

---

**VISUAL IMPACT ASSESSMENT IN SUPPORT OF THE SECTION 12A APPLICATION  
FOR PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING  
PLAN NO. S/H5/31 FROM "COMPREHENSIVE DEVELOPMENT AREA",  
"RESIDENTIAL (GROUP C)", "OPEN SPACE" AND "GOVERNMENT, INSTITUTION OR  
COMMUNITY" ZONES AND AREA SHOWN AS 'ROAD' TO "OTHER SPECIFIED USES  
(RESIDENTIAL DEVELOPMENT WITH HISTORICAL BUILDING CONSERVED)" AND  
"OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 1A, 2 AND  
3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE),  
NOS. 1 - 5 SCHOONER STREET, NO. 53 SHIP STREET, NO. 18 SAU WA FONG,  
INLAND LOT NO. 9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI**

---

**TOWNLAND CONSULTANTS LIMITED**

# CONTENTS

- 1 INTRODUCTION
- 2 VISUAL CONTEXT AND VISUAL ELEMENTS
- 3 THE DEVELOPMENT PROPOSAL
- 4 ASSESSMENT AREA
- 5 IDENTIFICATION AND CLASSIFICATION OF VIEWING POINTS
- 6 ASSESSMENT OF VISUAL IMPACTS
- 7 CONCLUSION

## ***LIST OF FIGURES***

- FIGURE 1 SITE LOCATION PLAN (1:1000)  
FIGURE 2 SITE LOCATION PLAN (1:5000)  
FIGURE 3 MASTER LAYOUT PLAN OF APPROVED SCHEME AND IDS  
FIGURE 4 LOCATION OF VIEWPOINTS  
FIGURE 5 VIEWPOINT 1: STRATEGIC VIEWPOINT FROM KAI TAK CRUISE TERMINAL PARK  
FIGURE 6 VIEWPOINT 2: STRATEGIC VIEWPOINT FROM HONG KONG CULTURAL CENTRE  
FIGURE 7 VIEWPOINT 3: STRATEGIC VIEWPOINT FROM TAI PING SHAN LION'S POINT VIEW PAVILION  
FIGURE 8 VIEWPOINT 6: VIEW FROM THE SOUTHERN PLAYGROUND  
FIGURE 9 VIEWPOINT 10: VIEW FROM BOWEN ROAD TENNIS COURT  
FIGURE 10 VIEWPOINT 4: VIEW FROM SAU WA FONG  
FIGURE 11 VIEWPOINT 5: VIEW FROM SHIP STREET GARDEN  
FIGURE 12 VIEWPOINT 7: VIEW FROM BOWEN ROAD TO THE SOUTHEAST OF THE SITE  
FIGURE 13 VIEWPOINT 8: VIEW FROM THE PARK AT KENNEDY ROAD  
FIGURE 14 VIEWPOINT 9: VIEW FROM BOWEN ROAD NEAR HONG KONG WEST DRAINAGE TUNNEL INTAKE 11A  
FIGURE 15 VIEWPOINT 11: VIEW FROM THE MONMOUTH TERRACE PLAYGROUND

## 1 INTRODUCTION

- 1.1 This Visual Impact Assessment (“**VIA**”) is prepared in support of the Section 12A Planning Application (“**S12A**”) / Rezoning Request (“**RR**”) to amend the Approved Wan Chai Outline Zoning Plan No. S/H5/31 (the “**Approved OZP**”) at Nos. 1, 1A, 2 and 3 Hill Side Terrace (“**HST**”), No. 55 Ship Street [a.k.a Nam Koo Terrace (“**NKT**”)], Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 (“**IL 9048**”) and adjoining Government Land, Wan Chai (the “**Site**” / “**Rezoning Site**”).
- 1.2 The Rezoning Site is currently zoned “Comprehensive Development Area” (“**CDA**”) and “Residential (Group C)” (“**R(C)**”) and minor encroachment into the “Open Space” (“**O**”) and “Government, Institution or Community” (“**G/IC**”) and falls into area shown as ‘Road’ on the Approved OZP gazetted on 12 May 2023. The Applicant proposed to rezone the Site to “Other Specified Uses (Residential Development with Historical Building Conserved)” (“**OU(RDHBC)**”) and “Other Specified Uses (Elevated Walkway)” (“**OU(EW)**”) zone to facilitate a Comprehensive Residential Development with supporting commercial uses and conservation of the NKT in-situ. The RR also seeks to relax the plot ratio (“**PR**”) restriction to the level permitted under Building (Planning) Regulations (“**B(P)R**”) and building height (“**BH**”) restriction to 120mPD correspondingly. An Indicative Development Scheme (“**IDS**”) is put forth to demonstrate the development intention and the feasibility of the Proposed “OU(RDHBC)” zone.
- 1.3 This VIA compares the visual impacts between the IDS and the Proposed Scheme approved under Section 16 Planning Application (TPB Ref: A/H5/418) (“**Approved Scheme**”) on 9 June 2023.

### Methodology

- 1.4 This VIA is conducted in accordance with the *Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Board* (“**TPB PG-No. 41**”) which is primarily concerned with visual impacts of Visually Sensitive Receivers (“**VSR**”)s from Public View Points (“**VP**”)s).
- 1.5 The outline for this VIA is set out below:
- Section 2 outlines the visual context and visual elements of the Site;
  - Section 3 describes the Approved Scheme and the main design principles for the IDS;
  - Section 4 identifies and analyses the potential VPs;
  - Section 5 assesses the overall visual impact of the IDS; and
  - Section 6 concludes the VIA.

## 2 VISUAL CONTEXT AND VISUAL ELEMENTS

### *Local Context*

- 2.1 The Rezoning Site, with a total site area of approx. 3,157.6m<sup>2</sup>, is located at southwestern part of Wan Chai. It is bounded by Schooner Street and Greenland House to the north, Ship Street to the east, St. Francis' Canossian College to the south and St. Francis' Canossian School to the west (**Figure 1** refers). Majority of the Site is vacant except for NKT and No. 18 Sau Wa Fong. NKT is a vacant two-storey historic building built between 1915 and 1921 as a residential house. In 1996, the Antiquities Advisory Board ("**AAB**") listed NKT as a Grade I Historic Building and subsequently confirmed its listing on 18 December 2009. A 3m elevated walkway is proposed above Ship Street staircase to link the Rezoning Site and HCII to improve connectivity between the open spaces. The airspace above this part of Ship Street staircase is proposed to be rezoned to "OU(EW)".

### *Surrounding Context*

- 2.2 According to para. 4.8 of TPB PG-No. 41, visual elements that are currently existing or planned in the Assessment Area should be identified, as it may affect the overall visual outlook. The key visual elements include major physical structures, visual resources or attractors (i.e. the harbour, ridgeline, mountain backdrop, etc), detractors or visual eyesores (i.e. pylons, highway infrastructures, sewage treatment plants, ventilation shaft buildings, etc). The visual elements may be enhanced, degraded or neutralised by the overall visual impact of the given development.
- 2.3 Key visual elements surrounding the Site are summarised below (**Figures 1 and 2** refer):
- The Rezoning Site is predominantly surrounded by a mix of mid-to-high-rise residential, commercial and institutional developments (neutral visual elements) in immediate vicinity, including Greenland House (approx. 57.1mPD), Kaza (approx. 32.3mPD), Dragon Villa (approx. 53mPD), Hopewell Centre II ("**HCII**") (approx. 207mPD), St. Francis' Canossian College (approx. 90.4mPD) and St. Francis' Canossian School (approx. 50.9mPD). HCII also consists of an open space open to public ("**The Park**") (positive visual element) abutting Kennedy Road. The newly completed Ship Street Garden (positive visual element) is also abutting the eastern corner of the Rezoning Site.
  - To the north and further north of the Rezoning Site also comprises of mid-to-high-rise residential and commercial developments (neutral visual elements) along Sik On Street, Queen's Road East and Johnston Road, including the HILLSIDE (approx. 53.3mPD), Greatmany Centre (approx. 79.8mPD) and York Place (approx. 142.3mPD).
  - Hopewell Centre ("**HC**") (approx. 220.2mPD), a super-high-rise landmark in Wan Chai South (neutral visual element) is located to the further east of the Rezoning Site. Hung Shing Temple (approx. 12.9mPD), a Grade 1 historic building (positive visual element), is located to the further northeast of the Site. The Southorn Playground (positive visual element), a district recreation ground, is also located to the further northeast of the Site.
  - Further south and southwest of the Site comprise of a series of high-rise residential developments (neutral visual elements) along Kennedy Road, including Kantian Rise (approx. 117.9mPD), Sakura Court (approx. 112.5mPD), Ewan Court (approx. 120.5mPD), Man Yuen Garden (approx. 114.5mPD), Monticello (approx. 146.8mPD) and Royal Court (approx. 158.5mPD). The Bowen Hill and Magazine Gap (both positive visual elements) are recognised as the mountain backdrops to the further south of the Site.
  - Sau Wa Fong and Star Street Precinct are located to the west and further west of the Rezoning Site. They mainly consist of mid-to-high-rise residential developments (neutral visual elements), including Manrich Court (approx. 112.8mPD), No. 1 Star Street (approx. 140.7mPD) and a planned residential development sandwiched by Sau Wa Fong and St. Francis Street agreed by the Town Planning Board ("**TPB**") (TPB Ref: Y/H5/7) (approx. 110mPD). Monmouth Terrace Playground, a local open space, is located to the further west of the Site.

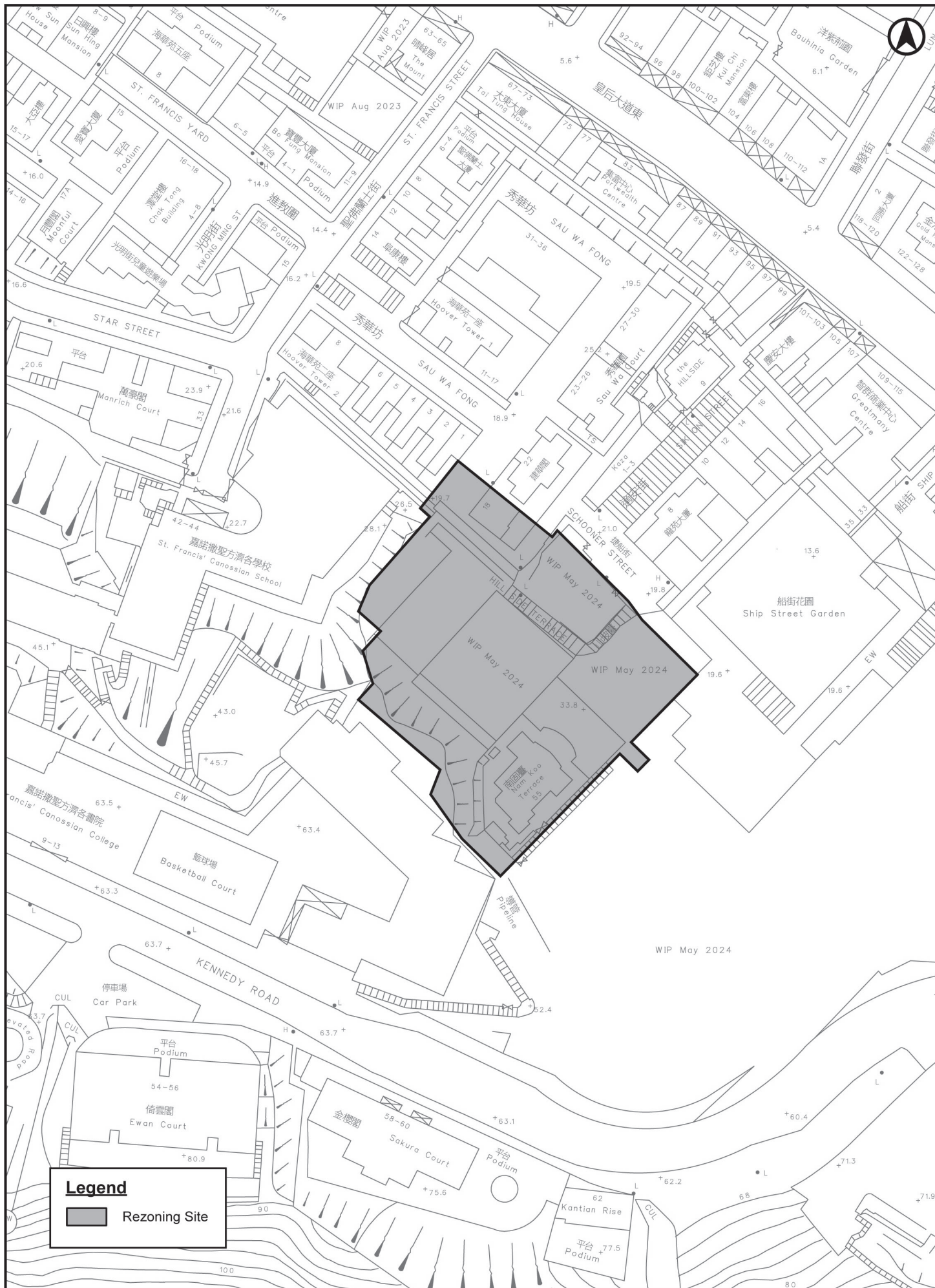


FIGURE 1 SITE LOCATION PLAN  
SCALE 1 : 1,000



**3 THE DEVELOPMENT PROPOSAL**

Statutory Provisions

3.1 Pursuant to the Approved OZP, the Rezoning Site is currently zoned “CDA” and “R(C)” and minor encroachment into “O” and “G/IC” zone and area shown as ‘Road’. The following table sets out the development restrictions for each of the zones under the Approved OZP:

“CDA” zone	BHR restriction: 91mPD PR restriction: 5.0
“R(C)” zone	BHR restriction: 12 storeys PR restriction: 5.0
“G/IC” zone	BHR restriction: 8 storeys

3.2 Any development within the “CDA” zone must be submitted to TPB for approval according to the terms of the Statutory Notes with a set of Master Layout Plan. Furthermore, according to the Approved OZP, in any area shown as “Road”, “*all uses or developments except those specified in paragraph (7) above and on-street vehicle park, railway track and tram track require permission from the TPB.* These uses are no relevant to the current RR. There is no development or PR applied to the portion of the Site located within the “O” zone which only covers the barrier-free-connection to HCII located in the air-space above Ship Street staircase.

Approved Scheme

3.3 A Proposed Comprehensive Development was approved by TPB on 9 June 2023 under S16 Planning Application No. A/H5/418 (“**Approved Scheme**”) (**Figure 3** refers). The Approved Scheme consolidated the “CDA” zone with IL 9048 and the steps at HST to form a larger site. An 18-storey residential tower at 91mPD atop a 4-storey podium for commercial uses, residential recreational facilities, and an Open Space open to public were proposed. NKT is proposed to be preserved in-situ and to be integrated with the open space at 4/F. Development parameters of the Approved Scheme are tabulated in **Table 3.1** below. The Approved Scheme also incorporated a barrier free connection to HCII as part of the proposal to link the Proposed Open Space open to public at the podium level (34mPD) and to enhance the local system of open spaces and pedestrian linkages.

IDS

3.4 The IDS has been prepared by adopting the proposed zoning parameters of the Proposed “OU(RDHBC)” zone (**Figure 3** refers). The IDS further incorporated No. 18 Sau Wa Fong to form a more comprehensive redevelopment and allow for better site planning and design. A 24-storey residential tower of 119.56mPD over three (3) podium levels is proposed to accommodate the increased gross floor area (“**GFA**”). A stepped down and harmonious BH profile from HC to Sau Wa Fong area could be achieved. A non-building area (“**NBA**”) designated at No. 18 Sau Wa Fong will be developed in the form of at-grade Open Space open to public and serve as a public passageway to facilitate pedestrian circulation and to help preserve the character and ambience of Sau Wa Fong. Similar to the Approved Scheme, a barrier-free connection to HCII is incorporated as part of the proposal.

3.5 A comparison of key development parameters between the Approved Scheme, No. 18 Sau Wa Fong and IDS are presented in **Table 3.1** below:

**Table 3.1 Development Schedule**

Development Schedule	Approved Scheme (TPB Ref. A/H5/418)	No. 18 Sau Wa Fong	IDS
Development Site Area	2,828.8m <sup>2</sup>	179.3m <sup>2</sup> <sup>(1)</sup>	3,140.7m <sup>2</sup>
Total GFA	14,144m <sup>2</sup>	244.8m <sup>2</sup>	28,884.9m <sup>2</sup>
- Domestic	13,905.2m <sup>2</sup>	244.8m <sup>2</sup>	27,820.3m <sup>2</sup>
- Non-domestic <sup>(2)</sup>	238.8m <sup>2</sup>	Nil	1,064.6m <sup>2</sup>
Total PR	5	1.365	9.197
- Domestic	4.916	1.365	8.858
- Non-domestic <sup>(2)</sup>	0.084	Nil	0.339
Site Coverage ("SC") <sup>(2)</sup>			
- Above 15m	29.34%	N/A	37.5%
- Below 15m	15.58%		38.4%
No. of Storeys	21	6	28
BH (Main Roof Level)	91mPD	37.765mPD	119.56mPD
No. of Domestic Blocks	1	1	1 (excluding NKT)

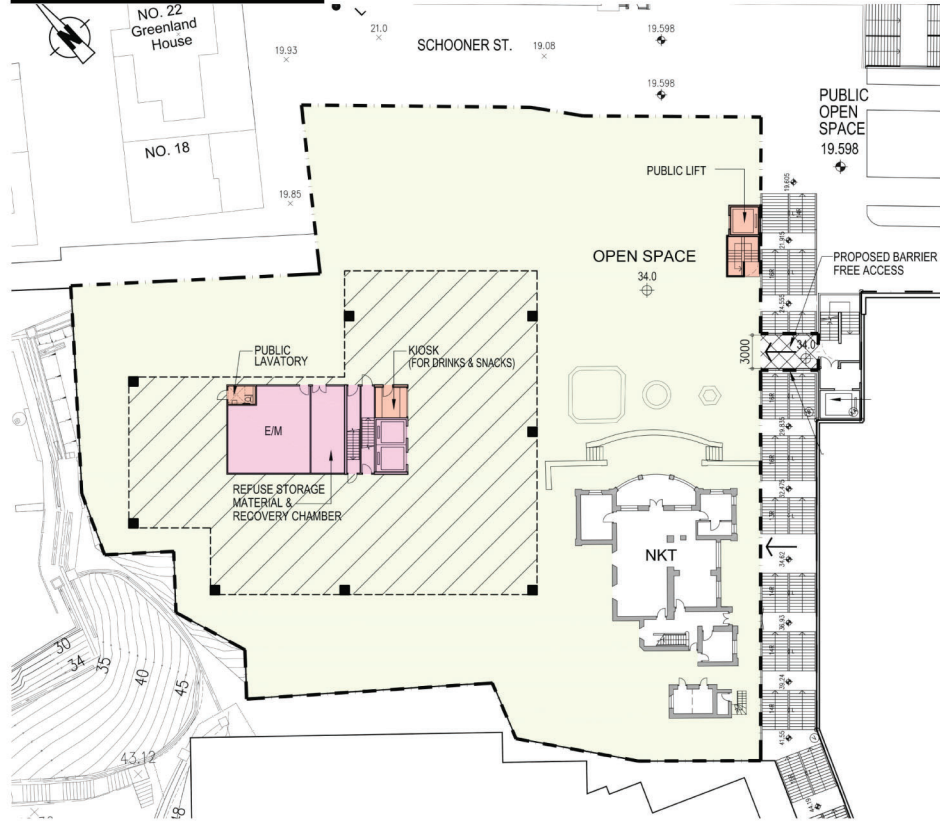
**Remarks**

<sup>(1)</sup> According to the GBP of No. 18 Sau Wa Fong

<sup>(2)</sup> Excluded NKT (applicable to the Approved Scheme only)



**APPROVED SCHEME**



**INDICATIVE DEVELOPMENT SCHEME**



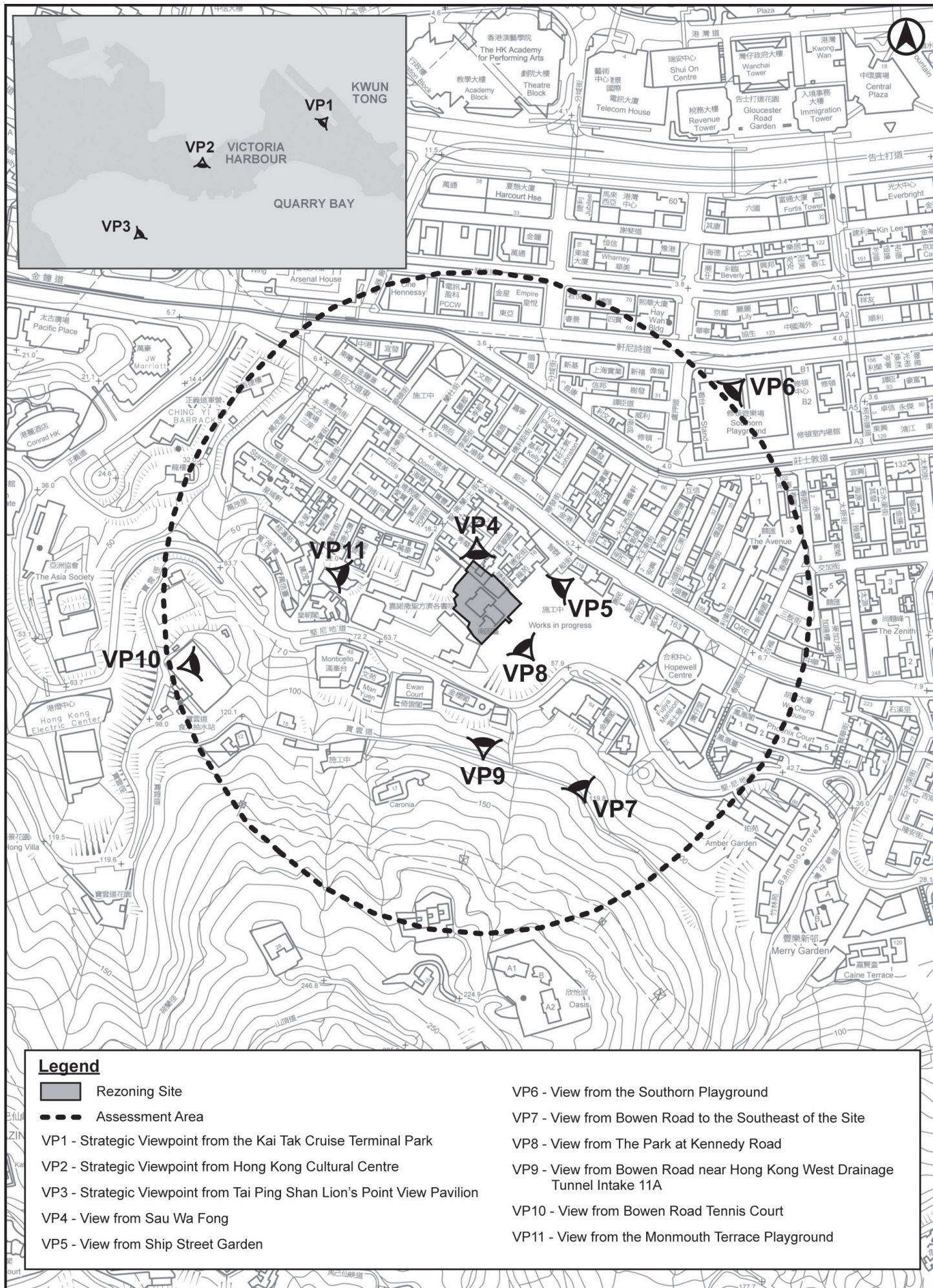
**FIGURE 3 MASTER LAYOUT PLAN OF APPROVED SCHEME AND IDS**

## 4 ASSESSMENT AREA

- 4.1 An Assessment Area is delineated for the VIA to cover the area of visual influence within which the IDS is pronouncedly visible from key sensitive viewers. The assessment boundary is set out with regards to the BH and size of the development, the site context, the distance and location of sensitive viewers. Given the Rezoning Site is located within an urban area which is immediately surrounded by clusters of mid to high-rise buildings, the views from the southeastern and northwestern directions to the Site are generally blocked by existing buildings/ structures.
- 4.2 According to TPB PG-No. 41, the outcome of the Assessment Area is equivalent to approximately three (3) times the overall BH of the IDS. Since the Proposed BH (at main roof level) of the IDS is approximately 120mPD (approximately 99m from ground level), a radius of approx. 297.12m (i.e. 99.04m x 3) from the Rezoning Site is defined as the Assessment Area (**Figure 4** refers).
- 4.3 Further to Para 4.5 of TPB PG-No 41, key kinetic and static VPs that are representative of all sensitive viewers in direct sight of the IDS have been identified to determine the nature of the VPs. The selected VPs will take into consideration of areas that include key pedestrian nodes, public areas for outdoor facilities, recreation, rest, leisure, walking and prominent travel routes. The viewpoints selected provide reasonable view analysis including those opposite the Victoria Harbour.

## 5 IDENTIFICATION AND CLASSIFICATION OF VIEWING POINTS

- 5.1 As per para. 4.5 of TPB PG-No. 41, the VIA focuses on public views and local vantage points as these areas are easily accessible and popular to the public. The VSRs will also assess the impact on sensitive public viewers from the most influenced viewing points. This may include users of nearby parks, open spaces and pedestrian passers-by by the surrounding neighbourhood. In this regard, Eleven (11) VPs have been selected to effectively represent the public views in relation to the IDS, including Eight (8) Visually Sensitive Receivers in the locality and Three (3) Strategic Viewpoints set out in the Hong Kong Planning Standards and Guidelines (“HKPSG”) (**Figure 4** refers).
- 5.2 A brief description and evaluation of the identified VPs is outlined as below:
- **Viewpoint 1 (VP1): Strategic Viewpoint from the Kai Tak Cruise Terminal Park** – This long-range static VP is located at approx. 5.6km to the northeast of the Site at the Waterfront Promenade of the Kai Tak Cruise Terminal Park, which is one of the strategic vantage points suggested by the HKPSG. Kai Tak Cruise Terminal is a major tourist transportation hub and tourism node, which also acts as a visual gateway to Victoria Harbour from the East. This VP represents the tourists and the users of the Terminal Park for resting, sitting-out and leisure purposes. As this VP is far away from the Site and the Site is completely blocked by man-made structures, the visual sensitivity of this VP is considered **low** (**Figure 5** refers).
  - **Viewpoint 2 (VP2): Strategic Viewpoint from the Hong Kong Cultural Centre** – This long-range static VP is located at approx. 2km to the north of the Site at the viewing deck outside the Hong Kong Cultural Centre at Tsim Sha Tsui. It is a strategic vantage point suggested by HKPSG and a major tourist spot in Hong Kong which provides a panoramic view of Victoria Harbour and the skyscrapers on Hong Kong Island. This VP represents the residents, workers, visitors and tourists from Tsim Sha Tsui. As the sightline to the Site is completely blocked by existing developments in the foreground, the visual sensitivity of this VP is considered **low** (**Figure 6** refers).
  - **Viewpoint 3 (VP3): Strategic Viewpoint from Tai Ping Shan Lion’s Point View Pavilion** – This long-range static VP is located approx. 2km to the southwest of the Site at The Peak, which is another strategic vantage point suggested by the HKPSG. The Peak is a major tourist spot in Hong Kong which provides a panoramic view of Victoria Harbour and the skyscrapers in Hong Kong Island and Kowloon Peninsula. This VP represents the tourists, visitors, residents, and workers from the Peak. The visual sensitivity of this VP is considered **low** given the Site is completely obstructed by vegetation and man-made structures in the foreground (**Figure 7** refers).



**FIGURE 4 LOCATION OF VIEWPOINTS**  
 SCALE 1 : 5,000

**INDICATIVE DEVELOPMENT SCHEME**



FIGURE 5 VIEWPOINT 1 : STRATEGIC VIEWPOINT FROM THE KAI TAK CRUISE TERMINAL PARK

**INDICATIVE DEVELOPMENT SCHEME**

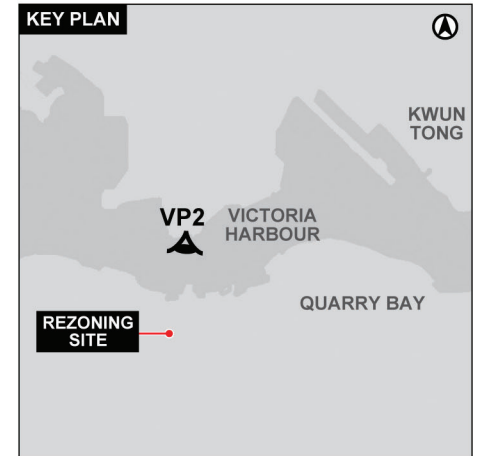


FIGURE 6 VIEWPOINT 2 : STRATEGIC VIEWPOINT FROM HONG KONG CULTURAL CENTRE

**INDICATIVE DEVELOPMENT SCHEME**



**FIGURE 7 VIEWPOINT 3 : STRATEGIC VIEWPOINT FROM TAI PING SHAN LION'S POINT VIEW PAVILION**

- **Viewpoint 4 (VP4): View from Sau Wa Fong** – This short-range static VP is located about 10m to the north of the Site near Greenland House. It represents the nearby residents, visitors and pedestrian passers-by at Sau Wa Fong and Schooner Street. Given its close proximity to the Site, the visual sensitivity of this VP is considered **high**.
- **Viewpoint 5 (VP5): View from Ship Street Garden** – This short-range static VP is located about 30m to the east of the Site within Ship Street Garden. It represents the users of the open space for resting, sitting-out and leisure purposes. Given the recreational nature of the location and close distance to the Site, the visual sensitivity of this VP is considered **high**.
- **Viewpoint 6 (VP6): View from the Southorn Playground** – This long-range static VP is located approximately 300m northeast from the Site at the Southorn Playground. It represents the users of the open space for resting, sitting-out, leisure and exercise purposes. The visual sensitivity of this VP is considered **medium** given the recreational nature of the location despite the Site being completely obstructed by the man-made structures in front (**Figure 8** refers).
- **Viewpoint 7 (VP7): View from Bowen Road to the Southeast of the Site** – This medium-range static VP is located approximately 200m south-southeast from the Site at Bowen Road. This section of Bowen Road is also known as the Bowen Road Fitness Trail and represents the users of the Trail for leisure purpose. The visual sensitivity of this VP is considered **medium** as the Site is substantially obstructed by the vegetation and existing developments.
- **Viewpoint 8 (VP8): View from The Park at Kennedy Road** – This short-range static VP is located approximately 60m south to southeast of the Site at The Park at Kennedy Road, which is an Open Space at HCII open to public. It represents the users of the open space for resting, sitting-out and leisure purposes, as well as the workers, visitors and pedestrian passers-by of HCII. Given the recreational nature of the location and its proximity to the Site, the visual sensitivity of this VP is considered **high**.
- **Viewpoint 9 (VP9): View from Bowen Road near Hong Kong West Drainage Tunnel Intake 11A** – This medium-range static VP is located approximately 130m south from the Site at Bowen Road on the Bowen Road Fitness Trail. It represents the users of the Trail for resting, leisure and exercise purposes. Given the recreational nature of the location, the visual sensitivity of this VP is considered **medium-high** despite its sightline is partially obstructed by other man-made structures in the foreground.
- **Viewpoint 10 (VP10): View from Bowen Road Tennis Court** – This medium-range static VP is located about 280m to the west-southwest of the Site at Bowen Road Tennis Court. It serves as a local open space and represents the users of the open space for resting, sitting-out, leisure and recreational purposes. The visual sensitivity of this VP is considered **low** as the sightline to the Site is completely obstructed by vegetation and man-made structures in the foreground (**Figure 9** refers).
- **Viewpoint 11 (VP11): View from the Monmouth Terrace Playground** – This medium-range static VP is located approximately 130m west from the Site at the Monmouth Terrace Playground. It represents the users of the open space for resting, sitting-out and leisure purposes. Given the recreational nature of the location, the visual sensitivity of this VP is considered **medium-high** despite the Site being partially screened by the vegetation and the man-made structures in the foreground.

# INDICATIVE DEVELOPMENT SCHEME

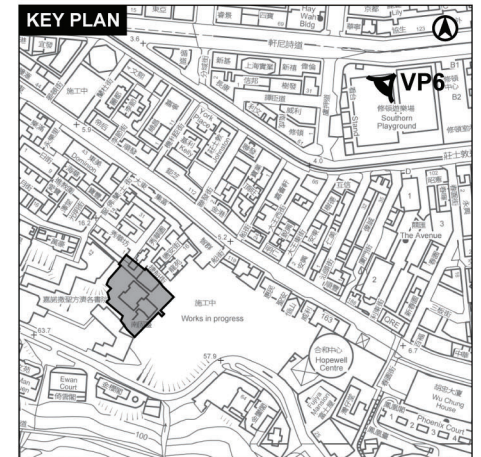
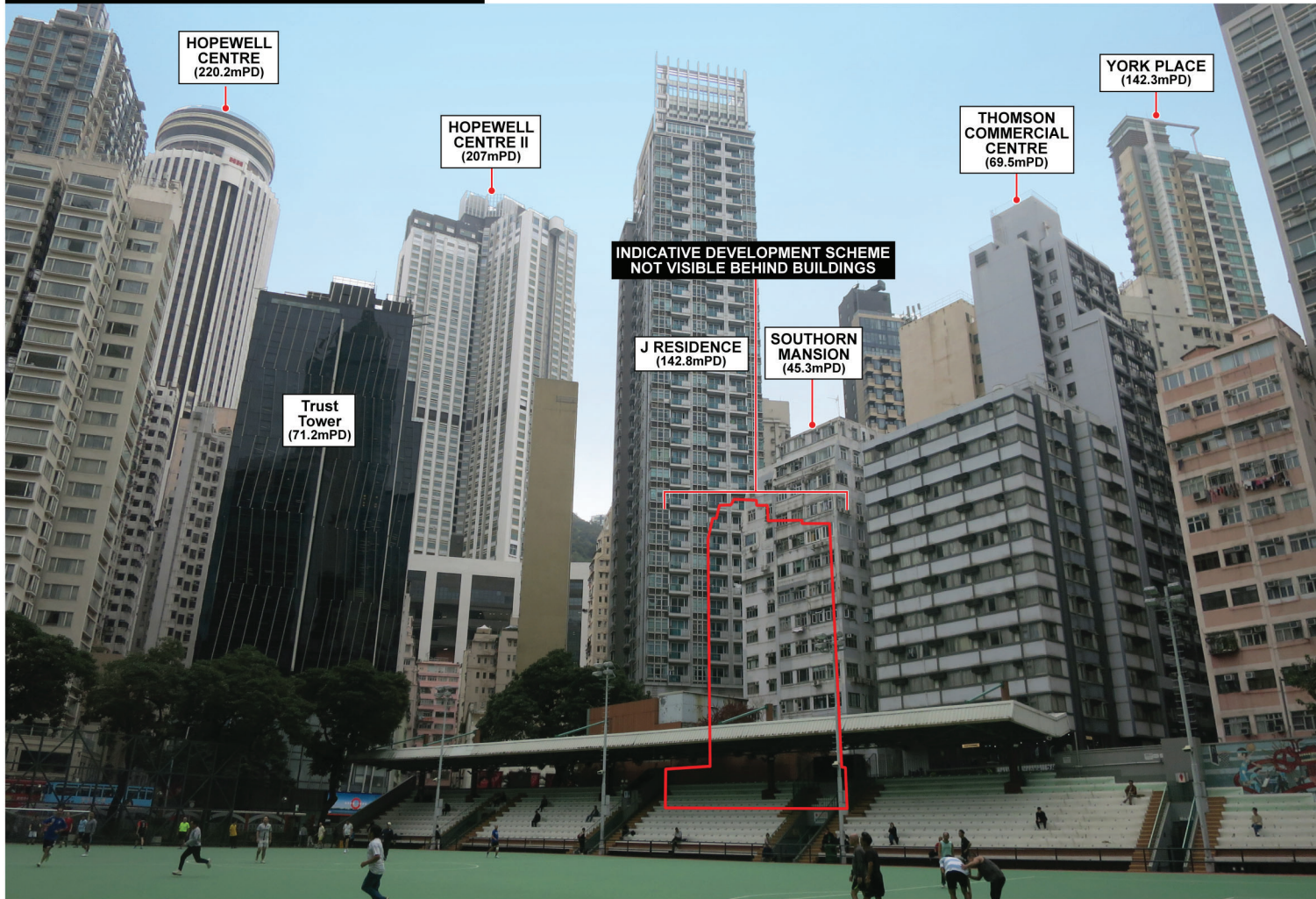


FIGURE 8 VIEWPOINT 6 : VIEW FROM THE SOUTHORN PLAYGROUND



**INDICATIVE DEVELOPMENT SCHEME**

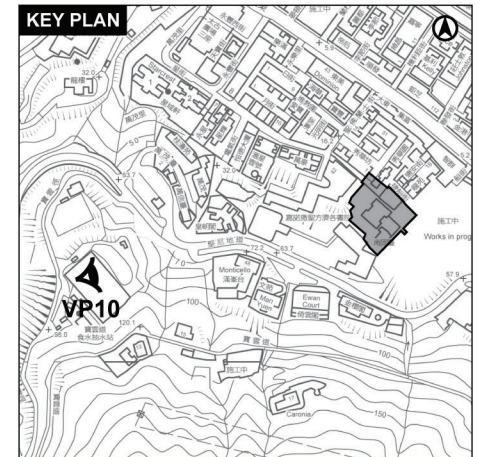
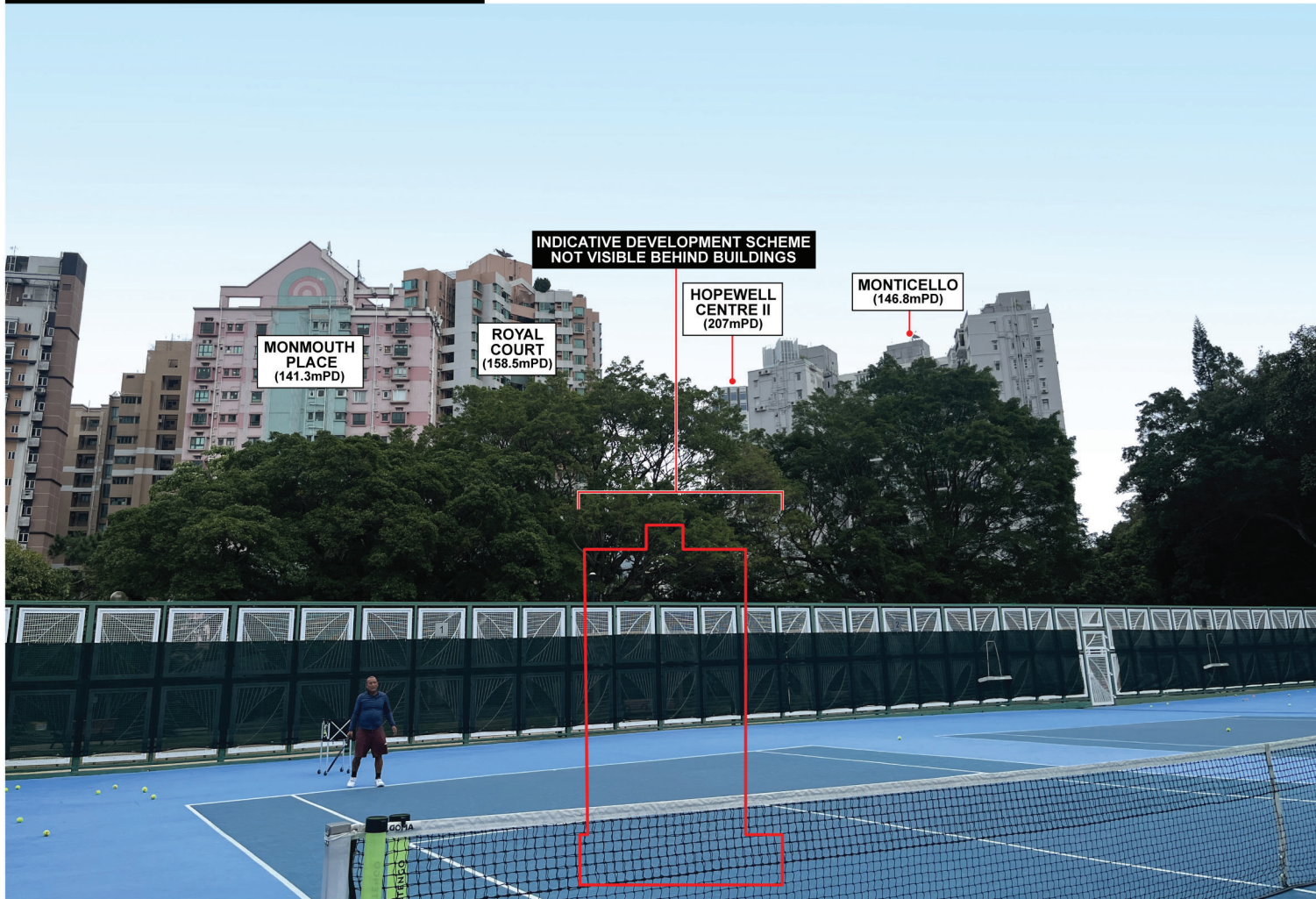


FIGURE 9 VIEWPOINT 10 : VIEW FROM BOWEN ROAD TENNIS COURT

6 ASSESSMENT OF VISUAL IMPACTS

6.1 This Section evaluates the visual impact of the IDS by comparing it with the Approved Scheme. Reference is made to TPB PG-No. 41 and the following Table (**Table 6.1** refers) summarises the relevant appraisal components. Generally, the visual assessment for the IDS is carried out on the basis of visual composition, visual obstruction, effect on public viewers and effect on visual resources. **Table 6.1** summarises the major considerations to be discussed for each appraisal component.

**Table 6.1 - Appraisal Components**

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in location, massing, height, disposition, scale, form, proportion and character vis-à-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the IDS from all key public viewing points.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the IDS should be assessed and demonstrated in VIA. The changes in views to the existing and future public viewers should be compared before and after IDS. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.
Effect on Visual Resources	The condition, quality and character of the surrounding area may change positively or negatively as a result of a development. The Applicant should appraise if the IDS may improve or degrade the condition, quality and character of the surrounding area, and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the Development.

6.2 TPB PG No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated below (**Table 6.2** refers) to appraise the Overall Visual Resultant Impact of the IDS on the VSRs at the VPs identified (Para. 4.11 of TPB PG No. 41 refers).

**Table 6.2 - Classification of Overall Resultant Visual Impact**

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the IDS in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.
Partly Enhanced/Partly Adverse	If the IDS will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.
Negligible	If the IDS will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the surrounding area.
Slightly Adverse	If the IDS will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public viewing points.
Moderately Adverse	If the IDS will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public viewing points.
Significantly Adverse	If the IDS will in overall terms cause serious and detrimental visual impacts on most of the identified key public viewing points even with mitigation measures.

6.3 The results from the initial assessment reveal that the views to the IDS from Five (5) out of the Eleven (11) locations (i.e. VP1, VP2, VP3, VP6 and VP10) were blocked. The view from these VPs provided at **Figure 5-9** show that the vegetation and man-made structures in the foreground fully screen the IDS. Therefore, VPs 1, 2, 3, 6 and 10 will not be further assessed.

6.4 Photomontages of VPs 4, 5, 7, 8, 9 and 11 are further assessed at **Figures 10-15** illustrating the existing condition and compare the IDS with the Approved Scheme.

VP4: View from Sau Wa Fong (Figure 10 refers)

- 6.5 **Visual composition:** The visual elements of this VP comprise of mid-rise residential developments (neutral visual elements) at Sau Wa Fong, including No. 18 Sau Wa Fong, Greenland House and No. 1 Sau Wa Fong. The retaining wall next to No. 18 Sau Wa Fong is also a key visual element in this VP (negative visual element). Some natural vegetation, planters and trees (positive visual elements) can also be found at the background and in the foreground at Sau Wa Fong respectively. The visual composition of this VP is dominated by the residential buildings at Sau Wa Fong and the large surface of the retaining wall. Given the proximity of this VP, the IDS will positively alter the visual composition by removing the dilapidated building at No. 18 Sau Wa Fong and the dull retaining wall. The IDS introduces shop frontage and distinctive façade design that punctuate the space and add visual interest.
- 6.6 **Visual obstruction:** Similar to the Approved Scheme, the IDS will not further obstruct view to any particular visual resources due to the short-range static VP to the Rezoning Site.
- 6.7 **Effect on public viewers:** Due to the proximity to the Site, the visual change to be experienced by the public viewers is expected to be substantial. However, the change brought by the IDS is considered to be positive compared to the Approved Scheme by adding life and vitality to Sau Wa Fong area. The introduction of at-grade commercial uses fronting Sau Wa Fong in the IDS will not only draw people in to enhance the vibrancy and ambience of the neighbourhood but will also preserve and strengthen the distinctive local street characteristic of Sau Wa Fong and Star Street Precinct. The Proposed NBA at No. 18 Sau Wa Fong will introduce at-grade greenery to enhance the visual amenity of the Rezoning Site.
- 6.8 **Effect on visual resources:** The IDS will enhance the condition, quality and character of the area through comprehensive urban renewal and the additional open space provision at street and podium levels. The new well-maintained landscaping area will not only enhance the streetscape and public realm but will also add visual amenity to the area.
- 6.9 In light of the above, the resultant visual impact of the IDS against the Approved Scheme is considered **enhanced**.

**EXISTING CONDITION**



**APPROVED SCHEME**



**INDICATIVE DEVELOPMENT SCHEME**

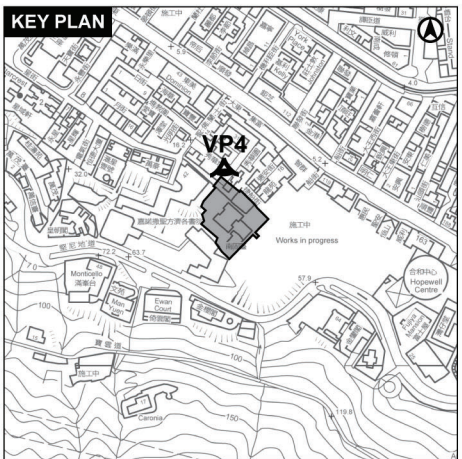


FIGURE 10 VIEWPOINT 4 : VIEW FROM SAU WA FONG

VP5: View from Ship Street Garden (Figure 11 refers)

- 6.10 **Visual composition:** The existing visual elements of this VP comprise of the landscaping in Ship Street Garden (positive visual element) in the foreground, NKT (positive visual element), the construction machinery and temporary hoarding (negative visual element) and vegetation (positive visual element) within the Rezoning Site. Various mid-to-high-rise developments, including HCII, St. Francis' Canossian College, Dragon Villa, Royal Court and Monmouth Villa (neutral visual elements), compose a dense built environment against an open sky backdrop (positive visual element). The Approved Scheme will dominate in this VP and block substantial view to the open sky backdrop and the man-made structure in the background. The visual composition is anticipated to be altered significantly. When compared to the Approved Scheme, the IDS proposes a higher development intensity and the residential towers is extended to the northeastern side which will result in a larger building bulk and further blocking the open sky backdrop from this VP. However, the massing, scale, form and character of the IDS is considered not incompatible with the surrounding environment. The degree of impact on visual composition is considered slight when compared to the Approved Scheme.
- 6.11 **Visual obstruction:** Both the Approved Scheme and the IDS will result in obstruction to the views towards the open sky backdrop, the man-made structures behind the Rezoning Site and part of the view towards NKT. Whilst the IDS will obstruct slightly more portion of the open sky view and the man-made structure in the background, the visual openness in this VP among the Approved Scheme and IDS will remain largely unchanged given the visual prominence of Ship Street Garden in the foreground. The degree of visual obstruction by the IDS is considered slight when compared to the Approved Scheme.
- 6.12 **Effect on public viewers:** Compared to the Approved Scheme, the building bulk of the IDS (both podium and tower) is apparently larger to accommodate the additional GFA. The view to the open sky through the gap between Dragon Villa and the Rezoning Site will be obstructed. Nonetheless, the IDS continues to adopt tower-free design in front of NKT to maintain some view towards NKT from this VP. The podium level landscaping will also enhance the visual amenity of the IDS. Overall, the effect of visual changes compared to the Approved Scheme is considered slight.
- 6.13 **Effect on visual resources:** Both the Approved Scheme and the IDS will integrate with the existing neighbourhood and will bring new life to the area. They will enhance the condition, quality or character of the assessment area through enabling comprehensive revitalisation of NKT and its surrounding area. Given the IDS will only further block a small portion of the open sky when compared to the Approved Scheme, the quality and character will unlikely be adversely affected.
- 6.14 In conclusion, the overall resultant visual impact of the IDS is **slightly adverse** when compared to the Approved Scheme.

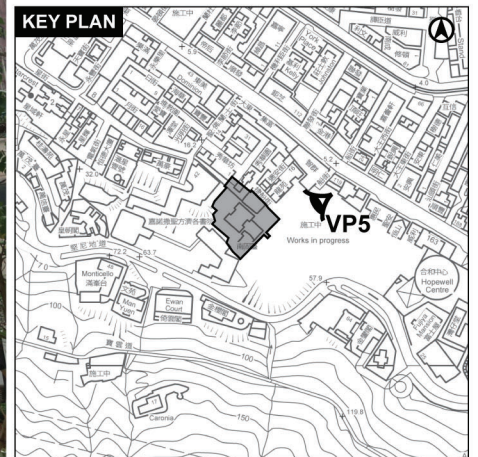
**EXISTING CONDITION**



**APPROVED SCHEME**



**INDICATIVE DEVELOPMENT SCHEME**

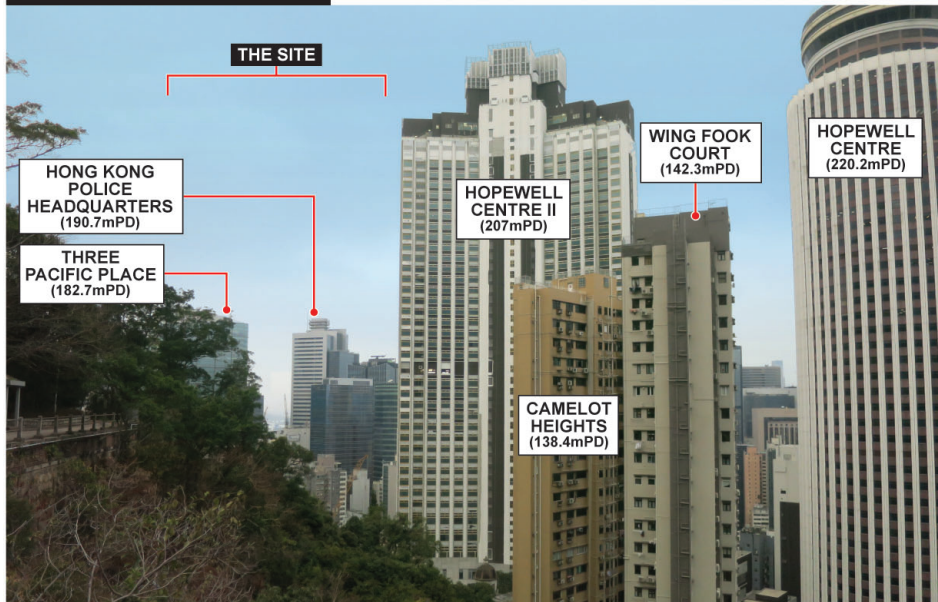


**FIGURE 11 VIEWPOINT 5 : VIEW FROM SHIP STREET GARDEN**

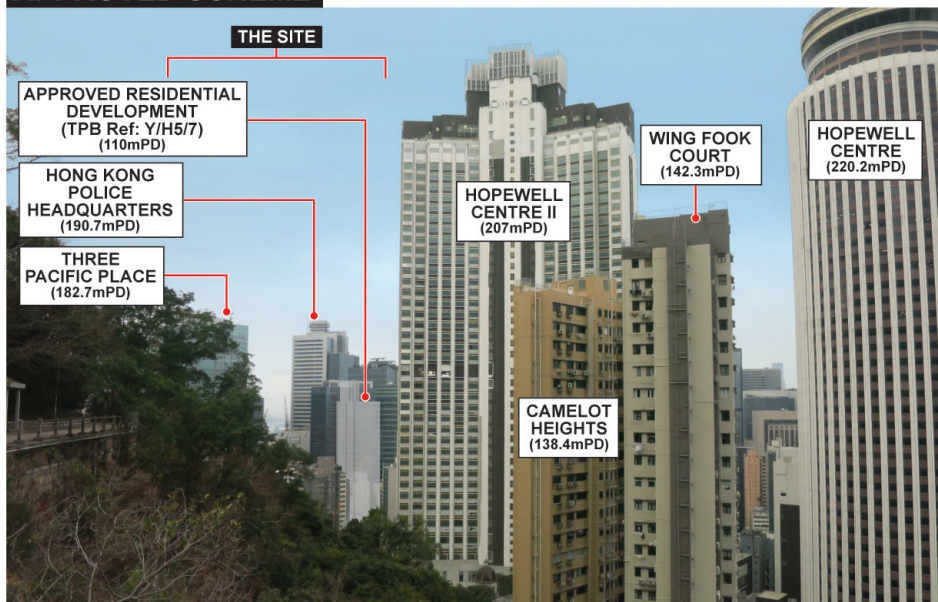
VP7: View from View from Bowen Road to the Southeast of the Site (Figure 12 refers)

- 6.15 **Visual composition:** The visual elements of this VP comprise of views of the skyscrapers and various high-rise buildings in Wan Chai, including HCII, HC, Camelot Height, Wing Fook Court, Three Pacific Place and Hong Kong Police Headquarters, vegetation of Bowen Hill (positive visual element) in the foreground and the open sky backdrop (positive visual element). The visual composition of this VP is dominated by a dense built environment against the open sky backdrop. While the Approved Scheme at this VP is substantially blocked by the vegetation of Bowen Hill, the IDS with a higher BH will obstruct a minor portion of the open sky view through the gaps between the man-made structure in the background. However, the IDS will blend in with the surrounding developments with compatible scale, massing and height. The visual composition of this VP will not be significantly altered.
- 6.16 **Visual obstruction:** The IDS will slightly obstruct the view to the open sky that is currently seen through gaps between the man-made structures between Hong Kong Police Headquarters and Three Pacific Place. Given the open sky view is largely preserved, the degree of visual obstruction is considered negligible.
- 6.17 **Effect on public viewers:** This VP is located on a fitness trail where the public enjoys the views of the cityscape of Wan Chai. The Approved Scheme is substantially screened by the vegetation in front where it is barely visible to the public viewers. Whilst the IDS will obstruct some of the open sky backdrop, the effect on visual change is insignificant as it will blend in with the cluster of man-made structures in the surroundings due to the long distance between this VP and the Rezoning Site. The effect of public viewers is thus considered negligible.
- 6.18 **Effect on visual resources:** As the IDS will only block a portion of the sky and is not incompatible with the existing dense built environment. The conditions, quality and character of the assessment area will unlikely be adversely affected. Moreover, the distinctive architectural design of the IDS will create visual interest to the area.
- 6.19 In light of the above, the resultant visual impact of the IDS is **negligible / slightly adverse** when compared to the Approved Scheme.

## EXISTING CONDITION



## APPROVED SCHEME



## INDICATIVE DEVELOPMENT SCHEME

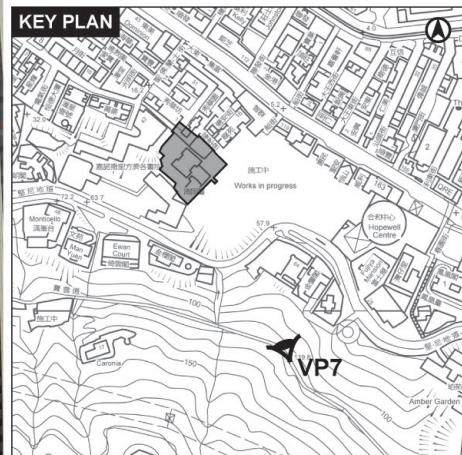
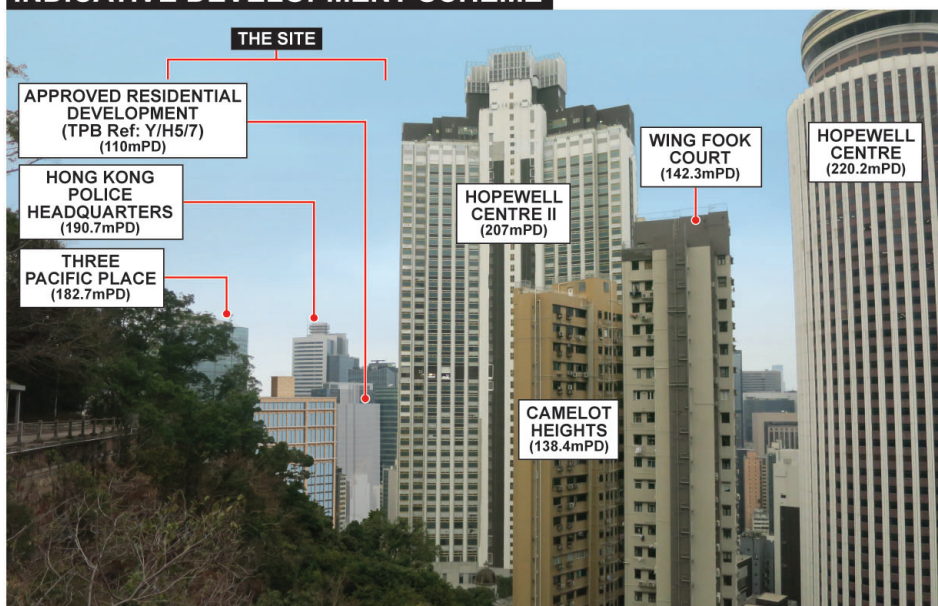


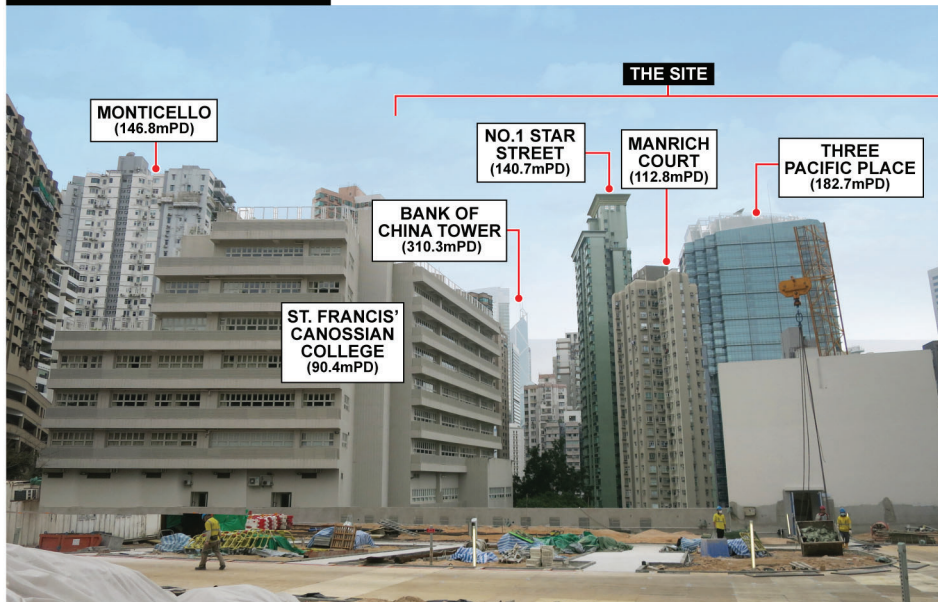
FIGURE 12 VIEWPOINT 7 : VIEW FROM BOWEN ROAD TO THE SOUTHEAST OF THE SITE



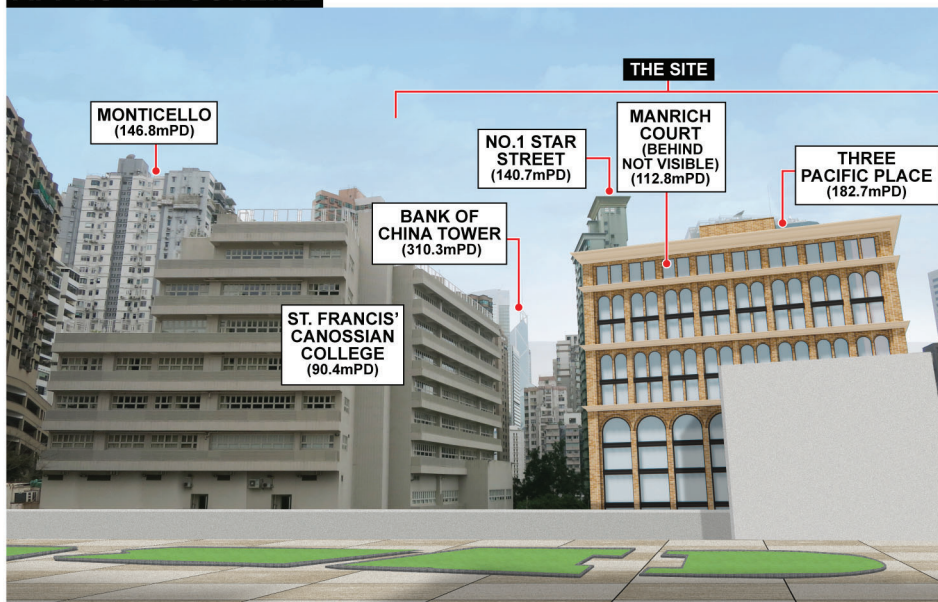
VP8: View from The Park at Kennedy Road (Figure 13 refers)

- 6.20 **Visual composition:** The existing visual elements from this VP are St. Francis' Canossian College (neutral visual element), The Park of HCII (positive visual element) and various high-rise developments in the background, including Monticello, No 1. Star Street, Manrich Court, Three Pacific Place and Bank of China Tower (neutral visual elements) against the open sky backdrop (positive visual element). The visual composition of this VP is dominated by high-rise manmade structures against the open sky backdrop. With the Approved Scheme, view to the man-made structures behind the Rezoning Site and a portion of the open sky will be blocked. The IDS which propose a larger building bulk compared to Approved Scheme will further block open sky view and alter the visual composition.
- 6.21 **Visual obstruction:** When compared to the Approved Scheme, the IDS will result in more obstruction of the view towards the sky and man-made structures behind the Rezoning Site due to the close distance between this VP and the Rezoning Site. The visual obstruction is considered moderately adverse.
- 6.22 **Effect on public viewers:** In this short-range static VP, the Rezoning Site is situated among a cluster of high-rise developments of similar scale and character with both the Approved Scheme and the IDS. Compared with the Approved Scheme, the increased scale and massing of the IDS will lead to significant changes in views to the public viewers. However, the façade design which responds to the architectural features of NKT will provide visual interest to the public viewers and will not alter the character in the local context. The effect on public viewers is considered moderate.
- 6.23 **Effect on visual resources:** Although the visual openness will be reduced when compared to the Approved Scheme, the IDS is compatible with the surrounding uses in terms of condition, quality and character. It will also be seen as an urban renewal project with the distinctive façade treatment. As a result, the quality and character of this VP will not be significantly degraded.
- 6.24 Despite the IDS will lead to some loss of visual openness when compared to the Approved Scheme, the IDS is considered not incompatible with the surrounding developments and the distinctive façade design will avoid a sore thumb development. As a result, the visual impact of the IDS is considered **moderately adverse / significantly adverse** when compared to the Approved Scheme.

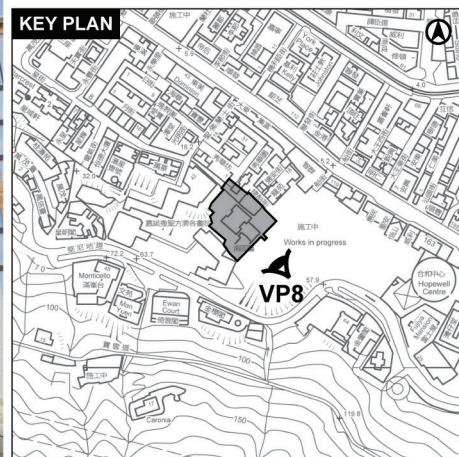
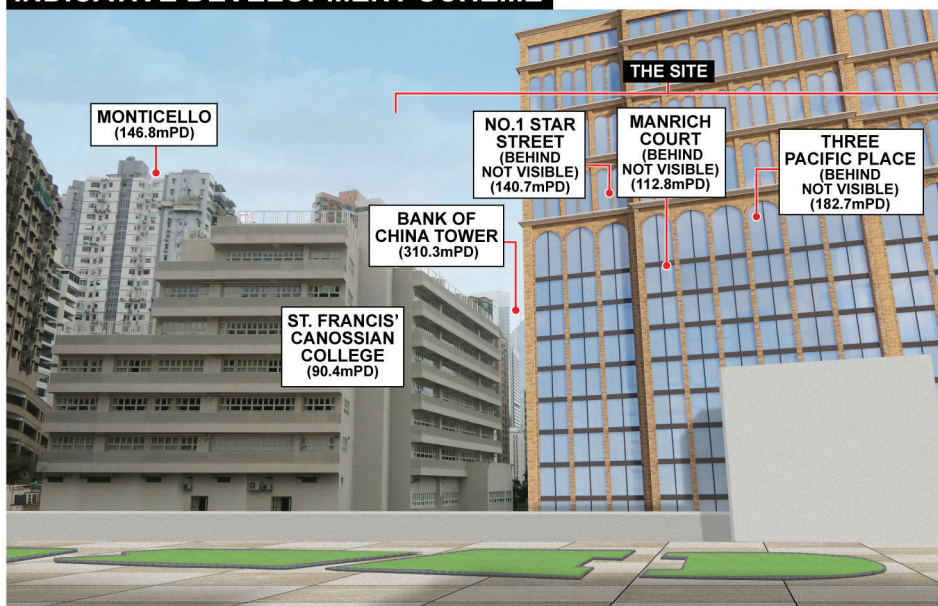
**EXISTING CONDITION**



**APPROVED SCHEME**



**INDICATIVE DEVELOPMENT SCHEME**

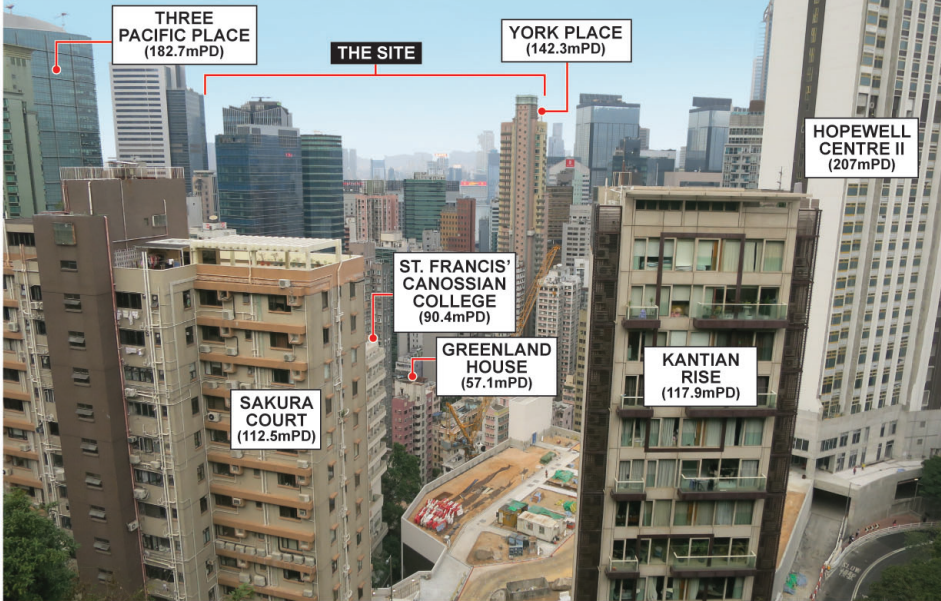


**FIGURE 13 VIEWPOINT 8 : VIEW FROM THE PARK AT KENNEDY ROAD**

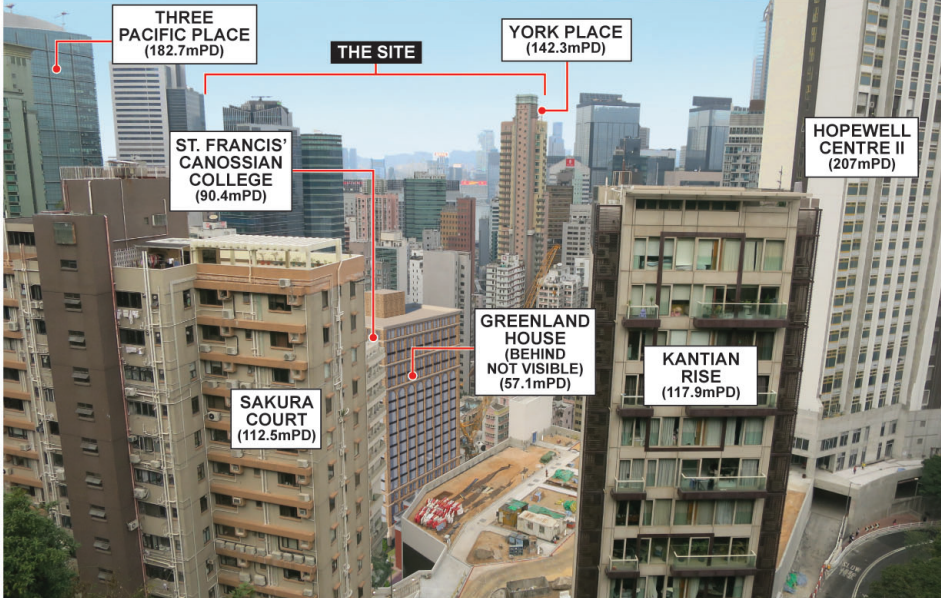
VP9: View from Bowen Road near Hong Kong West Drainage Tunnel Intake 11A (Figure 14 refers)

- 6.25 **Visual composition:** The visual elements of this VP comprise of views of the high-rise residential buildings, including Sakura Court and Kantian Rise (neutral visual elements) in the foreground. HCII (neutral visual element), The Park of HCII (positive visual element) and other man-made structures, such as St. Francis' Canossian College, York Place and Three Pacific Place (neutral visual elements) are visible in the background against the open sky backdrop (positive visual element). The visual composition of this VP is dominated by a dense built environment against the open sky backdrop. Although the IDS proposes a higher BH, its scale, massing and height are not incompatible and will blend in with the surrounding developments. Thus, the visual composition of this VP will not be significantly altered against the Approved Scheme.
- 6.26 **Visual obstruction:** Both the Approved Scheme and the IDS will largely preserve the open sky view and will not obstruct any view to ridgeline. Despite the IDS has a higher building bulk than the Approved Scheme, the visual openness will remain the same and the degree of obstruction is considered negligible.
- 6.27 **Effect on public viewers:** This VP is located on a fitness trail where the public enjoys the views of the cityscape of Wan Chai. Based on the photomontages, both the Approved Scheme and the IDS will blend in with the man-made structures in the surroundings. The effect of visual changes on public viewers by the IDS is considered negligible.
- 6.28 **Effect on visual resources:** The Approved Scheme and the IDS will integrate well with the nearby neighbourhood and will not degrade the condition, quality and character of the assessment area. Nonetheless, the distinctive façade design features will create visual interest and add visual amenity to the area.
- 6.29 In light of the above, the resultant visual impact of the IDS is **negligible** when compared to the Approved Scheme.

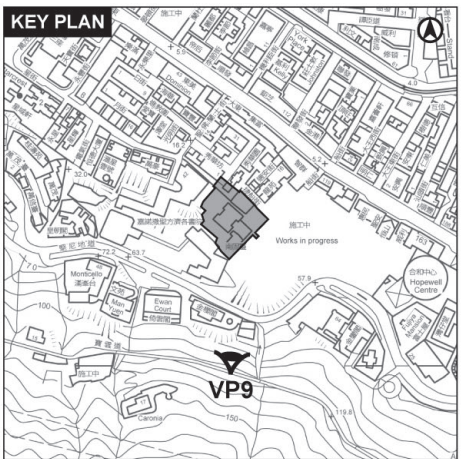
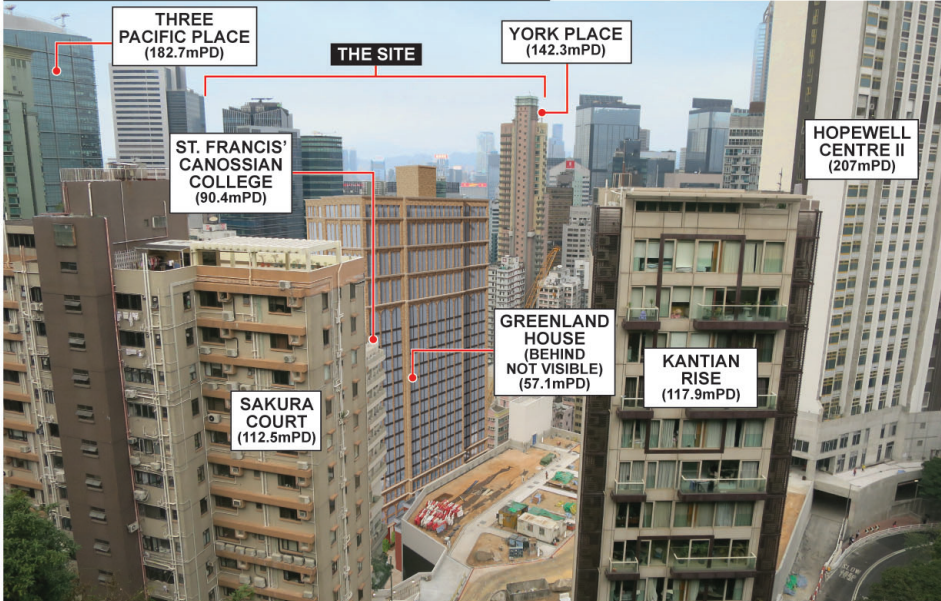
**EXISTING CONDITION**



**APPROVED SCHEME**



**INDICATIVE DEVELOPMENT SCHEME**



**FIGURE 14 VIEWPOINT 9 : VIEW FROM BOWEN ROAD NEAR HONG KONG WEST DRAINAGE TUNNEL INTAKE 11A**

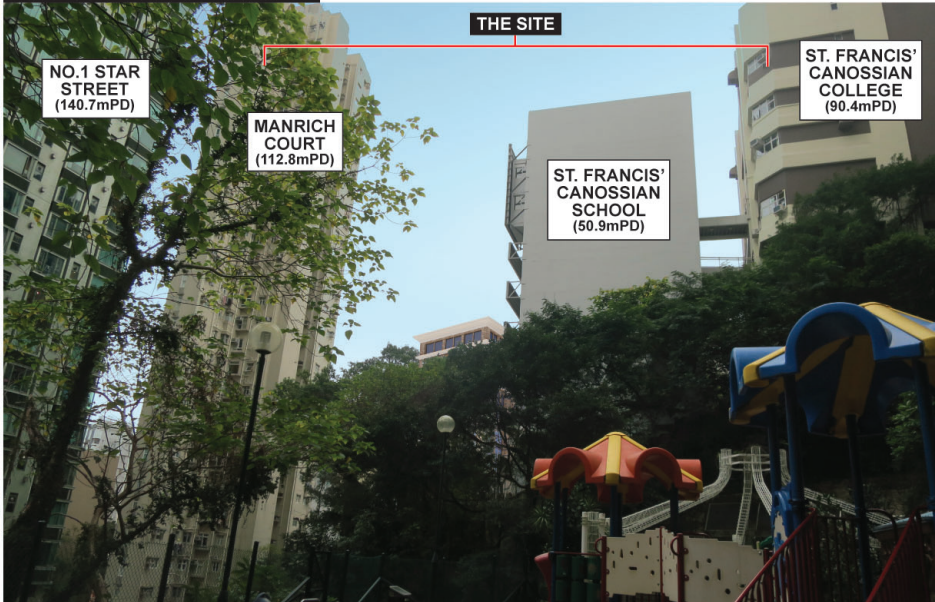
VP11: View from the Monmouth Terrace Playground (**Figure 15** refers)

- 6.30 **Visual composition:** Major visual elements from this VP include the vegetation within the Monmouth Terrace Playground (positive visual element) in the foreground. Several mid-to-high-rise developments including St. Francis' Canossian School, St. Francis' Canossian College, Manrich Court and No. 1 Star Street (neutral visual elements) are visible in the background against the open sky backdrop (positive visual element). While the Approved Scheme will slightly protrude the tree canopy, the IDS will further block a portion of the open sky view due to the additional BH. However, considering that the Rezoning Site is partially screened by the vegetation and man-made structures and the open sky view will be largely preserved, the change in visual composition of this VP is considered slight compared to the Approved Scheme.
- 6.31 **Visual obstruction:** The IDS will result in more obstruction of the sky view as compared to the Approved Scheme due to a higher BH. The visual obstruction is considered slightly adverse.
- 6.32 **Effect on public viewers:** The VP is dominated by the vegetation in the Monmouth Terrace Playground and various mid to high-rise developments where both the Approved Scheme and the IDS will blend in with the surrounding developments in terms of compatible scale, massing, and height. While the IDS will result in some loss of the existing sky view, the majority of the open sky backdrop will be preserved by maintaining a compatible BH and building mass with the surrounding developments. The degree on visual change on public viewers is considered slight.
- 6.33 **Effect on visual resources:** The IDS will only block a minor portion of the sky compared to the Approved Scheme and cause slight impact to the visual resources. Nonetheless, the IDS is not incompatible with the surrounding context in terms of condition, quality and character.
- 6.34 In terms of the overall visual impact at this VP, the resultant visual impact of the IDS against the Approved Scheme is considered **slightly adverse**.

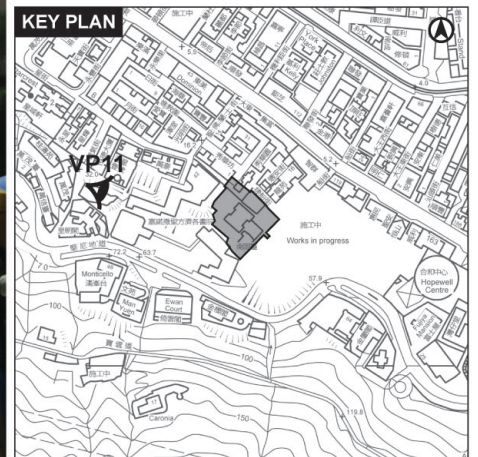
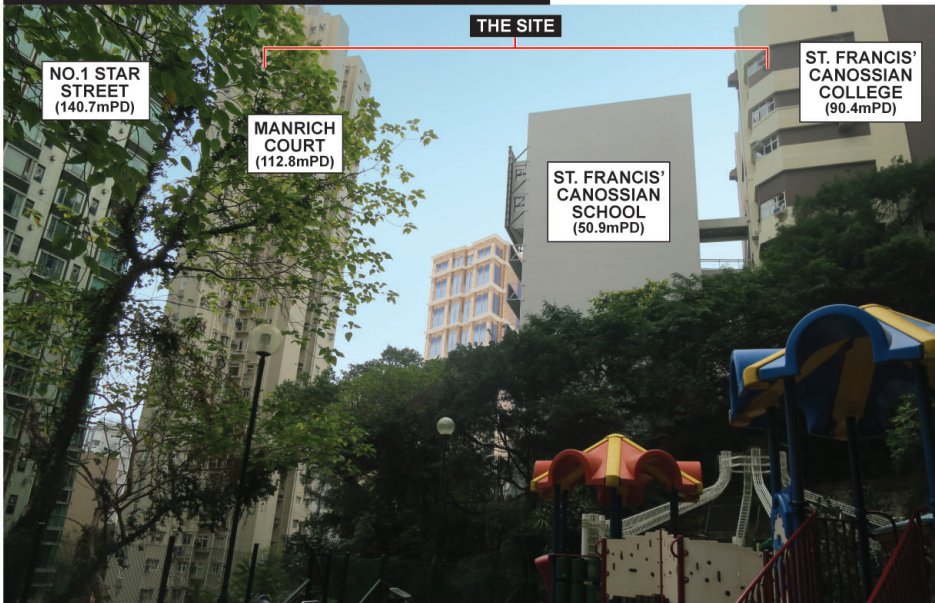
**EXISTING CONDITION**



**APPROVED SCHEME**



**INDICATIVE DEVELOPMENT SCHEME**



**FIGURE 15 VIEWPOINT 11 : VIEW FROM THE MONMOUTH TERRACE PLAYGROUND**

**7 CONCLUSION**

- 7.1 This VIA is undertaken to evaluate the difference in visual impact of the IDS against the Approved Scheme. A total of Eleven (11) potential VPs were selected with Six (6) being selected for assessment and the remaining Five (5) were blocked by various structures.
- 7.2 The VIA concludes that the IDS, when compared to the Approved Scheme, will have **“negligible”** to **“slightly adverse”** visual impacts when viewed from the medium to long range VPs. At the short-range VPs, the IDS will result in **“enhanced”** to **“moderately adverse to significantly adverse”** visual impacts. Overall, the increase in building bulk in the IDS is considered not incompatible with the surrounding context particularly on massing, scale and height. Various visual mitigation measures (e.g. distinctive façade treatment and greenery at ground and podium levels) have been incorporated into the IDS to soften building edges and add visual amenity. Furthermore, the Proposed NBA at Sau Wa Fong will enhance the visual character in the locality.
- 7.3 All in all, the visual impact of the IDS is considered acceptable. **Table 7.1** summarises the overall visual impact of the IDS compared to the Approved Scheme.

**Table 7.1 - Summary Table of Visual Impact (IDS against the Approved Scheme)**

<b>Viewpoints Assessed</b>	<b>Visual Sensitivity</b>	<b>Resultant Visual Impact</b>
VP1: Strategic Viewpoint from the Kai Tak Cruise Terminal Park	Low	Not Applicable (Site not visible)
VP 2: Strategic Viewpoint from the Hong Kong Cultural Centre	Low	Not Applicable (Site not visible)
VP 3: Strategic Viewpoint from Tai Ping Shan Lions Point View Pavilion	Low	Not Applicable (Site not visible)
VP 4: View from Sau Wa Fong	High	Enhanced
VP 5: View from Ship Street Garden	High	Slightly Adverse
VP 6: View from the Southorn Playground	Medium	Not Applicable (Site not visible)
VP 7: View from Bowen Road to the Southeast of the Site	Medium	Negligible / Slightly Adverse
VP 8: View from The Park at Kennedy Road	High	Moderately Adverse / Significantly Adverse
VP 9: View from Bowen Road near Hong Kong West Drainage Tunnel Intake 11A	Medium-High	Negligible
VP 10: View from Bowen Road Tennis Court	Low	Not Applicable (Site not visible)
VP 11: View from the Monmouth Terrace Playground	Medium-High	Slightly Adverse

Edited &  
 Approved by: Delius Wong  
 Prepared by: Eric Chan  
 Janice Wong



File Ref: KRSS/5  
 Date: October 2024