Appendix 5

Visual Impact Assessment

Visual Impact Assessment

for the Section 16 Town Planning Application

Prepared By: DeSPACE (International) Limited

Date: 3 November 2026

Version: 3.6

Contents

1. Introduction 3

2. Proposed Development 5

3. Visual Context and the Surroundings 6

4. Analysis of Visual Elements and Assessment Area 7

5. Viewpoint Identifications 7

6. Visual Impact Assessment 12

7. Conclusion 16

1. Introduction

1.1. This Visual Impact Assessment (**"VIA"**) is prepared on behalf of Department of Justice ("DoJ" / "Applicant"), in support of Section 16 Town Planning Application to seek permission from the Town Planning Board ("TPB") for Proposed Minor Relaxation of the Plot Ratio ("PR") and Building Height ("BH") Restrictions for the Permitted Development of The Hong Kong International Legal Service Building (HKILSB).

1.2. The subject site, with a site area of approximately 1,825 m^2, is located on Government Land to the south of the International Organization for Mediation (IOMed) headquarters across Jaffe Road ("the Site"). The Site is zoned "Commercial (4)" ("C(4)") under the Approved Wan Chai Outline Zoning Plan No. S/H5/33 (the OZP). The Site is subject to a maximum non-domestic PR of 12 and a maximum BH of 110mPD, to which the proposed minor relaxations are sought under this Section 16 Application. The proposed HKILSB comprises Government Use and Institutional Use which are always permitted under the "C(4)" zone.

1.3. DoJ plans to develop the Site into a new modern Government / Institutional building which will be equipped with world-class auditorium, multi-purpose hall, moot courts, arbitration and mediation facilities, conference facilities, training facilities, etc.

1.4. The subject site is surrounded by a dense mix of high-rise commercial towers and residential buildings. Immediately to the north across Jaffe Road lies the landmark IOMed headquarters (housed in the historic Grade 2 Old Wan Chai Police Station), with Gloucester Road running further north. Besides the historical landmark, the site is further surrounded by commercial and residential buildings, such as the Golden Resources Tower, Novotel Century Hong Kong and Lockhart Road Municipal Services Building. In order to prevent excessively tall or out-of-context buildings, preserve views to the ridgeline and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan. The building height restrictions are to preserve the view to ridgelines and mountain backdrops from the vantage points at Victoria Harbour. Specifically, the Site is situated within a zone subject to a maximum PR of 12 and a building height restriction (BHR) of 110mPD, as stipulated under the OZP.

1.5. The VIA is prepared in accordance with the 'Town Planning Board Guidelines No. 41A – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board' ('TPB PG-No. 41A') in order to evaluate the degree of visual impacts on public viewers from major public viewing points ("VPs") due to the Proposed Developments. The visual impact of the Proposed Development Scheme is assessed against the existing condition of the Site and against an OZP-Compliant Scheme following the BHR of 110mPD. Accumulative impacts of the Proposed Development are assessed.

1.6. The outline of this VIA is set out as follows:

Section 2	sets out the Site and the Proposed Developments
Section 3	describes the visual context and the surrounding area
Section 4	defines the Assessment Area
Section 5	identifies relevant types of receivers and viewpoints
Section 6	conducts an analysis on the visual impacts with mitigation measures
Section 7	concludes the VIA

2. Proposed Development

2.1. The key development parameters of the Proposed Developments are summarized below in **Table 1**:

Table 1 Proposed Development Parameters	
	Proposal
Site Area (m^2)	About 1,825 m^2 (a)
OZP zoning	"Commercial (4)"
Maximum Plot Ratio	Not more than 15 (minor relaxation from 12 to 15 (+25%))
Maximum Building Height	Not more than 135mPD (minor relaxation from 110mPD to 135mPD (+25m / +23%))
Uses	Government and Institutional use for the development of the Hong Kong International Legal Service Building (b)
Gross Floor Area	Total: Not more than 27,375 m^2, including: 5,407 m^2 for Arrival Lobbies, Foyer, Security Check and Pre-function Areas (c) 7,850 m^2 for Training and Event Facilities and Auditorium (c) 14,118 m^2 for Arbitration, Mediation and Law-related Organisation Facilities (c) and E&M (c)
Site Coverage • Below 24m • Above 24m	 Not more than 92%(d) Not more than 89%(d)
No. of Blocks	1
Proposed Internal Transport Facilities	Private Car: 8 (e) (f) Loading/Unloading (L/UL) and Pick-up/Drop-off (PUDO): 35m (L) x 3.5m (W) (f) (g)
Site Coverage of Greenery	Not less than 20% (h)

Remarks:

(a) The site boundary and area are subject to detailed site survey.

(b) "Government Use (not elsewhere specified)" and "Institutional Use (not elsewhere specified)" are always permitted under the "C(4)" zone.

(c) The detailed mix of use and GFA split are subject to detailed design.

(d) Relevant modifications if required will be applied for at the building plan submission stage.

(e) Including 1 no. of private car space for disabilities.

(f) Reference is made to Traffic Impact Assessment (TIA) for the estimated demand for internal transport facilities.

(g) Share use of L/UL and PUDO. L/UL activities of goods vehicles will be arranged at non-peak hours to minimize traffic impact.

(h) In compliance with SBDG's requirements for Site Coverage of Greenery.

3. Visual Context and the Surroundings

3.1. The Site is located within a densely developed area in Wan Chai, characterized by a mix of commercial/office and residential buildings. Prominent landmarks in the area include The St. Regis Hong Kong, Central Plaza, and Sun Hung Kai Centre. These medium- to high-rise building blocks generally have high site coverage and limited greenery or landscaping at ground level.

3.2. The Site is currently vacant, cleared, and enclosed by temporary corrugated sheet hoardings.

3.3. The Site is bordered by Jaffe Road to the north and Lockhart Road to the south. The IOMed headquarters lies to the north, while the Lockhart Road Municipal Services Building is located to the south, directly opposite the Site. The surrounding street block comprises a variety of medium- to high-rise commercial and residential developments, including V Wanchai Serviced Apartments (13 storeys), Lee Loy Building (23 storeys), 218 Jaffe Road (+128.5 mPD), and Novotel Century Hong Kong Hotel (21 storeys). This mix of building heights contributes to a varied and dynamic skyline. The overall visual character of the area is shaped by the combination of these surrounding elements as experienced by passersby.

3.4. As the Site is situated within a densely developed urban area, no major open spaces are located in close proximity. Southorn Playground and Wan Chai Promenade are among the primary recreational areas where visitors and locals can enjoy outdoor leisure activities. In addition, the elevated pedestrian walkways across Gloucester Road serve as key pedestrian nodes within the district.

4. Analysis of Visual Elements and Assessment Area

4.1. With the purpose to protect public views and reconcile the visual impacts of the proposed development, an Assessment Area, or visual envelope, is identified in accordance with TPG PG-NO.41A to cover the area of visual influence within which the proposed development is pronouncedly visible or likely to be pronouncedly visible from key public viewers.

4.2. The general guideline for setting out the size of the Actual Assessment Area as stated in TPB PG-No. 41A should be equal to approximately 3 times the height of the Proposed Development. As the absolute building height is about 131.1 meters measured from mean site formation level, the actual visual envelope for this VIA has a minimum radius of approximately 393.3 meters (i.e. 131.1 meters x 3) from the closest point of the Proposed Development. Please refer to **Figure 1** for the visual envelope.

4.3. The visual envelope is expected to cover the fields of views from public viewers in direct sight of the proposed development. Prior to the actual ground inspection, the assessment area can be approximated through topographic map analysis manually or by computer simulation. For harbourfront development, the assessment area may have to extend to the opposite side of the harbour and the ridgelines in the visual backdrop of the development. Likewise, areas where views to the proposed development are substantially blocked by buildings, structures, vegetation or topography in between can be excluded.

5. Viewpoint Identifications

5.1. To achieve a comprehensive visual appraisal, long-, medium- and short-range views from publicly accessible locations in all directions within the visual envelope are normally considered. Distinctive locations from which the Proposed Development may be visible to the public, such as public gathering places, activity nodes, parks, major road junctions and prominent pedestrian routes, are given priority in the selection of viewpoints.

5.2. The Vantage Points (VPs) have been identified with reference to key strategic and popular local vantage points, as well as viewing locations within the village areas adjacent to the Application Site. For this assessment, and in accordance with current assessment practice, the VPs are selected from publicly accessible and well-used locations. Priority has been given to public viewpoints, open spaces, key pedestrian routes, and locations where the Proposed Development may be readily perceived by the public.

5.3. It should be noted that, owing to the dense urban development in the surrounding area and the height of existing adjacent developments, there are comparatively few publicly accessible locations from which the Proposed Development would be visible.

At a number of the selected VPs, views towards the Proposed Development would be partially or substantially screened by intervening high- and medium-rise buildings.

5.4. The Application Site is situated within an urban area characterised predominantly by high-rise development and may be visible from locations along the coast of Victoria Harbour. For the long-range viewpoints, the potential visual effects on the ridgeline and the backdrop have been assessed, as the Proposed Development falls within the view fan of the Strategic Vantage Points (SVPs) at the Waterfront Promenade of the Kai Tak Development and The Peak.

5.5. **Seven (7) VPs** have been identified for this VIA, as shown in Figures 1 and 2. Five (5) VPs are located within the short- to medium-range viewing zones, while the remaining two (2) VPs are long-range viewpoints. The selected VPs are located in different directions and at varying distances from the Application Site to provide representative coverage of the potential visual effects of the Proposed Development. The selected locations also represent different types of public viewers and viewing activities, including both static and kinetic viewing situations.

VP1 – Elevated Walkway across Gloucester Road near Fleming Road Garden (Short-Range, ~105m)

5.6. This viewpoint represents high-density kinetic public viewers (pedestrians and vehicle drivers) along one of Wan Chai's primary trunk roads and footbridge along Fleming Road. It is selected to assess the close-up visual relationship and compatibility between the Proposed Development and its immediate surroundings, particularly showing the juxtaposition with the adjacent Grade 2 historic landmark, the IOMed Headquarters. This VP comprises the vehicular traffic on Gloucester Road, a roadside tree, the 12-storey Church of Jesus Christ of Latter-day Saints building and the low-rise historic building of IOMed at the foreground; and the Proposed Development and the existing built-up area with high-rise/ density commercial and office developments and the open sky at the background.

5.7. Although the Proposed Development will be partially visible from this short range VP, viewers here are highly transient and kinetic commuters focused on traffic and the existing urban landscape has a relatively low visual value. The visual sensitivity at this VP is considered medium.

VP2 – Elevated Walkway across Gloucester Road near Sun Hung Kai Centre (Short-Range, ~140m)

5.8. Positioned northeast of the Site, this point captures **kinetic viewers** on a major elevated pedestrian node within the district. It serves to evaluate how the proposed building massing and its building height (+135mPD) would visually appear to nearby public pedestrians and its specific localized impact on the sky openness within the urban context. This VP comprises roadside trees, the existing built-up high-rise/ density commercial and office developments and the vehicular traffic on Gloucester Road at the foreground;

and the 12-storey Church of Jesus Christ of Latter-day Saints building and the low-rise historic building of IOMed, more office buildings and the open sky at the background.

5.9. Considering the short range distance and that this point represents the dynamic public viewers surrounded by massive skyscrapers, the visual sensitivity at this VP is considered medium.

VP3 – The Stand at Southorn Playground (Medium-Range, ~385m)

5.10. Southorn Playground is a highly frequented local open space. This viewpoint captures static **recreational users** looking northeastward. It evaluates whether the minor relaxation of the BHR would create any excessive visual bulk or breaks the existing urban sky profile when viewed from major inland public gathering spaces. The immediate view offers a spacious urban open-air hard-surfaced sports courts and perimeter trees, enclosed by a massive wall of high-rise commercial and residential developments (such as the Southorn Centre) at the mid ground.

5.11. Although it serves local neighborhood and recreational users, the viewpoint is heavily saturated with dense rows of older buildings and the subject site is at a medium range distance, the visual sensitivity at this VP is considered low.

VP4 – Wan Chai Temporary Promenade near Wan Chai Pier (Medium-Range, ~455m)

5.12. Positioned along the vibrant Victoria Harbour waterfront, this point targets active recreational and tourism public viewers. TPB Guidelines mandate careful scrutiny for harbourfront areas. This point evaluates how the Proposed Development would integrate into the second/third line of the coastal skyline behind existing waterfront blocks like Neich Tower. The foreground provides a view to the existing soft landscape and amenities on the waterfront public promenade. The mid-ground showcases high-rise frontline blocks overlapping with iconic tiers of skyscrapers with the open sky backdrop.

5.13. Although the harbourfront area is a key public recreational hub in Wan Chai, the existing high-rise developments at the foreground with a tall building height profile would render a low visual sensitivity for any new development at the background.

VP5 – Hennessy Road Playground near Hennessy Road (Medium-Range, ~265m)

5.14. Located southeast of the Site, this point represents a mixed group of static and kinetic public viewers (pedestrians, recreational users, and motorists) along Hennessy Road. It is selected to analyze how much of the proposed upper floors would be visible through the dense urban built-form framing the existing street visual corridors. The foreground is occupied by low-level vehicular and pedestrian traffics. The mid-ground and background are densely saturated with older tenement buildings and high-rise commercial towers stretching along Hennessy Road. The visual environment is heavily built-up, with sightlines highly restricted by vertical built-forms.

5.15. Although it is frequently accessed by the neighbourhoods, the viewpoint is heavily saturated with dense rows of older tenement buildings and the subject site is at a medium range distance, the visual sensitivity at this VP is considered low.

VP6 – Waterfront Promenade at Kai Tak Development - SVP3 (Long-Range, ~4.8km)

5.16. This represents a designated Strategic Viewing Point (SVP3) defined by the Planning Department. It fulfills the TPB PG-NO. 41A requirement to assess harborfront developments from the opposite side of Victoria Harbour. It is specifically chosen to verify that the Proposed Development Scheme with +135mPD does not encroach upon or penetrate the critical 20% Building-Free Zone intended to safeguard the natural ridgelines of Mount Gough and Victoria Peak. This strategic viewpoint features the vast, open sea of Victoria Harbour in the foreground. The distant background presents the iconic, continuous cityscape and skyline of Hong Kong Island's northern shore stretching from Causeway Bay to Central, with the undulating green natural ridgelines of Mount Gough and Victoria Peak at the back.

5.17. Since this long-range VP is mainly for verifying that the project preserves the 20% Building-Free Zone below the natural mountain ridgeline, the visual sensitivity at this VP is considered low due to its long distance.

VP7 – The Peak - SVP7 (Long-Range, ~2.5km)

5.18. This is another major **Strategic Viewing Point (SVP7)** capturing iconic, panoramic, high-level bird's-eye views from a mountain backdrop. It is selected to confirm that the Proposed Development seamlessly assimilates into the vast high-rise cluster along the northern shore of Hong Kong Island without introducing any discordant elements into the overall city skyline. This point offers a world-famous, high-level bird's-eye panoramic view. The

foreground consists of the lush, dense natural hillside greenery of Victoria Peak. The mid-ground transitions immediately into an urban matrix of dense skyscrapers in Central and Wan Chai, while the background stretches across the harbor to Kowloon, presenting a visually multi-layered cityscape.

5.19. Due to the long-range macro-level view of the cityscape, the visual sensitivity at this VP is considered low.

5.20. The locations and analysis of the seven VPs are identified as follows:

Table 2 – Location of VPs

Viewpoints	Location and Public Viewers	Distance to the site
VP1	Elevated Walkway across Gloucester Road near Fleming Road Garden	About 105m
VP2	Elevated Walkway across Gloucester Road near Sun Hung Kei Centre	About 140m
VP3	The Stand at Southorn Playground	About 385m
VP4	Wan Chai Temporary Promenade near Wan Chai Pier	About 455m
VP5	Hennessy Road Playground near Hennessy Road	About 265m
VP6	Waterfront Promenade at Kai Tak Development (SVP3)	About 4.8 km
VP7	The Peak (SVP7)	About 2.5 km

Table 3 – Analysis of Visual Sensitivity

Viewpoints (VPs) and Public Viewers	Nature of public viewers (Kinetic / Static)	Range	Visual Sensitivity
VP1 View looking south-eastward from the elevated walkway across Gloucester Road near Fleming Road Garden	Kinetic (Pedestrians and Vehicle drivers)	Short	Medium
VP2 View looking south-westward from the elevated walkway across Gloucester Road near Sun Hung Kei Centre	Kinetic (Pedestrians and Vehicle drivers)	Short	Medium
VP3 View looking north-eastward from the stand at Southorn Playground	Static (Recreational users)	Medium	Low
VP4 View looking southward from Wan Chai Temporary Promenade near Wan Chai Pier	Kinetic and static (Pedestrians and recreational users)	Medium	Low
VP5 View looking north-westward from Hennessy Road Playground near Hennessy Road	Kinetic and static (Pedestrians, vehicle drivers and recreational users)	Medium	Low

VP6 View looking south-eastward from Waterfront Promenade at Kai Tak Development	Static (Recreational users)	Long	Low
VP7 View looking east from The Peak	Static (Recreational users)	Long	Low

6. Visual Impact Assessment

Sources of Visual Impact

6.1. The primary source of visual impact will be the slightly increased scale and proximity of the Proposed Development in relation to certain existing public viewers, such as users of the adjacent open spaces and pedestrians within the surrounding public realm. However, views towards the Application Site are restricted by the scale and proximity of the adjacent high-rise developments. One of the key issues to be addressed in this VIA is the potential impact of the proposed relaxation of the current plot ratio and the minor change to the building height restriction on the visual amenity available from immediately adjacent publicly accessible viewing locations and long-range strategic viewing points.

6.2. The photomontages in **Figures 3–9** have been prepared for each VP to illustrate the range of viewing angles and distances associated with the identified VPs, assess how the schemes would fit within the existing visual context, and demonstrate their degree of visibility from surrounding locations. The photomontages present the existing condition, the OZP-Compliant Scheme (+110 mPD) and the Proposed Development Scheme (+135 mPD) building masses. Where the schemes are not visible or are partially obscured, a red dashed line indicates their approximate location.

VP1 - Elevated Walkway across Gloucester Road near Fleming Road Garden

6.3. VP1 is a viewpoint situated along an elevated walkway next to Central Plaza and the Fleming Road Garden across Gloucester Road, where it is surrounded by a cluster of medium- and high-rise developments. As indicated in **Figure 3**, the Proposed Development viewing south-eastward will visually replace one of the existing medium-rise towers with a contemporary high-rise commercial building featuring a thoughtfully designed façade. Nevertheless, the Proposed Development is still partially screened by the surrounding buildings in the foreground, namely The Church of Jesus Christ of Latter-day Saints and the IOMed headquarters. The public view is enclosed by taller visual components formed by buildings on the left and right. While the new building will extend above the adjoining structures, its prominence is moderated by the presence of other recent high-rise commercial buildings. As the surrounding buildings (which are zoned “Commercial”) have a maximum permissible building height of +135mPD, the Proposed Development is deemed compatible with

the evolving urban context. Irrespective of the Proposed Development, public viewers at this VP will continue to experience a typical urban landscape setting.

6.4. As illustrated in **Figure 3**, the major visual corridor along Gloucester Road will be maintained, while the IOMed headquarters, as a historic landmark, will still be visually preserved. As the Proposed Development will introduce a partially visible vertical massing above the low-rise IOMed, it will add to the existing visual components and result in slight change to the existing view. The blockage of open sky is localized and the increase in building height would result in only a marginal increase in obstruction to the sky view from the angle of this viewpoint as compared to the existing BHR of +110mPD.

6.5. In short, the overall effect on the visual impact caused by the Proposed Development from VP1 is **slight**.

VP2 - Elevated Walkway across Gloucester Road near Sun Hung Kei Centre

6.6. VP2 is another viewpoint situated along the elevated walkway across Gloucester Road adjacent to Sun Hung Kei Centre, where it is surrounded by medium- and high-rise developments. As illustrated in **Figure 4,** although the Proposed Development will block part of the open sky view, the public viewers at this VP will continue to experience a typical medium- to high-rise urban landscape setting with the Proposed Development partially screened out by the existing building (i.e. Neich Tower). The BH of the Proposed Development (+135mPD) will be visually blend with the surrounding developments with permissible building height of +135mPD and therefore the proposed minor relaxation in BH will result in a similar degradation in terms of visual openness and the perceived impact would be negligible.

6.7. The photomontage in **Figure 4** demonstrates that the Proposed Development would integrate into the existing urban landscape and the resulting visual obstruction to the open sky is minimal. The visual prominence of the Proposed Development would not be significant. The Proposed Development will result in negligible change to the existing view as it will be largely blocked by the existing dense cluster of commercial skyscrapers. Consequently, the visual impact arising from the Proposed Development is considered **negligible**.

VP3 - The Stand at Southorn Playground

6.8. VP3 is a medium-range viewpoint taken in front of the Stand at Southorn Playground. As shown in **Figure 5**, the Proposed Development will cover a small portion of open sky view in the backdrop while it does not affect the general visual impact from this Viewpoint. The majority of the façade for the Proposed Building is still covered by the existing Development, such as Siu On Centre, and the photomontage in **Figure 5** illustrates that the Proposed Development will be in harmony with the existing and planned developments from the view at Hennessy Road. Amidst a group of buildings, the increase in building height would result in only marginal increase in obstruction to

the sky view as compared to the existing BHR of +110mPD. From this VP, no prominent visual resources requiring view preservation have been identified.

6.9. As compared to VP1, the photomontage in **Figure 5** demonstrates that the Proposed Development will result in negligible change to the existing view as it will be completely blocked by the existing high-density cluster of buildings. The visual obstruction to the open sky is negligible. In short, the visual impact arising from the Proposed Development is considered **negligible**.

VP4 - Wan Chai Temporary Promenade near Wan Chai Pier

6.10. VP4 is a medium-range viewpoint located outside the entrance of Wan Chai Ferry Pier along the Wan Chai Temporary Promenade. The viewpoint is visually open, featuring open space in the foreground and a covered passageway providing access to the ferry pier. In the background, several high-rise commercial buildings are visible, including Great Eagle Centre (+143.1 mPD), China Resources Building (+175.2 mPD), and Neich Tower (+100.1 mPD).

6.11. As shown in Figure 6, the Proposed Development will integrate well with the existing commercial context. The overall view from this location will remain largely unchanged, as the development will occupy only a small portion of the open sky above Neich Tower while preserving a substantial extent of the existing sky view.

6.12. Although pedestrians near the ferry pier may have partial views of the Proposed Development, their sightlines are largely dominated by urban built-form features in the foreground. Consequently, the degree of change to the existing visual components, openness, and overall visual quality is considered slight, particularly when taking into account planned developments in the area. Overall, the visual impact arising from the Proposed Development is considered **negligible**.

VP5 - Hennessy Road Playground near Hennessy Road

6.13. VP5 is a medium-range viewpoint located outside Hennessy Road Playground near Hennessy Road. It represents public viewers, including pedestrians and recreational users along Hennessy Road. The majority of the view from this location is obstructed by medium- to high-rise commercial and residential buildings. Only a limited view corridor remains along Hennessy Road towards Wan Chai MTR Station, framed by a portion of sky in the background.

6.14. As shown in the photomontage in Figure 7, the Proposed Development is situated behind the existing residential development of Lap Hing Building and the Commercial Centre. Only a small portion of the upper floors of the Proposed Development is visible from this viewpoint. There will be slight change to the existing visual components, sense of openness, character, and viewing experience. Overall, the Proposed Development is expected to result in **negligible** visual impact at this viewpoint.

VP6 - Waterfront Promenade at Kai Tak Development (SVP3)

6.15. The visual composition of this viewpoint comprises Victoria Harbour in the foreground, the densely built urban areas of Causeway Bay, Wan Chai, Admiralty, and Central in the mid-ground, and natural ridgelines with open sky forming the distant backdrop.

6.16. As illustrated in Figure 8, the proposed building, with a height of +135 mPD, will be screened by existing high-rise developments closer to the coastline and will not be visible from this viewpoint. According to the Strategic Viewing Points webpage of the Planning Department, the ridgelines of Mount Gough and Victoria Peak are to be safeguarded when viewed from the Waterfront Promenade at the Kai Tak Development. Figure 8 focuses on the view towards central Hong Kong Island, with the major ridgelines forming the backdrop. The photomontage demonstrates that the Proposed Development will not penetrate the ridgeline, the 20% Building-Free Zone, or disrupt the skyline formed by existing high-rise developments. As such, any visual obstruction to the ridgeline is considered negligible.

6.17. Based on the photomontages, there is negligible change to the existing visual components, sense of openness, character, and viewing experience from this vantage point. Overall, the Proposed Development is compatible with the surrounding developments, integrate seamlessly as part of the townscape and respect the 20% Building-Free Zone of the ridgeline the visual impact on public viewers is considered **negligible.**

VP7 - The Peak (SVP7)

6.18. In addition to the Strategic Viewing Point (SVP) at Kai Tak, the Proposed Development is also visible from another SVP at the Peak. As illustrated in Figure 9, the proposed building, with a height of +135 mPD and located approximately 2.6 km from this viewpoint, will be situated within a cluster of high-rise developments along the northern shore of Hong Kong Island. It will visually blend with the existing skyline and be largely screened by surrounding developments.

6.19. Based on the photomontages, there is negligible change to the existing visual components, sense of openness, character, and viewing experience from this vantage point. Overall, the Proposed Development is expected to result in **negligible** visual impact at this viewpoint.

7. Conclusion

7.1. The VIA is prepared in support of the proposed HKILSB with minor relaxation of PR and BH restrictions at Government Land to the south of the IOMed headquarters across Jaffe Road, Wan Chai.

7.2. The sensitivity of public viewers from the viewing points VP1 to VP7 are assessed in Section 5 above.

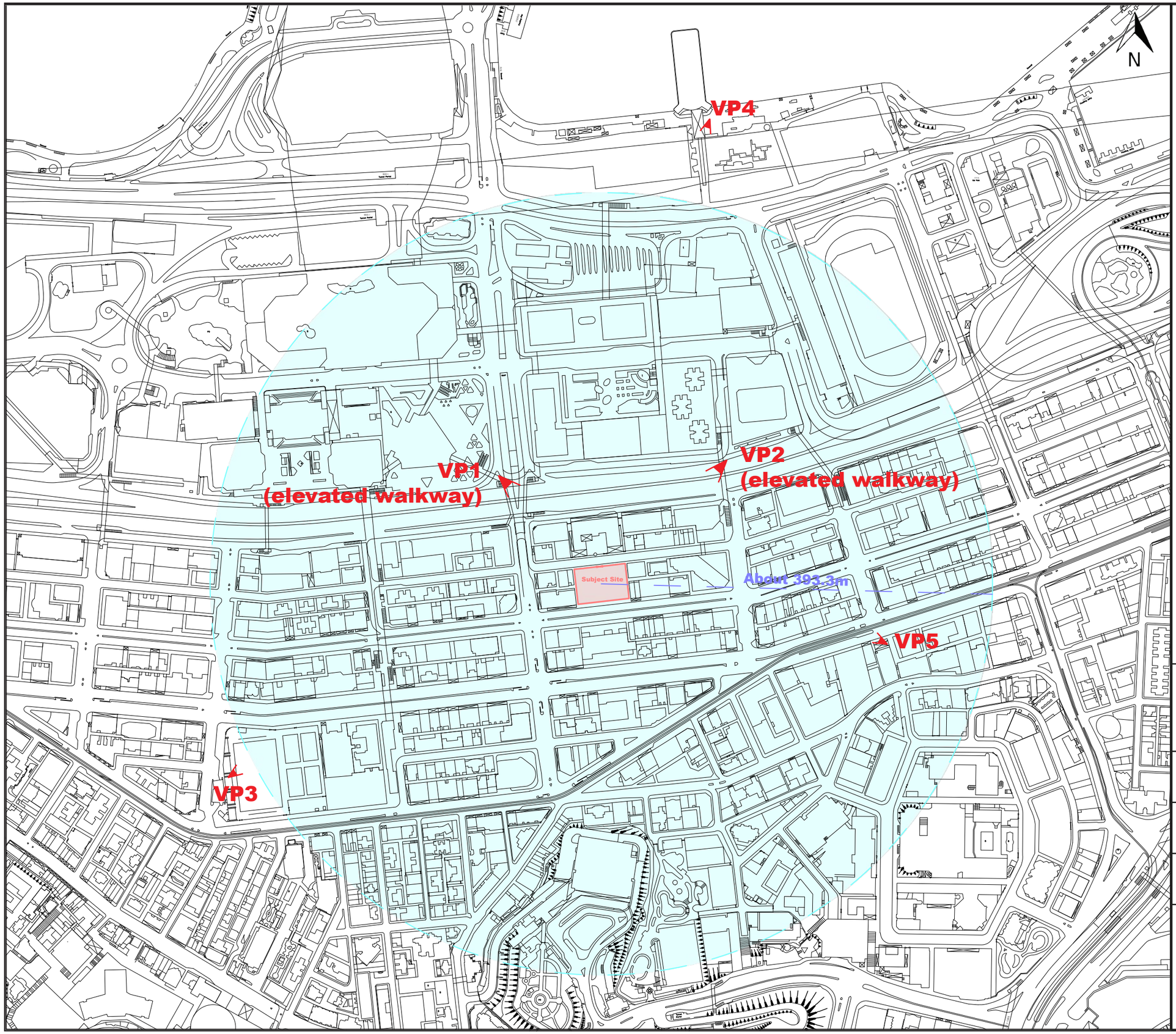
7.3. The effects of visual changes on the assessment area and public viewers are appraised in Section 6 above which have considered the visual compositions, visual obstructions and visual changes for VP1 to VP7 respectively which determine the respective magnitude of changes as summarized in Table 4 (can be graded as negligible, slight, moderate or substantial) for assessing visual impacts.

7.4. Evaluation of the overall visual impact of a proposed development has taken into account the sensitivity of the public viewers, visual resources and visual amenities likely to be affected, the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area, and the planning intention and known planned developments of the area. The resultant overall impact at each VP is concluded and classified based on five levels of significance: beneficial, negligible, slight, moderate and substantial. The results are in Table 4.

Table 4 – Summary of Visual Impact from Different Viewpoints

Viewpoints	Location and Public Viewers	Sensitivity of Public Viewers	Magnitude of Change	Resultant Visual Impact
VP1	Elevated Walkway across Gloucester Road near Fleming Road Garden	Medium	Slight	Slight
VP2	Elevated Walkway across Gloucester Road near Sun Hung Kei Centre	Medium	Negligible	Negligible
VP3	The Stand at Southorn Playground	Low	Negligible	Negligible
VP4	Wan Chai Temporary Promenade near Wan Chai Pier	Low	Slight	Negligible
VP5	Hennessy Road Playground near Hennessy Road	Low	Slight	Negligible
VP6	Waterfront Promenade at Kai Tak Development (SVP3)	Low	Negligible	Negligible
VP7	The Peak (SVP7)	Low	Negligible	Negligible

7.5. In summary, the visual impact of the Proposed Development is considered to be acceptable (from negligible to slight). No insurmountable visual impacts will be resulted to the surrounding environment.



Legend:

- Application Site
- Actual Assessment Area
- VP1 — Vantage Points (VPs) & Angle of main view

Figure Title:

Location Plan for VP1 to VP5

Figure No: 1

Scale: N.T.S.

Date: Oct 2026

Prepared By:

ICCCL

DeSPACE (International) Limited



Legend:

Application Site

VP6 Vantage Points (VPs) & Angle of main view

Figure Title:

Location Plan for VP6 to VP7

Figure No: 2

Scale: N.T.S.

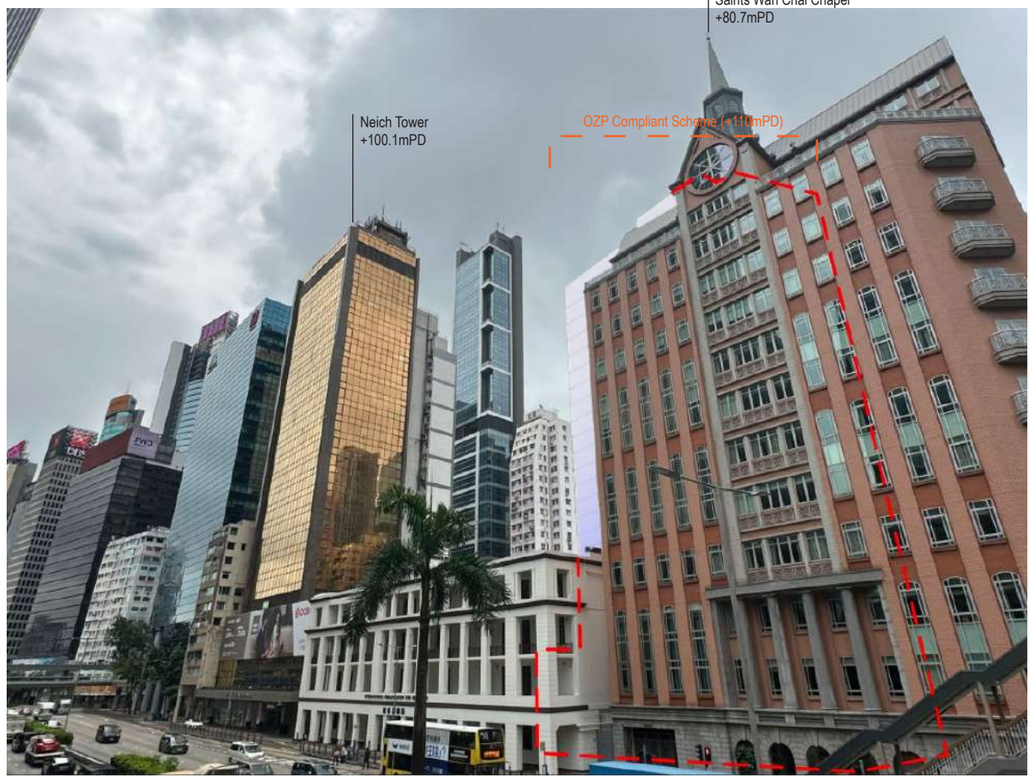
Date: Oct 2026

Prepared By:

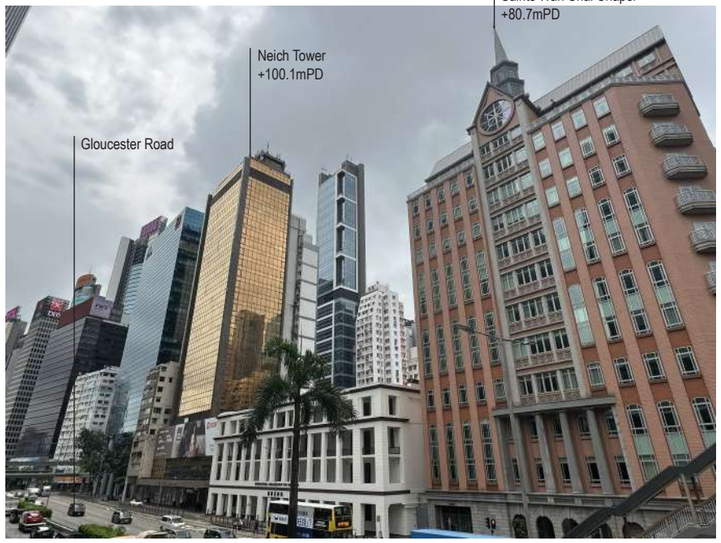
ICCCL

DeSPACE (International) Limited

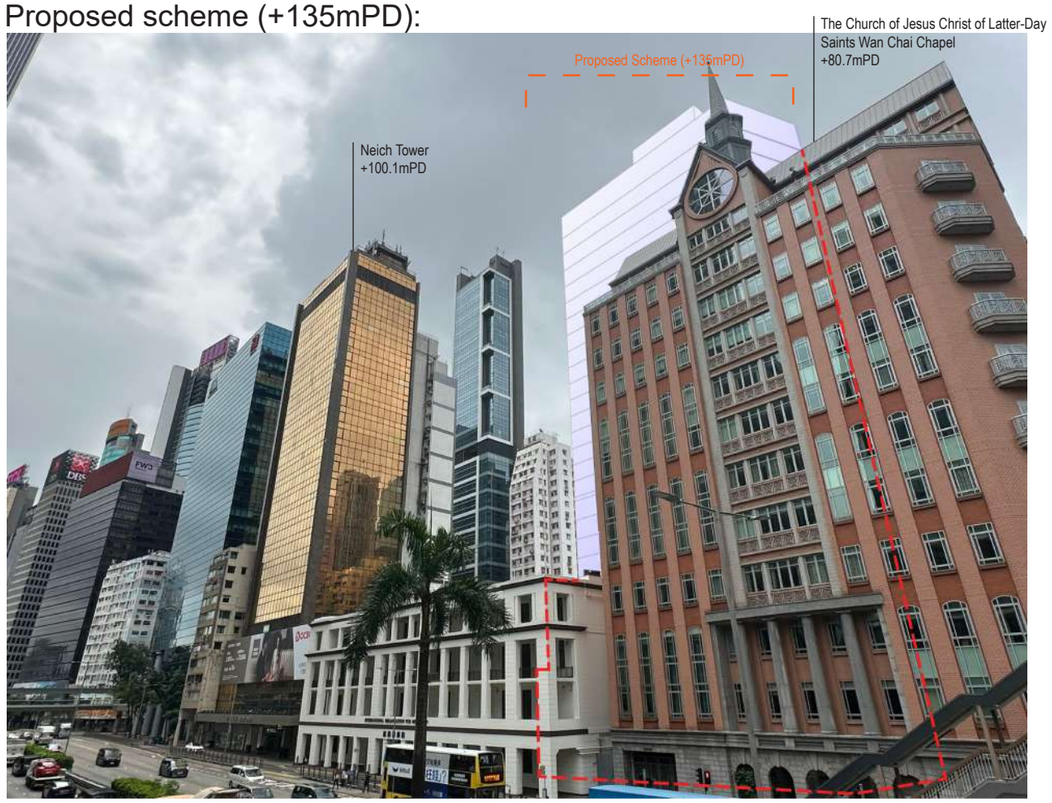
OZP-compliant scheme (+110mPD):



Existing Condition:



Proposed scheme (+135mPD):



Location Plan:

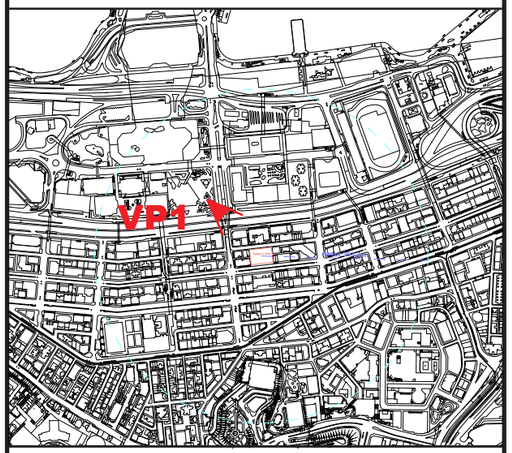


Figure Title:
VP1 - Elevated Walkway across Gloucester Road near Fleming Road Garden

Figure No: 3

Scale: N.T.S.

Date: Oct 2026

Prepared By:

ICCCL

DeSPACE (International) Limited

OZP-compliant scheme (+110mPD):



Existing Condition:



Proposed scheme (+135mPD):



Location Plan:

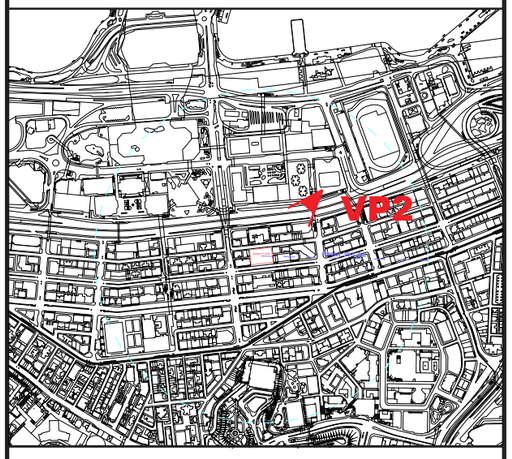


Figure Title:

VP2 - Elevated Walkway across
Gloucester Road near Sun Hung Kei Centre

Figure No: 4

Scale: N.T.S.

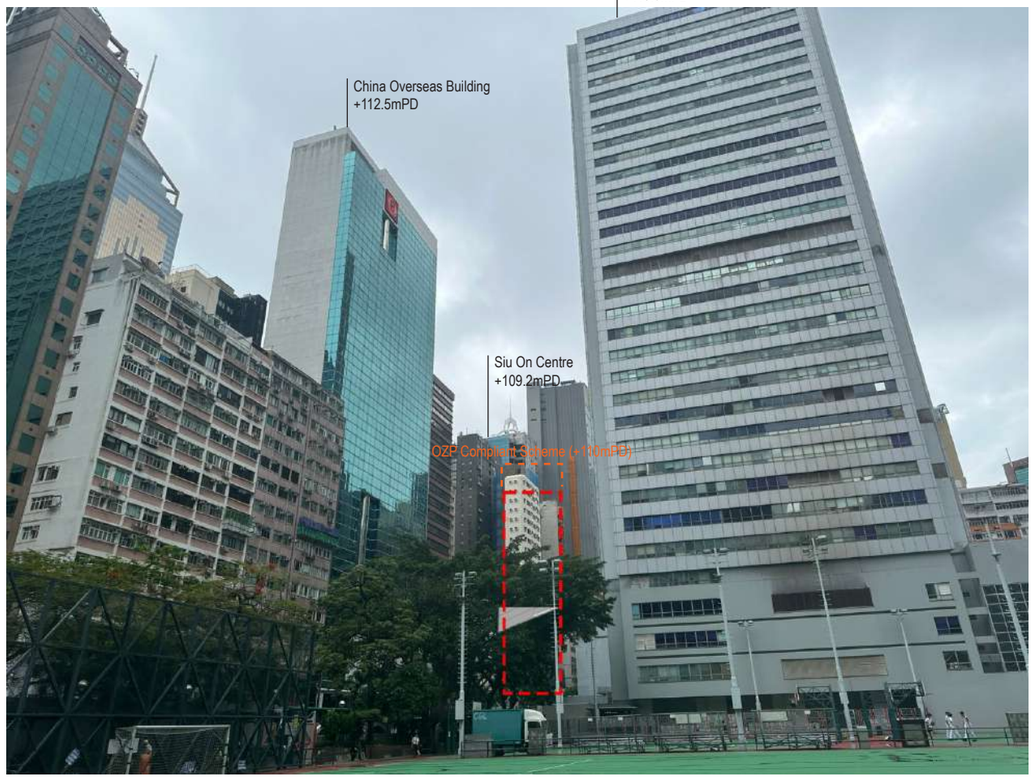
Date: Oct 2026

Prepared By:

ICCCL

DeSPACE (International) Limited

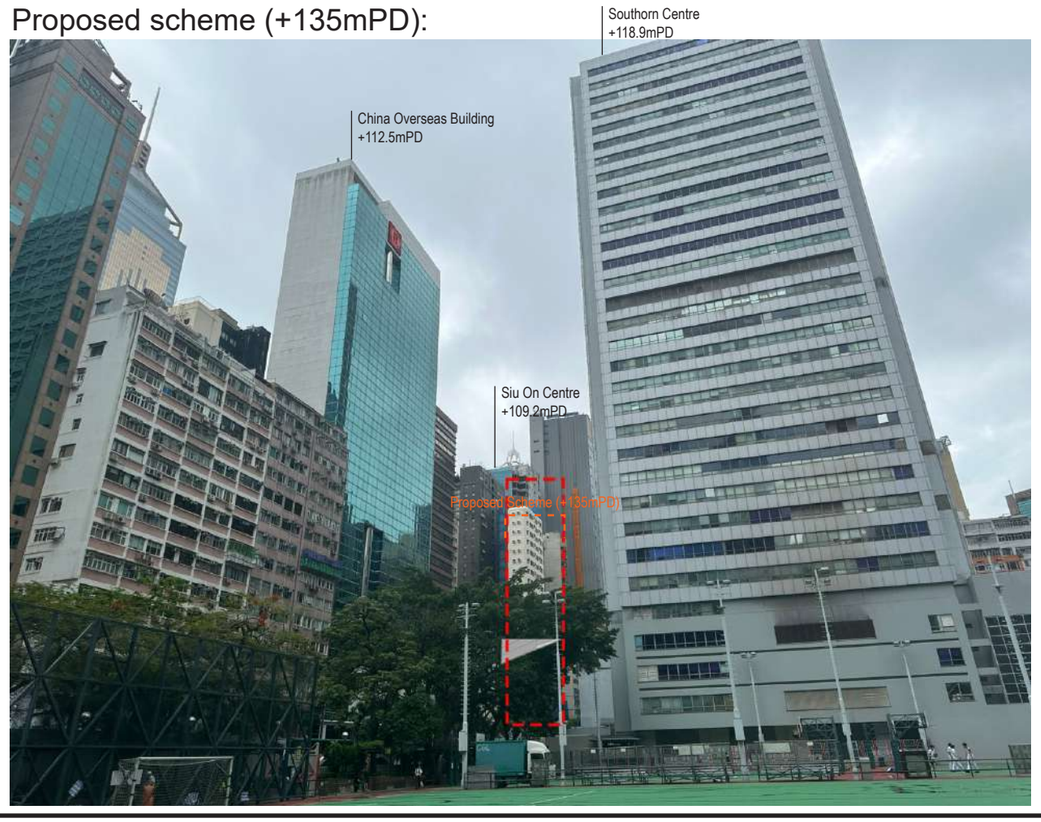
OZP-compliant scheme (+110mPD):



Existing Condition:



Proposed scheme (+135mPD):



Location Plan:

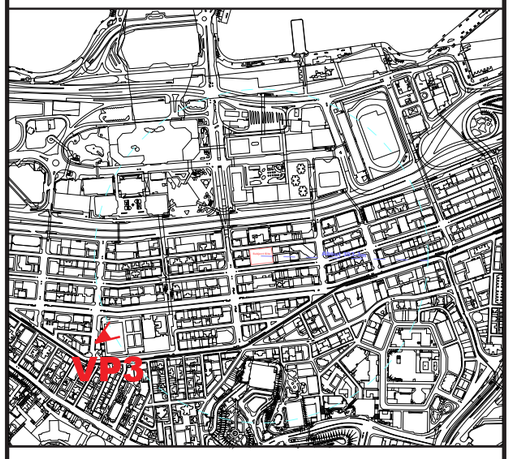


Figure Title:
VP3 -
The Stand at Southorn Playground

Figure No: 5

Scale: N.T.S.

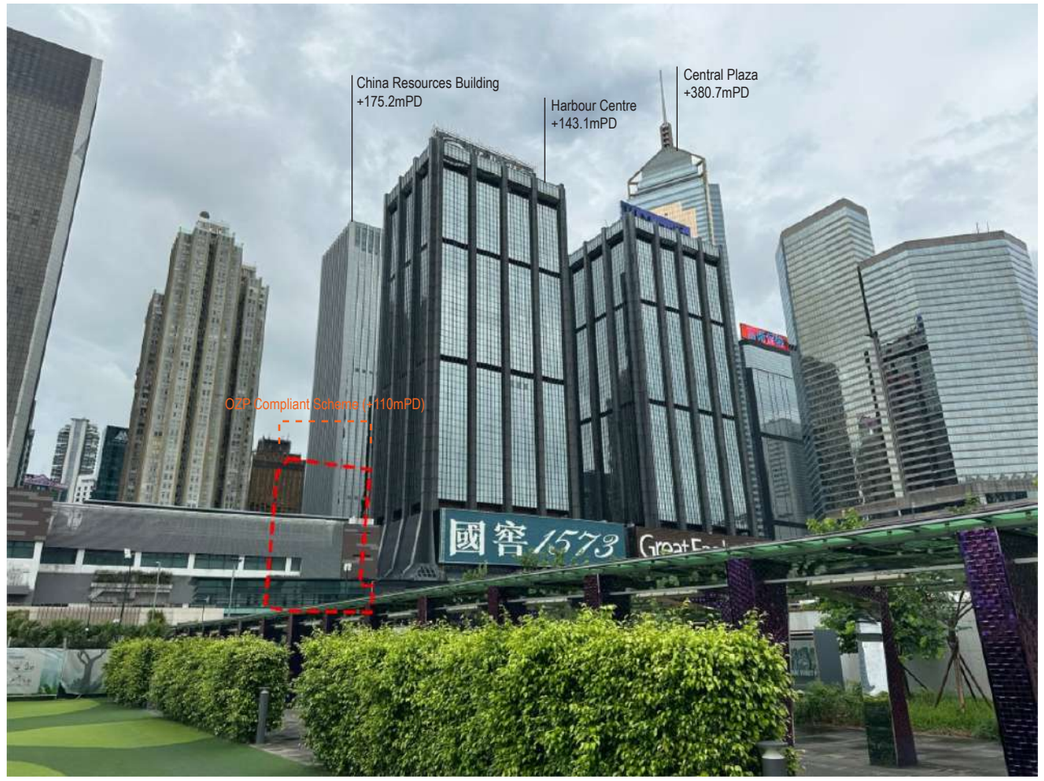
Date: Oct 2026

Prepared By:

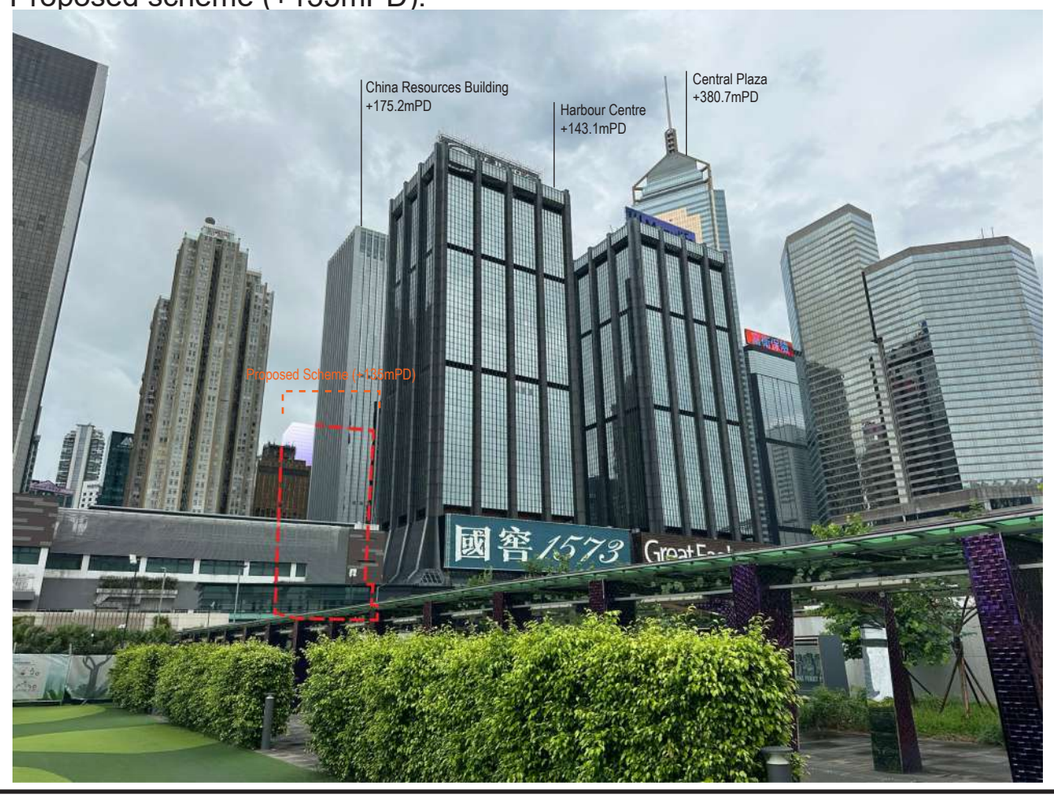
ICCCL

DeSPACE (International) Limited

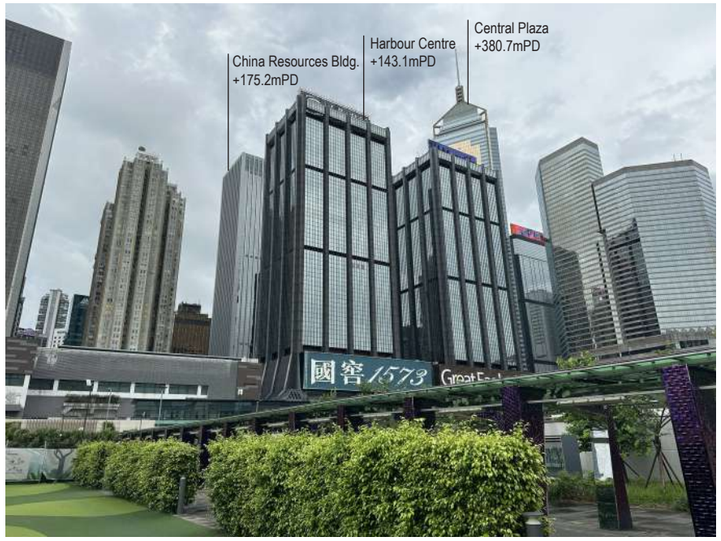
OZP-compliant scheme (+110mPD):



Proposed scheme (+135mPD):



Existing Condition:



Location Plan:

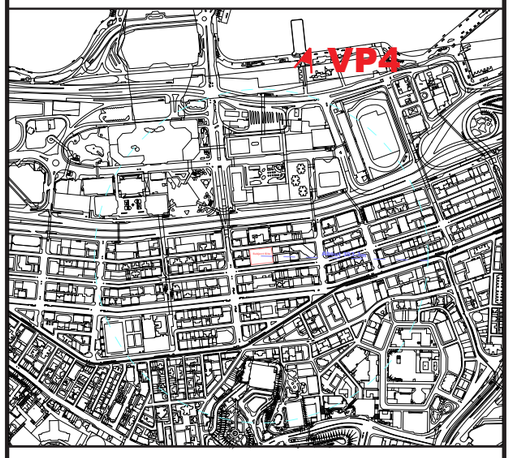


Figure Title:
VP4 - Wan Chai Temporary Promenade near Wan Chai Pier

Figure No: 6

Scale: N.T.S.

Date: Oct 2026

Prepared By:

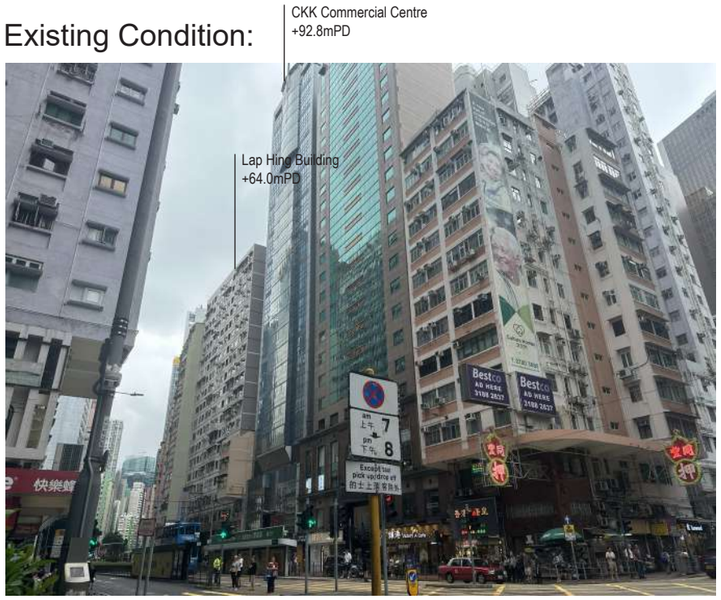
ICCCL

DeSPACE (International) Limited

OZP-compliant scheme (+110mPD):



Existing Condition:



Proposed scheme (+135mPD):



Location Plan:

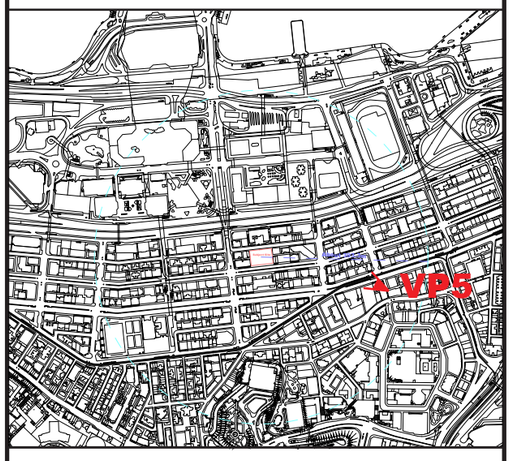


Figure Title:
VP5 - Hennessy Road Playground near Hennessy Road

Figure No: 7

Scale: N.T.S.

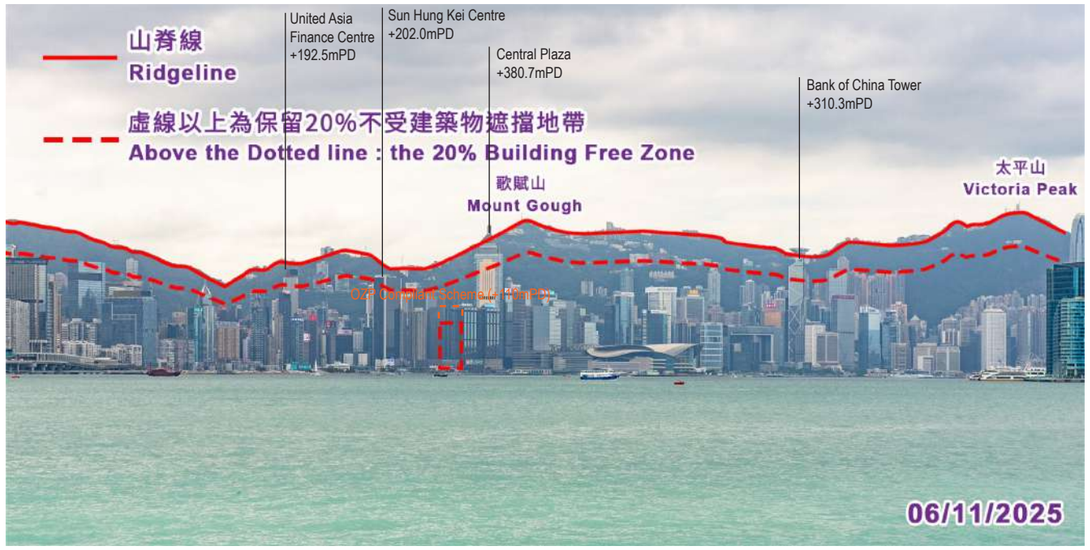
Date: Oct 2026

Prepared By:

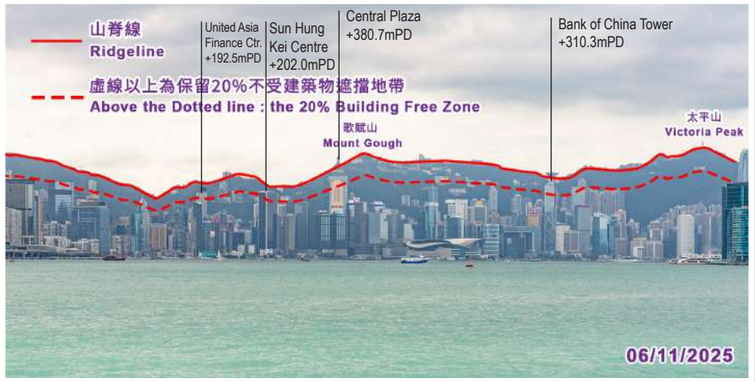
ICCCL

DeSPACE (International) Limited

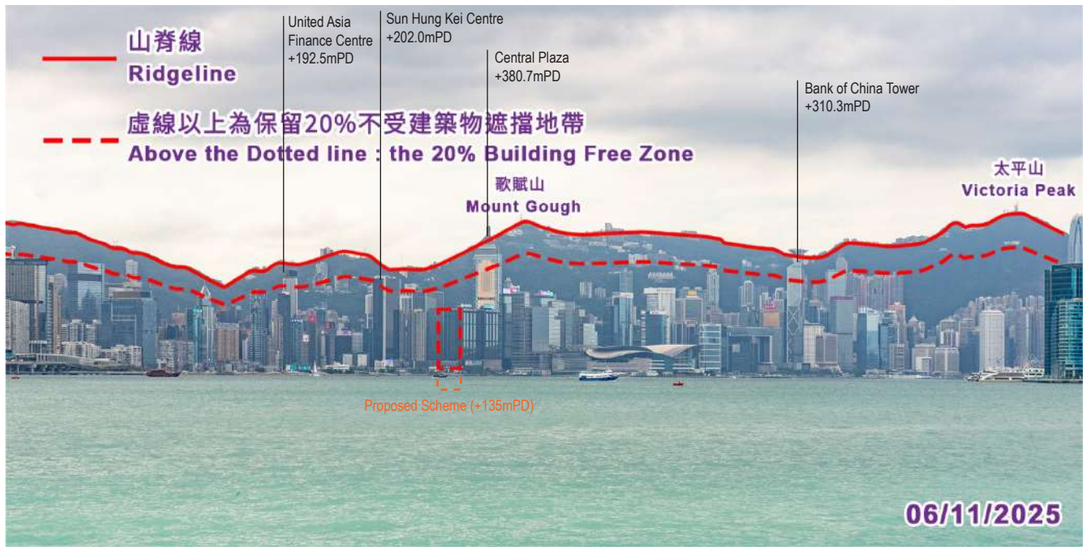
OZP-compliant scheme (+110mPD):



Existing Condition:



Proposed scheme (+135mPD):



Location Plan:

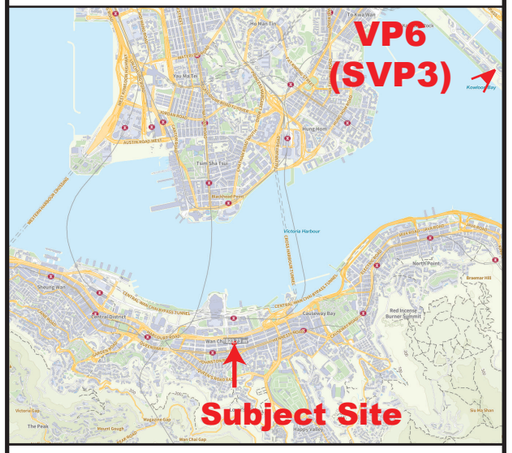


Figure Title:
VP6 - Waterfront Promenade
at Kai Tak Development (SVP3)

Figure No: 8

Scale: N.T.S.

Date: Oct 2026

Prepared By:

ICCCL

DeSPACE (International) Limited

OZP-compliant scheme (+110mPD):



Existing Condition:



Proposed scheme (+135mPD):



Location Plan:

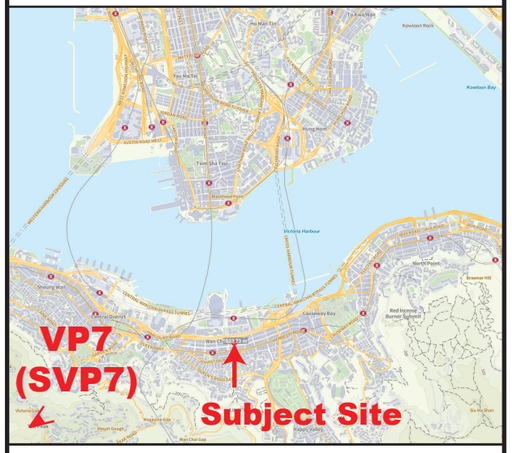


Figure Title:

VP7 - The Peak (SVP7)

Figure No: 9

Scale: N.T.S.

Date: Oct 2026

Prepared By:

ICCCL

DeSPACE (International) Limited