
Attachment 2

Replacement Pages of Visual Impact Assessment

3 Visual Conditions of Viewing Points

- 3.1 According to TPB PG-No. 41A, the assessment area (i.e. the visual envelope) of a VIA should cover area of visual influence (AVI) within which the Proposed Development is profoundly visible from public viewers. Having regard to the urban context with existing high-density and high-rise developments in the surrounding area, there is only limited view towards the Proposed Development. The visual envelope is, in effect, equivalent to the AVI for this case, except that the visual envelope also covers the view from the waterfront promenade at Kai Tak Development, from which the top floors of the Proposed Development will be visible from a remote distance (**Figure 3.1** refers).
- 3.2 When determining the AVI, the size of Proposed Development, visual context, popular public gathering spaces, distance of the development, its potential visibility from the selected public viewing points (VPs) and the actual site and surrounding topographical conditions by ground inspection have been taken into account. Having regard to the scale and height of the Proposed Development, the subject AVI extends to Sai Wan Ho to the east, Shau Kei Wan to the south, Taikoo Place to the west and Quarry Bay Park to the north (**Figure 3.1** refers).
- 3.3 According to TPB PG-No. 41A, for harbourfront development, the assessment area may have to be extended to the opposite side of the harbour and ridgelines in the visual backdrop of the development. Given the Application Site is located in the north shore of Hong Kong Island, the view from Waterfront Promenade at Kai Tak Development will be assessed as per Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 11: Urban Design Guidelines. In gist, a total of 5 VPs are selected (**Figure 3.1** refers). The following sections will describe the existing visual conditions at these VPs.

