

Appendix 3

VISUAL IMPACT ASSESSMENT

**VISUAL IMPACT ASSESSMENT IN SUPPORT OF THE SECTION 12A APPLICATION
FOR PROPOSED AMENDMENT TO THE
APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/30
TO RELAX THE BUILDING HEIGHT RESTRICTION OF THE
“GOVERNMENT, INSTITUTION OR COMMUNITY” ZONE
AT NO. 222 ARGYLE STREET, KOWLOON**

TOWNLAND CONSULTANTS LIMITED

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1 INTRODUCTION

- 1.1 This Visual Impact Assessment (“**VIA**”) is prepared in support of the Section 12A Planning Application (“**S12A**”) / Rezoning Request (“**RR**”) to amend the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 (the “**Approved OZP**”) to facilitate the Proposed Redevelopment of Evangel Hospital (“**EH**”) at No. 222 Argyle Street, Ma Tau Kok (the “**Site**” / “**Application Site**”).
- 1.2 The Site is currently zoned “Government, Institution or Community” (“**G/IC**”) and is subject to a maximum Building Height Restriction (“**BHR**”) of 5 storeys as stipulated on the Approved OZP gazetted on 8 September 2023 (**Figure 1** refers). This BHR reflects the height of the current Hospital building on the Site based on building plans approved in 1965. The Site is also subject to a Planning Approval under S12A Planning Application (TPB Ref: Y/K10/5) granted by TPB on 28 July 2023 to amend the BHR from 5 storeys to 80 metres above Principal Datum (“**mPD**”) (“**Approved S12A Scheme**”).
- 1.3 Since the TPB approval in 2023, EH has further reviewed the building design and medical facilities taking into consideration the ongoing Redevelopment Plans of Kowloon City to meet the increased community demand and the ageing population for clinical and healthcare services. The RR seeks to relax the maximum BHR to 110mPD to allow for the redevelopment of the EH (“**Proposed Hospital Redevelopment**”) which is generally consistent with the BHRs of surrounding zones and will allow EH to further enhance their planned service provisions and quality to accommodate the increasing demands and to facilitate the implementation of Smart Hospital initiatives. An Indicative Development Scheme (“**IDS**”) is put forth to demonstrate the feasibility of the proposed zoning parameters.
- 1.4 This VIA evaluates the visual compatibility and degree of anticipated visual impacts between the IDS and the Approved S12A Scheme on visually sensitive receivers (“**VSR**”)s from public View Points (“**VP**”)s. Comments on the visual acceptability of the IDS are provided based on the assessments and possible mitigation measures are suggested where appropriate.

Methodology

- 1.5 This VIA is conducted in accordance with the *Town Planning Board (“TPB”) Guidelines on Submission of VIA for Planning Applications to the Board* (“**TPB PG-No. 41**”) which states that a VIA is required when, inter alia,
- (e) *“the proposal involves modification of development parameters of a site to deviate from the statutory planning restrictions applicable to the site or the neighbourhood, and modification will amount to pronounced increase in development scale and intensity and visual changes from key public viewing points”* (Para. 2.3 of TPB PG No. 41).
- 1.6 The outline for this VIA is set out below:
- Section 2 outlines the visual context and visual elements of the Site;
 - Section 3 describes the Approved S12A Scheme and the main design principles for the IDS;
 - Section 4 identifies the Assessment Area and analyses the potential VPs;
 - Section 5 identifies and evaluates the potential visual impacts from the identified VPs;
 - Section 6 assesses the overall visual impact of the IDS and recommends any necessary mitigation measures; and
 - Section 7 concludes the VIA.

2 VISUAL CONTEXT AND VISUAL ELEMENTS

Local Context

- 2.1 The Site is located at No. 222 Argyle Street, Ma Tau Wai. It is bounded by Argyle Street to the northwest, Fu Ning Street to the northeast, and Fuk Cheung Street to the southeast. It has an area of approximately 1,463m². The Site is currently occupied by the 5-storey Evangel Hospital with an open-air carpark on the northern and eastern side of the building.

Surrounding Context

- 2.2 The area around the Site is characterised by a mix of medium to high-rise residential developments, low to medium-rise G/IC facilities and open spaces.
- 2.3 Key visual elements surrounding the Site are summarised below (**Figures 1 and 2** refer);
- The immediate area to the north, northeast, northwest and southwest of the Site along Argyle Street can be characterised as predominantly mid to high-rise residential cluster (neutral visual elements) zoned "Residential (Group B)" (**"R(B)"**) with a maximum BHR stipulation of 80mPD, including the two high-rise developments namely Forfar (129mPD) and The Montebello (103mPD), Hoover Court (45.1mPD), St. Luke's Garden (32.2mPD), Lorna Villa (40.8mPD), Sapphire Court (41.6mPD), The Colonnades (38.0mPD), Harbourview Garden (82mPD), Harvest Court (45.6mPD), Carlton Mansion (44.6mPD), York Mansion (43.4mPD), The Zumurud (80.0mPD) and The Astoria (47.9mPD).
 - To the immediate east and further east of the Site behind Sheng Kung Hui Holy Trinity Primary School (approx. 28.4mPD) is a mid-rise public housing estate which is planned for redevelopment known as Chun Seen Mei Chuen consists of Chi Chun Lau (41.4mPD), Chi Mei Lau (29.6mPD) and Chi Seen Lau (29.8mPD), and Kam Wah Building (43.8mPD) (neutral visual elements), which are zoned "Residential (Group A)" (**"R(A)"**) with a maximum BHR stipulation of 80mPD.
 - To the further east and northeast of the Site beyond the cluster of residential developments are Holy Trinity Bradbury Centre (30.7mPD) and scattered local open spaces (positive visual elements) including Argyle Street Playground which will be redeveloped with a planned underground stormwater storage tank and aboveground pumping station with playground facilities re-provisioned in-situ (TPB Ref: A/K10/274), Sung Wong Toi Playground and Sung Wong Toi Garden. Sung Wong Toi Station (neutral visual elements) is also zoned "Open Space" (**"O"**).
 - To the immediate south of the Site encircled by Fuk Cheung Street, Fu Ning Street and Shing Tak Street is a belt of low to mid-rise "Government, Institution or Community" (**"GIC"**) buildings mainly for educational uses (neutral visual elements) including Ma Tau Chung Government Primary School (approx. 33.2mPD), Christian Alliance P.C. Lau Memorial International School (31.2mPD), Ma Tau Chung Ambulance Depot (39.8mPD) and the Shing Tak Street Sitting Out Area (positive visual element) zoned "O".
 - Further south and southeast of the Site also comprise a series of mid to high-rise commercial and residential developments (neutral visual elements) within the "R(A)" zone with a maximum BHR stipulation of 100mPD including a mid-rise public housing estate Ma Tau Wai Estate (44.5-44.8mPD) (planned for redevelopment), Metropolitan Rise (138mPD), Sky Tower (158.8mPD), Harbour Plaza 8 Degrees (approx. 61.2mPD), Kingsgate (approx. 88.5mPD), Chung Wah China Industrial Building (41.4mPD) and No. 93 Pau Chung Street (100.0mPD) which are all subject to a BHR of 100mPD. As stated in the Approved OZP, the designated BHRs are intended to guide future development and help preserve views to the ridgelines, achieve a stepped height profile for visual permeability and wind penetration and circulation, and maintain a more intertwined relationship with the Victoria Harbour edge. To Kwa Road Recreation Ground (positive visual element) is also located to the further southeast of the Site.
 - Situated further west of the Site along Argyle Street are large areas zoned "G/IC" (neutral visual elements) containing Kowloon City Baptist Church (30.3 - 44.2mPD), Kowloon City Police Station (28.6mPD), Kowloon City Law Court Building (66.8mPD), St. Teresa's Hospital (45.5 - 52.4mPD)

and Hong Kong Eye Hospital (43.7mPD). Tin Kwong Road Recreation Ground (positive visual element) is also located in the further southwest of the Site.

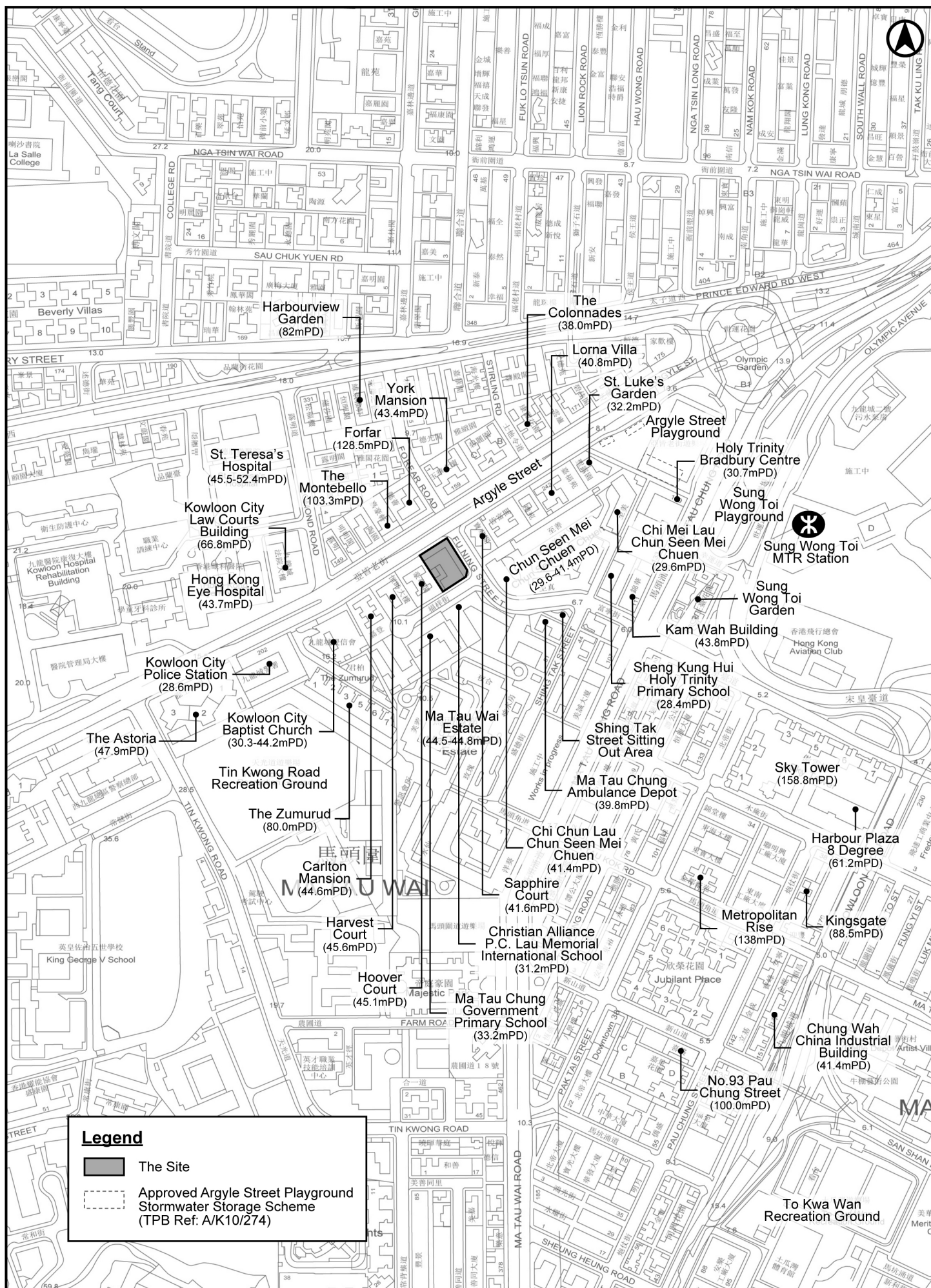


FIGURE 2 SITE LOCATION PLAN
SCALE 1 : 5,000

3 THE DEVELOPMENT PROPOSAL

The Existing Condition

- 3.1 The current 5-storey Hospital on the Site was developed in the mid-1960s. On 18 January 2008, the Draft Mau Tau Kok OZP No. S/K10/19 was gazetted which imposed a BHR of 5 storeys on the Site to reflect the existing height of the hospital and as a “G/IC” zone, in general, could provide visual and spatial relief to the area. In setting the BHR on the Site, the TPB did not undertake separate assessment on view preservation to ridgelines, visual permeability / view corridors, wind penetration or air circulation. In comparison, the TPB imposed four main building height bands – 80mPD, 100mPD, 120mPD and 140mPD - for surrounding areas covered by other zones, including “Commercial”, “Comprehensive Development Area” (“CDA”), “R(A)”, “R(B)” and “Residential Group (E)” (“R(E)”).

Approved S12A Scheme

- 3.2 The Site is subject of an Approved S12A Planning Application No. Y/K10/5 granted by TPB on 28 July 2023 to amend the BHR from 5 storeys to 80mPD at main roof level (**Figure 3** refers). A 16-storey Hospital over two (2) basement car parks with a PR of about 8.9 was proposed. Development parameters of the Approved S12A Scheme are tabulated in **Table 3.1** below. The Approved S12A Scheme also incorporated a voluntary 6m full-height building setback fronting Argyle Street and circulation splays at Fu Ning Street/Fuk Cheung Street to enhance pedestrian circulation for streetscape and a 6m tower setback above the 4-storey podium from Fu Ning Street to provide a wider corridor along Forfar Road. Landscape treatments including street-level tree planting with lawn on G/F, edge plantings at 3/F and R/F and vertical greening at the façade facing Fu Ning Street at podium level were proposed.

IDS

- 3.3 Similar to the Approved S12A Scheme, the IDS is a continuation of the existing use on the Site and will be consistent with the Planning Intention of the “G/IC” zone, thus causing no change to the character of the neighbourhood. The IDS is prepared adopting the proposed zoning parameters of a BHR of no more than 110mPD at main roof level and a PR of approx. 12.53 to allow a redevelopment of a 22-storey Hospital over two (2) basement carpark to achieve a better design of the Site and accommodate the enhanced medical provisions (**Figure 3** refers). The Proposed BH is generally in line with the height bands of the surrounding area. Besides maintaining the street-level tree plantings at G/F, the IDS further incorporated landscape treatments with enhanced vertical greening at the façade facing Fu Ning Street, planters at the lower levels of the western façade (between M/F to 8/F) facing the residential building, Hoover Court, to alleviate the interface issue and edge plantings on the 6/F balcony and R/F to enhance the local visual amenity. An additional podium garden is provided on 8/F to allow for visual relief, natural ventilation and a greenery space for communal use of Hospital staff and visitors (under management control).
- 3.4 A comparison of key development parameters between the Existing Hospital, Approved S12A Scheme and IDS are presented in **Table 3.1** below:

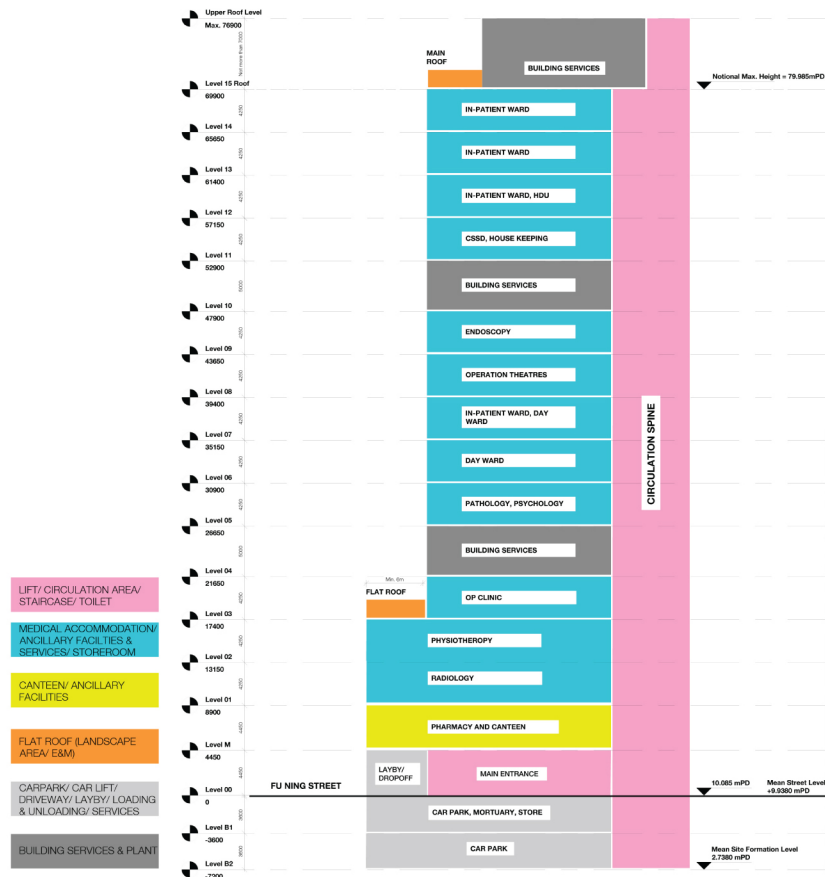
Table 3.1 Development Schedule

Development Parameters	Existing Hospital	Approved S12A Scheme (TPB Ref No. Y/K10/5)	IDS
Site Area (m ²)	Approx. 1,463		
Plot Ratio (“PR”)	Approx. 2.68	Approx. 8.9	Approx. 12.53
Total GFA (m ²)	Approx. 3,917	Approx. 13,021	Approx. 18,331
Site Coverage (“SC”)	65%	Podium (at 15m): About 78% Hospital Tower (over 15m): About 63%	Podium (at 39m): About 83% Hospital Tower (over 39m): About 65%
Number of Storeys	5 with no basement levels	16 (including 4-storey podium) over 2 Levels of Basement carpark	22 (including 9-storey podium) over 2 Levels of Basement carpark

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Development Parameters	Existing Hospital	Approved S12A Scheme (TPB Ref No. Y/K10/5)	IDS
Building Height (Main Roof Level)	Approx. 26.9mPD	Not more than 80mPD	Not more than 110mPD

APPROVED S12A SCHEME



INDICATIVE DEVELOPMENT SCHEME

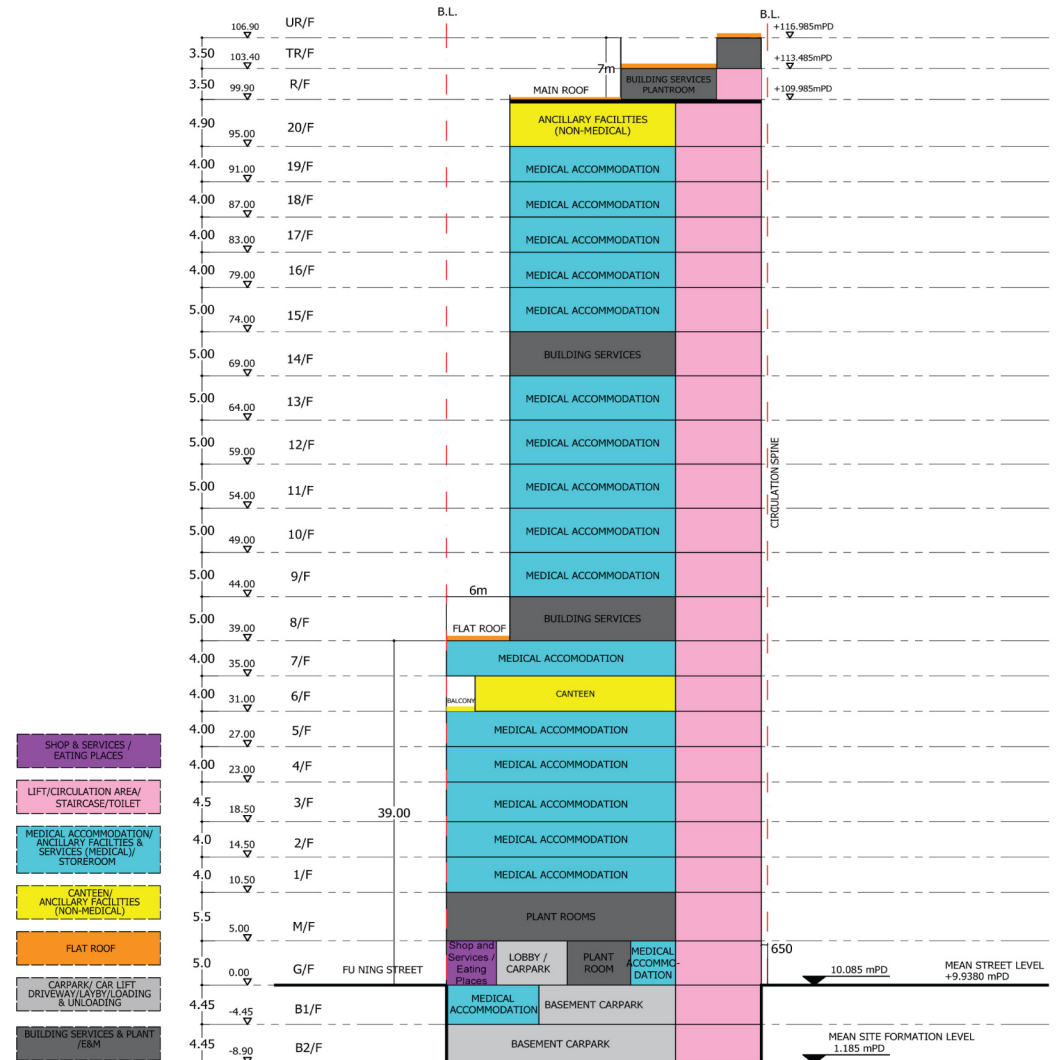


FIGURE 3 SECTION PLAN OF APPROVED S12A SCHEME AND IDS

4 ASSESSMENT AREA

- 4.1 An Assessment Area is delineated for the VIA to cover the area of visual influence within which the IDS is pronouncedly visible from key sensitive viewers. The assessment boundary is set out with regards to the BH and size of the development, the site context, the distance and location of sensitive viewers. Given the Site is located within an urban area which is immediately surrounded by clusters of mid to high-rise buildings, the views from the southern direction of the Site are generally blocked by existing buildings/ structures.
- 4.2 According to TPB PG-No. 41, the outcome of the Assessment Area is equivalent to approximately three (3) times the overall BH of the IDS. Adopting the proposed BH (at main roof level) of the IDS is approximately 110mPD with approximately 10.085mPD at ground level, a radius of approximately 299.7m (i.e. 99.9m x 3) from the IDS is defined as the Assessment Area (**Figure 4** refers).
- 4.3 Further to Para 4.5 of TPB PG-No 41, key kinetic and static VPs that are representative of all sensitive viewers in direct sight of the IDS have been identified to determine the nature of the VPs. The selected VPs will take into consideration of areas that include key pedestrian nodes, public areas for outdoor facilities, recreation, rest, leisure, walking and prominent travel routes. The viewpoints selected provide reasonable view analysis including those opposite the Victoria Harbour.

5 IDENTIFICATION AND CLASSIFICATION OF VPS

- 5.1 As per para. 4.5 of TPB PG No. 41, the VIA focuses on public views and local vantage points as these areas are easily accessible and popular to the public. The VSRs will also assess the impact on sensitive public viewers from the most influenced viewing points. This may include users of nearby parks, open spaces and pedestrian passers-by the surrounding neighbourhood. In this regard, Ten (10) VPs have been selected to effectively represent the public views in relation to the IDS, including Nine (9) Visually Sensitive Receivers in the locality and One (1) Strategic Viewpoint set out in the Hong Kong Planning Standards and Guidelines ("HKPSG") (**Figure 4** refers).
- **Viewpoint 1 (VP1): View from the Sidewalk of Forfar Road** – This short-range kinetic VP is located approximately 100m to the north of the Site at Forfar Road. This VP represents nearby residents, students, pedestrian passers-by along Forfar Road as well as vehicular drivers and users of the on-street parking space on this part of Forfar Road. Despite its proximity to the Site, the visual sensitivity of this VP is considered **medium**, as the viewers of this VP are transient in nature and the Site is partially screened by Forfar.
 - **Viewpoint 2 (VP2): View from the Soccer Pitch within Argyle Street Playground** – This medium-range static VP is located approximately 280m to the northeast of the Site within the seven-a-side soccer pitch of Argyle Street Playground which will be redeveloped into a two five-a-side football pitches with a stormwater pumping station. This VP represents the users of the playground for exercising, recreation and leisure purposes. While the playground is subject to redevelopment to provide stormwater storage facility underground, two five-a-side soccer pitches would be re-provisioned in situ upon completion. The visual sensitivity is regarded **medium-high** considering the recreational nature of the location although a portion of the Site is shielded by the planned stormwater pumping station, a cluster of mid-rise residential developments and existing vegetation in the foreground.
 - **Viewpoint 3 (VP 3): View from Shing Tak Street Sitting Out Area** – This short-range static VP is located approximately 120m to the southeast of the Site within the sitting out area at the junction of Shing Tak Street and Fu Ning Street. This VP represents the users of the open space for resting, sitting-out and leisure purposes. It is also selected due to its popularity as an active route frequently visited by local residents and pedestrian passers-by. The visual sensitivity of this VP is considered **high** given its proximity to the Site and the recreational nature of the location.

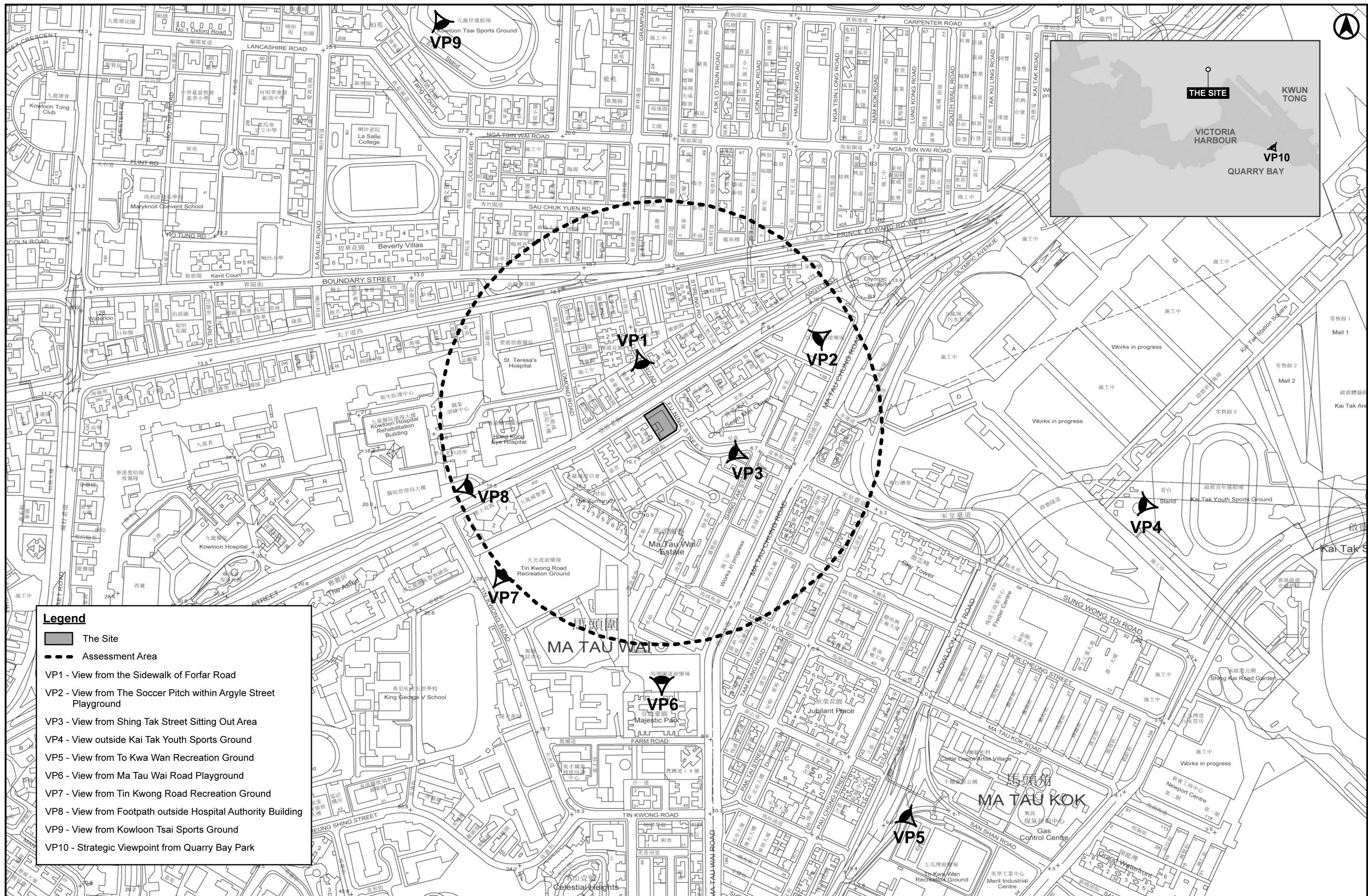


FIGURE 4 LOCATION OF VIEWPOINTS
SCALE 1 : 5,000

- **Viewpoint 4 (VP 4): View outside Kai Tak Youth Sports Ground** – This long-range static VP is located approximately 730m to the southwest of the Site at the plaza in front of the Kai Tak Youth Sports Ground in the Kai Tak Sports Park area. This VP represents the pedestrian passers-by, workers and visitors of Sports Ground and users of the Sports Ground for resting, entertainment, leisure and recreational purposes. The visual sensitivity of this VP is considered **medium-high** considering the popularity and recreation nature of the location.
- **Viewpoint 5 (VP 5): View from To Kwa Wan Recreation Ground** – This long-range static VP is located approximately 700m to the southwest of the Site. This VP represents the users of the open space for resting, sitting-out, leisure and recreational purposes. The visual sensitivity of this VP is considered **medium** considering the recreation nature of the location despite the Site being completely obstructed by the vegetation and man-made structures such as Sun Shing Centre and Homing Terrace in front (**Figure 5** refers).
- **Viewpoint 6 (VP6): View from Ma Tau Wai Road Playground** – This medium-range static VP is located approximately 320m to the south of the Site within Ma Tau Wai Road Playground. This VP represents users of the playground for exercise, recreation, leisure and sitting-out purposes. The visual sensitivity of this VP is regarded **medium** given the recreational nature of the location although the view to the Site is substantially blocked by Ma Tau Wai Estate (**Figure 6** refers).
- **Viewpoint 7 (VP7): View from Tin Kwong Road Recreation Ground** – This medium-range VP is located approximately 330m to the southwest of the Site, within the elevated open space at Tin Kwong Road Recreation Ground. It represents users of the cricket ground for training and leisure purposes, and the pedestrian passers-by. The visual sensitivity of this VP is considered **medium** considering the recreational nature of the location despite the Site being substantially obstructed by The Zumurud in the foreground (**Figure 7** refers).
- **Viewpoint 8 (VP8): View from Footpath Outside Hospital Authority Building** – This medium-range kinetic VP is located on Argyle Street approximately 300m to the west-southwest of the Site outside Hospital Authority Building. This VP represents traveller/commuters to nearby bus stops and visitors of the healthcare clusters adjacent to the footpath. Given that Argyle Street is a prominent pedestrian route, the visual sensitivity of this VP is regarded **medium** despite viewers of this VP being transient in nature and the Site being partially screened by the mid-rise residential developments namely Carlton Mansion, Harvest Court and Hoover Court in the foreground.
- **Viewpoint 9 (VP9): View from Kowloon Tsai Sports Ground** – This long-range static VP is located approximately 690m to the northwest of the Site within the Kowloon Tsai Sports Ground. This VP represents users of the Sports Ground for exercise, recreation, leisure and sitting-out purposes. The visual sensitivity of this VP is regarded **medium** given the recreational nature and the popularity of the location despite the Site being substantially obstructed by existing developments namely Harbourview Garden, Forfar and The Montebello in the foreground.
- **Viewpoint 10 (VP10): Strategic Viewpoint from the Quarry Bay Park** – This long-range static VP is located approximately 5.2km to the southeast of the Site at the Waterfront Promenade of the Quarry Bay Park, which is one of the strategic vantage points suggested by the HKPSG. Quarry Bay Park is a popular spot among the locals which provides a panoramic view of Victoria Harbour, the Kowloon ridgelines such as Lion Rock and the Kai Tak Cruise Terminal, which is a major tourist transportation hub and tourist node. This VP represents the users of the Quarry Bay Park for recreation, resting, sitting-out and leisure purposes. As this VP is far away from the Site and the Site is completely blocked by existing and planned developments in the foreground, the visual sensitivity of this VP is considered **low** (**Figure 8** refers).

INDICATIVE DEVELOPMENT SCHEME

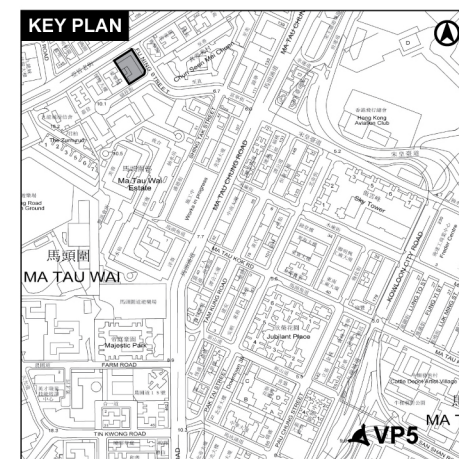
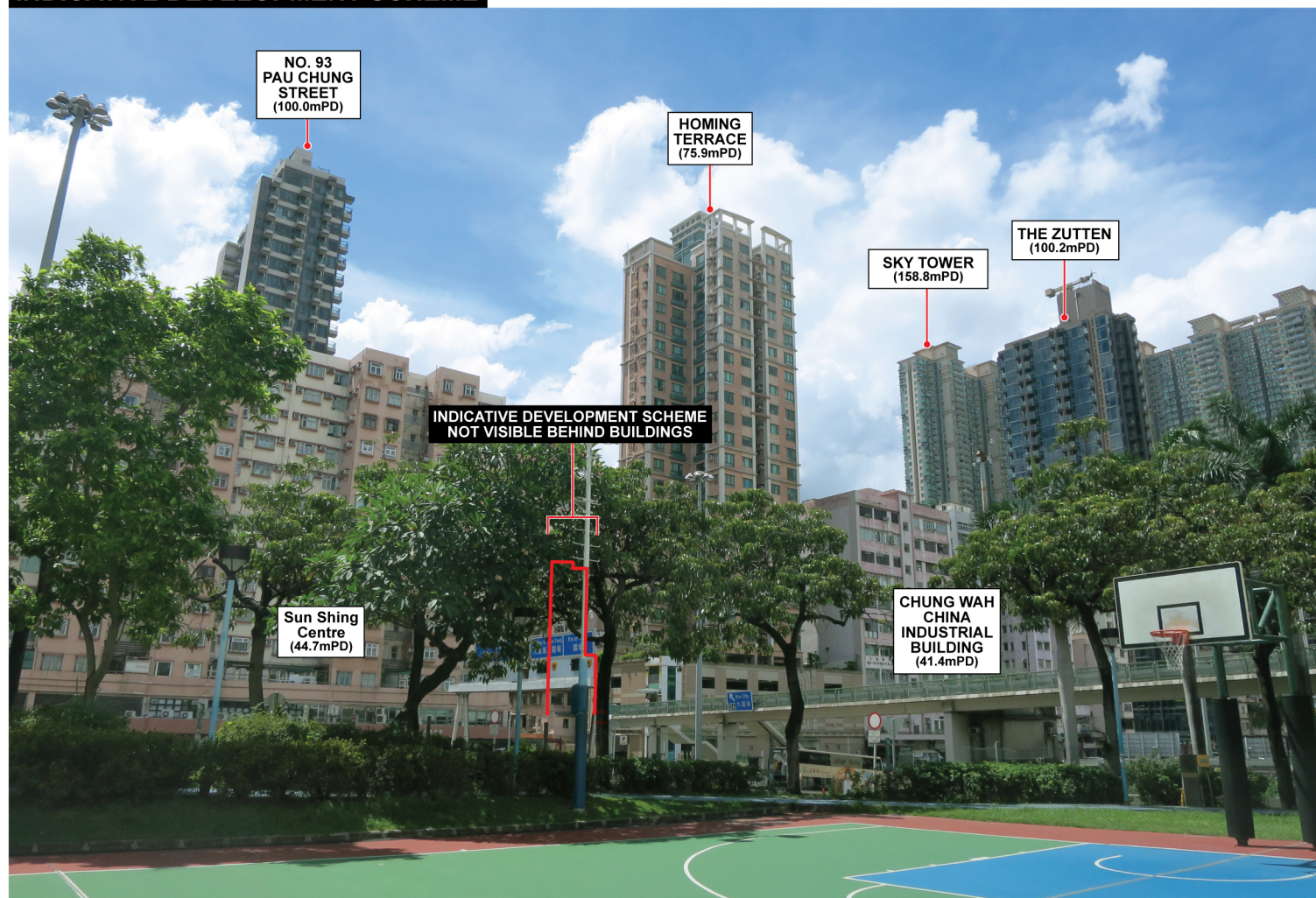


FIGURE 5 VIEWPOINT 5 : VIEW FROM TO KWA WAN RECREATION GROUND

INDICATIVE DEVELOPMENT SCHEME

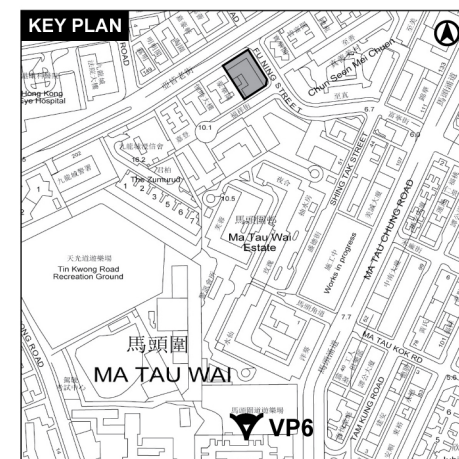


FIGURE 6 VIEWPOINT 6 : VIEW FROM MA TAU WAI ROAD PLAYGROUND

INDICATIVE DEVELOPMENT SCHEME

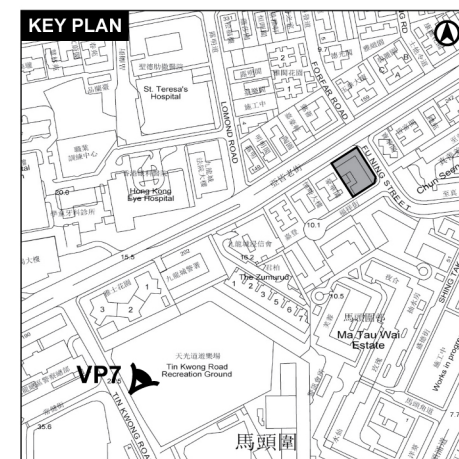


FIGURE 7 VIEWPOINT 7 : VIEW FROM TIN KWONG ROAD RECREATION GROUND

INDICATIVE DEVELOPMENT SCHEME

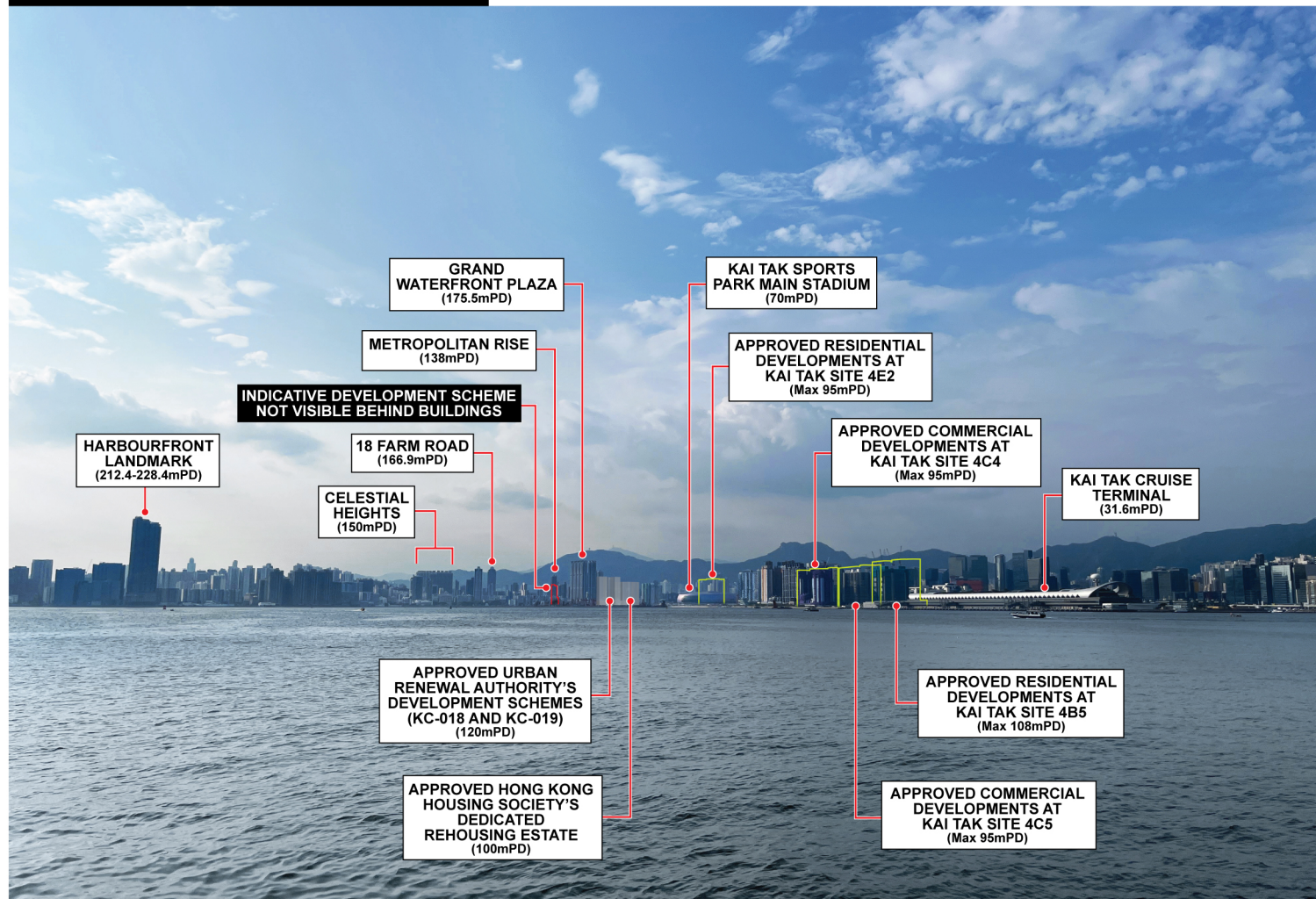


FIGURE 8 VIEWPOINT 10 : STRATEGIC VIEWPOINT FROM QUARRY BAY PARK

6 ASSESSMENT OF VISUAL IMPACTS

- 6.1 This Section evaluates the visual impact of the IDS by comparing it with the Approved S12A Scheme. Reference is made to TPB PG-No. 41 and the following Table (**Table 6.1** refers) summarises the relevant appraisal components. Generally, the visual impact assessment for the IDS is carried out on the basis of visual composition, visual obstruction, effect on public viewers and effect on visual resources. **Table 6.1** summarises the major considerations to be discussed for each appraisal component.

Table 6.1 - Appraisal Components

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and characters vis-à-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the IDS from all key public viewing points within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the IDS should be assessed and demonstrated in VIA. The changes in views to the existing and future public viewers should be compared before and after the IDS. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.
Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the IDS may improve or degrade the condition, quality and character of the assessment area and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development.

- 6.2 TPB PG No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated below (**Table 6.2** refers) to appraise the Overall Visual Resultant Impact of the IDS on the VSRs at the VPs (Para. 4.11 of TPB PG No. 41 refers)

Table 6.2 - Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the IDS in overall term will improve the visual quality and complement the visual character of its setting from most of the identified key public VPs.
Partly Enhanced/Partly Adverse	If the IDS will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public VP.
Negligible	If the IDS will, with or without mitigation measures, in overall term have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the Assessment Area.
Slightly Adverse	If the IDS will, with or without mitigation measures, result in overall term some negative visual effects to most of the identified key public VPs.
Moderately Adverse	If the IDS will, with or without mitigation measures, result in overall term negative visual effects to most of the key identified key public VPs.
Significantly Adverse	If the IDS will in overall term cause serious and detrimental visual effects to most of the identified key public VPs even with mitigation measures.

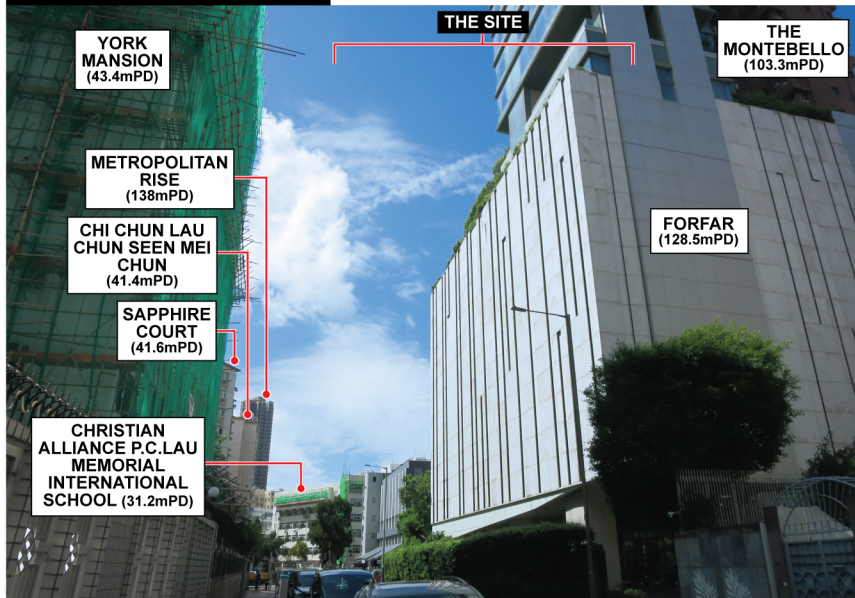
- 6.3 The results from the initial assessment reveal that views towards the IDS from Four (4) out of the Ten (10) locations investigated (i.e. VP5, VP6, VP7 and VP10) were blocked. The views from these VPs provided at **Figures 5-8** show that the vegetation and man-made structures in the foreground fully screen the IDS. Therefore, VPs 5, 6, 7 and 10 will not be further assessed.

- 6.4 Photomontages of VPs 1, 2, 3, 4, 8 and 9 are further assessed at **Figures 9-14** illustrating the existing condition and compare the IDS with the Approved S12A Scheme.

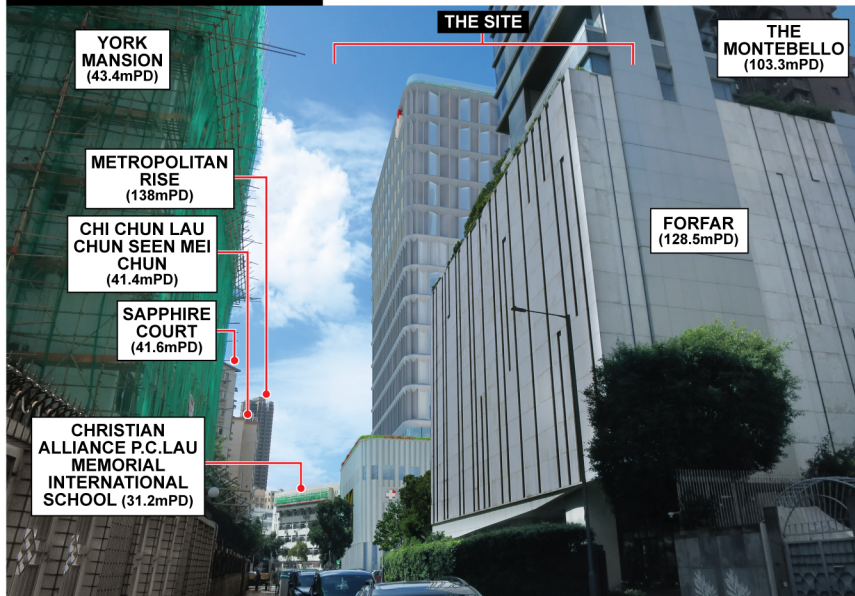
VP 1: View from the Sidewalk of Forfar Road (*Figure 9* refers)

- 6.5 **Visual composition:** The visual composition of this VP comprises the residential tower of Forfar (neutral visual element) and York Mansion covered in bamboo scaffolds (negative visual element), by the side of pedestrian walkway is a lane for on-street parking in the foreground. Various mid-to-high-rise developments including Sapphire Court, Chi Chun Lau Chun Seen Mei Chun, Metropolitan Rise and Christian Alliance P.C. Lau Memorial International School (neutral visual elements) and some greenery along roadside (positive visual element) are visible in the background against the open sky backdrop (positive visual element). Both the Approved S12A Scheme and the IDS will result in some blockage to the open sky view albeit the visual corridor along Forfar Road / Fu Ning Street is generally maintained. Compared with the Approved S12A Scheme, the IDS with a higher BH and larger building bulk at podium level will further obstruct the open sky view. Nonetheless, considering that the podium of the Forfar dominates the foreground, and the IDS is similar in scale, height and massing to Forfar, the IDS is considered not incompatible with the surrounding visual context. Therefore, the visual composition of this VP will not be significantly altered by the IDS.
- 6.6 **Visual obstruction:** Both the Approved S12A Scheme and the IDS will result in some obstruction to the views towards the open sky backdrop, but the extent of obstruction is mitigated by the setbacks of the tower podiums. Although the IDS with the additional BH and building mass will obstruct more portion of the open sky view, the visual openness among the Approved S12A Scheme and IDS will remain largely unchanged given the visual prominence of the podium of Forfar in the foreground. Thus, the degree of visual obstruction by the IDS is considered slight when compared to the Approved S12A Scheme.
- 6.7 **Effect on public viewers:** Given the current low-rise development on the Site, the degree of visual changes by both Schemes to viewers is moderate. While the IDS is slightly higher than the Approved S12A Scheme, the differences are slight and both Schemes will integrate well with the existing high-rise developments in the vicinity. More landscaping opportunities such as vertical greening and edge planting as well as adoption of sensitive glass façade treatment are explored in the podium levels of the IDS when compared with the Approved S12A Scheme to soften the building edge and enhance the visual amenity of the IDS. The effect of visual changes by the IDS is thus considered slight.
- 6.8 **Effect on visual resources:** The sky view and roadside planting in the foreground are positive visual elements in this VP which is otherwise dominated by residential buildings (neutral visual elements). Although there will be slight obstruction of open sky views comparing with the Approved S12A Scheme, the additional greening opportunities will improve on-site visual impact and enhance the streetscape. As a result, the condition, quality and character of the assessment area will unlikely be significantly adversely affected.
- 6.9 Despite a portion of the sky backdrop is blocked by the IDS with taller podium and tower, the visual impact can be mitigated with the adoption of sensitive façade treatment and enhanced introduction of greening opportunities to minimise the visual change. In light of the above, the overall resultant visual impact of the IDS at this VP is considered **slightly adverse** when compared to the Approved S12A Scheme.

EXISTING CONDITION



APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME

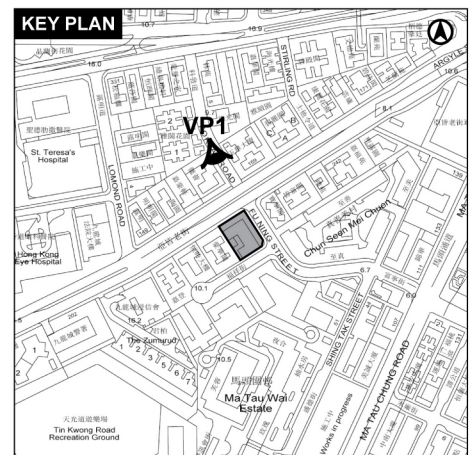
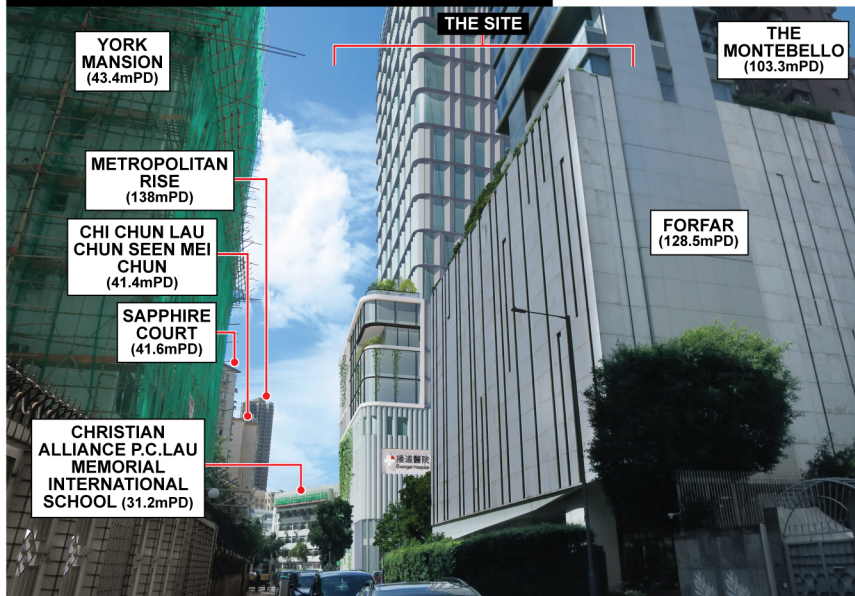


FIGURE 9 VIEWPOINT 1 : VIEW FROM THE SIDEWALK OF FORFAR ROAD

VP 2: View from the Soccer Pitch within Argyle Street Playground (**Figure 10** refers)

- 6.10 **Visual composition:** The visual composition of this VP is dominated by a cluster of low-to-mid-rise developments including Chi Mei Lau Chun Seen Mei Chuen (planned for redevelopment), St. Luke's Garden, Lorna Villa, Holy Trinity Bradbury Centre and The Colonnades and several high-rise developments such as Forfar, The Montebello and Harbourview Garden (neutral visual elements) in the background. The existing developments stand against a backdrop of an open sky view (positive visual element) with the seven-a-side soccer pitch and vegetation within the Argyle Street Playground (positive visual element) in the foreground. While the Approved S12A Scheme at this VP is substantially blocked by the existing developments and the proposed pumping station at the Argyle Street Playground in front, the upper floors of the IDS will further obstruct a minor portion of the open sky view due to the additional BH and a slightly higher visible building mass. Nonetheless, considering that the scale, massing and height of the IDS is not incompatible with the surrounding developments, the visual composition of this VP is not anticipated to be significantly altered against the Approved S12A Scheme.
- 6.11 **Visual obstruction:** Compared to the Approved S12A Scheme, the IDS will slightly intrude into the open sky backdrop that can currently be seen through gaps between existing buildings. Given the open sky view is largely preserved, the degree of visual obstruction is considered slight. It is also noted that there are no important views or view corridors obstructed from this VP and that the existing low-to-mid-rise developments in the foreground such as Chi Mei Lau Chun Seen Mei Chuen, St. Luke's Garden and Lorna Villa are subject to a maximum BHR of 80mPD. Future redevelopments to the maximum BH could substantially screen off the IDS from this VP.
- 6.12 **Effect on public viewers:** The existing view of this VP is dominated by the clusters of low-to-mid-rise developments in front and by the proposed pumping station of the Argyle Street Playground upon completion of the redevelopment, where both the Approved S12A Scheme and the IDS will blend in with the existing and planned developments of the neighbourhood with compatible massing and height. Moreover, the sensitive façade treatment will allow the visible portion of the IDS to blend in with the sky. As the visual openness of this VP is largely maintained with only slight obstruction to the sky view, the degree of visual change to the public viewers is considered slight.
- 6.13 **Effect on visual resources:** The IDS will only block a minor portion of the sky compared to the Approved S12A Scheme and cause slight impact on the open sky view given the dense man-made developments visible in this VP. The open sky view is largely preserved. Thus, the condition, quality and character of the assessment area at this VP will not be significantly adversely degraded.
- 6.14 In light of the above, the resultant visual impact of the IDS is considered **slightly adverse** when compared to the Approved S12A Scheme.

EXISTING CONDITION



APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME

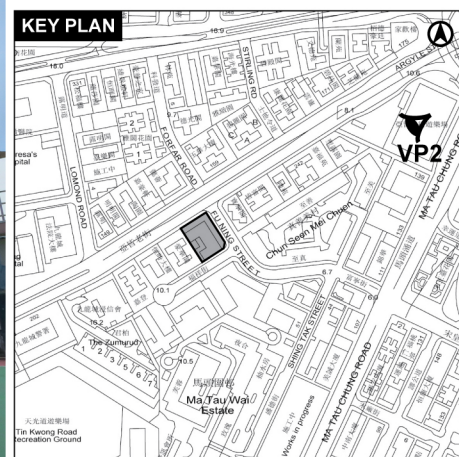


FIGURE 10 VIEWPOINT 2 : VIEW FROM THE SOCCER PITCH WITHIN ARGYLE STREET PLAYGROUND

VP 3: View from Shing Tak Street Sitting Out Area (**Figure 11** refers)

- 6.15 **Visual Composition:** The visual composition of this VP is dominated by the open space and an abundance of vegetation at the Shing Tak Street Sitting Out Area (positive visual elements) in the foreground. Several existing low-to-mid-rise developments including Christian Alliance P.C. Lau Memorial International School, Ma Tau Chung Ambulance Depot and Chi Chun Lau Chun Seen Mei Chuen (planned for redevelopment) (neutral visual elements) are visible with a narrow view gap to open sky in the backdrop (positive visual element). Given the proximity of this VP, both the Approved S12A Scheme and the IDS will be visually prominent in this VP and will block views to the open sky backdrop comparing to the existing Hospital. As the overall massing and scale of both Schemes are similar, there is no significant difference between the two Schemes in terms of visual composition.
- 6.16 **Visual obstruction:** Both the Approved S12A Scheme and the IDS will result in obstruction to the views towards the open sky backdrop and lead to an obvious loss of visual openness in the middle ground between Chi Chun Lau Chun Seen Mei Chuen and Christian Alliance P.C. Lau Memorial International School when assessed against the existing condition. Despite the higher BH, the degree of loss in open sky view and the visual openness among both Schemes are similar and remain largely unchanged in this VP. Thus, the degree of visual obstruction is considered negligible.
- 6.17 **Effect on public viewers:** The VP is dominated by the extensive vegetation within the sitting out area in the foreground. Both the Approved S12A Scheme and the IDS will create a more closed-in environment when compared to the existing condition due to the loss of visual openness but will blend in with the surrounding developments in terms of compatible scale, BH and massing. Notwithstanding, due to the short-range nature of this VP, the difference from the additional BH in the IDS is insignificant compared to the Approved S12A Scheme and the degree of visual change on public viewers induced by the IDS is thus considered negligible.
- 6.18 **Effect on visual resources:** The visual elements in this VP will be affected by both the Approved S12A Scheme and the IDS. The visual quality of the sitting out area will be slightly degraded due to the losses of visual openness. Nonetheless, as the degree of reduction in visual openness among the Approved S12A Scheme and the IDS is similar, the condition, quality and character of the assessment area will unlikely be adversely affected. The vegetation within the sitting out area will also be maintained and the introduction of a new modern architecture of the IDS will help create visual interest and bring positive impacts to the local area.
- 6.19 In light of the above, the overall resultant visual impact caused by the IDS is **negligible** when compared to the Approved S12A Scheme.

EXISTING CONDITION



APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME

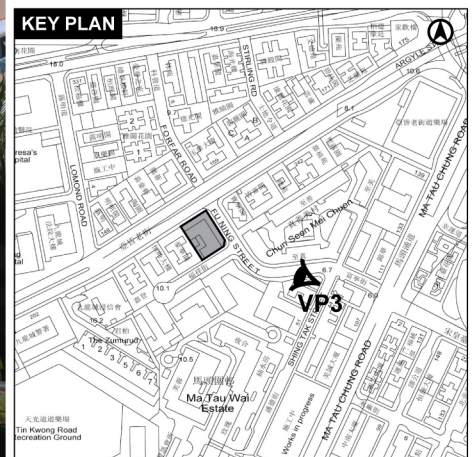


FIGURE 11 VIEWPOINT 3 : VIEW FROM SHING TAK STREET SITTING OUT AREA

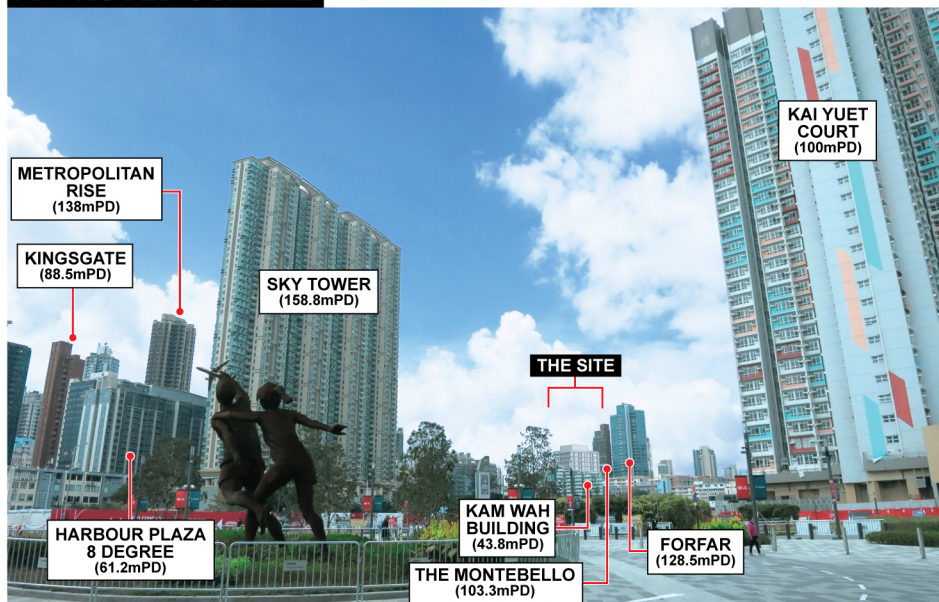
VP 4: View outside Kai Tak Youth Sports Ground (*Figure 12* refers)

- 6.20 **Visual Composition:** The visual elements of this VP are dominated by two high-rise residential towers, Sky Tower and Kai Yuet Court (neutral visual elements) and the sculpture (neutral visual element) in the plaza in front of the Kai Tak Youth Sports Ground in the Kai Tak Sports Park area in the foreground against an open sky backdrop (positive visual element). Several mid to high-rise developments including Metropolitan Rise, Kingsgate, Harbour Plaza 8 Degrees, Kam Wah Building, The Montebello and Forfar (neutral visual elements) are also visible in the background. As the VP is relatively far away from the Site and is partially screened by Kam Wah Building in front, the IDS with the additional BH will only further block a minor portion of the open sky view in the background when compared to the Approved S12A Scheme. Notwithstanding, both the Approved S12A Scheme and the IDS will blend in with the surrounding developments with compatible scale, massing and height. The visual composition of this VP will not be significantly altered.
- 6.21 **Visual obstruction:** When compared with the Approved S12A Scheme, the IDS with a higher BH will slightly obstruct the open sky view. Given that the open sky view is largely preserved, the degree of visual obstruction is considered negligible.
- 6.22 **Effect on public viewers:** This VP is dominated by the visual prominence of Sky Tower and Kai Yuet Court in front. Both the Approved S12A Scheme and the IDS will blend in with the surrounding high-rise developments, namely Forfar and The Montebello with a compatible BH and building mass in the background. While the IDS will further obstruct small part of the open sky, the extent is minimal given it will blend in with the cluster of high-rise developments in its vicinity and the long-range nature of this VP. Therefore, the degree on visual change on public viewers is considered negligible.
- 6.23 **Effect on visual resources:** As the IDS will only block a minor portion of the sky as compared with the Approved S12A Scheme, the majority of the sky view is retained at this VP will integrate well with the existing built environment, and the conditions, quality and character of the assessment area will unlikely be adversely affected. The sensitive façade treatment with light colour panels will also help improve the visual permeability and further reduce the contrast between the open sky backdrop. IDS will incorporate distinctive façade treatment and will allow for a more permeable and variation in façade design that further breaks down the verticality of the development and create visual interest.
- 6.24 In light of the above, the overall resultant visual impact caused by the IDS is considered **negligible** when compared to the Approved S12A Scheme.

EXISTING CONDITION



APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME

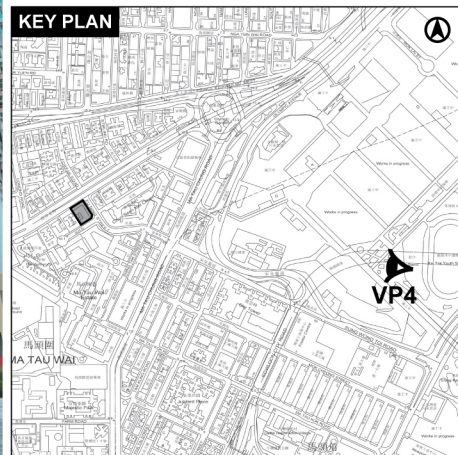
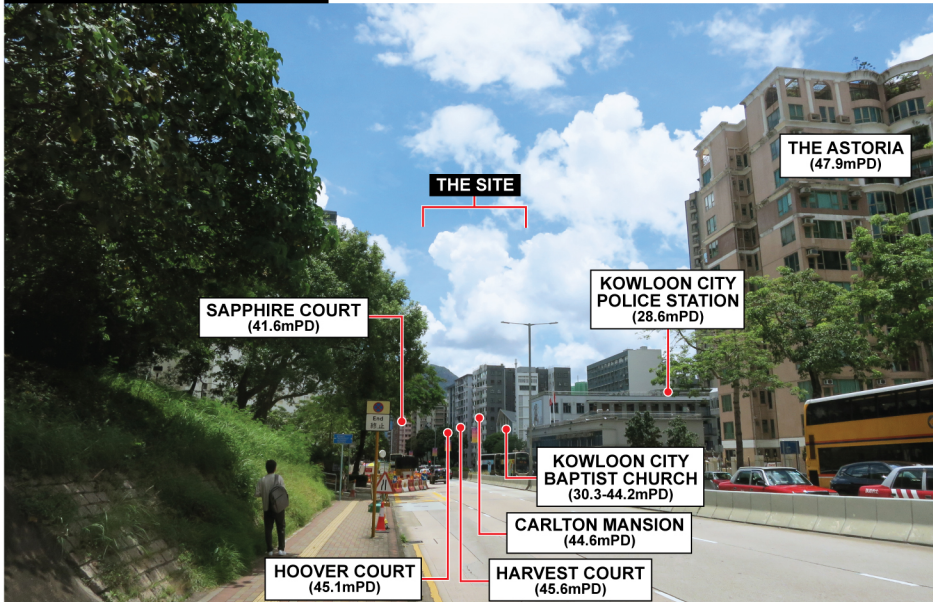


FIGURE 12 VIEWPOINT 4 : VIEW OUTSIDE KAI TAK YOUTH SPORTS GROUND

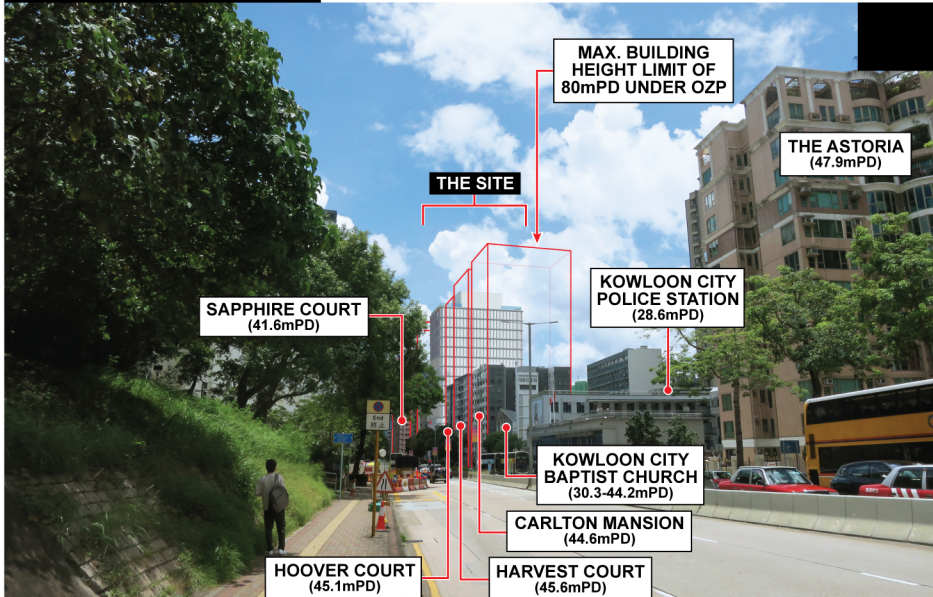
VP 8: View from Footpath Outside Hospital Authority Building (*Figure 13* refers)

- 6.25 **Visual Composition:** The major visual elements within this VP comprise of the street-level natural vegetation and rows of trees along the two sides of Argyle Street (positive visual elements), especially adjacent to the footpath to the left and various low-to-mid-rise residential and G/IC developments, including The Astoria, Kowloon City Police Station, Kowloon City Baptist Church, Carlton Mansion, Harvest Court, Hoover Court and Sapphire Court (neutral visual elements), densely clustered to the right side of Argyle Street in the foreground against the open sky in the backdrop (positive visual element). Whilst the IDS with the additional BH will further obstruct a minor portion of the open sky view when compared with the Approved S12A Scheme, the open sky view is largely preserved, and the IDS has compatible massing, height, scale and proportion with the surrounding development. The degree of impact on visual composition is thus considered slight when compared to the Approved S12A Scheme. It is also noted that adjacent developments are subject to a BHR of 80mPD. Views to the IDS will be substantially obstructed should there be any redevelopment of these building up to the maximum BH in the future.
- 6.26 **Visual obstruction:** The existing condition of this VP is mainly composed of open sky view. Both the Approved S12A Scheme and the IDS will result in partial reduction in views of this natural amenity. Although the IDS will intrude a slightly more portion of the open sky view, the visual openness will remain largely unchanged, thus, the degree of visual obstruction is considered slight. In addition, should the low of residential developments located in front of the Site be redeveloped as permitted as of right under the OZP, the IDS will be largely screened off and the degree of obstruction will be slight.
- 6.27 **Effect on public viewers:** While the IDS will result in some loss of the existing sky view, the majority of the open sky backdrop will be preserved by maintaining a compatible BH and building mass with the surrounding developments. Moreover, as this VP looks towards the building core (i.e. the “back” of the building), there will be no windows or openings on this facade. Although both the Approved S12A Scheme and the IDS will incorporate distinctive façade treatments, the IDS will allow a more permeable and variation in façade design that further breaks down the verticality of the development and create visual interest. With consideration of the kinetic nature of this VP, the degree on visual change on public viewers is considered slight.
- 6.28 **Effect on visual resources:** The Approved S12A Scheme and the IDS will slightly obstruct a small portion of the open sky view which does not fall into any part of any special visual resource / view corridor. The IDS will only further block a minor portion of the sky compared to the Approved S12A Scheme and cause slight impact to the visual resources. Nonetheless, there is no significant change to the visual quality of the assessment area and the IDS is not incompatible with the condition, quality and character of the surrounding environment.
- 6.29 Despite the IDS will lead to some loss of visual openness compared to the Approved S12A Scheme, the visual impact can be mitigated with sensitive building façade treatment and the overall resultant visual impact is considered **slightly adverse** in the interim before redevelopment of adjacent buildings. However, if the maximum BH of 80mPD as stipulated on the OZP of the adjacent residential developments fronting Argyle Street are realised, the resultant visual impact from the IDS would be considered negligible to slightly adverse.

EXISTING CONDITION



APPROVED SCHEME



INDICATIVE DEVELOPMENT SCHEME

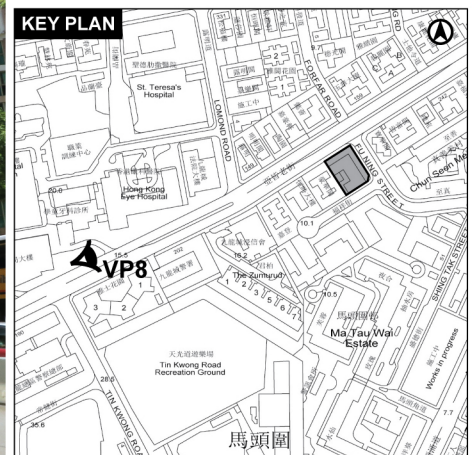
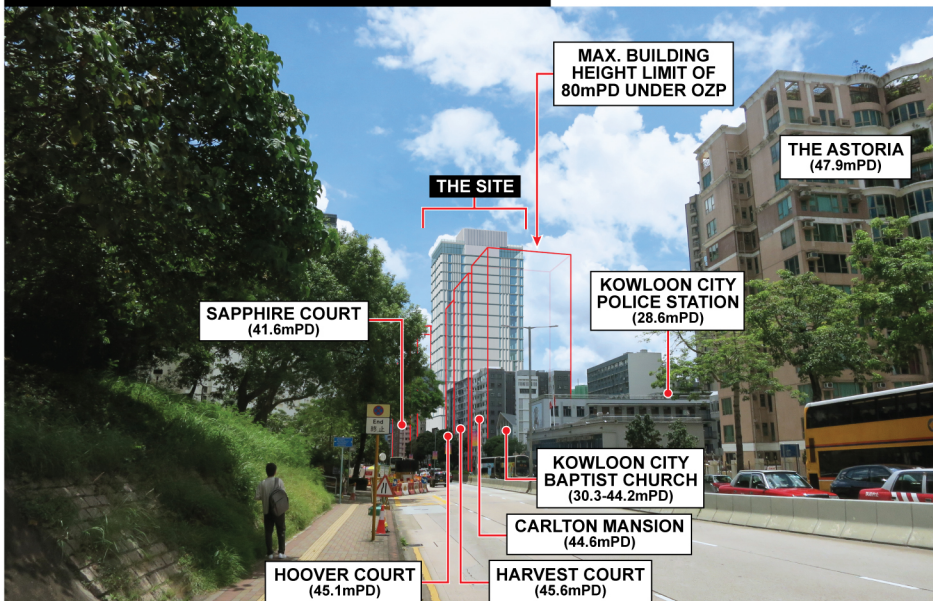


FIGURE 13 VIEWPOINT 8 : VIEW FROM FOOTPATH OUTSIDE HOSPITAL AUTHORITY BUILDING

VP 9: View from Kowloon Tsai Sports Ground (**Figure 14** refers)

- 6.30 **Visual Composition:** The major visual elements within this VP comprise of various skyscrapers and high-rise existing developments including Wellgan Villa, The Bloomsville, Sky Tower, Metropolitan Rise, Harbourview Garden, Forfar, The Montebello and 9 College Road (neutral visual elements) which stand against the open sky view (positive visual element) with the running track (neutral visual element). Natural turf soccer pitch (positive visual element) and spectator stand (neutral visual element) within Kowloon Tsai Sports Ground are in the foreground. The 57A Nga Tsin Wai Road is currently under construction and is also visible from this VP. The visual composition of this VP is dominated by a densely built environment against the open sky backdrop. The IDS with the additional BH will only further block a very minor portion of the open sky view in the background when compared to the Approved S12A Scheme. Notwithstanding, both the Approved S12A Scheme and the IDS will blend in with the surrounding developments with compatible scale, massing and height. The visual composition of this VP will not be significantly altered.
- 6.31 **Visual obstruction:** When compared with the Approved S12A Scheme, the IDS with a higher BH will slightly obstruct the open sky view. Given that the open sky view is largely preserved, the degree of visual obstruction is considered negligible.
- 6.32 **Effect on public viewers:** This VP is dominated by a cluster of high-rise developments where both the Approved S12A Scheme and the IDS will blend in well with the surrounding developments. The Approved S12A Scheme has been substantially screened by Forfar and Harbourview Garden that it is barely visible to public viewers. While the IDS with a higher BH will further block a small portion of the open sky when compared to the Approved S12A Scheme, the extent is minimal given the established high-rise visual content. The degree on visual change on public viewers is thus considered negligible.
- 6.33 **Effect on visual resources:** In comparison with the Approved S12A Scheme, the IDS is slightly higher and marginally more visible at this VP. However, the impacts on the open sky view is negligible given the already established built environment visible in this VP. The IDS will also integrate well with the nearby neighbourhood. As such, the conditions, quality and character of the assessment area will unlikely be adversely affected.
- 6.34 In light of the above, the overall resultant visual impact caused by the IDS is considered **negligible** when compared to the Approved S12A Scheme.

THE SITE

WELLGAN VILLA
(73.9mPD)

THE BLOOMSVILLE
(115.6mPD)

SKY TOWER
(158.8mPD)

9 COLLEGE ROAD
(101.3mPD)

METROPOLITAN RISE
(138mPD)

HARBOURVIEW GARDEN
(82mPD)

THE MONTEBELLO
(103.3mPD)

FORFAR
(128.5mPD)

THE BLOOMSVILLE
(115.6mPD)

WELLGAN VILLA
(73.9mPD)

SKY TOWER
(158.8mPD)

THE SITE

9 COLLEGE ROAD
(101.3mPD)

METROPOLITAN RISE
(138mPD)

HARBOURVIEW GARDEN
(82mPD)

THE MONTEBELLO
(103.3mPD)

FORFAR
(128.5mPD)

An aerial photograph of a site in Hong Kong, marked with a red dot and labeled 'THE SITE'. The site is located in a green, undeveloped area. Surrounding the site are several high-rise residential buildings, each labeled with its name and its Peak Height Above Ground Level (mPD):

- WELLGAN VILLA (73.9mPD)
- THE BLOOMSVILLE (115.6mPD)
- SKY TOWER (158.8mPD)
- 9 COLLEGE ROAD (101.3mPD)
- METROPOLITAN RISE (138mPD)
- HARBURVIEW GARDEN (82mPD)
- THE MONTEBELLO (103.3mPD)
- FORFAR (128.5mPD)

The site is situated near a large sports field with a red running track and blue seating. The background shows a dense urban landscape with more high-rise buildings under a blue sky with scattered clouds.

7 CONCLUSION

- 7.1 The VIA is undertaken to evaluate the difference in visual impact of the IDS against the Approved S12A Scheme. A total of Ten (10) potential VPs were identified for initial assessment with Six (6) being selected for assessment and the remaining Five (5) were blocked by various structures.
- 7.2 The VIA concludes that the IDS, when compared to the Approved S12A Scheme, will have “negligible” to “**slightly adverse**” visual impacts when viewed from short to medium range VPs. Overall, the increase in BH and building bulk in the IDS is considered not incompatible with the surrounding context particularly on massing, scale and height and there is no significant change in visual character. Nonetheless, various visual mitigation measures have been maintained from the Approved S12A Scheme and additional measures have been incorporated in the IDS, including a more intensive provision of greenery, such as communal podium garden with seatings on 8/F, balcony at 6/F with edge planting, tower setback above podium, provision of planters at M/F to 7/F and sensitive façade treatment with variation and articulation (especially at the back of the building facing Hoover Court).
- 7.3 All in all, the visual impact of the IDS is considered acceptable. **Table 7.1** summarises the overall visual impact of the IDS compared to the Approved S12A Scheme.

Table 7.1 – Summary Table of Visual Impact (IDS against the Approved S12A Scheme)

Viewpoints Assessed	Visual Sensitivity	Resultant Visual Impact
VP1: View from the Sidewalk of Forfar Road	Medium	Slightly Adverse
VP2: View from the Soccer Pitch within Argyle Street Playground	Medium-High	Slightly Adverse
VP3: View from Shing Tak Street Sitting Out Area	High	Negligible
VP4: View outside Kai Tak Youth Sports Ground	Medium-High	Negligible
VP5: View from To Kwa Wan Recreation Ground	Medium	Not Applicable (Site not visible)
VP6: View from Ma Tau Wai Road Playground	Medium	Not Applicable (Site not visible)
VP7: View from Tin Kwong Road Recreation Ground	Medium	Not Applicable (Site not visible)
VP8: View from Footpath Outside Hospital Authority Building	Medium	Slightly Adverse
VP9: Kowloon Tsai Sports Ground	Medium	Negligible
VP10: Strategic Viewpoint from Quarry Bay Park	Low	Not Applicable (Site not visible)

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