

**Proposed SCAA Sports Link (“Place of Recreation, Sports or Culture”)**  
**at South China Athletic Association**  
**88 Caroline Hill Road in Wong Nai Chung**  
**S16 Planning Application**

**(Planning Application No: A/H7/189)**

## **APPENDIX II**

Revised Pages of the Visual Impact Assessment

**Proposed SCAA Sports Link  
at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung**

**Visual Impact Assessment**

**December 2025**

**Revised Pages**

Prepared By:  
**ADI Limited**



# ADI

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**Project Title** Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung

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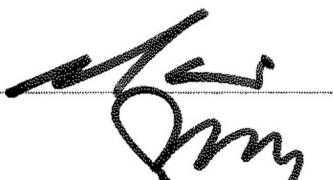
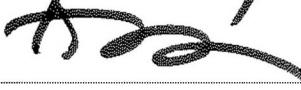
**Report Title** Visual Impact Assessment

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**Date of Issue** 22<sup>nd</sup> October 2025

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Table 5.1 Summary of Visual Impact

## 1.0 Introduction

- 1.1 This report sets out to assess the potential visual impacts of the proposed new building of SCAA Sports Link, at South China Athletic Association, 88 Caroline Hill Road in Wong Nai Chung. The proposed development falls within zone of "OU(Sports and Recreation Club)" in Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21 ("Approved OZP"). The visual impact assessment is prepared in support of the S16 planning application to review visual changes to key public viewers and on the visual resources in the visual context of South China Athletic Association (SCAA) and to appraise the potential impact of the proposed new building in the SCAA on the overall visual composition. This report is prepared in accordance with TPB PG-No.41 'Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board'.
- 1.2 This report should be read in conjunction with the architectural drawings and landscape proposal in separate appendices of this application.

## 2.0 The Proposed Development

- 2.1 The application site has area of approximately 6,132m<sup>2</sup> at the north part of the SCAA at Caroline Hill Road and So Kon Po. SCAA is an enclave of sports, recreational and other institutional facilities. The surrounding area of at Caroline Hill Road is also characterised by sports and recreation clubs or open spaces including Disciplined Services Sports and Recreation Club, So Kon Po Recreation Ground, Indian Recreation Club and Hong Kong Stadium in the northeast and to south adjacent to the site. G/IC buildings – Confucius Hall Secondary School (+39.7mPD), planned G/IC District Court and commercial buildings (max. +135mPD) under construction are also located at Caroline Hill Road immediately in the south and to the northwest of the site. Three existing buildings within SCAA including Sports Complex, Bowling Centre and Sports Centre are located at the west part of SCAA. The site is vacant pending for development. Only a few "self-seeded" trees are found in a narrow strip of soil on the top of sheet pile structures in the north and on retaining structure in the west. The site lies on flat land abutting to Cariline Hill Road and surrounds by the SCAA football field/golf practicing ground in the west and the training pool in the north at a higher elevation of about + 21.60 to +22mPD. Main entrance to the site is via Caroline Hill Road at about +7.50mPD.
- 2.2 Under the Approved OZP, the site falls with zone of "OU", The proposed building is regarded as "Place of Recreation, Sports or Culture" use, which is always permitted in the "Other Specified Uses (Sports and Recreation Club)" ("OU (Sports and Recreation Club)") zone on the approved Wong Nai Chung Outline Zoning Plan (OZP) No. S/H7/21. There is no building height restriction is stipulated in the OZP.
- 2.3 The development proposal will introduce a 4-storey new building of SCAA Sports Link with a proposed height of +45.40mPD. Entrance lobbies, car parking and E&M utilities are located at G/F. 1/F & 2/F & 3/F will accommodate multi-function rooms, ancillary office/ ancillary uses, ball courts such as tennis court and 5-a-side soccer, and plant rooms etc. The roof is reserved for maintenance and utilities and green roof. The existing golf net along the west edge will be reconstructed to integrate with the building design and with a proposed height of +61.60mPD.
- 2.4 A sitting-out garden is proposed at the southernmost of the site and at street level along Caroline Hill Road to soften the development edge and enhances the streetscape amenity.

2.5 Main vehicular entrance is from Caroline Hill Road at about +7.46mPD. Pedestrians and visitors would also able to enter the proposed building from Caroline Hill Road via the sitting-out garden and the lift lobbies. Pedestrian connections are also available at elevated levels from 2/F of the new building to access the existing SCAA football field/golf practising ground and the training pool.

2.6 Part rock cut slope located at the south within the site, where currently covered by weedy vegetation, will be reformed with new tree planting on slope top and hydroseeding on slope for enhancing the visual “green” of the SCAA. The new retaining structure associated with the reformed slope will be integrated with green roof and green wall to disguise its functional appearance.

2.7 The design and disposition of the proposed building are making reference to existing recreational neighbourhoods, green sloping areas of So Kon Po, environmental concerns, needs for the operation of recreational facilities and various site constraints. To ameliorate the potential visual impact and to better integrate the proposed building with the existing and planned development context, in addition to the design measures mentioned above, the following design measures are also incorporated in the architectural scheme:

- Proposed a low building height profile (BH of +45.40mPD) responding the existing elevation of SCAA sports ground in the west and in the north and existing buildings of SCAA (BH from +32 to 90mPD). Responsive building mass and scale of proposed building are much lower and smaller than the commercial and the District Court high-rises under construction (BH from +70 to 135mPD) immediately to the further north of the site;
- **Greenings on the maintenance roof at +45.40mPD** added to enhance visual amenity in views from elevated level of the surrounding neighbourhoods;
- The proposed scheme Improves permeability of proposed building through incorporation of large openings with **perforated movable curtain and fence on the façade**. These allow natural sunlight to penetrate and facilitate cross ventilation;
- Incorporation of vibrant colours and layered elements on proposed building echo with the design of the adjacent SCAA Grand Stand in the west that contribute to a coherent and lively aesthetic atmosphere to the overall SCAA identity and character;
- Regarding operational and safety concerns of the existing football field/golf practising ground, **high protection fence (+61.60mPD)** is unavoidable and integrated into the building design. Responsive non-reflective and permeable mesh materials would be used to alleviate the visual intrusion of this feature. Material used for the fence set around the existing football field/golf practising ground is a good example of the permeable fence;
- Building setback along Caroline Hill Road will accommodate planting areas and new tree plantings to create a comfortable walking environment to the pedestrians;
- Proposed sitting-out garden and planting areas at street level integrate the green slope character from the south of the SCAA to the east along Caroline Hill Road, enhance streetscape amenity and soften the development edge;
- Engineered appearance of the new retaining structure to the sloping area will be disguised with green roofs and green walls, and
- Replanting new trees and greenings on slope enhance the visual integration with the surrounding vegetated slopes of So Kon Po.

small part of sky view in-between the building gap in the background will be replaced by the proposed building. With responsive building height, mass and scale, **and permeable façade treatment**, the proposed building is hence considered compatible with the visual composition of the urbanised context.

- 4.2 Visual Obstruction – As demonstrated in **Figure V3.1**, only a portion of upper part of proposed building can be seen and replace some views to the urbanised background and a small part of sky view in-between the building gap in the background. Important visual access to the plantation, green slopes and building skyline will be largely maintained.
- 4.3 Effect on Visual Resources – The proposed building will not affect on the greenery in the view and the open sky view will be largely maintained. The grassed recreation ground and plantation in the foreground are maintained.
- 4.4 Effect on Public Viewers – By virtue of this low elevation view in close distance, the height and mass of proposed building would not affect visual resources in this viewpoint although some views to the urbanised background will be replaced by proposed building. Green resources in the foreground of this view will be maintained. Hence the change in overall urbanised context and visual amenity is minor; the proposed building forms a compatible component in the visual context of these viewers. Vegetation at front screened out most of lower part of the proposed building. With key visual resources largely maintained, the scale and mass of proposed building, the magnitude of change of visual amenity to this viewpoint is considered slight.
- 4.5 Having considered the slight magnitude of change, high sensitivity of these public viewers, visual impact brought by the proposed building to these public viewers in short distance view would be slightly adverse. It should be noted that the urbanised background will be changed upon the completion of planned commercial and District Court buildings right behind the SCAA.

#### **Viewpoint B – View west from Tai Hang Road (Figure V3.2)**

- 4.6 Visual Composition – The visual composition of this viewpoint comprises of vegetation on hill slope in front, grassed recreation grounds adjacent to the site, and urbanised building skyline on Leighton Hill and Broadwood Road in the background. Proposed low-profile building is set within a dense urbanised context; the lower part of the proposed building is screened by the existing plantation in recreation grounds along Caroline Hill Road. Regarding the elevated and medium distance of the view, proposed low-profile building will integrate with the existing SCAA buildings and surrounding recreational context in the midground of the view whilst the high-rise skyline and hilly landscape background will not be affected. Although the proposed building will replace the view to the existing football field/golf practising ground, proposed plantings at ground floor level of the proposed building will maintain the visual amenity in this view. With responsive building height, mass and scale, **permeable façade treatment**, and greening measures, proposed building does not form a major component in the view, hence proposed building will fit into and considered compatible with the visual composition of the urbanised context.
- 4.7 Upon the completion of two high-rise developments under construction including District Court buildings (BH of +70 & +135mPD) and commercial buildings (BH of +90 & +135mPD) immediately next to the SCAA and to the north of the proposed building, cumulative impact with the introduction of proposed low-profile building in this visual context would be negligible.

- 4.8 Visual Obstruction – As demonstrated in **Figure V3.2**, although the proposed building will replace the view to the existing football field/golf practising ground, proposed plantings at ground floor level and greening on the roof of the proposed building will maintain the visual amenity in this view. Views to major greenery in front and building skyline and hilly landscape in the background will not be affected.
- 4.9 Effect on Visual Resources – Key visual resources including the vegetation on the hill slope in front, plantation along the road and in recreation grounds and building skyline will be maintained. Planting proposal at street level and greenings on the roof of proposed building will replace the view of existing football field/golf practising ground of SCAA.
- 4.10 Effect on Public Viewers – By virtue of high elevation view in medium distance from proposed building with responsive building height, mass and scale of proposed building, **permeable façade treatment**, and planting proposal associated with the proposed building, therefore the proposed building would be integrated with the urbanised and recreational neighbourhoods. Planting proposal at street level and greenings on the roof of proposed building will enhance the visual amenity in the context. With important visual resources are largely maintained or enhanced, responsive building design, the magnitude of change of visual context and visual amenity in these viewers is considered slight.
- 4.11 Having considered the slight magnitude of change, medium sensitivity of these public viewers, visual impact brought by the proposed building to these public viewers in medium distance would be slightly adverse. It should be noted that the urbanised background will be changed upon the completion of commercial and District Court buildings immediately adjacent to the SCAA.

#### **Viewpoint C – View west from So Kon Po Recreation Ground (Figure V3.3)**

- 4.12 Visual Composition – The visual composition of the viewpoint comprises of tree planting at the edge of the grassed recreation grounds and low-rise of recreational buildings in the foreground, medium-rise building of Disciplined Services Sports and Recreation Club in the midground and residential and commercial high-rise building skyline on Leighton Hill and in Causeway Bay and open sky view in the background. Existing trees and buildings at the edge of the recreation ground screened out most of lower part of proposed building, only the uppermost of the proposed building could be seen. Proposed building with responsive height, mass and scale, **and permeable façade treatment**, is well integrated with urbanised background. Also, only a small portion of urbanised background will be replaced by proposed low-profile building. Proposed building will not reduce the visual openness of the visual context. With implementation of two high-rise developments under construction including District Court buildings (BH of +70 & +135mPD) and commercial buildings (BH of +90 & +135mPD) immediately next to the SCAA, the urbanised background will be changed following the on-going development process. With responsive building height, mass and scale, proposed building will fit into the existing and planned development context, and it is considered compatible to this urban context.
- 4.13 Visual Obstruction - As demonstrated in **Figure V3.3**, proposed building will replace only small portion of views to the existing buildings in SCAA and Causeway Bay in the background. Furthermore, small portion of view to the two high-rises developments under construction including District Court buildings (BH of +70 & +135mPD) and commercial buildings (BH of +90 & +135mPD) immediately next to the SCAA will be replaced by

- 4.30 Visual Obstruction – As demonstrated in **Figure V3.6**, proposed building will not obstruct any views.
- 4.31 Effect on Visual Resources – No key visual resources such as open sky view, sport ground and vegetation will be affected.
- 4.32 Effect on Public Viewers – By virtue of high elevation view in long distance from the proposed building, proposed building is being screened by intervening buildings and the proposed building well blends into the urbanised background. No perceivable change of visual amenity of these public viewers. The magnitude of change of visual context to these public viewers would be negligible.
- 4.33 Having considered the negligible magnitude of change and low sensitivity of these public viewers, visual impact brought by the proposed building to these public viewers would be negligible.

#### **Viewpoint G – View northeast from Stadium Path (Figure V3.7)**

- 4.34 Visual Composition – The visual composition of this viewpoint comprises of streetscape of Stadium Path, roadside parking and Confucius Hall Secondary School in front, tree planning along Stadium Path and Eastern Hospital Road, SCAA existing golf net on vegetated slope can be seen in the midground, residential and institution high-rises and open sky view at the background. Majority of the lower part of the proposed building **and proposed golf fence on the roof** will be screened by the vegetated slope and the golf net of the SCAA. Comparing to the other buildings in the view, the proposed low-profile building well blends into the SCAA recreational facilities and the urbanised context. With responsive building height, mass and scale, proposed buildings is hence considered compatible with the visual composition of the urbanised and recreational context.
- 4.35 Visual Obstruction – As demonstrated in **Figure V3.7**, only a small portion of open sky view in between existing buildings where already obstructed by the golf fence in far distance will be screened by the proposed building.
- 4.36 Effect on Visual Resources – The proposed building will not affect the greenery in the view.
- 4.37 Effect on Public Viewers – By virtue of this low elevation view in close distance, the height and mass of proposed building would not affect visual resources in this viewpoint although some views to the urbanised background will be replaced by proposed building. Hence the change in overall urbanised context and visual amenity is minor, the proposed building forms a compatible visual component in visual context. Vegetation on slope of SCAA will screen out most of lower part of proposed building. With key visual resources largely maintained, the scale and mass of proposed building, the magnitude of change of visual amenity to this viewpoint is considered slight.
- 4.38 Having considered the slight magnitude of change, medium sensitivity of these public viewers, visual impact brought by the proposed building to these public viewers in short distance view would be slightly adverse.

#### **Viewpoint H – View southeast from the junction of Caroline Hill Road & Cotton Path (Figure V3.8)**

4.39 Visual Composition – Similar to viewpoint D, the visual composition of this viewpoint comprises of roadside parking, plantation along Caroline Hill Road, temporary hoarding of the site and open sky view interspersed with high-rises in the background. Visual context is confined along the road corridor and characterised by traffic and plantations. Proposed building setback and new tree planting along Caroline Hill Road can be easily seen in this road corridor visual context. Streetscape amenity will be enhanced with planting proposal associated with the proposed building. These planting proposals would also soften the development edge. Regarding the close viewing distance, proposed building will be dominant in the view. However, with application of the above design measures, **including roadside plantation and permeable façade treatment**, visual change of this road corridor and streetscape will not be substantial. Proposed building is therefore compatible to the existing visual context and on-going development process along the road.

4.40 Visual Obstruction - As demonstrated in **Figure V3.8**, although views to the buildings in the background and open sky view will be affected, it is unavoidable in this confined view and the on-going development process along the road.

4.41 Effect on Visual Resources – Existing trees and vegetation being seen along the road will not be affected. Although views to the buildings in the background and open sky view views will be affected, it is unavoidable in this confined view and the on-going development process along the road. Planting proposal associated with the proposed building introduces new visual resources in the context and enhances the streetscape amenity.

4.42 Effect on Public Viewers – By virtue of this low elevation view in close distance, although some views to buildings and open sky in the background will be replaced by proposed building, building setback and planting proposal associated with the proposed building, **and permeable façade treatment**, will enhance the streetscape amenity. Key visual resources, roadside plantation opposite to the site, will be maintained. Through the application of building setback and planting proposal, the magnitude of change of visual amenity to this viewpoint is considered slight.

4.43 Having considered the **moderate** magnitude of change, medium sensitivity of these public viewers, visual impact brought by the proposed building to these public viewers in short distance view would be **moderately adverse** with design measures mentioned above.

#### **Viewpoint I – View northeast from Happy View Terrace (Figure V3.9)**

4.44 Visual Composition – The visual composition of this viewpoint comprises of SCAA existing buildings and recreational facilities in front, high-rises in Tai Hang and on lower slopes of Hung Heung Lo Fung (+230mPD), and ridges from Siu Ma Shan (+424mPD) to Mount Butler (+436mPD) in the background. Vegetated slopes along Tai Hang Road are set in between the SCAA and Tai Hang high-rises. Proposed low-profile building is set behind the existing SCAA buildings, its view will be interrupted by the existing high fence. **Proposed golf fence on the roof of proposed building is integrated with the existing fence.** Regarding the elevated and short distance of the view, proposed low-profile building well blends into the existing SCAA buildings and surrounding recreational context in the midground of the view whilst the high-rise skyline and hilly landscape background will not be affected. Although the proposed building will replace the view to the existing buildings

golf net along the west edge will be reconstructed to integrate with the building design at +61.60mPD.

5.3 Regards of operational and safety concerns of the existing football field/golf practising ground to the new building, high protection fence on the roof of proposed building is unavoidable and has been integrated with the building design. Responsive non-reflective and permeable mesh materials would be used to alleviate the visual intrusion of these protection fences. Material used for fence set around the existing football field/golf practising ground is a good example of high permeable fence. Besides, at lower floors of proposed building, for safety reasons, permeable facade treatment with perforated movable curtain and fence will be used.

5.4 A sitting-out garden is proposed at the southernmost of the site and at street level along Caroline Hill Road to soften the development edge and enhances the streetscape amenity.

5.5 Part rock cut slope located at the south within the site, where currently covered by weedy vegetation, will be reformed with new tree planting on slope top and hydroseeding on slope for enhancing the visual “green” of the SCAA. The new retaining structure associated with the reformed slope will be integrated with green roof and green wall to disguise its functional appearance.

5.6 Due to the viewing distance and prominence of the proposed building to the public viewers, the proposed building would inevitably change of some visual context and amenity of the viewers in close proximity viewing distance to the site including viewers from Hong Kong Stadium, So Kon Po Recreation Ground, Stadium Path and Happy View Terrace. In these views, the lower portion of the proposed building will be screened by the existing buildings, existing vegetation in the recreation grounds or on slopes of SCAA. With responsive building height, mass and scale, proposed low-profile building and integrated golf fence well blends into the urbanised building background and it will only replace a small portion of views of existing buildings in the background. Although visual amenity of the viewers will be changed inevitably, the slightly adverse visual impact to these viewers would be alleviated with mitigation measures.

5.7 Even though visual amenity along Caroline Hill Road will be changed regarding the introduction of new building, some sky views at street level are inevitably being replaced, it is unavoidable in the on-going development process along the road, particularly after the implementation of the high-rises, including the District Court buildings (BH of +70 and +135mPD) and the commercial buildings (BH of +90 and +135mPD), immediately next to the SCAA and proposed building. The moderately to slightly adverse impact to the pedestrians along Caroline Hill Road would be further alleviated by proposed building setback, tree planting and planting proposal at street level and in proposed sitting-out garden, replanting on slope and greening on retaining structures and permeable façade treatment etc. With the implementation of these mitigation measures, the streetscape amenity would be enhanced, and the development edge would be soften.

5.8 For the viewers in medium distance from low level views to the proposed building, visual change on viewers at Moreton Terrance Temporary Playground is considered not perceivable and negligible regarding building height, mass and scale, proposed building is well blend into the urbanised context. Viewers from another medium distance view at elevated level at Tai Hang Road would experience a slightly adverse impact with introduction of proposed building in the recreational landscape context at So Kon Po. The lower portion of proposed building will be largely screened by existing vegetation in the recreation grounds. Replanting on slope, greening on retaining structures and greening

on the roof will make the proposed building better integrated with the surrounding green amenity. Although some views to the urbanised background, football field/ golf practising ground of SCAA will be replaced by the proposed building, building skyline behind will not be affected. With responsive building height, mass and scale of proposed building, and having considered the implementation of the commercial and institutional high-rises under construction adjacent to the site, the visual impact will be further alleviated.

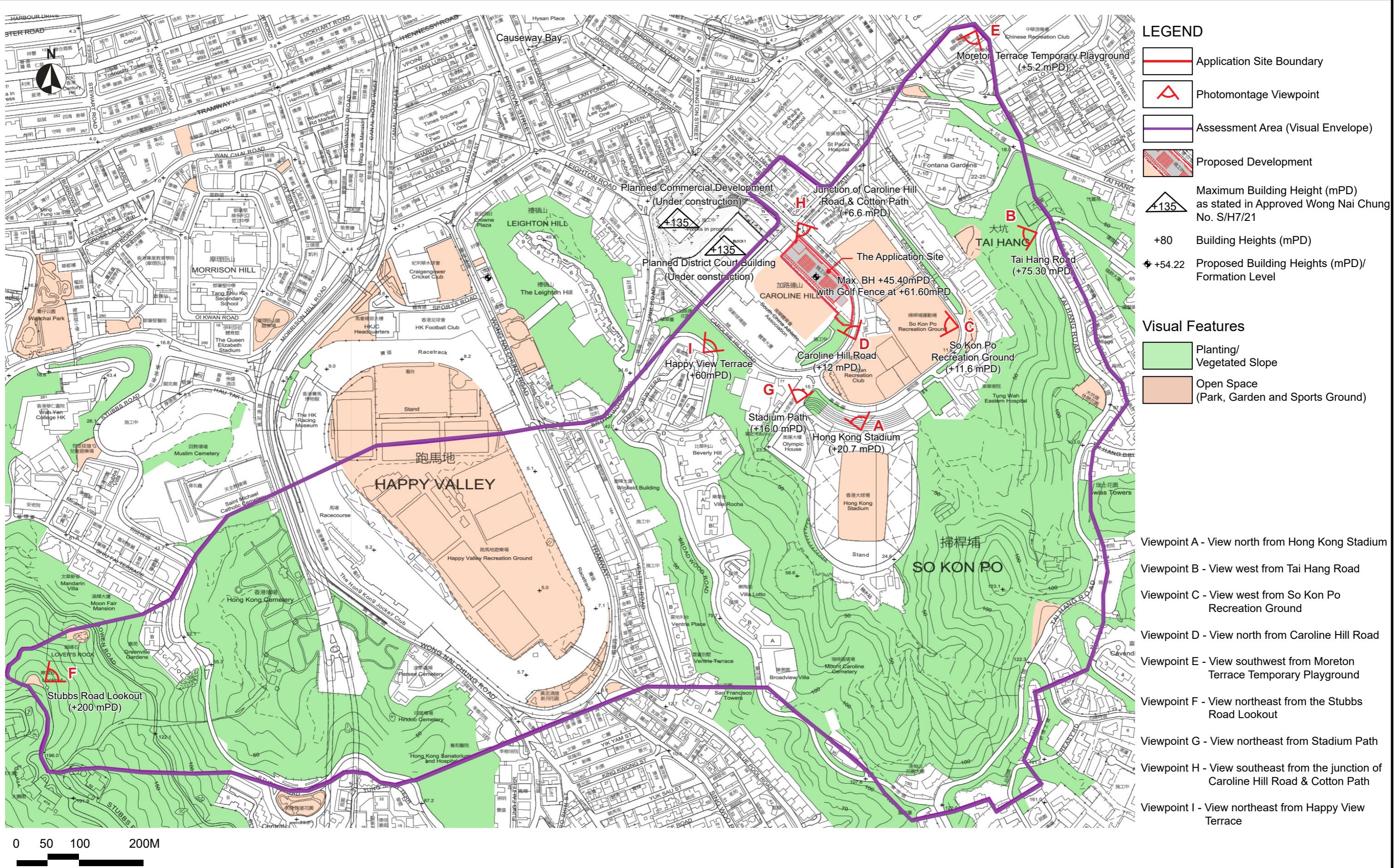
5.9 In distance elevated views from Stubbs Road Lookout, the wide-open view of the visitors is characterised by densely urbanised context with building skyline of Tai Hang, Causeway Bay and Happy Valley. Having considered the intervening effect of existing vegetation and existing buildings and viewing distance, proposed building is not perceivable and negligible regarding its building height, mass and scale, proposed building well blends into the urbanised context. Visual impact to these public viewers is considered as negligible.

5.10 In overall terms, though proposed building would have some visual impacts to the public viewers, with responsive building height, mass and scale, building setback and planting proposal at street level, green wall and greening on the roof, and permeable façade treatment etc. would alleviate the impact to an acceptable level, and proposed building is therefore compatible with the existing urbanised and recreational landscape and visual context. Proposed building is acceptable from visual perspectives.

**Table 5.1 Summary of Visual Impact**

<b>Viewpoint</b>	<b>Visual Sensitivity</b>	<b>Resultant Visual Impact</b>
Viewpoint A : View north from the Hong Kong Stadium	High	Slightly Adverse
Viewpoint B: View west from Tai Hang Road	Medium	Slightly Adverse
Viewpoint C: View west from So Kon Po Recreation Ground	Medium	Slightly Adverse
Viewpoint D: View north from Caroline Hill Road	Medium	Slightly Adverse
Viewpoint E: View southwest from Moreton Terrace Temporary Playground	Low	Negligible
Viewpoint F: View northeast from the Stubbs Road Lookout	Low	Negligible
Viewpoint G: View northeast from Stadium Path	Medium	Slightly Adverse
Viewpoint H: View southeast from the junction of Caroline Hill Road & Cotton Path	Medium	Moderately Adverse
Viewpoint I: View northeast from Happy View Terrace	Medium	Slightly Adverse

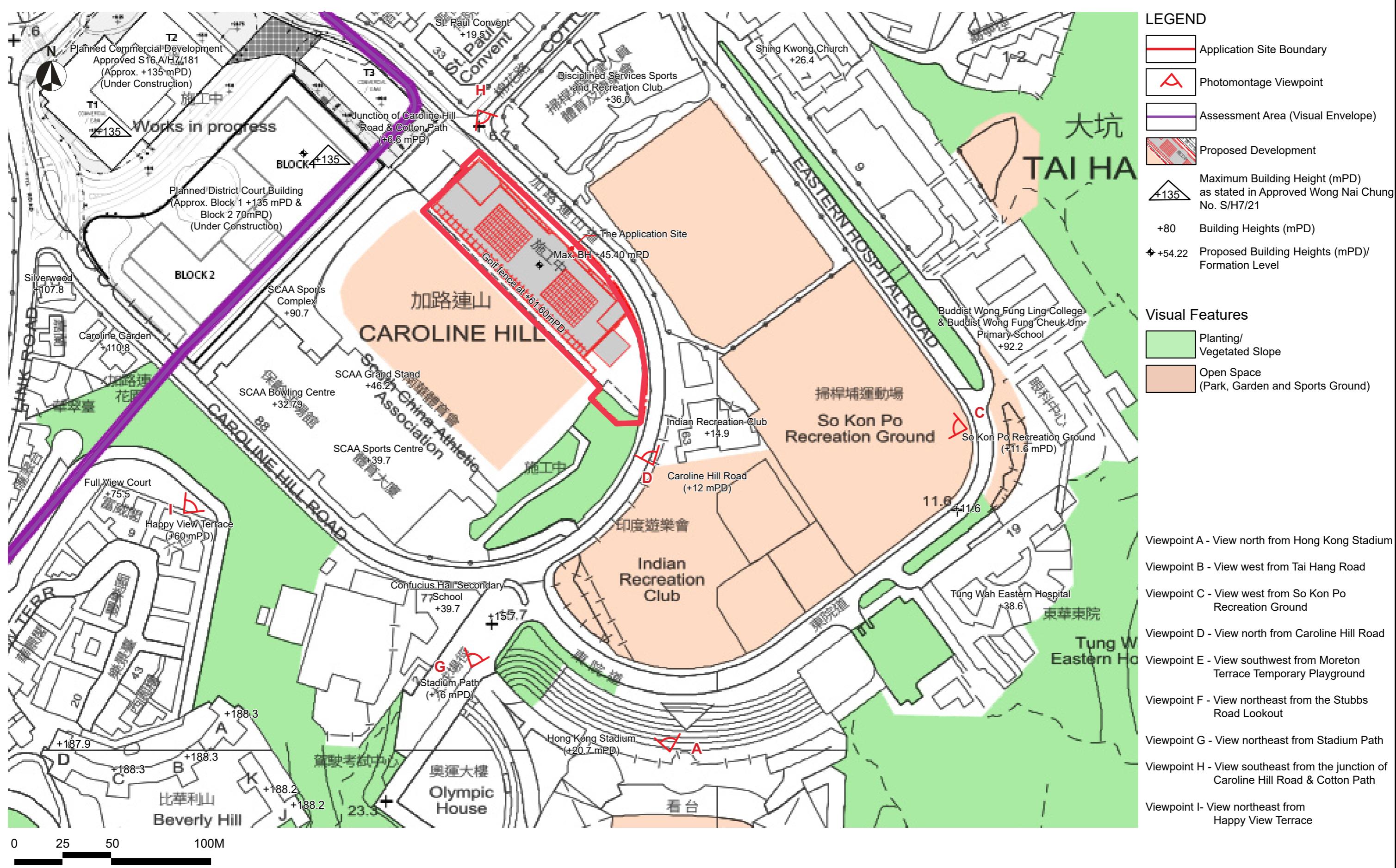
## Figures



Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Assessment Area and Viewpoint Location of Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V2.1		REV A

ADI LIMITED  
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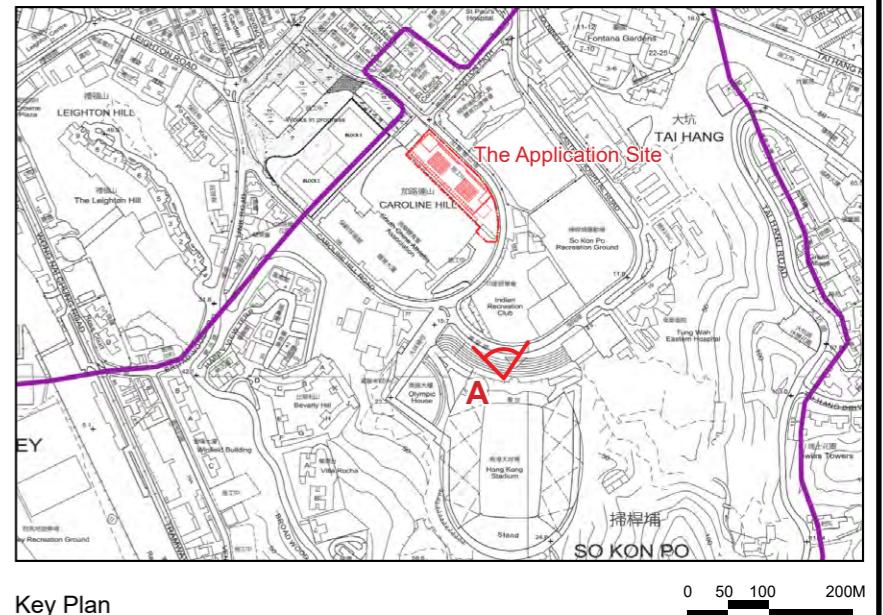
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Assessment Area and Viewpoint Location of Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V2.2		REV
			A

ADI LIMITED  
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傳真: (八五二) 二一三一 八六三九



Existing View  
View north from Hong Kong Stadium



Key Plan

Viewpoint A

Viewpoint Elevation: +20.70mPD at Hong Kong Stadium

Viewing Distance: 170m

Proposed Building Height: Approx. +45.40mPD

Proposed Golf fence: Approx. +61.60mPD



Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint A - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.1		REV
			A



ADI LIMITED  
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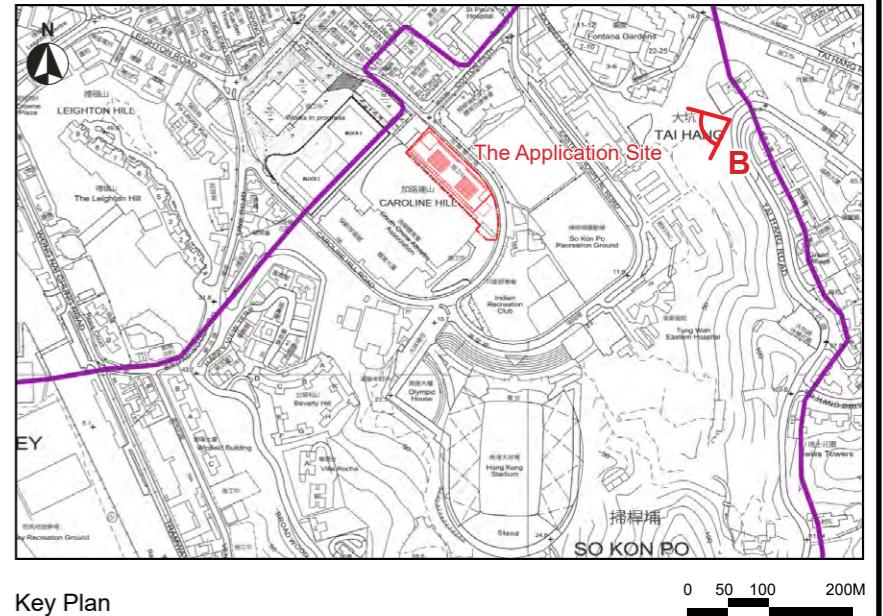


Existing View  
View west from Tai Hang Road



Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint B - Existing View and Photomontage

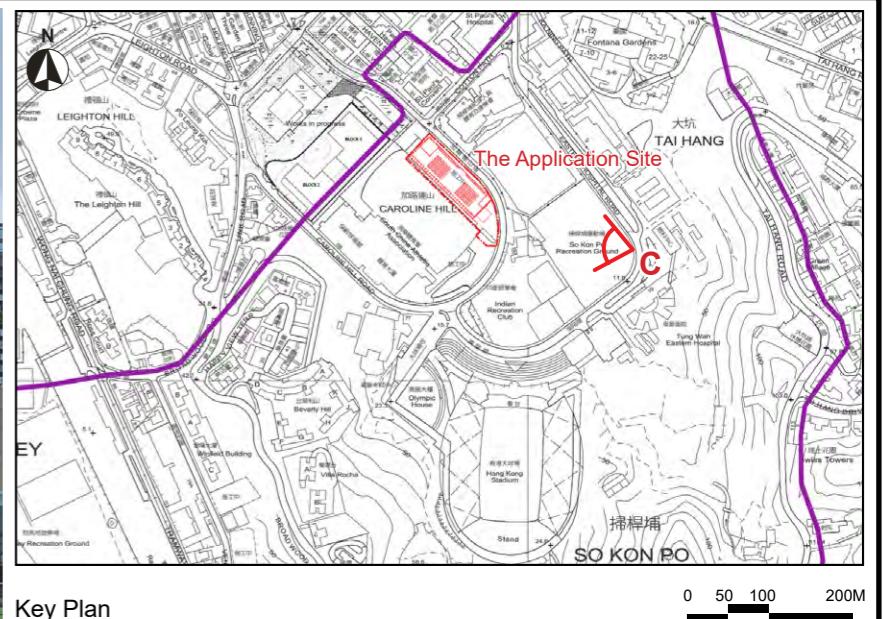


Key Plan

Viewpoint B  
Viewpoint Elevation: +75.3mPD at Tai Hang Road  
Viewing Distance: 310m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD



Existing View  
View west from So Kon Po Recreation Ground



Key Plan

Viewpoint C

Viewpoint Elevation: +11.6m PD at So Kon Po Recreation Ground

Viewing Distance: 165m

Proposed Building Height: Approx. +45.40mPD

Proposed Golf fence: Approx. +61.60mPD



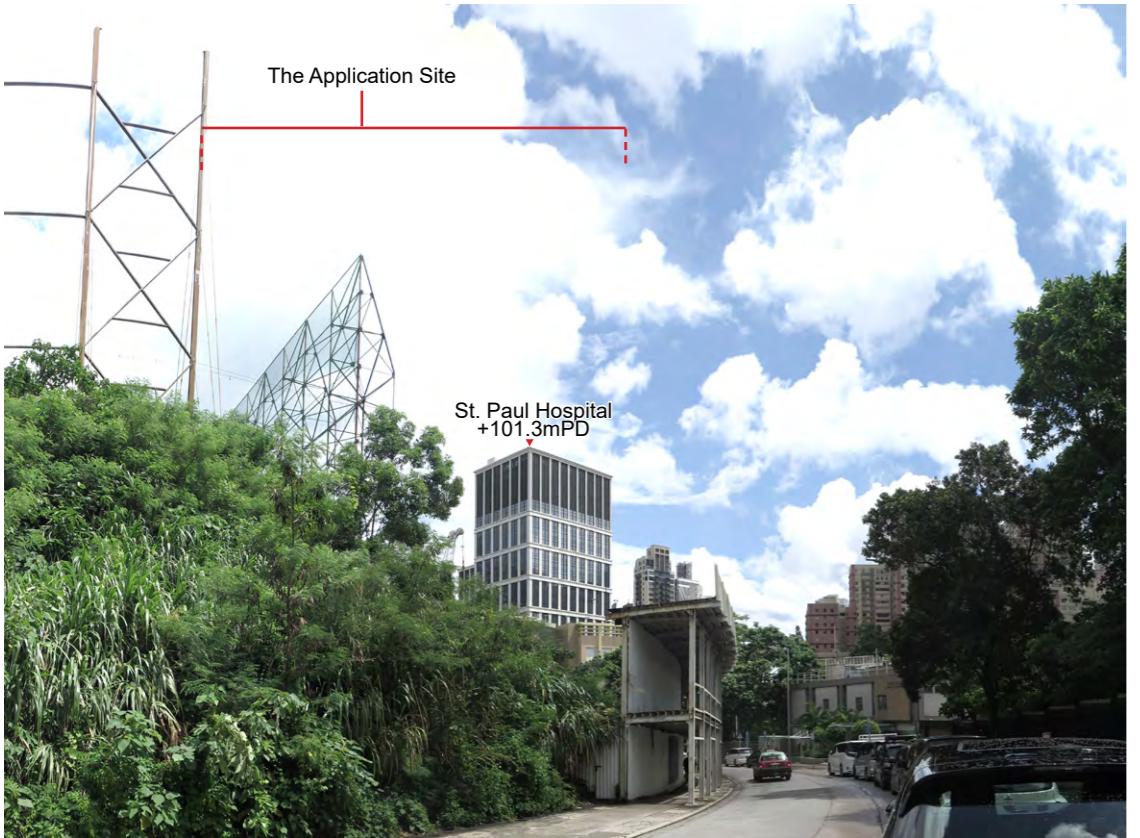
Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint C - Existing View and Photomontage

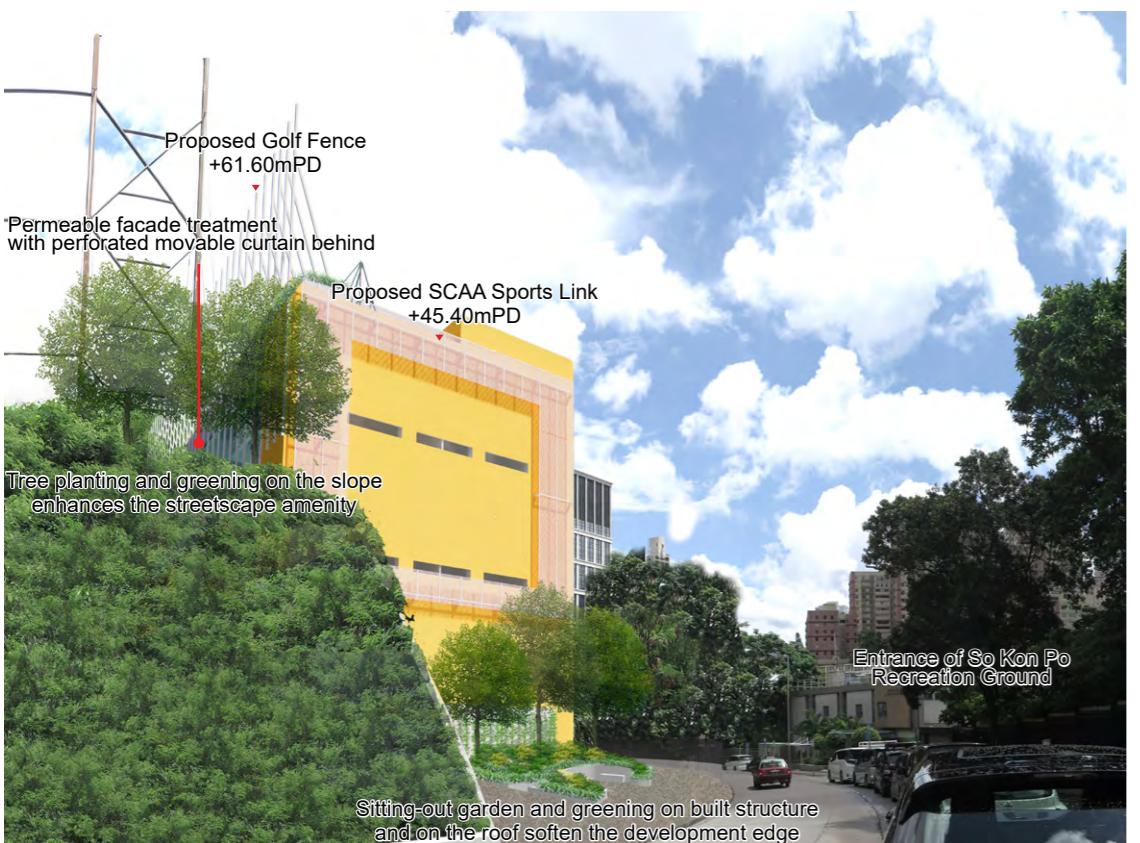
SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.3		REV A



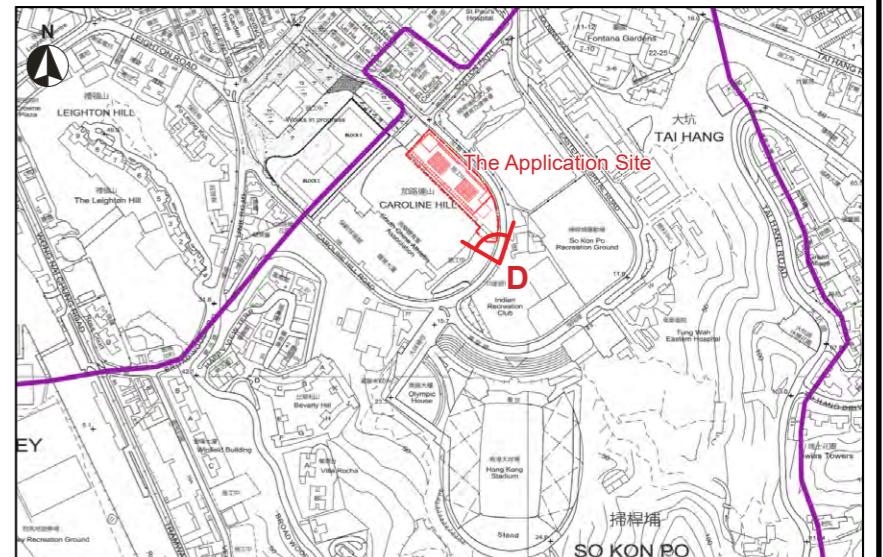
ADI LIMITED  
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING  
10/F BANGKOK BANCA BUILDING, 18 BONHAM STRAND WEST, HONG KONG  
TELEPHONE 2131 8630 FAX 2131 8602  
雅博奧頓國際設計有限公司  
總辦事處：香港西環嘉樂庇石打路18號嘉樂庇行大廈十樓  
電話：(八五二) 二一三一 八六三零 传真：(八五二) 二一三一 八六零九



Existing View  
View north from Caroline Hill Road



Photomontage



Key Plan

**Viewpoint D**

Viewpoint Elevation: +12mPD at Caroline Hill Road

Viewing Distance: 20m

Proposed Building Height: Approx. +45.40mPD

Proposed Golf fence: Approx. +61.60mPD

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint D - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.4		REV
			A



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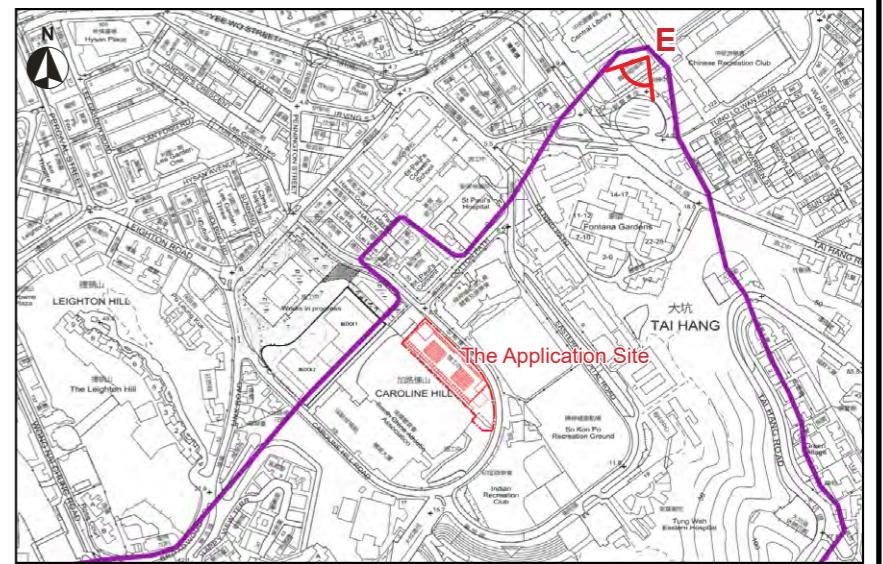


Existing View  
View southwest from Moreton Terrace Temporary Playground



Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint E - Existing View and Photomontage



Key Plan

Viewpoint E

Viewpoint Elevation:

+5.2mPD at Moreton Terrace Temporary Playground

Viewing Distance: 430m

Proposed Building Height: Approx. +45.40mPD

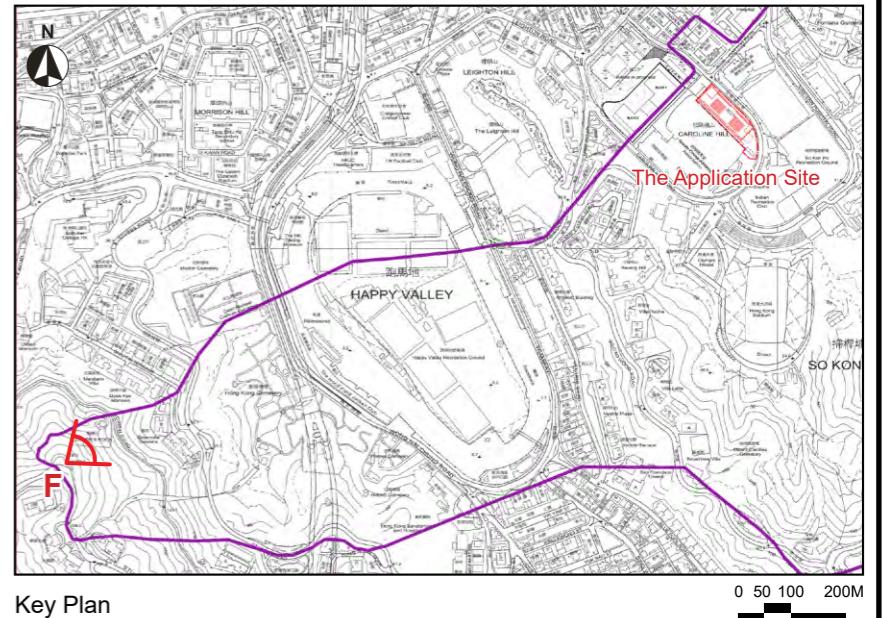
Proposed Golf fence: Approx. +61.60mPD

SCALE	As Shown	DATE	December 2025	ADI LIMITED LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING 10/F BANGKOK BANE BUILDING, 18 BONHAM STRAND WEST, HONG KONG TELEPHONE 2131 8630 FAX 2131 8602 雅博奧頓國際設計有限公司 總務及項目管理, 城市規劃及設計, 建築建築顧問服務 香港上環文咸西街十八號嘉禾行大廈十樓 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九
CHECKED	ELK	DRAWN	TEAM	
FIGURE NO.	FIGURE V3.5		REV	
			A	





Existing View  
View northeast from the Stubbs Road Lookout



Key Plan

Viewpoint F  
Viewpoint Elevation: +200mPD at the Stubbs Road Lookout  
Viewing Distance: 1,360m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD



Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint F - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.6		REV A



ADI LIMITED  
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香港上環文咸西街十八號嘉咸行大廈十樓  
電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九



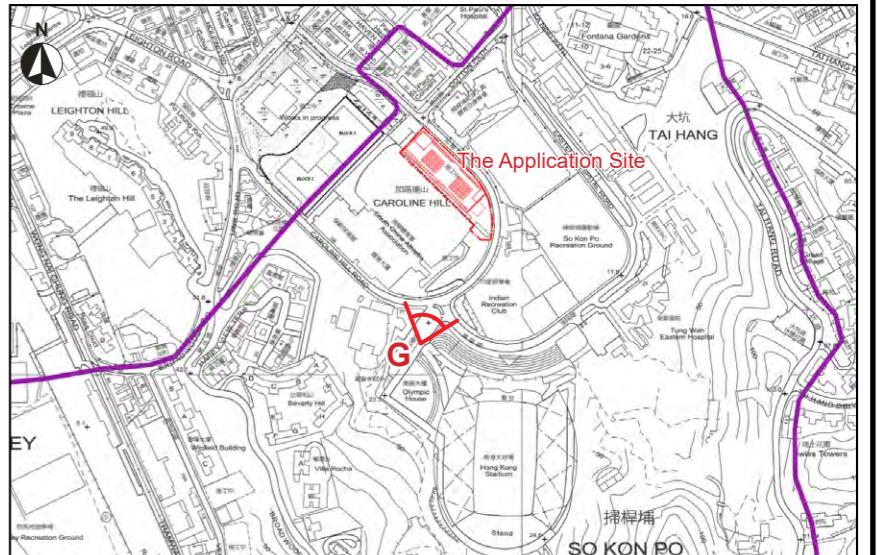
Existing View  
View northeast from Stadium Path



Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint G - Existing View and Photomontage

SCALE	As Shown	DATE	December 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	FIGURE V3.7		REV A



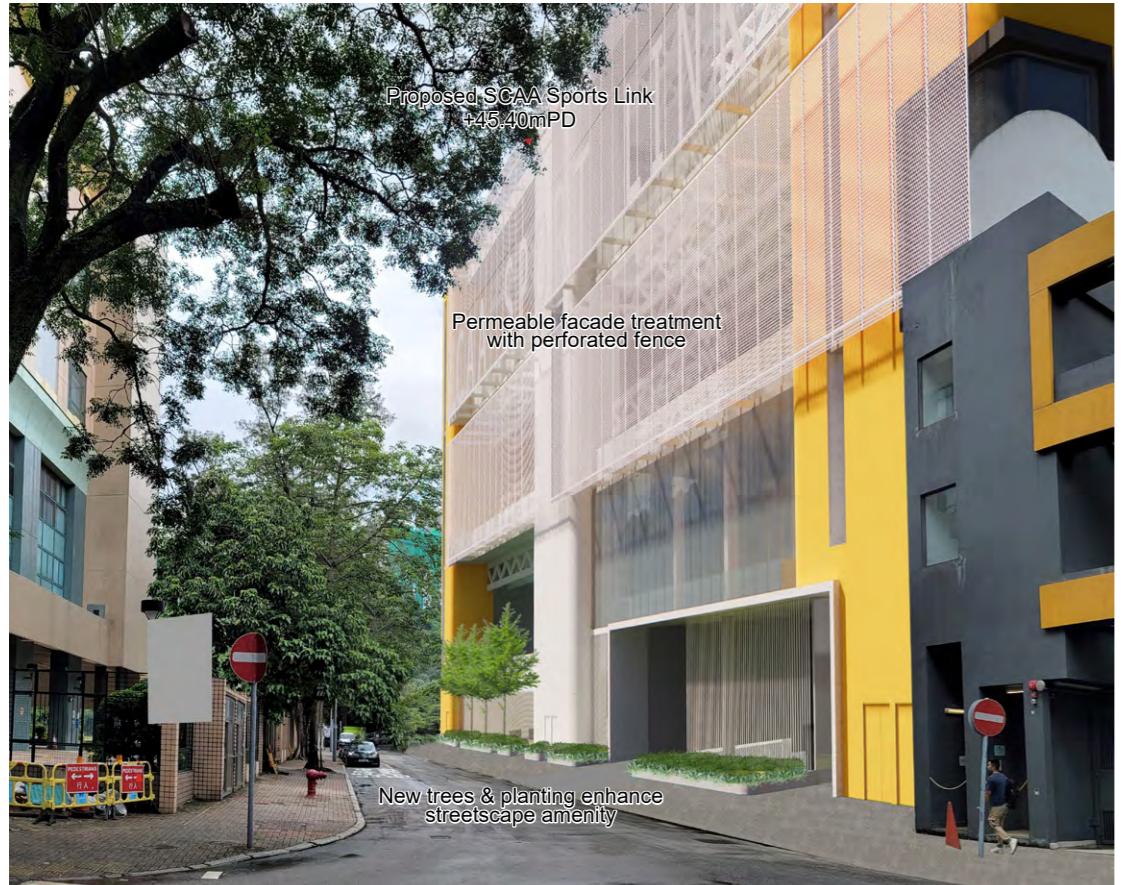
Viewpoint G  
Viewpoint Elevation: +16mPD at the Stadium Path  
Viewing Distance: 146m  
Proposed Building Height: Approx. +45.40mPD  
Proposed Golf fence: Approx. +61.60mPD

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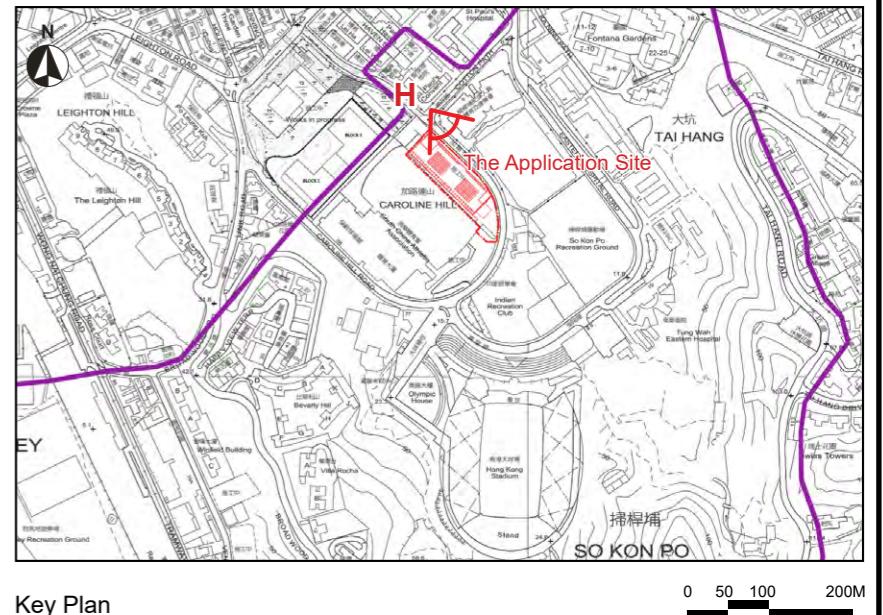


Existing View  
View southeast from the junction of Caroline Hill Road & Cotton Path



## Photomontage

Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint H - Existing View and Photomontage



## Key Plan

## Viewpoint H

Viewpoint Elevation:

+6.6mPD at the junction of Caroline Hill Road and Cotton Path

Viewing Distance: 20m

Proposed Building Height: Approx. +45.40mPD

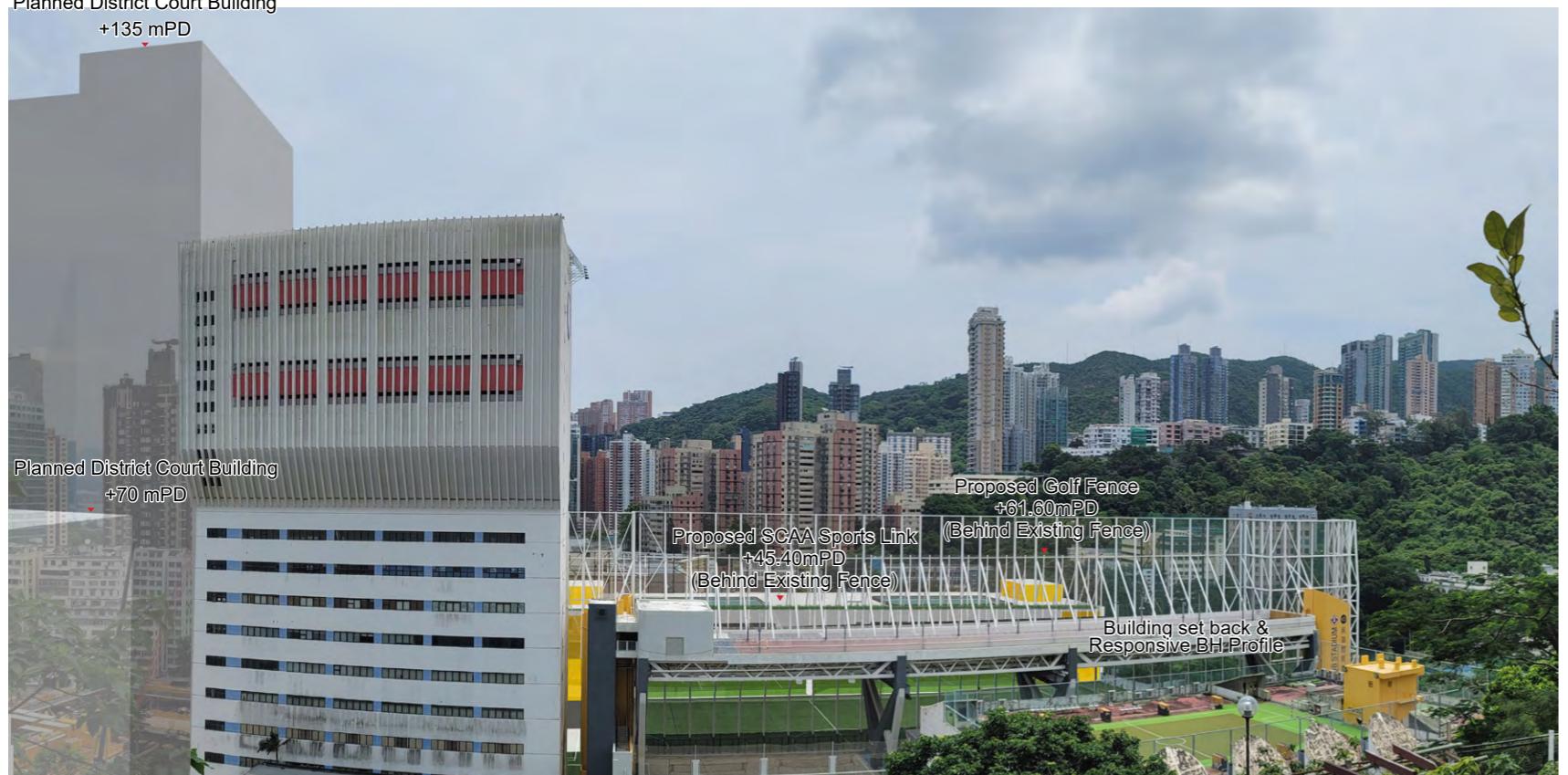
Proposed Golf fence: Approx. +61.60mPD

SCALE	As Shown	DATE	December 2025	 <b>ADI LIMITED</b> LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING 10/F BANGKOK BUILDING, 18 BONHAM STRAND WEST, HONG KONG TELEPHONE 2131 8634 FACSIMILE 2131 8609 <b>雅博 奧領 國際 設計有限公司</b> 國際環境管理、城市規劃及設計、園景建築服務 香港干文威西律十八號嘉禾銀行大廈十樓 電話：(八五二) 二一三一 八六三零 傳真：(八五二) 二一三一 八六零九
CHECKED	ELK	DRAWN	TEAM	
FIGURE NO.	FIGURE V3.8		REV	

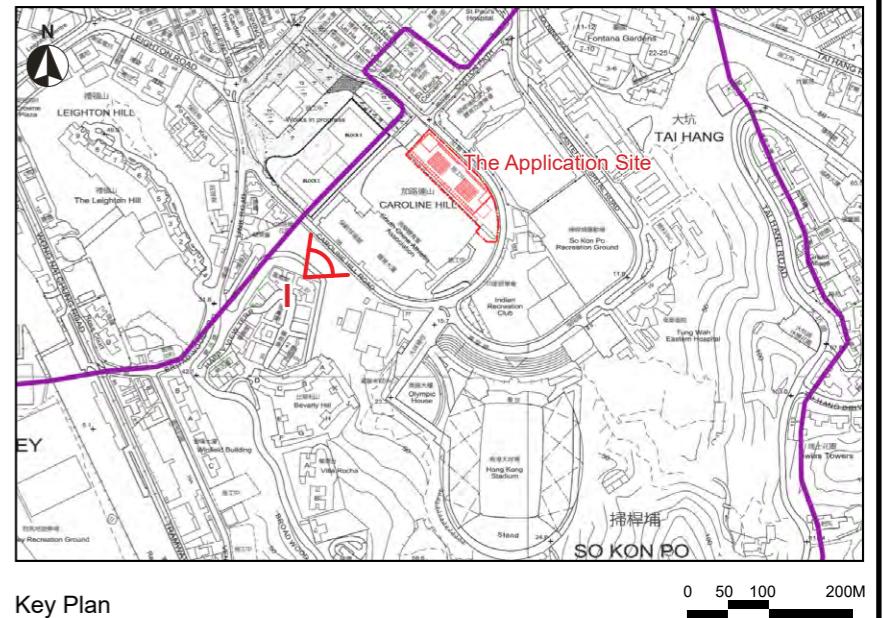


Existing View  
View northeast from Happy View Terrace

Planned District Court Building  
+135 mPD



Photomontage



Key Plan

Viewpoint I

Viewpoint Elevation: +60mPD at Happy View Terrace

Viewing Distance: 200m

Proposed Building Height: Approx. +45.40mPD

Proposed Golf fence: Approx. +61.60mPD