

**Section 16 Planning Application for Proposed Hotel with Minor  
Relaxation of Plot Ratio and Building Height Restrictions  
at 16 Kimberley Road, Tsim Sha Tsui, Kowloon**

**Visual Impact Assessment**

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<b>Project Title</b>	Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon
<b>Report Title</b>	<b>Visual Impact Assessment</b>

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## 1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Visual Impact Assessment (VIA) in support of a Section 16 application under the Town Planning Ordinance for a site located at 16 Kimberley Road, Tsim Sha Tsui, Kowloon (hereafter referred to as "Application Site").
- 1.2 The application aims to secure a minor relaxation for Champagne Court (Block B), zoned "Commercial (6)" in the draft Tsim Sha Tsui (TST) Outline Zoning Plan No. S/K1/29 (OZP). The proposal seeks a Plot Ratio (PR) relaxation from 12 to 15 (25% increase) and a Building Height Restriction (BHR) from +110 mPD to +140 mPD (27% increase) to facilitate a hotel development.
- 1.3 The VIA has been prepared in accordance with Town Planning Board ("TPB") Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG No. 41"). It assesses the source and magnitude of the proposed development on the existing visual character and amenity within the context of the site and its environs. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the proposed development. The baseline for the assessment is the OZP Compliant Scheme.

## 2.0 Existing Site Description

- 2.1 The Application Site, located in the central part of TST to the east of Nathan Road and on the southern side of Kimberley Road, has an area of approximately 1,141.12 m<sup>2</sup>. The entire area under the OZP is mainly "Commercial" zone. The existing building is approximately 10 storeys in height is some 70 years old (OP issued on 1957). The urban context for the planning area of the OZP is characterized by high-density developments and shops in the ground floors and above. The adjoining site 'The ONE' (within the same zoning "(C)6") has a building height restriction of +156 mPD.
- 2.2 The baseline for the assessment assumes the implementation of the OZP Compliant Scheme with a PR of 12 and a BHR of +110 mPD.

## 3.0 Description of the Proposed Development

- 3.1 The Proposed Development comprises of a proposed 35-storey hotel development with a BHR of +140 mPD with a total of 159 hotel units including a two-storey basement car park to be completed in 2029 / 2030. The proposed hotel will provide quality tourist accommodation in TST; maximize scarce land resource therein by maximizing PR to 15 (from 12 to 15); compatible with building height of the adjoining 'The ONE' and Yau Ma Tei OZP standard (+140 mPD).
- 3.2 The ground floor is designed for access and lobby; and the typical hotel room floors are from 19/F to 37/F. The 1/F to 17/F will be utilised for commercial use including function rooms, conference rooms and F&B etc. The roof top floors accommodate the plant rooms for electrical and mechanical service (E&M), and 2 basement floors are car parks with partial portion reserved for E&M.
- 3.3 The ingress/egress point will be at Kimberley Road, connecting to the two lay-bys for taxi and private car and the hotel drop-off area at ground floor. There will be two loading and unloading bays and one single-deck tour bus parking at Basement Level 1. 30 car- parking spaces and 3 motorcycle spaces are set on Basement Levels 1 and 2.

- 3.4 The main street level is +10.845 mPD and there will be a set-back of 4.3m from the lot boundary. The floor-to-floor height will be 3.5m for the standard hotel room floors, 9m for G/F entrance lobby, and 4m for floors used as function rooms, conference rooms and F&B.
- 3.5 The minor relaxations are justified by planning merits, compatibility with adjoining area, and alignment with broader planning context (tourist area Yau Tsim Mong). It is proposed to relax the BHR and PR. In fact, the proposed building height aligns with adjoining Yau Ma Tei OZP's BHR of 140mPD. The proposed PR15 is permitted under Building (Planning) Regulation so that land resource is maximized. These minor relaxations will incentivize the redevelopment of an aging building providing much needed hotel space for the future.

## 4.0 Baseline Conditions

### *Visual Envelope*

- 4.1 In accordance with TPB PG-NO. 41, the viewers will tend to see the building as part of a group rather than as a single building when the viewing distance equals to three times the height of the building from the Site. (i.e. the 3H zone). Since the actual maximum building height of the Proposed Development will be +140mPD with a formation level of around +10.845 mPD the height of the building will be 129.155m and so the initial assessment area 387.465m, say around 390m from the façade. With the exception of two vantage points, the others fall within the initial assessment area.
- 4.2 The extent of the Visual Envelope (VE) and location of public viewers and their associated Vantage Points (VPs) are presented as **Figures 4.6 – Visual Envelope and Visually Sensitive Receivers**. The VE, the area from which the proposed development will be seen, is largely shaped by the existing built development and to lesser extent mature vegetation. Given the existing density and scale of the existing development surrounding the Application Site, the VE is fragmentary and limited in area.
- 4.3 Based on the initial assessment area, the VE to the north extends along Kimberley Road to the north of the Application Site and extends into the circulation space and narrow alley way to Knutsford Terrace and to the west of Mira Place 2. Views of the Application Site from the gardens of the Hong Kong Observatory are largely obscured by mature tree growth and the development to the south of the garden.
- 4.4 Views to the east extend along Kimberly Road and glimpsed views are available to west of the junction with Observatory Road where the street changes orientation and the views are blocked by existing roadside development. There are also glimpsed views from locations within Kimberley Street although these are fragmentary in nature.
- 4.5 Views from the south east extend from a small part of the northern portion of Carnarvon Road before the buildings lining the road corridor obscure views towards the Application Site. Views to the south also extend to the waterfront of Hong Kong Island and these are represented by the view from Central Pier 7.
- 4.6 Views to the west extend from across Nathan Road where it aligns with Kimberley Road before being curtailed by a combination of the buildings lining the road and the mature large foliage of the crowns of the Ficus trees lining Nathan Road. Beyond Nathan Road to the north west and west are two pockets of the VE within Kowloon Park. The first is located at the western entrance plaza, Kowloon Park Swimming Pool and the landscape terrace above adjacent to the Kowloon Park Children's Playground. The second extends west from the Application Site over the Maze Garden towards but not including the Kowloon Park Bird Lake.

### **Visual Elements**

- 4.7 **Figures 4.1 to 4.5** show the visual elements which shape the visual outlook and amenity of the area. These include attractors such as the open sky and treed landscapes of Kowloon Park, Hong Kong Observatory Hill, the Urban Council Centenary Garden and the landscapes lining Chatham Road; and the large Ficus trees lining Nathan Road adjacent to Kowloon Park and north towards Austin Road.
- 4.8 Visually detracting elements include the major infrastructural development such as some of the major roads. It should be noted that the major characteristics of the site context is the density of the development.
- 4.9 An important consideration in determining the potential visual impacts is the degree of visibility and has been described above this is largely controlled by visual obstacles immediately adjacent to the Application Site boundary. For instance, apart from locations within Kimberley Road, views from are largely obscured by the dense high and medium-rise residential and commercial development lining the roads within the local context.
- 4.10 The photographs demonstrate that the landscape is visually enclosed particularly at lower elevations and that new developments with a similar scale can be accommodated within the landscape without causing significant visual impacts.
- 4.11 The ability of the local landscape to accommodate development and obscure views is an important consideration in assessing the potential impacts of the Proposed Development and its effect (if any) on the local urban landscape and visual context.
- 4.12 Based on a review of the planning framework for the area surrounding the Application Site, there are no planned and/or committed developments which would have an effect on the visual impact assessment for the OZP Compliant Scheme and the Proposed Development.

### **Vantage Points**

- 4.13 The Vantage Points (VPs) are identified as views from key strategic and popular local vantage points, as well as viewing locations from the village areas adjacent to the Application Site. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public viewpoints, open spaces and key pedestrian routes.
- 4.14 It should be noted that owing to the density of the urban development in the area and the height of adjacent developments, there are comparatively few publicly accessible locations where there will be views of the Proposed Development. As such for a number of the selected vantage points, the view would be obscured by intervening high ad medium rise developments and mature tree growth.
- 4.15 Based on the targeting of publicly accessible locations the representative VPs are listed below with a brief description of the existing view and their locations presented as **Figure 7.1– Location of Photomontage Vantage Points**.
- **Vantage Point 01:** View looking south west from the j/o of Kimberley Road and Carnarvon Road (VP 01);
  - **Vantage Point 02:** View looking north west from Signal Hill Garden (VP 02);
  - **Vantage Point 03:** Viewing looking north east from Central Pier No. 7 (VP 03);
  - **Vantage Point 04:** View looking east from Kowloon Park (VP 04);
  - **Vantage Point 05:** View looking southeast from Kowloon Park Swimming Pool (VP 05); and
  - **Vantage Point 06:** View looking south east from Nathan Road (at j/o Austin Road) (VP 06).

- 4.16 Many of these locations are over a relatively short distance from the Application Site owing to the screening effect of the existing development.

## 5.0 Visual Impact Assessment

### *Sources of Visual Impact*

- 5.1 The primary sources of visual impact will be due to the increase in BH and proximity of the proposed development to some existing VSRs, such as the users of the adjacent open spaces and pedestrians within the adjacent public realm although views towards the Application Site are restricted owing to the scale and proximity of adjacent high-rise developments.
- 5.2 The key issues to be addressed by the visual impact assessment are likely to include:
- The potential impact of the proposed relaxation of the current PR and the minor change in the BHR on the visual amenity available to the immediately adjacent publicly accessible viewing locations; and the existing open space network.
  - Development of responsive architectural design and the associated mitigation measures to minimise potential visual impacts as far as possible.
- 5.3 The predicted visual impact for each of the VPs is described in section 7.0 of this report in accordance with PG-No. 41.

## 6.0 Visual Mitigation Measures

- 6.1 The proposed mitigation measures for the project are described below and shown on **Figure 3.1 – Proposed Development: Urban Design Considerations**.
- 6.2 The landscape and visual mitigation measures include the following:
- Adoption of an innovative architectural design which responds to the character of the adjacent development to ensure visual compatibility. These might include a visually distinctive façade design with textures, materials, and colours that complement the character of Kimberley Road and Tsim Sha Tsui and street-level articulation with architectural features to create an inviting pedestrian environment.
  - Incorporation of greenery (planters) on the south facing façade (6/F and 8/F) and the west facing façade (9/F, 11/F and 16/F).
  - Creation of a 4.3m setback from the Application Site boundary facing Kimberley Road with a 2.8m wide canopy to provide a more spacious and protected pedestrian environment and maximise the area of visible greenery at pedestrian level. The perspective (Figure 3.1 refers) shows the design intent for the setback area.

## 7.0 Residual Impacts

- 7.1 The residual visual impact is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer-generated images or photomontages from the vantage points indicated on **Figure 7.1** are presented as **Figures 7.2 to 7.15**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to identified VPs, demonstrate the schemes 'fit' into the existing and future sub-urban context; and demonstrate the degree of visibility from surrounding locations.

- 7.2 The photomontages show the existing situation, the OZP Compliant Scheme; and the Proposed Development following the implementation of the proposed mitigation measures. Where the proposals are not visible, or views partially obscured a red dashed line is used to indicate their approximate location.
- 7.3 The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41.
- 7.4 **Vantage Point 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road (VP 01)** (Figures 7.2 and 7.3 refer). The view from this location at an elevation of +11.2mPD and located at a distance of approximately 50m to the north east of the Application Site, is available to pedestrians and vehicle travellers on Kimberley Road. The existing view is dominated by the high and medium rise development lining Kimberley Road with glimpsed views of The ONE of the large Ficus trees lining Nathan Road below the pedestrian footbridge linking Mira Place 1 (+ 6.1mPD) with Mira Place 2 (+ 60.7 mPD). This location offers one of the few relatively unobstructed views of the Application Site.
- 7.5 *Sensitivity of Public Viewers: Low*  
This vantage point is available to transitory travellers and pedestrians moving west along Kimberley Road. The view is largely enclosed by the high and medium-rise developments lining the road corridor. Given the developed nature of the existing view, the enclosure formed by the existing building frontages and the transitory nature of views the sensitivity is likely to be low. The degree of visibility towards the Application Site is open although owing to the proximity to the Application Site the upper portion of the Proposed Scheme will not be visible within the same view as the lower portion. There are alternative views to the east and south.
- 7.6 *Visual Composition: Apparent and compatible*  
While views of the lower portion of the Proposed Development would be blocked by the medium-rise building in the front, the upper portion would be apparent from this location particularly in terms of the scale, disposition and orientation. Notwithstanding, given the close proximity of this VP, the OZP Compliant Scheme at +110 mPD will appear to have similar scale to the proposed development. As such, the proposed development is considered not incompatible with the surrounding medium and high-rise developments as compared with the OZP-compliant scheme.
- 7.7 *Visual Obstruction: No additional blockage. Given its proximity to the location of public viewers, the Proposed Development would not induce additional blockage of the existing view as compared with the OZP Compliant Scheme.*
- 7.8 *Effect on Public Viewers: Negligible*  
The existing view is largely contained within the corridor formed by the medium and high-rise development lining Kimberley Road and to the south Carnarvon Road. Given the similar scale of the Proposed Scheme and OZP-compliant Scheme as viewed from this VP, there would be a negligible visual impact to the public viewers at street level surrounding by clusters of medium to high-rise buildings in the urban area.
- 7.9 *Effect on Visual Resources: Negligible*  
The road corridor is visually enclosed with views of visual resources limited to the sky view above the road side developments and glimpsed views of the trees lining Nathan Road to the west. As compared with OZP-compliant Scheme, the Proposed Development would not induce additional loss of sky view and roadside vegetation. As such the impact on visual resources arising from the Proposed Development (and the OZP Compliant Scheme) is considered to be negligible.

- 7.10 *Overall visual Impact:* Negligible  
The existing urban context is one of medium and high-rise developments creating a corridor along Kimberley and Carnarvon Roads with existing development such as The ONE at +160.4 mPD. In this view the scale of both the OZP Compliant and Proposed Developments are similar. No additional blockage to the sky view will be induced. There would be negligible visual impact to the public viewers at street level surrounding by clusters of medium to high-rise buildings in the urban context. Given the existing visual characteristics of the street and the scale of the existing developments and the short viewing distance to the Proposed Development the overall visual impact would be negligible as compared with the OZP-compliant Scheme.
- 7.11 **Vantage Point 02: View looking north west from Signal Hill Garden (VP 02) (Figures 7.4 and 7.5 refer).** This vantage point, represents the views available to recreational users of the sitting out garden at the summit of Signal Hill at an elevation of + 35.9 mPD and located at a distance of approximately 500 m from the Application Site. The view from the southern part of the space extends beyond the mature tree growth at the edge of the area towards high-rise developments such as the Mariner's Club (+175.5 mPD), The Masterpiece (+250 mPD) and The Pinnacle (+140.1 mPD).
- 7.12 *Sensitivity of Public Viewers:* High  
This vantage point is available to recreational users of the garden at the top of Signal Hill and offer partial framed views of Victoria Harbour to the south and south east and a view of the high and medium rise urban development to the north and north west. These developments serve to contain views to the north of the garden and obscure views towards the Application Site. Views are softened by the mature trees lining the periphery of the garden. There are alternative views to the south and east.
- 7.13 *Visual Composition:* Not apparent  
Views of the Proposed Development will be obscured by the existing high and medium-rise development and the mature tree growth at the edge of the open space and so the visual composition of the VP will not be affected.
- 7.14 *Visual Obstruction:* No Blockage  
Given the screening effect of the existing development and mature tree growth the Proposed Development and the OZP Compliant Scheme would not cause any visual obstruction.
- 7.15 *Effect on Public Viewers:* Negligible  
As the Proposed Development and OZP Compliant Scheme will not be visible from this location there will be a negligible effect on public viewers.
- 7.16 *Effect on Visual Resources:* Negligible  
The Proposed Development similar to the OZP Compliant Scheme will have no effect on the visual resources owing to the screening effect of the existing development and mature tree growth.
- 7.17 *Overall Visual Impact:* Negligible  
Given the screening effect of the existing development and mature tree growth the Proposed Development would not give rise to visual impacts in views from this location and so the overall visual impact is negligible.
- 7.18 **Vantage Point 03: Viewing looking north east from Central Pier No. 7 (VP 03) (Figures 7.6 and 7.7 refer).** This vantage point, at an elevation of +12.35mPD and at a distance of approximately 1850 m represents the view available from Central Pier 7 of the Central Waterfront. The existing view north east is characterised by the broad expanse of Victoria Harbour in the foreground and the high and medium-rise development of West Kowloon and TST in the middle ground. Beyond filtered views extend north to the high-rise developments in hinterland areas and interrupted views of the Kowloon Hills in the background. Views towards the Application Site are currently characterised by

developments such as The Victoria Towers (+201.5 mPD), The Gateway (+126.1 mPD), The ONE (+160.4 mPD), One Peking Road (+143.4 mPD), ISquare (+134.4 mPD) and The Masterpiece (+250 mPD). These developments largely obscure views of the Kowloon Hills to the north west.

7.19 *Sensitivity of Public Viewers:* High

The view looking north-east from Central Pier 7 is available to visitors to Pier 7 and potentially passengers waiting to board the Star Ferry. These public viewers are occasional. The view is iconic with the Kowloon Hills forming the backdrop and existing low to high-rise development in the middle ground. The view of Victoria Harbour and Kowloon is important and the sensitivity is high. The degree of visibility towards the Application Site obscured by existing development. There are alternative views to the east and west.

7.20 *Visual Composition:* Not apparent

The visual composition of this VP would not be apparent owing to the screening effect of The ONE development (+160.4 mPD) located to the south west of the Application Site and ISquare (+134.4 mPD).

7.21 *Visual Obstruction:* Negligible

Owing to the viewing distance and the relative scale of the existing development the Proposed Development (+140 mPD) and the OZP Compliant Scheme would not be visible from this location.

7.22 *Effect on Public Viewers:* Negligible

Given the screening effect of the existing high-rise development the Proposed Development and OZP Compliant Scheme would not be visible from this location.

7.23 *Effect on Visual Resources:* Negligible

There will be a negligible impact on the visual resources from this location with views of the Proposed Development being obscured by the high-rise development immediately to the south and south west of the Application Site. There would be no effect on views of the mountain backdrop formed by the Kowloon Hills.

7.24 *Overall Visual Impact:* Negligible

Given the expansive nature of the view available from Pier 7, the scale of the urban context, the viewing distance and the screening effect of intervening high-rise developments, the overall visual impact due to the Proposed Development would be slightly adverse. There would be no impact on the mountain backdrop formed by the Kowloon Hills and a very limited impact on visual resources owing to the loss of sky view above the Application Site.

7.25 **Vantage Point 04: View looking east from Kowloon Park (VP 04) (Figures 7.8 and 7.9 refer).** This vantage point provides views to the east from the centre of Kowloon Park across the Maze Garden towards the Application Site at an elevation of around + 19.6 mPD and approximately 280 m from the Application Site. The foreground the view is largely formed by the mature tree growth within the park and beyond this the middle ground is formed by developments on the eastern side of Nathan Road including The ONE (+160.4 mPD) and beyond this the upper portion of Kimberley 26 (+110 mPD).

7.26 *Sensitivity of Public Viewers:* High

The view is available to recreational users of Kowloon Park and pedestrian passers-by who use the space for walking, resting, sitting-out, leisure or sightseeing, is characterised by a combination of the mature growth of the park and glimpsed / partial views of the medium and high-rise development with encloses it. Given a combination of the nature of the view, the public viewers and its location the sensitivity of this view is high. The degree of visibility towards the Application Site is partial and there are alternative views to the north, south and west.

- 7.27 *Visual Composition: Compatible*  
Views of the lower portion of the Proposed Development and OZP Compliant Scheme will be obscured by the existing mature trees in the foreground and Mira Place 1. Given the increase in building height, the upper portion of the Proposed Development would appear more apparent from this VP in the middle ground as compared with the OZP Compliant Scheme. Nevertheless, it would generally blend in the existing urban context surrounded by medium to high-rise buildings such as The ONE. The Proposed Development (and the OZP Compliant Scheme) is considered to be compatible with the developmental context.
- 7.28 *Visual Obstruction: Partial blockage of view*  
Due to the screening effect of Mira Place 1 and the mature trees in the foreground, only the upper portion of the Proposed Development and OZP Compliant Scheme would be visible. The increase in the BH for the Proposed Development would result in an additional blockage of the open sky view as compared with the OZP compliant scheme partially reducing the depth of view and visual permeability.
- 7.29 *Effect on Public Viewers: Slight*  
The OZP Compliant Scheme would introduce new high-rise development into the urban landscape available to this VP amongst a cluster of existing medium and high-rise developments. The Proposed Scheme represent a relatively small addition to the OZP compliant scheme and so the additional impact on public viewers will be small.
- 7.30 *Effect on Visual Resources: Small*  
The OZP Compliant Scheme would have an effect on the visual resources visible from this VP owing to the loss of the part of the sky view above the Application Site. The proposed Scheme would lead to a relatively small additional loss of the sky view.
- 7.31 *Overall Visual Impact: Slightly adverse*  
It is considered that the Proposed Development and the OZP Compliant Scheme are compatible with the existing urban context surrounded by existing medium to high-rise developments The OZP Compliant Scheme introduces a new high-rise development within a cluster of existing medium and high-rise development. the Proposed Scheme with its increased BH would have slight additional impact due to the additional loss of the sky view.
- 7.32 **Vantage Point 05: View looking south east from Kowloon Park Swimming Pool (VP 05)** (Figures 7.12 and 7.13 refer). The view from this location on the terrace above Kowloon Park at an elevation of +21.2 mPD and located at a distance of approximately 290 m to the north west of the Application Site, is available to recreational users of the swimming pool complex. The foreground is formed by a combination of the swimming pool and its associated structures, the mature tree growth of Kowloon Park and the development to the east of Nathan Road in the middle ground. These developments which are visible from this location include Mira Place 1 (+ 61 mPD) and Mira Place 2 (+ 60.7 mPD), The ONE (+160.4 mPD) and beyond this The Masterpiece (+250 mPD). Views of open sky form the background.
- 7.33 *Sensitivity of Public Viewers: High*  
The view is available to recreational users of Kowloon Park and pedestrians using the footpath on the terrace to the west of the pool area. It provides a partial view of the urban cityscape to the west of Kowloon Park framed to lower levels to the north by the buildings of the swimming pool complex and to the south by the mature tree growth in the park. This view demonstrates that high and medium-rise development form a recognisable part the landscape of the park without being visually detracting. Given a combination of the nature of the view, the public viewers and its location the sensitivity of this view is high. The degree of visibility towards the Application Site is partial and there are alternative views to the north, south and west from the terrace.

- 7.34 *Visual Composition: Compatible*  
Given the increase in BH, the Proposed Development would appear to be more apparent as compared with the OZP Compliant Scheme in views from this location particularly in terms of the scale (height and massing). Views of the lower portion of the Proposed Development and the OZP Compliant Scheme will be obscured by the existing development lining Nathan Road including the Mira Place beyond on the eastern side of Nathan Road. The Proposed Development would generally blend in and be compatible with the surrounding existing medium to high-rise developments.
- 7.35 *Visual Obstruction: Partial blockage of view*  
As compared with the OZP Compliant Scheme, the increase in BH of the Proposed Development would result in partial blockage of sky view, reducing the depth of view and visual permeability.
- 7.36 *Effect on Public Viewers: Slight*  
The Proposed Development would have a slight additional effect on public viewers compared with the OZP Compliant Scheme in this location owing to a combination of its similar scale relative to the adjacent high and medium-rise urban setting and the relatively short viewing distance.
- 7.37 *Effect on Visual Resources: Small*  
The additional loss of the sky view above the Application Site compared with the OZP Compliant Scheme would lead to a small additional effect on visual resources in this location. This is due to its scale relative to its high and medium-rise urban setting rising above the existing rooflines of the developments lining Nathan Road.
- 7.38 *Overall Visual Impact: Slightly adverse*  
Given that the OZP Compliant Scheme already introduces a new high-rise component into the urban landscape visible from this VP the Proposed Development represents a relatively small additional impact owing to the further loss of the sky view and the relatively short viewing distance and the sensitivity of the public viewers the overall visual impact will be slightly adverse. It is considered that the proposals are compatible with the existing urban context with existing high-rise developments.
- 7.39 **Vantage Point 06: View looking south east from Nathan Road (at j/o Austin Road) (VP 06)** (Figures 7.14 and 7.15 refer). The view from this location at an elevation of + 13.8mPD and located at a distance of approximately 350 m to the north west of the Application Site, is available to pedestrians walking south along the western side of Nathan Road as they approach Kowloon Park. The view south along Nathan Road is framed to the east by developments such as Mercantile House, Bowa House, Kun Lock Building, The Nate, Fairwood, Mira Place and The ONE. To the east the road corridor is enclosed by the building of the Tsim Sha Tsui Division Police Station. Lower-level views are blocked by the mature Ficus trees lining Nathan Road, at the edge of the Police Station and the periphery of Kowloon Park.
- 7.40 *Sensitivity of Public Viewers: Low*  
This vantage point is available to pedestrians moving south along Nathan Road and provides contained views south along Nathan Road bounded by mature tree growth with high and medium-rise development beyond framing the road corridor. Despite the prevalence of the trees, the sensitivity of public viewers is considered to be low owing to the transient nature of public viewers, the road and the frequency of the traffic. There are alternative views to the north and south west.
- 7.41 *Visual Composition: Not apparent*  
Views of the Proposed Development will be obscured by the existing high and medium-rise development and so the visual composition will remain unchanged.
- 7.42 *Visual Obstruction: No Blockage*  
Given the screening effect of existing buildings the Proposed Development and the OZP Compliant Scheme would not cause any visual obstruction.

- 7.43 *Effect on Public Viewers: Negligible*  
As the Proposed Development and OZP Compliant Scheme will not be visible from this location there will be a negligible effect on public viewers.
- 7.44 *Effect on Visual Resources: Negligible*  
The Proposed Development is similar to the OZP Compliant Scheme will have no effect on the visual resources apparent in this view owing the screening effect of the existing intervening development.
- 7.52 *Overall Visual Impact: Negligible*  
Given the screening effect of the existing development lining Nathan Road, the Proposed Development would not give rise to visual impacts in views from this location and so the overall visual impact is negligible.

## 8.0 Conclusion

- 8.1 In general, the existing urban landscape and visual amenity is characterised by dense, high and medium commercial and residential development punctuated by significant recreational landscapes such as Kowloon Park and the smaller Signal Hill Garden and landscapes including The Urban Council Centenary Garden to the eastern side of Chatham Road south. This urban form serves to shape the visual context of the local area and the future setting for the Proposed Development.
- 8.2 The objective of the application is to secure a minor relaxation for Proposed Development with a Plot Ratio (PR) relaxation from 12 to 15 (25% increase) over the OZP Compliant Scheme and a Building Height Restriction (BHR) from +110 mPD to +140 mPD (27% increase) to facilitate a hotel development. It is the contention of the Application that this can be achieved without significant additional impacts including visual impacts.
- 8.3 A detailed review of the Application Site and its immediate context has revealed that the visual envelope (VE) based on the Initial Assessment Area to be largely shaped by the existing built environment and to lesser extent mature vegetation. Given the existing density and scale of the existing development surrounding the Application Site, the VE is both fragmentary and limited in area. For the most part views of the Proposed Development and the OZP Compliant Scheme are glimpsed or partial.
- 8.4 The proposed urban design approach is to adopt a building height at +140 mPD which is considered to be compatible with the planning intention for the site in the OZP at +110 mPD and the height of other developments in the immediate area such as The ONE also at +160.4 mPD. The innovative architectural design responds to the character of the adjacent development to ensure visual compatibility. There will also be 4.3m setback from the Application Site boundary facing Kimberley Road to provide a more spacious pedestrian environment. A 2.8m wide canopy will be provided above the setback.
- 8.5 The selection of vantage points has been comprehensive covering all the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where either the OZP Compliant Scheme or the Proposed Development can be seen in its entirety. In many of the locations views of the proposals are obscured to some degree by the existing high and medium-rise developments. In the few locations where there will be views of the proposals these are largely partial with the central and upper portions of the OZP Compliant Scheme and Proposed Development being visible above the existing development and mature vegetation.

8.6 The OZP Compliant Scheme would lead to the introduction of a new high-rise development within a cluster of similarly sized high-rise developments and this represents the baseline for comparison with the Proposed Scheme. This assessment looks to the difference between this baseline and the Proposed Scheme with the minor relaxation for the BHR. Based on this comparison the visual impact assessment the Proposed Development would result in potential visual impacts ranging from negligible to slightly adverse.

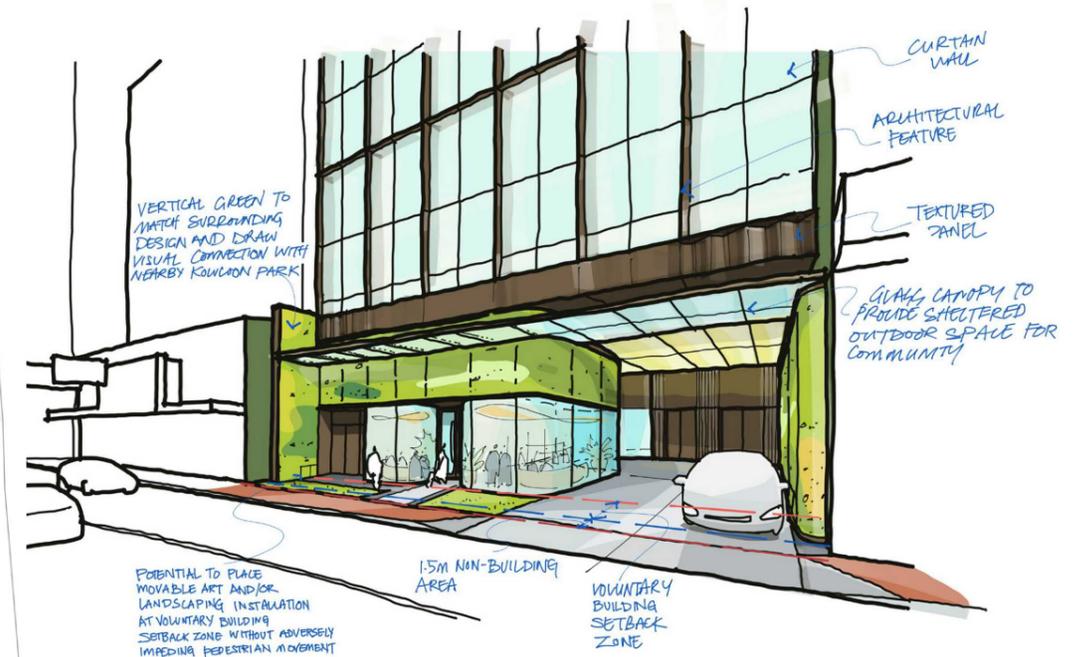
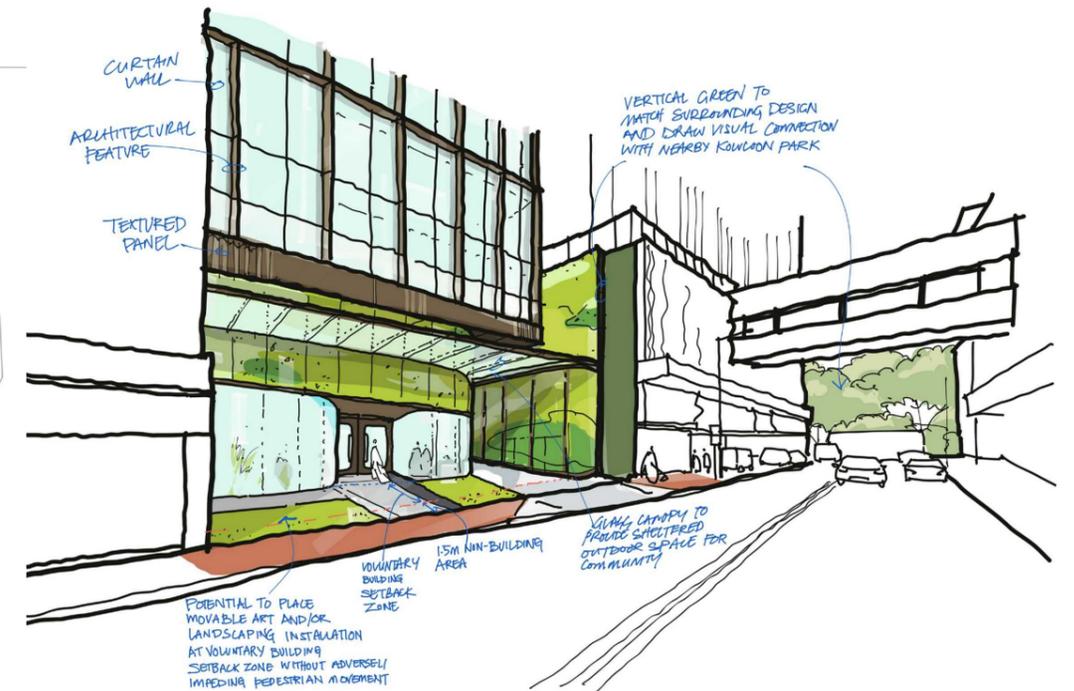
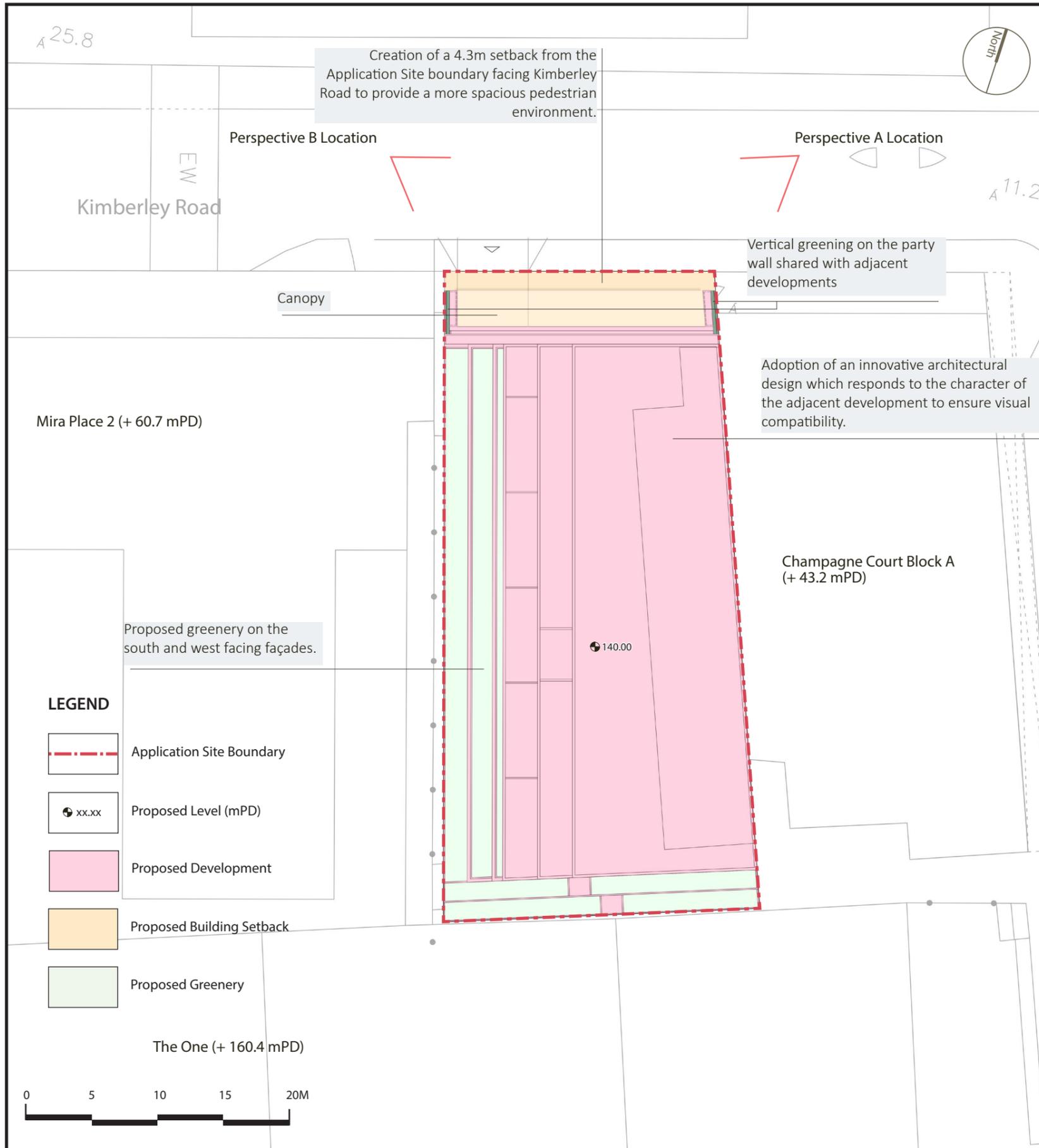
8.7 For the most part the visual impacts arising from the Proposed Development are negligible owing to the viewing distances and the screening effect of the existing urban context. Two of the vantage points from Kowloon Park (VP 04: View looking east from Kowloon Park and VP 05: View looking southeast from Kowloon Park Swimming Pool) will be subject to predicted visual impacts of slightly adverse due to the additional blockage of sky view as compared with the OZP Compliant Scheme. However, the Proposed Development would generally blend in with the surrounding existing medium to high-rise developments. **Table 8.1** below provides summary of the visual impact assessment ratings.

**Table 8.1 Summary of Visual Impact Assessment Ratings**

Vantage Point (VP)	Sensitivity of Public Viewers	Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	Overall Visual Impact
VP 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road	Low	Apparent and compatible	<u>No additional blockage</u>	<u>Negligible</u>	<u>Negligible</u>	<u>Negligible</u>
VP 02: View looking north west from Signal Hill Garden	High	Not apparent	No Blockage	Negligible	Negligible	Negligible
VP 03: Viewing looking north east from Central Pier No. 7	High	Not apparent	<u>Negligible</u>	<u>Negligible</u>	<u>Negligible</u>	<u>Negligible</u>
VP 04: View looking east from Kowloon Park	High	Compatible	<u>Partial Blockage of View</u>	<u>Small</u>	<u>Small</u>	<u>Slightly Adverse</u>
VP 05: View looking southeast from Kowloon Park Swimming Pool	High	Compatible	<u>Partial Blockage of View</u>	<u>Small</u>	<u>Small</u>	<u>Slightly Adverse</u>
VP 06: View looking south east from Nathan Road (at j/o Austin Road)	<u>Low</u>	Not apparent	No Blockage	Negligible	Negligible	Negligible

8.8 Despite the increase in BH compared with the OZP Compliant Scheme the Proposed Development would result in additional blockage on sky views for some VPs, however the Proposed Development would generally blend in and be compatible with the surrounding existing medium to high-rise developments.

## Visual Impact Assessment Figures



Perspective A and B show the design approach for the 4.3m wide ground floor setback including the 2.8m wide canopy. The design creates a spacious pedestrian environment while maximizing the area of visible greenery at the pedestrian level.

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon

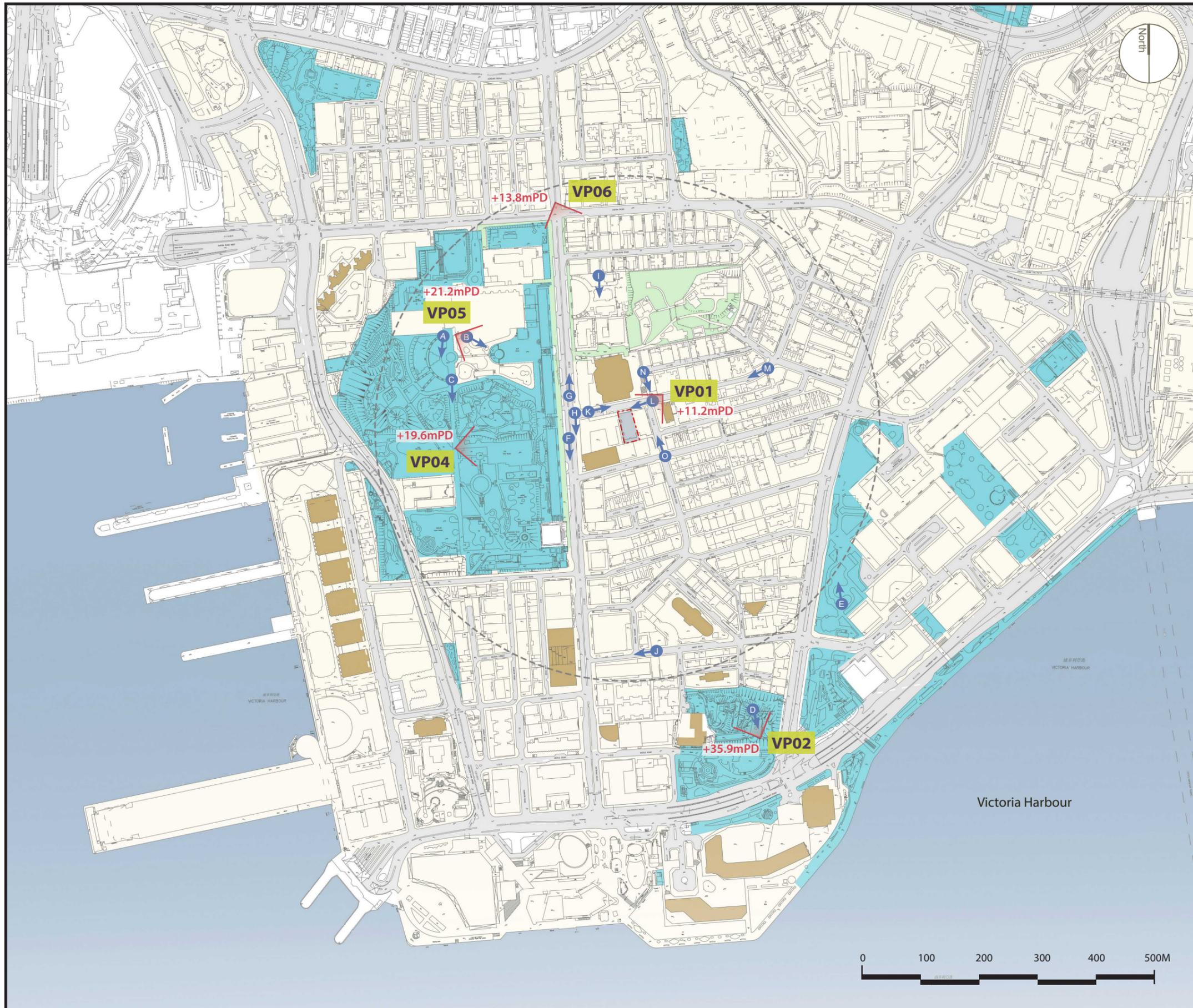
**Proposed Scheme: Urban Design Considerations**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 3.1		REV
			B

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**LEGEND**

-  Application Site Boundary
-  Initial Assessment Boundary
-  Proposed Development (Max building height +140mPD)
-  Fields of View towards the Proposed Development
-  Key Public Vantage Points
-  Location of photographs of Visual Elements
-  Height in mPD
-  Urban Development
-  Key Building shaping the Visual Envelope
-  Amenity Landscape Areas (Tree and Shrub Planting)
-  Water Body (Victoria Harbour)
-  Publicly Accessible Open Space / Amenity Areas

**Vantage Points**

- Vantage Point 01:** View looking south west from the j/o of Kimberly Road and Carnarvon Road (VP 01)
- Vantage Point 02:** View looking north west from Signal Hill Garden (VP 02)
- Vantage Point 03:** Viewing looking north east from Central Pier No. 7 (VP 03)
- Vantage Point 04:** View looking east from Kowloon Park (VP04)
- Vantage Point 05:** View looking southeast from Kowloon Park Swimming Pool (VP05)
- Vantage Point 06:** View looking south east from Nathan Road (at j/o Austin Road) (VP06)



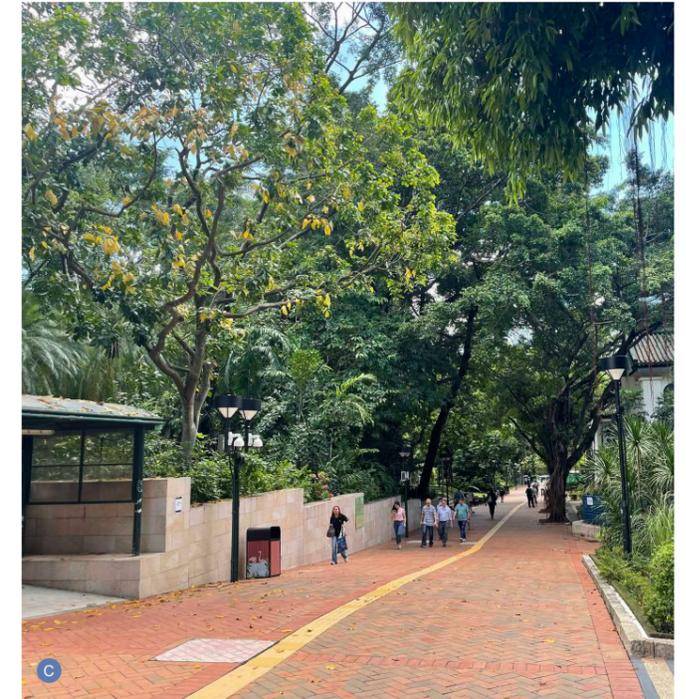
FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Elements**

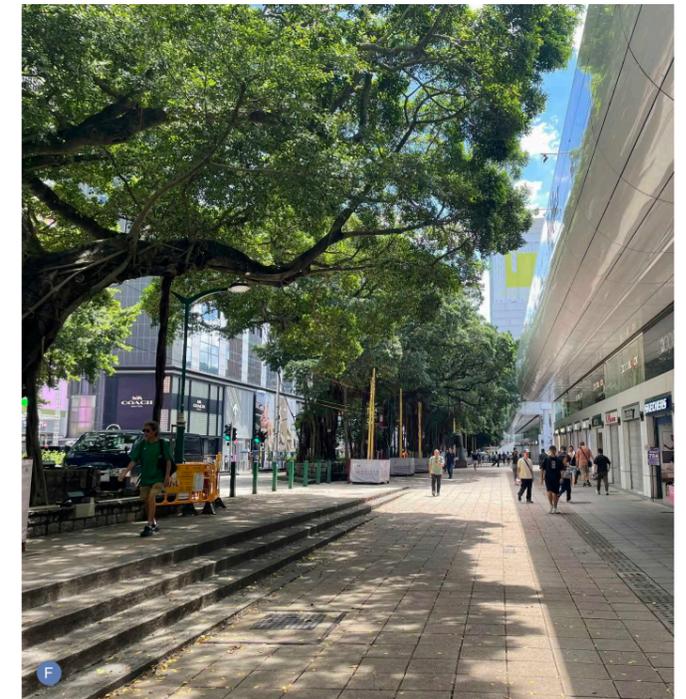
SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.1		REV
			A

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**A to C** Visual attractors which shape the visual outlook and amenity of the area such as the treed landscapes of Kowloon Park **A to B** show the open sky above the Application Site.



**D to E** Recreational landscapes such as Hong Kong Observatory Hill, the Urban Council Centenary Garden and the landscapes lining Chatham Road

**F** Large Ficus trees lining Nathan Road adjacent to Kowloon Park

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Elements**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.2		REV A

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③ to ④ Large Ficus trees lining Nathan Road adjacent to Kowloon Park and north towards Austin Road



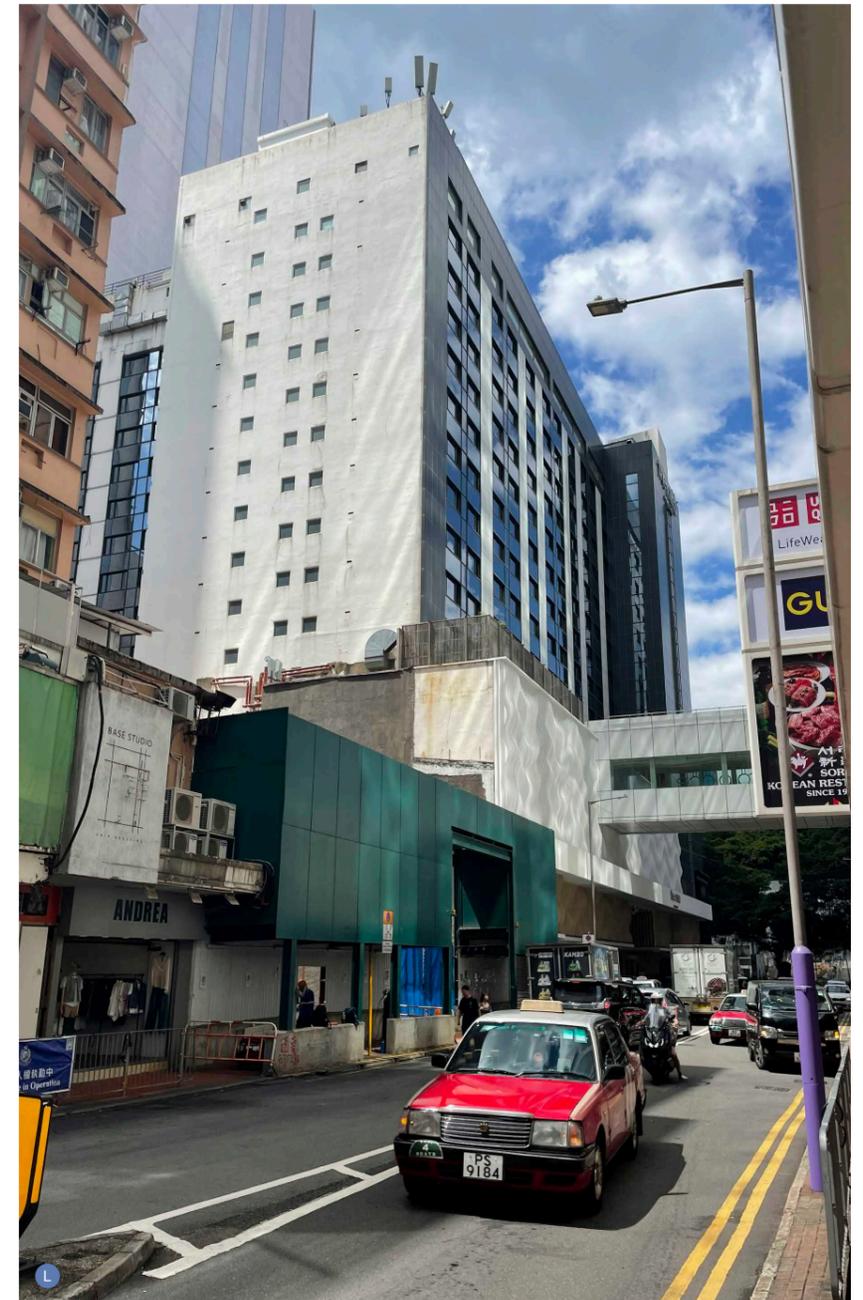
① Enclosed urban landscapes

FIGURE TITLE  
 Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
 of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Elements**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.3		REV
			-

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J to L The degree of visibility and has been described above this is largely controlled by visual obstacles immediately adjacent to the Application Site boundary. For instance, apart from locations within Kimberley Road, views from are largely obscured by the dense high and medium-rise residential and commercial development lining the roads within the local context

K shows the open sky above the Application Site.

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon

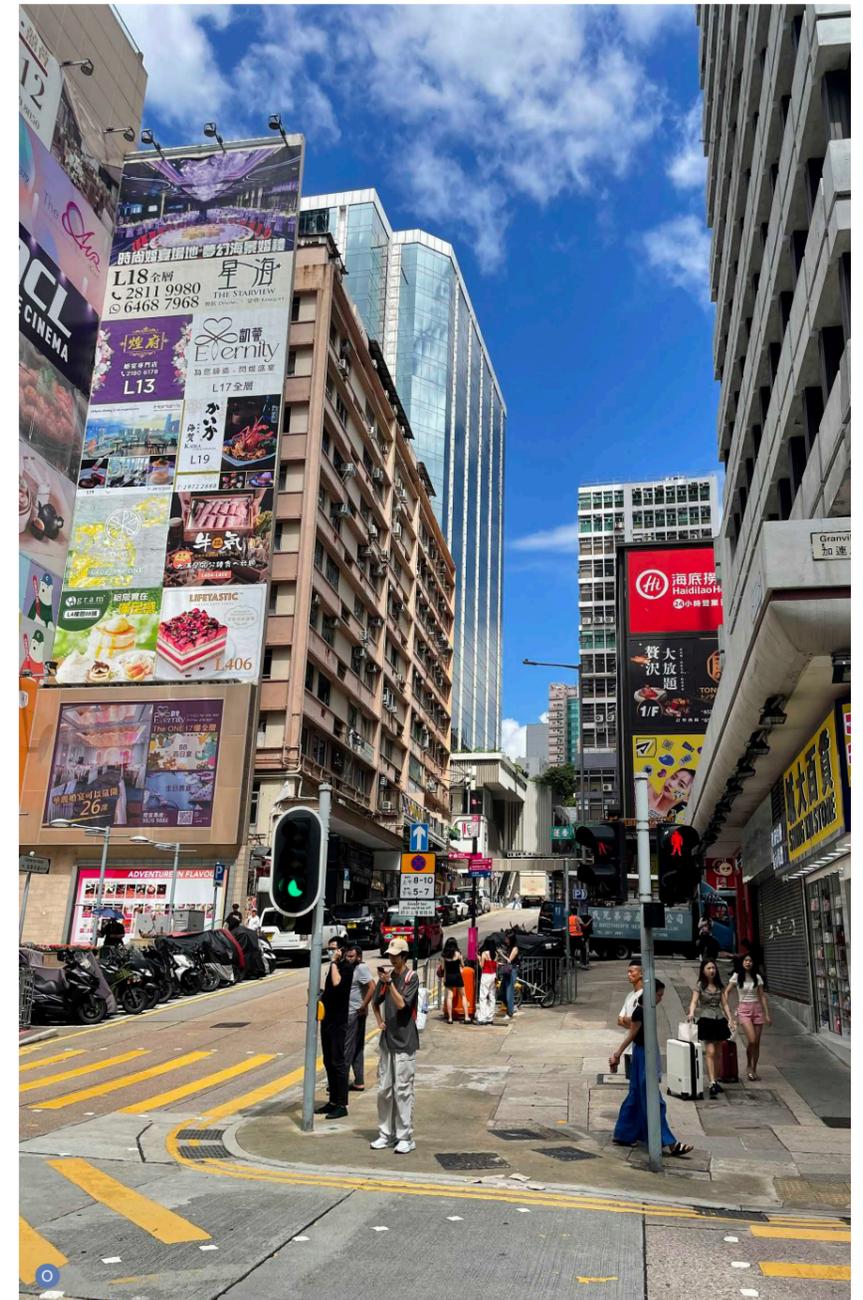
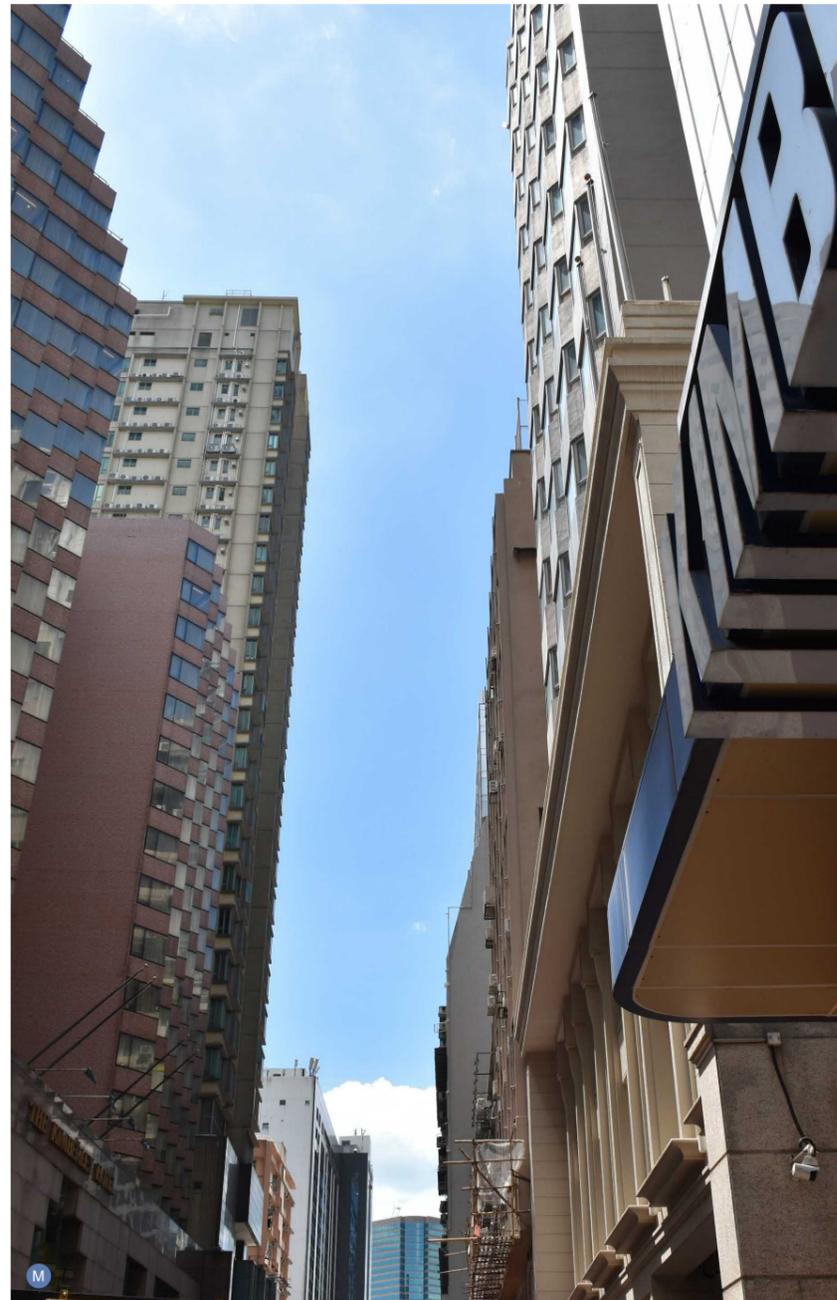
**Visual Elements**

SCALE	N.T.S.	DATE	Sept 2025
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FIGURE NO.	Figure 4.4		REV A

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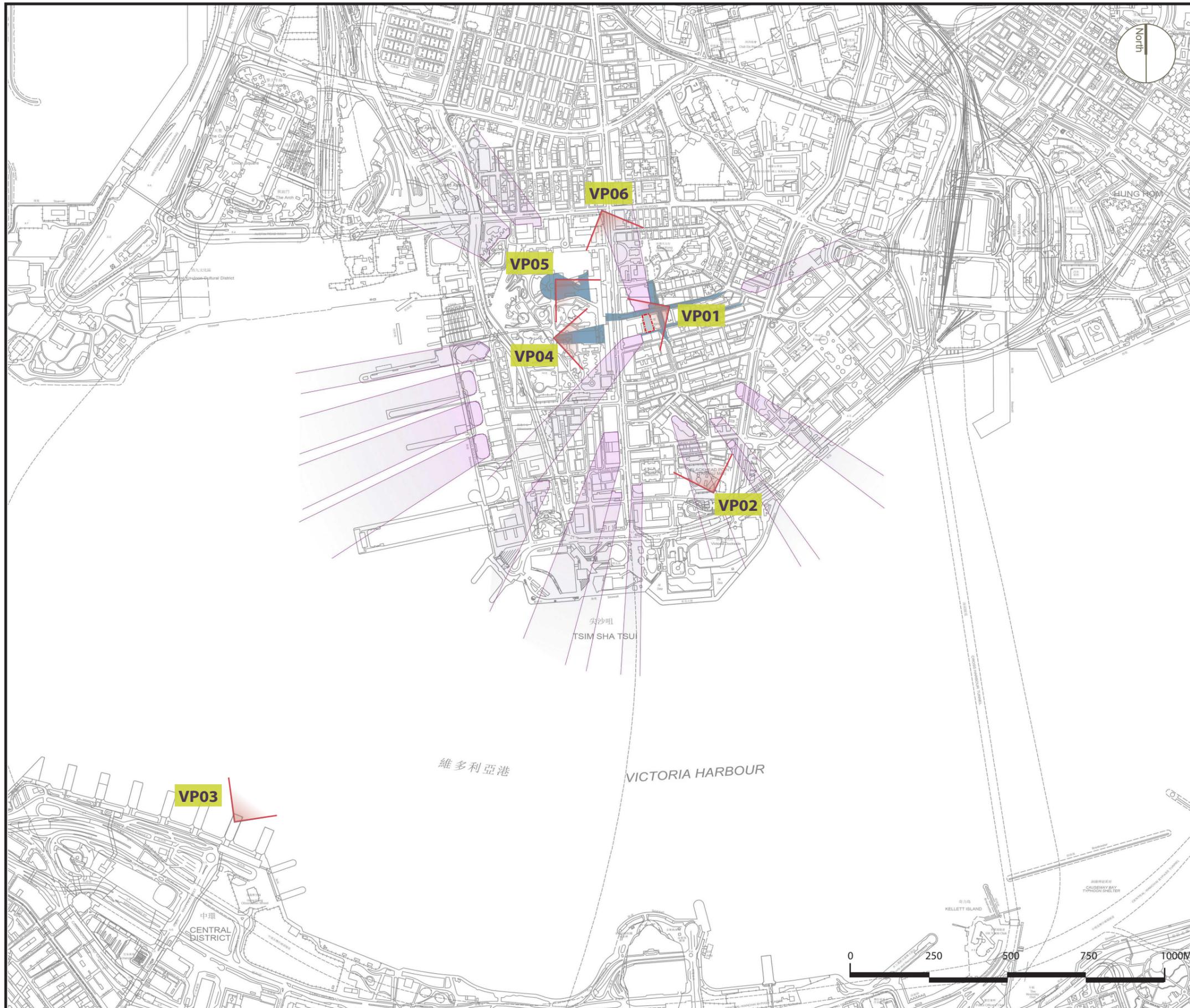
M to O The degree of visibility and has been described above this is largely controlled by visual obstacles immediately adjacent to the Application Site boundary. For instance, apart from locations within Kimberley Road, views from are largely obscured by the dense high and medium-rise residential and commercial development lining the roads within the local context

FIGURE TITLE  
 Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
 of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Elements**

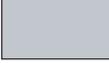
SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.5		REV
			-

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**LEGEND**

-  Application Site Boundary
-  Representative vantage points (VPs) and angle of main view
-  Proposed Development (Max building height +140mPD)
-  Visual Envelope at Street Level
-  Tall Buildings which shape Visual Envelope at more elevated and distant locations

**Vantage Points**

- Vantage Point 01:** View looking south west from the j/o of Kimberly Road and Carnarvon Road (VP 01)
- Vantage Point 02:** View looking north west from Signal Hill Garden (VP 02)
- Vantage Point 03:** Viewing looking north east from Central Pier No. 7 (VP 03)
- Vantage Point 04:** View looking east from Kowloon Park (VP04)
- Vantage Point 05:** View looking southeast from Kowloon Park Swimming Pool (VP05)
- Vantage Point 06:** View looking south east from Nathan Road (at j/o Austin Road) (VP06)

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Envelope and Visually Sensitive Receivers**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
Figure 4.6			A



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**LEGEND**

- Application Site Boundary
- VP Representative vantage points (VPs) and angle of main view
- Proposed Development (Max building height +140mPD)
- Visual Envelope at Street Level
- Tall Buildings which shape Visual Envelope at more elevated and distant locations

**Vantage Points**

- Vantage Point 01:** View looking south west from the j/o of Kimberly Road and Carnarvon Road (VP 01)
- Vantage Point 02:** View looking north west from Signal Hill Garden (VP 02)
- Vantage Point 03:** Viewing looking north east from Central Pier No. 7 (VP 03)
- Vantage Point 04:** View looking east from Kowloon Park (VP04)
- Vantage Point 05:** View looking southeast from Kowloon Park Swimming Pool (VP05)
- Vantage Point 06:** View looking south east from Nathan Road (at j/o Austin Road) (VP06)



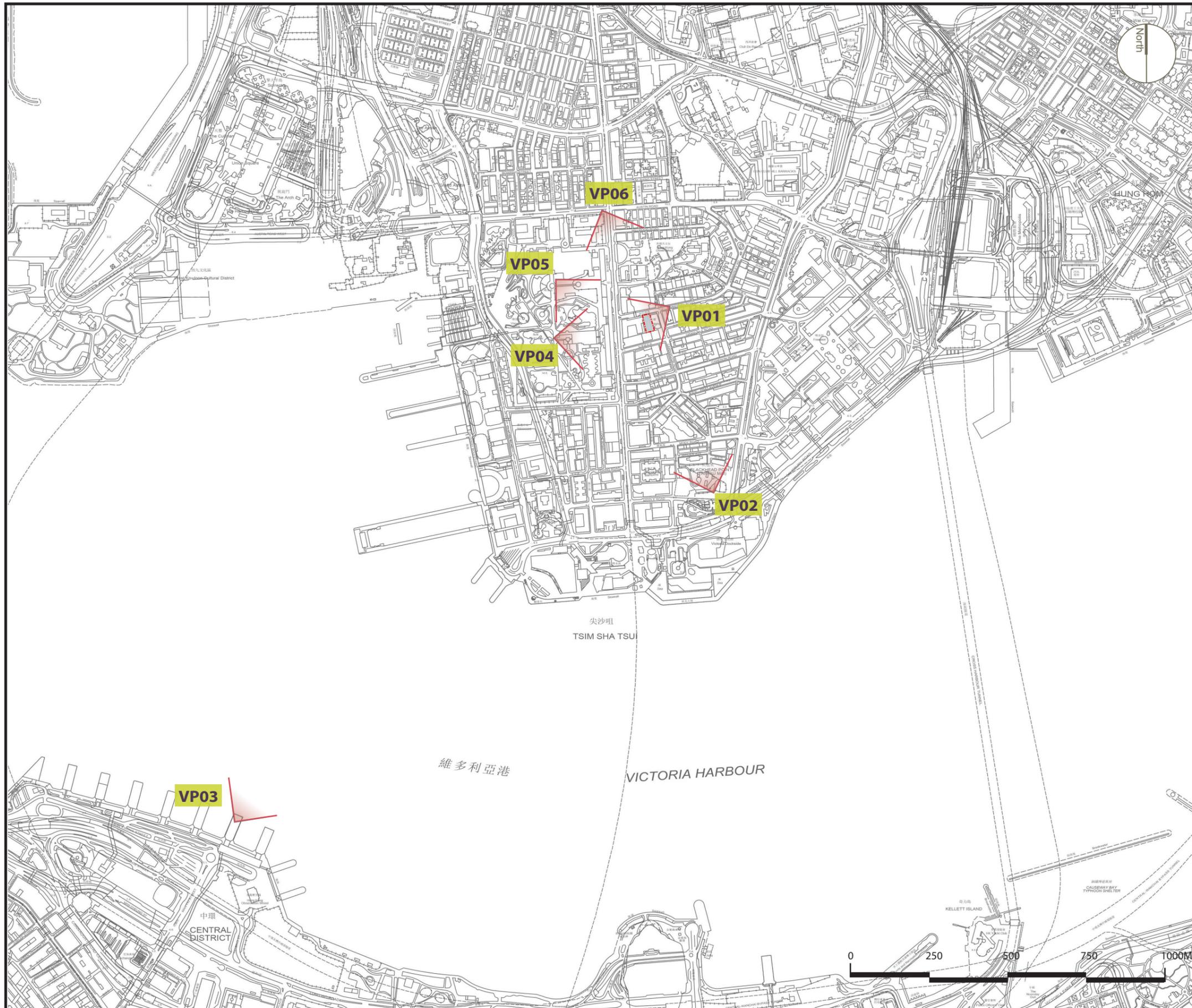
FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Envelope and Visually Sensitive Receivers**

SCALE	N.T.S.	DATE	Sept 2025
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FIGURE NO.			REV
Figure 4.7			A

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**LEGEND**

- Application Site Boundary
- VP** Representative vantage points (VPs) and angle of main view
- Proposed Development (Max building height +140mPD)

**Vantage Points**

- Vantage Point 01:** View looking south west from the j/o of Kimberly Road and Carnarvon Road (VP 01)
- Vantage Point 02:** View looking north west from Signal Hill Garden (VP 02)
- Vantage Point 03:** Viewing looking north east from Central Pier No. 7 (VP 03)
- Vantage Point 04:** View looking east from Kowloon Park (VP04)
- Vantage Point 05:** View looking southeast from Kowloon Park Swimming Pool (VP05)
- Vantage Point 06:** View looking south east from Nathan Road (at j/o Austin Road) (VP06)

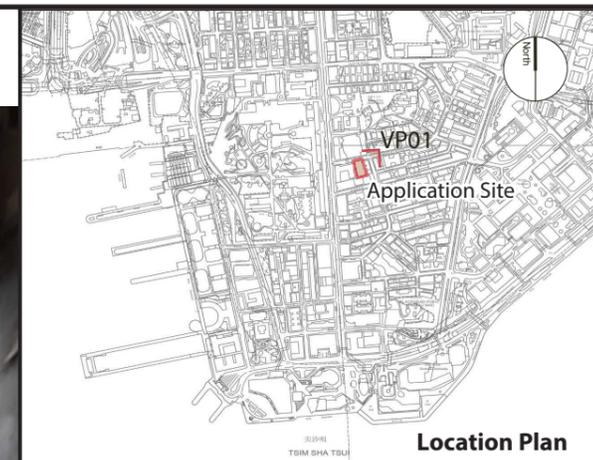
FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Location of Photomontage Vantage Points**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
Figure 7.1			A

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**Vantage Point 01 (VP01)**

Vantage point elevation: +11.2mPD  
 Viewing distance: 50m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:*  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

**Vantage Point 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road (Existing Situation)**

FIGURE TITLE

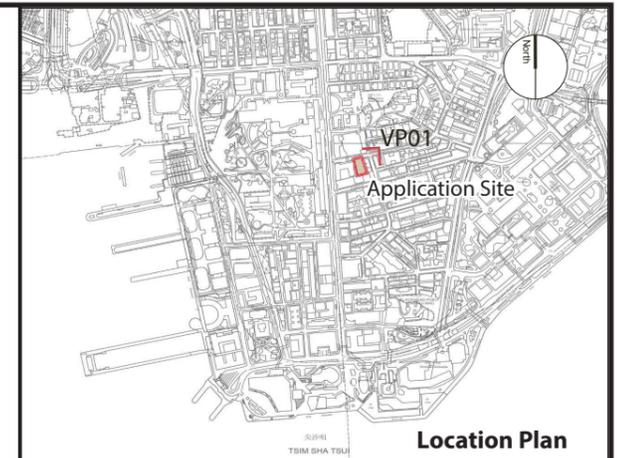
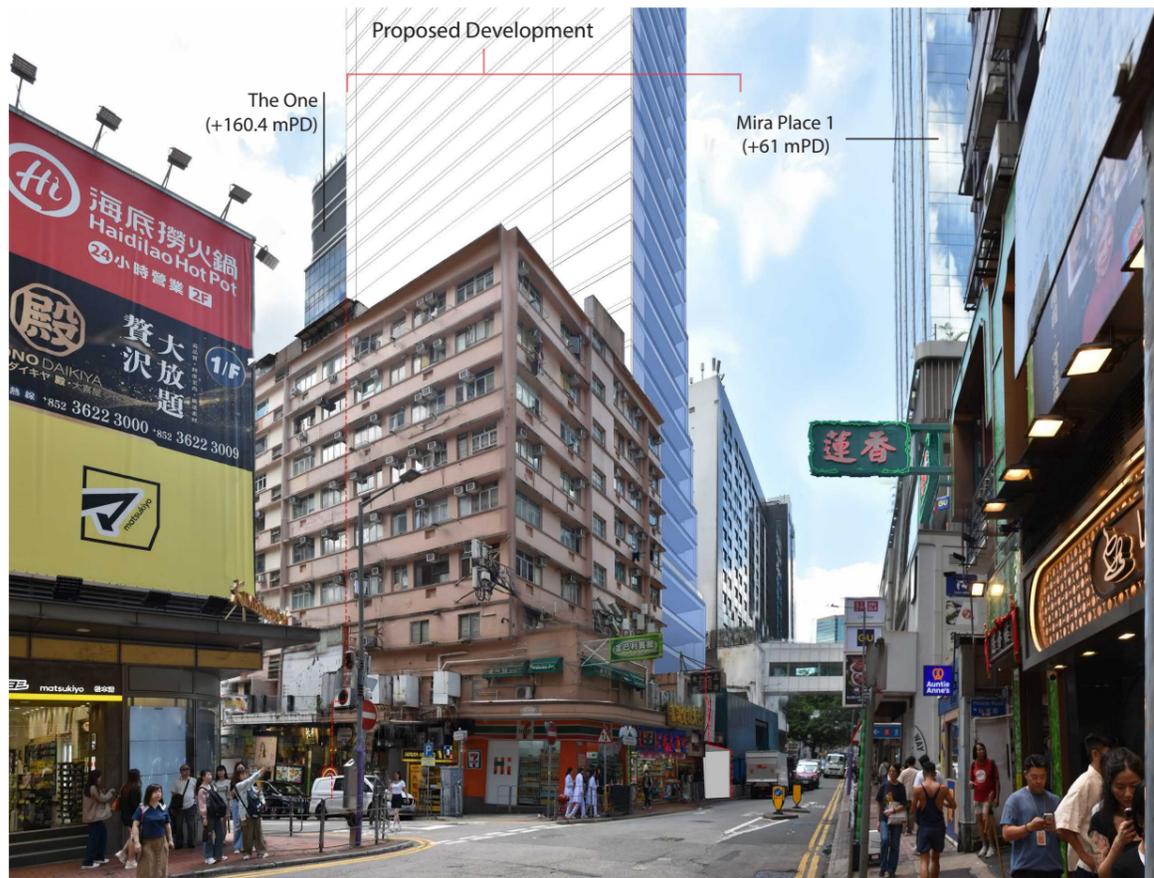
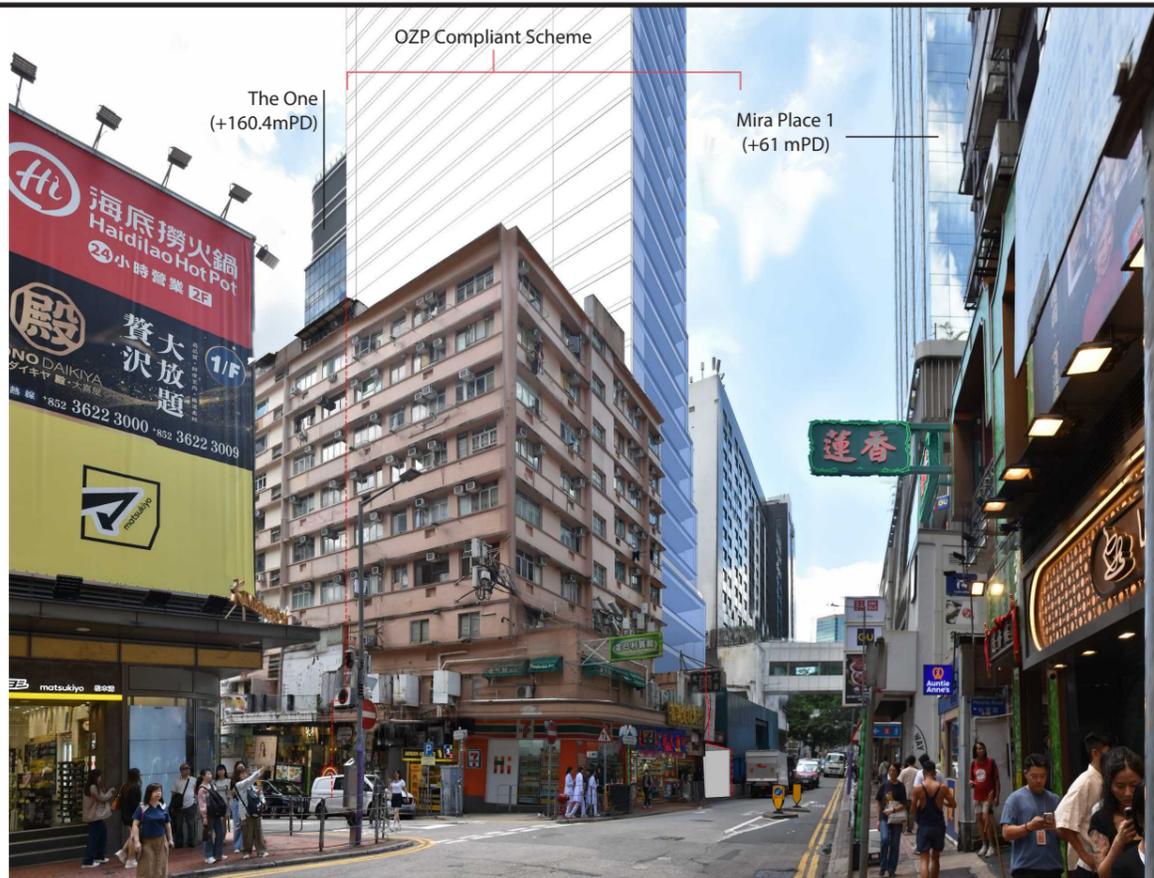
Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.2		REV A

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**Vantage Point 01 (VP01)**

Vantage point elevation: +11.2mPD  
 Viewing distance: 50m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:*  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

**Vantage Point 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road (OZP Compliant Scheme)**

**Vantage Point 01: View looking south west from the j/o of Kimberley Road and Carnarvon Road (Proposed Development) (ground floor view refers to Figure 3.1)**

FIGURE TITLE

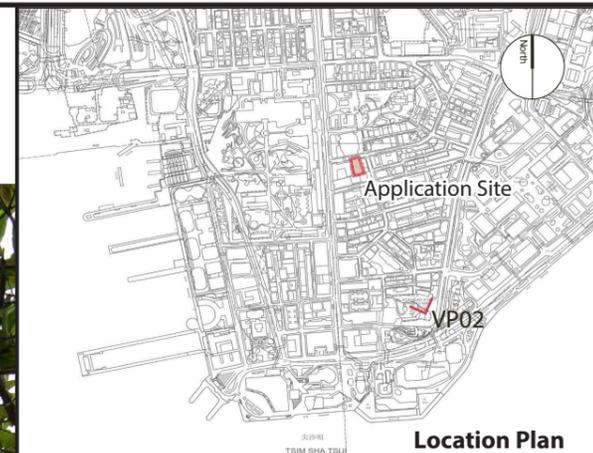
Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon

**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.3		REV B

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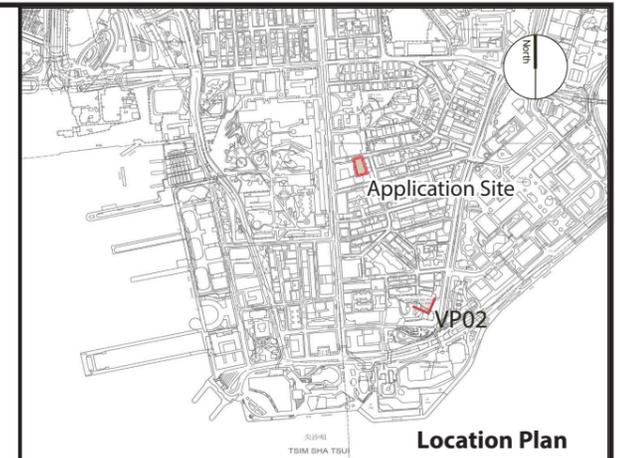
**Vantage Point 02 (VP02)**

Vantage point elevation: +35.9mPD  
 Viewing distance: 500m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

**Vantage Point 02: View looking north west from Signal Hill Garden (Existing Situation)**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.4		REV



**Vantage Point 02 (VP02)**

Vantage point elevation: +35.9mPD  
 Viewing distance: 500m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

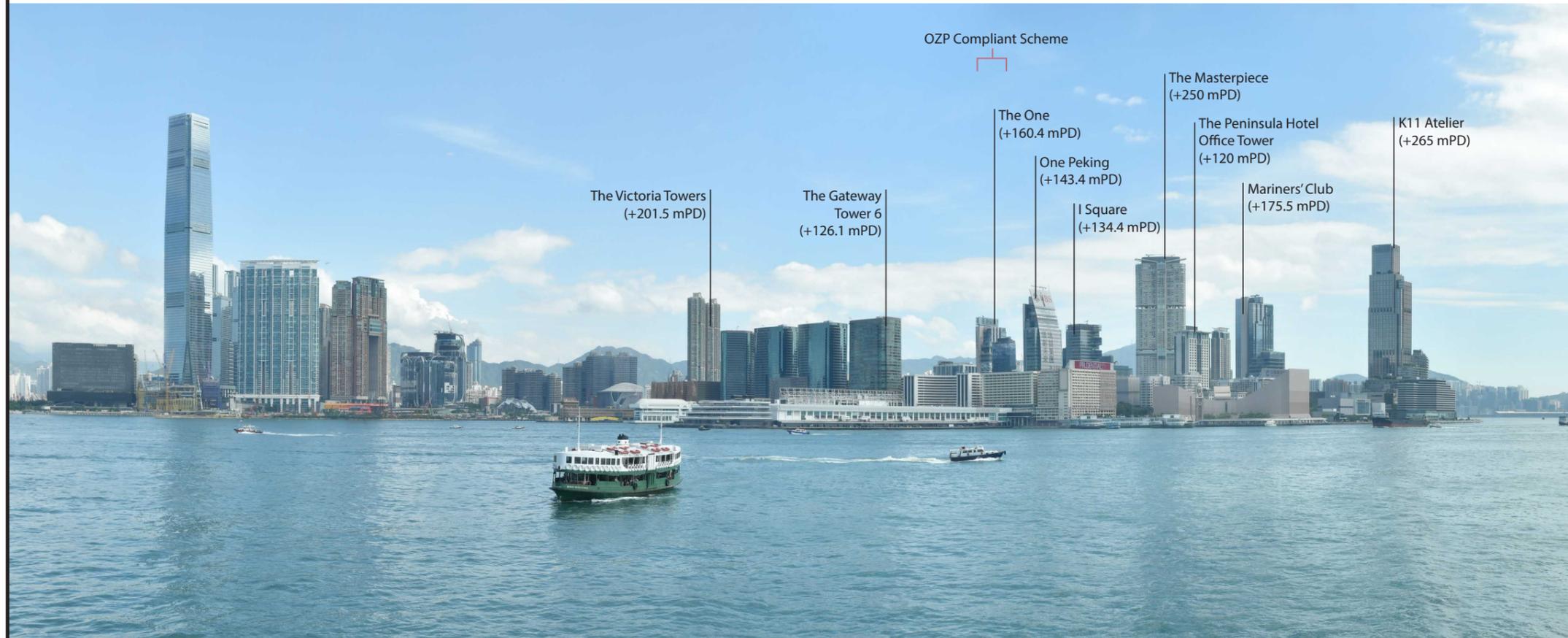
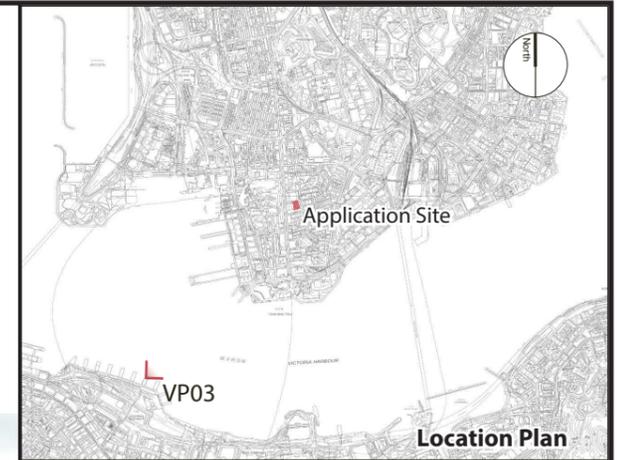
**Vantage Point 02: View looking north west from Signal Hill Garden (OZP Compliant Scheme)**

**Vantage Point 02: View looking north west from Signal Hill Garden (Proposed Development)**

FIGURE TITLE  
 Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.5		REV A

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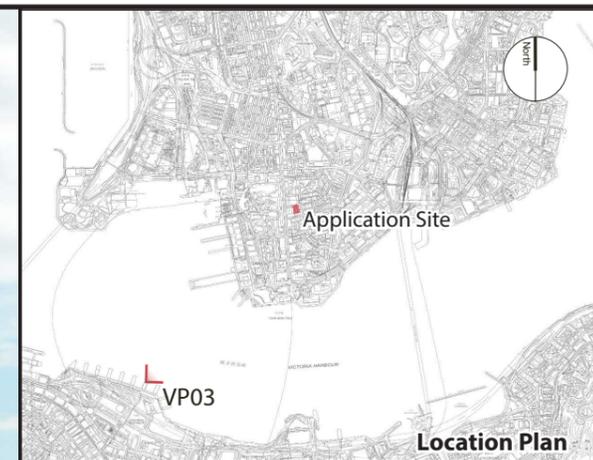
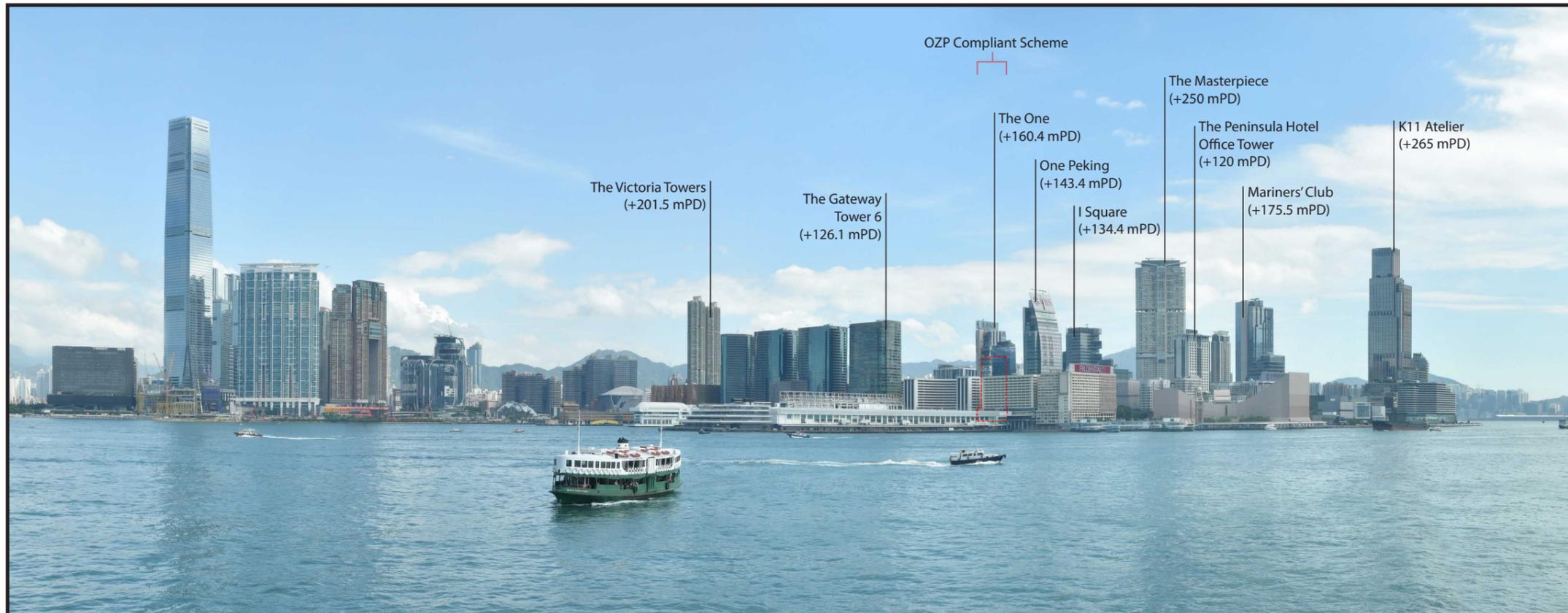
**Vantage Point 03 (VP03)**

Vantage point elevation: +12.35mPD  
 Viewing distance: 1850m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

**Vantage Point 03: Viewing looking north east from Central Pier No. 7 (Existing Situation)**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.6		REV A

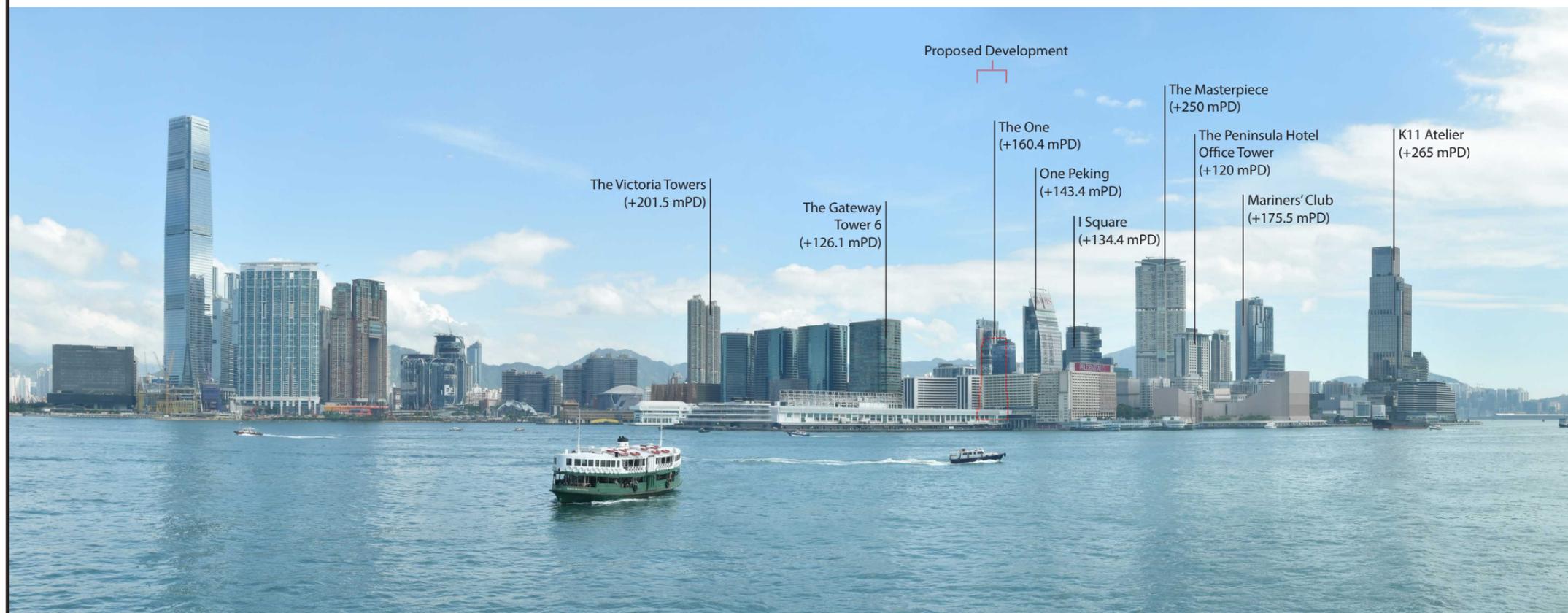


**Vantage Point 03 (VP03)**

Vantage point elevation: +12.35mPD  
 Viewing distance: 1850m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

**Vantage Point 03: Viewing looking north east from Central Pier No. 7 (OZP Compliant Scheme)**

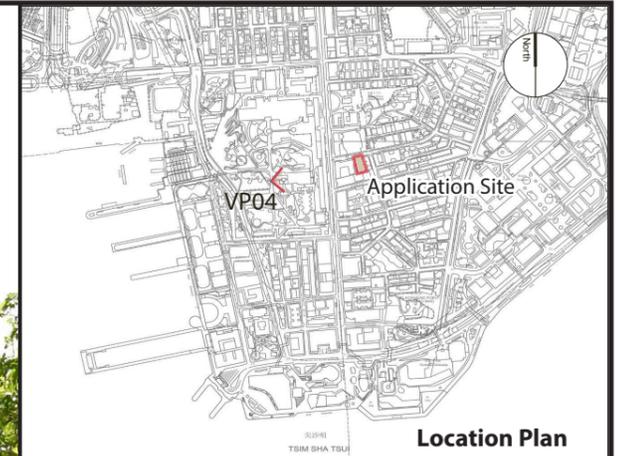


**Vantage Point 03: Viewing looking north east from Central Pier No. 7 (Proposed Development)**

FIGURE TITLE  
 Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
 of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.7		REV B

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### Vantage Point 04 (VP04)

Vantage point elevation: +19.6mPD  
 Viewing distance: 280m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:*  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

**Vantage Point 04: View looking east from Kowloon Park (Existing Situation)**

FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation  
 of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.8		REV A

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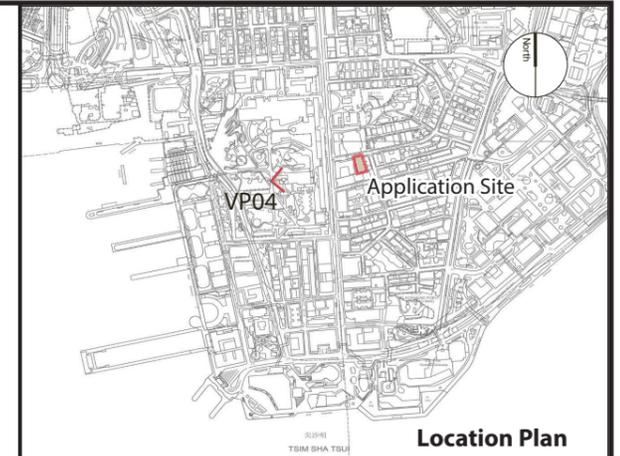
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 Telephone: 2468 2422  
 Facsimile: 3016 2422  
 Website: scenicstudio.com



**Vantage Point 04: View looking east from Kowloon Park (OZP Compliant Scheme)**



**Vantage Point 04: View looking east from Kowloon Park (Proposed Development)**

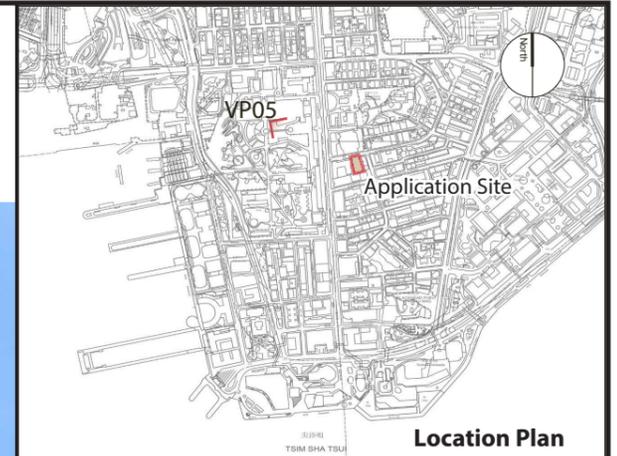


**Vantage Point 04 (VP04)**

Vantage point elevation: +19.6mPD  
 Viewing distance: 280m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

SCALE	N.T.S.	DATE	Sept 2025
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FIGURE NO.	Figure 7.9		REV
			B



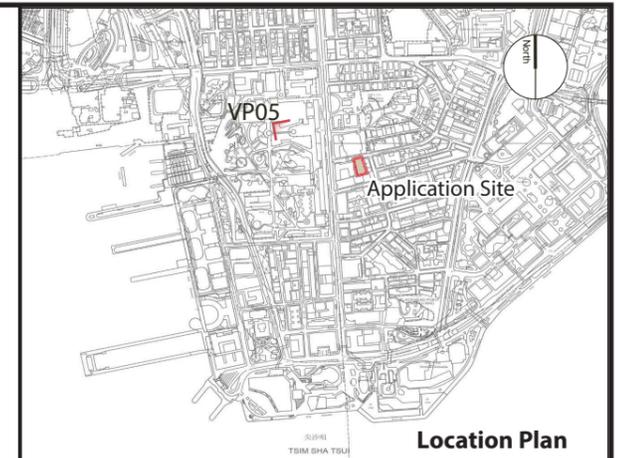
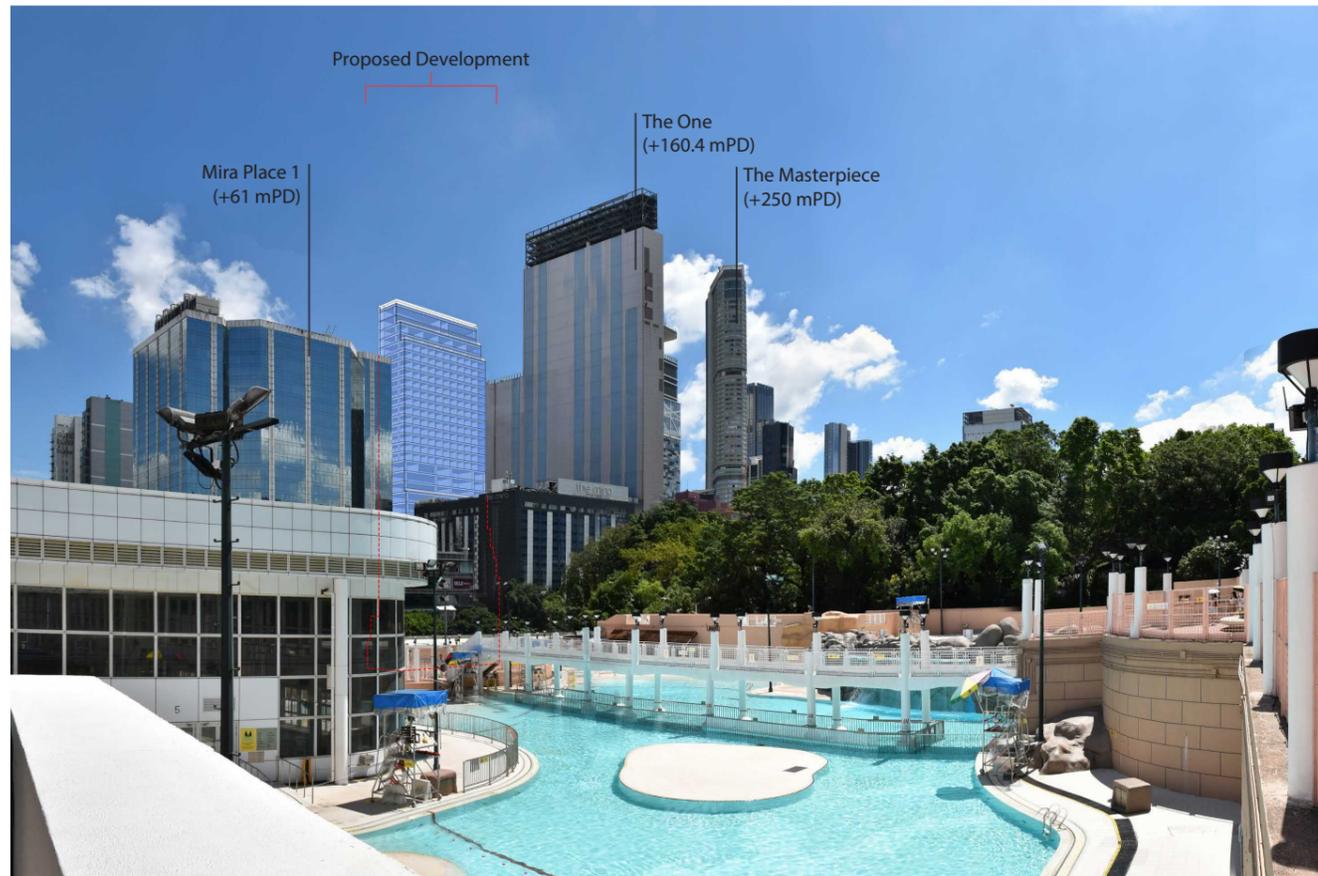
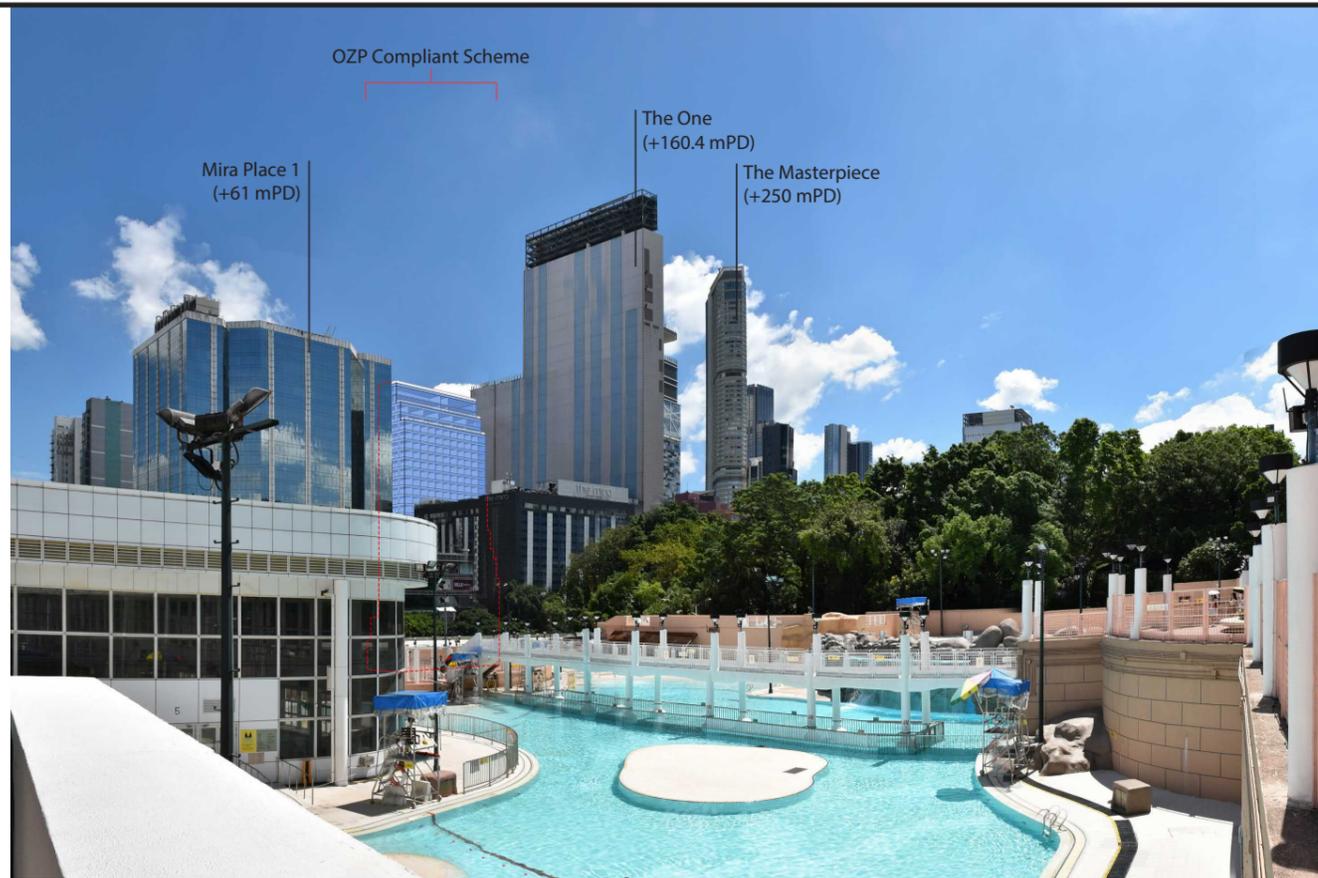
**Vantage Point 05 (VP05)**

Vantage point elevation: +21.2mPD  
 Viewing distance: 290m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

**Vantage Point 05: View looking southeast from Kowloon Park Swimming Pool (Existing Situation)**

SCALE	N.T.S.	DATE	Sept 2025
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FIGURE NO.	Figure 7.10		REV A



**Vantage Point 05 (VP05)**

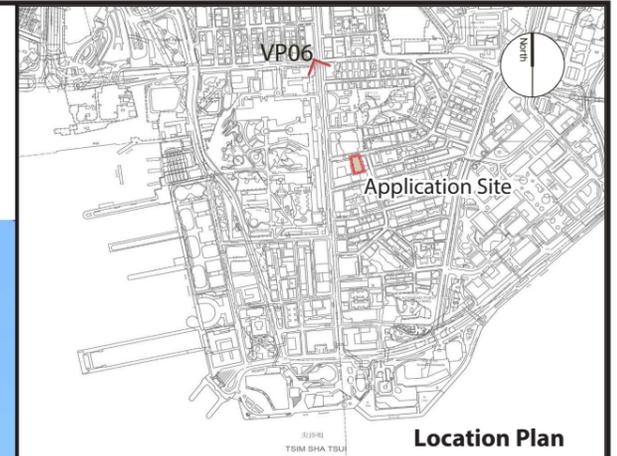
Vantage point elevation: +21.2mPD  
 Viewing distance: 290m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

**Vantage Point 05: View looking southeast from Kowloon Park Swimming Pool (OZP Compliant Scheme)**

**Vantage Point 05: View looking southeast from Kowloon Park Swimming Pool (Proposed Development)**

SCALE	N.T.S.	DATE	Sept 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.11		REV B



**Vantage Point 06 (VP06)**

Vantage point elevation: +13.8mPD  
 Viewing distance: 350m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:*  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.

**Vantage Point 06: View looking south east from Nathan Road (at j/o Austin Road) (Existing Situation)**

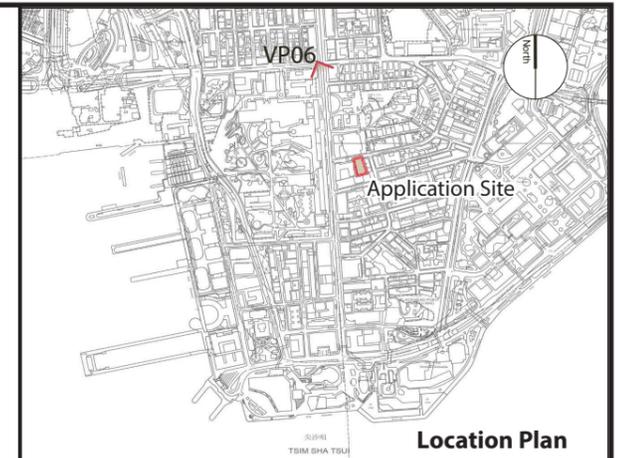
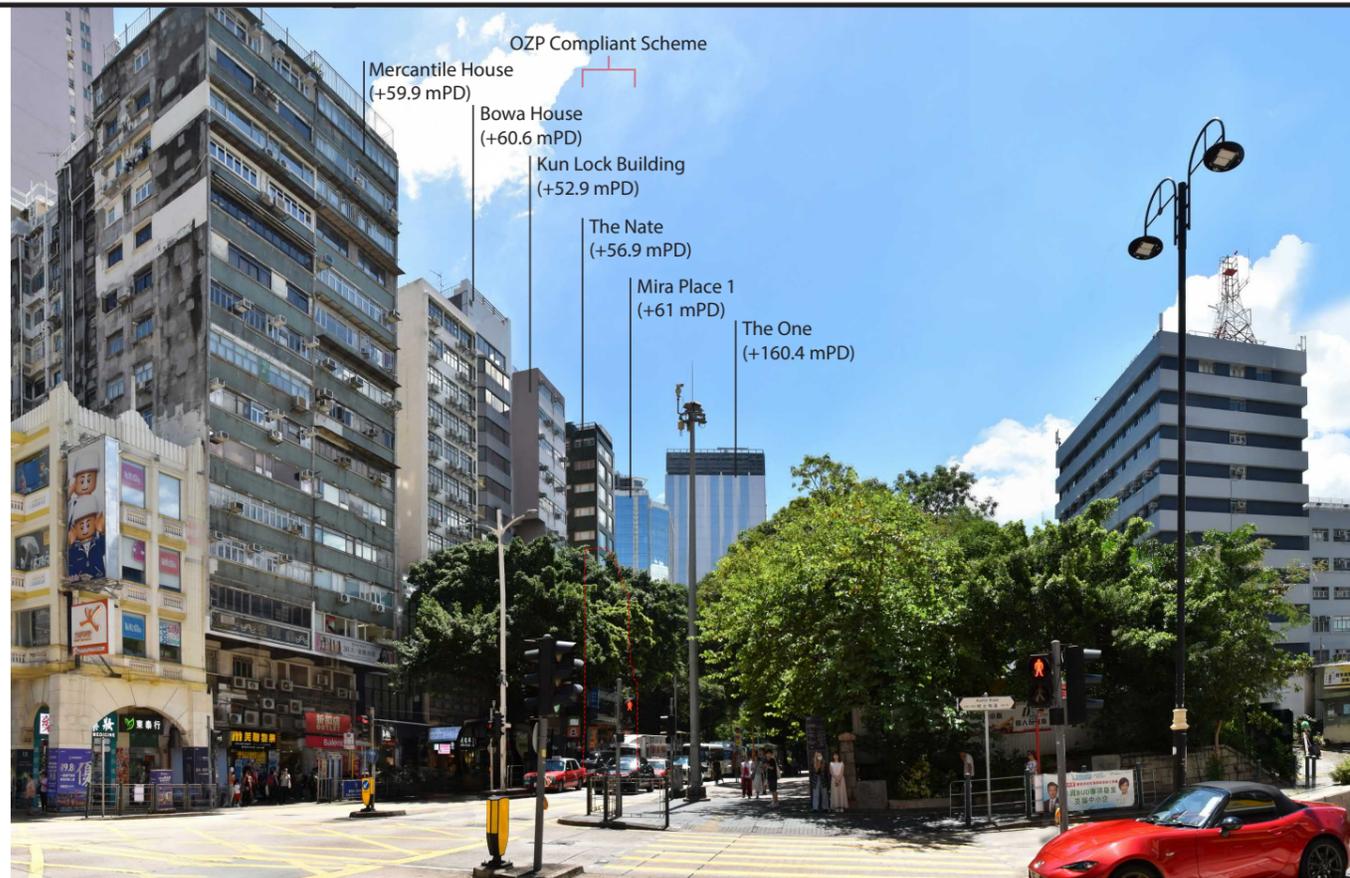
FIGURE TITLE

Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
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SCALE	N.T.S.	DATE	Sept 2025
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FIGURE NO.	Figure 7.12		REV A

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**Vantage Point 06 (VP06)**

Vantage point elevation: +13.8mPD  
 Viewing distance: 350m  
 Maximum height of OZP Compliant Scheme: +110 mPD  
 Maximum height of Proposed Development: +140 mPD

*Note:  
 The red dashed line represents the approximate location of the Proposed Development and OZP Compliant Scheme where views are obscured by intervening obstacles.*

**Vantage Point 06: View looking south east from Nathan Road (at j/o Austin Road) (OZP Compliant Scheme)**

**Vantage Point 06: View looking south east from Nathan Road (at j/o Austin Road) (Proposed Development)**

FIGURE TITLE  
 Section 16 Planning Application for Proposed Hotel with Minor Relaxation of Plot Ratio and Building Height Restrictions at 16 Kimberley Road, Tsim Sha Tsui, Kowloon  
**Visual Impact Assessment: Photomontages**

SCALE	N.T.S.	DATE	Sept 2025
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FIGURE NO.	Figure 7.13		REV B

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