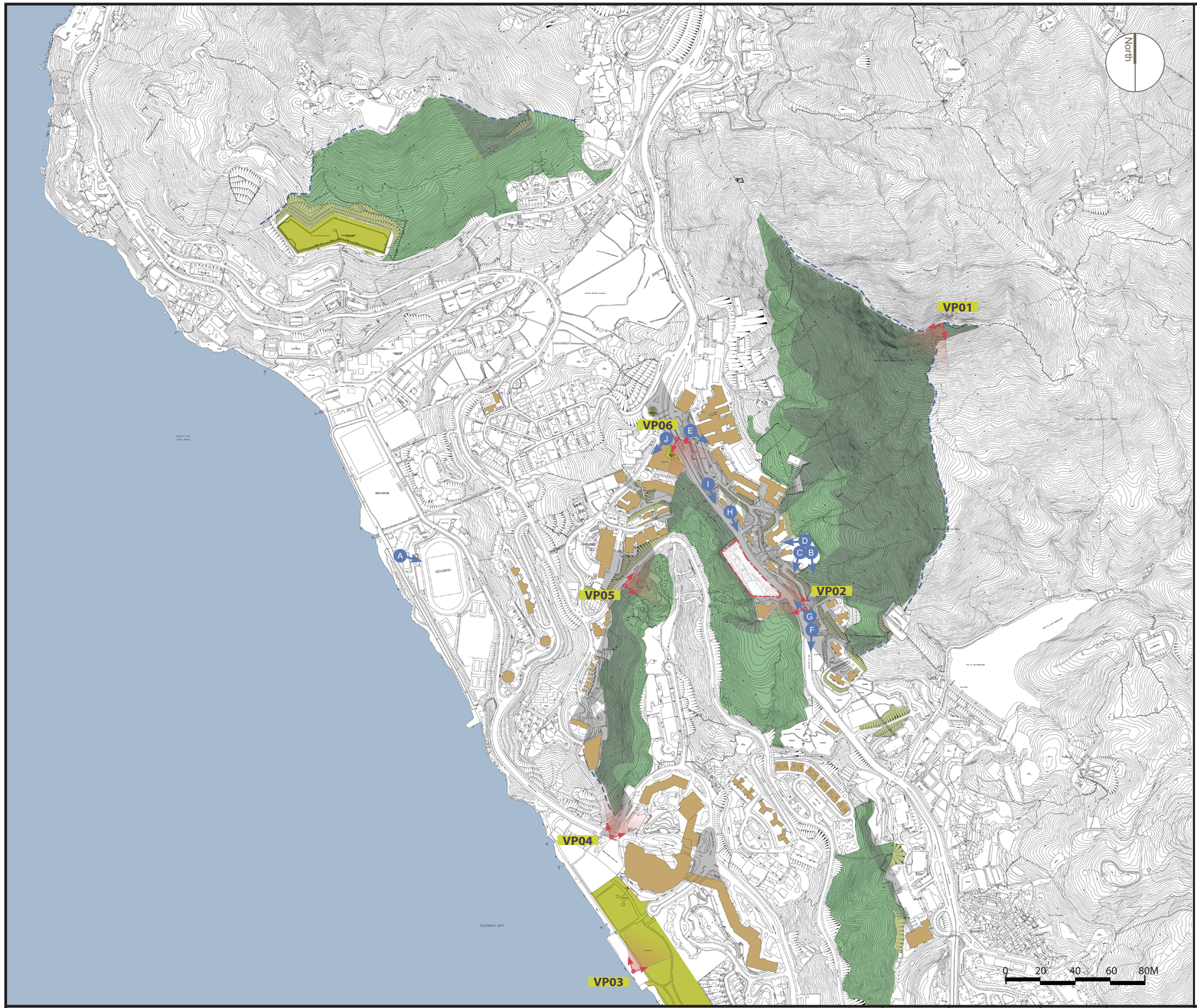

LEGEND

- Approximate location of Rezoning Site
- Proposed Scheme (Max building height +164.0 mPD)
- Boundary of Application Site
- Fields of View towards the Proposed Development
- VP — Key Public Vantage Points
- A — Location of photographs of Visual Elements
- +9.3mPD — Height in mPD
- Visual Envelope
- Mountain Backdrop
- Large Engineered Slope
- Ridgeline
- Water Body (Telegraph Bay)
- Publicly Accessible Open Space / Amenity Areas
- Key Buildings (Shaping Visual Envelope)

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Elements

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW

FIGURE NO. Figure 4.1

REV -

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A View looking north east towards the Application Site demonstrates the scale of the landscape and visual setting and the importance of the mountain backdrop

B View looking south east along the Pokfulam Road corridor showing the associated high-rise development

C The visibility of the Proposed Scheme is determined by a combination of the existing landform, high-rise development and mature vegetation

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Elements

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 4.2	REV	-

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D E Key buildings controlling the visual envelope

F G At lower elevations views are largely contained within the immediate vicinity of the Pok Fu Lam Road corridor

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Elements

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 4.3	REV	-

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H Large trees located along the north western boundary of the Application Site serve to obscure views from the north and east. Glimpsed views of the landscape beyond the road corridor at some locations.

I Views south east along Pokfulam Road are obscured by a combination of landform and mature tree growth

J Photograph shows the scale of new development being undertaken within the Pok Fu Lam Road corridor

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Elements

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FIGURE NO.	Figure 4.4	REV	-

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LEGEND

- Application Site Boundary
- Zone of Visual Influence
- VP — Representative vantage points (VPs) and angle of main view
- Primary ZVI – Area from which the majority of the development can be seen. Largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.
- Secondary ZVI – Area with more limited visibility of the Indicative Scheme due to intervening obstacles including buildings, mature vegetation and landform. Visible part of the proposal largely limited to the upper portions of the residential blocks.
- Tertiary ZVI – For the most part views of the Indicative Scheme are obscured or screened by intervening visual obstacles including the landform andand built development. The locations are distanced and therefore limited to glimpsed views of the upper portion of the some of the proposed residential blocks.

Local Vantage Points

Vantage Point 01: View looking south west from the summit of High West (VP 01)

Vantage Point 02: View looking north west from Pokfulam Road (VP 02)

Vantage Point 03: View looking north east from Cyberport Waterfront Park (VP 03)

Vantage Point 04: View looking north east from Cyberport Road (VP 04)

Vantage Point 05: View looking north east from Victoria Road (VP 05)

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (VP 06)

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Envelope and Visually Sensitive Receivers

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 4.5	REV	-

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LEGEND

- Application Site Boundary
- Zone of Visual Influence
- VP — Representative vantage points (VPs) and angle of main view
- Primary ZVI – Area from which the majority of the development can be seen. Largely contained within the Application Site boundary owing to the proximity and scale of the existing landform, mature tree growth and elements of built development.
- Secondary ZVI – Area with more limited visibility of the Indicative Scheme due to intervening obstacles including buildings, mature vegetation and landform. Visible part of the proposal largely limited to the upper portions of the residential blocks.
- Tertiary ZVI – For the most part views of the Indicative Scheme are obscured or screened by intervening visual obstacles including the landform andand built development. The locations are distanced and therefore limited to glimpsed views of the upper portion of the some of the proposed residential blocks.

Local Vantage Points

Vantage Point 01: View looking south west from the summit of High West (VP 01)

Vantage Point 02: View looking north west from Pokfulam Road (VP 02)

Vantage Point 03: View looking north east from Cyberport Waterfront Park (VP 03)

Vantage Point 04: View looking north east from Cyberport Road (VP 04)

Vantage Point 05: View looking north east from Victoria Road (VP 05)

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (VP 06)

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Envelope and Visually Sensitive Receivers (Blow-up)

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 4.6	REV	-

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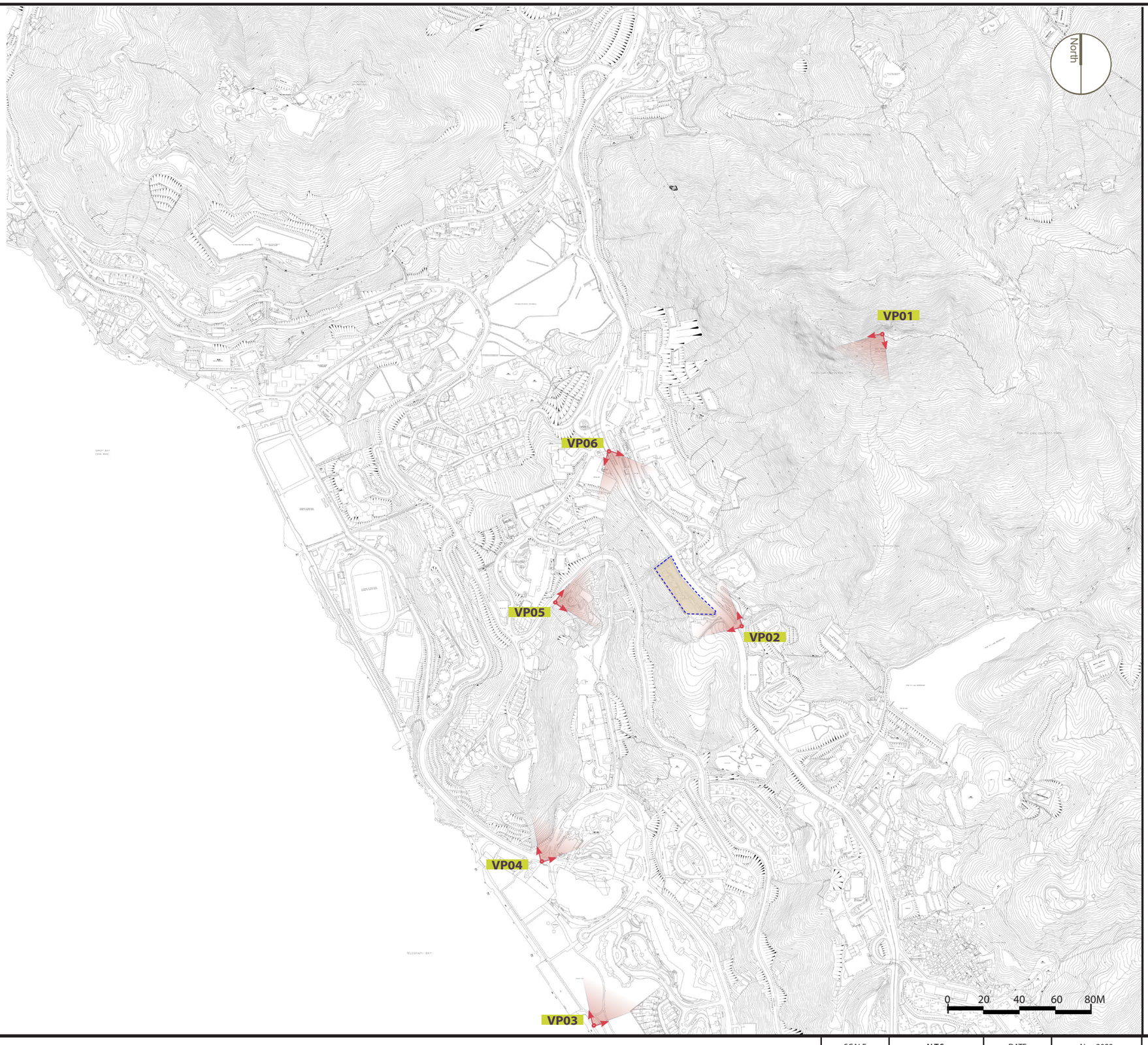

LEGEND

- Application Site Boundary
- VP — Representative vantage points (VPs) and angle of main view
- Proposed Scheme

Local Vantage Points

Vantage Point 01: View looking south west from the summit of High West (VP 01)

Vantage Point 02: View looking north west from Pokfulam Road (VP 02)

Vantage Point 03: View looking north east from Cyberport Waterfront Park (VP 03)

Vantage Point 04: View looking north east from Cyberport Road (VP 04)

Vantage Point 05: View looking north east from Victoria Road (VP 05)

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (VP 06)

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Location of Photomontage Vantage Points

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FIGURE NO.	Figure 7.1	REV	-

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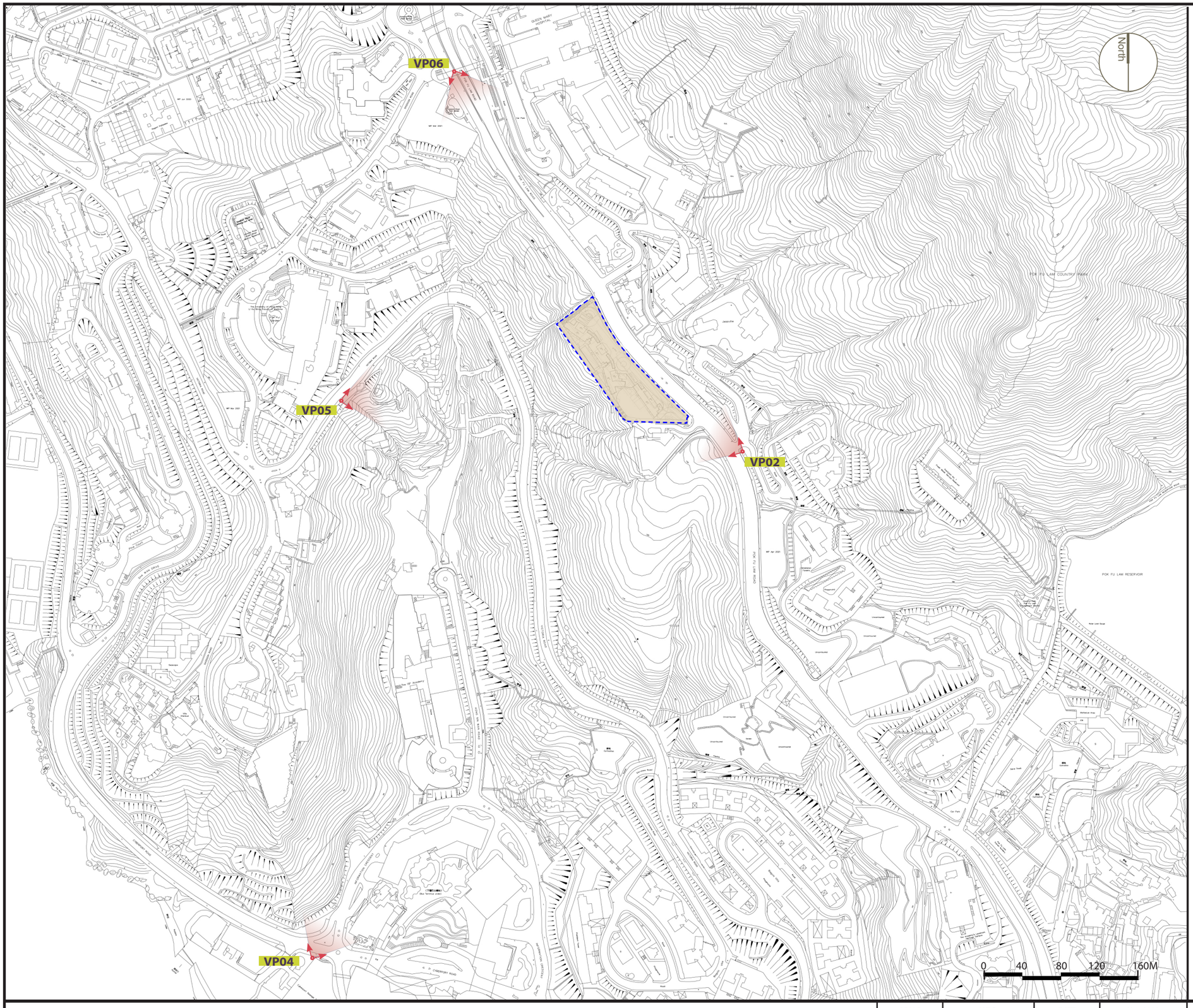

LEGEND

- Application Site Boundary
- VP — Representative vantage points (VPs) and angle of main view
- Proposed Scheme

Local Vantage Points

Vantage Point 02: View looking north west from Pokfulam Road (VP 02)

Vantage Point 04: View looking north east from Cyberport Road (VP 04)

Vantage Point 05: View looking north east from Victoria Road (VP 05)

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (VP 06)

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Location of Photomontage Vantage Points

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 7.2	REV	-

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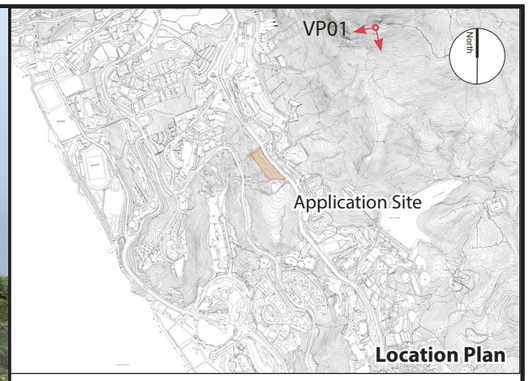
Vantage Point 01: View looking south west from the summit of High West (Existing Situation)



Vantage Point 01 (VP01)

Vantage point elevation: +492.6 mPD
Viewing distance: 680 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

Vantage Point 01: View looking south west from the summit of High West (Year 10)

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

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FIGURE NO.	Figure 7.3	REV	-

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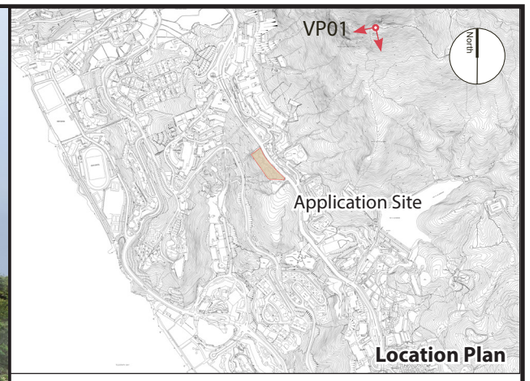
Vantage Point 01: View looking south west from the summit of High West (Year 1 no mitigation)

Vantage Point 01: View looking south west from the summit of High West (Year 10)



Vantage Point 01 (VP01)

Vantage point elevation: +492.6 mPD
Viewing distance: 680 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.4	REV	-

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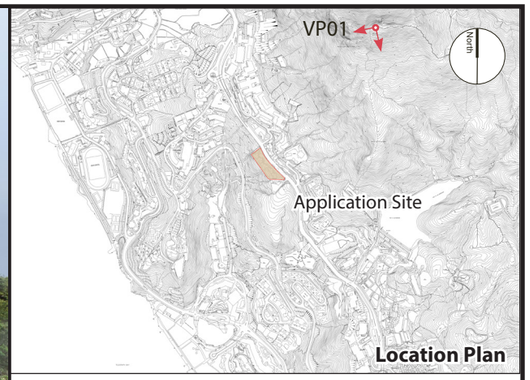
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 01: View looking south west from the summit of High West (Accepted S.12a Scheme)

Vantage Point 01: View looking south west from the summit of High West (Proposed Scheme at Year 10)



Vantage Point 01 (VP01)

Vantage point elevation: +492.6 mPD
Viewing distance: 680 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.5	REV	-

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Telephone: 2468 2422
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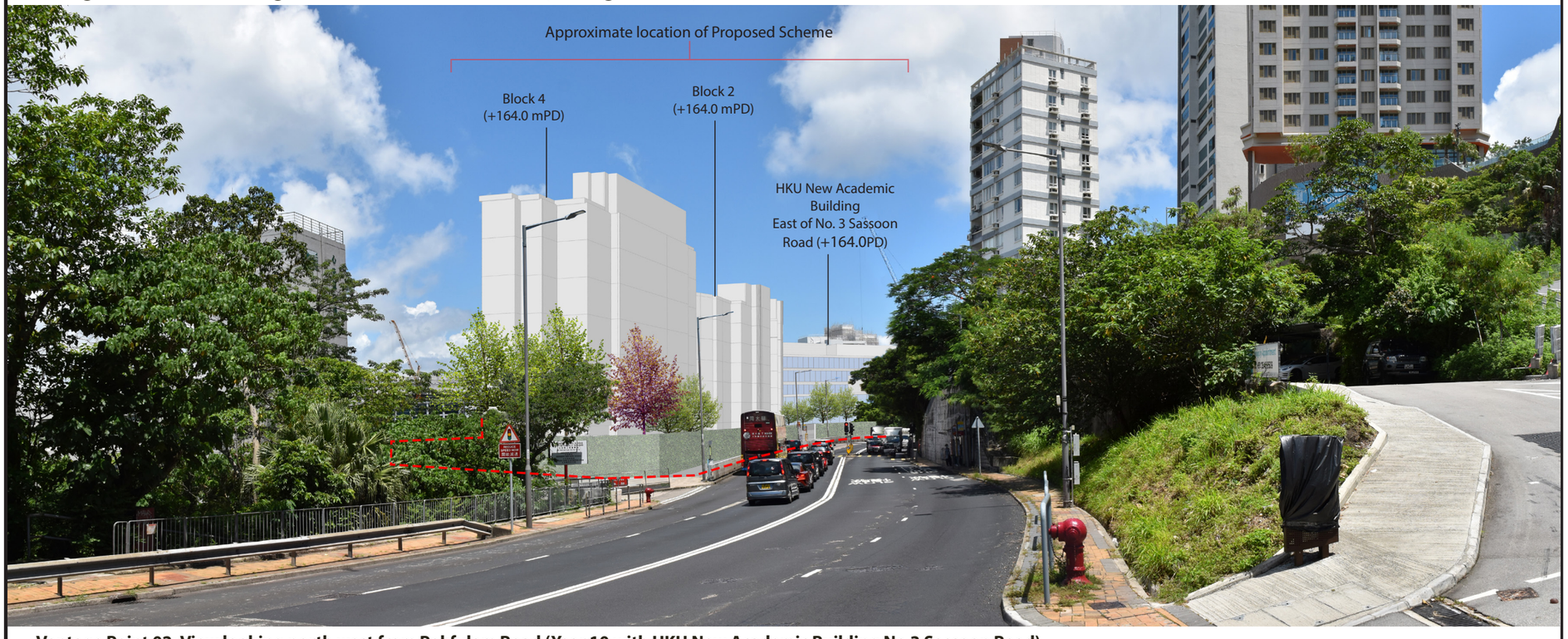
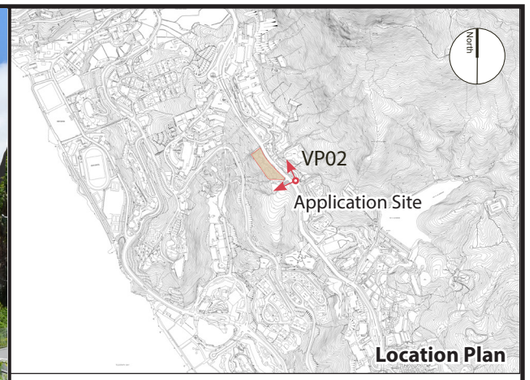
Website: scenic@studioscenic.com

Vantage Point 02: View looking north west from Pokfulam Road (Existing Situation)



Vantage Point 02: View looking north west from Pokfulam Road (Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 02 (VP02)

Vantage point elevation: +140.0 mPD
Viewing distance: 65 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.6	REV	-

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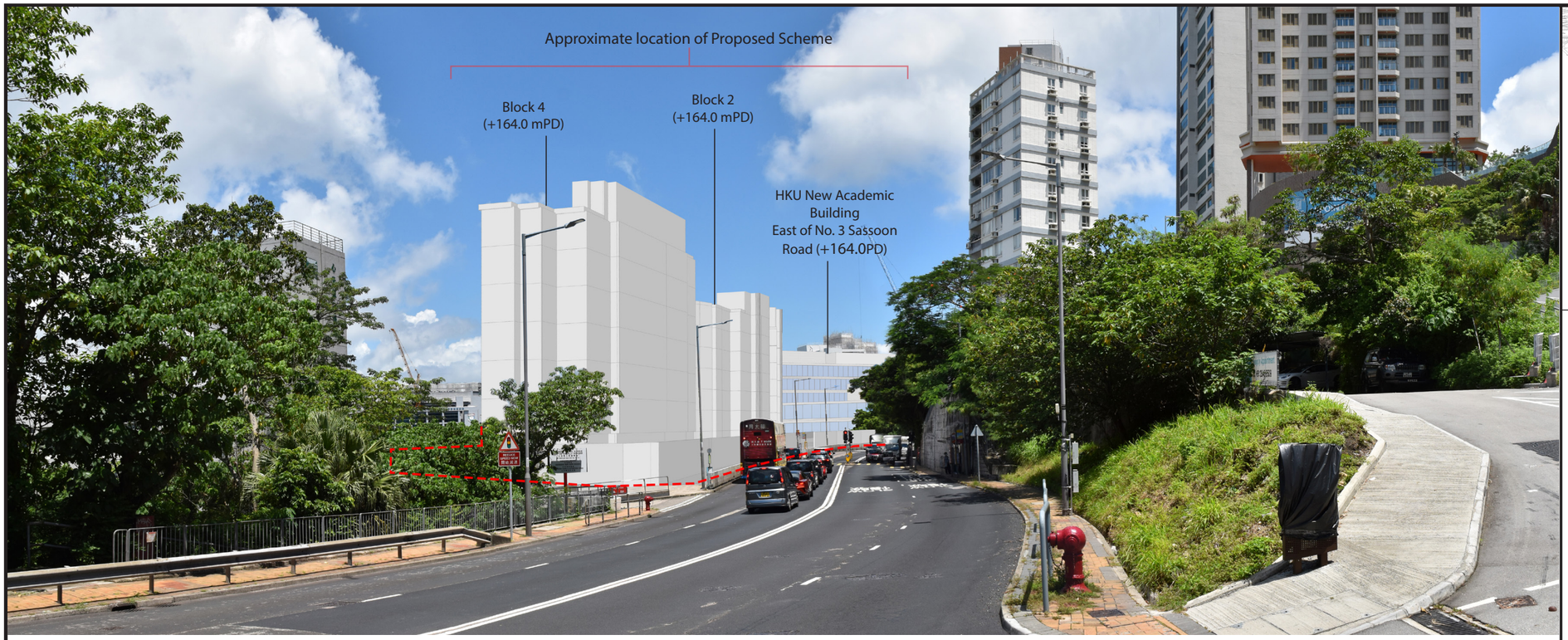
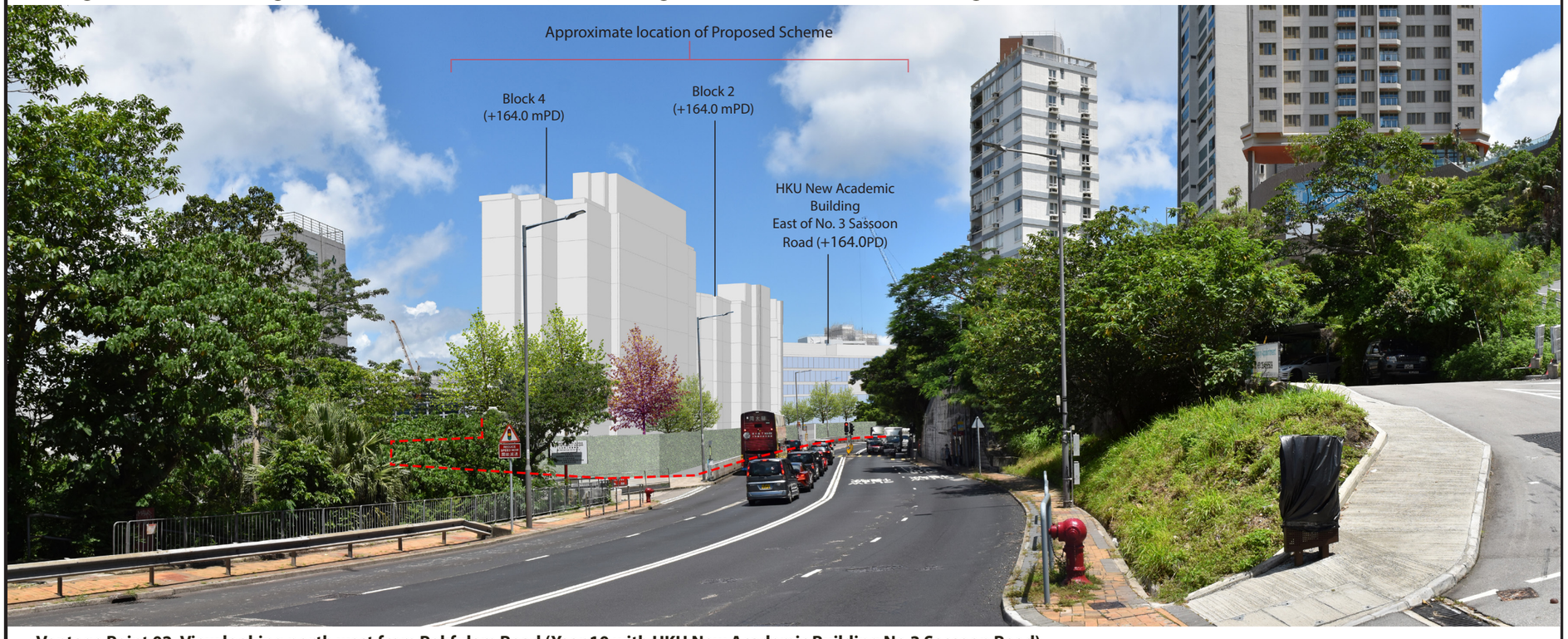
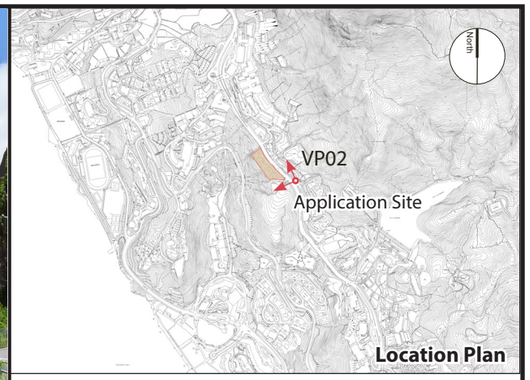
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 02: View looking north west from Pokfulam Road (Year 1 no mitigation with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 02: View looking north west from Pokfulam Road (Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 02 (VP02)

Vantage point elevation: +140.0 mPD
Viewing distance: 65m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.7	REV	-

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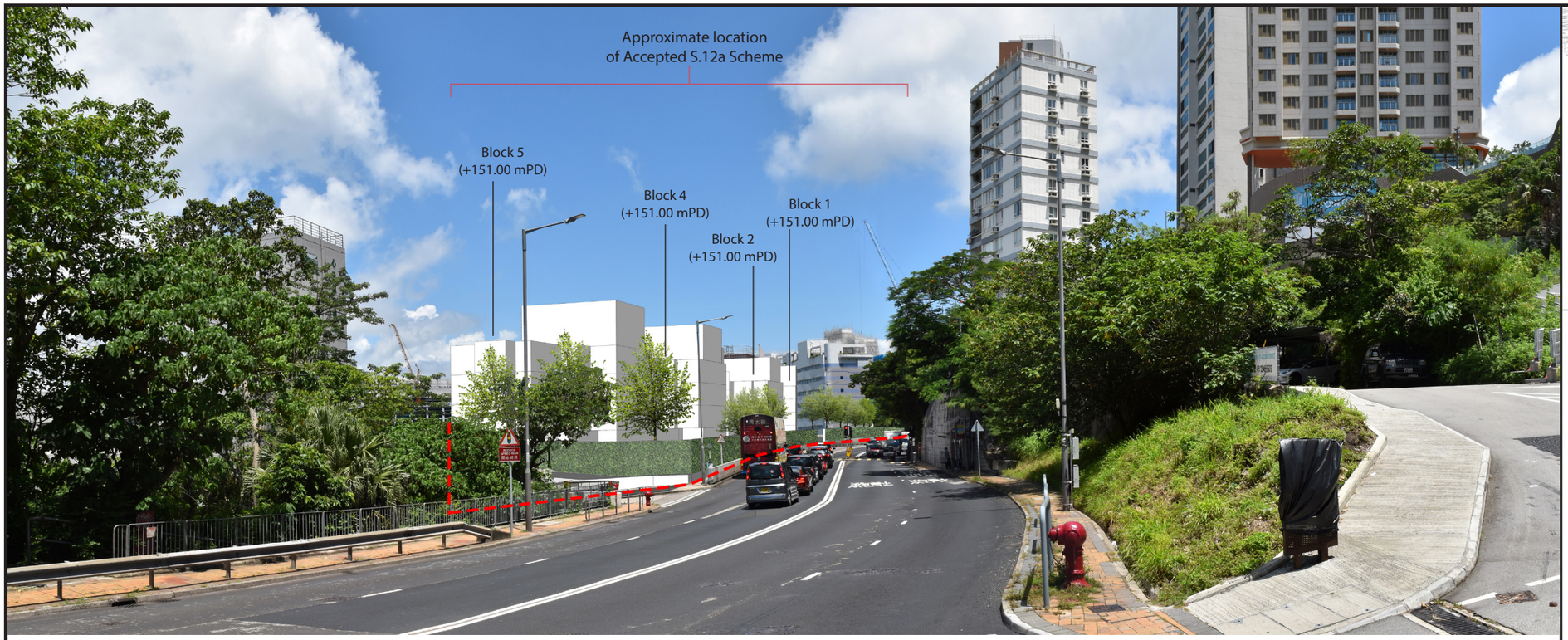
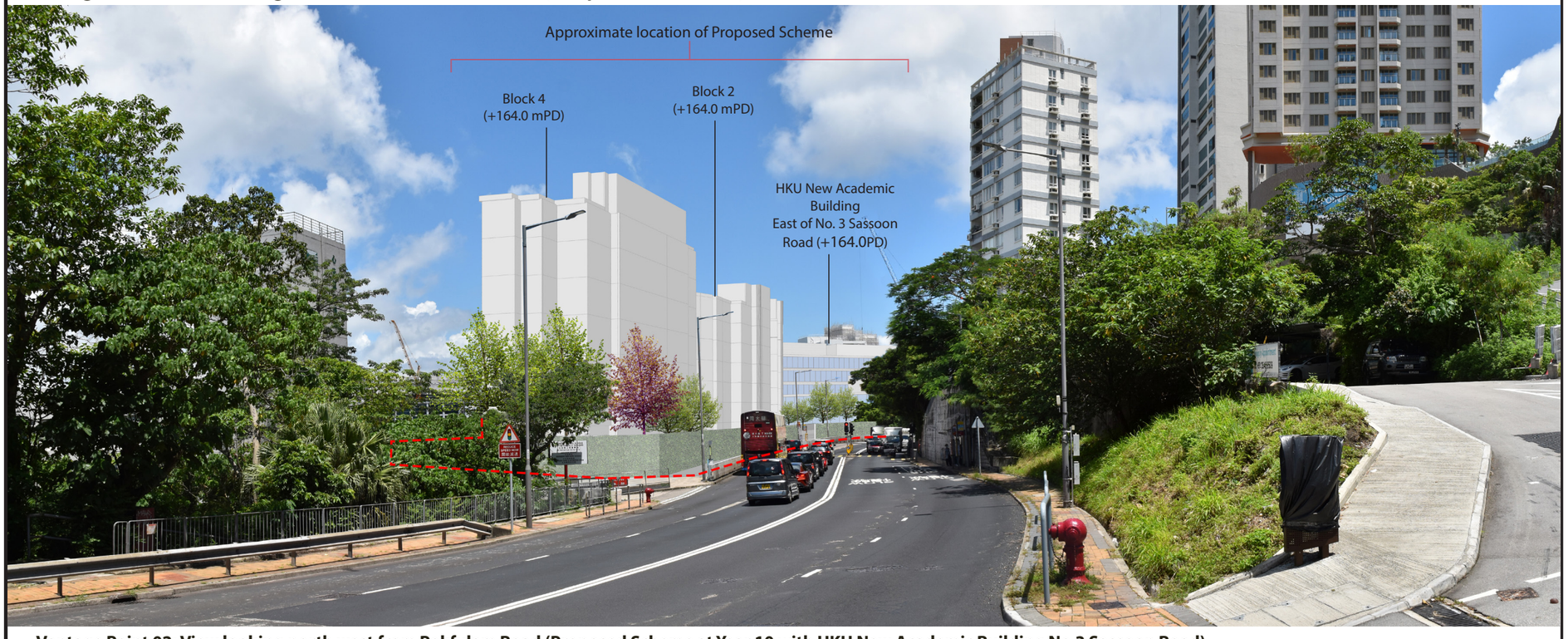
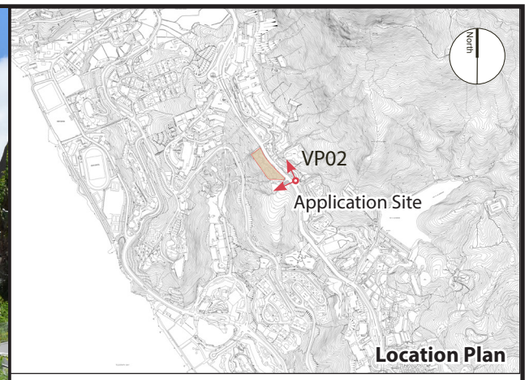
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 02: View looking north west from Pokfulam Road (Accepted S.12a Scheme)



Vantage Point 02: View looking north west from Pokfulam Road (Proposed Scheme at Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 02 (VP02)

Vantage point elevation: +140.0 mPD
Viewing distance: 65m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.8	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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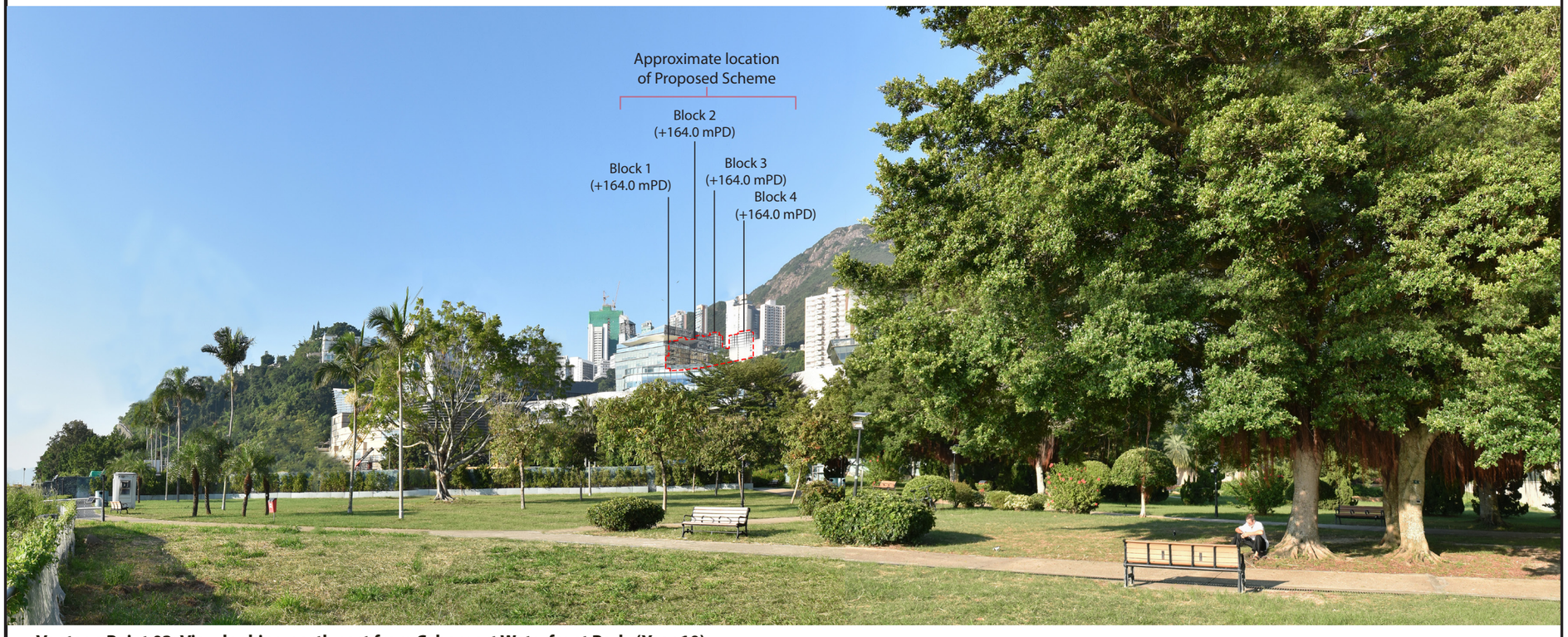
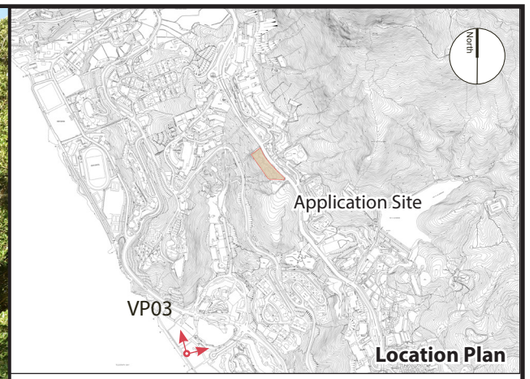
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 03: View looking north east from Cyberport Waterfront Park (Existing Situation)



Vantage Point 03: View looking north east from Cyberport Waterfront Park (Year 10)



Vantage Point 03 (VP03)

Vantage point elevation: +5.4 mPD
Viewing distance: 900 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.9	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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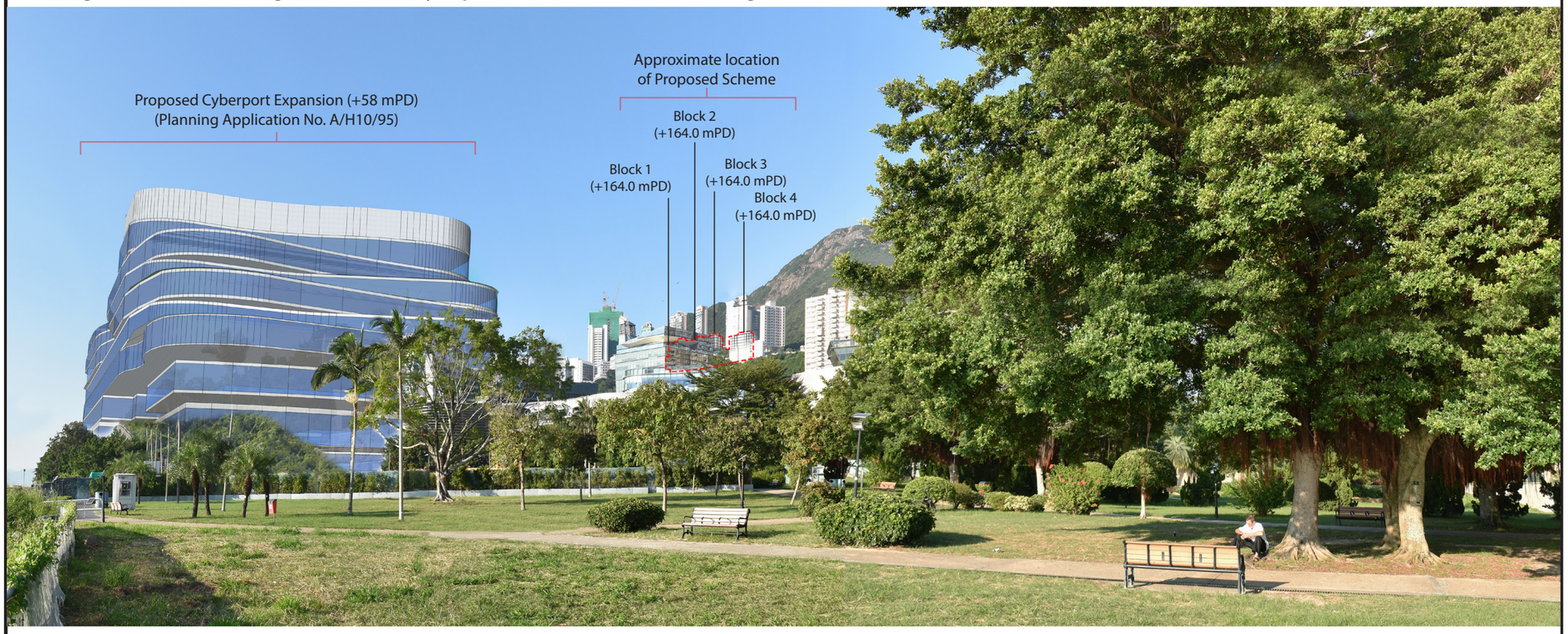
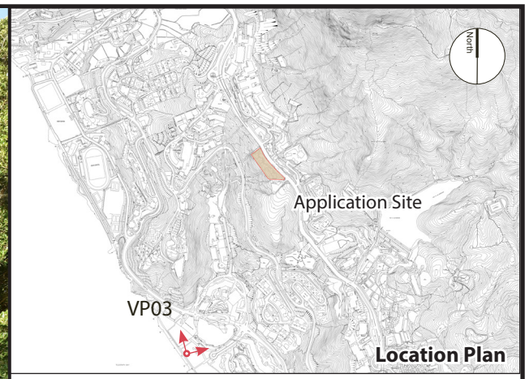
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 03: View looking north east from Cyberport Waterfront Park (Year 1 no mitigation)



Vantage Point 03: View looking north east from Cyberport Waterfront Park (Year 10 with Proposed Cyberport Expansion)



Vantage Point 03 (VP03)

Vantage point elevation: +5.4 mPD
Viewing distance: 900 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.10	REV	-

SCENIC Landscape Studio Limited
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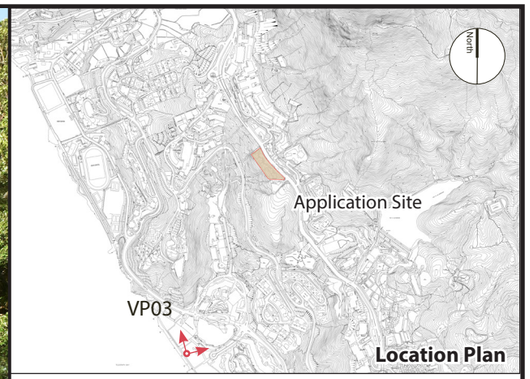
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 03: View looking north east from Cyberport Waterfront Park (Accepted S.12a Scheme)

Vantage Point 03: View looking north east from Cyberport Waterfront Park (Proposed Scheme at Year 10)



Vantage Point 03 (VP03)

Vantage point elevation: +5.4 mPD
Viewing distance: 900 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

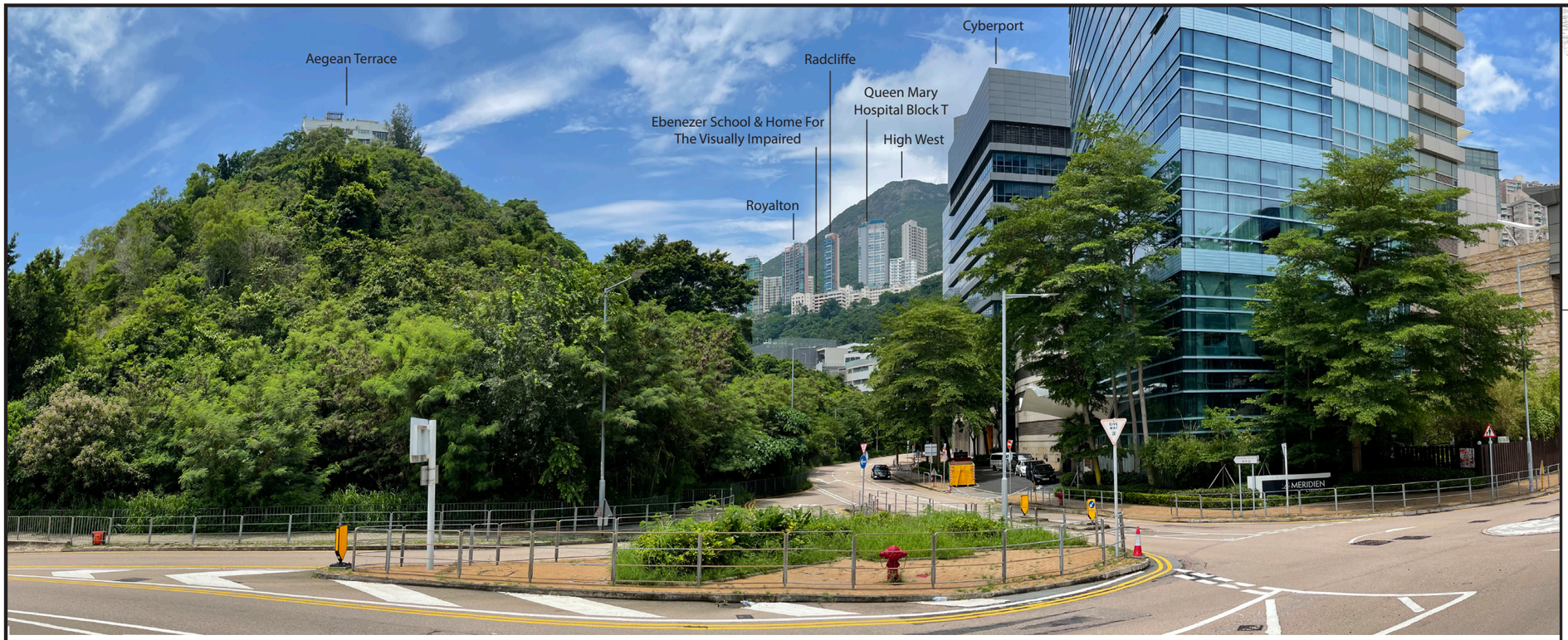
FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

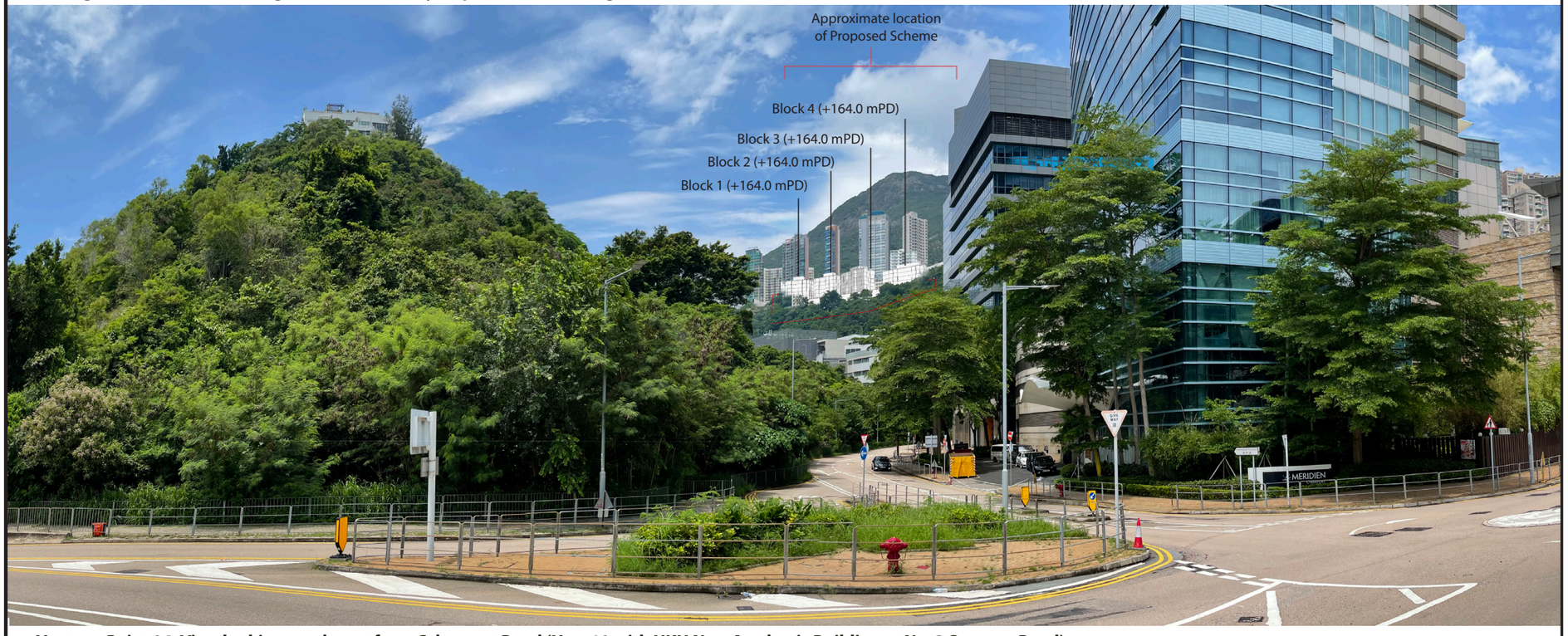
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.11	REV	-

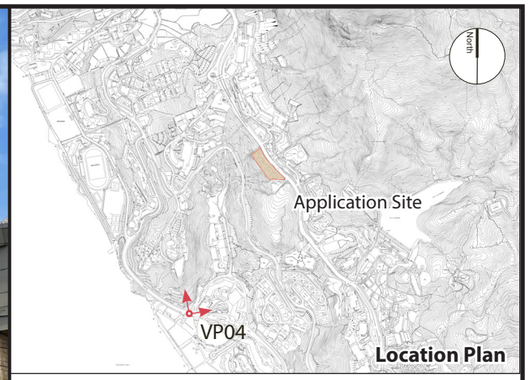
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 04: View looking north east from Cyberport Road (Existing Situation)



Vantage Point 04: View looking north east from Cyberport Road (Year 10 with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 04 (VP04)

Vantage point elevation: +7.8 mPD
Viewing distance: 640 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

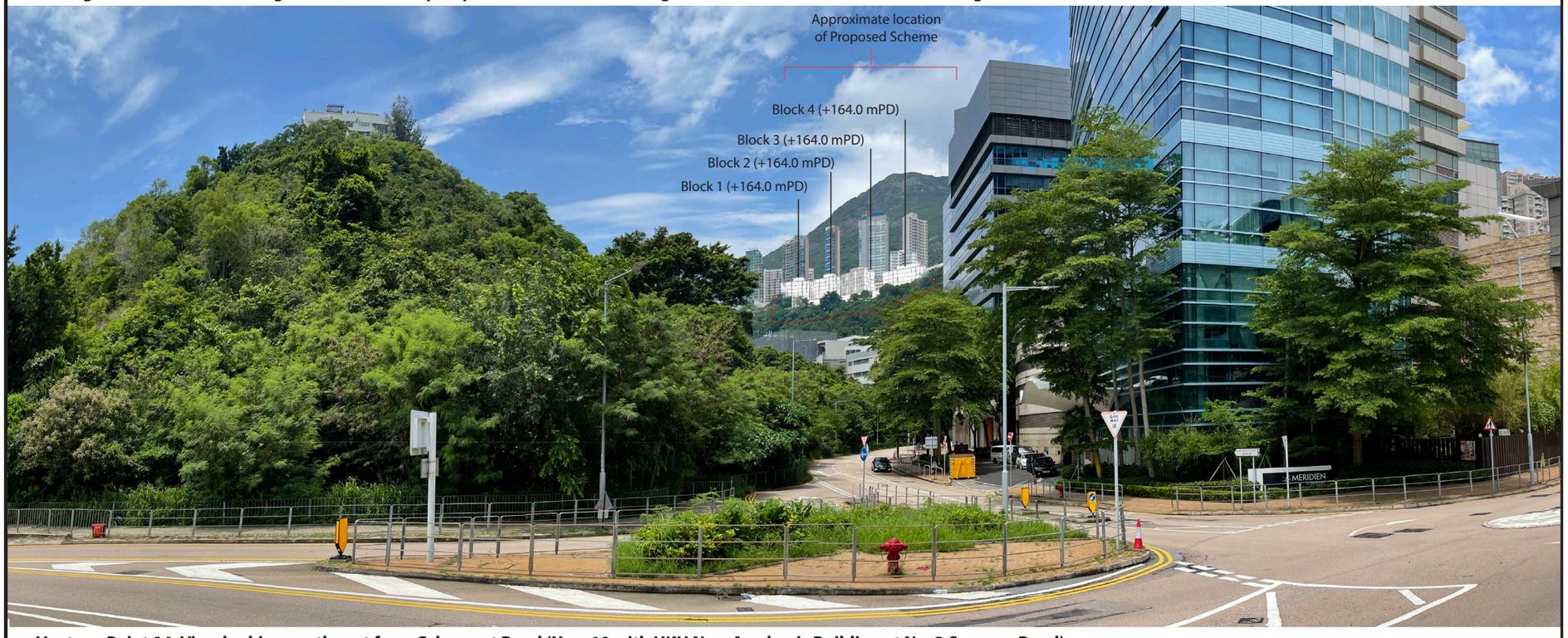
Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

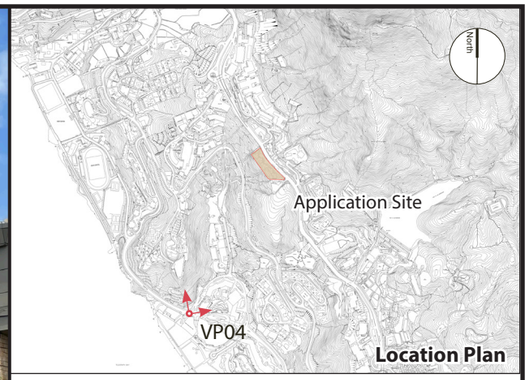
SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.12	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 04: View looking north east from Cyberport Road (Year 1 no mitigation with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 04: View looking north east from Cyberport Road (Year 10 with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 04 (VP04)

Vantage point elevation: +7.5 mPD
Viewing distance: 640 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.13	REV	-

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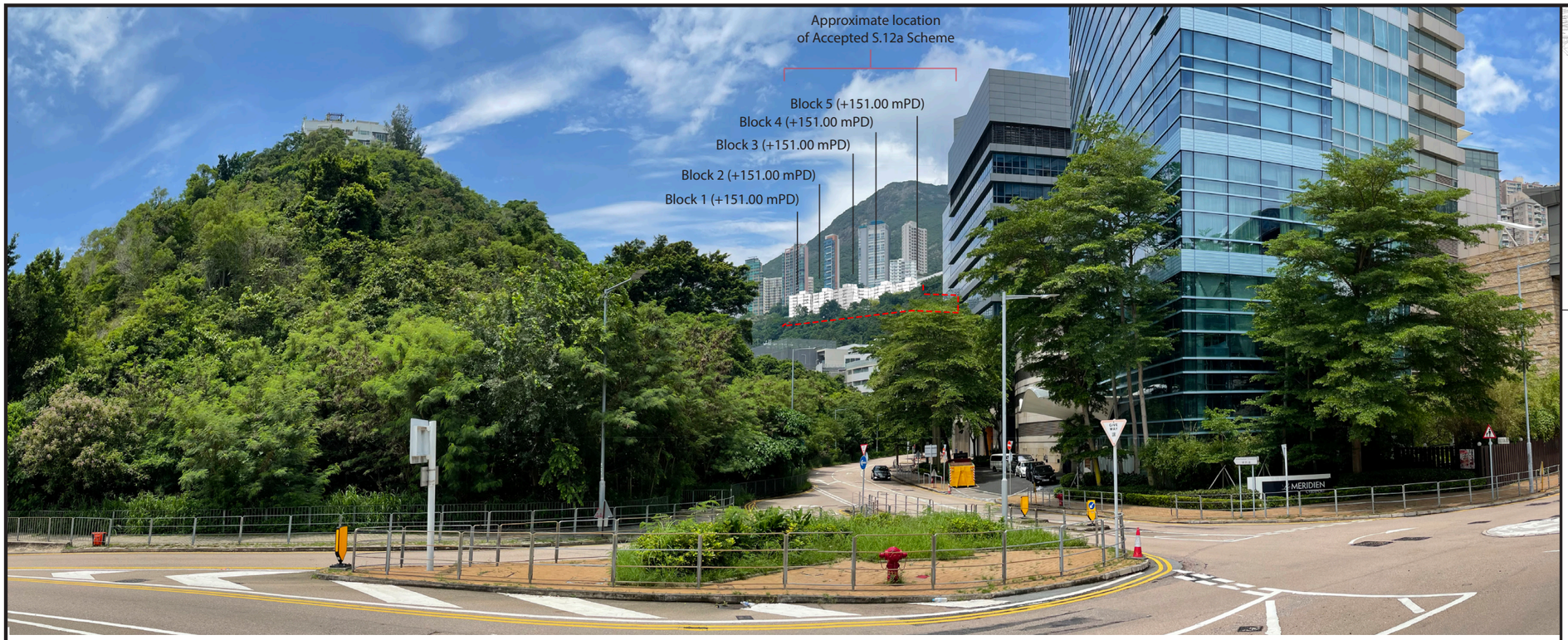
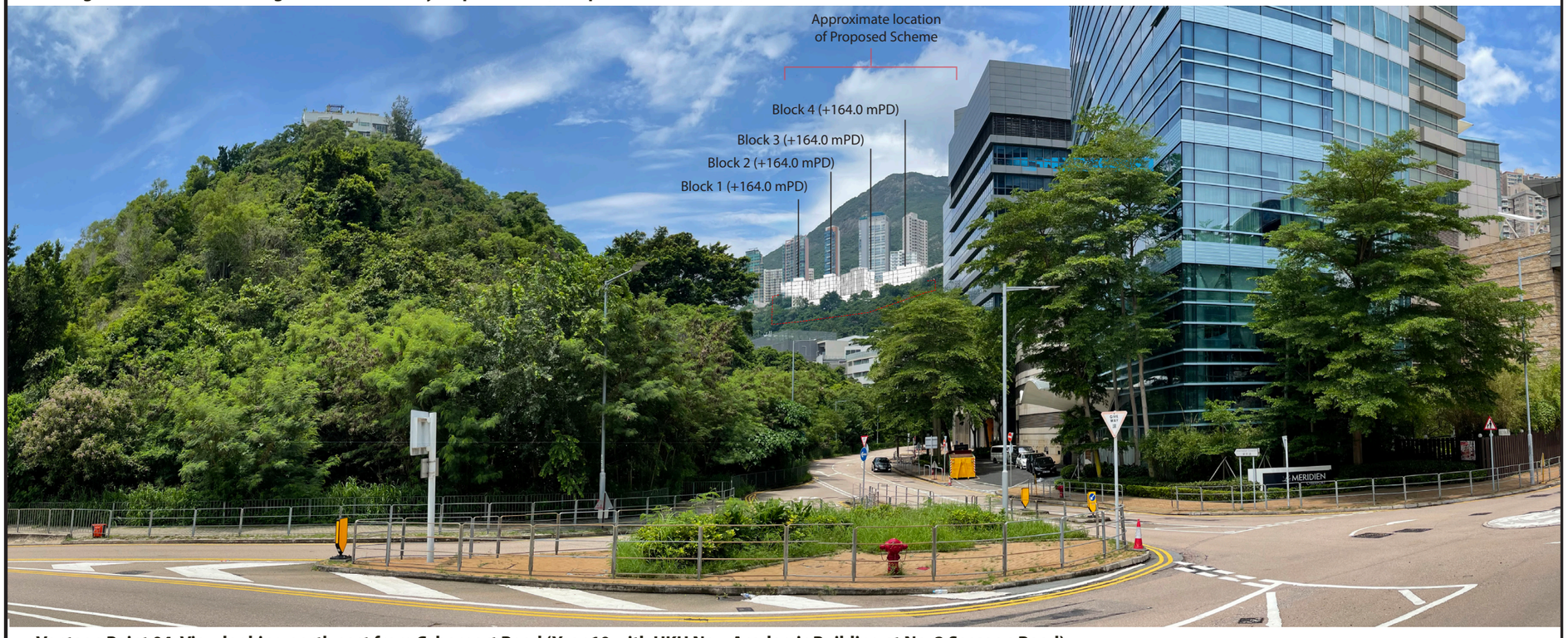
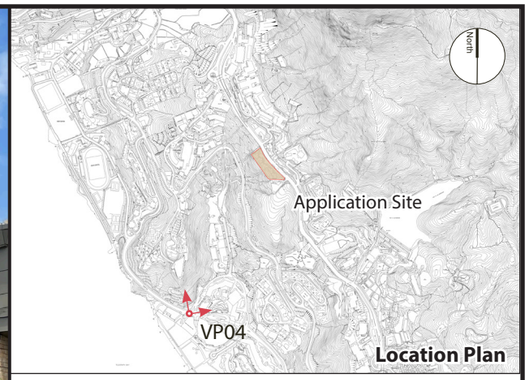
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 04: View looking north east from Cyberport Road (Accepted S.12a Scheme)



Vantage Point 04: View looking north east from Cyberport Road (Year 10 with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 04 (VP04)

Vantage point elevation: +7.5 mPD
Viewing distance: 640 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.14	REV	-

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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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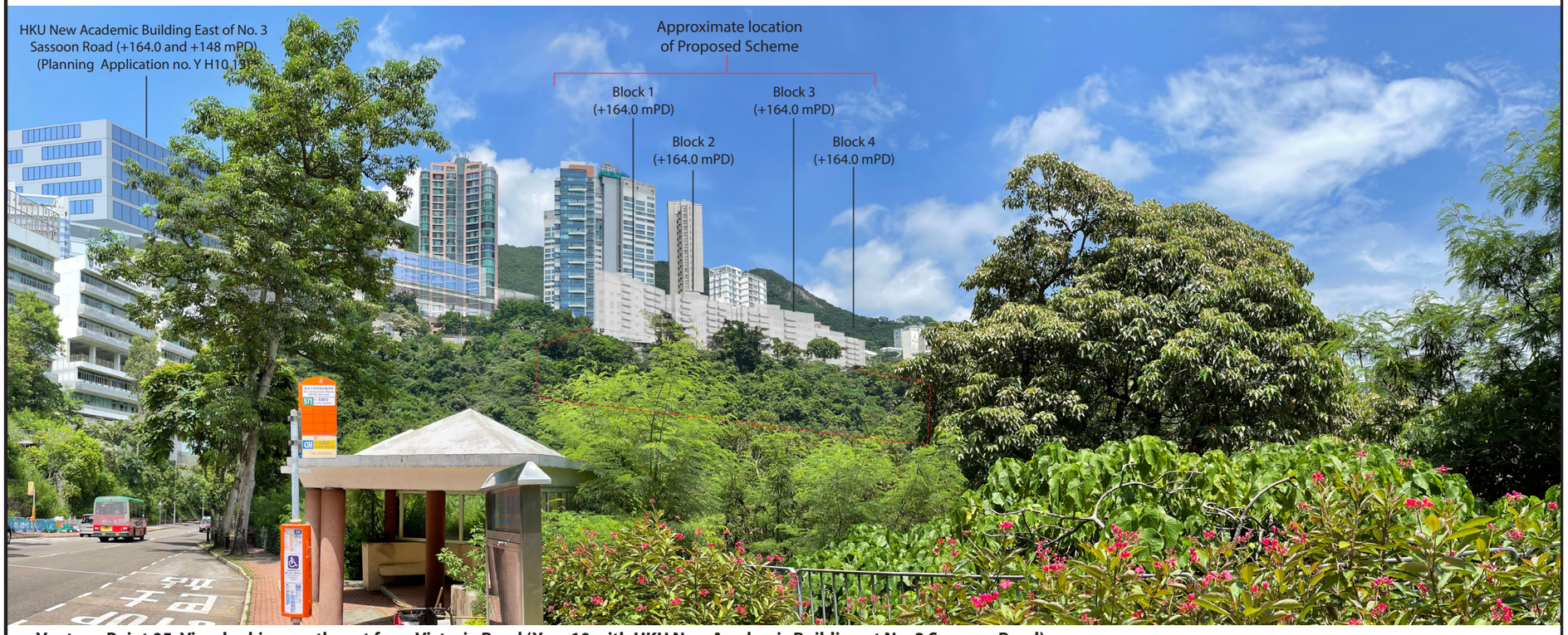
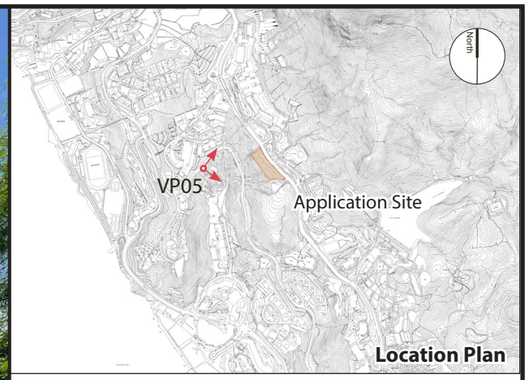
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 05: View looking north east from Victoria Road (Existing Situation)



Vantage Point 05: View looking north east from Victoria Road (Year 10 with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 05 (VP05)

Vantage point elevation: +77.8 mPD
Viewing distance: 225 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.15	REV	-

SCENIC Landscape Studio Limited
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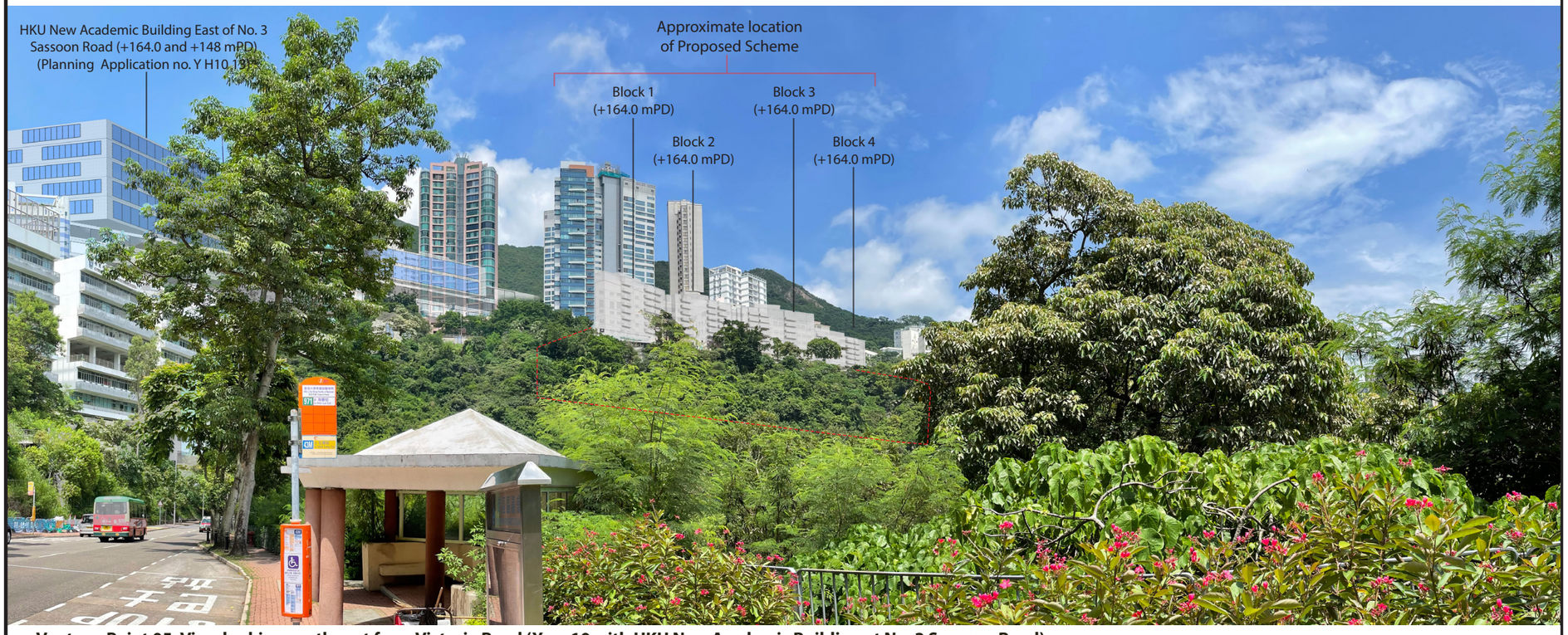
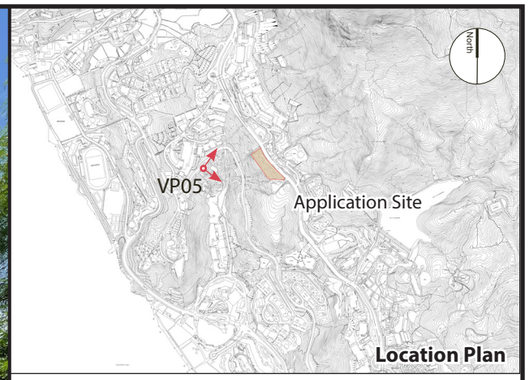
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 05: View looking north east from Victoria Road (Year 1 no mitigation HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 05: View looking north east from Victoria Road (Year 10 with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 05 (VP05)

Vantage point elevation: +77.8 mPD
Viewing distance: 225 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

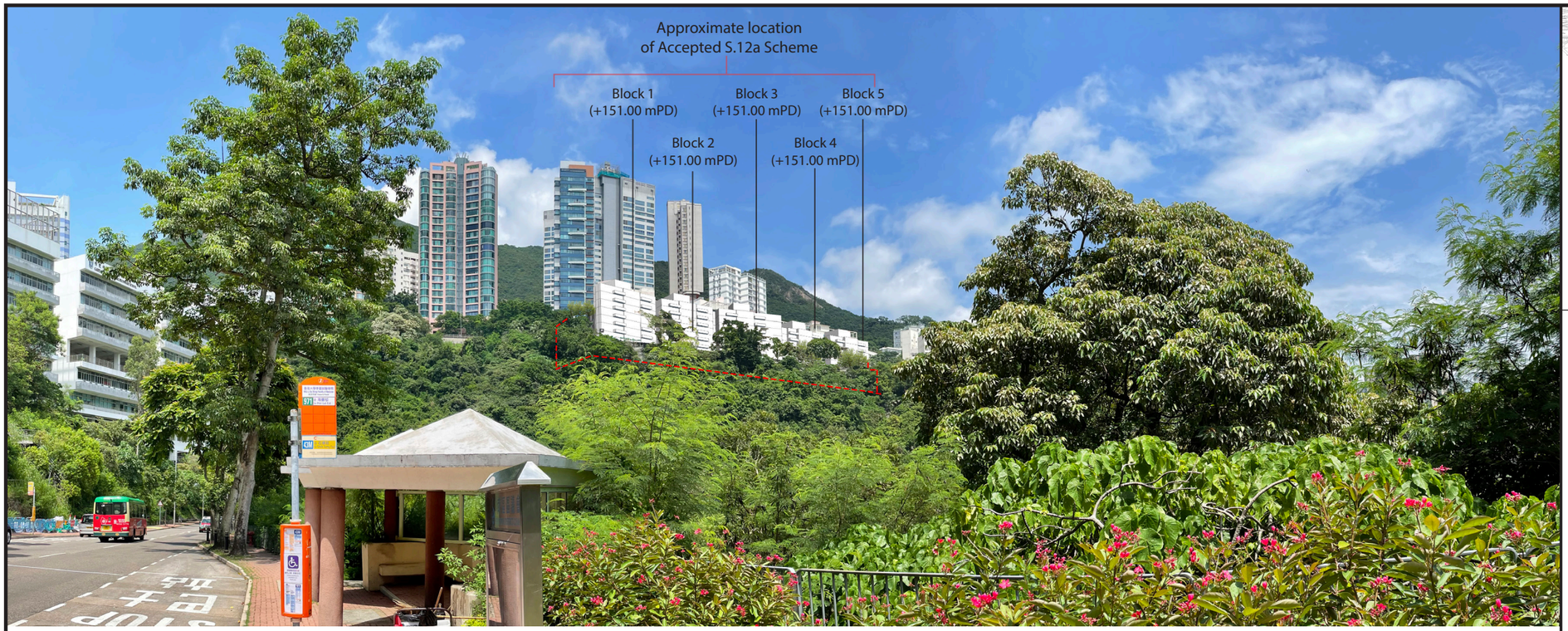
FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

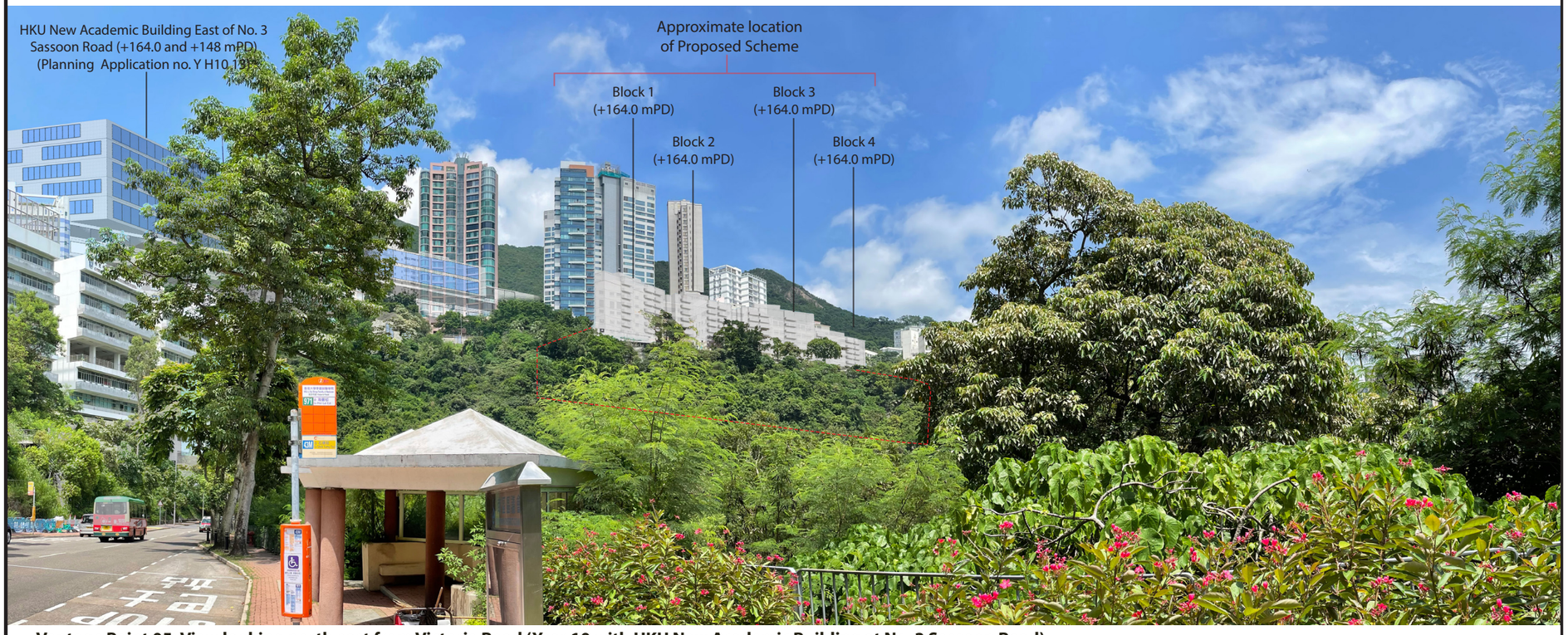
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.16	REV	-

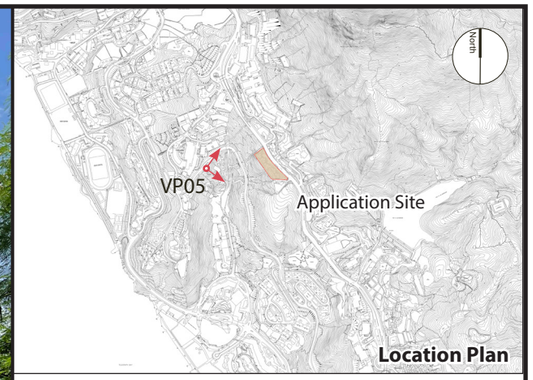
SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 05: View looking north east from Victoria Road (Accepted S.12a Scheme)



Vantage Point 05: View looking north east from Victoria Road (Year 10 with HKU New Academic Building at No. 3 Sassoon Road)



Vantage Point 05 (VP05)

Vantage point elevation: +77.8 mPD
Viewing distance: 225 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

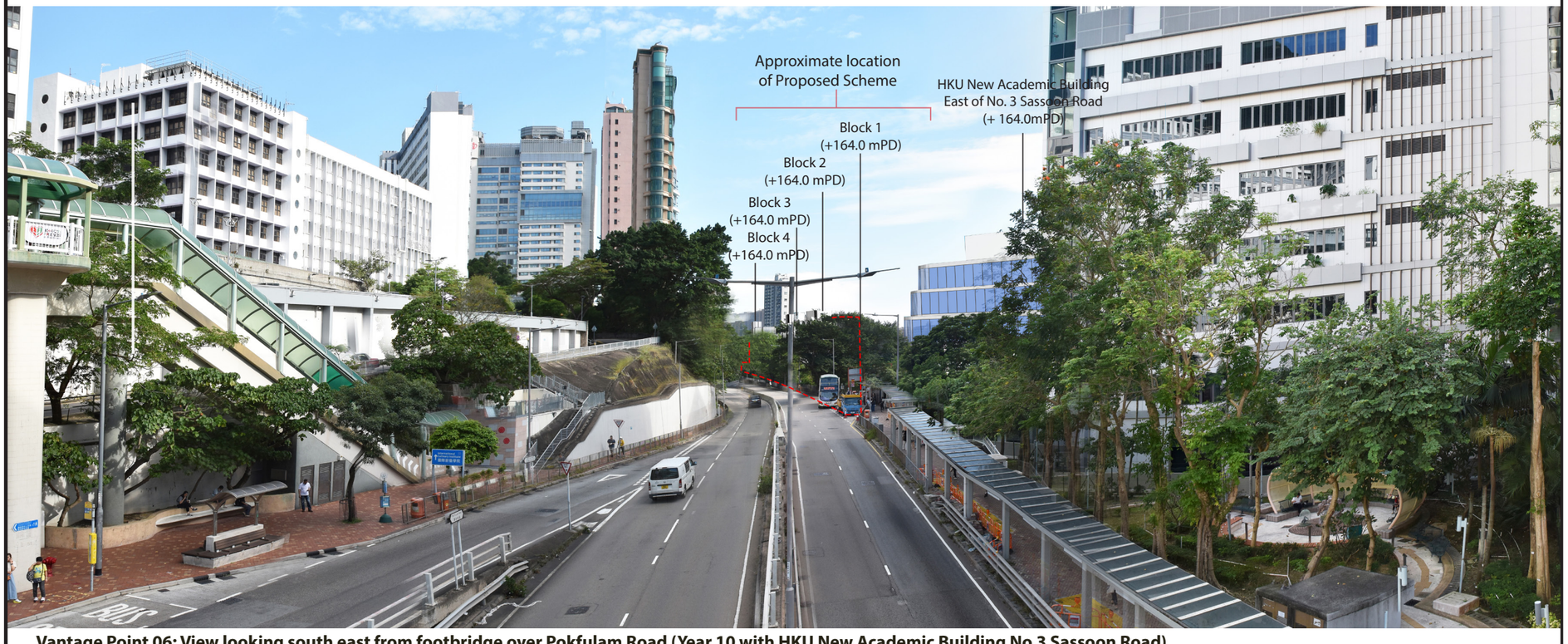
Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

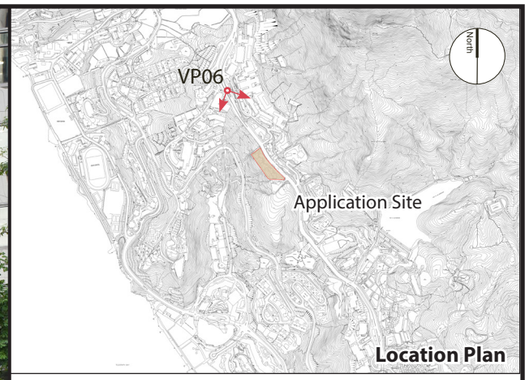
SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.17	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Existing Situation)



Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 06 (VP06)

Vantage point elevation: +146.0 mPD
Viewing distance: 270 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.18	REV	-

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LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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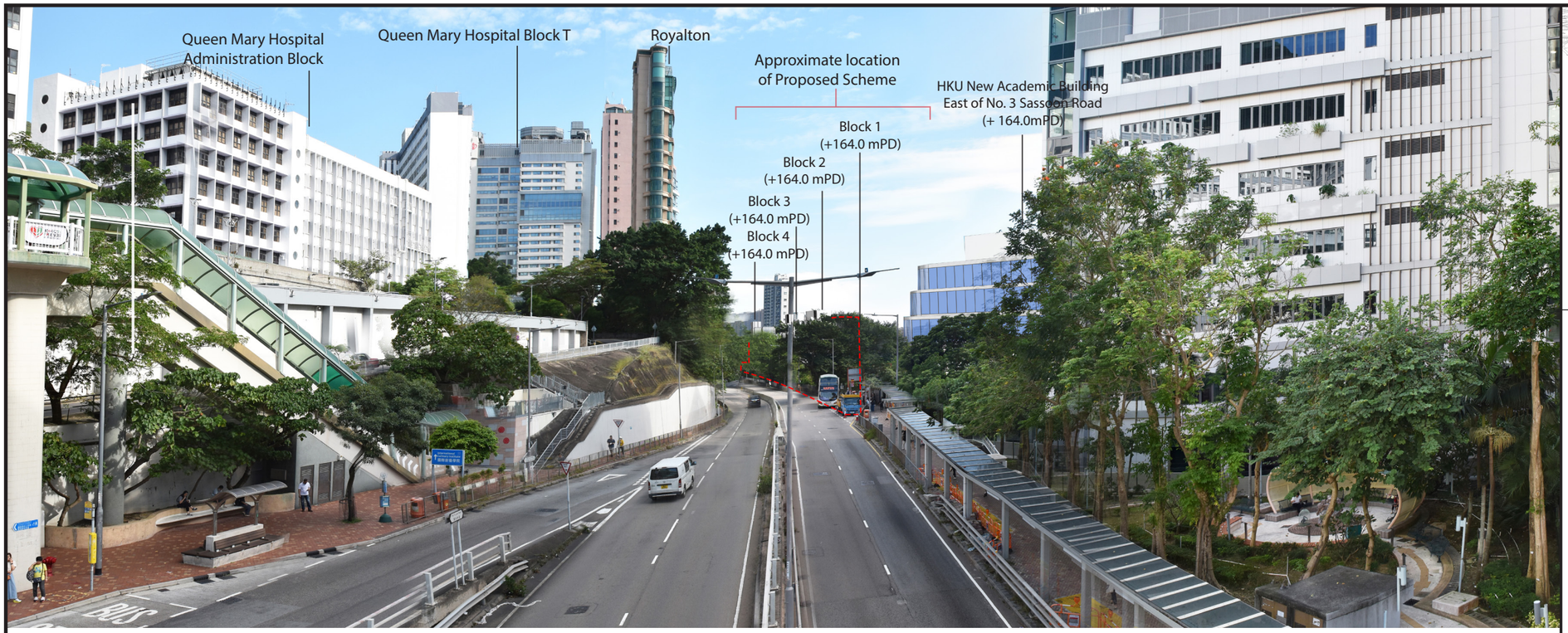
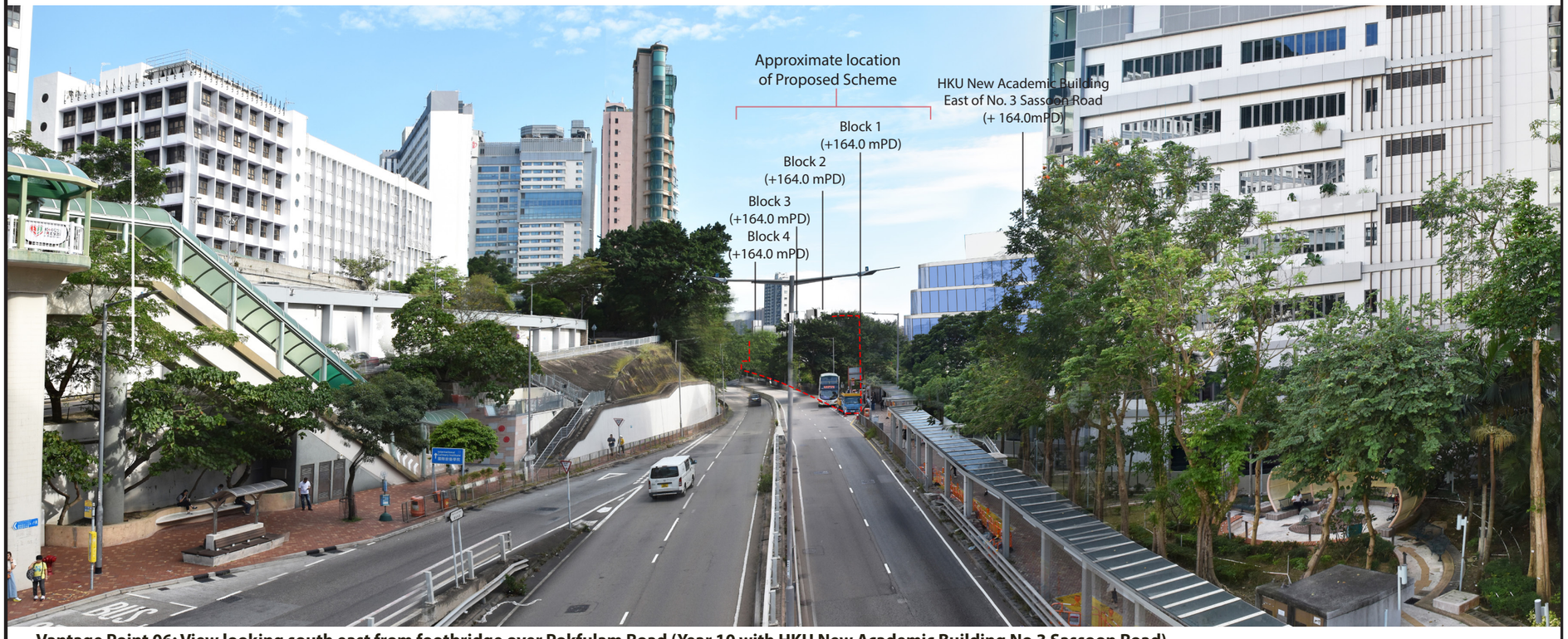
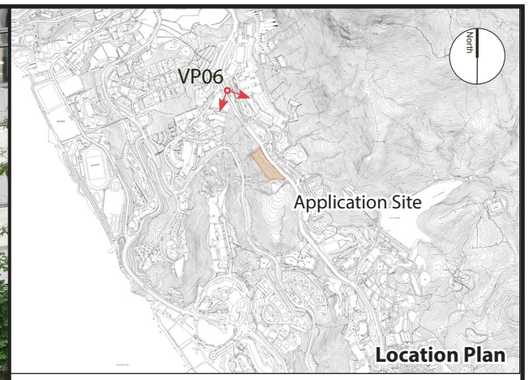
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Year 1 no mitigation with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 06 (VP06)

Vantage point elevation: +146.0 mPD
Viewing distance: 270 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.19	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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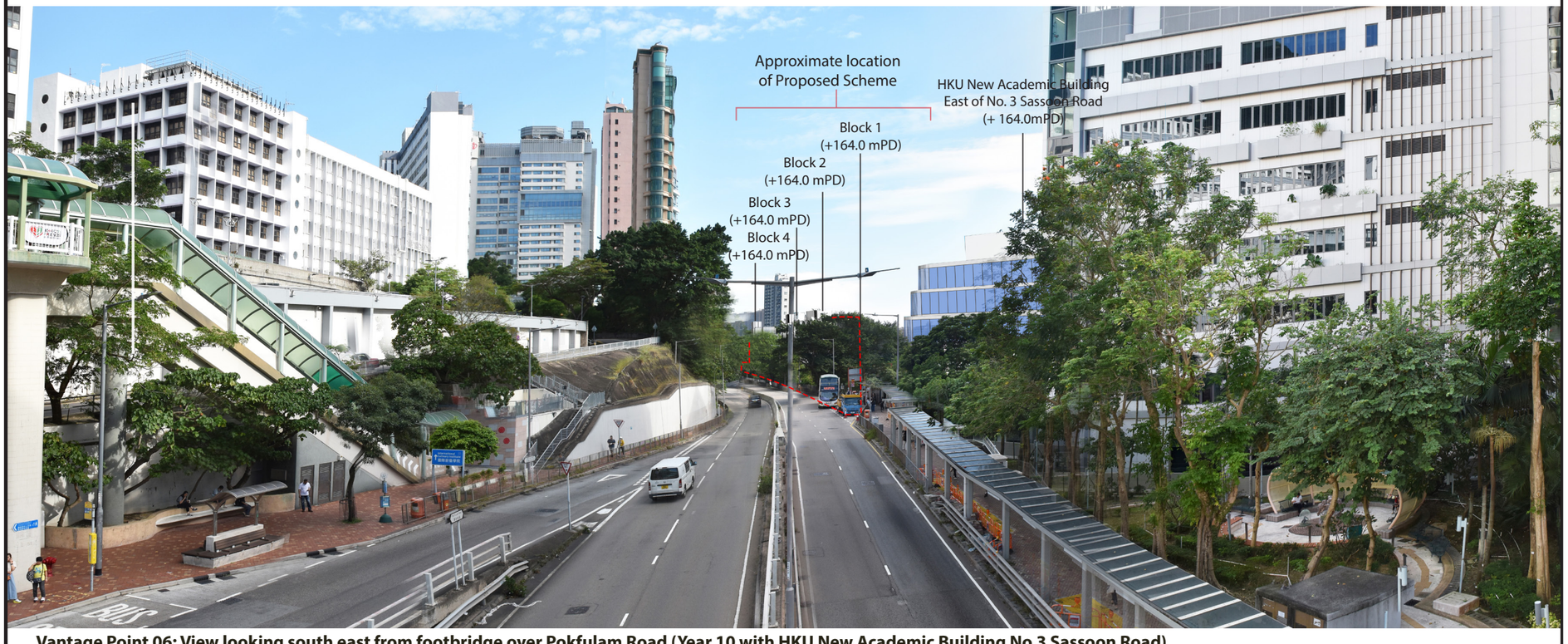
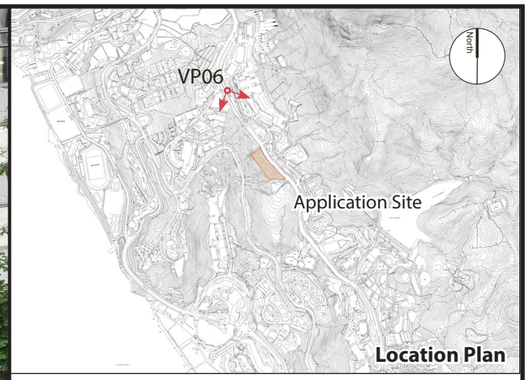
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Existing Situation)



Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 06 (VP06)

Vantage point elevation: +146.0 mPD
Viewing distance: 270 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.20	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
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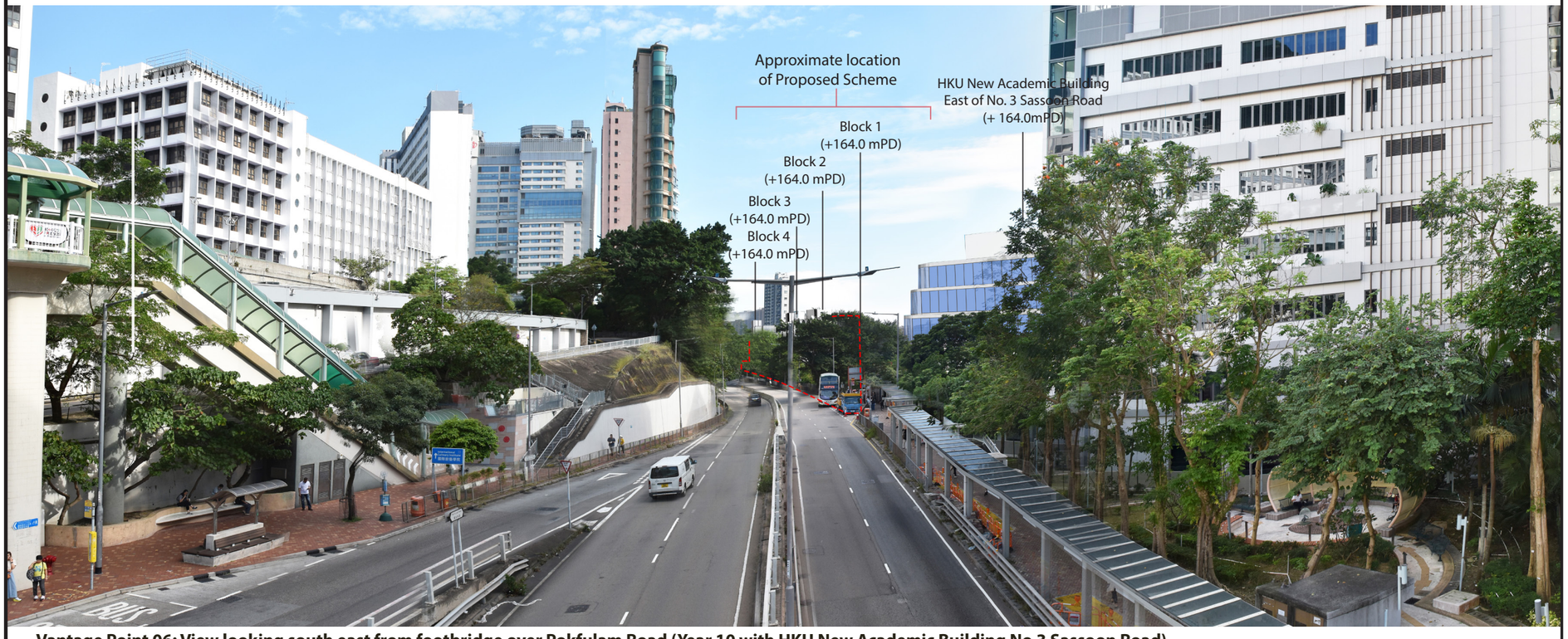
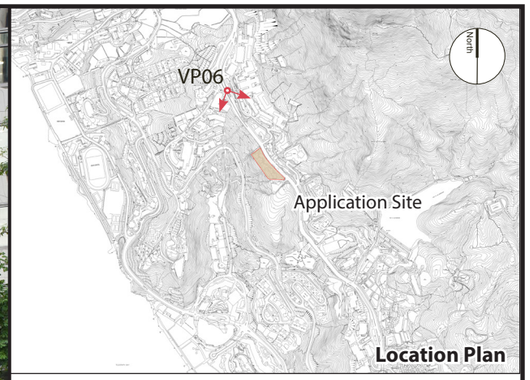
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Accepted S.12a Scheme)



Vantage Point 06: View looking south east from footbridge over Pokfulam Road (Year 10 with HKU New Academic Building No.3 Sassoon Road)



Vantage Point 06 (VP06)

Vantage point elevation: +146.0 mPD
Viewing distance: 270 m
Maximum height of Proposed Development: +164.0 mPD

Note:
The tree growth in the photomontage for the proposed scheme represents a conservative estimate of the tree growth in the design year (at population in-take 2025 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 7.21	REV	-

SCENIC Landscape Studio Limited
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