
Appendix B
Visual Impact Assessment

Section 16 Planning Application for
Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions
for Permitted Office Use and Other Permitted Uses in “Commercial (7)” Zone
bounded by King’s Road and Taikoo Shing Road, Quarry Bay

Visual Impact Assessment

(July 2026)

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1 Introduction

1.1 Purpose of Submission

1.1.1 This Visual Impact Assessment (VIA) was prepared in support of the planning application for proposed minor relaxation of gross floor area (GFA) and building height (BH) restrictions for permitted office use and other permitted uses in “Commercial (7)” (“C(7)”) zone (hereafter referred to as “Proposed Development”) bounded by King’s Road and Taikoo Shing Road on the Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28 (**Figure 1.1** refers) (hereafter referred to as “Application Site”) under Section 16 (S16) of the Town Planning Ordinance (the Ordinance) (CAP. 131).

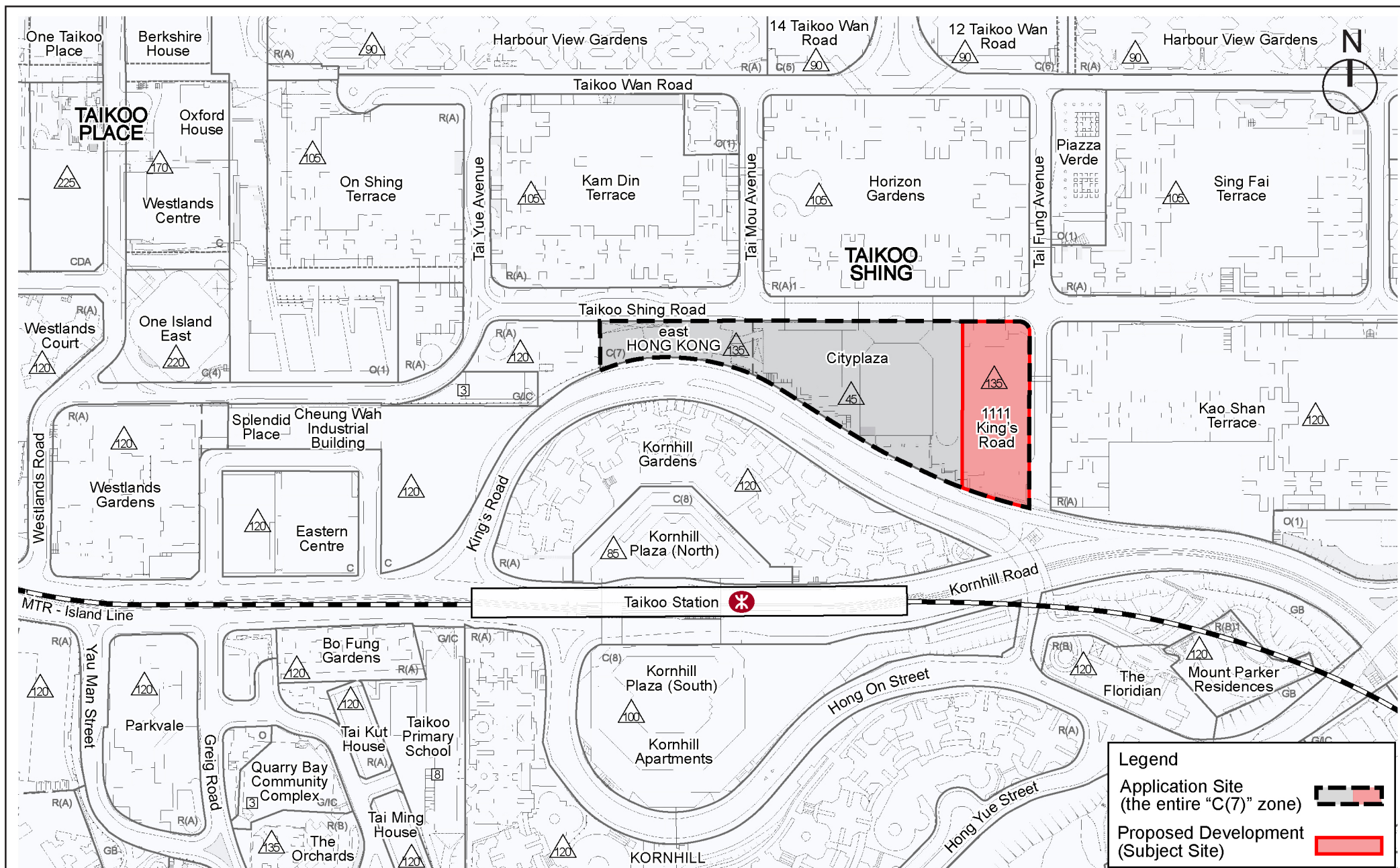
1.1.2 The “C(7)” zone bounded by King’s Road and Taikoo Shing Road on the Quarry Bay OZP consists of 1111 King’s Road (formerly known as Cityplaza One), Cityplaza and east HONG KONG. This “C(7)” zone is subject to a maximum non-domestic GFA of 123,129m² and is subject to 2 BH bands: 1111 King’s Road and east HONG KONG are subject to maximum BH of 135mPD; while Cityplaza in between 1111 King’s Road and east HONG KONG is subject to maximum BH of 45mPD.

1.1.3 In this planning application, to support office extension of 1111 King’s Road, extra GFA and BH is required for 1111 King’s Road. Therefore, two items that require planning permission from the Town Planning Board (the Board) are involved:

- Minor relaxation of the “C(7)” zone GFA restriction from 123,129m² to 142,254m² (+19,125m² / 15.53%)
- Minor relaxation of the BH restriction of 1111 King’s Road from 135mPD to 149.8mPD (+14.8m / 10.96%)

1.1.4 It should be highlighted that although the Application Site will be the whole “C(7)” zone on the OZP covering 1111 King’s Road, Cityplaza and east HONG KONG, **the addition of GFA and BH is to 1111 King’s Road (Subject Site)**. Existing development parameters of Cityplaza and east HONG KONG in “C(7)” zone will remain unchanged (see **Figure 1.2**).

1.1.5 As the Proposed Development involves modification of development parameters that will amount to intensification in development scale, according to Town Planning Board Guidelines No. 41A on Submission of Visual Impact Assessment

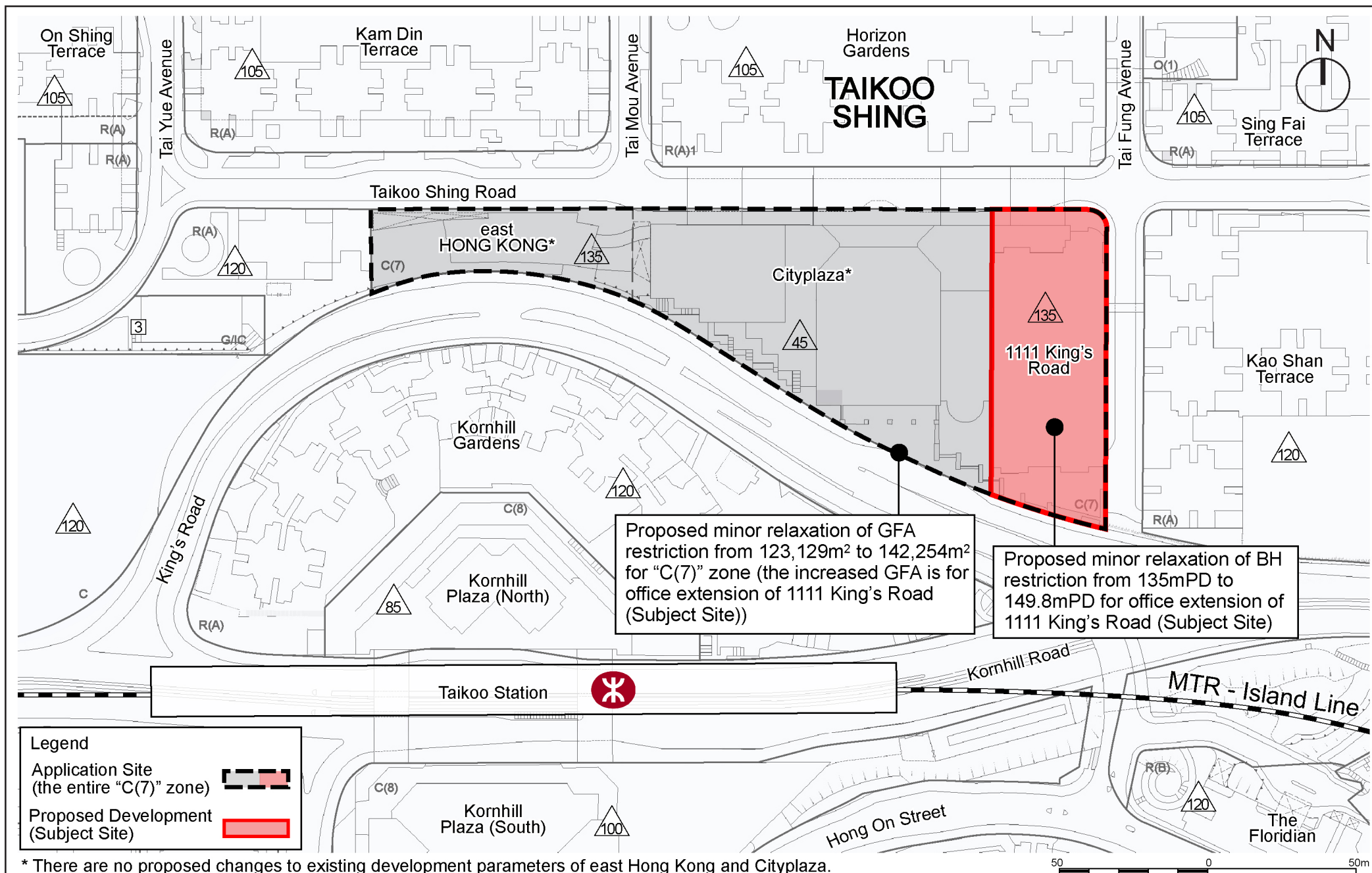


Legend

Application Site
(the entire "C(7)" zone)

Proposed Development
(Subject Site)

50 0 50m



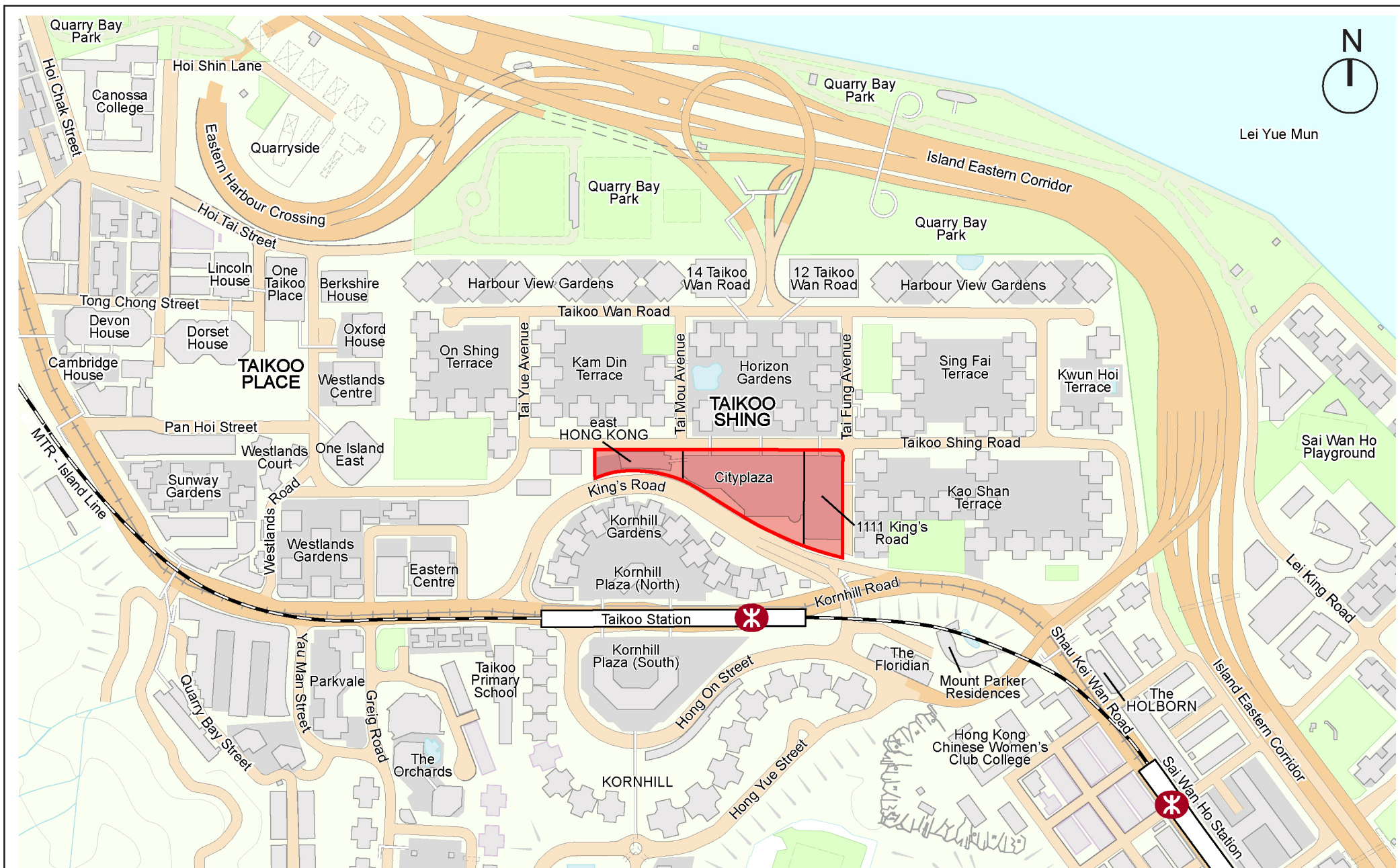
for Planning Applications to the Town Planning Board (TPB PG-No. 41A), preparation of a VIA is required. TPB PG-No. 41A has been followed in the preparation of this VIA.

1.2 Site Particulars

- 1.2.1 The Application Site, covering an area of about 13,581m², comprises 1111 King’s Road, part of Cityplaza and east HONG KONG. 1111 King’s Road, which is the subject matter for proposed increase in GFA and BH, is currently 106.35mPD tall (at main roof), made up by 28 storeys excluding 1 level of basement. The existing GFA of 1111 King’s Road is 78,068.629m².
- 1.2.2 1111 King’s Road abuts King’s Road to its south and Taikoo Shing Road to its north (**Figure 1.3**). To its immediate east is Tai Fung Avenue; while to its immediate west is Cityplaza. 1111 King’s Road is well connected to other parts of Cityplaza, owned by Swire Properties, by an elevated walkway.
- 1.2.3 The Application Site is located in a high-density, well-developed urban context. It is within a comprehensive residential-cum-commercial development named Taikoo Shing. It is surrounded by existing office and residential clusters, including Taikoo Place to further west of the Application Site, 14 Taikoo Wan Road and 12 Taikoo Wan Road (formerly known as Cityplaza Three and Four respectively) to further north, Kornhill Gardens, Kornhill Plaza and KORNHILL to the south.

1.3 Planning Context

- 1.3.1 The Application Site falls within an area zoned “C(7)” on the Approved Quarry Bay OZP No. S/H21/28. According to the Notes of the OZP, the Application Site is subject to a maximum non-domestic GFA of 123,129m², which reflects the total as-built GFA in this zone. According to the OZP, the Application Site is subject to 2 BH restrictions. 1111 King’s Road and east HONG KONG are subject to maximum BH of 135mPD; while Cityplaza in the “C(7)” zone is subject to BH restriction of 45mPD.
- 1.3.2 As stipulated on the Notes of the OZP, based on individual merits of a development or redevelopment proposal, minor relaxation of GFA and BH restrictions may be considered by the Board on application under S16 of the Ordinance.



Application Site (the entire "C(7)" zone)

50 0 100m

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Title

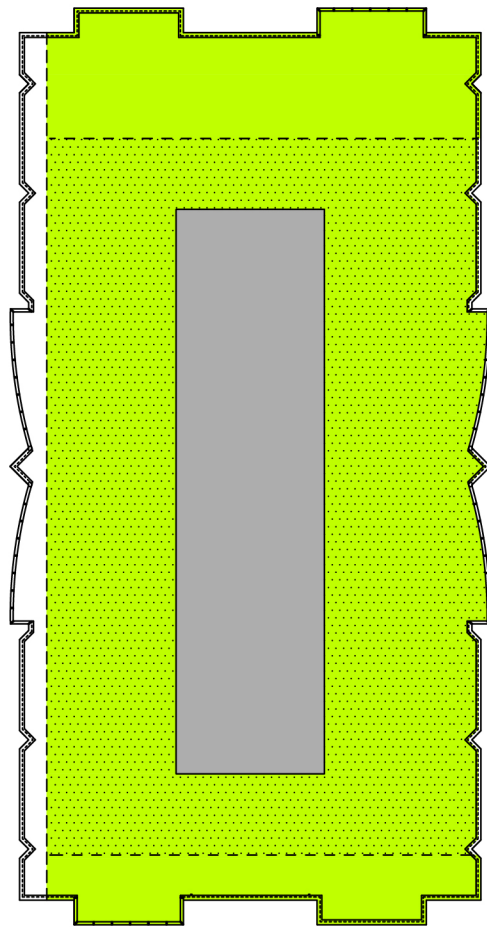
Location Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jul 2026
Scale	N/A		Figure 1.3

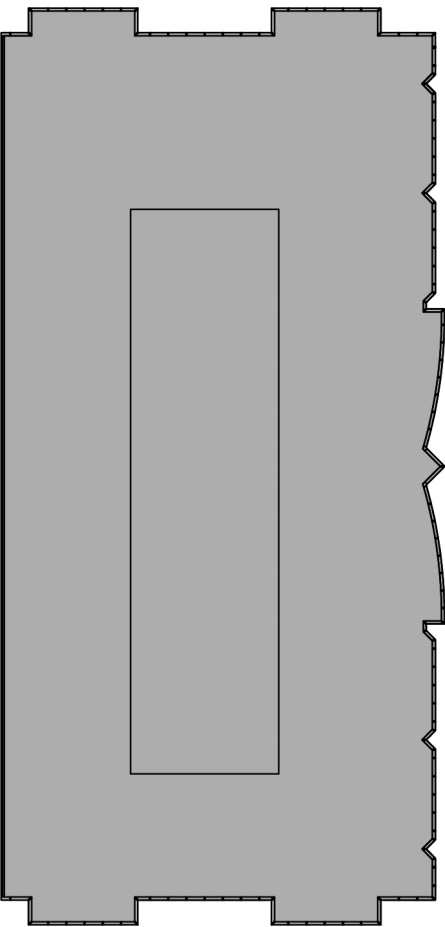
- 1.3.3 On 3.7.2008, a set of General Building Plans (GBP) was approved by the Buildings Department (BD). The approved BH of 1111 King’s Road in that GBP was up to 189.95mPD, with total GFA of the “C(7)” zone reaching 164,042.113m². This GBP was approved before the stipulation of BH and GFA restrictions on the OZP, which was on 25.7.2008 and 9.10.2009 respectively. Since 2008, several GBP (amendment) submissions were made to BD. The latest GBP was approved in May 2025.

2 Indicative Development Proposal

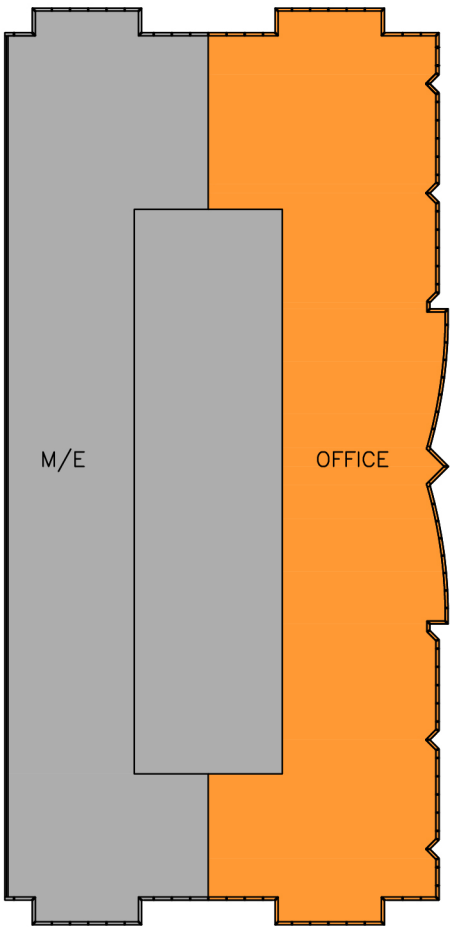
- 2.1 The Applicant proposes addition of GFA and BH to 1111 King’s Road for its office extension. No changes will be made to the existing office floors; the extra GFA will be added atop the existing 28 storeys. Therefore, this planning application seeks minor relaxation of GFA restriction of the Application Site (the entire “C(7)” zone) from 123,129m² to 142,254m² (+19,125m² / 15.53%), and minor relaxation of BH restriction of 1111 King’s Road from 135mPD to 149.8mPD (+14.8m / 10.96%).
- 2.2 The increase in GFA and BH will be made up by 10 new storeys: 7 storeys for office use, 1 floor for mechanical and electrical (M&E) facilities, 1 floor for office-cum-M&E uses and 1 floor serving as refuge floor-cum-sky garden. The sky garden on 28/F will adopt permeable instead of enclosed design for better air ventilation and to add visual interest to the building façade. It will serve like a clubhouse to provide covered space for active and passive activities, such as yoga, jogging, etc. Indicative Floor Plans and Section Plan are at **Figures 2.1** and **2.2** respectively.
- 2.3 The major development parameters of the Proposed Development are at **Table 2.1**.



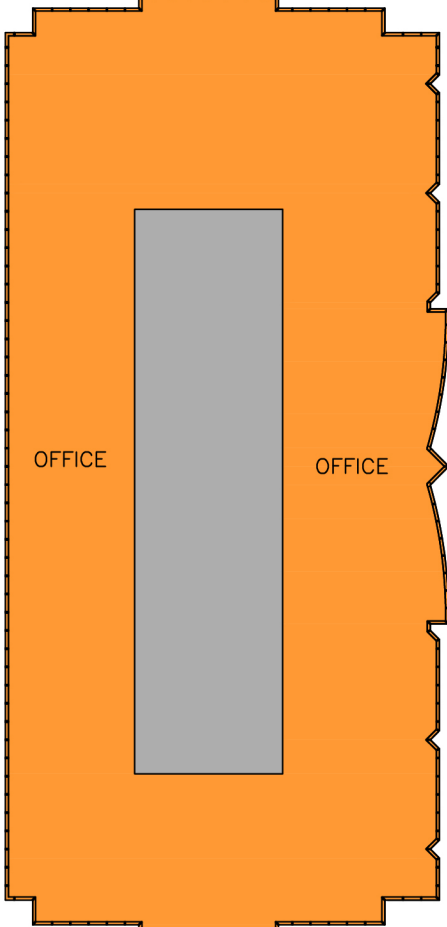
28TH FLOOR PLAN
(REFUGE FLOOR-CUM-SKY GARDEN)



29TH FLOOR PLAN
(M/E FLOOR)



30TH FLOOR PLAN
(M/E & OFFICE FLOOR)

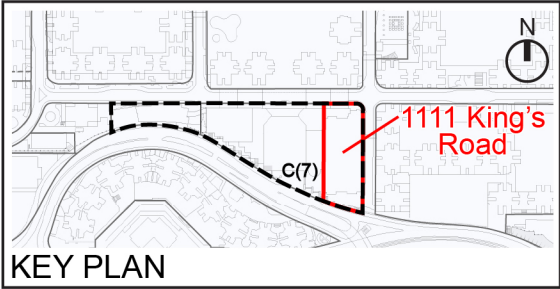


31ST - 37TH FLOOR PLAN
(OFFICE)

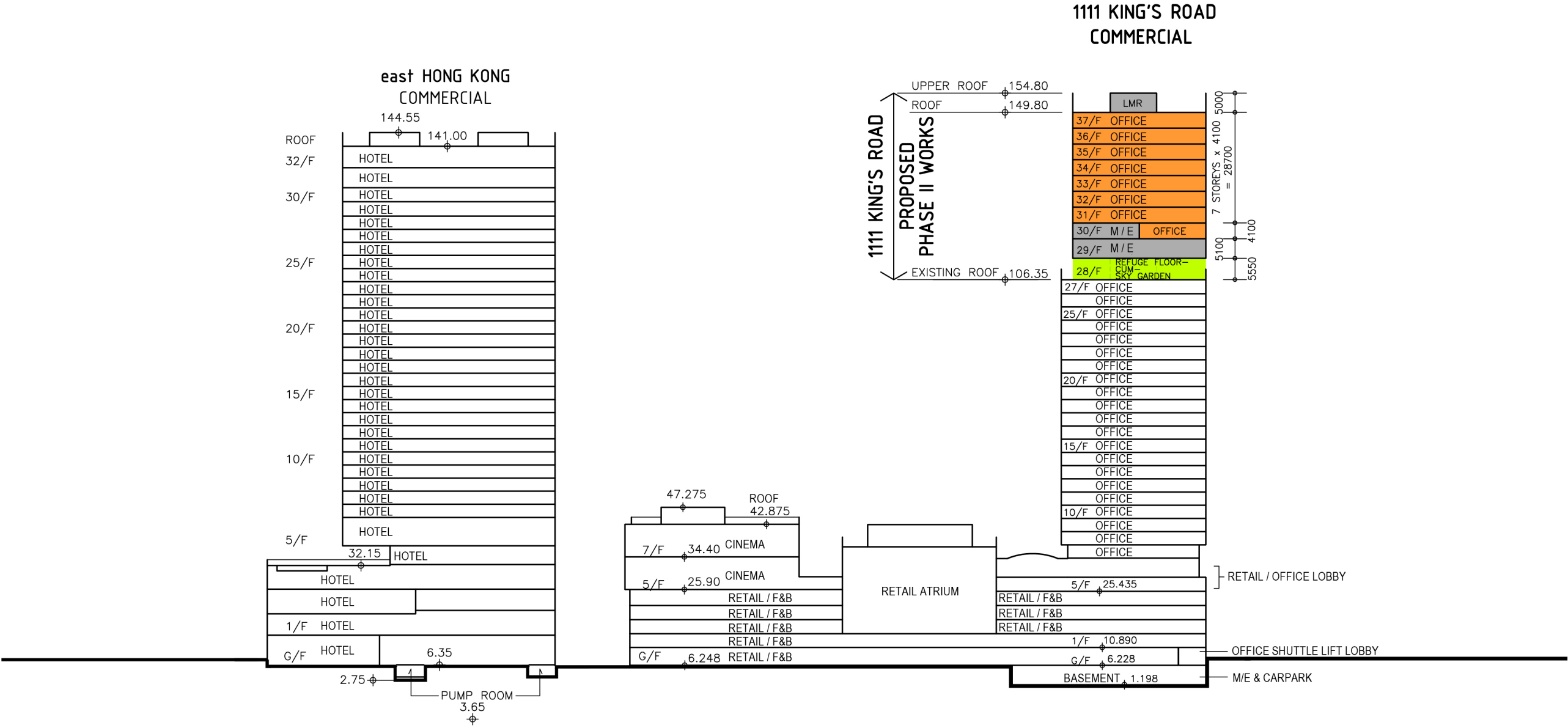
LEGEND :-

- OFFICE
- E&M / BACK OF HOUSE AREA
- REFUGE FLOOR
- GREENERY AREA

Remark: Internal layout shall be subject to detailed design in subsequent stage.

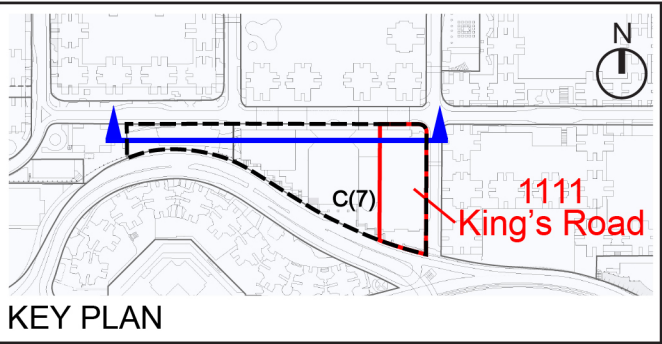


	Title	Indicative Floor Plans of 1111 King's Road Extension				Checked	DH	Drawn	PW
						Rev	0	Date	Jul 2026
						Scale	Figure 2.1		



LEGEND (FOR PROPOSED NEW FLOORS ONLY)

- OFFICE
- E&M / BACK OF HOUSE AREA
- REFUGE FLOOR-CUM-SKY GARDEN



Title

Indicative Section Plan

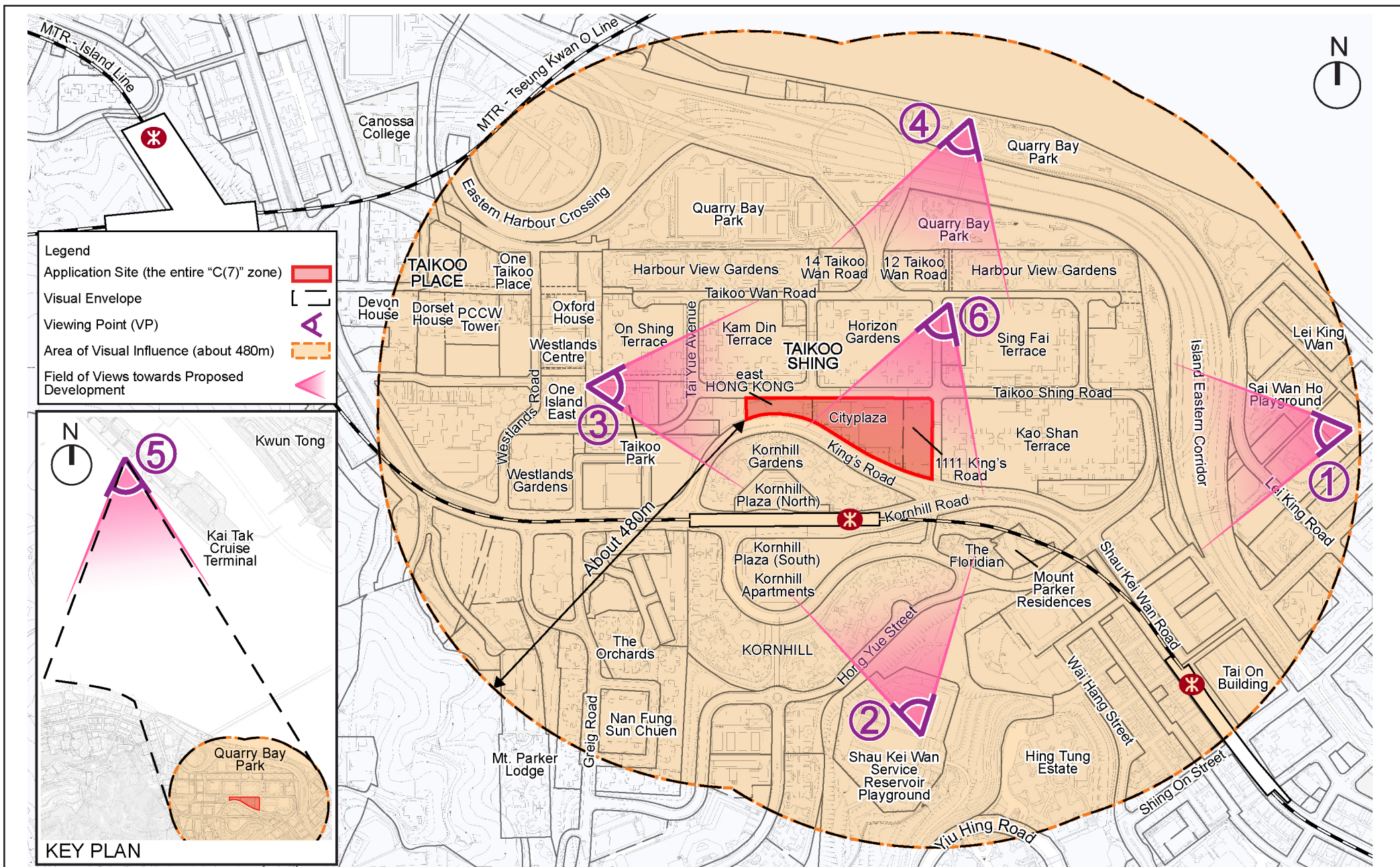
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Scale	Figure 2.2		

Table 2.1 Major Development Parameters of the Proposed Development

Application Site Area (about)	13,581m ²		
	OZP Restriction	Proposed Parameter	Difference
Application Site (“C(7)” zone)			
GFA (about)	123,129m ²	142,254m ²	+19,125m ² / 15.53% (for office extension of 1111 King’s Road, i.e. extension atop existing building)
1111 King’s Road (Subject Site)			
BH (at main roof)	135mPD	149.8mPD	+14.8m / 10.96% (number of storeys of 1111 King’s Road will increase from 28 to 37, excluding basement)

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 6 VPs are selected (**Figure 3.1** refers). The following sections will describe the existing visual conditions at these VPs.



VP 1 – Sai Wan Ho Playground

- 3.4 Located about 530m east from the Application Site, this VP is selected because it is a major open space in Sai Wan Ho. Also, 1111 King’s Road is the nearest commercial development to this open space. This playground, which offers tennis courts and pavilions, is surrounded by a residential development called Lei King Wan and Government, Institution or Community uses such as Water Supplies Department Sai Wan Ho Pumping Station, Korean International School, Caritas Lok Yi School, Hong Kong Film Archive, etc.
- 3.5 The quality of the existing view from this VP is fair. Visual elements in the playground form the foreground of the view from this VP, such as planters, trees and pavilions. On the left behind the trees, Korean International School is partially visible. In the background, residential developments such as The HOLBORN, Mount Parker Residences, The Floridian and the residential blocks of Taikoo Shing are partially visible. Glimpsed view of One Island East is available behind Taikoo Shing. Existing trees screen off the view towards Taikoo Shing on right hand side. Sky view comes above the buildings and behind the trees in this playground.
- 3.6 The public viewers at this VP are users of this playground, visitors of Hong Kong Film Archive, staff of the pumping station, students and staff of nearby schools.



Existing condition at Sai Wan Ho Playground

VP 2 – Shau Kei Wan Service Reservoir Playground

- 3.7 This VP is about 350m south from the Application Site. It is a major open space enjoyed by the public with football fields, basketball court and jogging track. This VP is located at 86mPD, thus offers an elevated view towards the existing residential and commercial clusters in Quarry Bay.
- 3.8 The quality of the existing view is good. The foreground is made up of a football pitch with trees along its periphery; while the middle-ground is made up of The Orchards on the left and KORNHILL to its right. In the background, One Island East and One Taikoo Place are visible behind KORNHILL. Glimpsed view of east HONG KONG, The Floridian and Mount Parker Residences comes behind existing trees. A vista of open sky is available despite One Island East being exceptionally tall among the existing buildings.
- 3.9 The public viewers at this VP are mainly users of the football pitch.



Existing condition at Shau Kei Wan Service Reservoir Playground

VP 3 – Taikoo Park

- 3.10 Located about 405m west from the Application Site, this VP locates right outside One Island East. This is a popular open space enjoyed by office users during lunch hours.
- 3.11 The quality of existing view is fair. Water fountain of this park forms the foreground of the view from this VP. Visual elements of the park extend into the middle-ground, e.g. the planters, trees, lawn and park furniture. On the left hand side are the residential towers of Taikoo Shing (On Shing Terrace); on the right is Cheung Wah Industrial Building. In the background, residential towers of Kornhill Gardens are visible. Glimpsed view of 1111 King’s Road is available from this VP, between Taikoo Shing and Kornhill Gardens. Above is a partial sky view.
- 3.12 The public viewers at this VP are mainly pedestrians and users of this park, which are likely to be office users of One Island East and the rest of Taikoo Place.



Existing condition at Taikoo Park

VP 4 – Quarry Bay Park

- 3.13 Located about 375m north to the Application Site, this VP is selected because this park is a major and the largest open space in Quarry Bay OZP. This VP also offers an overview of the commercial buildings in Taikoo Shing and Taikoo Place.
- 3.14 Quality of existing view is good. Existing view at this VP is characterized by the view of the park in the foreground and buildings in the background. Pavilions, planters and trees are the major visual elements of the park. On left hand side there is a footbridge connecting the park and Taikoo Shing across Island Eastern Corridor. Behind the footbridge are the residential blocks of Taikoo Shing. In the middle and behind the trees are the commercial buildings in Taikoo Shing. 12 Taikoo Wan Road is partially visible with lower floors being screened off by trees. Glimpsed view of 14 Taikoo Wan Road, east HONG KONG and 1111 King’s Road is available. View towards 14 Taikoo Wan Road is largely blocked by trees in Quarry Bay Park; while 1111 King’s Road and east HONG KONG are blocked by buildings in the front. On right hand side in the background are One Island East, which intrudes much into the sky view above, and a few office buildings in Taikoo Place, including Oxford House, Berkshire House, One Taikoo Place and PCCW Tower.
- 3.15 The public viewers at this VP are mainly users of this park and nearby office users.



Existing condition at Quarry Bay Park

VP 5 – Waterfront Promenade at Kai Tak Development

- 3.16 This key VP, about 2.8km north to the Application Site, is selected according to TPB PG-No. 41A and HKPSG Chapter 11. According to TPB PG-No. 41A, given the publicly recognised importance of the harbour and ridgelines as our natural visual resources, all VIAs should demonstrate whether and how the Proposed Development would cause impact on the views to ridgelines and harbour if the site location is within the assessment area where views to ridgelines and the harbour may be reduced or blocked. As the Application Site is located in the harbourfront in Quarry Bay, Waterfront Promenade at Kai Tak Development, among other strategic VPs listed in HKPSG Chapter 11, was chosen as one of the VPs in this VIA.
- 3.17 The quality of existing view is good. It provides a long distance panoramic view to Hong Kong Island East area. Victoria Harbour forms the foreground of the view from this VP. Along the north shore of Hong Kong Island, buildings from Sai Wan Ho to North Point are visible in front of the ridgeline of Mount Parker, Mount Butler and Siu Ma Shan, with an open sky view atop. The buildings form an interesting building height profile. Major buildings from left to right are: Lei King Wan, Taikoo Shing, Taikoo Place, Kerry Centre, North Point Government Offices and K11 ATELIER King's Road. In general, buildings closer to the harbour have lower building heights, such as Taikoo Shing, Lei King Wan, etc. Behind these developments there are taller buildings, such as Mount Parker Residences, east HONG KONG, Kerry Centre, Prosperity Millennia Plaza, etc. In the middle of the view is Taikoo Place. One Island East and One Taikoo Place have intruded into the ridgeline. Two Taikoo Place has intruded into the 20% building free zone. The office building cluster of Taikoo Place forms the centre of the view from this VP with highest BH.
- 3.18 The public viewers at this VP are mainly recreational users jogging or taking a rest along the promenade.



Existing condition at Waterfront Promenade at Kai Tak Development

VP 6 – Piazza Verde

3.19 Located about 130m northeast to the Application Site, this VP is selected because this open space offers a close-up view of 1111 King’s Road between Horizon Gardens and Sing Fai Terrace.

3.20 Quality of existing view is fair. The foreground is formed by trees and vegetation in this open space. In the middle-ground, Kwun Tien Mansion of Horizon Gardens and Chi Sing Mansion of Sing Fai Terrace are visible. 1111 King’s Road is partially visible from this VP between Kwun Tien Mansion and Chi Sing Mansion. Sky view is available above these existing buildings as viewed from this VP.

3.21 The public viewers at this VP are anticipated to be the residents of Tai Koo Shing.



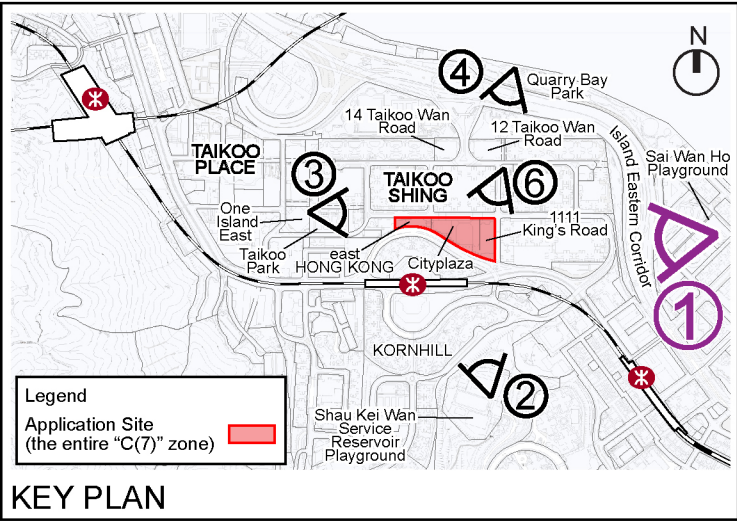
Existing condition at Piazza Verde

4 Discussions on Visual Impacts from Viewing Points

- 4.1 Photomontages, including existing site photo and rendering for the Proposed Development, have been prepared and enclosed in **Figures 4.1 to 4.6**.
- 4.2 The existing BH of 1111 King’s Road is 106.35mPD, which is lower than the 135mPD BH restriction stipulated on OZP. For ease of comparison, 135mPD will be indicated on the photomontages to reflect the actual visual impacts induced by the **14.8m** increase in BH.
- 4.3 Although the Application Site is the entire “C(7)” zone on Quarry Bay OZP, there will only be changes to the development parameters of 1111 King’s Road (Subject Site) upon completion of the Proposed Development. There will be no changes to Cityplaza and east HONG KONG, which are also included in the “C(7)” zone. Therefore, for the purpose of this VIA, only visual impacts arising from 1111 King’s Road will be assessed.

VP 1 – Sai Wan Ho Playground (Photomontage in **Figure 4.1**)

- 4.4 The view at this VP offers partial view of the Proposed Development. The proposed extension comes behind the residential towers of Taikoo Shing. The topmost floors and some parts of the lower floors will be visible. About half of the visible floors are below 135mPD, the OZP BH restriction. The Proposed Development will obstruct only a minor portion of the sky view. Yet, the open sky view is largely maintained. Also, the Application Site lies in a highly urbanised context. From this VP, Taikoo Shing, Mount Parker Residences, The HOLBORN and One Island East are visible. Compared with these buildings, the BH of 1111 King’s Road is considered acceptable and can blend in well with the surrounding developments. Therefore, the magnitude of visual change is considered slight.
- 4.5 Visual impacts on public viewers are anticipated to be minimal. The proposed extension does not obstruct much of the sky view. Furthermore, the current view is highly urbanised with even taller buildings such as One Island East. From this VP, the BH of 1111 King’s Road is comparable with Mount Parker Residences and the residential towers of Taikoo Shing. Given the public viewers will likely be focusing on their recreational activities in the playground and the proposed extension will blend in well with its surroundings, the visual sensitivity of the public viewers is low.



Existing Condition



Proposed Scheme

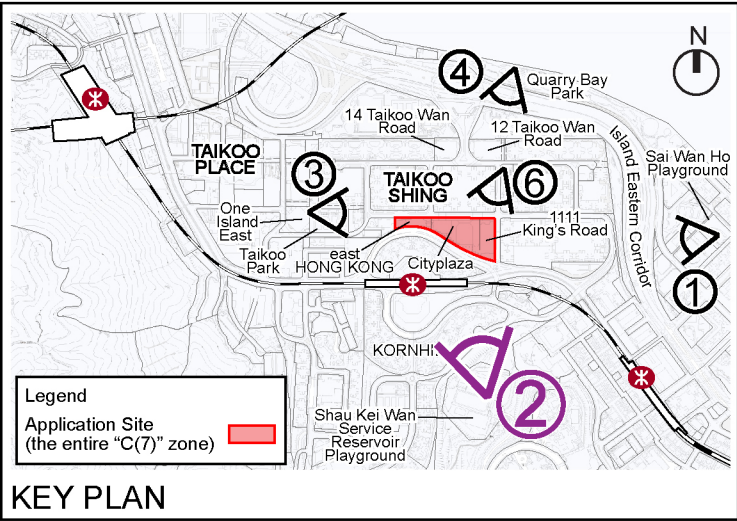
- 4.6 As the proposed increase in BH is minor in nature and the visual sensitivity of the public viewers is low, the overall visual impact at this VP is negligible to slight.

VP 2 – Shau Kei Wan Service Reservoir Playground (Photomontage in **Figure 4.2**)

- 4.7 The view at this VP offers partial view of the Proposed Development. In existing view, 1111 King’s Road is not visible to public viewers; when 1111 King’s Road reaches 135mPD, it will be screened off by trees too. While with proposed extension, it becomes visible above the canopy of the trees. However, the proposed extension will not obstruct viewers’ view towards existing visual elements, except a minor portion of the open sky view. Yet, the vista of sky view is still maintained upon completion of the Proposed Development. Other visual elements, including the football pitch, The Orchards, KORNHILL, Taikoo Place, etc., will remain unchanged. Quality of view will be largely maintained at this VP. Thus, the magnitude of visual change is slight.
- 4.8 Visual impacts on public viewers are anticipated to be minimal. The focus of the public viewers are likely to be on the active recreational activities they are taking part in, instead of 1111 King’s Road with increased BH, not to mention the existing trees will screen off major portion of 1111 King’s Road.
- 4.9 Visual sensitivity of the public viewers is low, but 1111 King’s Road becomes visible from this VP upon completion of the Proposed Development. Thus, the overall visual impact on viewers at this VP is slight.

VP 3 – Taikoo Park (Photomontage in **Figure 4.3**)

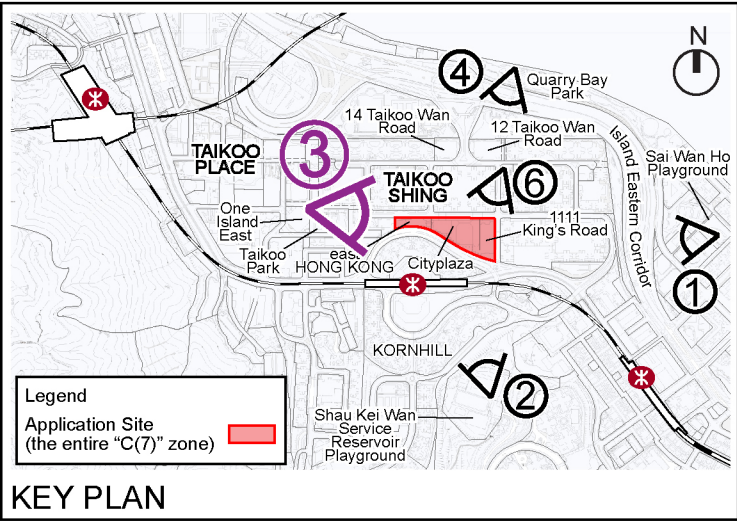
- 4.10 This location offers glimpsed view of the Proposed Development. Only a narrow view of 1111 King’s Road is visible from this VP, between Kornhill Gardens and the residential blocks of Taikoo Shing. There will not be any blockage of existing visual elements. View towards the water fountain, lawn, trees, On Shing Terrace, Cheung Wah Industrial Building and Kornhill Gardens remain unchanged. Merely a narrow sky view between On Shing Terrace and Kornhill Gardens will no longer be visible. It should be noted that if 1111 King’s Road is built up to 135mPD, which is the maximum BH allowed under the OZP, part of the sky view will be blocked either. The massing of 1111 King’s Road with BH at **149.8mPD** and 135mPD do not look very different to public viewers at this VP.



Existing Condition



Proposed Scheme



Existing Condition

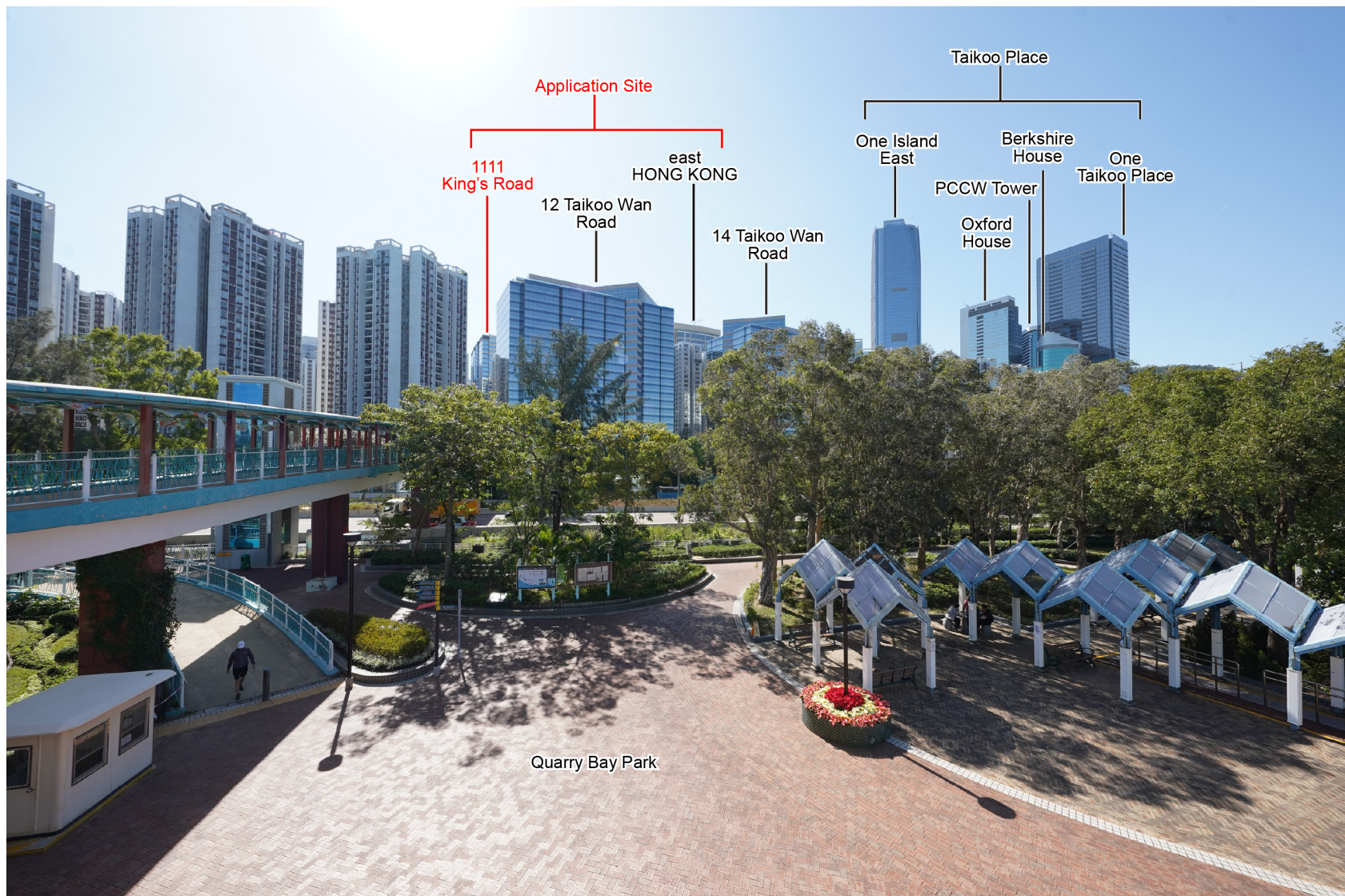
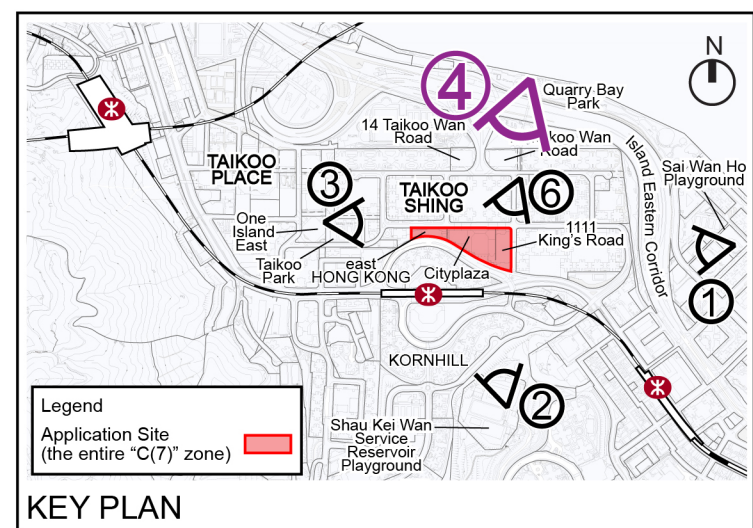


Proposed Scheme

- 4.11 The magnitude of visual change is anticipated to be negligible. Even upon completion of the Proposed Development, only glimpsed view of 1111 King’s Road is available. Also, the existing view from this VP is largely made up by dense and tall buildings. As viewed from this VP, with distance taken into account, residential blocks of On Shing Terrace appear to be bulkier than 1111 King’s Road. The increase in BH of 1111 King’s Road can hardly be noticed by public viewers from this distance.
- 4.12 Most public viewers at this VP are not likely to stay at this park for a long time, especially if they are office users. Most likely they will only walk pass this park during lunch time. Due to the transient nature of the public viewers, the sensitivity of the public viewers will be low.
- 4.13 With negligible change in visual composition and low sensitivity of public viewers, visual impact at this VP is anticipated to be negligible.

VP 4 – Quarry Bay Park (Photomontage in **Figure 4.4**)

- 4.14 This location offers partial view of the Proposed Development. Part of the proposed extension and part of the existing building of 1111 King’s Road is visible behind 12 Taikoo Wan Road. Compared with other VPs, the proposed sky garden on 28/F is relatively visible from this VP. The Proposed Development will block a minor portion of sky view. In general, the sky view atop of existing buildings is maintained to be open. It should be highlighted that compared to the hypothetical height of 1111 King’s Road at 135mPD, 1111 King’s Road at 165mPD does not block much more of the sky view. Visual elements in the foreground, i.e. footbridge, planters and trees of the park, remain unchanged. View towards existing buildings is unaffected either. The quality of view remains to be good. Greenery in the sky garden adds visual interest to the monotonous building façade.
- 4.15 The magnitude of visual change is anticipated to be slight. Upon completion of the Proposed Development, BH of 1111 King’s Road will be similar to that of 12 Taikoo Wan Road in front of it when viewed from this VP. Its height will also look similar to that of the residential blocks of Taikoo Shing. The public viewers are anticipated to be focusing on their recreational activities or the landscaping in the park, instead of the buildings. Furthermore, One Island East and One Taikoo Place are the taller buildings in the view from this VP. The view of public viewers are likely to be

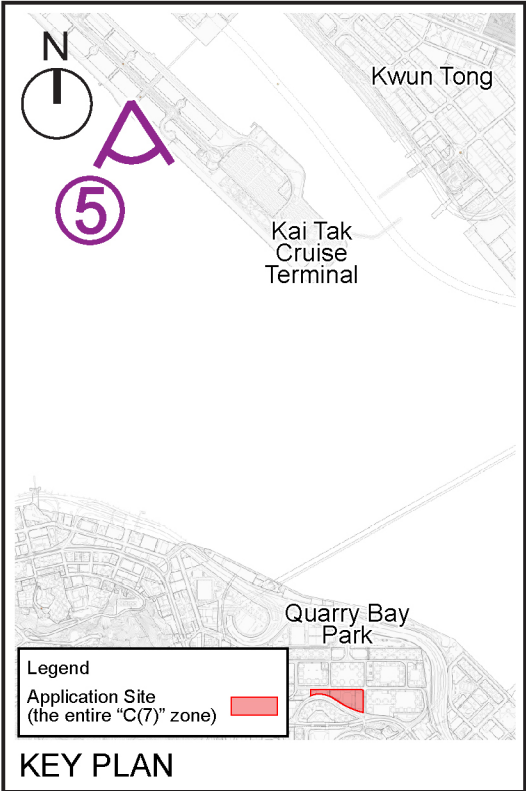


distracted to these buildings instead of 1111 King’s Road. Thus, the overall sensitivity of public viewers at this VP is low.

- 4.16 Although the increase in BH is noticeable from this VP, the greenery of sky garden helps to visually break down the mass of 1111 King’s Road, making it less bulky to viewers. Due to the transient nature of the public viewers and minor changes in visual composition, visual impact at this VP is anticipated to be negligible to slight.

VP 5 – Waterfront Promenade at Kai Tak Development (Photomontage in **Figure 4.5**)

- 4.17 This location offers partial view of the Proposed Development. Part of the existing 1111 King’s Road and all the new storeys proposed will be visible. The increase in BH will partially block the view towards Tung Hei Court at the back. However, it should be noted that 1111 King’s Road at 135mPD will already block the view towards Tung Hei Court. The increase in BH above 135mPD will only block minor portion of Mount Parker behind. Yet, the ridgeline of Mount Parker and the 20% building free zone remain unaffected. Other visual elements in the view, such as Victoria Harbour, vista of open sky view and other existing buildings, remain unchanged.
- 4.18 From a broader perspective, the overall building height profile along the north shore of Hong Kong Island is maintained. Building height increases towards inland area. Skyscrapers still concentrate in the centre of the view from this VP, i.e. Taikoo Place. Upon completion of the Proposed Development, 1111 King’s Road is still generally lower than the buildings in Taikoo Place. The quality of view remains to be good. Therefore, the magnitude of visual change at this VP is slight.
- 4.19 Public viewers at this VP are mostly of transient nature. When they look over to the north shore of Hong Kong Island, they are likely to appreciate the skyline as a whole, instead of focusing on 1111 King’s Road individually. The building cluster that catches the attention of public viewers will still be Taikoo Place, which is taller than the ridgeline and is located at the centre of this view. However, given the promenade is popular and the users are mainly recreational users who enjoy the panoramic view of Victoria Harbour, the sensitivity of public viewers at this VP is anticipated to be high. The overall visual impact at this VP is considered to be slight.



Existing Condition

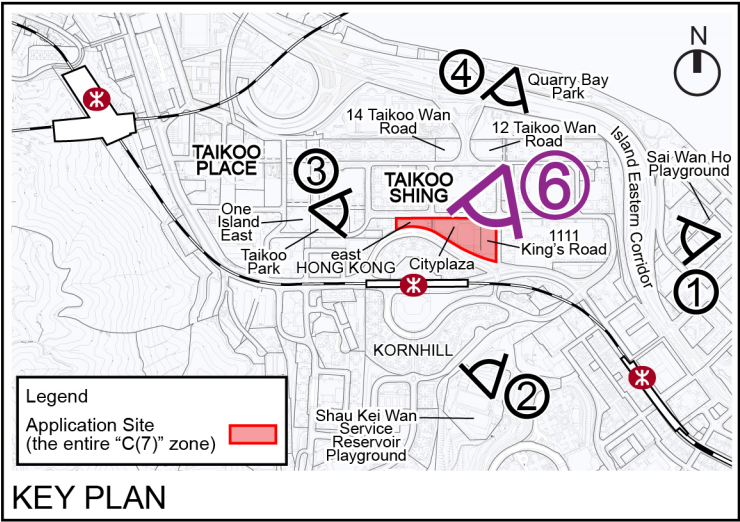


Proposed Scheme

	Title	Photomontages – VP 5 – Waterfront Promenade at Kai Tak Development	Checked	DH	Drawn	PW
			Rev	0	Date	Jul 2026
			Scale	N / A	Figure	4.5

VP 6 – Piazza Verde (Photomontage in Figure 4.6)

- 4.20 This location offers partial view of the Proposed Development. About half of the existing footprint of 1111 King’s Road and part of the storeys above 135mPD will be visible upon completion of the Proposed Development. The proposed sky garden on 28/F is visible from this VP. Blockage of existing visual elements is minimal, only affecting a small portion of sky view above. View towards other visual elements, including the trees, Chi Sing Mansion and Kwun Tien Mansion remain unchanged. It should be noted that if 1111 King’s Road is built up to 135mPD, which is the maximum BH allowed under the OZP, part of the currently visible sky view will be blocked either.
- 4.21 The magnitude of visual change is anticipated to be slight. 1111 King’s Road with BH at 149.8mPD does not appear to be massive from this VP. Also, the existing view from this VP is made up by existing residential buildings. As viewed from this VP, the increase in BH of 1111 King’s Road is compatible with the surrounding context.
- 4.22 There are no proper seatings in Piazza Verde. The public viewers are not likely stay here for a long time. Yet, this VP is located close to 1111 King’s Road. Due to the transient nature of the public viewers and close proximity of the VP to 1111 King’s Road, the sensitivity of the public viewers will be medium. The overall visual impact at this VP is considered to be slight.



Existing Condition



Proposed Scheme

5 Conclusion

- 5.1 This VIA was prepared in order to evaluate the visual impacts on public viewers from major VPs. Visual impacts arising from the increased BH of 1111 King’s Road from 135mPD to 149.8mPD are assessed.
- 5.2 6 VPs, including 1 strategic VP at Waterfront Promenade at Kai Tak Development, have been selected to assess the overall visual impact of the Proposed Development. With reference to the analysis in preceding paragraphs, and as illustrated on the photomontages taken at selected VPs, the overall visual impacts at all VPs range from negligible to slight.

Table 5.1 Summary of Visual Impact at each VP

	Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial)	Sensitivity of Public Viewers (Low, Medium, High)	Resultant Overall Visual Impact (Beneficial, negligible, slight, moderate, substantial)
VP1: Sai Wan Ho Playground	Slight	Low	Negligible to slight
VP2: Shau Kei Wan Service Reservoir Playground	Slight	Low	Slight
VP3: Taikoo Park	Negligible	Low	Negligible
VP4: Quarry Bay Park	Slight	Low	Negligible to slight
VP5: Waterfront Promenade at Kai Tak Development	Slight	High	Slight
VP6: Piazza Verde	Slight	Medium	Slight

- 5.3 Despite there is an increase in the BH of 1111 King's Road, it should be noted that the Application Site lies in a highly urbanised setting with a number of skyscrapers in the vicinity. The Proposed Development is therefore visually compatible with its surrounding high-density developments.
- 5.4 In conclusion, the Proposed Development is considered to be fully acceptable in visual terms.