Section 16 Planning Application for Amendments to an Approved Master Layout Plan for the Proposed Comprehensive Redevelopment of Tai Hang Sai Estate, with Minor Relaxation of Plot Ratio, Building Heights and Non-Building Area Restrictions in "Comprehensive Development Area" Zone at Tai Hang Sai Estate, Shek Kip Mei, Kowloon

VISUAL IMPACT ASSESSMENT

SEPTEMBER 2026

Applicants:
Urban Renewal Authority
Hong Kong Settlers Housing Corporation Limited

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1. INTRODUCTION

1.1 This Visual Impact Assessment (VIA) report is prepared in support of the Section 16 planning application submitted by the Urban Renewal Authority (URA) and Hong Kong Settlers Housing Corporation Limited (HKSHCL) (hereafter referred to as "the Applicants") to the Town Planning Board (TPB) to seek permission for amendments to an Approved Master Layout Plan (MLP) for the proposed comprehensive redevelopment of Tai Hang Sai Estate (THSE) with minor relaxation of plot ratio (PR), building height (BH) and non-building area (NBA) restrictions at New Kowloon Inland Lot (NKIL) No. 4479, THSE, Shek Kip Mei, Kowloon (new lots to be known as NKIL Nos. 6654 and 6655) (hereafter referred to as the "Application Site").

1.2 The Application Site, with a total area of about 20,910.6m^2, is bounded by Tai Hang Sai Street to the northeast, Tai Hang Tung Road to the southeast, Woh Chai Street to the south, Wai Chi Street to the west and Shek Kip Mei Central Playground to the northwest (**Figure 1**). It falls within an area zoned "Comprehensive Development Area" ("CDA") on the approved Shek Kip Mei Outline Zoning Plan No. S/K4/31 (the OZP). It is currently occupied by THSE, which is a private rental housing estate owned and managed by HKSHCL.

1.3 In October 2021, an MLP submission was jointly submitted by the Applicants for comprehensive redevelopment of THSE, with minor relaxations of PR, BH, and NBA restrictions. This submission, Application No. A/K4/76, was approved by the TPB on 10 December 2021 (hereafter referred to as the "Approved Scheme"). Following to the planning approval, the Applicants actively proceeded with the implementation of the redevelopment proposal, including building plan submissions, land grant applications and site clearance.

1.4 In order to adopt Modular Integrated Construction (MiC) for the proposed development and further optimise the development potential of the Application Site, the Applicants submitted a planning application for the minor relaxation of BH of the Approved Scheme to 115mPD/143mPD in the eastern portion and 135mPD/180mPD in the western portion, the increase in flat production to not more than 4,189 nos. including not more than 2,900 nos. of Starter Homes units, as well as to reflect the changes that were made in the previous submissions in compliance with approval conditions or building plan submission associated with the Approved Scheme (hereafter referred to as the "Proposed Scheme").

1.5 In support of the s16 application, this VIA report is prepared to assess the potential visual impact of the Proposed Scheme with respect to the surrounding context, so as to facilitate TPB members to visualize the proposed redevelopment in accordance with the TPB Guideline No. 41A – Guidelines on Submission of VIA for Planning Applications to the TPB (TPB PG-No. 41A). Reference has also been made to Chapters 4, 10 and 11 of the Hong Kong Planning Standards and Guidelines (HKPSG).

1.6 This VIA report will cover the followings:

Section 2:	describes the Proposed Scheme
Section 3:	identifies the area of assessment and the visual context of the assessment area
Section 4:	identifies the public viewers at different viewing points
Section 5:	appraises the potential visual impacts induced by the proposed development; and
Section 6:	evaluates the overall visual impacts

2. THE PROPOSED SCHEME

2.1 In order to adopt MiC for the proposed development and to further optimise the development potential of the Application Site, the Applicants take the opportunity to refine the Approved Scheme. The Proposed Scheme adopts the development parameters summarised in **Table 1**. An indicative MLP and section plans of the Approved Scheme and the Proposed Scheme are prepared at **Figures 2 to 5** to visualize and facilitate easy comparison of the two schemes.

Table 1 Key Development Parameters of the Proposed Scheme

	Site 1 (a)			**Site 2 (b)**			**Total (a)+(b)**
Site Area *(m^2)*	5500			15,410.6			20,910.6
PR	**Total: About 8.24** *Domestic: About 7.5* *Non-domestic: About 0.74*						N/A
GFA *(m^2)*	**Total:**	**46,920**		**Total:**	**125,484**		**172,404**
	Domestic:	*36,346*		*Domestic:*	*120,484* (1)		*156,830*
	Non-domestic:	*10,574*		*Non-domestic:*	*5,000*		*15,574*
	GIC:	*0*		*GIC:*	*6,500* (2)		*6,500*(2)
Site Coverage	Above 15m:	About 25%		Above 24m:	About 25%		About 25%
				Above 15m and below 24m:	About 40%		About 40%
	Below 15m:	About 85%		Below 15m:	About 70%		Below 15m: About 75%
BH		mPD	No. of Storeys		mPD	No. of Storeys (3)	N/A
	Tower 1	135	36 dom.	Tower 1	143	33 dom.	
	Tower 2	115	28 dom.	Tower 2A	180	43 dom.	
				Tower 2B	143	32 dom.	
				Tower 3	180	43 dom.	
				Tower 5	180	43 dom.	
No. of Units	Not more than 1,289			Not more than 2,900			Not more than 4,189
Average Flat Size *(m^2)*	About 28			About 42(4)			N/A
Estimated Population	3,416			6,960			10,376(5)
POS *(m^2)*	0			Not less than 2,200			Not less than 2,200 (6)
Private Open Space *(m^2)*	Not less than 3,420			To be provided in accordance with the latest requirements in the HKPSG			

Note:
(1) A maximum 10% of MiC floor area could be disregarded from calculation of GFA as per JPN No. 8 for MiC adoption.
(2) GIC facilities are disregarded from PR calculation under the OZP.
(3) Including refuge floor.

(4) The estimated average flat size and no. of flats is based on the assumption of domestic GFA exemption as mentioned in (1) above. The actual average flat size and the no. of flats will be worked out at detailed design stage.
(5) Calculated based on an assumed person per flat ratio of 2.65 for Site 1 and 2.4 for Site 2.
(6) The POS will contain covered, uncovered or open-sided area. Pursuant to PNAP APP-42, it is proposed that these covered areas be disregarded from GFA calculation.

2.2 As shown in **Figures 2 to 5**, the Proposed Scheme is largely similar to the Approved Scheme, with the main design features in terms of general building disposition, no. of residential blocks, and the planning and design merits of the Approved Scheme being retained, including:

- Three 15m-wide visual corridors in north-south, east-west and northwest-southeast directions respectively within the Application Site;
- Stepped building height design in the form of two-step cascading profile;
- Provision of ground floor setbacks of about 7m to the existing road curb along Tai Hang Tung Road and Tai Hang Sai Road, and 10m along Woh Chai Street;
- Provision of at-grade POS within the NBA along the western boundary in Site 2;
- Provision of pedestrian connections via the landscaped POS and the commercial part of the podium at Site 2 with barrier-free access to be open to public at reasonable hours to link up Tai Hang Sai Street with Woh Chai Street and Wai Chi Street;
- Utilisation of NBA for provision of 6,500m^2 GFA of welfare facilities to allow potential integration and interface with convenient access to the GIC facilities from the POS; and
- Vehicular accesses for Site 1 and Site 2 at Woh Chai Street and Tai Hang Sai Street, respectively.

2.3 In addition to the above, under the Proposed Scheme, the maximum building height of Site 2 is proposed to increase from 160mPD to 180mPD for adoption of MiC and to accommodate the increased structural depths of MiC modules and the additional GFA under the concession as outlined in JPN No.8. Minor 5m encroachment into the NBA at Tower 3 is also proposed to fully preserve the vital 15m East-West visual and wind breezeway under the Proposed Scheme. Moreover, wider vertical structural supports and a more substantial transfer plate are also required to support the increased load from MiC structures, necessitating an increase in SC for the portion above 15m and below 24m from 25% to 40%.

3. AREA OF ASSESSMENT

3.1 Area of Visual Influence (AVI)

3.1.1 According to TPB PG-No. 41A, the assessment area (i.e., the visual envelope (VE)) should cover the AVI within which the proposed development is pronouncedly visible from public viewers. The actual assessment area is determined with regard to the size of the proposed development, the distance of the proposed development and its potential visibility from the selected viewing points (VPs), and the actual site and surrounding topographical conditions by ground inspection. The VE forms the assessment area for the purposes of VIA.

3.1.2 In this VIA, the assessment area has taken 3 times of the difference between the proposed maximum BH of the Proposed Scheme and the mean street level (i.e., (180mPD-14.74mPD) x 3 = around 496m) as an assumption. As indicated in **Figure 6**, the assessment area extends to Yau Yat Tsuen Garden Estate and Parc Oasis to the east; Tai Hang Tung Recreation Ground to the south; Shek Kip Mei Estate to the west; and Shek Kip Mei Park to the north. It should be noted that a number of nearby public housing estates with high redevelopment potential, including Nam Shan Estate and Tai Hang Tung Estate, are located within the assessment area.

3.2 Viewing Points Identification

3.2.1 A total of 12 VPs are selected for this VIA, which include 10 local VPs and 2 strategic VPs at district level (**Figures 8-12**).

3.2.2 During the selection of local VPs, reference has been made to TPB PG-No. 41A, which states that local VPs should be determined with reference to the setting of the project and views of local significance. In this VIA, the selected local VPs cover different public gathering grounds and a few mountain side lookout points.

3.2.3 Reference has also been made to the Approved Scheme. Given that the visual composition surrounding the Application Site remains largely unchanged, most of the VPs adopted in the previous VIA report for the Approved Scheme, including both local and strategic VPs, are considered applicable and valid for the current application. Conversely, two of the strategic VPs included in the Approved Scheme (i.e., Hong Kong Convention and Exhibition Centre and the Quarry Bay Park) have not been selected in this VIA, as both the Approved Scheme and the Proposed Scheme are beyond the view fan in these two VPs. No visual impact due to both schemes at these VPs are anticipated.

3.2.4 In gist, the following VPs are identified for assessment:

Table 2 Selected Viewing Points

Local Viewing Points		Strategic Viewing Points	
VP1	Tai Hang Sai Street	VP11	Central Pier No. 7
VP2	Woh Chai Street	VP12	Sun Yat Sen Memorial Park
VP3	Footbridge over Tai Hang Tung Road		
VP4	Woh Chai Shan		
VP5	Tai Hang Tung Estate Playground No. 2		
VP6	Shek Kip Mei Park Sports Centre		
VP7	Wai Chi Street Playground		
VP8	Garden Hill		
VP9	Tai Hang Tung Recreation Ground		
VP10	Lung Cheung Road Lookout Point		

3.3 Visual Context of the Assessment Area

Existing Visual Context

3.3.1 The visual context is shaped by the combined composition of all the visual elements which come into the sight of viewers. Comparing the visual context of the assessment area between the Approved Scheme and the Proposed Scheme, there are no significant changes. Currently, the assessment area is predominantly built-areas dominated by the following visual elements:

i. to the northeast across Tai Hang Sai Street is Nam Shan Estate with BHs of around 43mPD. Further northeast across Nam Shan Chuen Road are the academic buildings of the City University of Hong Kong (CityU), with BHs ranging from around 50 to 71mPD;

ii. to the east and southeast across Tai Hang Tung Road is Tai Hang Tung Estate with BHs ranging from around 40 to 70mPD. Further east and southeast beyond Tai Hang Tung Estate are low- to medium-density residential developments including Yau Yat Tsuen Garden Estate and Parc Oasis, with BHs ranging from around 30 to 51mPD;

iii. to the south across Woh Chai Street are two private residential blocks (i.e., Ample Building) with BH of 45.6mPD, and a number of schools and community facilities along Tong Yam Street with BHs ranging from around 21 to 42mPD;

iv. to the southwest across Woh Chai Street is Shek Kip Mei Estate Phase 6 with a BH of around 121mPD. Further southwest along and beyond Tai Po Road are medium-density residential developments, BHs of which are mostly below 50mPD, with some single towers reaching over 100mPD or even 130mPD;

v. to the immediate west across Wai Chi Street is a cluster of schools, including Holy Trinity College, The Church of Christ in China Ming Yin College and Gratia Christian College, with BHs ranging from around 27 to 48mPD. Further west beyond the cluster of schools are multiple

phases of Shek Kip Mei Estate and private residential blocks along Wai Chi Lane, with BHs ranging from around 42 to 136mPD. Further northwest beyond the junction of Wai Lun Street and Nam Cheong Street are multiple phases of Pak Tin Estate, with BHs ranging from around 70 to 135mPD; and

vi. to the north across the junction of Tai Hang Sai Street and Nam Shan Chuen Road are the suspended Shek Kip Mei Reporting Centre and Police Tactical Unit Kowloon West Operational Base and Shek Kip Mei Staff Quarters with BHs ranging from around 36 to 44mPD.

3.3.2 A local landmark, Woh Chai Shan, is located to the south of the Application Site across Woh Chai Street, reaching a height of approximately 87mPD. Apart from Woh Chai Shan, a range of open spaces and green belts, including parks, recreation grounds and areas for passive recreation activities, etc. have been identified within the assessment area. The most sizeable open spaces in the assessment area are located to the northwest, north, northeast and south of the Application Site, including Wai Chi Street Playground, Shek Kip Mei Central Playground, Shek Kip Mei Park, Tai Hang Tung Estate Playground No. 2, To Yuen Street Playground and Tai Hang Tung Recreation Ground.

3.3.3 In gist, the Application Site is currently surrounded by public housing estates in the northeast, east, west and northwest, while a local landmark, Woh Chai Shan, is located to the south. There are also scattered and sizable open spaces and/or recreational facilities within the assessment area.

Evolving BH profile

3.3.4 The whole of Pak Tin Estate and part of Shek Kip Mei Estate are currently under extensive redevelopment. Planning approvals were obtained for minor relaxation of BH restriction, resulting in taller BHs ranging from 121mPD to 160mPD (see **Table 3**).

Table 3 Approved Planning Applications for Minor Relaxation of BH Restriction in the Surrounding Area of the Application Site

Date of Approval	Planning Application	Zoning	BH Restrictions under OZP	Proposed BH Approved (Changes in %)
8.5.2015	A/K4/65 Proposed Minor Relaxation of BH Restriction for Permitted Public Housing Development (Shek Kip Mei Estate Phase 6)	"Residential (Group A) 1" ("R(A)1")	80mPD and 110mPD	121mPD **(+10%/+51.2%)**

Date of Approval	Planning Application	Zoning	BH Restrictions under OZP	Proposed BH Approved (Changes in %)
12.4.2019	A/K4/70 Proposed Minor Relaxation of BH Restrictions and Proposed Amendments to Approved Scheme for Permitted Public Housing Redevelopment (Pak Tin Estate Phases 7, 8, 10, 11 and 13)	"R(A)"	Phases 7 and 8: 100mPD	Phases 7 and 8: 122mPD **(+22%)**
			Phase 10: 100mPD and 130mPD	Phase 10: 132mPD **(+1.5%/+32%)**
			Phase 11: 120mPD	Phase 11: 130mPD **(+8.3%)**
			Phase 13: 120mPD	Phase 13: 157mPD **(+30.8%)**
16.7.2024	A/K4/79 Proposed Minor Relaxation of BH and NBA Restrictions for Permitted Public Housing Redevelopment (Pak Tin Estate Phase 12)	"R(A)"	120mPD	160mPD **(+33.3%)**

3.3.5 Furthermore, on 13.9.2022, the draft Shek Kip Mei OZP No. S/K4/30 incorporating amendments mainly to rezone a proposed public housing site at Chak On Road South from "G/IC" and "R(A)" to "R(A)2" with a maximum BH restriction of 200mPD was approved and subsequently renumbered as S/K4/31. Together with the nearby Pak Tin Estate (Phases 11, 12 and 13) with approved maximum BHs of 130mPD, 160mPD and 157mPD respectively, the proposed public housing development exhibits significant BH differences. An overview of the existing and planned developments in the surrounding area of the Application Site is shown in **Figure 7**.

3.3.6 The above examples collectively demonstrate that the overall BH profile setting in the area to the west and northwest of the Application Site has been evolving into a new cityscape characterized by increasing BHs, with the highest point descending from the northwest at the proposed public housing site at Chak On Road South.

3.3.7 Moreover, surrounding the Application Site are several older public housing estates, including (i) Nam Shan Estate to the northeast; (ii) Tai Hang Tung Estate clusters to the east and southeast; and (iii) the remaining blocks in Shek Kip Mei Estate to the west (i.e., Blocks 19 to 24, Mei Shan House, Mei Hung House and Mei Choi House), which were completed between 1977 to 1986 (**Figure 7**). These estates are zoned "R(A)" with maximum BH restrictions ranging between 65mPD and 110mPD under the OZP. Despite there were no concrete redevelopment programme for these estates, there are growing public concerns regarding the need to accelerate the redevelopment of these

aging public estates to meet the housing needs in the medium to long term. Redeveloping these sites into high-density projects will significantly change the skyline of the area.

3.4 Visual Quality of Proposed Scheme

3.4.1 As briefly discussed in **Paragraph 2.2** and as shown in **Figures 2-5**, the overall building bulk and built form of the Proposed Scheme largely align with the Approved Scheme, with a number of main design features, and planning and design merits in the Approved Scheme being retained.

Provision of Three Visual Corridors

3.4.2 In the Proposed Scheme, a total of three visual corridors, including two required in the OZP and one additional visual corridor, in north-south, east-west and northwest-southeast directions, will be provided. The disposition and location of each residential block are carefully considered to comply with the requirements on the minimum building separation of 15m aligned with each corridor and the preservation of the designated 25-wide NBA. To avoid a continuous frontage, a minor 5m encroachment into the NBA at Tower 3 is proposed to fully preserve the vital 15m east–west visual and wind corridor, thereby preserving an oppressive wall effect, optimizing localized wind performance, and providing the spatial tolerance necessary for MiC adoption. Overall, these measures reduce the perceived visual bulk of the residential towers and enhance visual permeability, spatial quality, and local amenity in the area.

Stepped Building Height Design

3.4.3 A stepped cascading BH profile is also adopted in the Proposed Scheme to create a visual gradation from west to east, albeit with minor adjustments to the building layout and BHs compared to the Approved Scheme. In the Proposed Scheme, taller buildings with BHs of 180mPD are located at the north-western and western portions of the Application Site, which then descend eastward by 37m towards Towers 2B and 1 in Site 2, followed by a further reduction for the towers at Site 1 with lower BHs ranging from 115mPD to 135mPD. This approach not only alleviates the overall visual monotony and enhances the visual interest for the surrounding built environment, but also respects the overall west-to-east BH profile in the surrounding context.

Provision of POS with Tree Planting and Landscaping Treatments

3.4.4 In the proposed scheme, ground floor setbacks along Tai Hang Sai Street, Tai Hang Tung Road and Woh Chai Street will be provided for widening of existing walkway system. Moreover, an at-grade POS with an area of not less than 2,200m^2 will also be provided within the NBA to enhance visual and spatial comfort for future pedestrian. In addition, to create visual interest and bring additional enhancement to the visual quality of the area, ample amenity tree plantings, landscaping treatments and seating areas will be provided in the POS. The POS also integrates with the nearby Shek Kip Mei Central Playground, forming a continuous communal space network for public enjoyment.

3.4.5 Conversely, in comparison to the Approved Scheme, the BHs of three towers in the Proposed Scheme, namely Towers 2A, 3 and 5 in Site 2, are increased from 160mPD to 180mPD, while the remaining 2 towers in Site 2, namely Towers 1 and 2B, are increased from 135mPD to 143mPD. Despite this increase, the aforementioned design features altogether minimize the visual impact on the surrounding area. Furthermore, considering the evolving BH profile in the vicinity of the Application Site, the resultant overall visual impact on both the present and future cityscape is minor and deemed acceptable.

4. PUBLIC VIEWERS AT VIEWING POINTS

4.1 According to the requirements of TPB PG-No. 41A, VIA should primarily assess the impact on public viewers from the most affected VPs, who are likely to be the most affected by the proposed visual changes. In this VIA, the identified public viewers include the public in popular areas for outdoor activities, recreation, rest, leisure and along prominent travel routes, where their visual attention may be drawn towards the proposed development.

4.2 Public viewers are categorized based on their characters and engagement at the VPs. The sensitivity of public viewers to visual changes is influenced by:

i. the activities they are engaged in;
ii. type of the viewers; and
iii. the public perception of value attached to the views being assessed.

4.3 Considering the nature of the individuals most affected by the proposed visual changes at the selected VPs, the public viewers in this VIA are categorized into three groups, namely:

i. **Recreation** – The general public can view the proposed development while engaging in recreational facilities. Their visual sensitivity varies depending on the type of recreational activity they are engaged in;

ii. **Traveller** – The general public can view the proposed development in public passageways. Their visual experience depends on the speed of travel and whether their views are continuous or occasional; and

iii. **Hiker** – The general public can view the proposed development while hiking in mountainous areas. Their visual sensitivity is influenced by the distance and duration of their views.

4.4 Based on the criteria mentioned in Paragraphs 4.2 and 4.3, the visual sensitivity of public viewers from the VPs is categorised into three grades (i.e., “High”, “Medium” and “Low”). **Table 4** lists out the visual sensitivity of the selected public viewers at the selected VPs.

Table 4 Brief Analysis of Public Viewers at Selected Viewing Points (Existing Condition)

Public Viewers and Type of User (Recreation/Traveller/Hiker)	Approximate Viewing Distance	Quality of Existing View (Good/Fair/Poor)	Degree of Visibility on the Proposed Redevelopment (Full/Partial/Glimpsed)	Frequency of View towards the Proposed Redevelopment (Frequent/Occasional/Rare)	Sensitivity
VP1: Tai Hang Sai Street **Public Viewers:** Local residents, and pedestrian travellers passing by **Type of User:** Traveller	About 22m to the north of the Application Site	**Fair** – Viewing the northern tip of the Application Site reveals a landscape characterized by a relatively open sky view in the background and the traffic on Tai Hang Sai Street in the foreground. As for the middle ground, several mature trees are observed along Tai Hang Sai Street and in the Shek Kip Mei Central Playground, with Man Keung House of THSE also visible on the left.	**Partial** – This close-up view towards the proposed redevelopment is partially screened by mature trees along Tai Hang Sai Street and in the Shek Kip Mei Central Playground. The significant level difference between Tai Hang Sai Street and the Application Site also reduces the visibility on the proposed redevelopment at this VP, with mainly the lower parts of the towers of the proposed redevelopment visible.	**Occasional View** – A medium level of pedestrian activity is observed but remains transient in nature.	Medium
VP2: Woh Chai Street **Public Viewers:** Local residents, and pedestrian travellers passing by **Type of User:** Traveller	About 15m to the south of the Application Site	**Fair** – Viewing the southern boundary of the Application Site reveals a landscape primarily characterized by the traffic on Woh Chai Street in the foreground and two blocks of THSE, namely Man Tai House and Man On House, alongside Shek Kip Mei MTR Exit B2 and a covered walkway in the middle ground. A relatively open sky view is visible above Man On House in the background.	**Full** – From this VP, a portion of the podium and the lower parts of the towers of the proposed redevelopment, as well as the proposed POS in the NBA, are visible.	**Occasional View** – A high level of pedestrian activity is observed but remains transient in nature.	Medium

Public Viewers and Type of User (Recreation/Traveller/Hiker)	Approximate Viewing Distance	Quality of Existing View (Good/Fair/Poor)	Degree of Visibility on the Proposed Redevelopment (Full/Partial/Glimpsed)	Frequency of View towards the Proposed Redevelopment (Frequent/Occasional/Rare)	Sensitivity
VP3: Footbridge over Tai Hang Tung Road **Public Viewers:** Local residents, and pedestrian travellers passing by **Type of User:** Traveller	About 60m to the east of the Application Site	**Fair** – An oblique view towards the southeastern boundary of the Application Site reveals a landscape characterized by traffic near the junction of Tai Hang Tung Road and Woh Chai Street, alongside a prominent mature tree by the junction in the foreground, and two blocks of THSE in the middle ground. Some nearby residential developments and a relatively open sky view are also visible in the background.	**Full** – The view towards the proposed redevelopment will be partially screened by the mature tree on the right. From this VP, a portion of the podium and the lower and middle parts of the towers of the proposed redevelopment, are visible.	**Rare View** – A low level of pedestrian activity of transient nature is observed.	Medium
VP4: Woh Chai Shan **Public Viewers:** Local residents/ general public/ tourists engaging in sightseeing and hiking activities **Type of User:** Recreation/ Hiker	About 210m to the south of the Application Site	**Good** – An oblique view towards the southern boundary of the Application Site reveals a landscape primarily characterized by an open sky view in the background. The foreground features an open space and two marquees set up to facilitate activities near the ex-Sham Shui Po Service Reservoir, surrounded by the trees and vegetation on Woh Chai Shan in the middle ground. Further back on the left, a few blocks of Shek Kip Mei Estate are also visible.	**Partial** – The view towards the proposed redevelopment is partially screened by the existing vegetation of Woh Chai Shan. Together with the significant level difference between Woh Chai Shan and the Application Site, this results in only the upper parts of the towers of the proposed redevelopment being visible.	**Occasional View** – Visitors of Woh Chai Shan primarily engage in sightseeing and hiking activities, with their focus on the ex-Sham Shui Po Service Reservoir. Moreover, crowd control measures are implemented to limit the number of visitors and the duration of their stay.	High

Public Viewers and Type of User (Recreation/Traveller/Hiker)	Approximate Viewing Distance	Quality of Existing View (Good/Fair/Poor)	Degree of Visibility on the Proposed Redevelopment (Full/Partial/Glimpsed)	Frequency of View towards the Proposed Redevelopment (Frequent/Occasional/Rare)	Sensitivity
VP5: Tai Hang Tung Estate Playground No. 2 **Public Viewers:** Local residents engaging in recreational activities within the playground, and pedestrian travellers passing by **Type of User:** Recreation/Traveller	About 295m to the northeast of the Application Site	**Fair** – An oblique view towards the northeast boundary of the Application Site reveals a landscape characterized by a relatively open sky view in the background, with recreational facilities and trees within the playground in the foreground. Some nearby residential developments are also visible in the middle ground.	**Glimpsed** – The view towards the proposed redevelopment is largely screened by nearby residential developments, with only the upper parts of the towers of the proposed redevelopment visible.	**Occasional View** – Users of the playground primarily engage in leisure and recreation activities, while a medium level of pedestrian activity of transient nature is observed.	Medium
VP6: Shek Kip Mei Park Sports Centre **Public Viewers:** Local residents, general public arriving/departing the sports centre and visitors of Shek Kip Mei Park **Type of User:** Traveller	About 400m to the north of the Application Site	**Good** – Viewing the northern boundary of the Application Site from a distance reveals a landscape characterized by an open sky view in the background. The foreground features a football field and surrounding vegetation, while the middle ground features Woh Chai Shan and nearby developments, including the high-rise Shek Kip Mei Estate Phase 1.	**Full** – The view towards the proposed redevelopment is only partially screened by nearby low-rise developments and vegetation surrounding the football field in the foreground. From this VP, a large portion of the towers of the proposed redevelopment is visible.	**Occassional View** – Visitors of Shek Kip Mei Park may stay in this VP to enjoy the view of the cityscape of the Kowloon area. Meanwhile, a low level of pedestrian activity of transient nature is observed for other visitors arriving/departing the sports centre.	Medium

Public Viewers and Type of User (Recreation/Traveller/Hiker)	Approximate Viewing Distance	Quality of Existing View (Good/Fair/Poor)	Degree of Visibility on the Proposed Redevelopment (Full/Partial/Glimpsed)	Frequency of View towards the Proposed Redevelopment (Frequent/Occasional/Rare)	Sensitivity
VP7: Wai Chi Street Playground **Public Viewers:** Local residents/ general public engaging in recreational activities within the playground **Type of User:** Recreation	About 375m to the northwest of the Application Site	**Fair** – An oblique view towards the northwestern boundary of the Application Site reveals a landscape primarily characterized by a football court surrounded by mature trees in the foreground, and nearby residential developments and low-rise GIC facilities in the middle ground. A relatively open sky view is also visible in the background between the residential clusters.	**Partial** – The view towards the proposed redevelopment will be partially screened by nearby residential developments and low-rise GIC facilities, with only the upper parts of the towers of the proposed redevelopment visible.	**Rare View** – Users of the playground primarily engage in active recreational activities, with their focus on the football court making them less sensitive to visual concerns and changes.	Medium
VP8: Garden Hill **Public Viewers:** Local residents/ general public/ tourists engaging in sightseeing and hiking activities **Type of User:** Recreation/Hiker	About 595m to the northwest of the Application Site	**Fair** – An oblique view towards the northwestern boundary of the Application Site reveals a landscape primarily characterized by a relatively open sky view in the background. The foreground features nearby high-rise developments, while the middle ground features developments in the Central and East Kowloon area.	**Partial** – The view towards the proposed redevelopment will be largely screened by nearby residential developments, with only minor portions of two towers of the proposed redevelopment visible.	**Rare View** – While the VP serves as a resting spot for visitors, allowing them to enjoy the scenery, their focus is likely to be on the overall skyline and urban development in the nearby area, rather than the proposed redevelopment alone.	Medium

Public Viewers and Type of User (Recreation/Traveller/Hiker)	**Approximate Viewing Distance**	**Quality of Existing View (Good/Fair/Poor)**	**Degree of Visibility on the Proposed Redevelopment (Full/Partial/Glimpsed)**	**Frequency of View towards the Proposed Redevelopment (Frequent/Occasional/Rare)**	**Sensitivity**
VP9: Tai Hang Tung Recreation Ground **Public Viewers:** Local residents/ general public engaging in recreational activities within the recreation ground **Type of User:** Recreation	About 550m to the south of the Application Site	**Good** – An oblique view of the southern boundary of the Application Site from a distance reveals a landscape primarily characterized by an unobstructed sky view and the ridgeline of Beacon Hill in the background. The foreground features a football field surrounded by mature trees, while the middle ground features Woh Chai Shan and nearby residential developments.	**Partial** – The view towards the proposed redevelopment is partially screened by developments in the vicinity, with only the upper parts of the towers of the proposed redevelopment visible.	**Rare View** – Users of the recreation ground primarily engage in active recreation activities, with their focus on the football field making them less sensitive to visual concerns and changes.	Medium
VP10: Lung Cheung Road Lookout Point **Public Viewers:** General public/ tourists engaging in sightseeing and recreation activities **Type of User:** Recreation	About 1.1km to the north of the Application Site	**Good** – A long-distance panoramic view towards the Application Site reveals a landscape primarily characterized by an unobstructed sky view in the background. The foreground features nearby vegetations, while the middle ground comprises the existing high-rise, high-density cityscape of the Kowloon area, including the student residence of CityU and the planned development of a student hostel of the Hong Kong Polytechnic University (PolyU) as approved under Application No. A/K4/71.	**Glimpsed** – The view towards the proposed redevelopment will be largely screened by the student residence of CityU, with only a negligible portion of the proposed redevelopment visible.	**Rare View** – The view towards the proposed redevelopment will be largely screened by the student residence of CityU. Moreover, visitors are likely to enjoy the view of the overall skyline and cityscape in the Kowloon area, rather than the proposed redevelopment alone.	Medium

Public Viewers and Type of User (Recreation/Traveller/Hiker)	**Approximate Viewing Distance**	**Quality of Existing View (Good/Fair/Poor)**	**Degree of Visibility on the Proposed Redevelopment (Full/Partial/Glimpsed)**	**Frequency of View towards the Proposed Redevelopment (Frequent/Occasional/Rare)**	**Sensitivity**
VP11: Central Pier No. 7 (Strategic VP) **Public Viewers:** General public/ tourists engaging in recreational activities within the pier or arriving/ departing the pier, and pedestrian travellers passing by **Type of User:** Recreation/ Traveller	About 5km to the south of the Application Site	**Good** – **VPs 11 and 12** are key public VPs stipulated on Chapter 11 in the HKPSG. Both VPs offer long-distance panoramic views towards the Kowloon Peninsula, predominantly characterized by medium to high-rise urban developments along various sections of the waterfront: - **VP11:** from West Kowloon Cultural District to Tsim Sha Tsui; and - **VP12:** from Nam Cheong to West Kowloon Cultural District. The foregrounds of both VPs feature the Victoria Harbour, while the backdrops showcase an intermittent ridgeline extending from Beacon Hill to Lion Rock:	**None** – The proposed redevelopment is screened by the International Gateway Centre , and is not visible from this VP.	**Rare View** – The proposed redevelopment is screened by the International Gateway Centre, and is not visible from this VP.	High
VP12: Sun Yat Sen Memorial Park (Strategic VP) **Public Viewers:** General public/ tourists engaging in recreational activities within the park, and pedestrian travellers passing by **Type of User:** Recreation/Traveller	About 5.1km to the southwest of the Application Site		**None** – The proposed redevelopment is screened by various building blocks along the waterfront in the foreground.	**Rare View** – The view towards the proposed redevelopment will be largely screened by building blocks along the waterfront. Moreover, visitors are likely to focus on engaging in recreational activities or enjoying leisure walks in the park, with only occasional glimpses of the overall panorama rather than the proposed redevelopment alone.	High

5. ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impact

5.1.1 With reference to TPB PG-No. 41A, the effects of visual changes on the assessment area and public viewers should be appraised. Visual changes can be positive or negative and they are not necessarily mutually exclusive. The overall visual appraisal will take into account the following aspects:

i. Visual Composition (i.e., to assess the total visual effects of all the visual elements due to their variation in locations, massing, heights, disposition, scales, forms, proportions and characters vis-a-vis the overall visual backdrop);
ii. Visual Obstruction (i.e., to assess the degree of visual obstruction and loss of views or visual openness due to the proposed development); and
iii. Visual Change (i.e., to assess the visual changes from key public viewing points with a direct sightline to the proposed development).

5.1.2 The resultant overall visual impact will be categorized into the following ranges of threshold:

Table 5 Classification of Overall Visual Impact

Classification	Description
Beneficial	If the project will complement the visual character of its setting, and/or will improve overall visual quality
Negligible	If the assessment indicates that there will be no noticeable effects or insignificant visual effects caused by the project
Slight	If there will be slight adverse visual effects caused by the project
Moderate	If there will be some adverse visual effects caused by the project, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures
Substantial	If the adverse effects are considered too excessive and obstructive, and significant modification is required to mitigate the impacts

5.2 Appraisal of Visual Impacts in Selected Viewing Points

5.2.1 For the visual assessment of each VP, photomontages of four development scenarios will be prepared for a comprehensive comparison and demonstration of the visual impacts, namely:

i. **Existing Condition** – Illustrating the existing condition of the VPs;
ii. **OZP-Compliant Scheme** – Illustrating a design of the redevelopment which fully complies with development restrictions as set out in the OZP, with a maximum BH at 130mPD for the western section and 90mPD for the eastern section;

iii. **Approved Scheme** – Referring to the notional design of the approved S.16 planning application No. A/K4/76, with a maximum BH at 160mPD for the western section and 135mPD for the eastern section; and

iv. **Proposed Scheme** – Referring to the notional design of the Proposed Redevelopment with a proposed maximum BH at 180mPD for the western section and 143mPD for the eastern section subject to planning application. Committed developments and the maximum BH permitted in OZP in the surrounding will be taken into account.

5.2.2 In accordance to TPB PG-No. 41A, the appraisal of visual impacts of each VP, including strategic VPs, is conducted by comparing the visual changes before (i.e. Existing Condition, OZP-Compliant Scheme and Approved Scheme) and after (i.e. the Proposed Scheme). The appraisal is described in **Table 6** below while the corresponding photomontages are attached in **Figures 13 to 24**.

Table 6 Appraisal of Visual Impacts of Selected Viewing Points

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP1 (Figure 13): Tai Hang Sai Street **Distance/ Direction from the Proposed Scheme:** About 22m to the north of the Application Site	The existing visual composition comprises Tai Hang Sai Street in the foreground; nearby trees and an existing block of THSE in the middle ground; and a relatively open sky view in the background. As shown in **Figure 13**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme inevitably forms a distinct building mass in the middle ground obstructing the sky view, with negligible difference in building mass compared to the other two schemes. The nearby trees are unaffected and help mitigate the overall visual monotony of the towers, while also enriches the visual interest and provides visual comfort at this VP. A relatively open sky view is also preserved on the right-hand side of this VP. As a considerable portion of the visual composition is preserved and the impact of the Proposed Scheme is comparable to that of the other two schemes, the overall impact of the Proposed Scheme on the visual composition is considered slight.	As shown in **Figure 13**, similar to the OZP-Compliant Scheme and the Approved Scheme, the towers of the Proposed Scheme obstruct a majority of the sky view. Nevertheless, a portion of the sky view is still visible on the right-hand side of this VP. Hence, the overall change in visual obstruction at this VP is considered slight.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the existing block of THSE will be demolished and new residential towers will be constructed under the Proposed Scheme, which will inevitably form a distinct building mass at this VP. Notwithstanding, while a majority of the sky view is obstructed, other major visual elements at this VP including the nearby streetscape and trees remain unaffected. Moreover, despite the increase in the maximum BH under the Proposed Scheme, the Proposed Scheme does not introduce significant changes to the visual composition when compared to the OZP-Compliant Scheme and the Approved Scheme. Hence, the visual change of the Proposed Scheme at this VP is considered slight.	**Type:** Traveller **Effect:** Viewers from this VP are transient travellers who have relatively short durations of sight towards the Application Site. Thus, the effect on public viewers is considered slight.	Slight

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP2 (Figure 14): Woh Chai Street **Distance/ Direction from the Proposed Scheme:** About 15m to the south of the Application Site	The existing visual composition comprises Woh Chai Street in the foreground; two existing blocks of THSE (under demolition), the Shek Kip Mei MTR Exit B2 and a covered walkway in the middle ground; and a relatively open sky view in the background. As shown in **Figure 14**, and consistent with both the OZP-Compliant Scheme and the Approved Scheme, an NBA is provided along the left-hand side, with a building mass on the right-hand side in the middle ground partially obstructing the sky view. The provision of this NBA opens up views to the sky, the ridgeline of Beacon Hill as well as nearby developments in the central part and left-hand side of the middle ground. The proposed building set-back from the existing MTR Exit portal, along with the landscaping within the POS and along the Site boundary in the Proposed Scheme further enhance visual harmony in the area. With an enhanced view of the open sky and the ridgeline of Beacon Hill, the overall impact of the Proposed Scheme on the visual composition is considered beneficial.	As shown in **Figure 14**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme introduces a building mass that partially obstructs the open sky on the right-hand side of the middle ground. However, it also enhances visual access to the open sky and the ridgeline of Beacon Hill in the central part and left-hand side of the middle ground. Hence, the overall change in visual obstruction at this VP is considered beneficial.	Similar to the Approved Scheme, the two existing blocks of THSE will be demolished and transformed into a POS with landscaping and new residential towers under the Proposed Scheme, which further improve the visual composition by opening up views to the open sky and the ridge line of Beacon Hill. Regarding the visibility of Beacon Hill, as compared with the Approved Scheme, a larger portion can be seen under the Proposed Scheme due to adjustments in the disposition and massing of the GIC building. In contrast, the extent of Beacon Hill visible under the Proposed Scheme is similar to that of the OZP-Compliant Scheme, as both schemes feature comparable disposition and massing of the GIC building. Hence, the visual change of the Proposed Scheme at this VP is considered beneficial.	**Type:** Traveller **Effect:** Viewers from this VP are transient travellers who have relatively short durations of sight towards the Application Site. Thus, the effect on public viewers is considered slight.	Beneficial

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP3 (Figure 15): Footbridge over Tai Hang Tung Road **Distance/ Direction from the Proposed Scheme:** About 60m to the east of the Application Site	The existing visual composition comprises the junction of Tai Hang Tung Road and Woh Chai Street, and a prominent mature tree by the junction in the foreground; two existing blocks of THSE in the middle ground; and a relatively open sky view alongside some nearby residential developments in the background. As shown in **Figure 15**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme inevitably forms a distinct building mass in the middle ground obstructing the sky view, with negligible difference in building mass compared to the other two schemes. Nevertheless, the building cluster exhibits similar character as the nearby residential developments in the background. Moreover, the preservation of a visual corridor and the unaffected mature tree help mitigate the overall visual monotony of the towers and break the building mass. As a considerable portion of the visual composition is preserved and the impact of the Proposed Scheme is comparable to that of the other two schemes, the overall impact of the Proposed Scheme on the visual composition is considered slight.	As shown in **Figure 15**, similar to the OZP-Compliant Scheme and the Approved Scheme, the towers of the Proposed Scheme obstruct a majority of the sky view. Nevertheless, a portion of the sky view is still visible via the visual corridor and on the left-hand side of this VP. Hence, the overall change in visual obstruction at this VP is considered slight.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the two existing blocks of THSE will be demolished and new residential towers will be constructed under the Proposed Scheme, which will inevitably form a distinct building mass at this VP. Notwithstanding, while a portion of the sky view is obstructed, other major visual elements at this VP including the mature tree and the nearby streetscape remain unaffected. Moreover, despite the increase in the maximum BH under the Proposed Scheme, the Proposed Scheme does not introduce noticeable changes to the visual composition when compared to the OZP-Compliant Scheme and the Approved Scheme. Hence, the visual change of the Proposed Scheme at this VP is considered slight.	**Type:** Traveller **Effect:** Viewers from this VP are transient travellers who have relatively short durations of sight towards the Application Site. Thus, the effect on public viewers is considered slight.	Slight

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP4 (Figure 16): Woh Chai Shan **Distance/ Direction from the Proposed Scheme:** About 210m to the south of the Application Site	The existing visual composition comprises an open space and two marquees associated with the ex-Sham Shui Po Service Reservoir in the foreground; trees and vegetation on Woh Chai Shan in the middle ground; and an open sky view alongside a few blocks of Shek Kip Mei Estate in the background. As shown in **Figure 16**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme inevitably forms a distinct building mass in the middle ground obstructing a small portion of the open sky view near the right-hand side of this VP. Nevertheless, the stepped BH profile helps alleviate the visual monotony and maintain a sense of openness. Consequently, the visual composition of this VP is preserved, with an open sky view continuing to occupy a significant portion. Since an open sky view is maintained and the visual monotony of the towers under the Proposed Scheme is mitigated, the overall impact of the Proposed Scheme on the visual composition is considered moderate.	As shown in **Figure 16**, the Proposed Scheme introduces a greater degree of obstruction to the open sky view due to increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme. The visual obstruction is considered moderate, despite a large portion of the open sky view still remains unaffected. Hence, the overall change in visual obstruction at this VP is considered moderate.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which will inevitably form a distinct building mass at this VP. Notwithstanding, a large portion of the open sky view is preserved, and other major visual elements at this VP including trees and vegetation on Woh Chai Shan remain unaffected. Furthermore, the adoption of a stepped BH profile helps to alleviate the visual monotony of the towers and mitigates the overall visual impact. Hence, the visual change of the Proposed Scheme at this VP is considered moderate.	**Type:** Recreation/ Hiker **Effect:** Visitors of Woh Chai Shan primarily engage in sightseeing and hiking activities, with their focus on the ex-Sham Shui Po Service Reservoir. Crowd control measures are also in place to limit the number of visitors and their duration of stay at this VP. Thus, the effect on public viewers is considered slight to moderate.	Moderate

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP5 (Figure 17): Tai Hang Tung Estate Playground No. 2 **Distance/ Direction from the Proposed Scheme:** About 295m to the northeast of the Application Site	The existing visual composition comprises recreational facilities and trees within the playground in the foreground; nearby residential developments in the middle ground; and a relatively open sky view in the background. As shown in **Figure 17**, similar to the OZP-Compliant Scheme and the Approved Scheme, the visible parts of the Proposed Scheme share a resembling visual character with nearby residential developments and can be treated as an extension of the residential development cluster from this VP. Moreover, the stepped BH profile enhances the visual interest in the area and ensures a harmonious integration with the surrounding built environment. The overall visual composition at this VP, with views of the relatively open sky and nearby residential developments, is therefore retained. Hence, the impact of the Proposed Scheme on the visual composition is considered slight to moderate.	As shown in **Figure 17**, although the Proposed Scheme introduces a greater degree of obstruction to the relatively open sky view due to increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the visual obstruction is considered slight, as a large portion of the sky view remains unaffected. Hence, the overall change in visual obstruction at this VP is considered slight to moderate.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which will inevitably lead to minor visual changes at this VP. Although the Proposed Scheme features BHs taller than the surrounding developments visible at this VP (i.e., ranging from 41.4 to 42.9mPD), it does not introduce significant changes to the visual composition. These visible portions blend seamlessly with the existing built environment through the adoption of a stepped BH profile. Furthermore, a large portion of the sky view is preserved, and other major visual elements at this VP including recreational facilities and trees within the playground remain unaffected. Hence, the visual change of the Proposed Scheme at this VP is perceptible but not dominant, and is therefore assessed as moderate.	**Type:** Recreation/ Traveller **Effect:** Users of the playground primarily engage in leisure and recreation activities, with their focus on the recreational facilities within the playground. On the other hand, pedestrians passing by this VP have relatively short durations of sight towards the Application Site. Thus, the effect on public viewers is considered slight to moderate.	Moderate

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP6 (Figure 18): Shek Kip Mei Park Sports Centre **Distance/ Direction from the Proposed Scheme:** About 400m to the north of the Application Site	The existing visual composition comprises a football field and surrounding vegetation in the foreground; Woh Chai Shan and nearby developments in the middle ground; and an open sky view in the background. As shown in **Figure 18**, and similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme inevitably forms a distinct building mass in the middle ground, partially obstructing the open sky view in the central part of this VP. Nevertheless, the scale of the building mass is compatible with the nearby Shek Kip Mei Estate Phase 1. Moreover, the preservation of a visual corridor helps break the building mass while the stepped BH profile alleviates the overall visual monotony. Consequently, the overall character of the visual composition of this VP is preserved, with an open sky view continuing to occupy a significant portion. Although a major portion of the visual composition is maintained, the creation of a distinct building mass under all schemes represents a noticeable change. The overall impact of the Proposed Scheme on the visual composition is therefore considered moderate.	As shown in **Figure 18**, with an increased BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme inevitably introduces a greater degree of obstruction to the open sky view. Nevertheless, the preservation of a visual corridor and the adoption of a stepped BH profile help minimize the visual obstruction. As a result, a large portion of the open sky view remains unaffected. Hence, the overall change in visual obstruction at this VP is considered slight to moderate.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which will inevitably form a distinct building mass at this VP. Notwithstanding, a large portion of the open sky view is preserved, and other major visual elements at this VP, including Woh Chai Shan, the football field and surrounding vegetation, remain unaffected. The overall visual change brought by the new towers is also further alleviated by the preservation of a visual corridor and the adoption of a stepped BH profile. Hence, the visual change of the Proposed Scheme at this VP is considered moderate.	**Type of Public Viewers:** Traveller **Effect on Public Viewers:** Viewers from this VP include visitors of Shek Kip Mei Park who might stay at this VP to enjoy the view of the cityscape of Kowloon area and transient travellers who have relatively short durations of sight towards the Application Site. The effect on public viewers is hence considered moderate.	Moderate

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP7 (Figure 19): Wai Chi Street Playground **Distance/ Direction from the Proposed Scheme:** About 375m to the northwest of the Application Site	The existing visual composition comprises a football court with surrounding trees in the foreground; nearby residential developments and low-rise GIC facilities in the middle ground; and a relatively open sky view in the background. As shown in **Figure 19**, similar to the OZP-Compliant Scheme and the Approved Scheme, the visible parts of the Proposed Scheme share a resembling visual character with nearby residential developments and can be treated as an extension of the residential development cluster from this VP. Moreover, the preservation of a visual corridor helps break the building mass while the stepped BH profile ensures a harmonious integration with the surrounding built environment. The overall visual composition at this VP, with views of the relatively open sky and nearby developments, is therefore retained. Hence, the impact of the Proposed Scheme on the visual composition as compared with the OZP-Compliant Scheme is considered moderate.	As shown in **Figure 19**, although the Proposed Scheme introduces a greater degree of obstruction to the relatively open sky view due to increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the visual obstruction is considered slight, as a large portion of the sky view remains unaffected. Moreover, the preservation of a visual corridor helps break the building mass and minimize the visual obstruction. Hence, the overall change in visual obstruction at this VP is considered slight to moderate.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which will inevitably lead to minor visual changes at this VP. Although a minor portion of the relatively open sky view is obstructed by the new towers, these towers blend seamlessly with the existing built environment. Furthermore, a large portion of the sky view is preserved, and other major visual elements at this VP including the football court with surrounding trees remain unaffected. Hence, the visual change of the Proposed Scheme at this VP is considered slight to moderate.	**Type of Public Viewers:** Recreation **Effect on Public Viewers:** Users of the playground primarily engage in active recreation activities, with their focus on the football court making them less sensitive to visual concerns and changes. Thus, the effect on public viewers is considered moderate.	Moderate

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP8 (Figure 20): Garden Hill **Distance/ Direction from the Proposed Scheme:** About 595m to the northwest of the Application Site	The existing visual composition comprises nearby high-rise developments in the foreground; developments in the Central and East Kowloon area in the middle ground; and a relatively open sky view in the background. As shown in **Figure 20**, similar to the OZP-Compliant Scheme and the Approved Scheme, only a small portion of the Proposed Scheme is visible from this VP. These visible parts exhibit a similar visual character with the surrounding high-rise residential developments, and integrate seamlessly with the cityscape from this VP. The overall visual composition at this VP, with views of the relatively open sky and the cityscape of the Kowloon area, is therefore retained. Hence, the impact of the Proposed Scheme on the visual composition is considered slight.	As shown in **Figure 20**, although the Proposed Scheme introduces a greater degree of obstruction to the relatively open sky view due to increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme is largely screened by nearby developments and the degree of obstruction is considered minor. The overall sky view remains largely unaffected. Moreover, the preservation of a visual corridor helps break the building mass and minimize the visual obstruction. Hence, the overall change in visual obstruction at this VP is considered slight.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which will inevitably lead to minor visual changes at this VP. Notwithstanding, the Proposed Scheme does not introduce noticeable changes to the visual composition, as the visible portions blend seamlessly with the existing built environment. Furthermore, a large portion of the sky view is preserved, and other major visual elements at this VP including the cityscape of the Kowloon area remain unaffected. Hence, the visual change of the Proposed Scheme at this VP is considered slight.	**Type of Public Viewers:** Recreation/ Hiker **Effect on Public Viewers:** Visitors of Garden Hill primarily engage in sightseeing and hiking activities, with their focus on the overall skyline and the developments in the nearby and Central and East Kowloon area, rather than any individual development. Thus, the effect on public viewers is considered slight.	Slight

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP9 (Figure 21): Tai Hang Tung Recreation Ground **Distance/ Direction from the Proposed Scheme:** About 550m to the south of the Application Site	The existing visual composition comprises a football field surrounded by mature trees in the foreground; Woh Chai Shan and nearby residential developments in the middle ground; and an unobstructed sky view and the ridgeline of Beacon Hill in the background. As shown in **Figure 21**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme share a similar visual character with nearby residential developments and can be treated as an extension of the residential development cluster from this VP. The stepped BH profile enhances the visual interest in the area and ensures a harmonious integration with the surrounding built environment. The overall visual composition at this VP, including views of the open sky, the ridgeline of Beacon Hill and the developments in Shek Kip Mei, is therefore largely retained. However, the proposed towers form a prominent and extensively visible element in this VP. Given the new development is largely visible but remains contextually integrated and does not dominate key background features, the impact of the Proposed Scheme on the visual composition is considered moderate.	As shown in **Figure 21**, although the Proposed Scheme introduces a greater degree of obstruction to the open sky view and the ridgeline of Beacon Hill due to increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the visual obstruction is considered slight, as a large portion of the open sky view and the ridgeline remains unaffected. Hence, the overall change in visual obstruction at this VP is considered slight to moderate.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which will inevitably lead to minor visual changes at this VP. Although a minor portion of the open sky view and the ridgeline of Beacon Hill is obstructed by the new towers, these towers blend seamlessly with the existing built environment. Furthermore, other major visual elements at this VP including Woh Chai Shan, the developments of Shek Kip Mei, as well as the football field and surrounding trees, remain unaffected. Hence, the visual change of the Proposed Scheme at this VP is considered moderate.	**Type of Public Viewers:** Recreation **Effect on Public Viewers:** Users of the playground primarily engage in active recreation activities, with their focus on the football field making them less sensitive to visual concerns and changes. Thus, the effect on public viewers is considered slight.	Moderate

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP10 (Figure 22): Lung Cheung Road Lookout Point **Distance/ Direction from the Proposed Scheme:** About 1.1km to the north of the Application Site	The existing visual composition comprises nearby vegetations in the foreground; existing cityscape of the Kowloon area including the student residence of CityU, a planned student hostel of PolyU and nearby residential developments in the middle ground; as well as an unobstructed sky view in the background. As shown in **Figure 22**, similar to the Approved Scheme, only a negligible portion of the Proposed Scheme is visible from this VP, which blends seamlessly with the surrounding high-rise urban context. It is difficult to distinguish the Proposed Scheme from the surrounding urban context from this VP. Thus, the overall visual composition at this VP, with views of the open sky, the cityscape of the Kowloon area and the nearby vegetations, is retained. Hence, the impact of the Proposed Scheme on the visual composition is considered negligible.	As shown in **Figure 22**, although the Proposed Scheme introduces a greater degree of obstruction to the open sky view and the ridgeline of Beacon Hill due to increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the visual obstruction is considered minimal, as a large portion of the open sky view remains unaffected. Hence, the overall change in visual obstruction at this VP is considered negligible.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme involves the construction of new residential towers which is hard to distinguish from the surrounding urban context at this VP. With the towers in the Proposed Scheme largely screened by the student residence of CityU, only a glimpse of the topmost floor for some residential towers are visible from this VP. Furthermore, the open sky view is barely obstructed, and other major visual elements at this VP including the cityscape of the Kowloon area and the nearby vegetations remain unaffected. Hence, the visual change of the Proposed Scheme at this VP is considered negligible.	**Type of Public Viewers:** Recreation **Effect on Public Viewers:** Visitors of this VP primarily engage in sightseeing activities, with their focus on the overall skyline and the developments in the Kowloon area, rather than any individual development. Thus, the effect on public viewers is considered negligible.	Negligible

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP 11 (Figure 23): Central Pier No. 7 **Distance/ Direction from the Proposed Scheme:** About 5km to the south of the Application Site	The existing visual composition comprises the Victoria Harbour in the foreground; medium to high-rise urban developments along the waterfront stretching from West Kowloon Cultural District on the left to Tsim Sha Tsui on the right in the middle ground; and an intermittent ridgeline from Beacon Hill to Lion Rock, as well as an open sky view in the background. As shown in **Figure 23**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme is screened by the International Gateway Centre, and is not visible from this VP.	As the Proposed Scheme is not visible from this VP, no visual obstruction or impacts on the visual permeability at this VP is anticipated.	As the Proposed Scheme is not visible from this VP, no impact on the visual change at this VP is anticipated.	**Type of Public Viewers:** Traveller **Effect on Public Viewers:** As the Proposed Scheme is not visible from this VP, no impact on the public viewers are anticipated.	No visual impact

Location of VP	Visual Composition	Visual Obstruction	Visual Change	Type of and Effect on Public Viewers	Resultant Overall Visual Impact
VP 12 (Figure 24): Sun Yat Sen Memorial Park **Distance/ Direction from the Proposed Scheme:** About 5.1km to the southwest of the Application Site	The existing visual composition comprises the Victoria Harbour in the foreground; medium to high-rise urban developments along the waterfront stretching from Nam Cheong on the left to West Kowloon Cultural District on the right in the middle ground; and an intermittent ridgeline from Beacon Hill to Lion Rock, as well as an open sky view in the background. As shown in **Figure 24**, similar to the OZP-Compliant Scheme and the Approved Scheme, the Proposed Scheme is screened by existing buildings in the foreground when viewing from this VP.	As shown in **Figure 24**, despite the increases in BH and building mass compared to the OZP-Compliant Scheme and the Approved Scheme, the visual obstruction caused by the Proposed Scheme is not noticeable at this VP. Hence, the overall change in visual obstruction at this VP is considered negligible.	Similar to the OZP-Compliant Scheme and the Approved Scheme, the towers in the Proposed Scheme are screened by the high-rise urban developments in the Kowloon area, and thus no impact on the visual change at this VP is anticipated.	**Type of Public Viewers:** Recreation/ Traveller **Effect on Public Viewers:** Visitors of this VP primarily engage in recreational activities, with only occasional glimpses of the overall panorama, rather than any individual development. Thus, the effect on public viewers is considered negligible.	Negligible

6. EVALUATION OF OVERALL VISUAL IMPACT

6.1 This VIA is submitted to assess the visual impacts on public viewers from major public VPs due to the proposed redevelopment of Tai Hang Sai Estate. Although the Proposed Scheme features slightly taller BHs compared to the OZP-Compliant Scheme and the Approved Scheme, the visual impacts at the selected VPs are similar and no significant adverse visual impact is anticipated. **Table 7** below summarizes the visual sensitivity and impact of the selected VPs.

Table 7 Summary of Visual Impact

Viewing Points		Visual Sensitivity	Resultant Overall Visual Impact
VP1:	Tai Hang Sai Street	Medium	Slight
VP2:	Woh Chai Street	Medium	Beneficial
VP3:	Footbridge over Tai Hang Tung Road	Medium	Slight
VP4:	Woh Chai Shan	High	Moderate
VP5:	Tai Hang Tung Estate Playground No. 2	Medium	Moderate
VP6:	Shek Kip Mei Park Sports Centre	Medium	Moderate
VP7:	Wai Chi Street Playground	Medium	Moderate
VP8:	Garden Hill	Medium	Slight
VP9:	Tai Hang Tung Recreation Ground	Medium	Moderate
VP10:	Lung Cheung Road Lookout Point	Medium	Negligible
VP11:	Central Pier No. 7	High	No visual impact
VP12:	Sun Yat Sen Memorial Park	High	Negligible

6.2 By viewing from the selected VPs, the proposed redevelopment with increased BHs in Towers 1, 2, 3 and 5, will have **beneficial to moderate** visual impacts across all assessed VPs. This demonstrates that the Proposed Scheme can generally blend in with the surrounding highly-urbanized built environment.

6.3 At a strategic level, the visual impacts due to the Proposed Scheme across the assessed strategic VPs range from no visual impact to negligible impacts. While the Proposed Scheme is beyond the view of two of the previously selected strategic VPs, it is largely screened by other developments in the remaining two strategic VPs, with only negligible portions visible to public viewers.

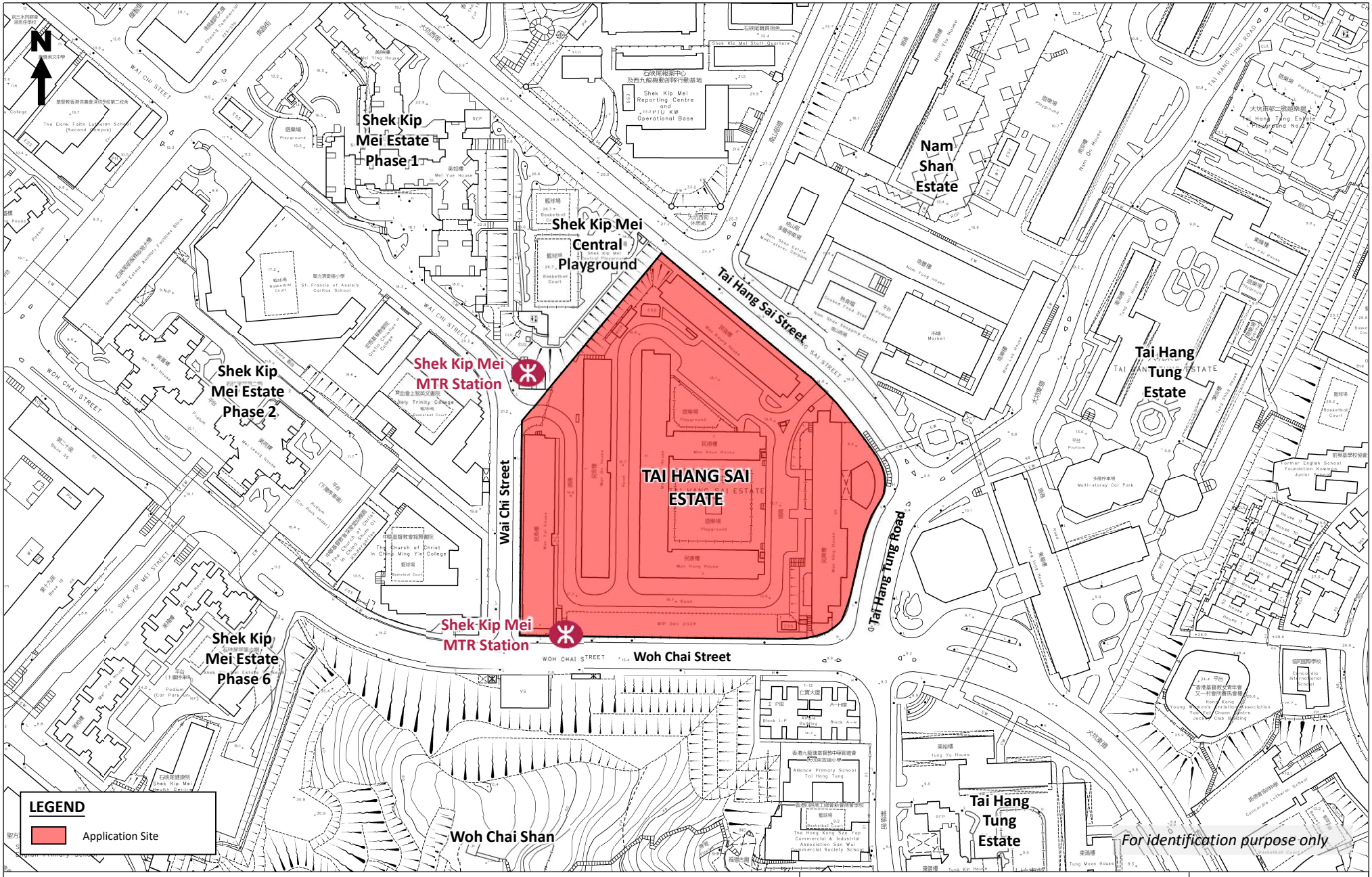
6.4 At a local level, compared to the OZP-Compliant Scheme and the Approved Scheme, while slight visual obstruction is observed in a number of local VPs, various planning merits and design features are retained and incorporated into the design of the Proposed Scheme to enhance the overall visual amenity of the scheme and ensure a harmonious integration with the surrounding environment. These merits/features include (i) preservation of the two visual corridors stipulated in the OZP and provision of one additional visual corridor; (ii) a stepped BH design; and (iii) enhanced POS design with ample amenity tree

plantings and landscaping treatments at Site 2, etc. The visual assessment also demonstrates that the proposed minor 5m encroachment into the NBA would not result in any significant visual impact.

6.5 In view of the above, it is concluded that the Proposed Scheme is visually acceptable with the surrounding environment and will not significantly block views from both strategic VPs as recommended in the HKPSG and key local VPs.

URBAN RENEWAL AUTHORITY

SEPTEMBER 2026



TAI HANG SAI ESTATE REDEVELOPMENT
VISUAL IMPACT ASSESSMENT

Site Location Plan

September 2026

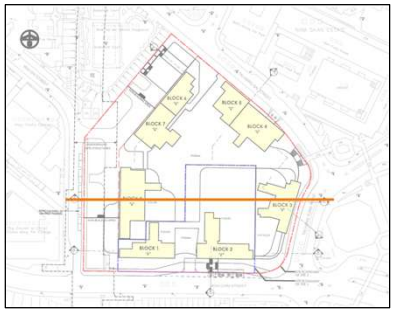
Figure 1



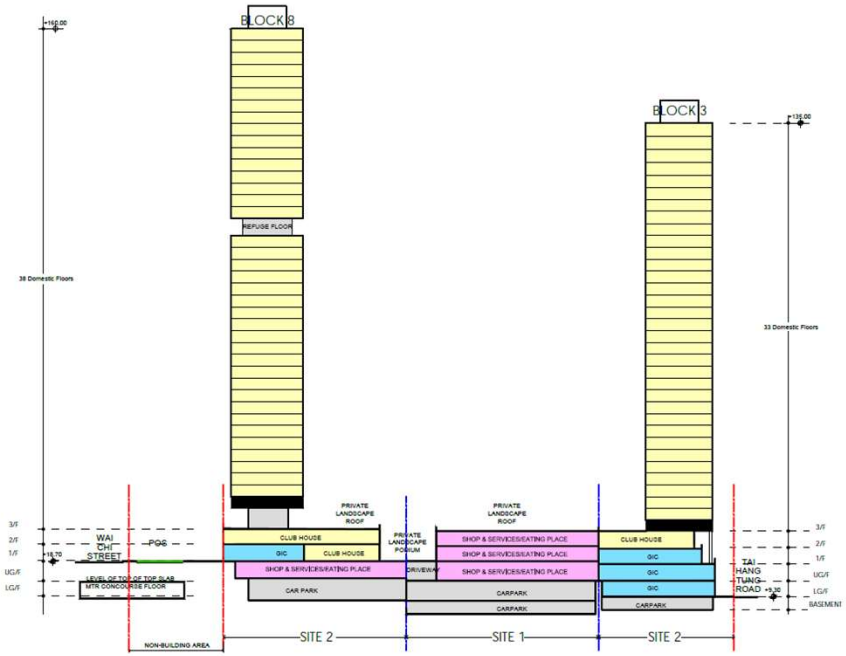
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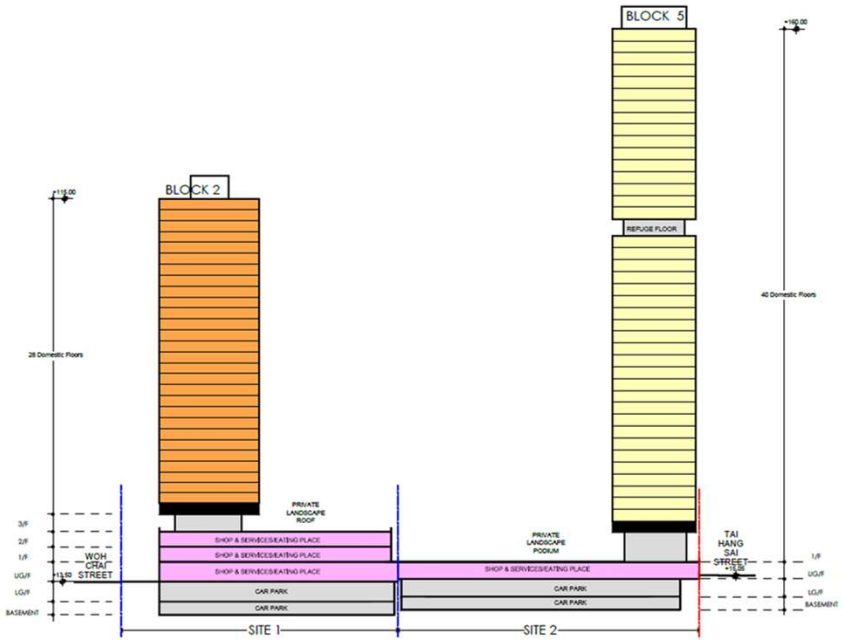
Approved Scheme – MLP

TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	The Approved Scheme (A/K4/76)	September 2026 Figure 2









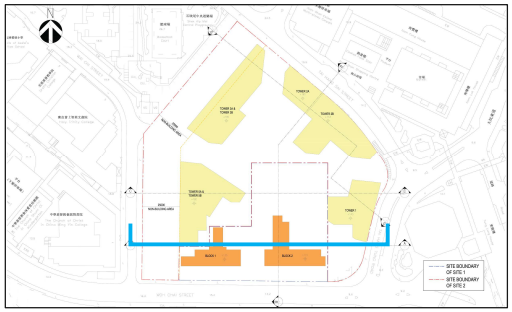
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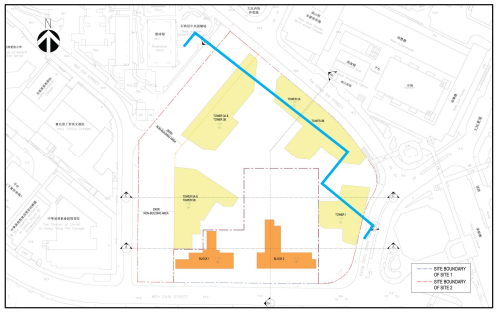
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Notional Section Plan of the Approved Scheme (A/K4/76)	September 2026 Figure 3

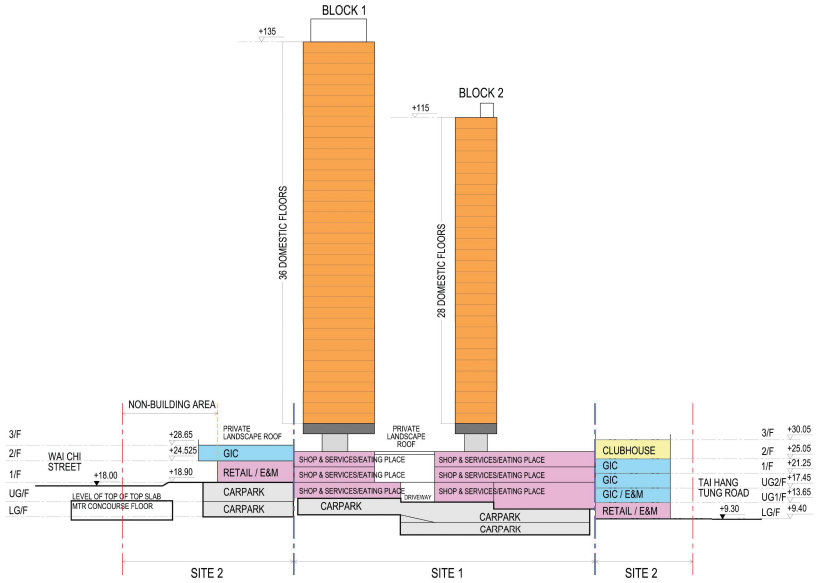


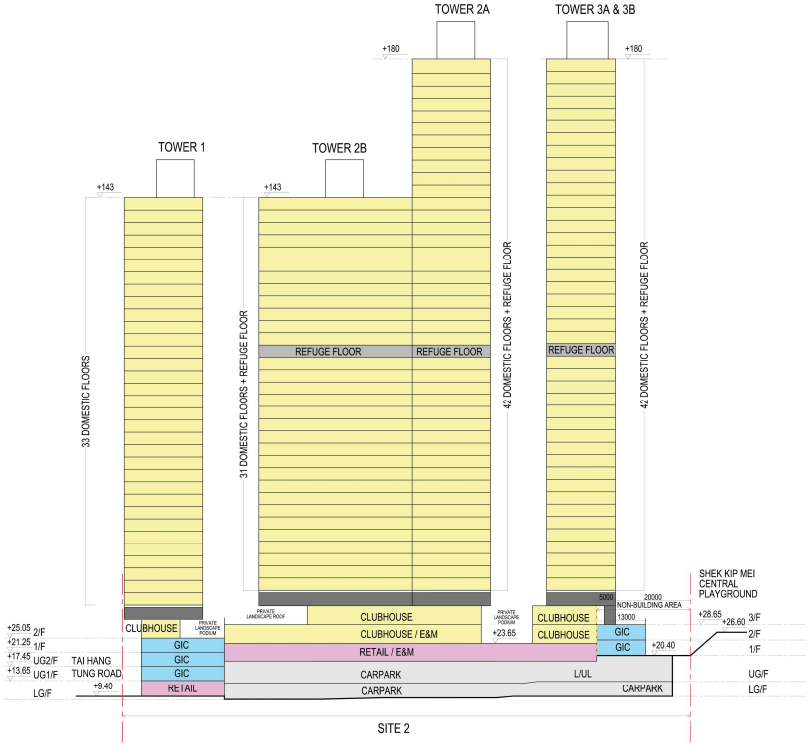
(Remarks: Not to scale. For identification and indicative purposes only, subject to detailed design)

TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Indicative MLP	September 2026 Figure 4









(Remarks: Not to scale. For identification and indicative purposes only, subject to detailed design)

TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Indicative Section Plan	September 2026 Figure 5

LEGEND

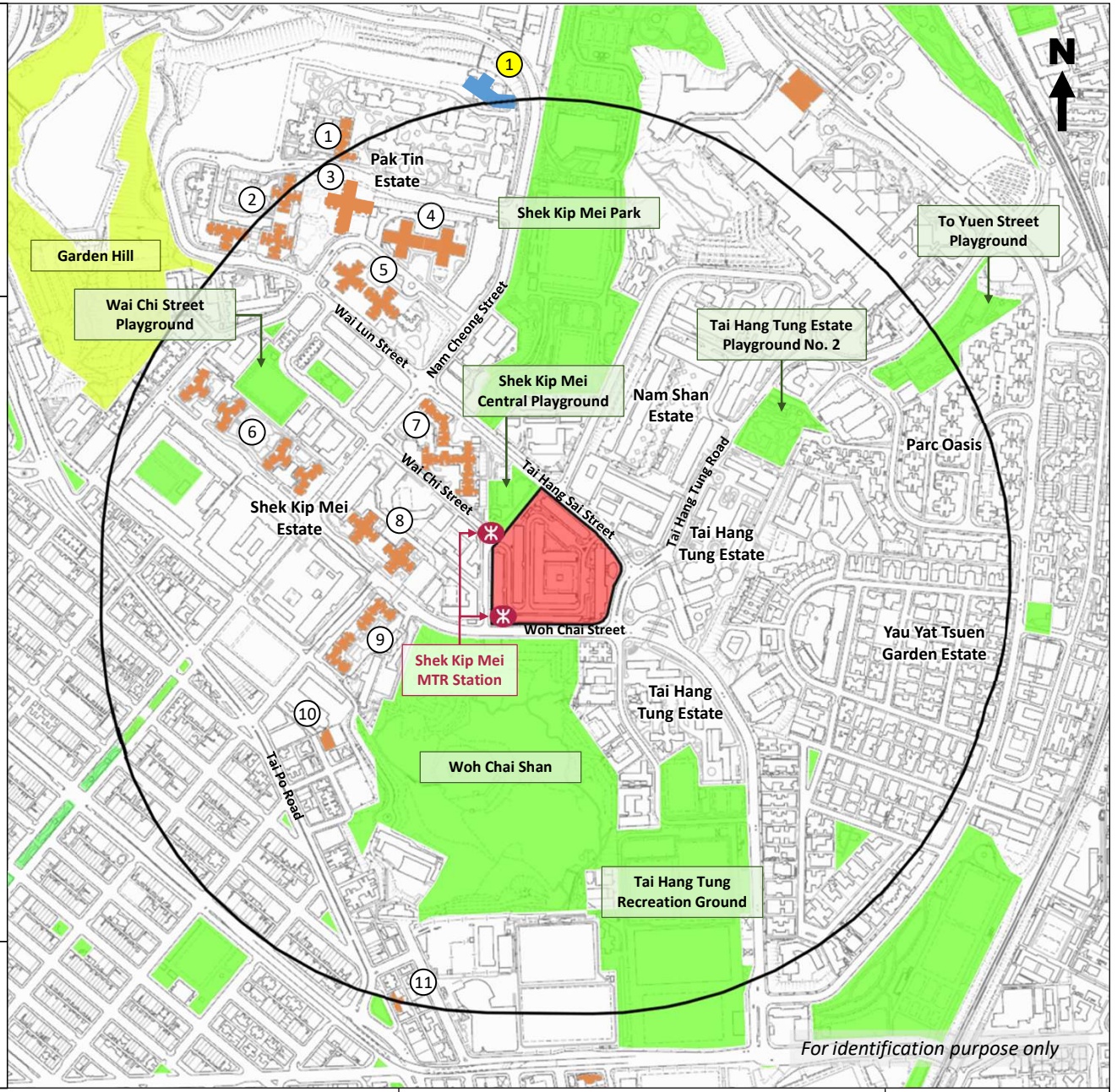
- Application Site
- Boundary of the Assessment Area (496m from the Scheme)
- Major Open Space
- Green Belt

EXISTING DEVELOPMENTS OF 115mPD OR ABOVE

1	Pak Tin Estate Redevelopment (Phase 11)	~130mPD
2	Pak Tin Estate Redevelopment (Phases 7&8)	~121-122mPD
3	Pak Tin Estate (Nga Tin House)	~132mPD
4	Pak Tin Estate (Shing Tin and Cheung Tin Houses)	~135mPD
5	Pak Tin Estate (Tai Tin and Lai Tin Houses)	~135mPD
6	Shek Kip Mei Estate (Phase 5)	~135-136mPD
7	Shek Kip Mei Estate (Phase 1)	~122-128mPD
8	Shek Kip Mei Estate (Phase 2)	~127mPD
9	Shek Kip Mei Estate (Phase 6)	~121mPD
10	Gardenia	~133mPD
11	Emerald Twenty Eight	~129mPD

FUTURE DEVELOPMENTS OF 115mPD OR ABOVE

1	Pak Tin Estate Redevelopment (Phase 12)	~160mPD

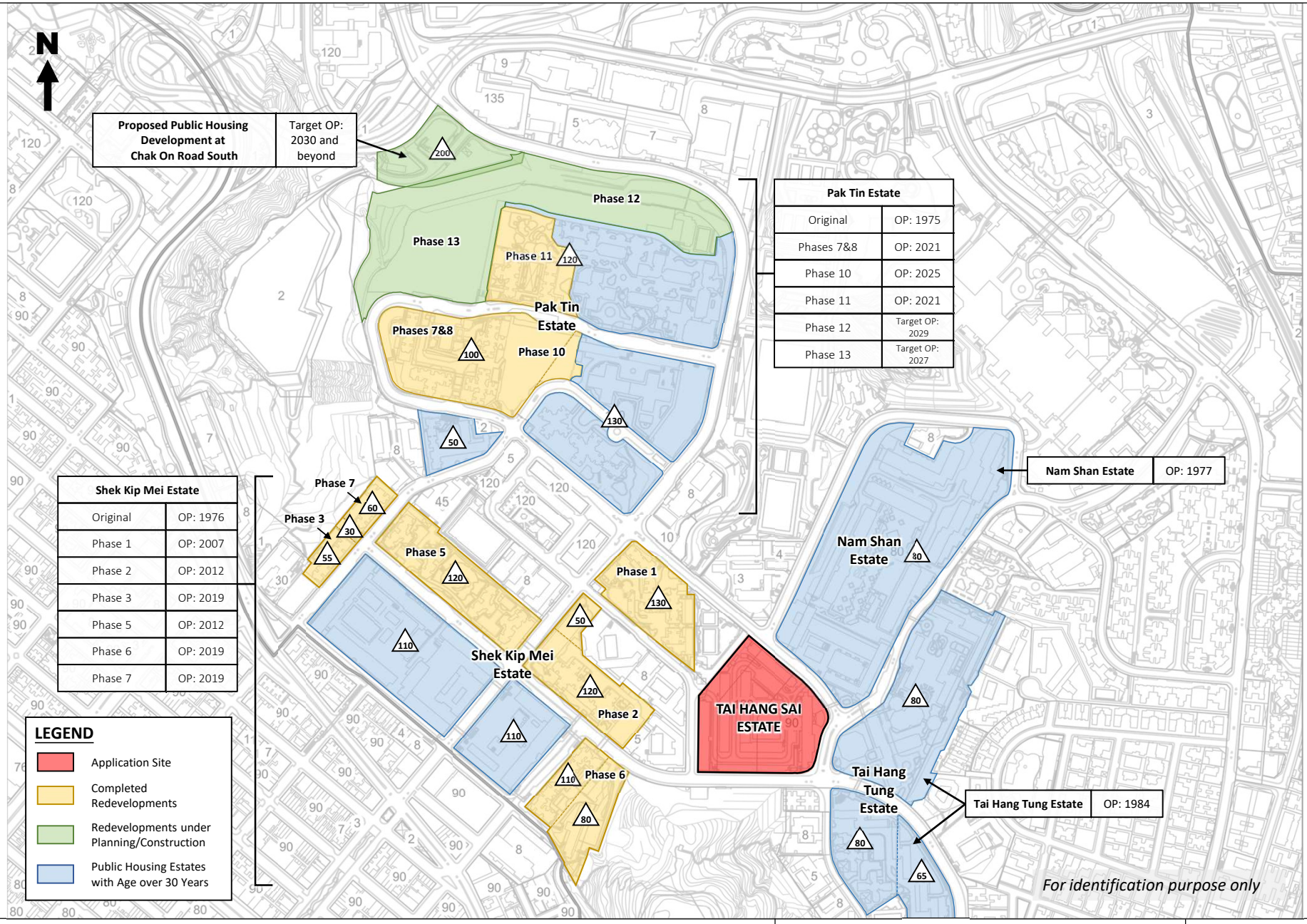


TAI HANG SAI ESTATE REDEVELOPMENT
VISUAL IMPACT ASSESSMENT

Assessment Area and Visual Elements

September 2026

Figure 6

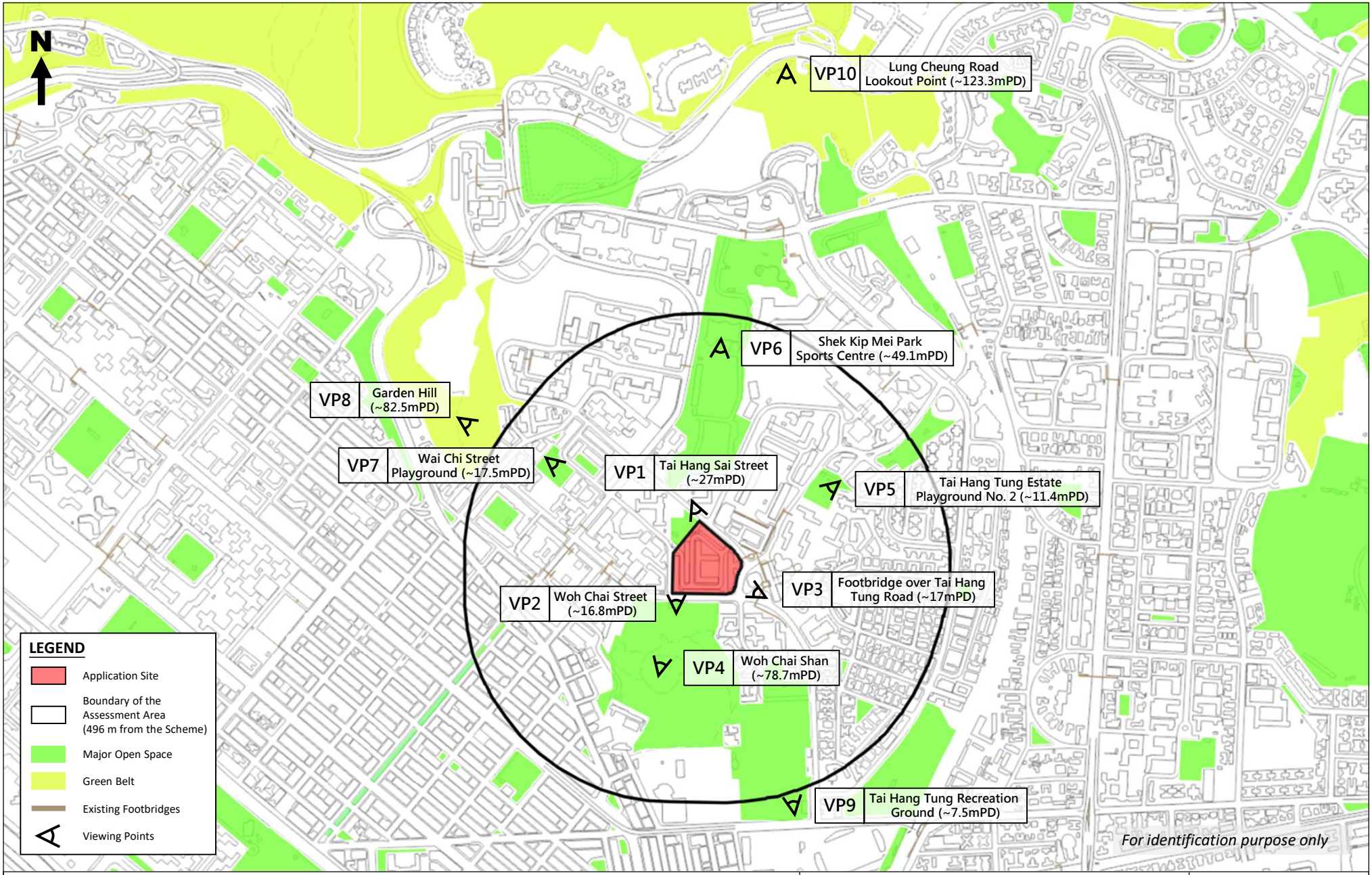


TAI HANG SAI ESTATE REDEVELOPMENT
VISUAL IMPACT ASSESSMENT

Existing and Planned Developments Surrounding the Application Site

September 2026

Figure 7



TAI HANG SAI ESTATE REDEVELOPMENT
VISUAL IMPACT ASSESSMENT

Location of Viewing Points
(VP1 to VP10)

September 2026

Figure 8



VP1
Tai Hang Sai Street



VP2
Woh Chai Street



VP3
Footbridge over Tai Hang Tung Road



VP4
Woh Chai Shan



VP5
Tai Hang Tung Estate Playground No. 2



VP6
Shek Kip Mei Park Sports Centre



VP7
Wai Chi Street Playground



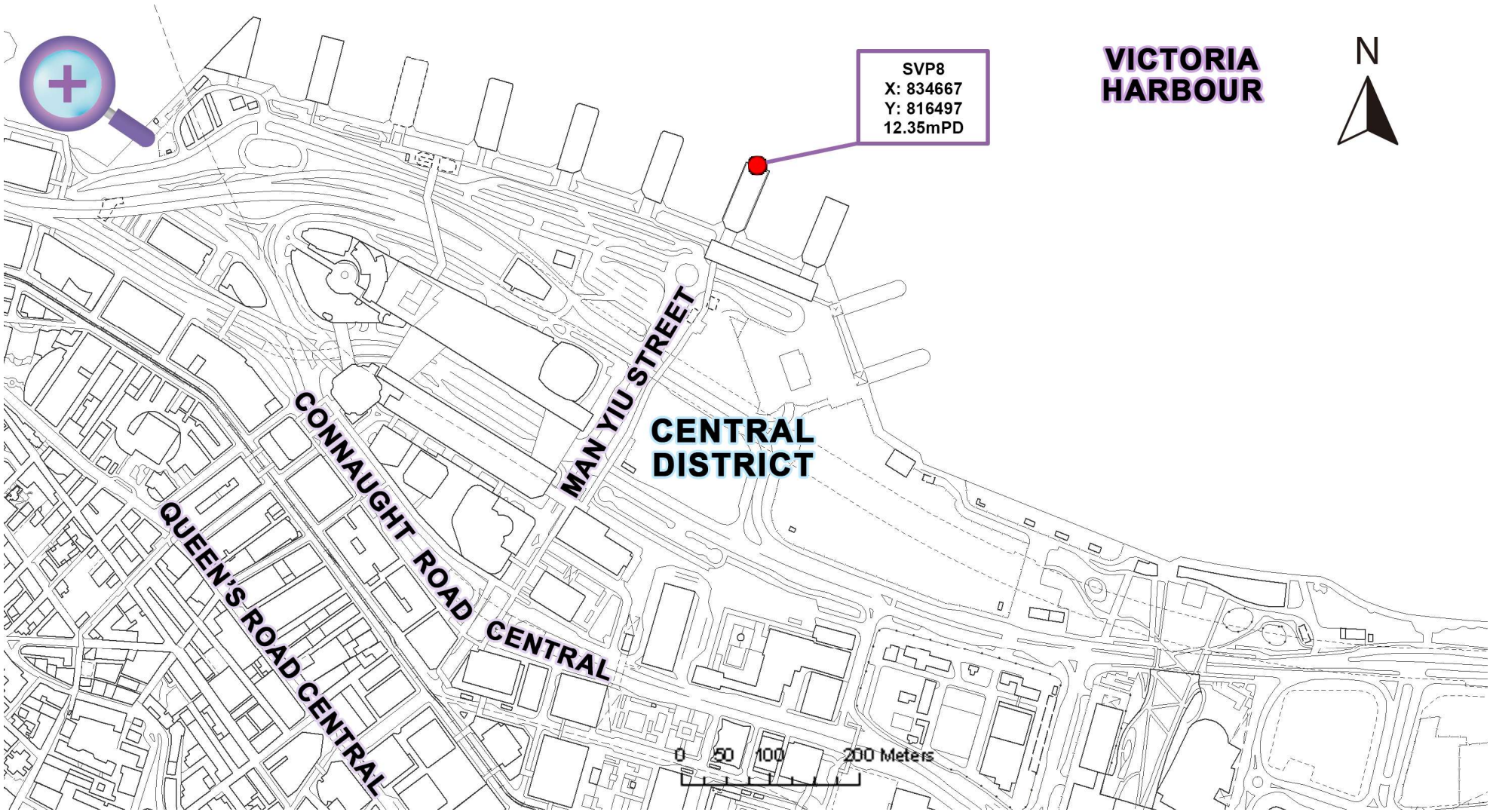
VP8
Garden Hill



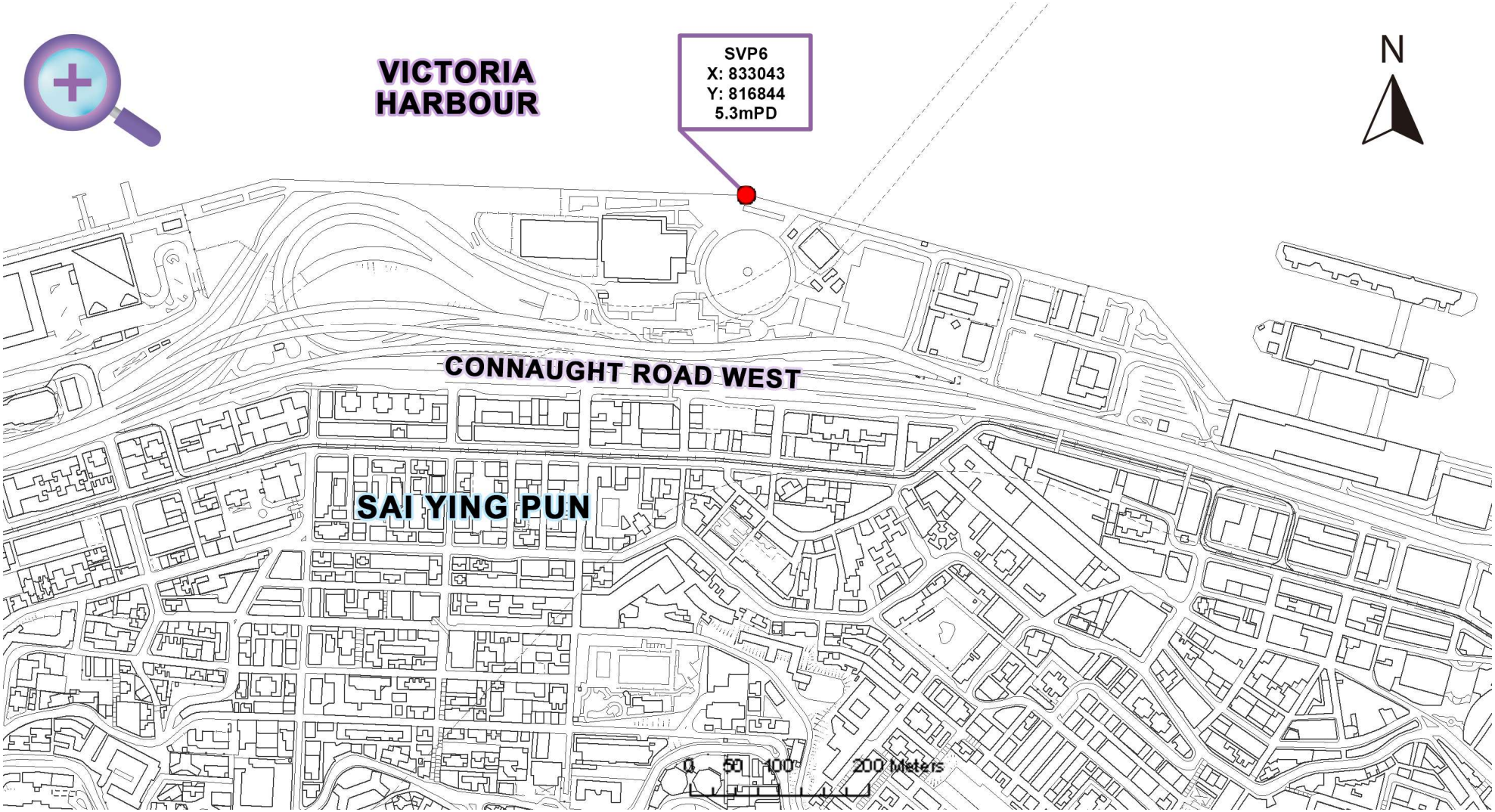
VP9
Tang Hang Tung Recreation Ground



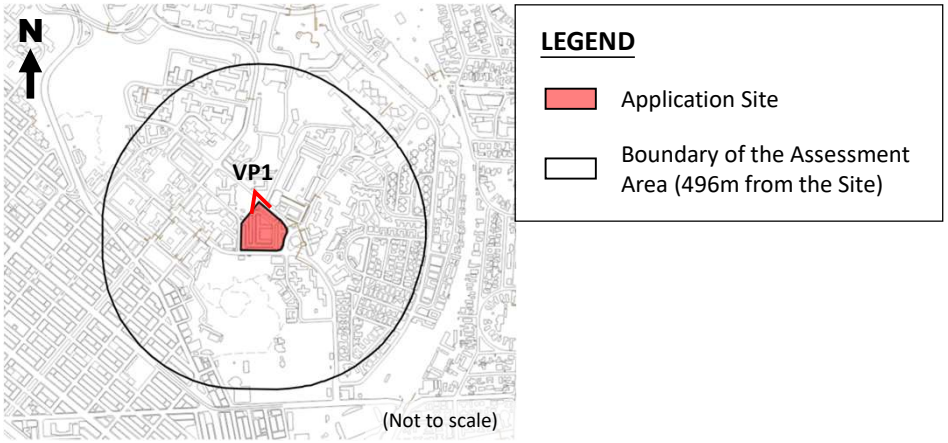
VP10
Lung Cheung Road Lookout Point



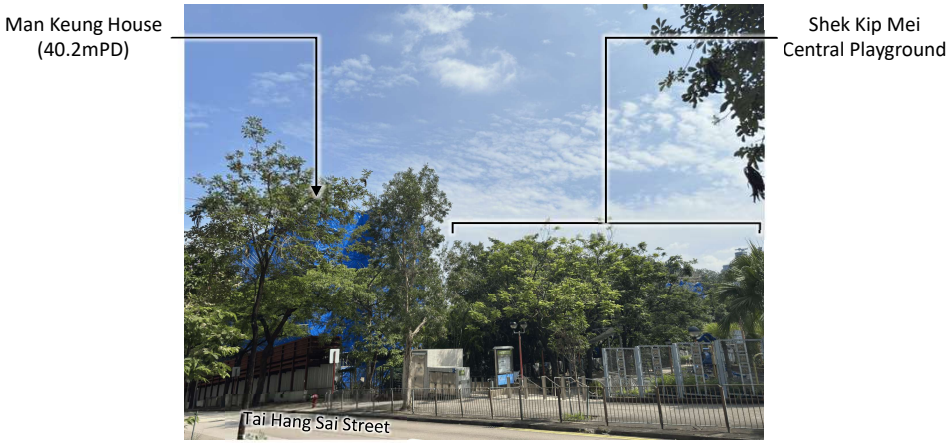
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Location of the Strategic Viewing Point (VP11) Central Pier No. 7	September 2026 Figure 11



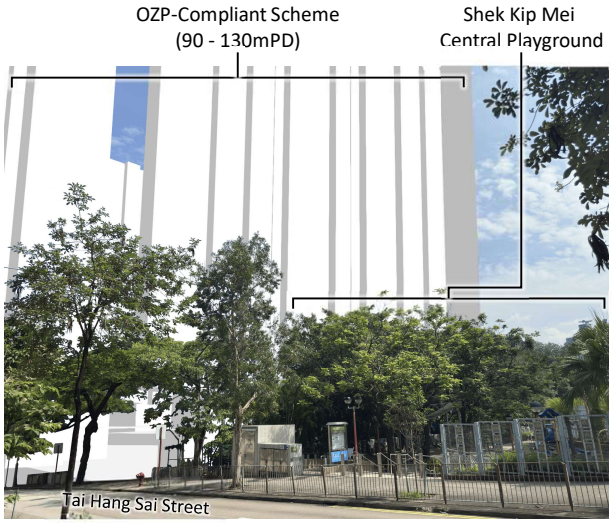
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Location of the Strategic Viewing Point (VP12) Sun Yat Sen Memorial Park	September 2026 Figure 12



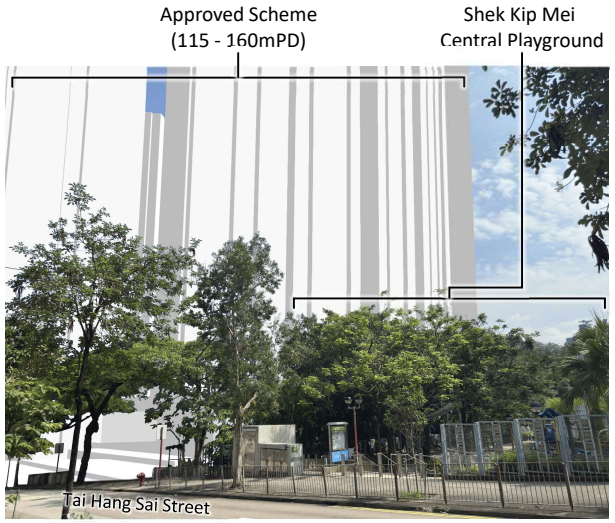
Key Plan



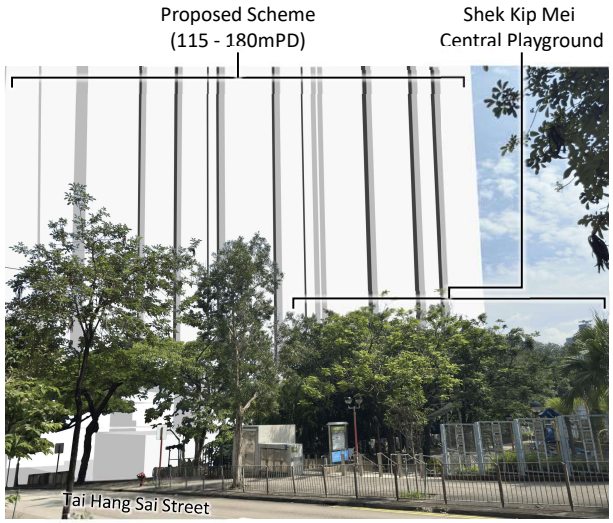
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

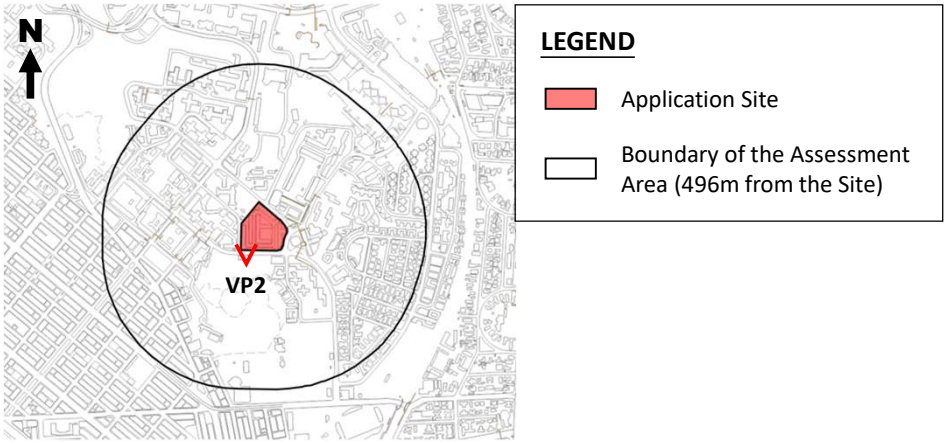


Approved Scheme
(115 - 160mPD)



Proposed Scheme
(115 - 180mPD)

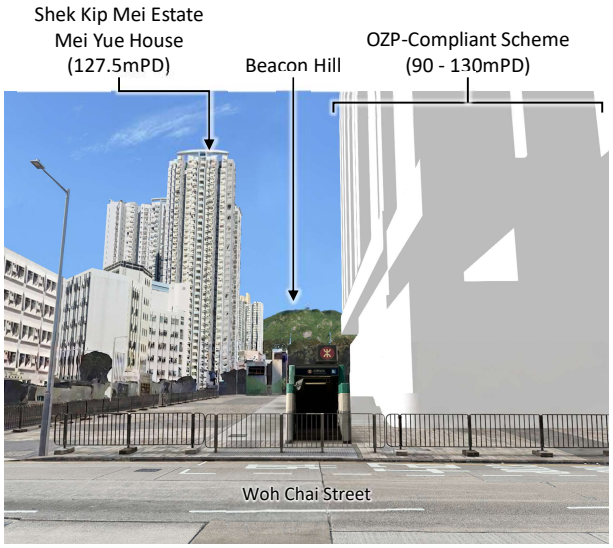
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP1 (Tai Hang Sai Street)	September 2026 Figure 13



Key Plan



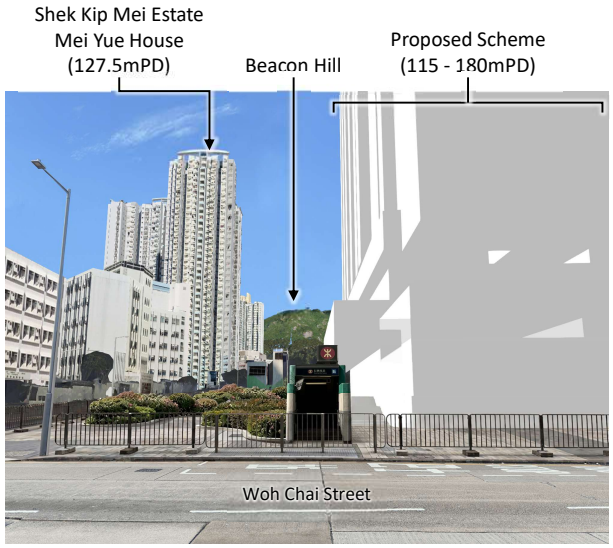
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OZP-Compliant Scheme*
(90 - 130mPD)



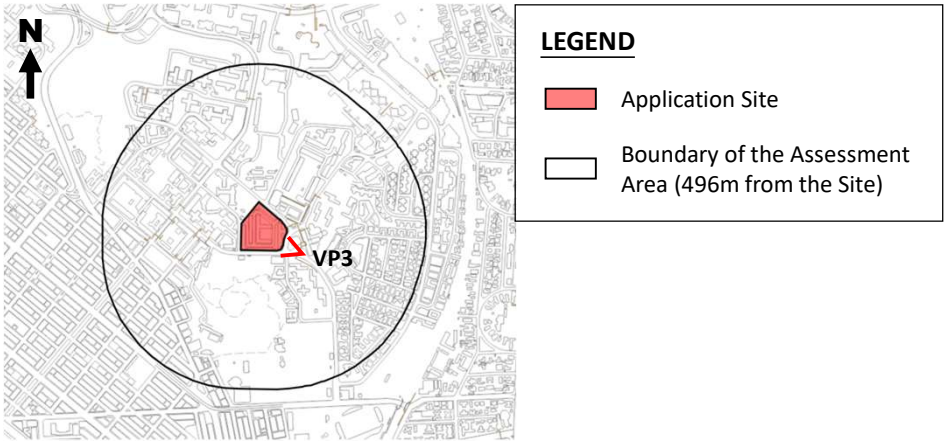
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(115 - 160mPD)



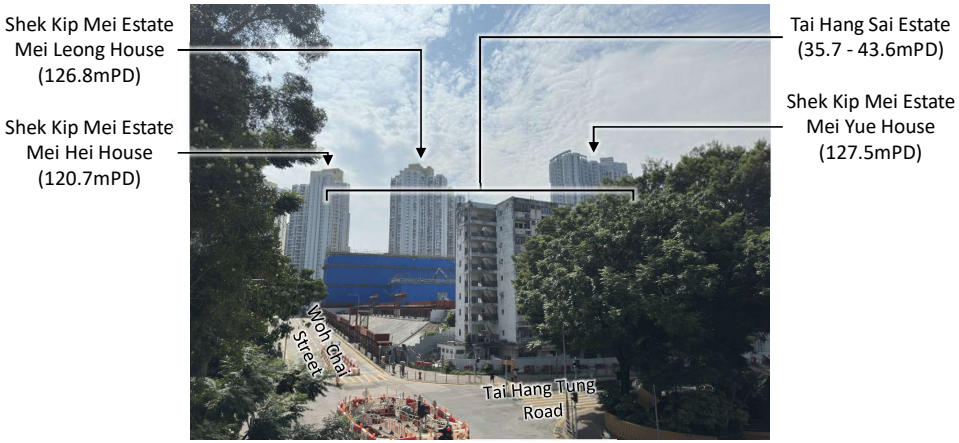
Proposed Scheme*
(115 - 180mPD)

**These images are partially AI-generated.*

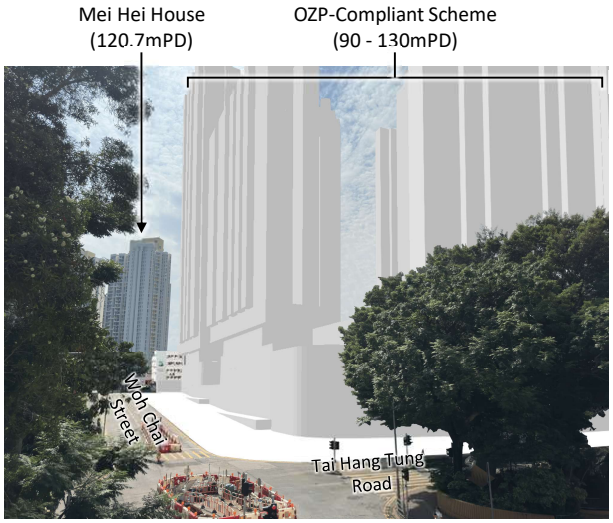
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP2 (Woh Chai Street)	September 2026 Figure 14



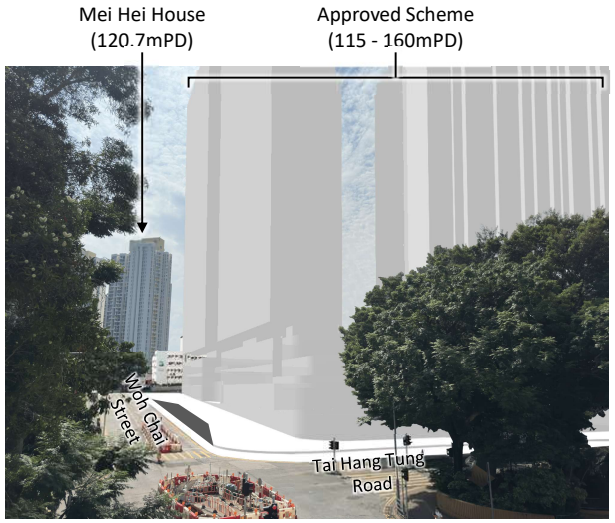
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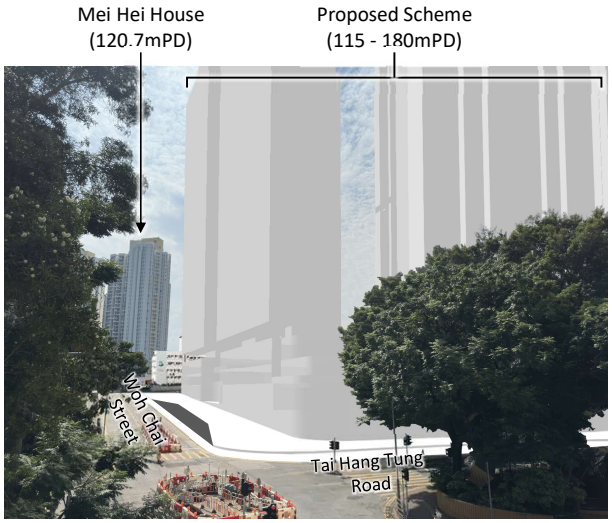
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

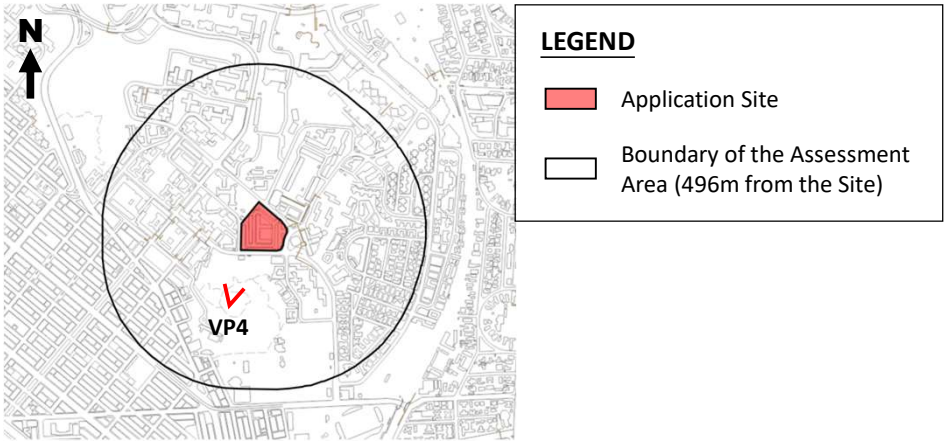


Approved Scheme
(115 - 160mPD)

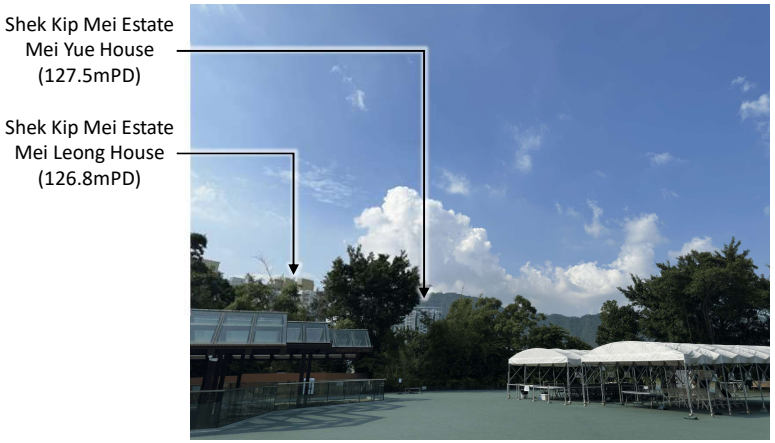


Proposed Scheme
(115 - 180mPD)

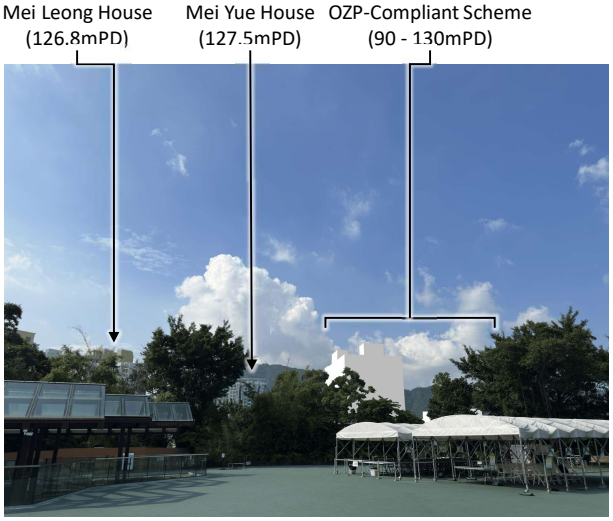
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP3 (Footbridge over Tai Hang Tung Road)	September 2026 Figure 15



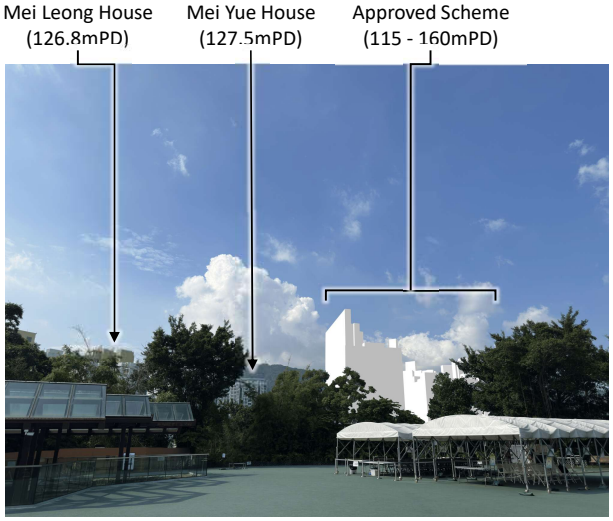
Key Plan



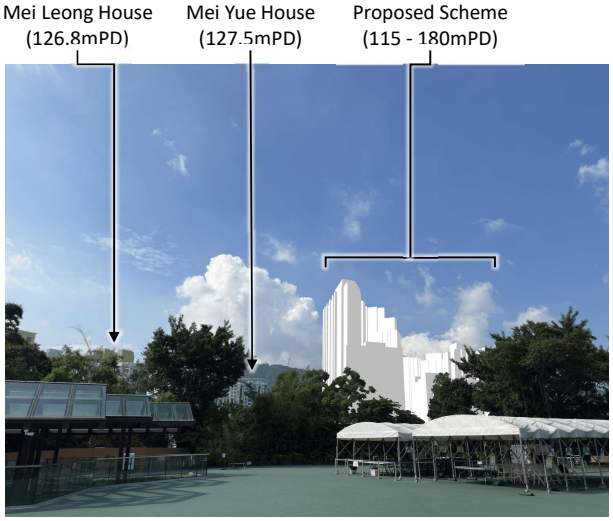
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

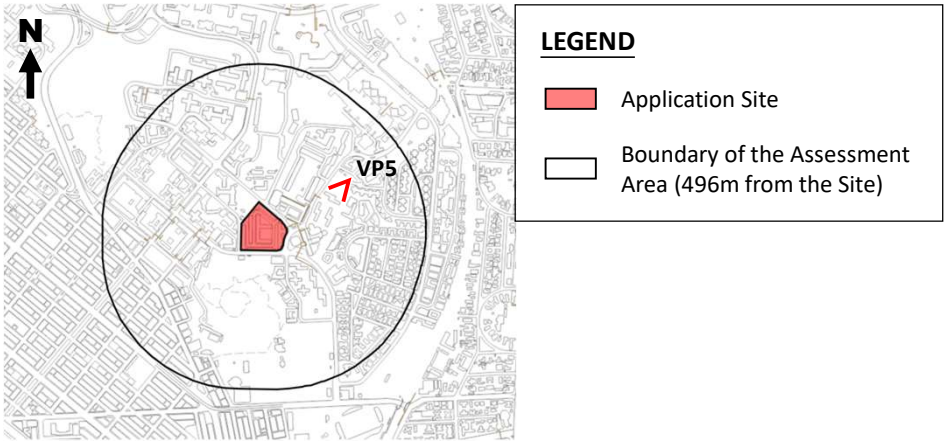


Approved Scheme
(115 - 160mPD)

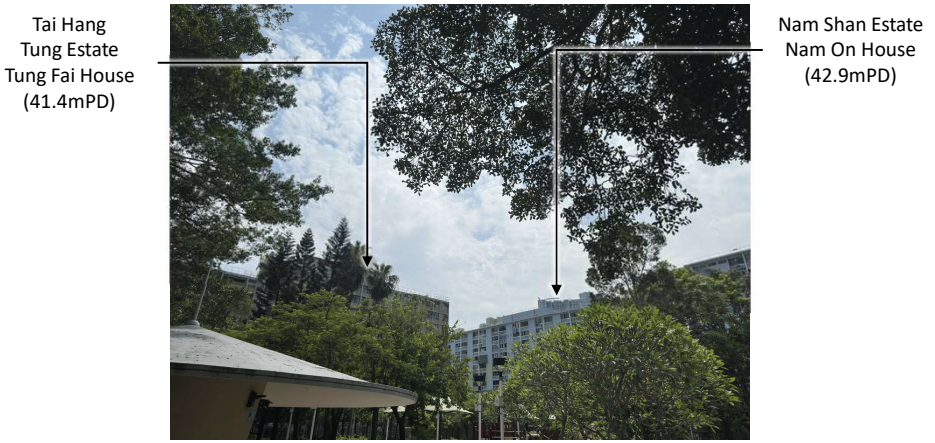


Proposed Scheme
(115 - 180mPD)

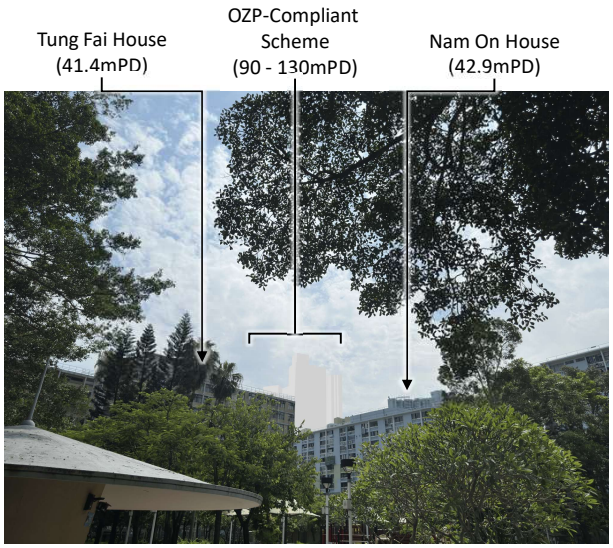
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP4 (Woh Chai Shan)	September 2026 Figure 16



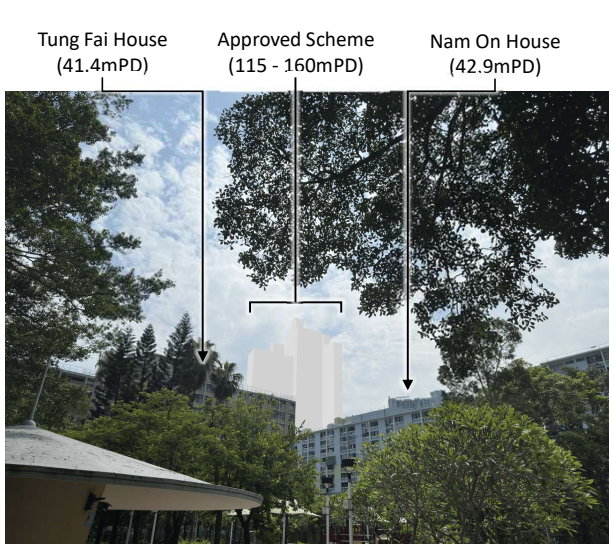
Key Plan



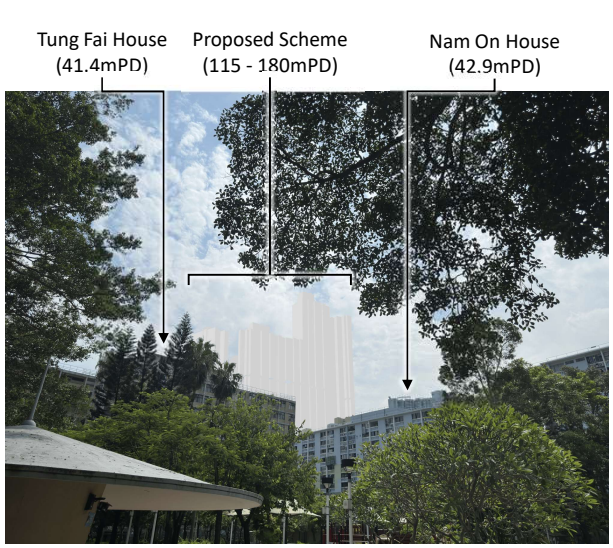
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

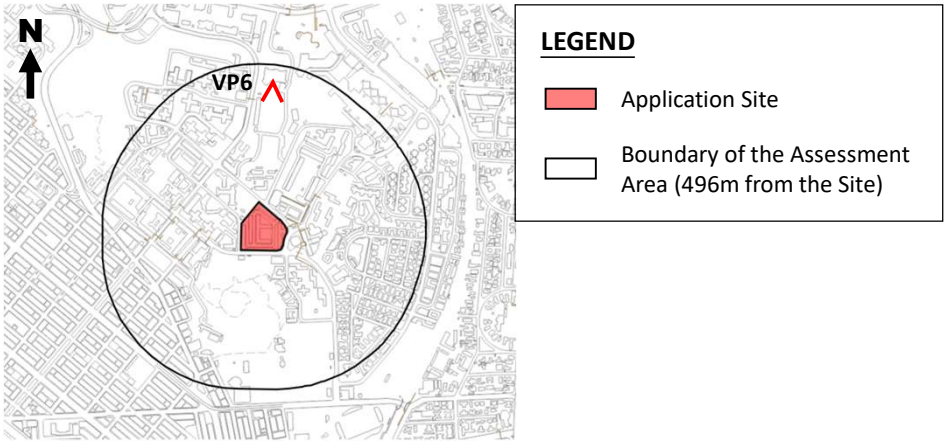


Approved Scheme
(115 - 160mPD)

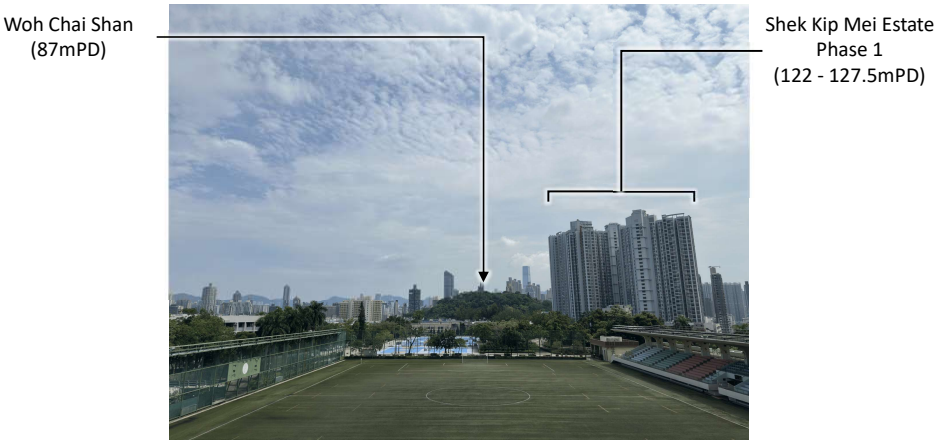


Proposed Scheme
(115 - 180mPD)

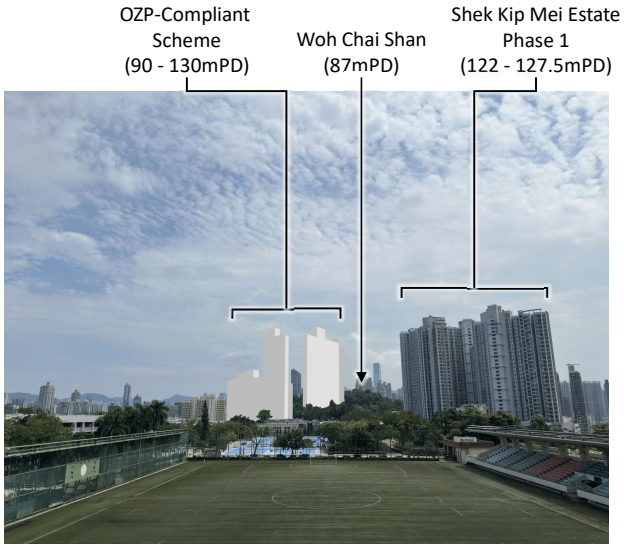
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP5 (Tai Hang Tung Estate Playground No. 2)	September 2026 Figure 17



Key Plan



Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

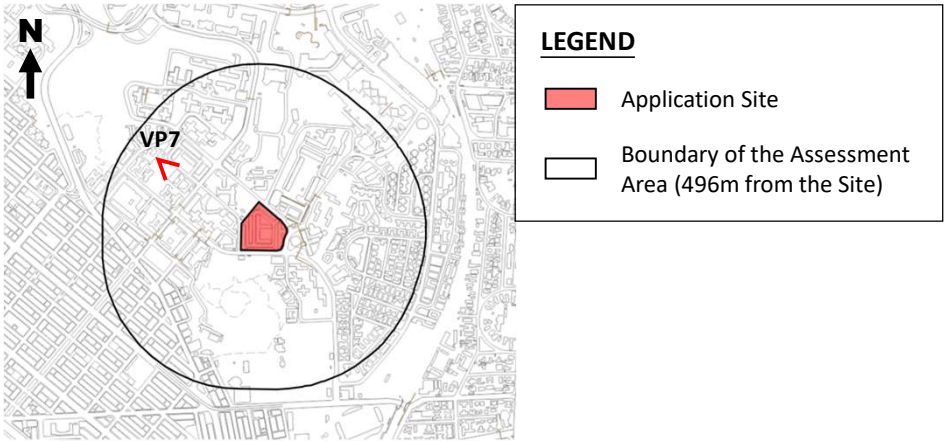


Approved Scheme
(115 - 160mPD)

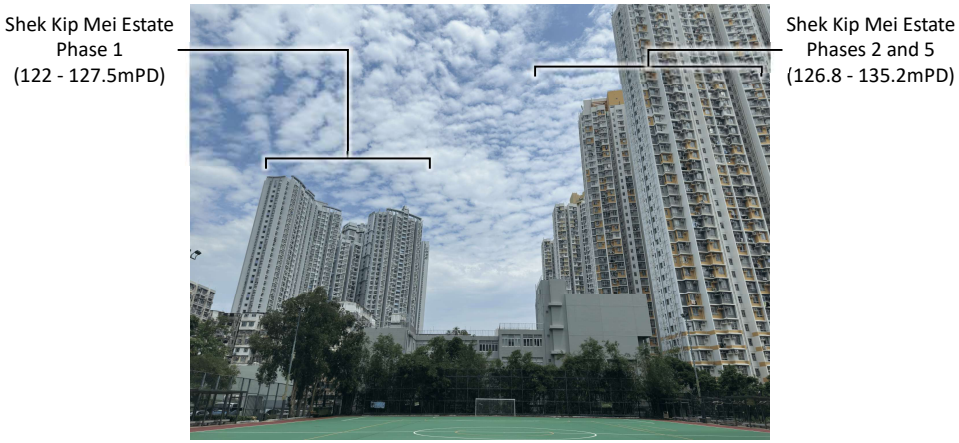


Proposed Scheme
(115 - 180mPD)

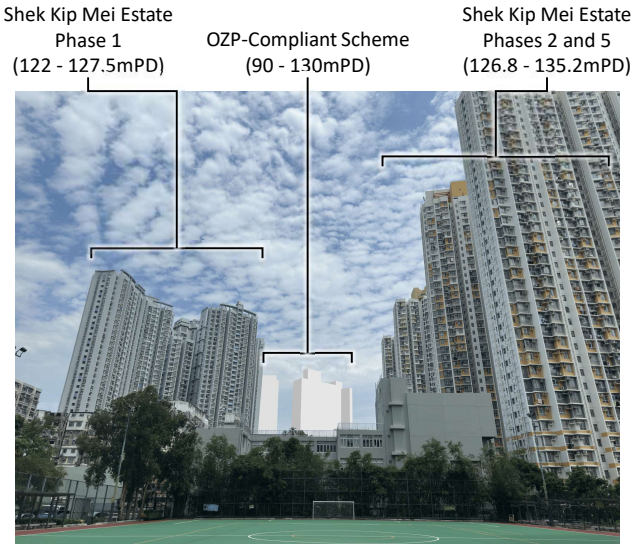
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP6 (Shek Kip Mei Park Sports Centre)	September 2026 Figure 18



Key Plan



Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

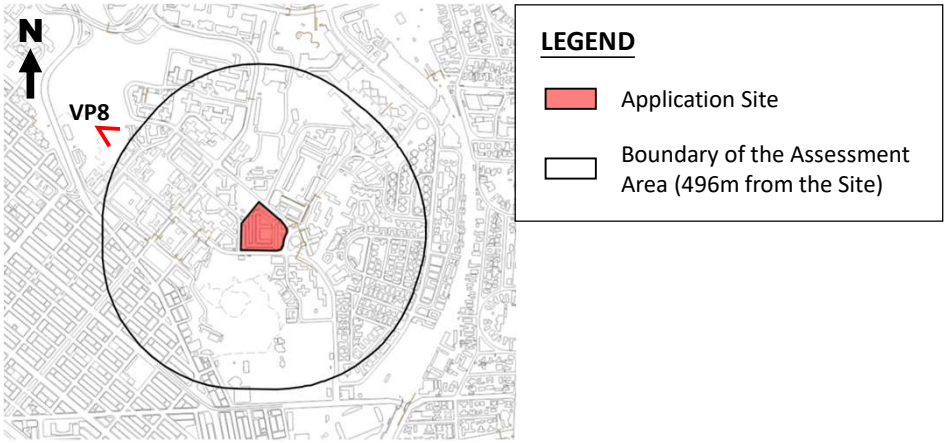


Approved Scheme
(115 - 160mPD)

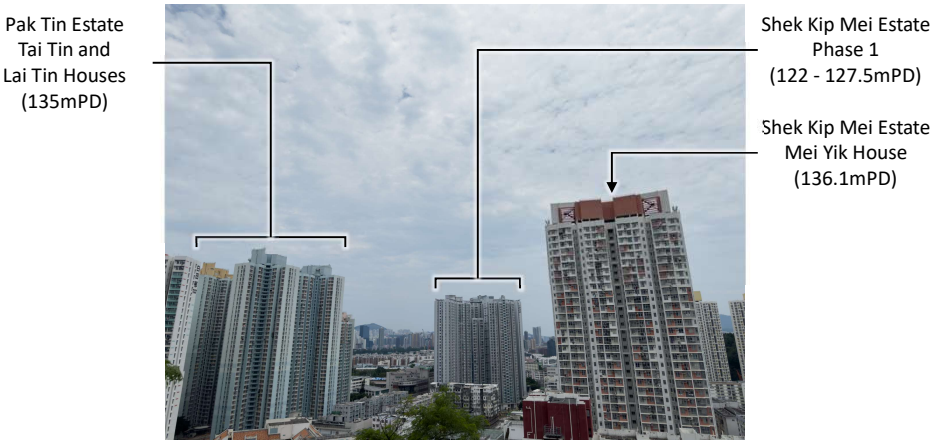


Proposed Scheme
(115 - 180mPD)

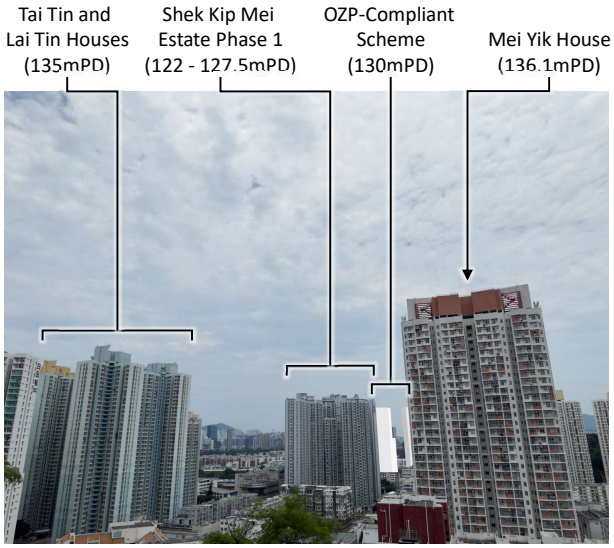
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP7 (Wai Chi Street Playground)	September 2026 Figure 19



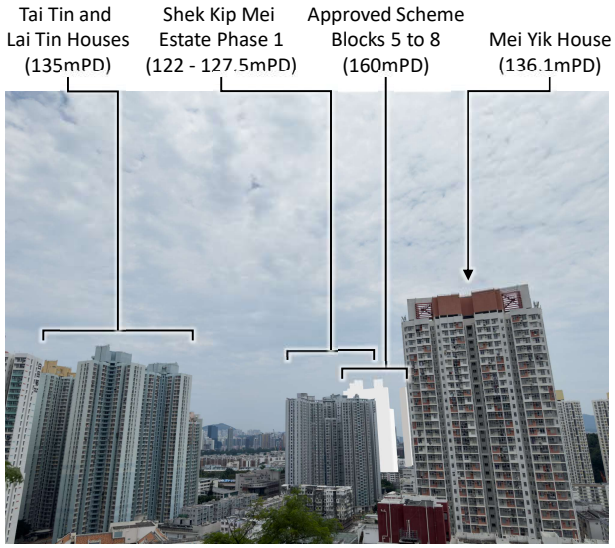
Key Plan



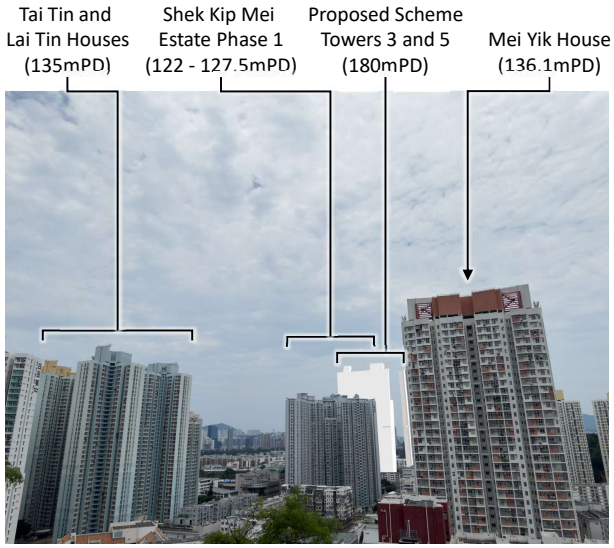
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

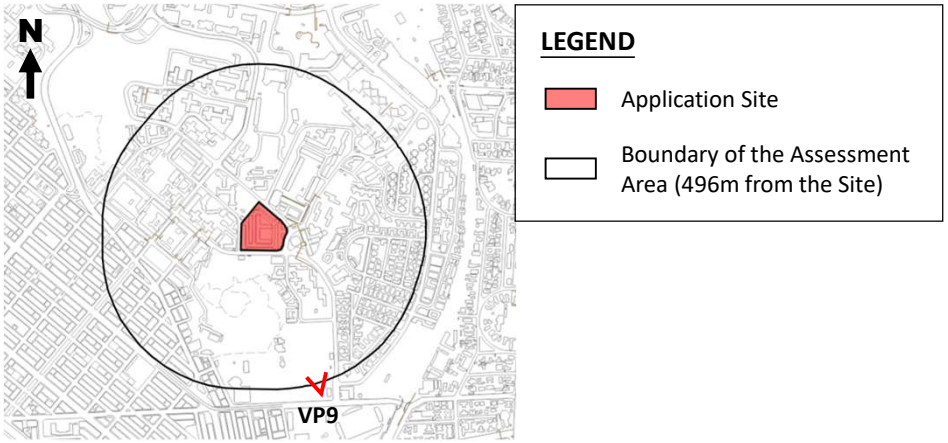


Approved Scheme
(115 - 160mPD)

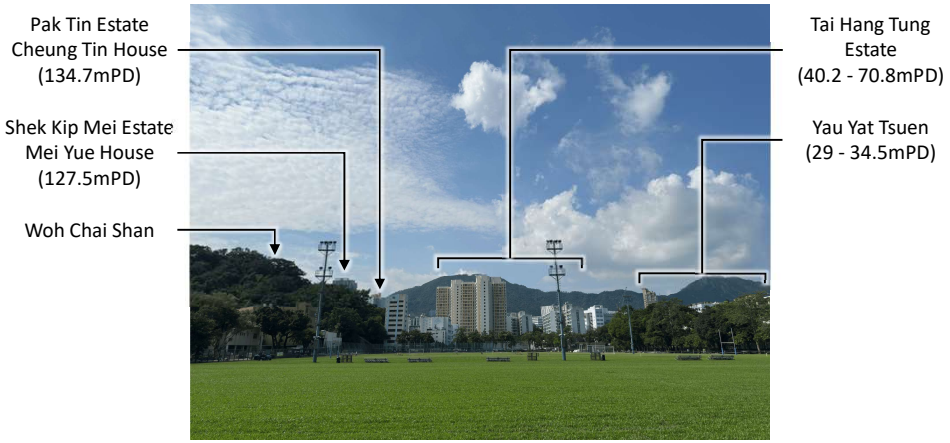


Proposed Scheme
(115 - 180mPD)

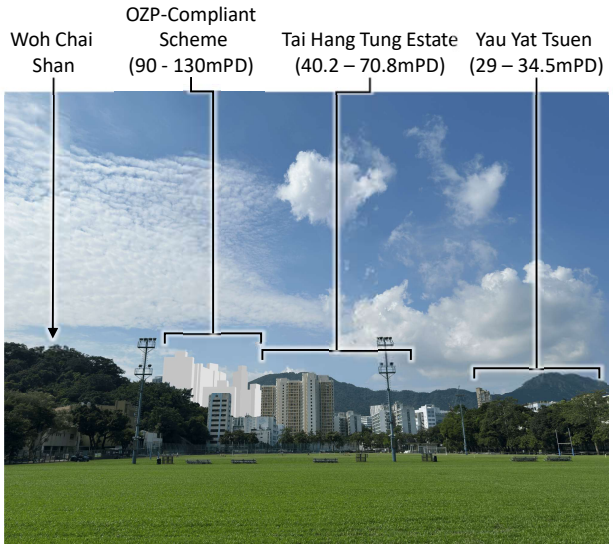
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP8 (Garden Hill)	September 2026 Figure 20



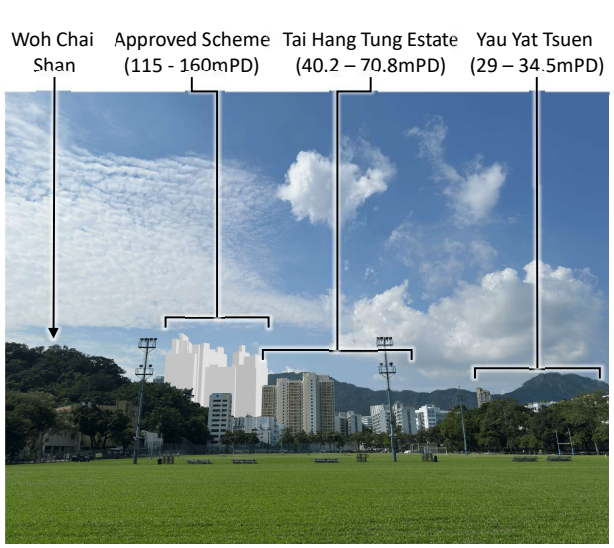
Key Plan



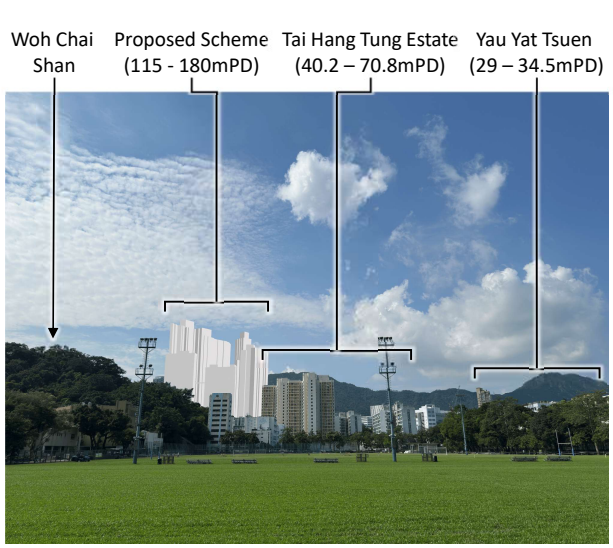
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)

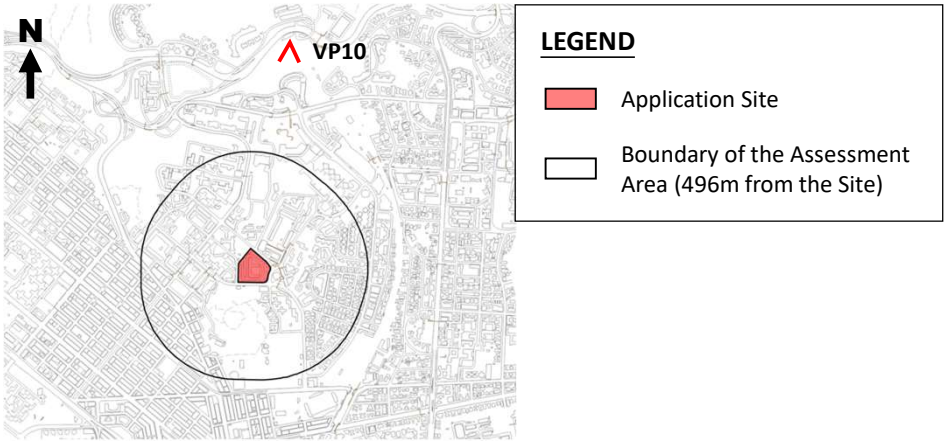


Approved Scheme
(115 - 160mPD)



Proposed Scheme
(115 - 180mPD)

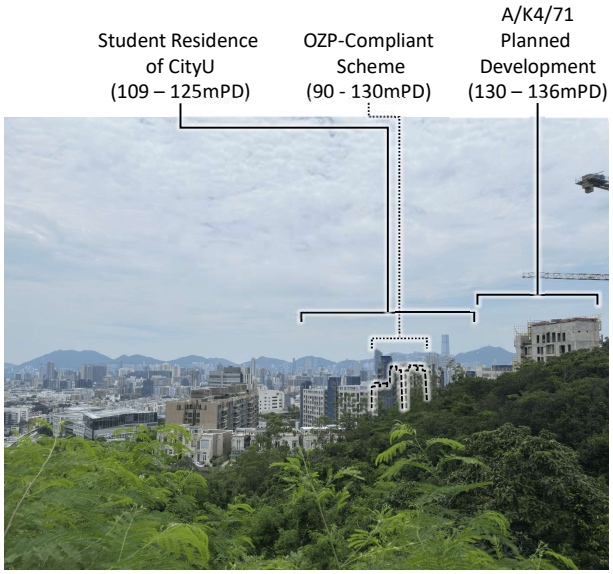
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP9 (Tai Hang Tung Recreation Ground)	September 2026 Figure 21



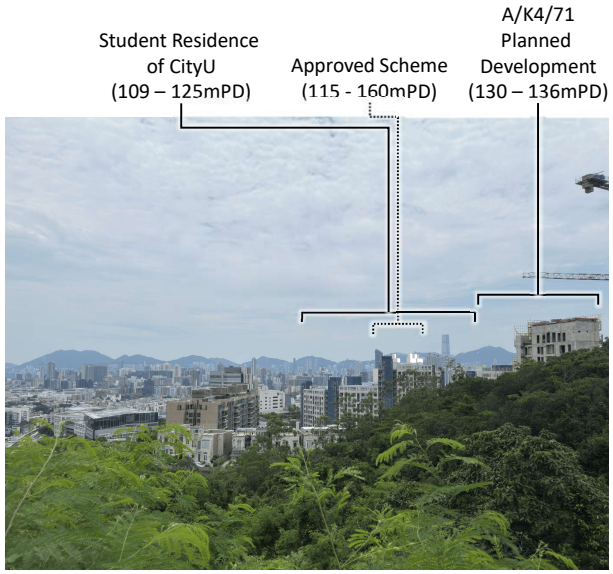
Key Plan



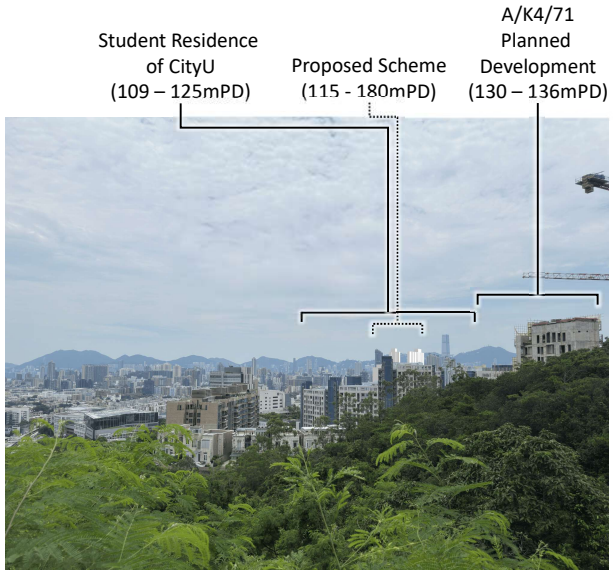
Existing Condition



OZP-Compliant Scheme
(90 - 130mPD)



Approved Scheme
(115 - 160mPD)



Proposed Scheme
(115 - 180mPD)

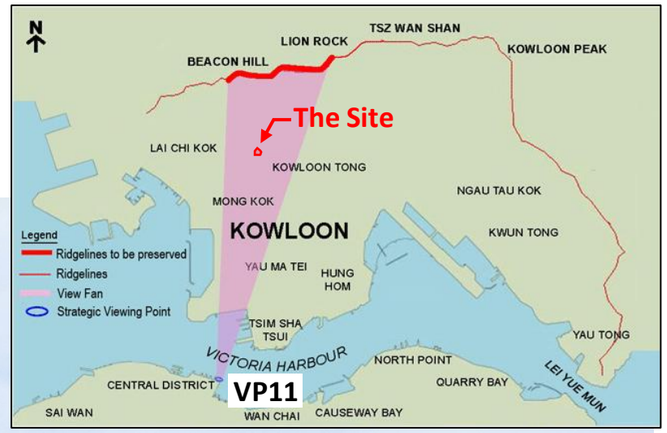
TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP10 (Lung Cheung Road Lookout Point)	September 2026 Figure 22

LEGEND

OZP-Compliant Scheme (Hidden from view)

Approved Scheme (Hidden from view)

Proposed Scheme (Hidden from view)



Source:
Strategic Viewing Points Webpage of Planning Department (https://www.pland.gov.hk/pland_en/resources/strategic_vp/index.html)

TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP11 (Central Pier No. 7)	September 2026 Figure 23

LEGEND

OZP-Compliant Scheme (Hidden from view)	Approved Scheme (Hidden from view)	Proposed Scheme (Hidden from view)
OZP-Compliant Scheme (Visible)	Approved Scheme (Visible)	Proposed Scheme (Visible)





Source:
Strategic Viewing Points Webpage of Planning Department (https://www.pland.gov.hk/pland_en/resources/strategic_vp/index.html)

TAI HANG SAI ESTATE REDEVELOPMENT **VISUAL IMPACT ASSESSMENT**	Photomontages of VP12 (Sun Yat Sen Memorial Park)	September 2026 Figure 24