Annex F
Revised Visual Impact Assessment

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Visual Impact Assessment

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Prepared By:

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Project Title	Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong
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. 41A – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG-No. 41A"). 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 located at 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong, with a rectilinear site elongating along the western side of the Pok Fu Lam Road and abutting the slopes to the southwest of Victoria Road with an approximate site area of 6,460 m^2. The Application Site is bounded by Pok Fu Lam Road to the north, the Ebenezer New Hope School to the east, a slope abutting the Victoria Road to the south and west.

2.2 Situated on a relatively flat topography (ranging from about +128 mPD to +129 mPD, i.e. approximately 10m below the Pok Fu Lam Road), the Application Site is currently occupied by existing buildings at a height of about 151mPD (at main roof level excluding rooftop structures). They consist of the Ebenezer School & Home for the Visually Impaired (i.e. Old Wing) and Ebenezer School Jockey Club New Wing (6 to 7 storeys), the Old Age Home (4 storeys) currently vacant, and a single-storey carport.

3.0 Description of the Proposed Scheme

3.1 The Proposed Scheme comprises four residential blocks arranged parallel to Pok Fu Lam Road, with a buffer area of 20m-setback from the edge of the carriageway of Pok Fu Lam Road to comply with air quality and noise standards under the HKPSG. In addition, a 20m building separation from Ebenezer New Hope School and a building gap of about 8m between T3 and T4 have been designed to enhance air ventilation and visual openness. Variations in building disposition and orientation have also been designed to avoid a potential walled effect, together with landscape treatments such as green walls and planters to reduce the perceived building mass.

3.2 The proposed residential blocks will be constructed on a platform of about +121.7 mPD, approximately 18 metres below the road level of about +139 mPD. This platform design allows the building roof level to be contained at 164mPD, resulting in an overall building height comparable to the adjacent planned HKU's Faculty of Medicine campus expansion with a maximum BHR of 164mPD, proposed HKU Global Innovation Centre (+150 mPD to +158 mPD), and Woodbury Court (+218 mPD) and compatible with the surrounding developments across the Pok Fu Lam Road such as Royalton and Royalton II (216mPD), Radcliffe (+216 mPD), Dor Fook Mansion (+182 mPD), and

Jessville Tower (+227 mPD). The proposed building height is generally compatible with the surrounding medium-rise development character and stepped building height profile towards the seaward maintained.

4.0 Baseline Conditions

Visual Envelope

4.1 The extent of the Visual Envelope (VE) and the location of the Viewing Points (VPs) are presented as **Figures 4.5** to **4.6 – Visual Envelope and Public Viewing Points.** 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. 41A, using a distance of about three times the overall BH of the Proposed Development Scheme only as an initial reference, subject to ground inspection. It is instructive to map the actual VE 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 The extent of the VE and the location of the Viewing Points (VPs) are presented as **Figures 4.5** to **4.6 – Visual Envelope and Public Viewing Points**.

Visual Elements

4.9 **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.

4.10 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.

4.11 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.

4.12 Where there are views from the identified Viewing Points frequency these views are partial being partially obscured by intervening visual obstacles.

4.13 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.

4.14 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

4.15 The HKU Extension East of No. 3 Sassoon Road has been approved for implementation the local area changing the character of the landscape and visual amenity. 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 26 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 building height of +164 mPD within an area almost immediately adjacent to the Application Site.

Viewing Points

4.16 The Viewing Points (VPs) are identified as views from key strategic and popular local Viewing 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. These Viewing Points are the public viewing points assessed under TPB PG-No. 41A.

4.17 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 Viewing Points**.

- **Viewing Point 01**: View looking south west from the summit of High West (VP 01);
- **Viewing Point 02**: View looking north west from Pokfulam Road (VP 02);
- **Viewing Point 03**: View looking north east from Cyberport Waterfront Park (VP 03);
- **Viewing Point 04**: View looking north east from Cyberport Road (VP 04);
- **Viewing Point 05**: View looking north east from Victoria Road (VP 05); and
- **Viewing Point 06**: View looking south east from footbridge over Pokfulam Road (VP 06).

4.18 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

5.1 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.

5.2 Sources of visual impact will be due to the scale and proximity of the proposed development to existing public viewers 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 public viewers located to the east of the Application Site. For many public viewers the viewing distances and the availability of other views will mitigate much of the potential visual impacts.

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

- Impact on public viewers in the vicinity, including pedestrians and travellers on Pokfulam Road.
- 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 proposed scheme (and the previously approved 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.

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

6.0 Visual Mitigation Measures

6.1 The proposed mitigation is described below and shown on **Figure 3.1 – Proposed Scheme: Urban Design Considerations**.

6.2 The 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 finish 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 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. It is understood that vertical greening on the

fence wall facing Pokfulam Road would not be practicable owing to the void above the maintenance access footpath required for the HyD Slope below the road structure. This void is located on between the pedestrian footpath and the fence wall and prevents access to the outside face of the fence wall.

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 VPs indicated on **Figures 7.1** to **7.2** are presented as **Figures 7.3** to **7.14**. 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, visual change) and an evaluation of overall visual impact in accordance with TPB PG-No. 41A.

7.4 **Viewing Point 01: View looking south west from the summit of High West (VP 01)** (**Figures 7.3** to **7.4** refer). This VP, 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 towards 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 Viewers:* High
The view from this VP, 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 *Visual Change:* Negligible
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 from the Accepted S.12a Scheme would also be low. 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. Taken together, the visual change is negligible.

7.9 *Magnitude of Change*: Negligible
The proposal is not readily apparent and is compatible, the visual obstruction is negligible, and the visual change is negligible. The magnitude of change is therefore slight. The Accepted S.12a Scheme would also give rise to a negligible magnitude of change.

7.10 *Evaluation of Overall Visual Impact*: Negligible
Given the scale of the mountain landscape, the elevation of the VP, 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 negligible. Based on the view available from this VP 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 negligible.

7.11 **Viewing Point 02: View looking north west from Pokfulam Road (VP02)** (**Figures 7.5** to **7.6** refer). This VP, 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 VP 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 Viewers:* Low
This VP 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 and the transitory nature of views 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*: Slight (Partial blockage but not significant)
The Proposed Scheme would result in a slight 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 *Visual Change:* Slight
The existing view is largely contained within the road corridor by surrounding development, which includes several high-rise residential and institutional buildings; notably, the existing school campus is situated almost immediately adjacent to the edge of the carriageway. The Proposed Scheme incorporates a relaxation of the building height (BH) restriction, thereby occupying a larger portion of the visual field available to northwest-bound pedestrians and motorists. This impact is mitigated to an extent by the widening of the visual corridor along the roadway, achieved through building setbacks. Consequently, the effect on these transitory public viewers is considered minor. Although the road corridor is visually enclosed, the quality of the baseline visual resources within this view is considered fair, primarily due to the mature vegetation framing the vista. While the visible section of the Proposed Scheme will result in a relatively small loss of the sky view above the Application Site compared to the Accepted S.12a Scheme, this is balanced by the corridor widening from the building setback, as well as the introduction of new tree planting. As such, the impact on visual resources is not considered significant. Taken together, the overall visual change is slight.

7.16 *Magnitude of Change*: Slight
The proposal is apparent and compatible, the visual obstruction is small, and the visual change is slight. The magnitude of change is therefore slight. The Accepted S.12a Scheme would give rise to a similar magnitude of change.

7.17 *Evaluation of Overall Visual Impact*: Slight
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 VP. 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 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 **Viewing Point 03: View looking north east from Cyberport Waterfront Park (VP 03)** (**Figures 7.7** to **7.8** refer). This Viewing Point, at an elevation of +6.2 mPD and located at a distance of approximately 850 m, is available to recreational park users in the area adjacent to portion of the park upgraded as part of the recently completed Cyberport 5 development. 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.

7.19 *Sensitivity of Viewers:* Medium
This VP is available to recreational users of the park in this one location near the recently completed Cyberport 5 development. Although the view is dominated by existing development 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 being partially apparent from this location with views being limited to the new blocks to the north west of the Application Site. Views of blocks T3 and T4 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 T1 and T2.

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

7.22 *Visual Change*: 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. 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. Taken together, the visual change is negligible.

7.23 *Magnitude of Change*: Negligible
The proposal is apparent and compatible, the visual obstruction is negligible, and the visual change is negligible. The magnitude of change is therefore negligible. The Accepted S.12a Scheme would also give result in a negligible magnitude of change.

7.24 *Evaluation of 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 **Viewing Point 04: View looking north east from Cyberport Road (VP 04)** (**Figures 7.9** to **7.10** refer). This VP 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 view of the summit of High West.

7.26 *Sensitivity of 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*: Slight
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 Accepted S.12a Scheme. The main difference will be the relaxation of the BH and 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 *Visual Change:* Slight
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 from this location owing to the viewing distance and the scale of the existing development which forms the backdrop to the Application Site. As such the effect on public viewers will be 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 viewed against a backdrop of existing development. The slightly higher building and 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. Taken together, the visual change is slight.

7.30 *Magnitude of Change*: Slight
The proposal is apparent and compatible, the visual obstruction is slight, and the visual change is slight. The magnitude of change is therefore slight. The Accepted S.12a Scheme would give rise to a similar magnitude of change.

7.31 *Evaluation of Overall Visual Impact:* Slight
As the Proposed Scheme adopts a similar scale, massing, disposition and building height as the existing school buildings and the Accepted S.12a Scheme, it will not have a significant effect on views from this VP. Although the Proposed Scheme adopts a relaxation in the BH this additional height this will not give rise to a 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 higher building and 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 **Viewing Point 05: View looking north east from Victoria Road (VP 05)** (**Figures 7.11** to **7.12** refer). This VP, at an elevation of +77.8 mPD and located at a distance of approximately 225m, represents the view available to west bound passengers at the bus stop 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 VP 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 Viewers:* Medium
Given the location of this VP 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 from this VP. 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*: Slight
When viewed form this VP the Proposed Scheme will not have 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 *Visual Change:* Slight
The public viewers at this VP are transitory and there are few locations from Victoria Road where the Proposed Scheme will be visible. From this VP 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. 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 a 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. Taken together, the visual change is slight.

7.37 *Magnitude of Change*: Slight
The proposal is apparent and compatible, the visual obstruction is slight, and the visual change is slight. The magnitude of change is therefore slight. The Accepted S.12a Scheme would give rise to a similar magnitude of change.

7.38 *Evaluation of Overall Visual Impact*: Slight
With the adoption of the relaxation in the BH from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme this will not result in a significant change in the level of predicted visual impacts from this VP. 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 between the Proposed and Accepted S.12a Schemes the overall visual impact will be slight.

7.39 **Viewing Point 06: View looking south east from footbridge over Pokfulam Road (VP 06)** (**Figures 7.13** to **7.14** refer). This VP 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 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*: Not readily 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 T1 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 Not readily apparent however given the developed nature of the Pokfulam Road corridor it is considered to be compatible.

7.42 *Visual Obstruction*: Slight
As the views of the Proposed Scheme will be limited to roof structures of blocks T1 to T3 with views of block T4 being obscured by the future HKU development the degree of visual obstruction caused by the proposals will be small. In addition, blocks T3 and T4 would be viewed against a backdrop of existing development including the high-rise Woodbury Court and the more distant Pokfulam Gardens development.

7.43 *Visual Change*: Slight
Given the nature of the existing view and the limited visibility of the Proposed Scheme in addition to the implementation of the proposed HKU Extension east of No. 3 Sassoon Road the effect on public viewers will be slight. 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 T2, T3 and T4 and 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 the effect on visual resources will be small. Taken together, the visual change is slight.

7.44 *Magnitude of Change*: Slight
The proposal is not readily apparent and compatible, the visual obstruction is slight, and the visual change is slight. The magnitude of change is therefore slight. The Accepted S.12a Scheme would give rise to a similar magnitude of change.

7.45 *Evaluation of Overall Visual Impact*: Slight
Given the limited visibility towards the Proposed Scheme, with views being limited to part of the roof structures of blocks T2, T3 and T4 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 from this location the overall visual impact is considered to be slight. 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 have revealed that the visual envelope and the area from where the whole development is visible is largely contained in close proximity to the Application Site within the Pokfulam Road corridor. This zone where the whole

scheme us visible terminates to the south east and north west due to the changing road alignment and the existing topography and mature tree growth. The areas from which only a portion of the Proposed Scheme will be visible 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 recently completed Cyberport Expansion in "OU (Cyber-Port) (1)" Zone at Telegraph Bay, will have an impact on the views available from some of the selected VPs. 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 building height of up to +164 mPD within the area immediately adjacent to the Application Site.

8.4 The Proposed Scheme adopts a BH relaxation from +151 mPD to +164 mPD compared with the Accepted S.12a Scheme. Despite the change in the BH for many of the selected VPs 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.

8.5 The selection of VPs has been comprehensive covering 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.

8.6 When viewed from the selected VPs 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. 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 VPs mainly range from negligible to slight. 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 VP 02, the view looking north west from Pokfulam Road and VP 06 the view looking south east from the footbridge between Queen Mary Hospital and HKU the impacts would be more pronounced than the Accepted S.12a Scheme owing to the increased BH however these impacts are not considered to be significant.

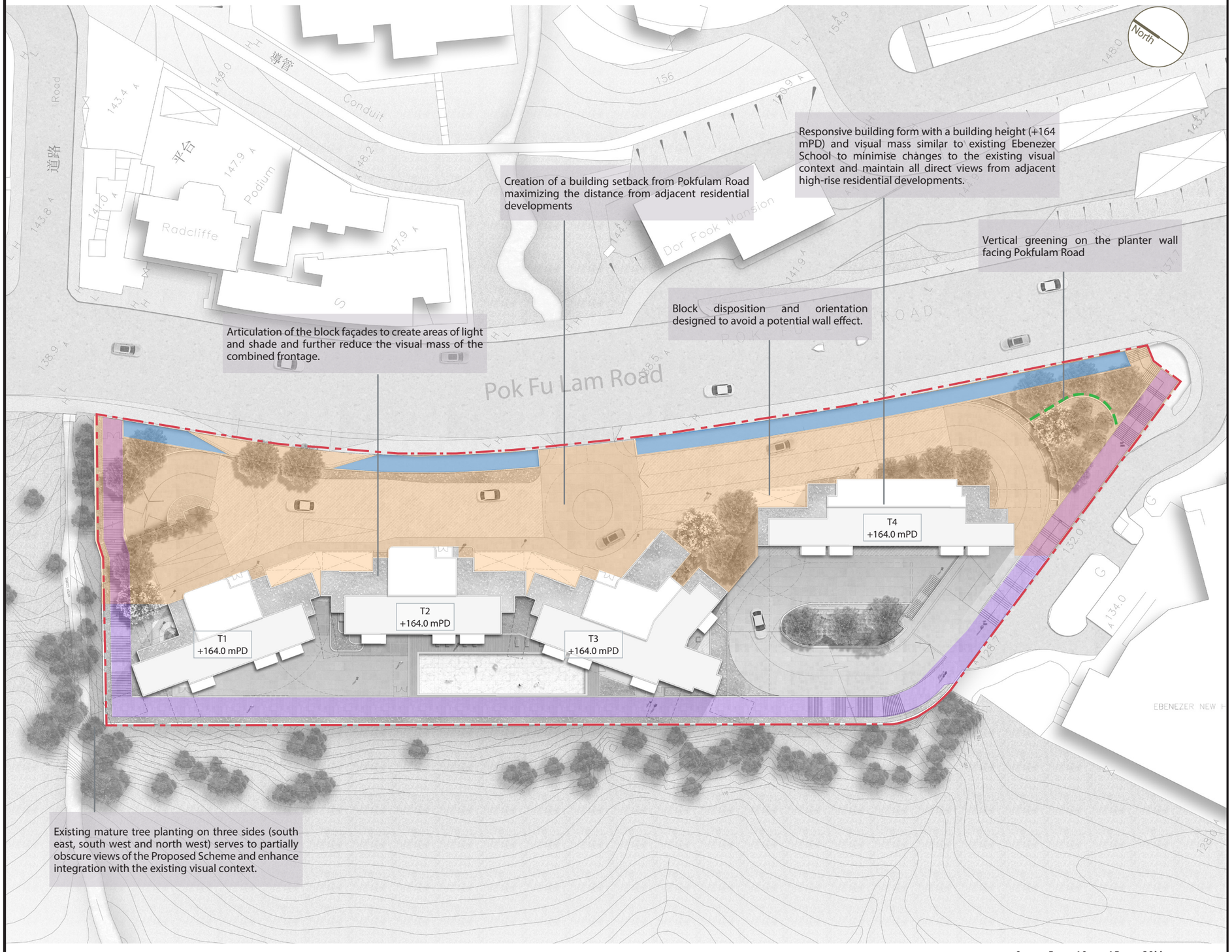
8.7 Table 8.1 below provides a summary of the predicted visual impacts arising from the Proposed Scheme relative to the baseline of the Accepted S.12a Scheme.

Table 8.1 Summary of the predicted Visual Impacts

Viewing Point (VP)	Sensitivity of viewers	Visual Composition	Visual Obstruction	Visual Change	Magnitude of Change	Evaluation of Overall Visual Impact
VP 01: View looking south west from the summit of High West	High	Not readily apparent and compatible	Negligible	Negligible	Negligible	Negligible
VP 02: View looking north west from Pokfulam Road	Low	Apparent and compatible	Slight	Slight	Slight	Slight
VP 03: View looking north east from Cyberport Waterfront Park	Medium	Apparent and compatible	Negligible	Negligible	Negligible	Negligible
VP 04: View looking north east from Cyberport Road	Medium	Apparent and compatible	Slight	Slight	Slight	Slight
VP 05: View looking north east from Victoria Road	Medium	Apparent and compatible	Slight	Slight	Slight	Slight
VP 06: View looking south east from the footbridge over Pokfulam Road	Low	Not readily apparent and compatible	Slight	Slight	Slight	Slight

8.8 Through the adoption of a responsive architectural design and maintaining a similar massing and building height to the existing school buildings and the Accepted S.12a Scheme, 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
- Proposed Tree Planting within the Application Site Boundary

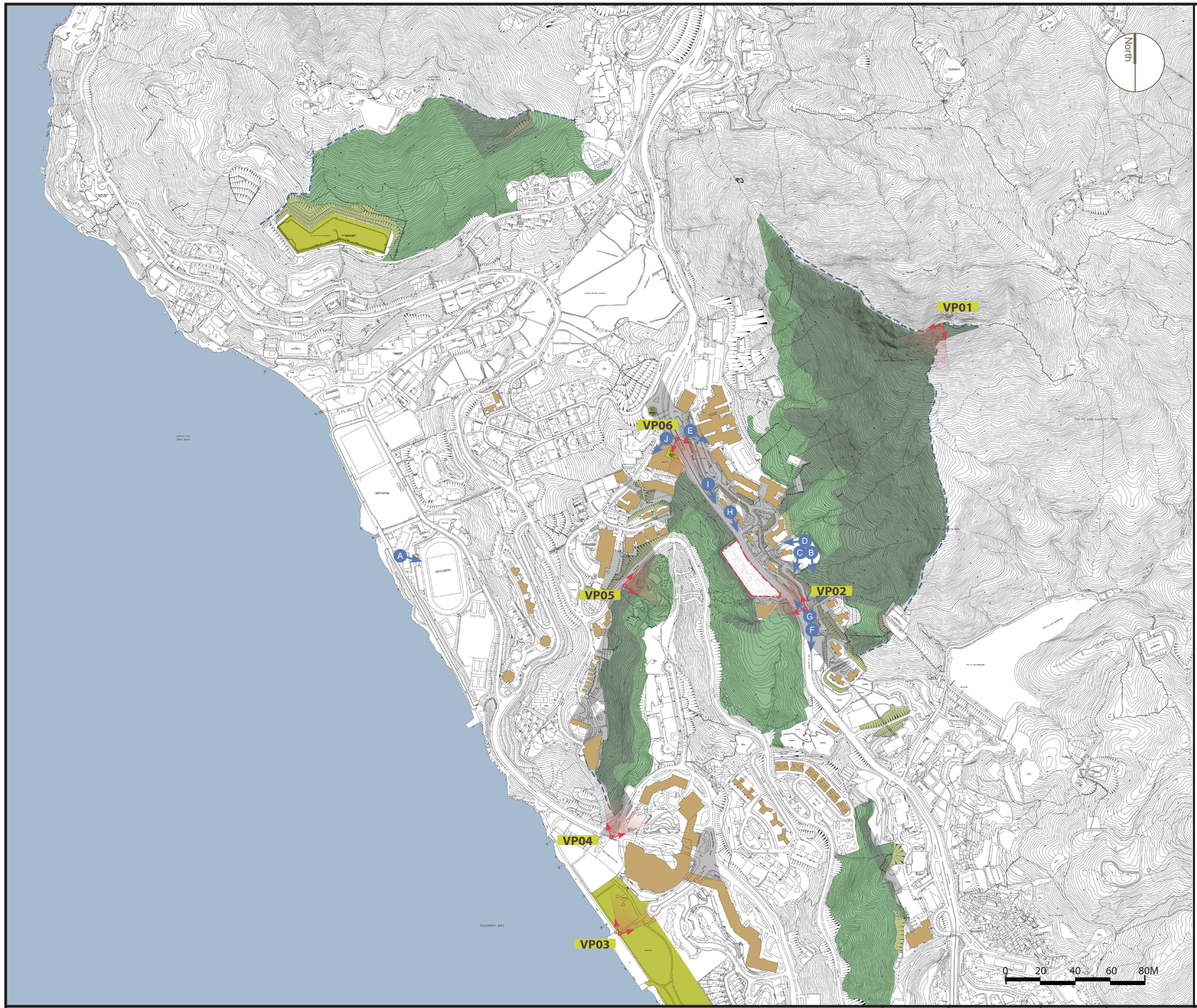
FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Proposed Scheme: Urban Design Considerations

SCALE	N.T.S.	DATE	Oct 2026
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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 Vaiewing 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

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Visual Elements

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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

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Visual Elements

SCALE	N.T.S.	DATE	Oct 2026
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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

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Visual Elements

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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

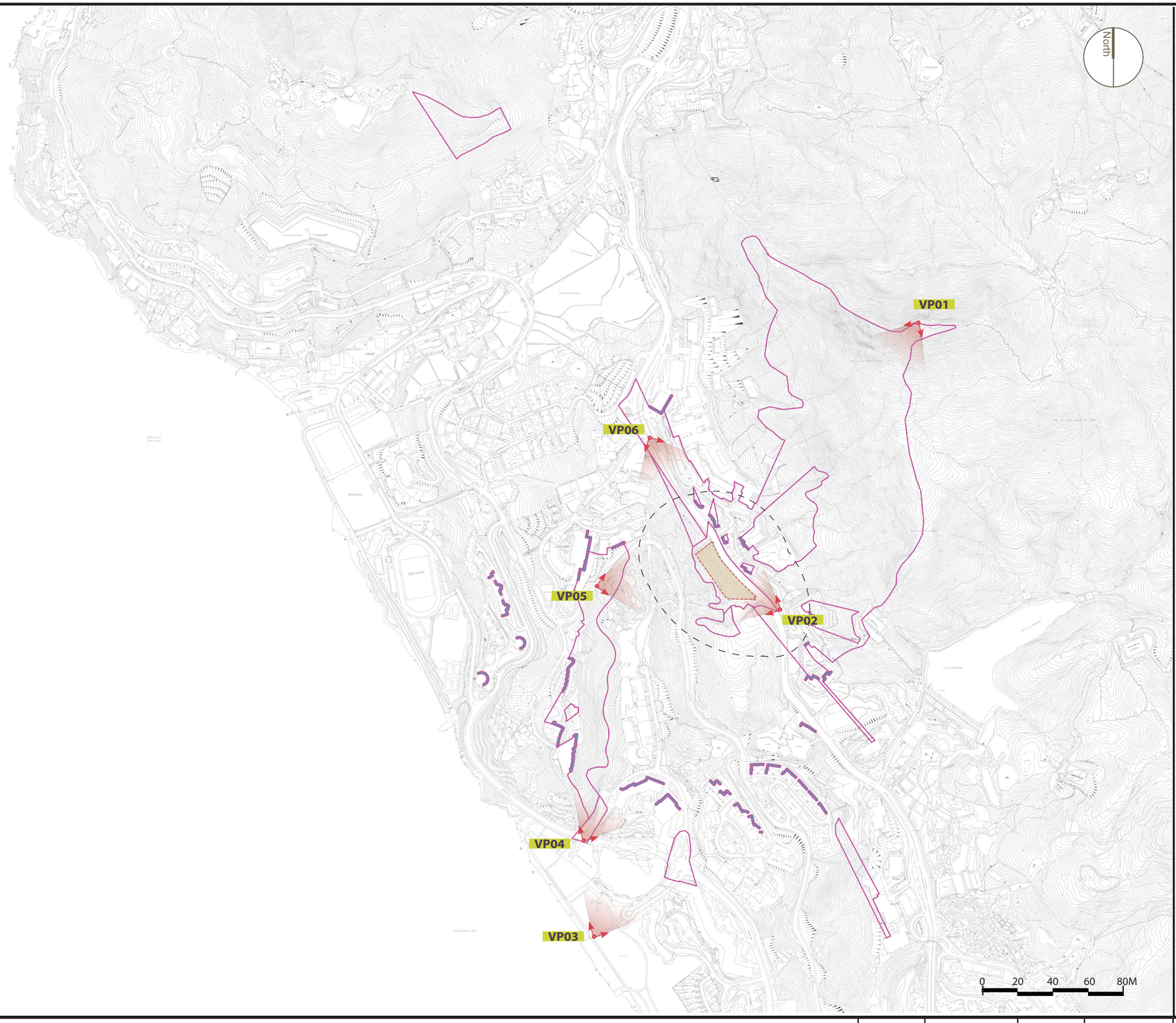
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Visual Elements

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FIGURE NO.	Figure 4.4	REV	-

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LEGEND

- Application Site Boundary
- Proposed Scheme
- Visual Envelope
- Initial Assessment Boundary
- VP — Representative viewing points (VPs) and angle of main view

Local Viewing Points

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

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

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

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

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

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

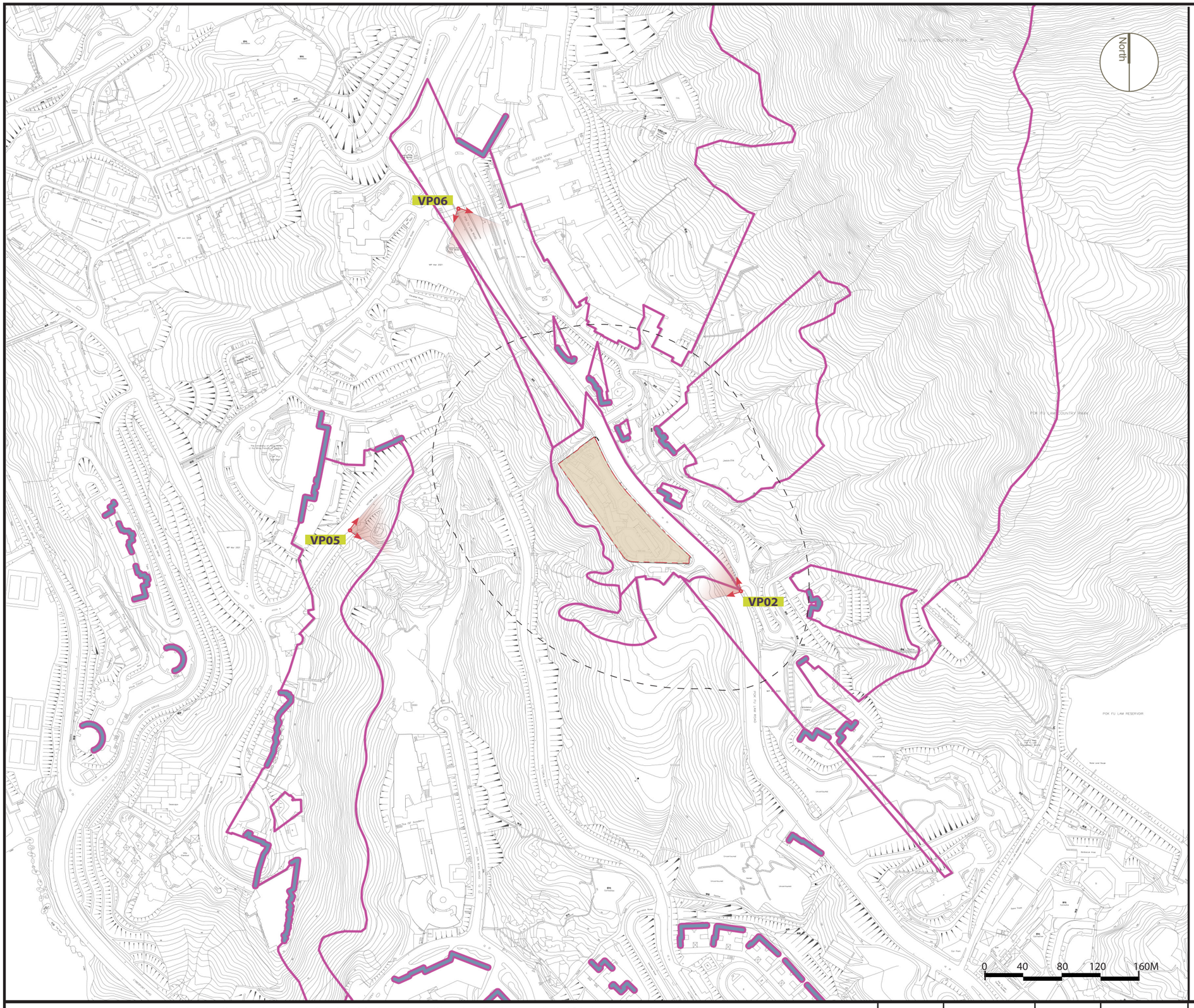
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Visual Envelope and Public Viewing Points

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FIGURE NO.	Figure 4.5	REV	-

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LEGEND

- Application Site Boundary
- Proposed Scheme
- Visual Envelope
- Initial Assessment Boundary
- VP — Representative viewing points (VPs) and angle of main view

Local Viewing Points

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

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

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

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

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

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

FIGURE TITLE

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Visual Envelope and Public Viewing Points (Blow-up)

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FIGURE NO.	Figure 4.6	REV	-

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LEGEND

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

Local Viewing Points

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

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

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

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

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

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

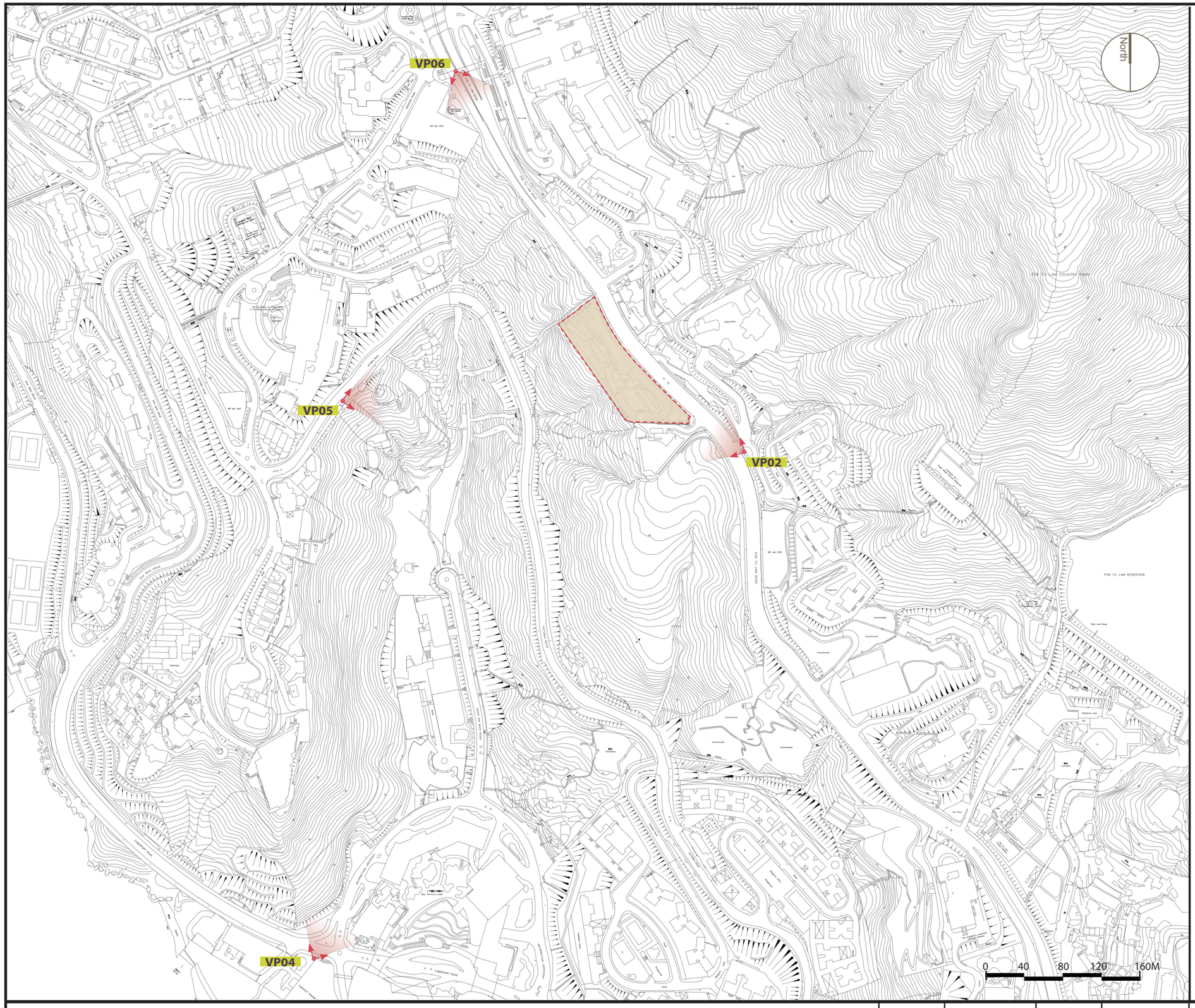
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Location of Photomontage Viewing Points

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FIGURE NO.	Figure 7.1	REV	-

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LEGEND

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

Local Viewing Points

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

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

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

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

FIGURE TITLE

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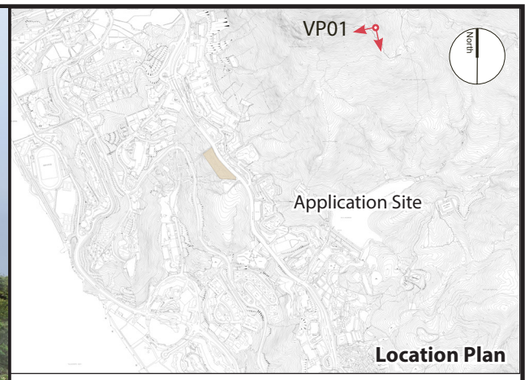
Location of Photomontage Viewing Points

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.2	REV	-

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



Viewing Point 01 (VP01)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.



Viewing Point 01: View looking south west from the summit of High West (Proposed Scheme)

FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

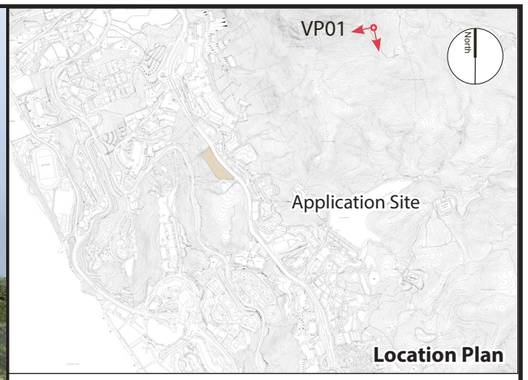
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.3	REV	-

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



Viewing Point 01 (VP01)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.



Viewing Point 01: View looking south west from the summit of High West (Proposed Scheme)

FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

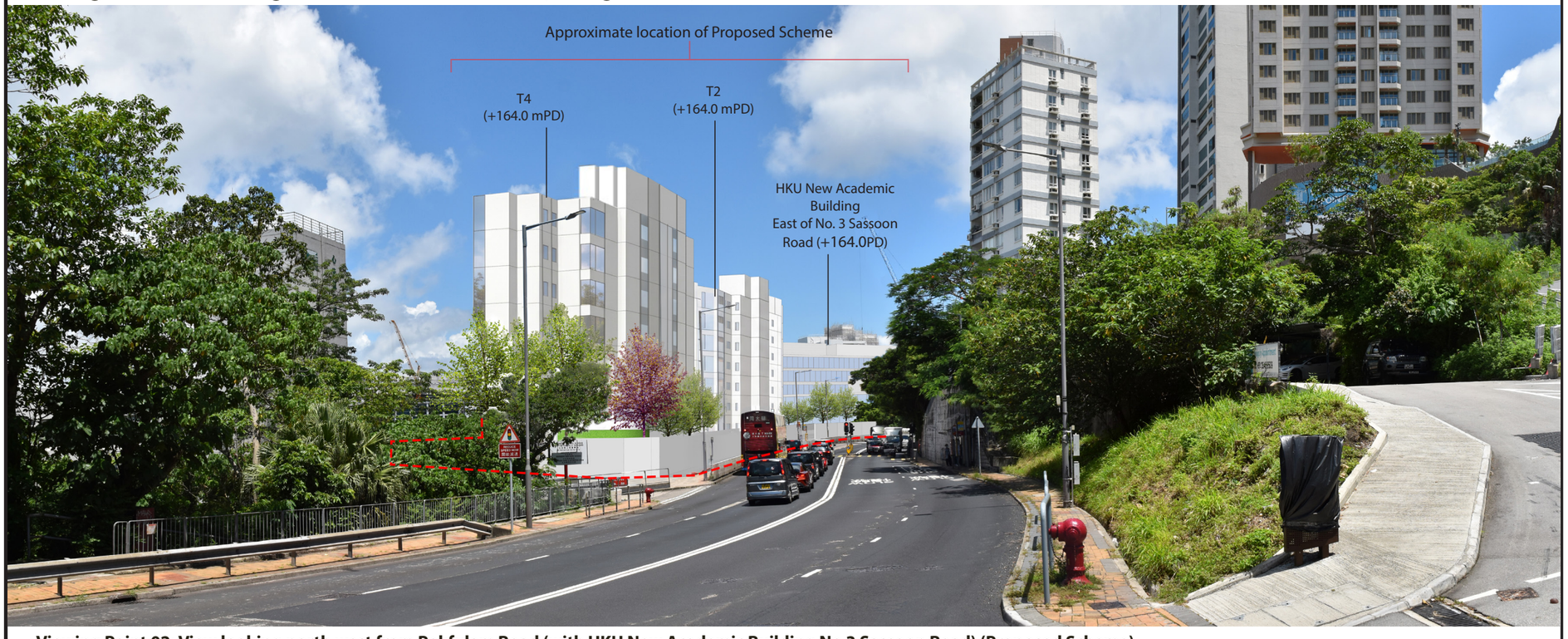
Visual Impact Assessment: Photomontages

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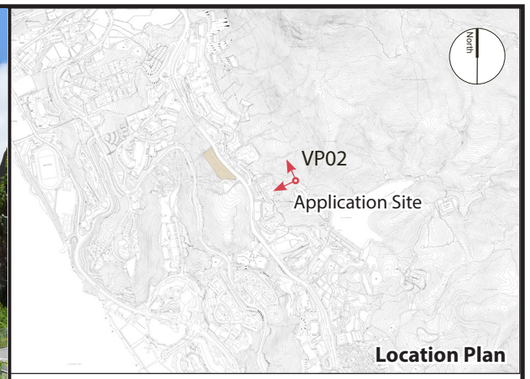
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Viewing Point 02: View looking north west from Pokfulam Road (Existing Situation)



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



Viewing Point 02 (VP02)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

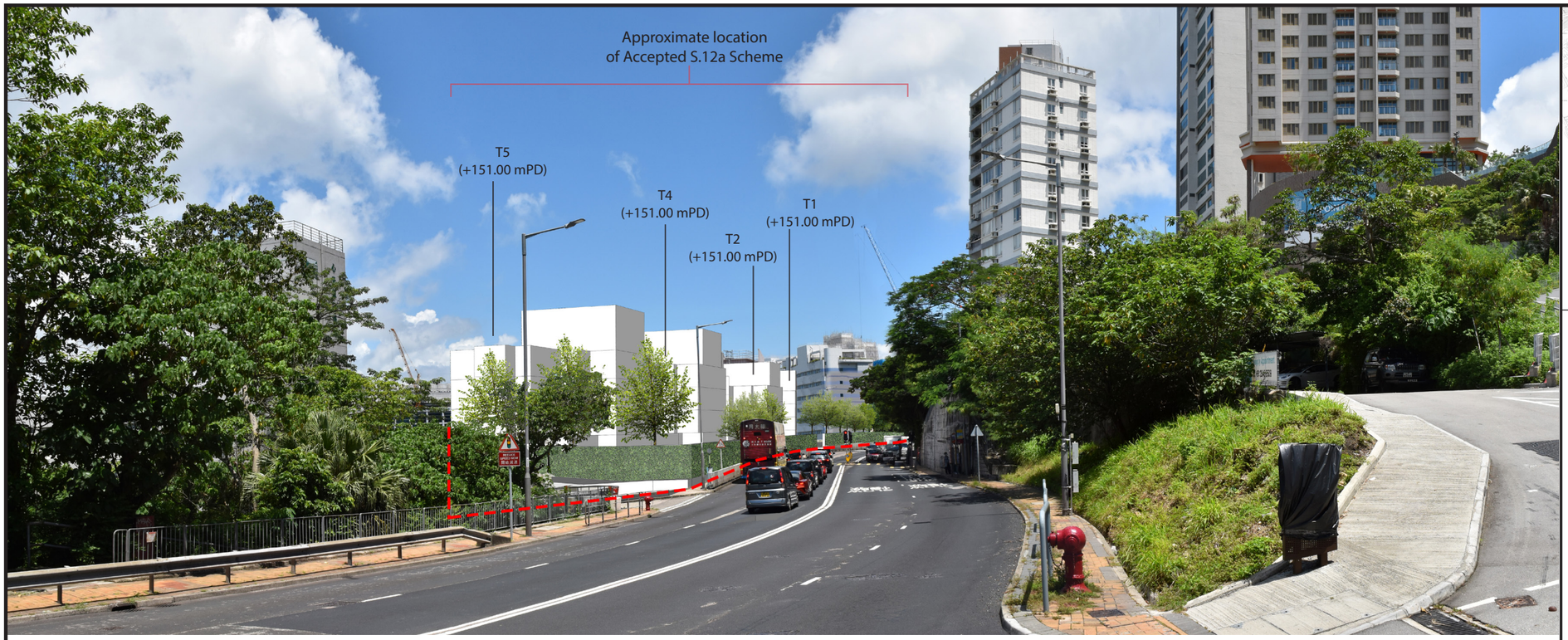
FIGURE TITLE

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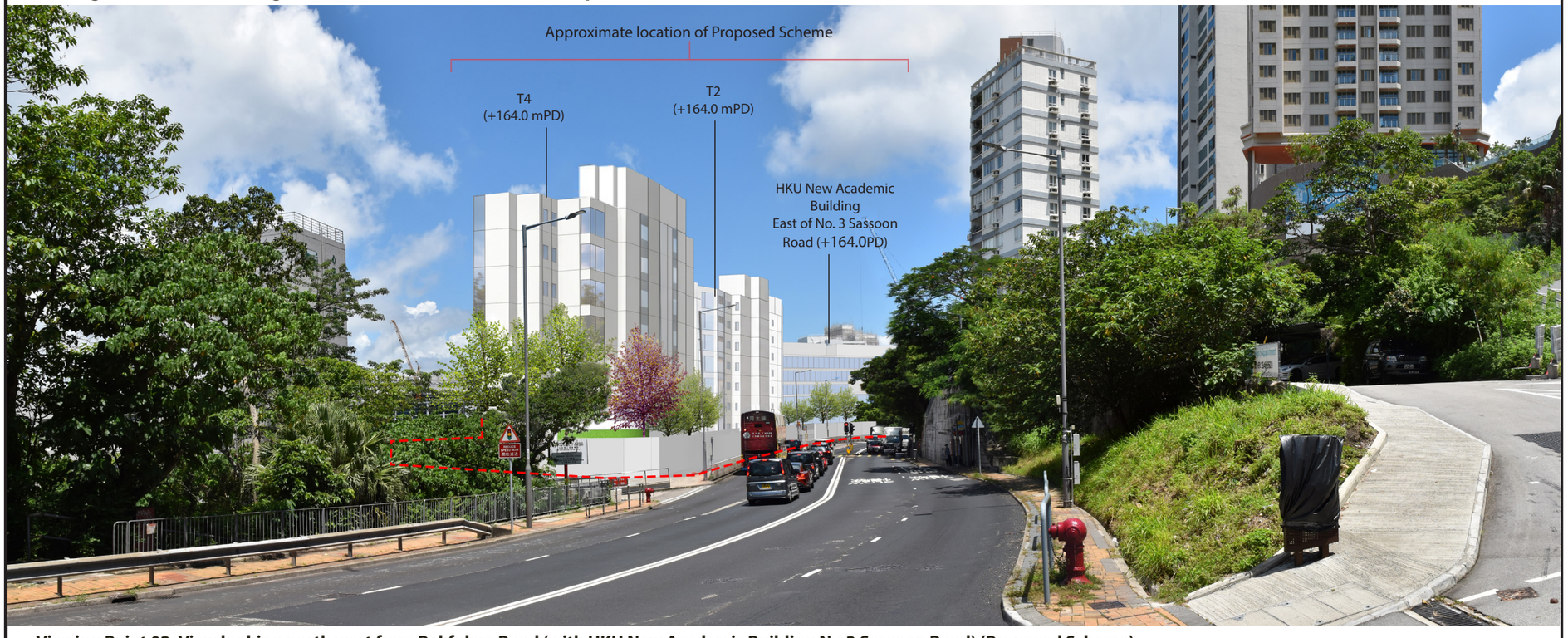
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
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FIGURE NO.	Figure 7.5	REV	-

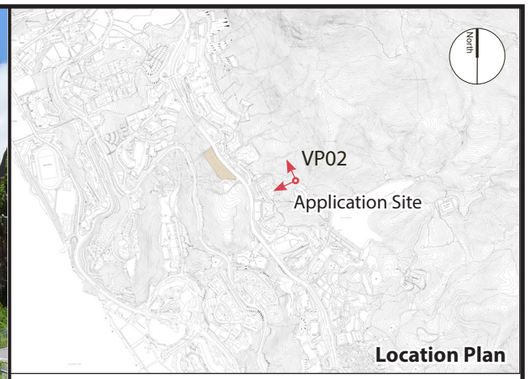
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Viewing Point 02: View looking north west from Pokfulam Road (Accepted S.12a Scheme)



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



Viewing Point 02 (VP02)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

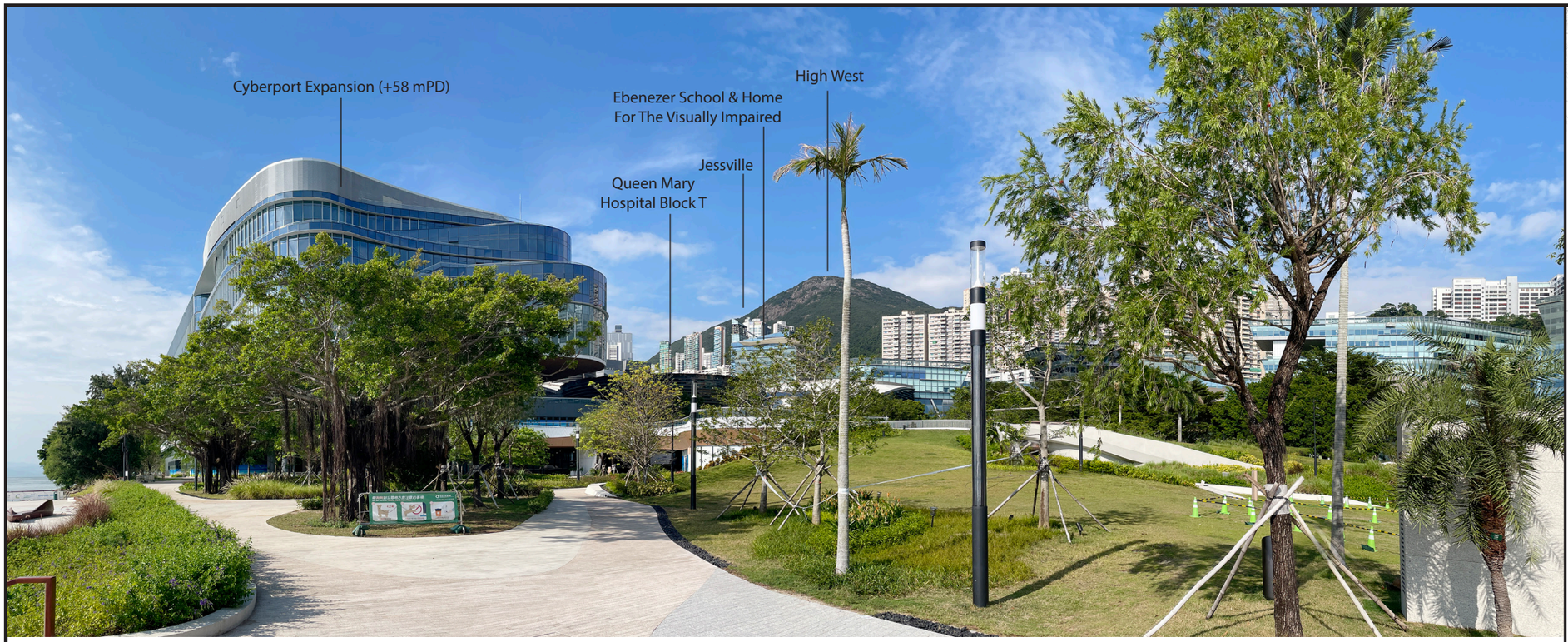
FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

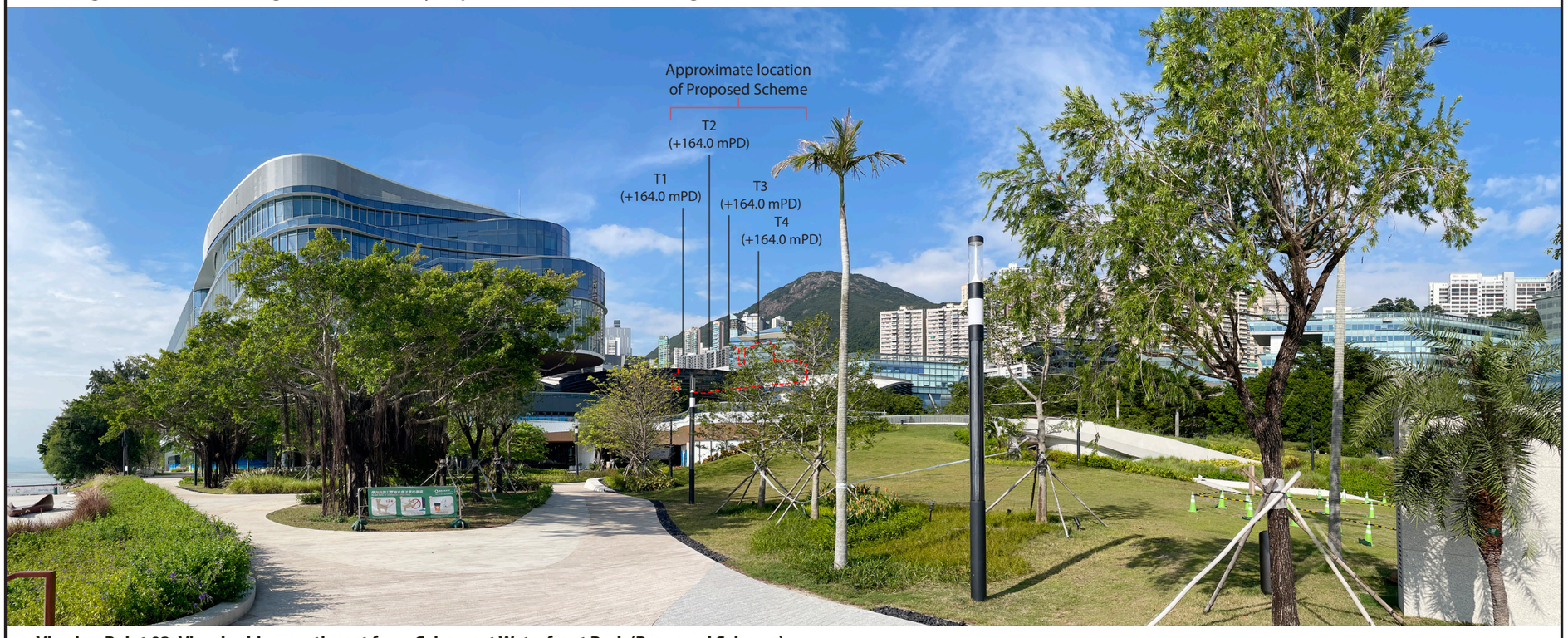
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.6	REV	-

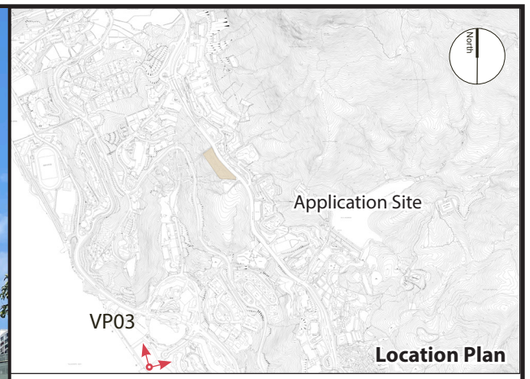
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Viewing Point 03: View looking north east from Cyberport Waterfront Park (Existing Situation)



Viewing Point 03: View looking north east from Cyberport Waterfront Park (Proposed Scheme)



Viewing Point 03 (VP03)

Viewing point elevation: +6.2 mPD
Viewing distance: 850 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

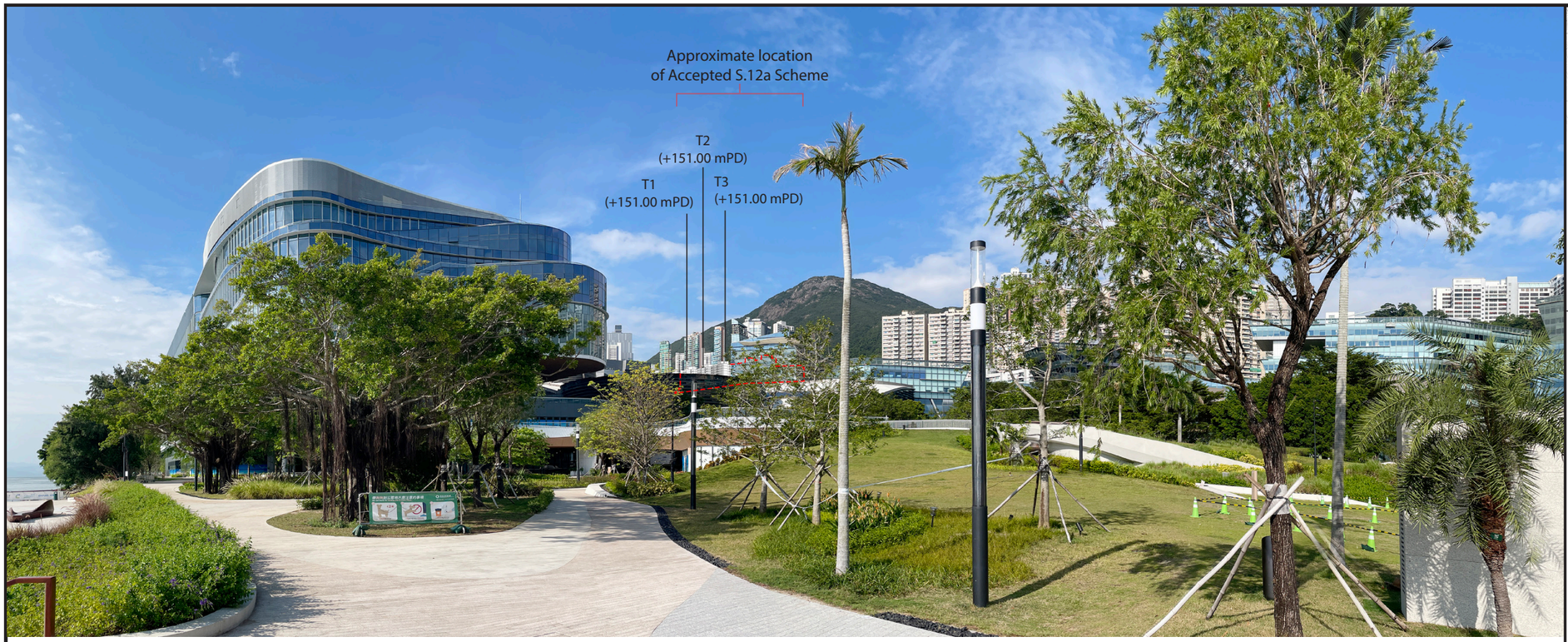
FIGURE TITLE

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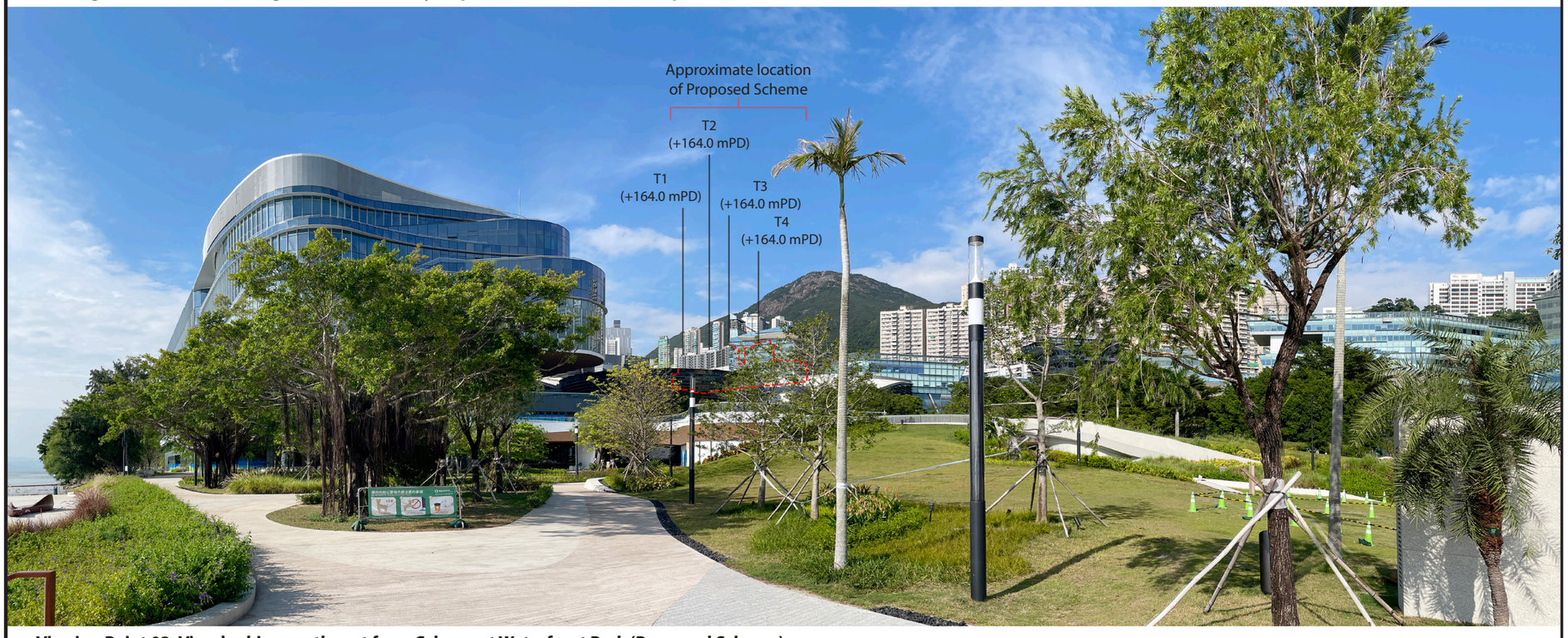
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.7	REV	-

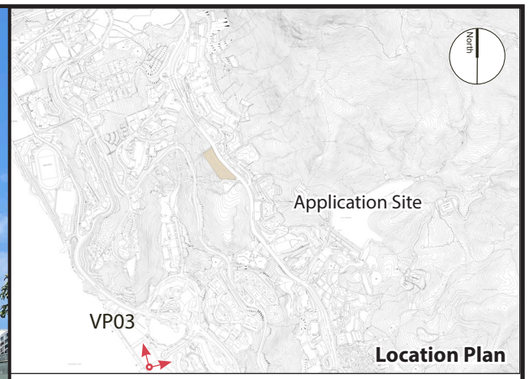
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Viewing Point 03: View looking north east from Cyberport Waterfront Park (Accepted S.12a Scheme)



Viewing Point 03: View looking north east from Cyberport Waterfront Park (Proposed Scheme)



Viewing Point 03 (VP03)

Viewing point elevation: +6.2 mPD
Viewing distance: 850 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

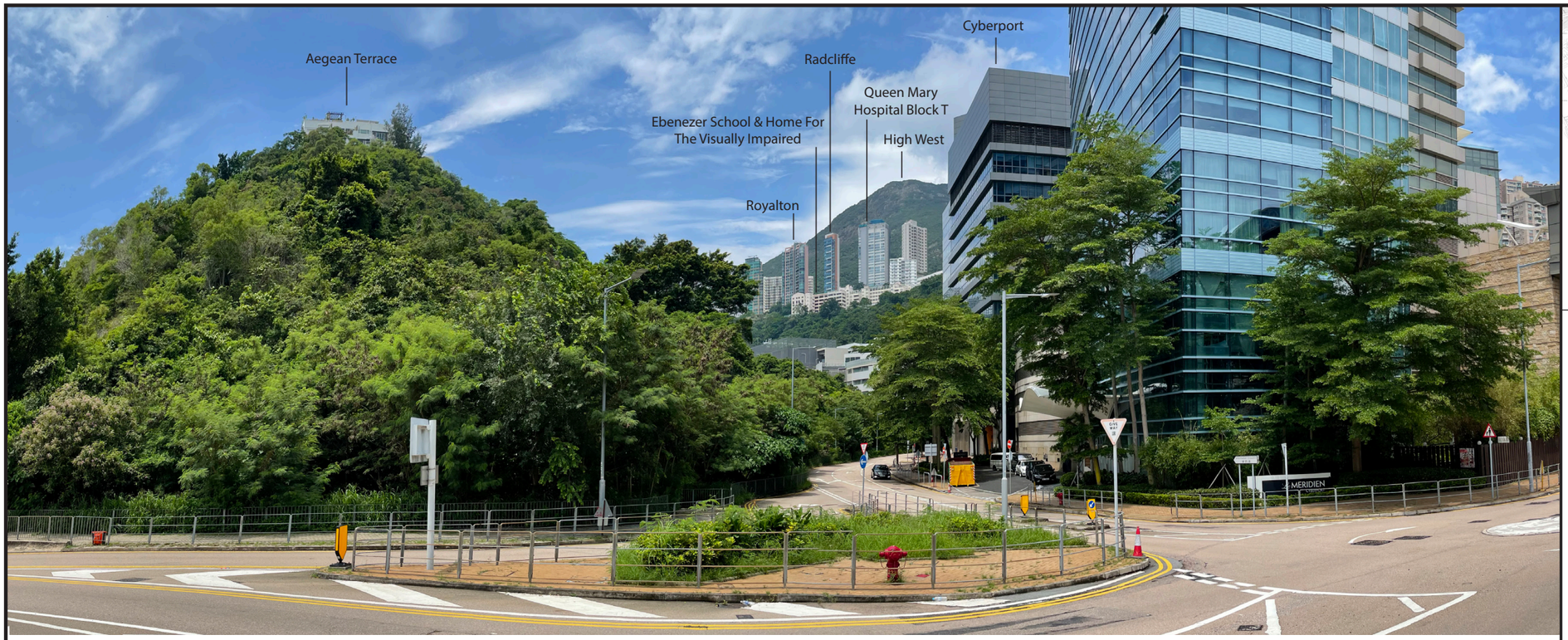
FIGURE TITLE

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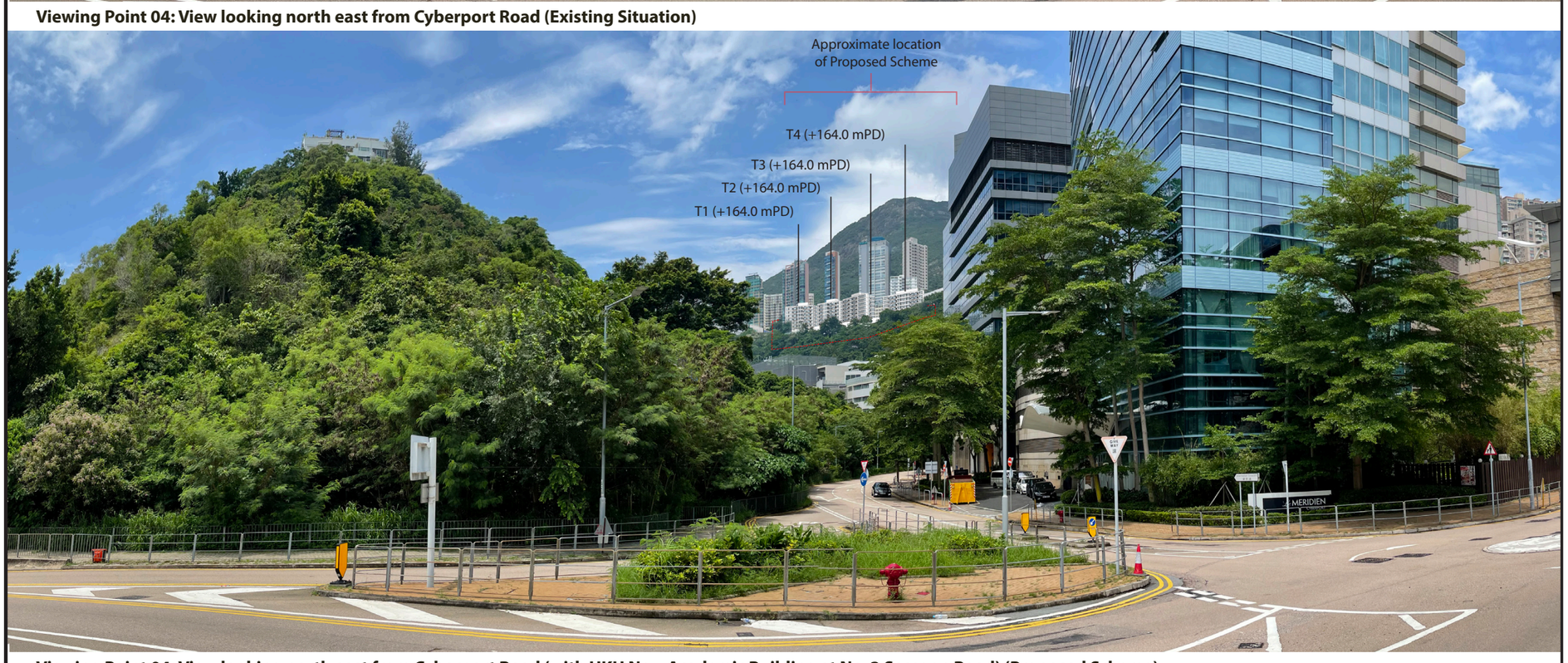
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.8	REV	-

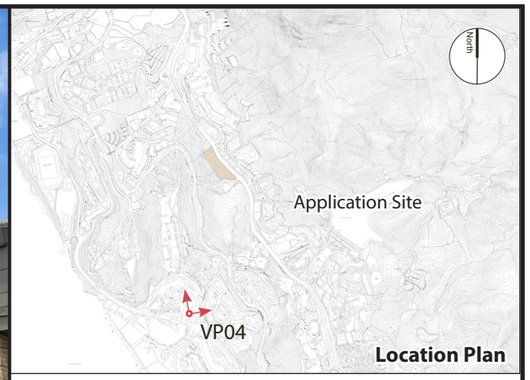
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Viewing Point 04: View looking north east from Cyberport Road (Existing Situation)



Viewing Point 04: View looking north east from Cyberport Road (with HKU New Academic Building at No. 3 Sassoon Road) (Proposed Scheme)



Viewing Point 04 (VP04)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

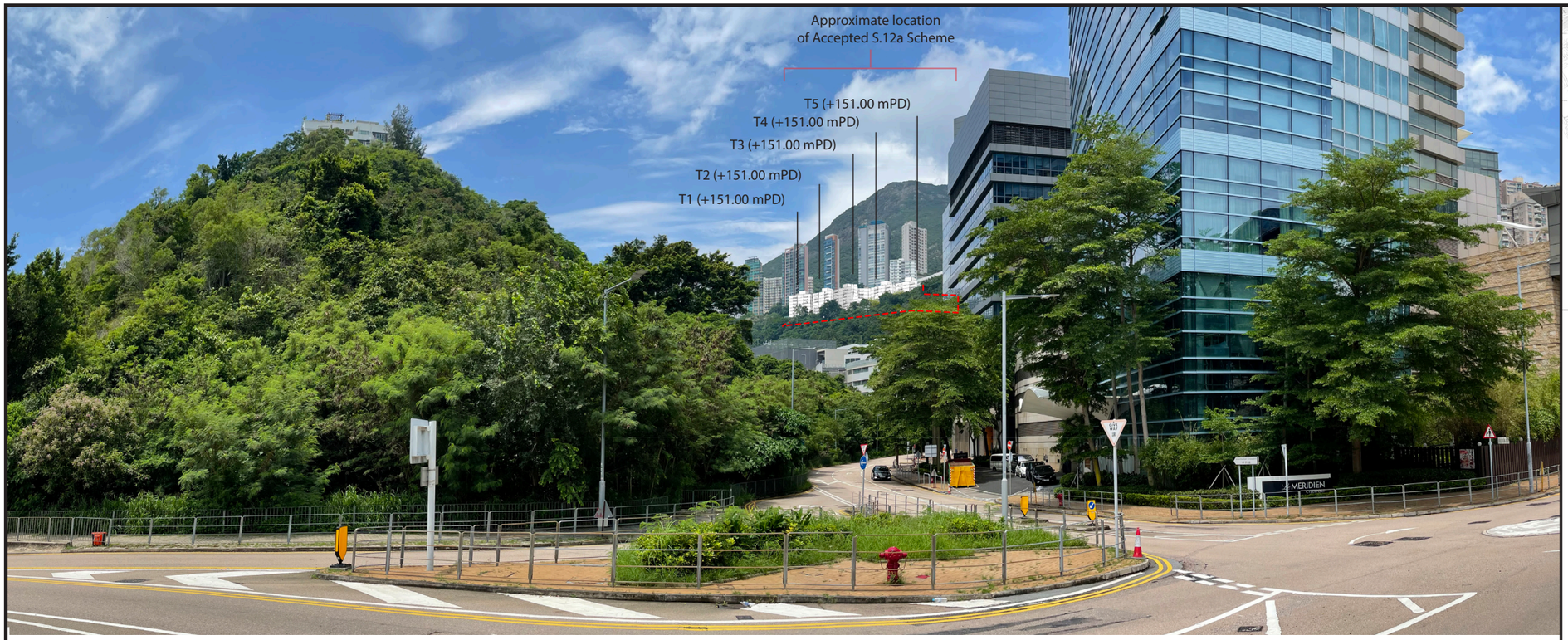
FIGURE TITLE

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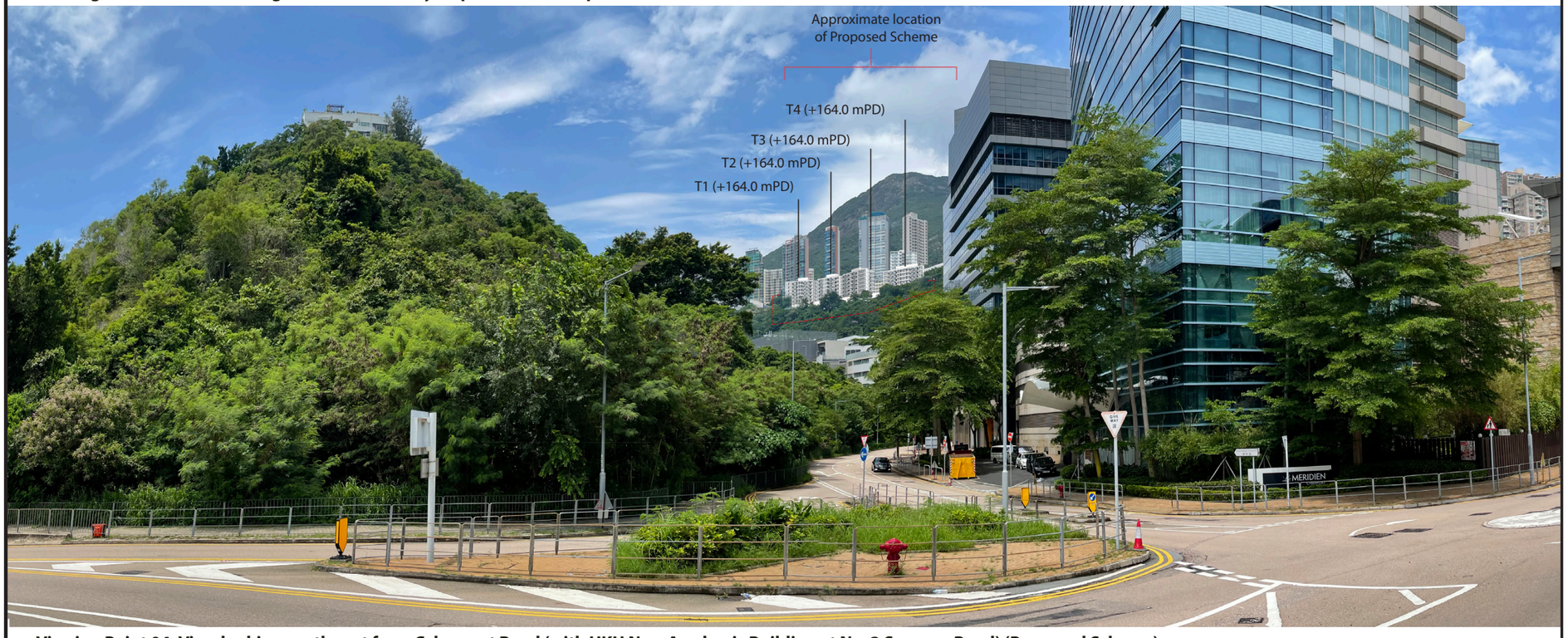
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.9	REV	-

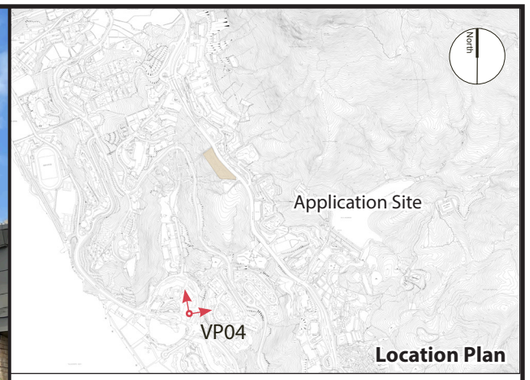
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Viewing Point 04: View looking north east from Cyberport Road (Accepted S.12a Scheme)



Viewing Point 04: View looking north east from Cyberport Road (with HKU New Academic Building at No. 3 Sassoon Road) (Proposed Scheme)



Viewing Point 04 (VP04)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.10	REV	-

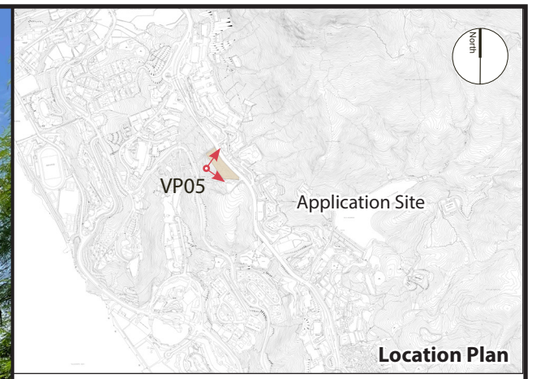
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Viewing Point 05: View looking north east from Victoria Road (Existing Situation)



Viewing Point 05: View looking north east from Victoria Road (with HKU New Academic Building at No. 3 Sassoon Road) (Proposed Scheme)



Viewing Point 05 (VP05)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

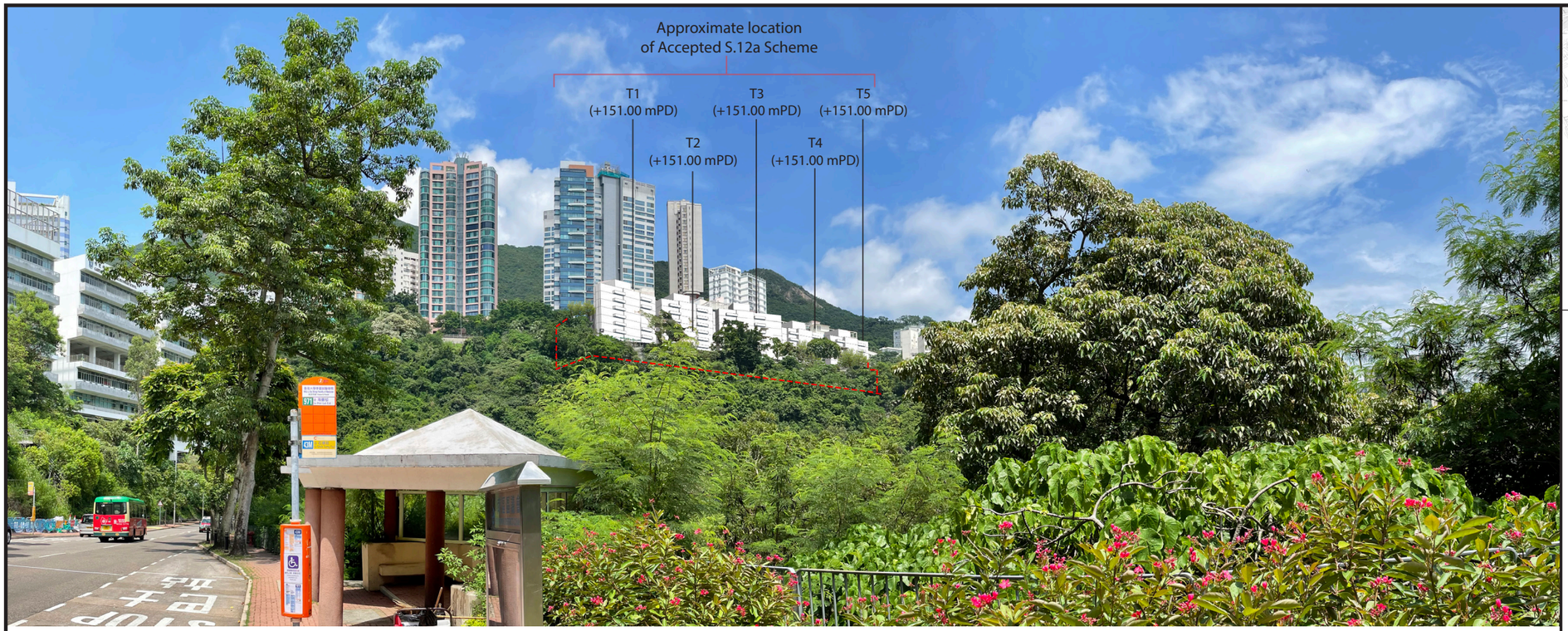
FIGURE TITLE

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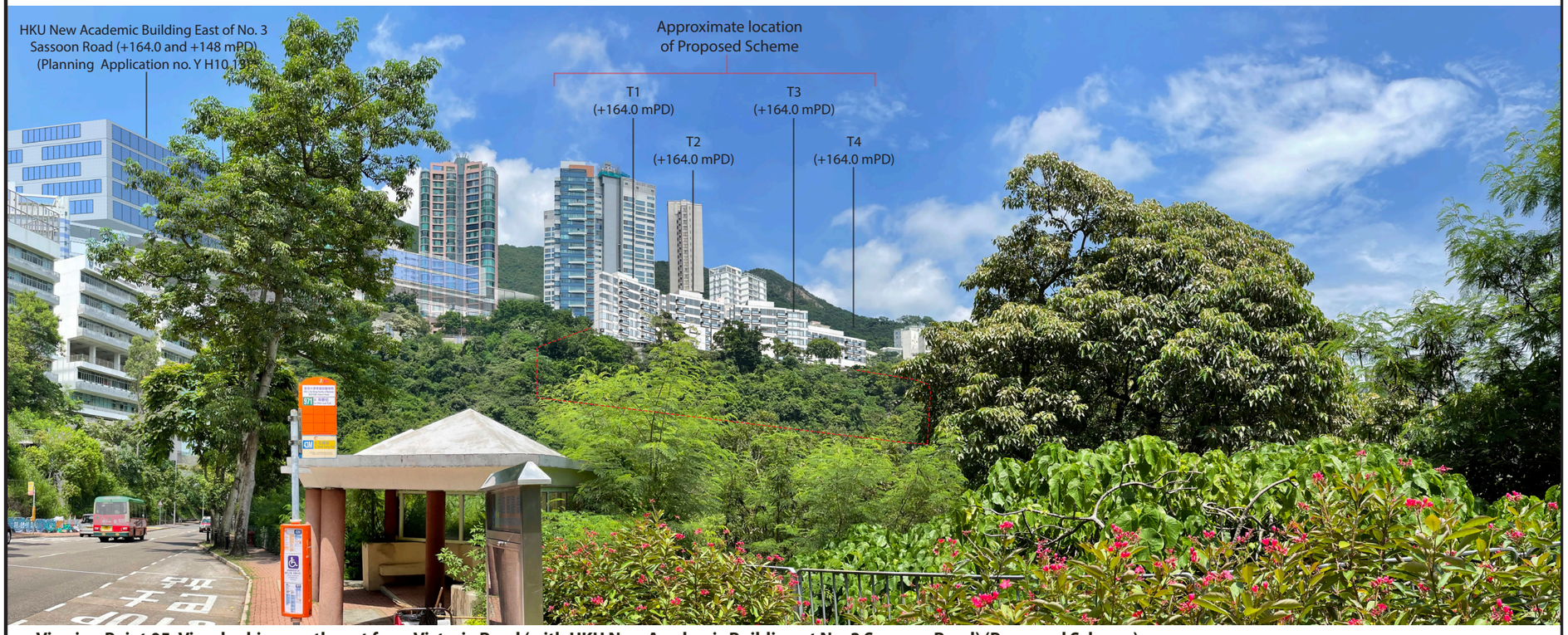
Visual Impact Assessment: Photomontages

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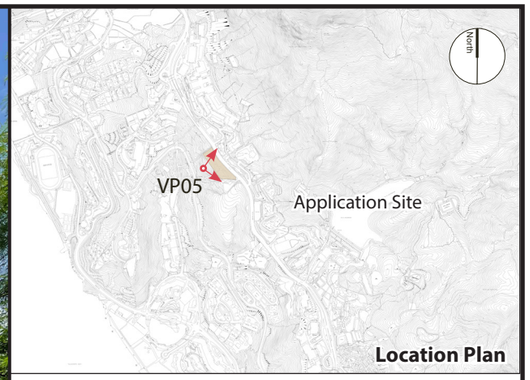
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Viewing Point 05: View looking north east from Victoria Road (Accepted S.12a Scheme)



Viewing Point 05: View looking north east from Victoria Road (with HKU New Academic Building at No. 3 Sassoon Road) (Proposed Scheme)



Viewing Point 05 (VP05)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

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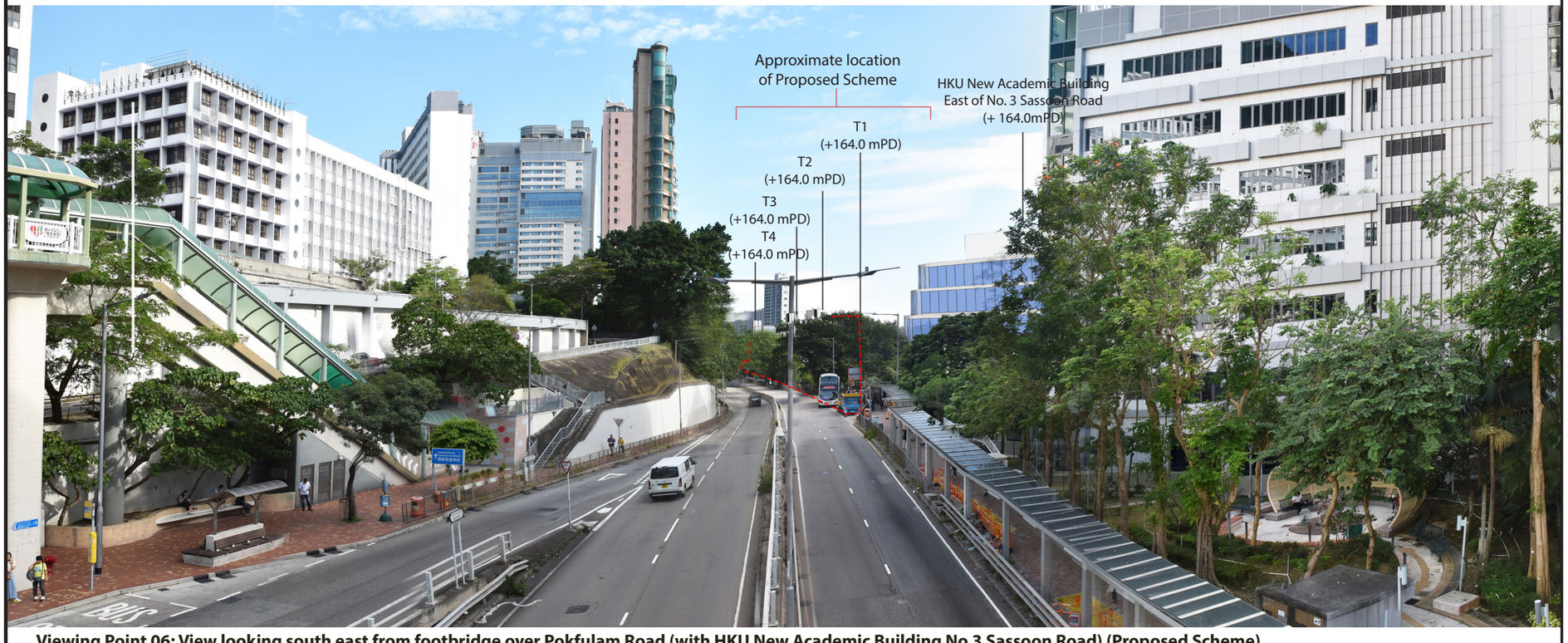
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.12	REV	-

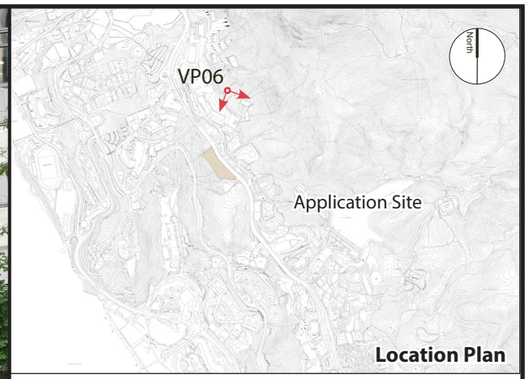
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Viewing Point 06: View looking south east from footbridge over Pokfulam Road (Existing Situation)



Viewing Point 06: View looking south east from footbridge over Pokfulam Road (with HKU New Academic Building No.3 Sassoon Road) (Proposed Scheme)



Viewing Point 06 (VP06)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

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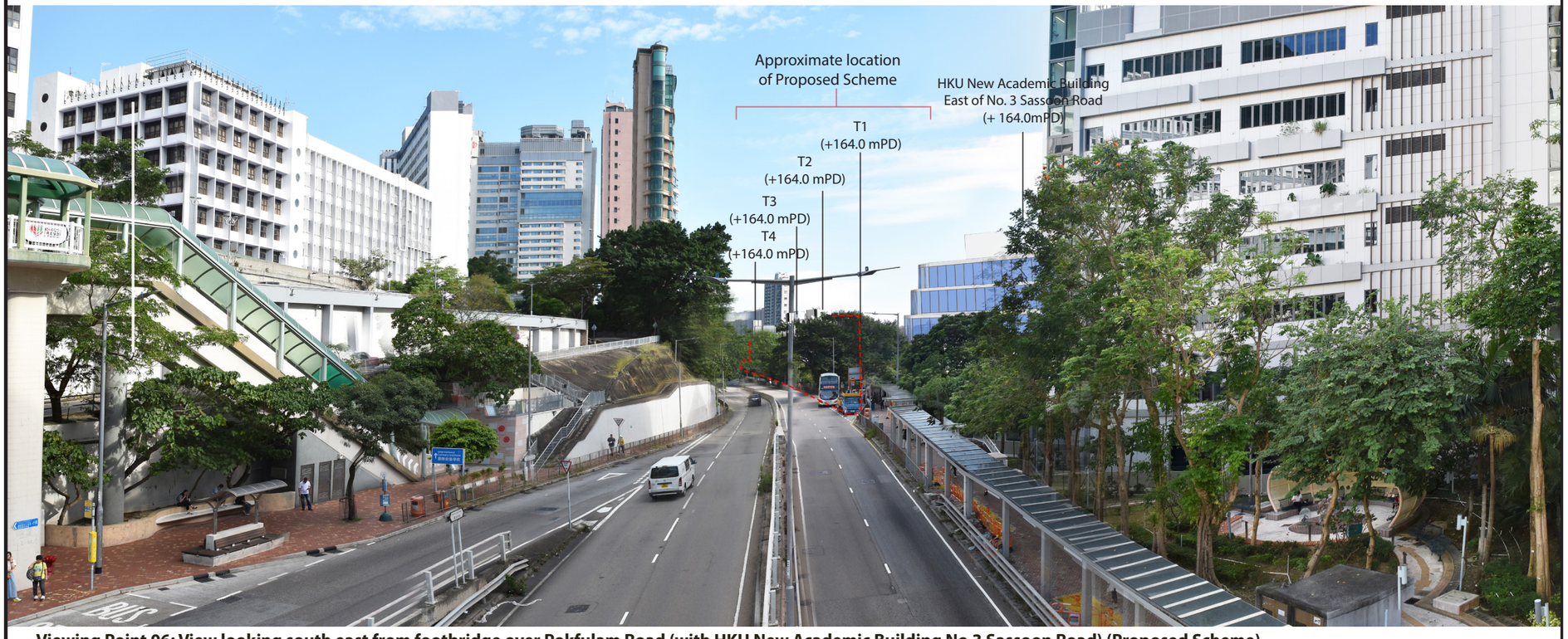
Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
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FIGURE NO.	Figure 7.13	REV	-

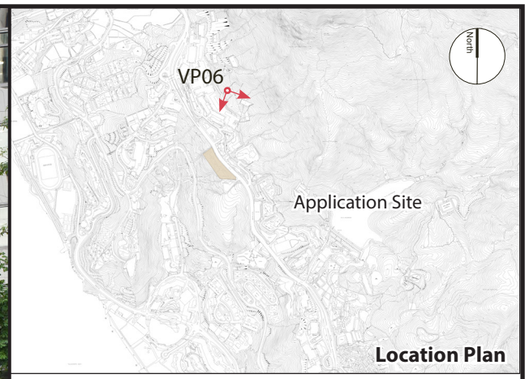
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Website: scenic@studioscenic.com



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



Viewing Point 06: View looking south east from footbridge over Pokfulam Road (with HKU New Academic Building No.3 Sassoon Road) (Proposed Scheme)



Viewing Point 06 (VP06)

Viewing 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 2034 plus 10 years). The trees will be planted as heavy standard grade approximately 5-7m in height.

FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Visual Impact Assessment: Photomontages

SCALE	N.T.S.	DATE	Oct 2026
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FIGURE NO.	Figure 7.14	REV	-

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