

## **Appendix 1**

# **Replacement Pages of Air Ventilation Assessment**

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## FIGURES

Figure 1	Location of Sites and Its Environs
Figure 2	Building Height of Existing Development within the Surrounding Area
Figure 3	Building Blocks of Surrounding Future/ Committed Developments
Figure 4	Windrose Diagram representing $V_{\infty}$ of the Area under Concern at 500m above ground (X:084, Y:044)
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Figure 6	Test Points Selected for Quantitative Air Ventilation Assessment
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Figure 9	Wind Velocity Ratios of Individual Test Points for Proposed Scheme (A: Annual; B: Summer)

## APPENDICES

Appendix 1	Master Layout Plan for Baseline Scheme
Appendix 2	Master Layout Plan for Proposed Scheme
Appendix 3	Captured Pictures of the CFD Model
Appendix 4	Contour and Vector Result of the CFD Simulation
Appendix 5	Detailed CFD Simulation Result for Selected Test Points
Appendix 6	Supplementary Document for Future/ Committed Developments
Appendix 7	Building Setback Diagram

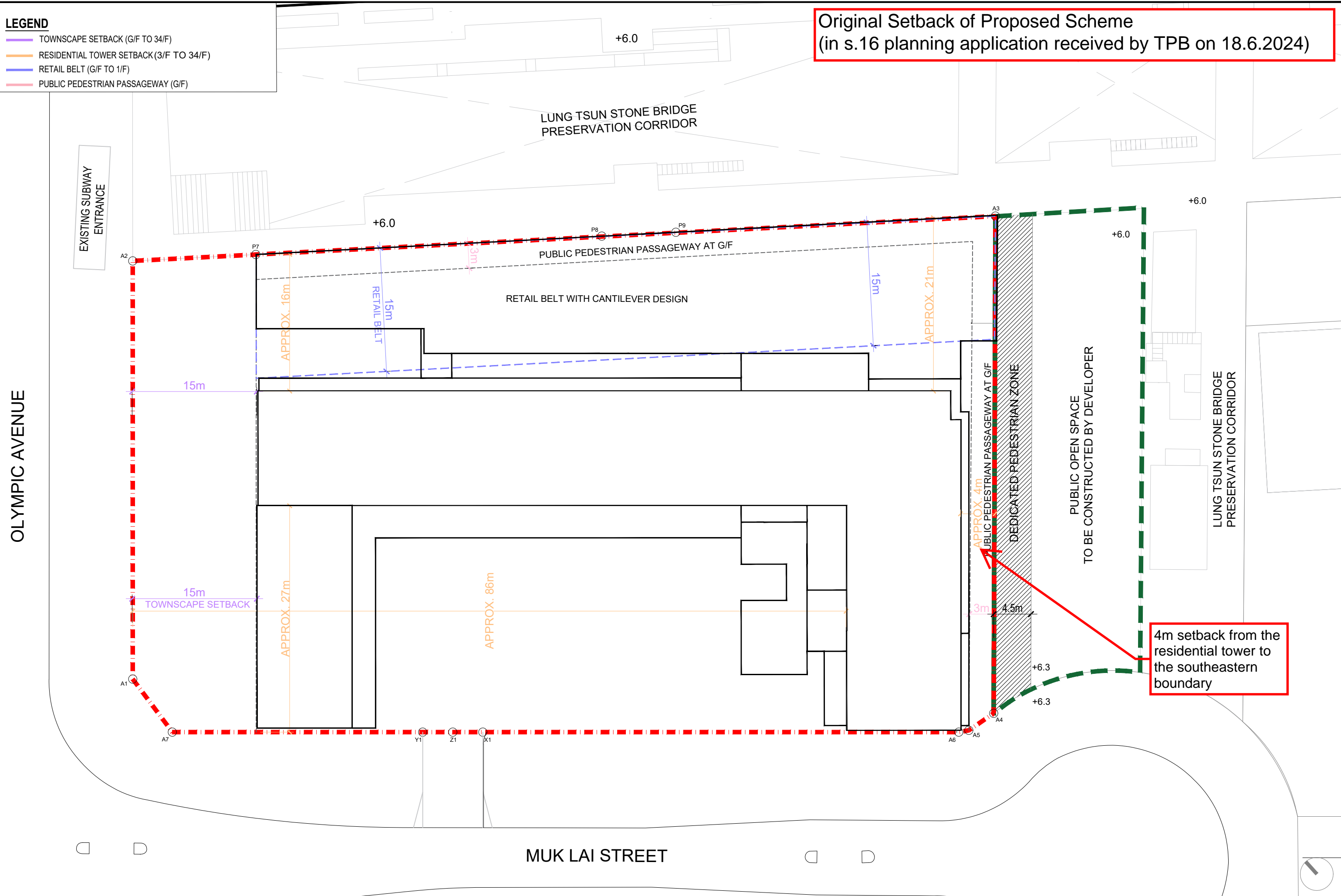
**Appendix 7**

**Building Setback Diagram**

**LEGEND**

- TOWNSCAPE SETBACK (G/F TO 34/F)
- RESIDENTIAL TOWER SETBACK (3/F TO 34/F)
- RETAIL BELT (G/F TO 1/F)
- PUBLIC PEDESTRIAN PASSAGEWAY (G/F)

Original Setback of Proposed Scheme  
(in s.16 planning application received by TPB on 18.6.2024)



4m setback from the residential tower to the southeastern boundary

**LEGEND**

- TOWNSCAPE SETBACK (G/F TO 34/F)
- RESIDENTIAL TOWER SETBACK (3/F TO 34/F)
- RETAIL BELT (G/F TO 1/F)
- PUBLIC PEDESTRIAN PASSAGEWAY (G/F)

Latest Setback of Proposed Scheme  
(in FI(1) received by TPB on 7.8.2024)



minimum 3m setback from the residential tower to the southeastern boundary

Project  
PROPOSED COMPREHENSIVE DEVELOPMENT AT  
KAI TAK AREA 2A SITE 2, KAI TAK DEVELOPMENT AREA, KOWLOON

Job No.  
01864

Drawing Title BUILDING SETBACK DIAGRAM			
Drawing No. SK-01	Revision No. A	Scale 1:400	Date 29 JUL 2024

**LWK**  
**+PARTNERS**

**Appendix 2**

**Replacement Page of Visual Impact Assessment**

planned high-rise, visual change of VP4 is judged to be minimal at operation phase. The impact significance is considered as **negligible**.

### **VP5 – Open Space at Lung Tsun Stone Bridge Preservation Corridor (Close-up Viewpoint) - under Construction (Figure 7)**

- 2.3.9. VP5 represents a close-up viewpoint which was taken at the eastern edge of “O(3)” adjoining the Station Square. The retail belt design has strictly followed the requirements in the Planning Brief to provide a continuous low-rise building as a design response to the LTSBPC.
- 2.3.10. The Proposed Scheme tallies with the recommendations of the Notional Scheme by CEDD, the site Kai Tak Area 2A Site 2 (zoned as “CDA(4)”) and the planning intention is to ensure their disposition and design would be in harmony with LTSBPC. The retail belt for the “CDA” site in CEDD's scenario is also similar with the Proposed Scheme.
- 2.3.11. The VSRs from this viewpoint is identified to experience slight visual change as a result of the proposed development and mitigation measures (**paragraph 3.1.2** below refers). A portion of the open sky view would be obstructed by the proposed development in the notional scheme and proposed scheme, which has incorporated a minor relaxation of BHR from +125mPD to +129.035mPD, with a slight increase in obstruction in the Proposed Scheme as compared to the Notional Scheme. In addition, the residential development at vicinity including “CDA(5)”, and “R(A)6” are planned to be high-rise development, which would help set the urban high rise development context. The impact significance is considered as **slightly adverse**.

### **VP6 – Quarry Bay Park (Distant Viewpoint) (Figure 8)**

- 2.3.12. The proposed development is considered compatible with the surrounding developments in terms of scale and character. The proposed development will blend-in with the surrounding townscape harmoniously in both Notional Scheme from CEDD and Proposed Scheme. The proposed development is will not be visible due to screening by the completed and planned developments in the foreground in both schemes. The ridgelines at Lion Rock and the open sky view will not be blocked and still provides panoramic views and natural backdrop to the city. **The proposed development with rooftop structures at +141.0mPD would not encroach into the 20% Building Free Zone when viewing from this VP.** Given the far distance, the VSRs is identified to experience no visual change at operation phase, and the visual impact is considered **negligible**.