

## **Appendix IX**

### Visual Impact Assessment

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

**Visual Impact Assessment**

**October 2025**

Prepared By:  
**ADI Limited**



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| <b>Project Title</b> | Proposed SCAA Sports Link at South China Athletic Association<br>88 Caroline Hill Road in Wong Nai Chung |
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| <b>Report Title</b> | Visual Impact Assessment |
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| <b>Date of Issue</b> | 13 <sup>th</sup> October 2025 |
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## **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.
- 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 be 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 and skylights 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 fence and glass walls on the façade and skylight at the roof. 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 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.

### 3.0 Baseline Conditions

#### ***Assessment Area***

- 3.1 The assessment area where the proposed building is pronouncedly visible by key sensitive viewers is determined by extent of works, site context and location of the viewers. Considering existing SCAA is located in dense urban developed area characterised by recreational grounds and buildings along Caroline Hill Road, G/IC medium and high-rises along Leighton Road and Eastern Hospital Road in the north and the east, in far encompassed by residential high-rises along Tai Hang Road and Broadwood Road on green slopes of Tai Hang and So Kon Po, the assessment area is shaped by the intervening topography and high-rises mentioned above. The site is located at +7.5mPD along Caroline Hill Road where edged by the existing football field/golf practising ground of the SCAA at about +21.60mPD in the west of the site and the existing training pool at about +22mPD in the north. Other SCAA buildings including Sports Centre (+39.7mPD), Bowling Centre (+32.79mPD) and SCAA Sport Complex (+90.7mPD) located to the west of the football field/ golf practising ground. Other surrounding developments adjacent to the site are low-rise buildings for sports and recreational uses including Disciplined Services Sports and Recreation Club (+36mPD) to the north; So Kon Po Recreation Ground (+19.5mPD) and Indian Recreation Club (+14.9mPD) to the southeast across Caroline Hill Road.
- 3.2 High-rises are under construction immediately to the northwest of the application site including a Planned C(2) Commercial development (max. BH of +90 & +135mPD) and Planned G/IC District Court buildings (max. BH of +70 & +135mPD), these high-rises will block the majority views from the north towards the site.
- 3.3 The assessment area/ visual envelope is generally defined by surrounding sloping topography, dense urban developments including residential, G/IC buildings, commercial and other sports and recreational buildings in the So Kon Po along Caroline Hill Road. The extent of the assessment area is presented in **Figure V2.1 and V2.2**.

#### ***Visual Context and Visual Resources***

- 3.4 The visual context of SCAA and the proposed building is characterised by recreational grounds and buildings and is encompassed by medium to high-rises on green slopes of Tai Hang and So Kong Po. Key visual resources in the context are green slopes and managed grasslands in So Kon Po Recreation Ground, Indian Recreation Ground, Disciplined Services Sports and Recreation Club and Hong Kong Stadium, these are also key open spaces in the context. Mature trees are found at the periphery of these recreational grounds which contribute to the streetscape amenity surrounding these recreational grounds as well as SCAA. There is only a few street tree or plantings on pavement and at the edge of these recreational grounds. Green slopes of Tai Hang and So Kon Po and greenery in the recreational grounds mentioned above are valued resources in low level views within the context as well as key green features in elevated views of surrounding high-rises, the area is an "open breathing space" in dense urban context.
- 3.5 In the north of site, proposed building is edged by planned high-rises along Leighton Road mentioned above, high-rises of St. Paul Hospital and Lee Garden, which have building heights over +100mPD and low-rise St. Paul Convent School campus (+19.5mPD). To the east of the site along Caroline Hill Road are dominated by low-rise

recreational buildings and playgrounds which have building heights below +40mPD and high-rises along Eastern Hospital Road including Buddhist Wong Fung Ling College & Buddhist Wong Cheuk Um Primary School and Tung Wah Eastern Hospital (+92.2mPD). To the south, medium to low-rises include Confucius Hall Secondary School (+39.7mPD), Olympic House and Hong Kong Stadium. The context of Caroline Hill Road is encompassed by vegetated slopes of So Kon Po and Tai Hang, residential high-rises including Royal Villa, Full View Court, Greenway Terrace, Caroline Garden, Silverwood and The Leighton Hill in the far west of SCAA are located on top of the slopes at the edge of assessment area/visual envelope which have building heights ranged from +75mPD to +150mPD.

- 3.6 In summary, proposed building site in the context of recreational and urban visual elements. **Figure V1.0 Visual Context** shows the general setting of the site in urban context. **Figure V2.1 & V2.2 Assessment Area and Viewpoint Location for Photomontage** show the assessment area, key visual resources in the visual context and viewpoint locations of the photomontages.

#### **Key Public Viewing Points**

- 3.7 Having considered the location of the site and the scale of the proposed building and its surrounding visual context, as well as viewpoint popular and crucial among the public, 9 viewpoints are identified that represent key public viewers from different distances and major directions:

- (1) Viewpoint A: View north from Hong Kong Stadium
- (2) Viewpoint B: View west from Tai Hang Road
- (3) Viewpoint C: View west from So Kon Po Recreation Ground
- (4) Viewpoint D: View north from Caroline Hill Road
- (5) Viewpoint E: View southwest from Moreton Terrace Temporary Playground
- (6) Viewpoint F: View northeast from the Stubbs Road Lookout
- (7) Viewpoint G: View northeast from Stadium Path
- (8) Viewpoint H: View southeast from the junction of Caroline Hill Road and Cotton Path
- (9) Viewpoint I: View northeast from Happy View Terrace

- 3.8 The location of viewpoints is shown in **Figure V2.1 and Figure V2.2**.

#### **Viewpoint A – View north from the Hong Kong Stadium (Figure V3.1)**

- 3.9 The entrance of **Hong Kong Stadium** is located to the south of the site approximately +20.7mPD with 170m viewing distance to the site. Hong Kong Stadium is a popular regional sports venue for general public. It represents a close to medium distance view at elevated level to the north site of SCAA. It represents views from visitors of the Hong Kong Stadium, who has occasional views to the site at the Stadium entrance plaza. The view is characterised by tree planting along Caroline Hill Road and grassed recreational facilities in the Indian Recreation Club, the SCAA is largely screened by these vegetation. Medium to high-rise residential/commercial buildings, including the planned District Court buildings (+70 & +135mPD) and planned commercial building (+90 & +135mPD) under construction are dominated in the Causeway Bay commercial high-rise urban background of the view. Regarding the lower building height profile of proposed building, it is largely screened by the tall street trees along Caroline Hill Road. Given to the viewing location is close to the site, the visual quality is high, number of viewers who visit the Hong Kong Stadium is intermediate, the visual sensitivity of these viewers is high.

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

- 3.10 Given that the view looking towards the site from Tai Hang Road in the previous application has been blocked by overgrown vegetation on slope, this viewing location has been shifted to the north where view towards the site is available. This viewpoint is located on footpath of **Tai Hang Road** at an elevated level, at +75.3mPD. The viewpoint is at a distance 310m at elevated location to the east of the site. It represents medium viewing distance and transient view of pedestrians and vehicular travellers of Tai Hang Road. Views along Tai Hang Road are largely confined within the road corridor by trees and vegetation at the lower slope to the west and residential high-rises to the east, views of the SCAA in the middle ground, residential high-rises on Leighton Hill and in Causeway Bay in distance. Views looking outward are only available at a few locations between the gaps of existing vegetation. This image shows how proposed building integrated with the surrounding urbanised high-rise context and the recreational facilities in the SCAA and So Kon Po. The proposed building with a responsive lower building height profile integrates with surrounding urban context. Planned District Court buildings (BH of +70 & +135mPD) and planned commercial buildings (BH of +90 & +135mPD) under construction are in view immediately next to the SCAA which will be dominant in the future visual context. The lower level of the proposed building will also be screened by trees along Caroline Hill Road and in So Kon Po recreational grounds. Quality of the view is medium and the nature of intermediate numbers of viewers is transient, the visual sensitivity is medium.

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

- 3.11 This viewpoint is located at **So Kon Po Recreation Ground**, at +11.6mPD. It represents close view with viewing distance of 165m from the east of the site. Viewers of this viewpoint are users of So Kon Po Recreation Ground. This recreational ground is open for visitors upon reservation only, nature of viewers in this recreational ground is occasional. This view is dominated by the grassed sports field in the foreground with the SCAA Sports Complex and the high-rises in Causeway Bay and on Leighton Hill, and planned District Court buildings (BH of +70 & +135mPD), and planned commercial buildings (BH of +90 & +135mPD) under construction in the background. The proposed building with a responsive lower building height profile, trees along Caroline Hill Road and in So Kon Po Recreation Ground screened out most of the proposed building. Views of the visitors are largely confined within the recreational grounds by trees. Given quality of the view is medium in the urbanised context, occasional nature of intermediate numbers of viewers, the visual sensitivity of the viewers at this viewpoint is medium.

### **Viewpoint D – View north from Caroline Hill Road (Figure V3.4)**

- 3.12 The viewing location at Caroline Hill Road in the previous application has been shifted to show more extent of visual greenery proposed at the south of the site. This viewpoint is located at **Caroline Hill Road**, at +12mPD. It represents close view at pedestrian level with viewing distance of 20m immediately to the south of the site. Viewers of this viewpoint are pedestrians and vehicular travellers along Caroline Hill Road, also, the visitors of So Kon Po Recreational Ground and Indian Recreation Club opposite to the SCAA. Their views are largely confined within the road corridor which is characterised by vehicular traffic and trees. Given quality of the view is medium, transient nature of the small number of viewers and in close distance to the site, the visual sensitivity of the viewers at this viewpoint is medium.

### **Viewpoint E – View southwest from Moreton Terrace Temporary Playground (Figure V3.5)**

- 3.13 This viewpoint is located at **Moreton Terrace Temporary Playground**, at +5.2mPD. It represents medium view with viewing distance of 430m from the northeast of the site. Viewers of this viewpoint are users of Moreton Terrace Temporary Playground. This recreational ground is open for public, nature of viewers in this recreational ground is occasional. This view is dominated by the sports field in the foreground and enclosed by the high-rises in Happy Valley and Causeway Bay in the background. Trees along Moreton Terrace and on Tai Hang Road, the newly built Moreton Terrace Activities Centre and the St. Paul Hospital screened out most of the existing SCAA Sports Complex and the proposed building. Views of the visitors are largely confined within the recreation grounds by trees and surrounding buildings. Given quality of the view is medium in the urbanised context, occasional nature of intermediate numbers of viewers, visual sensitivity of these viewers is low.

### **Viewpoint F – View northeast from the Stubbs Road Lookout (Figure V3.6)**

- 3.14 **The Stubbs Road Lookout** is located to the southwest of the site at approximately +200mPD with about 1,360m viewing distance to the site. This is the most popular lookout in Hong Kong Island for public and tourists. This vantage point represents long range and transient view of visitors towards the proposed building. These viewers have wide open view of ridgelines of Hung Heung Lo Fung with high-rises developments at its lower slopes and high-rises on Leighton Hill and in Causeway Bay. A glimpse view of Kowloon Peak behind the vegetation in distance. Regarding the overgrown vegetation in the front of the Lookout, this wide-open view is only available in-between the gaps of the vegetation. The proposed building and the SCAA Sports Complex are largely screened by the overgrown vegetation and the dense urban context. Given quality of the view is medium, occasional nature of intermediate numbers of viewers, visual sensitivity of these viewers is low.

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

- 3.15 The viewpoint is located in **Stadium Path**, at +16mPD. The viewpoint is at a distance of 146m at the street level to the southwest of the site. It represents close viewing distance and transient view of pedestrians and vehicular travellers of Stadium Path. Views along Stadium Path are largely confined trees and vegetation to the east and Confucius Hall Secondary School to the west which are in the foreground of the viewpoint. Regarding the lower building height profile of proposed building, it is largely screened by existing SCAA football field/golf practising ground at higher elevation on slope in front. Having considered the fair quality of view, transient nature of the intermediate numbers of viewers and in close distance to the site, the visual sensitivity of viewers at this viewpoint is medium.

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

- 3.16 This viewport is located on footpath at **the junction of Caroline Hill Road and Cotton Path**, at +6.6mPD. It represents close view at pedestrian level with viewing distance of 20m immediately to the north of the site. Viewers of this viewpoint are pedestrians and vehicular travellers along Caroline Hill Road, also, the visitors of So Kon Po Recreational Ground. Their views are largely confined within the road corridor which is characterised

by vehicular traffic and street trees opposite to the site. Proposed building will be dominated in the view. Given quality of the view is medium, transient nature of the viewers and in close distance to the site, the visual sensitivity of small number of viewers at this viewpoint is medium.

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

- 3.17 This viewpoint is located at ground floor of the north terrace of the **Happy View Terrace**, at +60mPD, at higher elevation immediately to the southwest of the site. It represents close view to the site with viewing distance of 200m. Viewers of this viewpoint are residents of Happy View Terrace whose properties are facing north having overall view towards the SCAA in front and are having views of 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. Regarding the lower building profile of the proposed building, it will be largely screened by the existing SCAA buildings.. Given quality of the view is medium in the urbanised context, permanent nature of small numbers of viewers, visual sensitivity of these viewers is medium.

### **4.0 Visual Impact Assessment**

- 4.1 The effects of visual changes on the assessment area and sensitive public viewers as result of the proposed building is assessed, having considered the visual composition, its effect on visual obstruction, visual changes to public viewers and visual resources. Photomontages showing the proposed building vis-à-vis with the visual context of the viewpoints are presented in **Figures V3.1 to V3.9**. These photomontages demonstrate the proposed new sports facilities centre would be acceptable from visual perspectives and would not lead to significant adverse impact to the visual context and resources with implementation design mitigation measures.

#### **Viewpoint A – View north from the Hong Kong Stadium (Figure V3.1)**

Visual Composition – The visual composition of this viewpoint comprises of streetscape of Eastern Hospital Road, tree planting along Eastern Hospital Road and in Indian Recreation Club, low-rise recreational building and grassed recreation ground in are dominated in the foreground. Existing SCAA Sports Complex, medium-rise such as St. Paul Hospital, green knoll in Tai Hang observed in midground and other residential and commercial developments, including two planned high-rise developments under construction – District Court buildings (BH of +70 & +135mPD) and commercial buildings (BH of +90 & +135mPD) immediately next to the site, medium to high-rise building skyline of Causeway Bay and Tai Hang with open sky in the background. This viewpoint shows the integration of proposed building with existing SCAA buildings and sports facilities, and with its wider visual context of building skyline of Causeway Bay and Tai Hang. The proposed low-profile building will fit into the urbanised context of a mix of low to high-rises. Lower portion of the proposed building would be largely screened by existing trees and vegetation in the foreground, only the uppermost portion will be seen in this view. Although proposed building will replace some views to the developed background, it will not affect the building skyline of the urbanised background and only a 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, 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, 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 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 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 proposed low-profile building. Views of major greenery in front and building skyline in the background will not be affected.

- 4.14 Effect on Visual Resources – The proposed building will not affect the greenery in the view and the open sky view will be largely maintained.
- 4.15 Effect on Public Viewers – By virtue of this low elevation view in close distance, the height and mass of the proposed building would not affect visual resources in the context although some views to the urbanised background will be replaced by the 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. Existing trees and vegetation at front in the recreation ground screened out most of the proposed building. Proposed tree planting in the south of proposed building will contribute to the greenery amenity in the visual context. 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.
- 4.16 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. It should be noted that the urbanised background will be changed upon the completion of the high-rises under construction, the District Court buildings and commercial buildings next to the site.

#### **Viewpoint D – View north from Caroline Hill Road (Figure V3.4)**

- 4.17 Visual Composition – The visual composition of the viewpoint comprises of roadside parking, plantation along Caroline Hill Road in the foreground, 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 for new tree planting along Caroline Hill Road, plantation in the proposed garden can be easily seen in this road corridor visual context. Besides greenings on modified slope will also contribute to the 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 and the implementation of the high-rises next to the site under construction, 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.
- 4.18 Visual Obstruction - As demonstrated in **Figure V3.4**, with the implementation of the proposed building, 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.
- 4.19 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 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.
- 4.20 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 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.

- 4.21 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 with design measures mentioned above.

**Viewpoint E – View southwest from Moreton Terrace Temporary Playground (Figure V3.5)**

- 4.22 Visual Composition – The visual composition of this viewpoint comprises of the newly built Moreton Terrace Activities Centre, sports grounds and vegetation in front, building skyline of Tai Hang at midground and open sky view which interspersed with high-rises on Leighton Hill at the background. The proposed low-profile building is screened by existing buildings and vegetation. With responsive building height, mass and scale, proposed building will well blend into the urbanised and recreational context. The proposed building is therefore considered compatible with the visual context of this view.
- 4.23 Visual Obstruction – As demonstrated in **Figure V3.5**, proposed building will not obstruct any views.
- 4.24 Effect on Visual Resources – No key visual resources such as open sky view, sport ground and vegetation will be affected.
- 4.25 Effect on Public Viewers – By virtue of medium view in low elevation view in a medium distance, the proposed building is being screened by intervening buildings and vegetation, therefore the proposed building well blends into the urbanised background. With responsive building height, mass and scale, proposed building will not result in any perceivable visual change in the view of these viewers.
- 4.26 Having considered a negligible magnitude of change and low sensitivity of these public viewers, visual impact brought by the proposal building to these viewers in distance would be negligible.

**Viewpoint F – View northeast from Stubbs Road Lookout (Figure V3.6)**

- 4.29 Visual Composition – The visual composition of this viewpoint comprises of dense overgrown vegetation on hill slope in front, urbanised context with medium to high-rise building skyline of Causeway Bay, Happy Valley and Tai Hang in midground, green knoll of ridgelines of Hung Heung Lo Fung in the background. Open sky view with Kowloon Peak behind the vegetation can also be seen in far distance. Proposed building is almost totally screened by existing buildings. Only very small portion of the uppermost of proposed building can be seen in gap between existing buildings. With responsive building height, mass and scale, proposed building will well blend into the urbanised context. The proposed building is therefore considered compatible with the visual context of this view.
- 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 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, 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 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 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 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. 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 behind the fence in the background, proposed greening on the roof of the proposed building will enhance the visual amenity in the context. With responsive building height, mass and scale, and greening measures associated, proposed building forms a minor component in the view, hence proposed building will fit into and considered compatible with the visual composition of the urbanised context.
- 4.45 Upon the completion of the District Court buildings (BH of +70 & +135mPD) under construction immediately next to the SCAA Sports Complex (+90.7mPD), cumulative impact with the introduction of proposed low-profile building in this visual context would be negligible.

- 4.46 Visual Obstruction – As demonstrated in **Figure V3.9**, although the proposed building will replace the view to the existing buildings behind the fence, greening on the roof of the proposed building will maintain the visual amenity in this view. Views to SCAA buildings and facilities, building skyline and hilly landscape in the background will not be affected.
- 4.47 Effect on Visual Resources – Key visual resources including the vegetation on the hill slope of Tai Hang in the midground, building skyline and the ridges in background will be maintained. Greening on the roof of proposed building will enhance the visual amenity in the urbanised context.
- 4.48 Effect on Public Viewers – By virtue of high elevation view in short distance from proposed building, intervening effects by existing SCAA buildings and high fences, with responsive building height, mass and scale of proposed building and planting proposal associated with the proposed building, therefore the proposed building would be integrated with the urbanised and recreational neighbourhoods. With important visual resources are largely maintained, responsive building design, the magnitude of change of visual context and visual amenity in these viewers is considered slight.
- 4.49 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.

## **5.0 Evaluation of Overall Visual Impact and Conclusion**

- 5.1 The proposed new building, SCAA Sports Link, is located at the northeast of the SCAA at Caroline Hill Road. SCAA is an enclave of sports, recreational and other institutional facilities. The site is vacant with part of existing slope covered with weeds and grasses in the south, retaining walls holding the existing football field/golf practising ground in the west, and the training pool in the north. Having considered that SCAA is in densely urbanised developed area characterised by adjacent recreation grounds, high-rises and vegetated slopes of Leighton Hill, Tai Hang and So Kon Po, the assessment area is shaped by intervening topography and buildings. The site is located at flat at +7.5mPD along Caroline Hill Road to the east. The site is edged by football field/golf practising ground and the training pool of SCAA at high elevation at +21.60 to +22mPD to the west and to the north.
- 5.2 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.
- 5.3 Regards of operational and safety concerns of the existing football field/golf practising ground to the new building, high protection fence 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.

- 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 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 slightly adverse impact to the pedestrians along Caroline Hill Road would be 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 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 slightly 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 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 :<br>View north from the Hong Kong Stadium                                  | High                      | Slightly Adverse               |
| Viewpoint B:<br>View west from Tai Hang Road                                            | Medium                    | Slightly Adverse               |
| Viewpoint C:<br>View west from So Kon Po Recreation Ground                              | Medium                    | Slightly Adverse               |
| Viewpoint D:<br>View north from Caroline Hill Road                                      | Medium                    | Slightly Adverse               |
| Viewpoint E:<br>View southwest from Moreton Terrace<br>Temporary Playground             | Low                       | Negligible                     |
| Viewpoint F:<br>View northeast from the Stubbs Road Lookout                             | Low                       | Negligible                     |
| Viewpoint G:<br>View northeast from Stadium Path                                        | Medium                    | Slightly Adverse               |
| Viewpoint H:<br>View southeast from the junction of Caroline<br>Hill Road & Cotton Path | Medium                    | Slightly Adverse               |
| Viewpoint I:<br>View northeast from Happy View Terrace                                  | Medium                    | Slightly Adverse               |



## Figures





LEGEND

Application Site Boundary

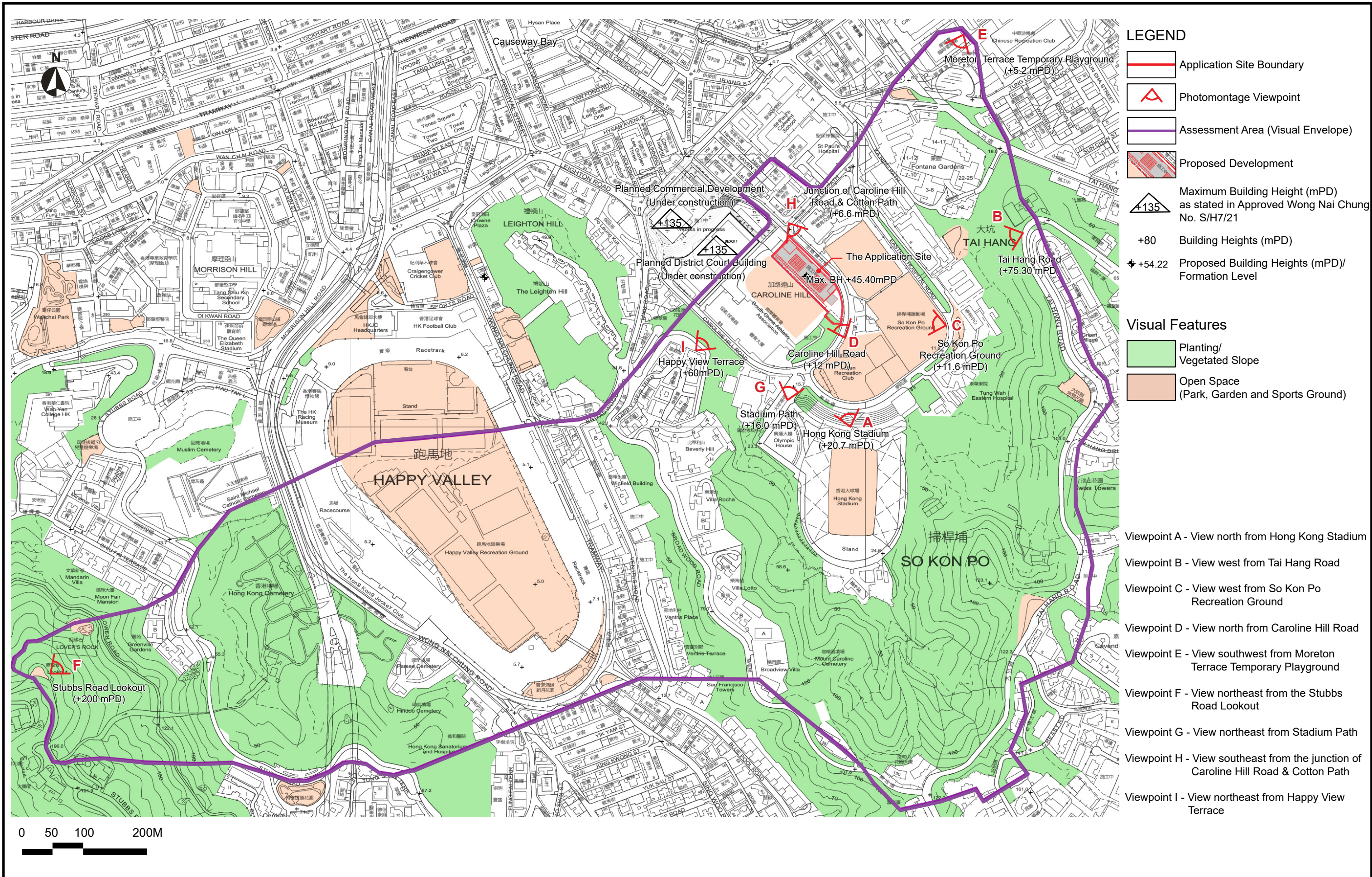
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Visual Context

|            |             |       |              |
|------------|-------------|-------|--------------|
| SCALE      | As Shown    | DATE  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V1.0 |       | REV          |
|            |             |       | -            |



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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  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V2.1 |       | REV          |



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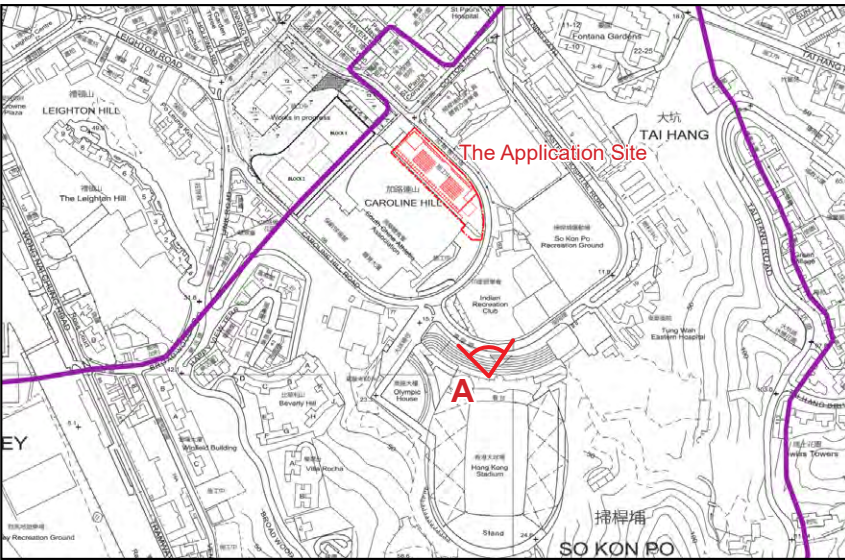








Existing View  
View north from Hong Kong Stadium



Key Plan

Viewpoint A  
Viewpoint Elevation: +20.70mPD at Hong Kong Stadium  
Viewing Distance: 170m  
Proposed Building Height: Approx. +45.40mPD



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  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.1 |       | REV          |
|            |             |       | -            |

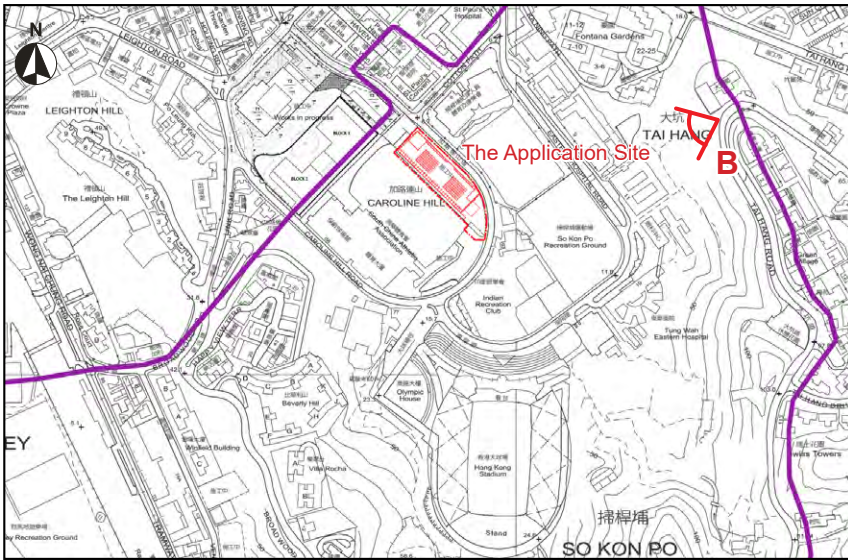


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Existing View  
View west from Tai Hang Road



Key Plan

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



Photomontage

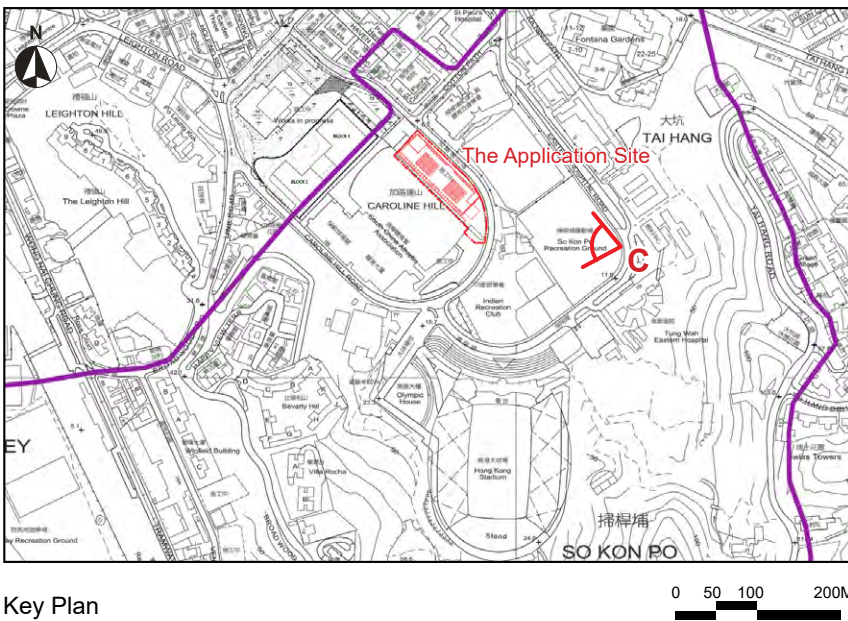
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint B - Existing View and Photomontage

|            |             |       |              |
|------------|-------------|-------|--------------|
| SCALE      | As Shown    | DATE  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.2 |       | REV          |
|            |             |       | -            |



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Key Plan

Viewpoint C  
Viewpoint Elevation: +11.6m PD at So Kon Po Recreation Ground  
Viewing Distance: 165m  
Proposed Building Height: Approx. +45.40mPD

Existing View  
View west from So Kon Po Recreation Ground



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  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.3 |       | REV          |
|            |             |       | -            |



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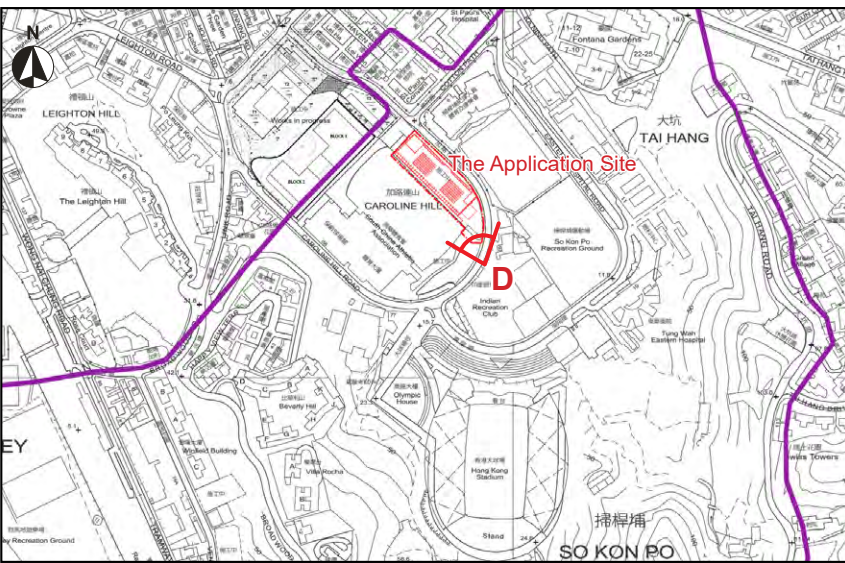




Existing View  
View north from Caroline Hill Road



Photomontage



Key Plan

Viewpoint D  
Viewpoint Elevation: +12mPD at Caroline Hill Road  
Viewing Distance: 20m  
Proposed Building Height: Approx. +45.40mPD

Proposed 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  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.4 |       | REV          |
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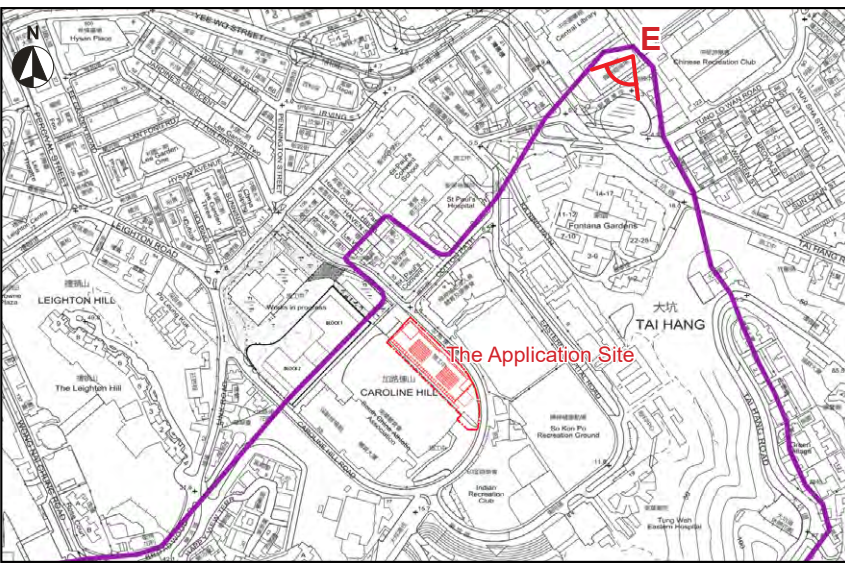




Existing View  
View southwest from Moreton Terrace Temporary Playground



Photomontage



Key Plan

Viewpoint E  
Viewpoint Elevation:  
+5.2mPD at Moreton Terrace Temporary Playground  
Viewing Distance: 430m  
Proposed Building Height: Approx. +45.40mPD

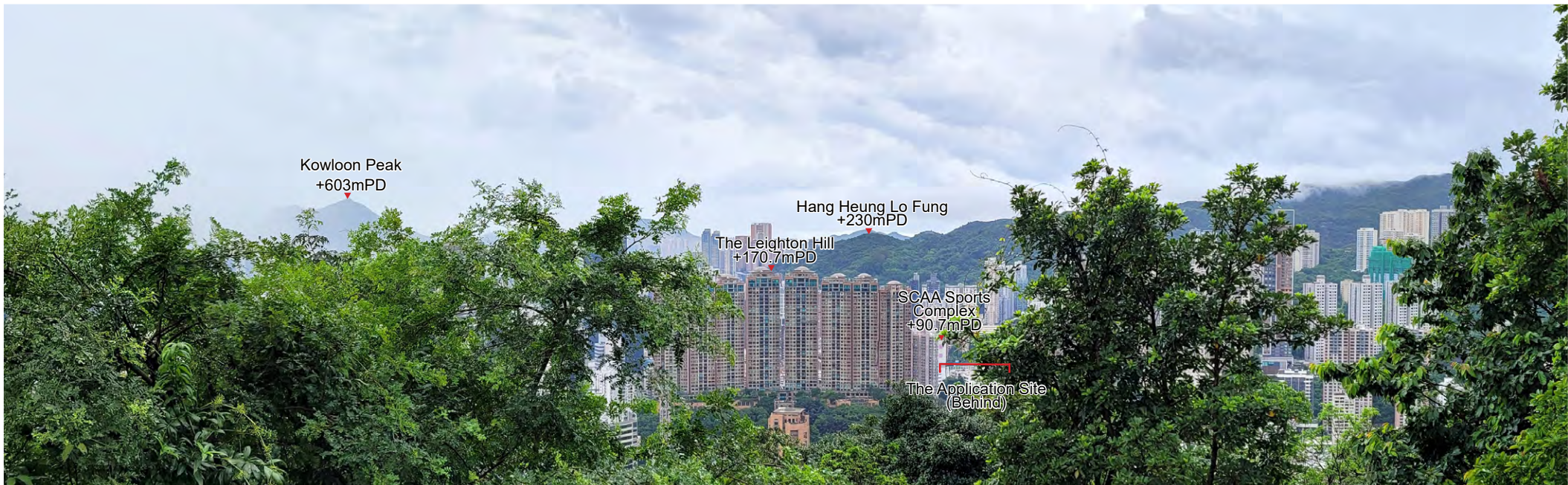
Proposed SCAA Sports Link at South China Athletic Association  
88 Caroline Hill Road in Wong Nai Chung  
Viewpoint E - Existing View and Photomontage

|            |             |       |              |
|------------|-------------|-------|--------------|
| SCALE      | As Shown    | DATE  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.5 |       | REV          |
|            |             |       | -            |



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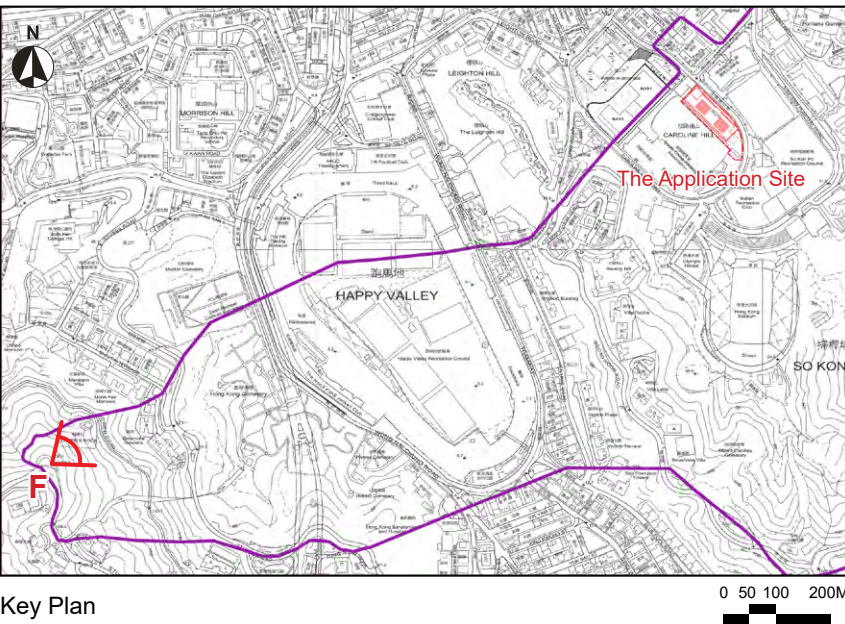




Existing View  
View northeast from the Stubbs Road Lookout

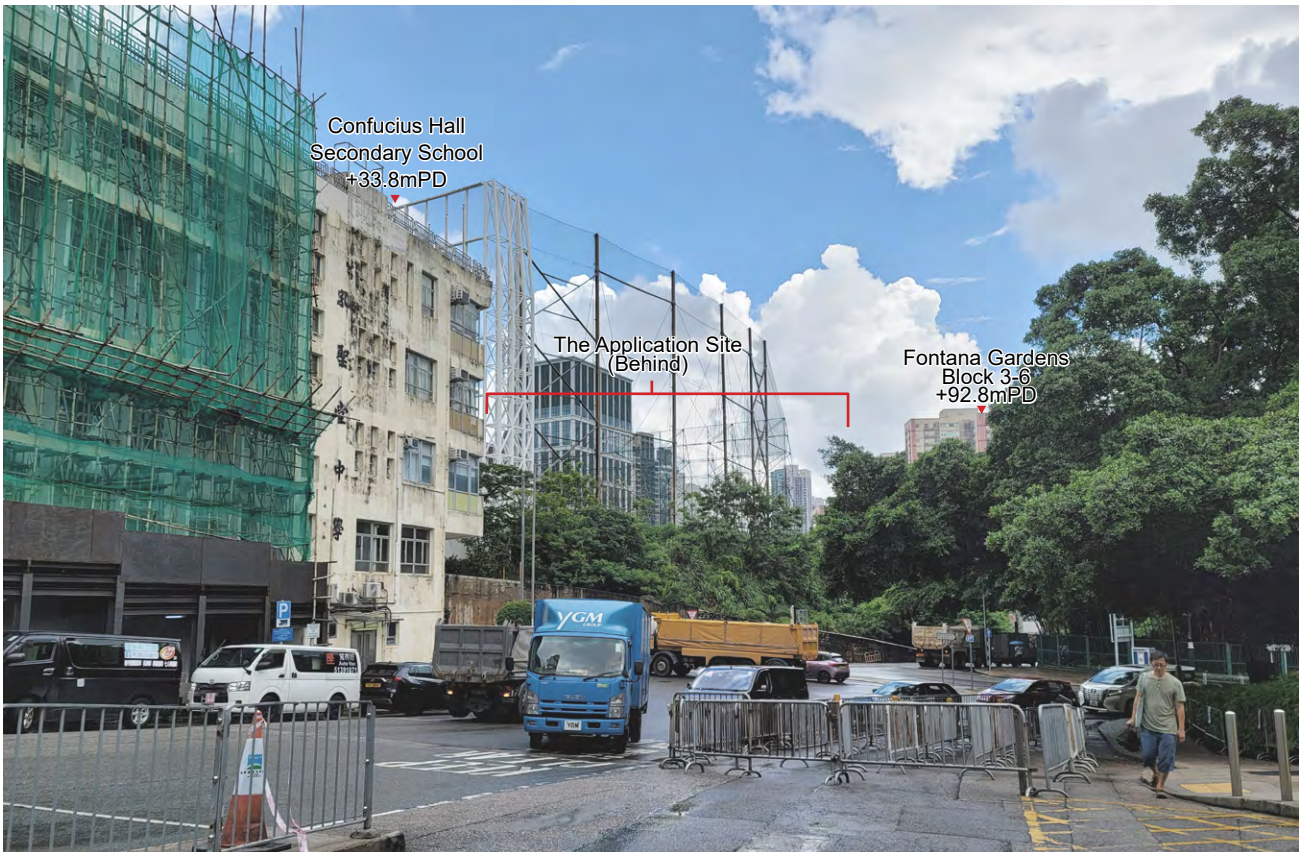


Photomontage



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

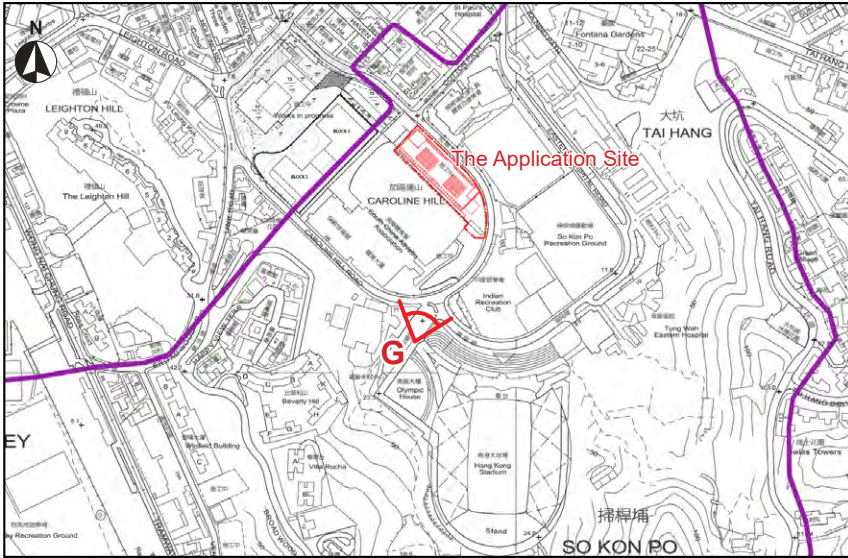




Existing View  
View northeast from Stadium Path



Photomontage



Key Plan

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

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  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.7 |       | REV          |
|            |             |       | -            |



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香港上環文咸東街十八號匯豐銀行大廈十樓  
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

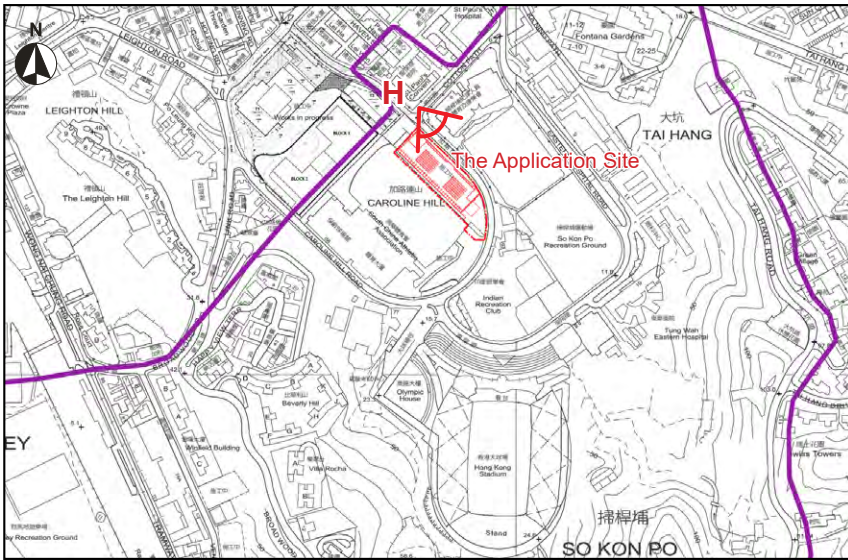




Existing View  
View southeast from the junction of Caroline Hill Road & Cotton Path



Photomontage



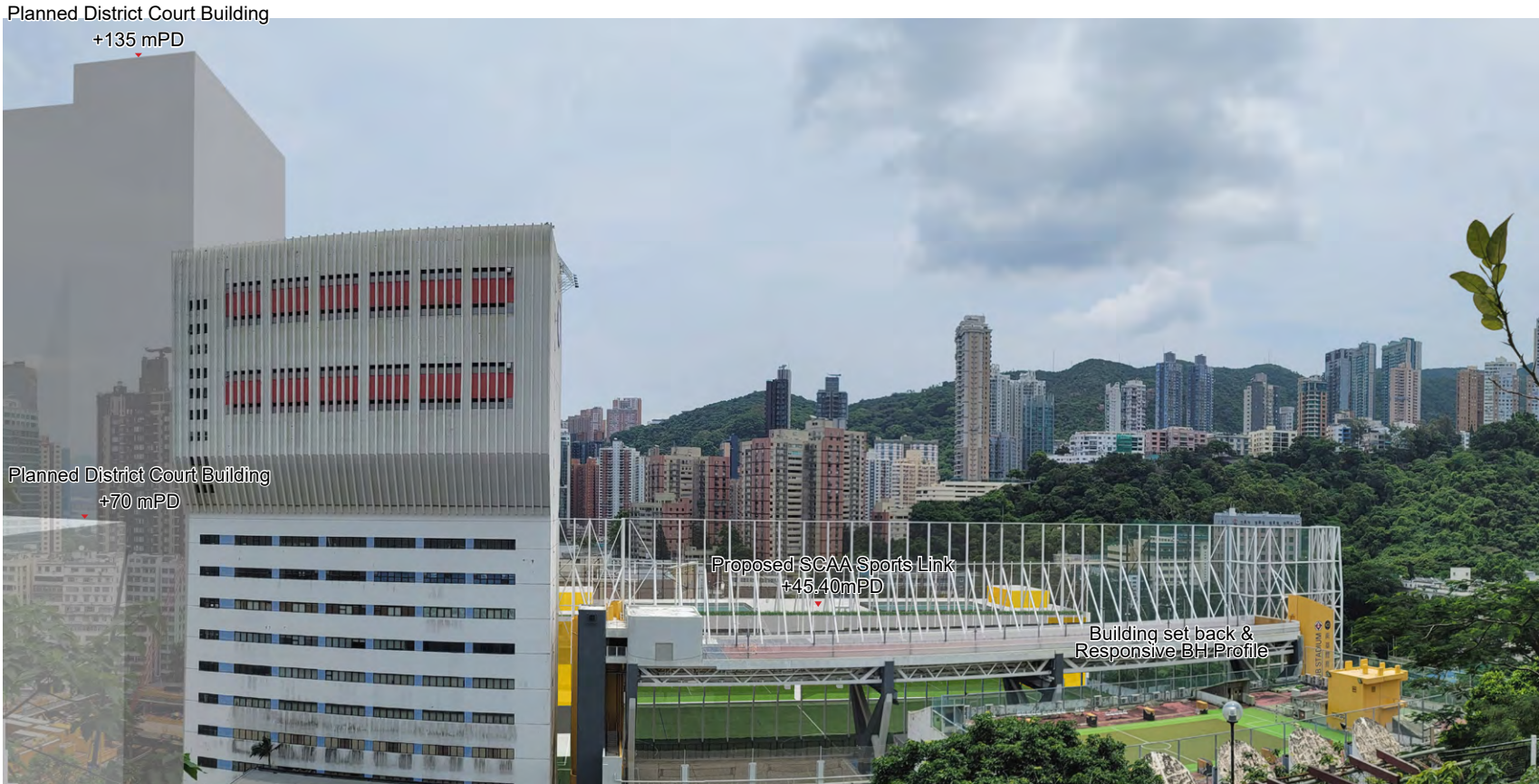
Key Plan

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

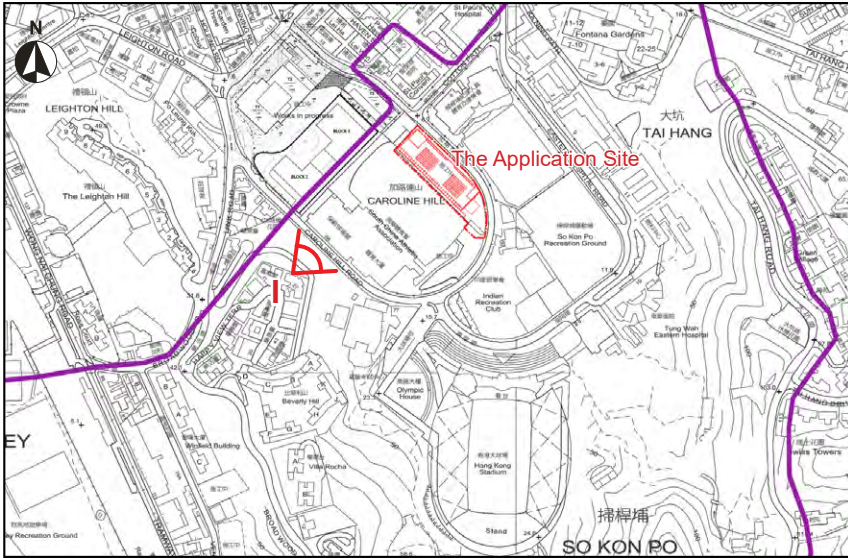




Existing View  
View northeast from Happy View Terrace



Photomontage



Key Plan

Viewpoint I  
Viewpoint Elevation: +60mPD at Happy View Terrace  
Viewing Distance: 200m  
Proposed Building Height: Approx. +45.40mPD

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

|            |             |       |              |
|------------|-------------|-------|--------------|
| SCALE      | As Shown    | DATE  | October 2025 |
| CHECKED    | ELK         | DRAWN | TEAM         |
| FIGURE NO. | FIGURE V3.9 |       | REV          |
|            |             |       | -            |



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