

Appendix 2:

Replacement pages of the Visual Impact Assessment

1. INTRODUCTION

- 1.1. This Visual Impact Assessment (VIA) was prepared in support of the planning application pursuant to Section 16 of the Town Planning Ordinance (Cap. 131) (S16 Planning Application), for minor relaxation of maximum domestic plot ratio (DPR) and building height restriction (BHR) for the URA Kai Tak Road / Sa Po Road Development Scheme (KC-015) (the Scheme).
- 1.2. The Scheme is located in Kowloon City and is bounded by Kai Tak Road, Prince Edward Road East, Sa Po Road and Carpenter Road. It adjoins Site C1 of URA Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017) at its southwestern boundary. It is currently vacant, as the demolition works were completed in 2024 (**Figure 1.1** and **Figure 1.2** refer).
- 1.3. The Application Site falls within the area zoned “Residential (Group A)” (“R(A)”) on the approved URA Kai Tak Road / Sa Po Road Development Scheme Plan No. S/K10/URA1/2 (the Approved DSP) (**Figure 1.2** refers). It is subject to a maximum DPR of 7.5 and total plot ratio (PR) of 9.0, with BHR of 120mPD.
- 1.4. With an aim to enhance development flexibility to meet market needs, adopt Modular Integrated Construction (MiC) method and aboveground carpark design, this S16 Planning Application seeks Town Planning Board (TPB)’s permission for the Scheme on the following:
- (i) minor relaxation of DPR from 7.5 to 8.0, with total permissible plot ratio remains the same as 9.0; and
 - (ii) minor relaxation of BHR from 120mPD to 140mPD.
- 1.5. The S16 Planning Application is a “non-scheme-based” submission. The notional design and indicative development parameters provided in the application are solely for illustration purpose and for conducting necessary technical assessments. Except for any planning condition(s) to be imposed, the design of the future development will not be bounded by the notional design submitted in the S16 Planning Application.
- 1.6. To support the S16 Planning Application, this Visual Impact Assessment (VIA) report is prepared to assess the potential visual impact arising by the S16 Planning Application in accordance with the **TPB Guideline No. 41A** – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the **Town Planning Board (TPB PG-No. 41A)**.

1.7. This VIA report has made reference to the selected viewpoints (VPs) adopted in the Visual Appraisal for the Approved DSP dated February 2019 (VA for Approved DSP), with minor adjustments to account for the changes in development context. The VPs adopted in this VIA has obtained no in-principal objection from the Urban Design & Landscape Section of Planning Department (UD&L, PlanD) in October 2025. **The selected VPs have covered all four cardinal directions and included short-to-long range views as per TPB PG-No. 41A.** The notional design of the Approved DSP has been adopted as the baseline visual condition for assessment (**Appendix 1** refers).

1.8. This VIA report will cover the followings:

- Section 2: describes the indicative development proposal under the current S16 Planning Application;
- Section 3: identifies the area of assessment and the visual context of the Application Site;
- Section 4: identifies the **key public viewers;**
- Section 5: appraises the potential visual impacts induced by the S16 Planning Application; and
- Section 6: summarizes the findings of the VIA.

Table 2.1: Comparison of Indicative Development Parameters of the Approved DSP Proposal and Current S16 Planning Proposal

Development Parameters	Approved DSP Proposal [A]	Current S16 Planning Proposal [B]	Difference [B]-[A] (% change)
Site Area⁽¹⁾ - Application Site Area (for PR Calculation) (m ²)	About 5,307	About 5,307	No change
Maximum PR⁽³⁾ - Total PR - Domestic PR	9.0 7.5	9.0 8.0 ⁽²⁾	No Change +0.5 (+6.7%)
Max GFA⁽¹⁾⁽³⁾ Total GFA (m ²) Domestic GFA (m ²)	About 47,763 About 39,803	About 47,763 ⁽²⁾ About 42,456 ⁽²⁾	No change +2,653 (+6.7%)
Max. BH (mPD)	120	140	+20 (+16.7%)
GIC Facilities⁽⁴⁾ (m²)	About 800	About 800	No Change
Sunken Plaza (m²)	About 1000	About 1000	No Change
Under Notional Design			
No. of Residential Towers	3 towers	2 towers	-1 (-33.3%)
No. of Storeys - Domestic - Clubhouse - Podium - Basement	29 storeys 1 storey 3 storeys 5 storeys	31 storeys 1 storey 5 storeys 2 storeys	+2 (+6.9%) No Change +2 (+66.7%) -3 (-60.0%)
Average Flat Size (m²)	About 42.8 ⁽⁵⁾	About 42.8	No Change ⁽⁵⁾
No. of Flats	About 930 ⁽⁵⁾⁽⁶⁾	About 992 ⁽⁶⁾	+62 (+6.7%) ⁽⁵⁾
Anticipated Population⁽⁷⁾	About 2325 ⁽⁵⁾	About 2480	+155(+6.7%) ⁽⁵⁾
Site Coverage⁽⁸⁾	Domestic portion: Not more than 40% Non-domestic portion below 15m: Not more than 100% Non-domestic portion above 15m: Not more than 65%	Domestic portion: Not more than 40% Non-domestic portion below 15m: Not more than 100% ⁽⁹⁾ Non-domestic portion above 15m: Not more than 65%	No change
Local Open Space (m²)⁽¹⁰⁾	About 2251	About 2480	+229 (+10.2%)

Remarks:

- (1) Based on the net site area under the Land Grant, subject to agreement with LandsD. For reference, the net site area under the Approved DSP was about 5,352 sq.m., the corresponding total GFA was about 48,168 sq.m. and domestic GFA was about 40,140 sq.m.
- (2) Excluding 10% of MiC floor area which could be disregarded from calculation of GFA and plot ratio as per Joint Practice Note No. 8.
- (3) The domestic and non-domestic PR/GFA are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR and total PR. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design stage.
- (4) GIC to be exempted from GFA calculation under the Approved DSP.
- (5) For a like-to-like analysis, an average flat size of about 42.8 sq.m. under the Current S16 Planning Proposal has been applied to both the approved DSP and current S16 scenarios in the comparison table to show the net increase in the number of flats and population. For reference, the notional

- design for the Approved DSP for KC-015 approved by CE in C in Sep 2020 had adopted an average flat size of about 49.6 sq.m. with about 938 no. of flats and an estimated population of about 1940.*
- (6) *The actual no. of flats would be worked out at detailed design stage.*
 - (7) *Based on Population Census 2021, the average domestic household size in Lung Shing District Council Constituency Area is 2.5 persons.*
 - (8) *Assumed in accordance with the First Schedule of Building (Planning) Regulation that for a Class C site with building height over 61m, the site coverage shall not exceed 40% for a domestic building or for the domestic part of a composite building, and shall not exceed 65% for a non-domestic building, or for the non-domestic part of a composite building. If the non-domestic podium does not exceed 15m in height, a site coverage of not more than 100% shall be permitted. The actual site coverage for the development at the Application Site will be determined at detailed design stage.*
 - (9) *For reference, the podium below 15m will not extend towards the sunken plaza of about 1000 sq.m. (i.e. equivalent to about 18.84% of the Application Site area.)*
 - (10) *Private open space for future residents will be provided in accordance with HKPSG requirements of 1 sq.m. per person.*

2.6. All previously committed planning gains under the Approved DSP Proposal have been retained, including:

- Provision of a split-level sunken plaza of about 1,000sq.m., which connects with the future subway (to be constructed by CEDD) linking Kai Tak Development Area (KTDA) and its Underground Shopping Street (USS), to create a nodal point to connect this part of Kowloon City District with KTDA for enhancing the area's connectivity and walkability. The sunken plaza will be opened for public use and will incorporate retail components, sitting area and event space for place-making opportunities to enrich users' experience, as well as providing a 50m setback of towers from Prince Edward Road East to enhance wind flow penetration;
- Replanning and converting the existing portion of Sa Po Road within the Application Site to optimize the configuration of the sunken plaza, provide solution space for bus queuing at the pavement of Prince Edward Road East and enhanced pedestrian circulation;
- Provide not less than 800 sq.m. of GFA for GIC uses to meet the community needs; and
- Provide PVP to address local parking demand. The URA submitted a Technical Note on Public Vehicle Park for KC-015 in April 2025 to Transport Department (TD), proposing minor reduction of PVP provision from 300 nos. under the Approved DSP to 217 nos. to reflect an updated estimate of local parking demand. The Note has obtained no in-principle objection from TD and no in-principle objection from Kowloon City District Council (KCDC) after consultation. As such, the current S16 Planning Proposal adopts the reduced numbers of PVP provision (i.e. 217 private car parking spaces).

3. AREA OF ASSESSMENT

3.1 Baseline Visual Condition

3.1.1 To comprehensively appraise the potential visual impacts arising from the Current S16 Planning Proposal, the notional design of the Approved DSP Proposal, with maximum DPR of 7.5, total PR of 9.0 and BHR of 120mPD, will serve as baseline visual condition of the Application Site to assess the visual changes. The Notional Design of the Approved DSP Proposal is provided in **Appendix 1** and its indicative development parameters is available in **Table 2.1**.

3.2 Area of Visual Influence (AVI)

3.2.1 According to **TPB PG-No. 41A**, the assessment area (i.e., the visual envelope) should cover the AVI within which the future development at the Application Site is pronouncedly visible from key sensitive viewers. The assessment area for the VIA is defined by the visual envelope ("VE") of the Application Site. The VE has taken 3 times of the proposed building height of the proposed development. **Since the actual building height as per the notional design for the Current S16 Planning Proposal is about 134m (i.e. the proposed BHR of 140mPD minus the site formation level of about 6mPD), the VE is therefore covering a radial area of about 402m (i.e. 134m x 3).**

3.2.2 As illustrated in **Figure 3.1**, the assessment area extends to a cluster of public housing, which includes Mei Tung Estate, Tung Tau Estate and Tung Wui Estate, as well as a portion of the Kowloon Walled City Park to the north; the Light Public Housing at Olympic Avenue to the east; a cluster of medium-to-high rise residential developments in KTDA to the south; and the Nga Tsin Wai Road area which is the urban core of Kowloon City with a mixed of existing tenement buildings, recent high-rise residential developments and the planned URA KC-017 development to the west. Apart from the coverage of the assessment area, the strategic viewpoint from Quarry Bay Park located across the Victoria Harbour (i.e. SVP 4), has also been identified for assessment (**Figure 3.3** refers).

3.2.3 The VPs for selected this VIA has made reference to those adopted in the VA for the Approved DSP, as the visual context surrounding the Application Site remains largely unchanged that most of the VPs adopted in the VA for Approved DSP are considered applicable and valid

4. KEY PUBLIC VIEWERS AT LOCAL VIEWPOINTS

- 4.1 As per the requirements of TPB PG-No. 41A, key public viewers are those people, who have views of the Application Site from the most affected VPs in the AVI, and they are most likely to be affected by the proposed visual change. The identified key public viewers of the VIA include the public at popular areas for outdoor activities, recreation, rest, leisure and prominent travel routes where their visual attention may be caught by the proposed development.
- 4.2 Key public viewers are categorised based on the characters and what they engage in the public VPs. The sensitivity of receivers of visual changes will be influenced by:
- 1) The activities they are engaged in;
 - 2) The duration for which the proposed development remains visible;
 - 3) View towards the change is full or partial; and
 - 4) The public perception towards the portion of the proposed development.
- 4.3 With consideration of the nature of the people who are mostly affected by the proposed visual changes at the key VPs, the selected key public viewers of the subject VIA are categorised into two groups, namely:
- 1) **Recreation** – General public has sights on the Notional Design of the Application Site while engaging in recreational facilities. Their visual sensitivity varies depending on the type of recreational activity they are engaging in.
 - 2) **Traveller** – General public has sights on the Notional Design of the Application Site in public passageways. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.
- 4.4 Based on the above criteria, the visual sensitivity of key public viewers from the VPs are categorized into 3 grades (i.e. “High”, “Medium”, and “Low”), depending on the duration of stay at the VPs. For example, the visual sensitivity of key public viewers from public open spaces is classified as “High”, while the visual sensitivity of travellers is classified as “Low”.
- 4.5 Table 4.1 lists the visual sensitivity of the selected key public viewers at the selected VPs.

Table 4.1 – Brief Analysis of Visually Sensitive Receivers at Selected Viewing Points

Key Public Viewer and Type of User (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of Existing View (Good / Fair / Poor)	Degree of Visibility on the Notional Design of the Application Site (Full / Partial / Glimpsed) Frequency of View of the Notional Design of the Application Site (Frequent / Occasional / Rare)	Sensitivity
VP 1: Prince Edward Road East Bus Stop Key Public Viewers: Nearby residents and pedestrians, users of the Kowloon City Bus-bus Interchange (BBI) Type of User: Traveller	About 100m to the south-west of the Application Site	Fair – An oblique view of the south-western boundary of the Application Site, capturing the pavement of Prince Edward Road East in the foreground with bus stops at Kowloon City BBI at the right, existing tenement buildings to the left and a sky view partially obstructed by existing medium-to-high rise buildings such as Le Billionaire, Billionaire Royale and the Regal Oriental Hotel at the back.	Partial View – The proposed sunken plaza, podium and the lower floors of the residential towers of the Notional Design are visible from this VP due to its proximity to the Application Site. Frequent View – This VP is located right next to various bus stop (i.e. the Kowloon City BBI) with a high level of pedestrian activity. Due to the proximity to the Application Site, the pedestrians and facilities users will have a frequent view of the Application Site.	High
VP 2: Kai Tak Road Key Public Viewers: Nearby	About 35m to the west of the Application Site	Fair – The view of the western boundary, capturing vacant Application Site surrounded by site hoardings on the left, a row of low-to-medium rise tenement buildings on the right, and a sky view	Partial View – The podium and the lower floors of the residential towers of the Notional Design are visible from this VP due to its proximity to the Application Site.	Medium

Key Public Viewer and Type of User (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of Existing View (Good / Fair / Poor)	Degree of Visibility on the Notional Design of the Application Site (Full / Partial / Glimpsed) Frequency of View of the Notional Design of the Application Site (Frequent / Occasional / Rare)	Sensitivity
Residents, shoppers at G/F shops and pedestrians/ drivers of Kai Tak Road Type of User: Traveller		partially obstructed by a relatively new high-rise building (i.e. the Carlson Court) and various residential developments in the KTDA in the background.	Occasional View – This VP is observed with low level of pedestrian and vehicular activities. The key public viewers are mainly pedestrians and drivers passing by Kai Tak Road, who are mostly transient in nature, with short duration of stay and major attention on the road/ traffic condition.	
VP 3: Kowloon Walled City Park Key Public Viewers: Tourist to Kowloon Walled City Park, facility users, nearby residents and pedestrians	About 290m to the north-west of the Application Site	Good – The view of the north-western boundary of the Application Site, capturing the greenery within the park in the foreground, and a sky view partially obstructed by existing medium-to-high rise buildings in the background.	Partial View – The podium and the lower floors of the residential tower of the Notional Design will be screened off by the trees in the foreground. Occasional View – This VP is located within the Kowloon Walled City Park, an area frequently visits by many tourists and recreational users. The focus of the key public viewers is on the park's heritage elements and leisure activities and their view towards the	High

Key Public Viewer and Type of User (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of Existing View (Good / Fair / Poor)	Degree of Visibility on the Notional Design of the Application Site (Full / Partial / Glimpsed) Frequency of View of the Notional Design of the Application Site (Frequent / Occasional / Rare)	Sensitivity
Type of User: Recreation			partially-blocked residential towers of the Notional Design is considered occasional.	
VP 4: Future GIC Complex of KC-017 (near the existing entrance of Carpenter Road Park) Key Public Viewers: Visitors to the Park, nearby residents and pedestrians Type of User: Recreation/ Traveller	About 380m to the north-west of the Application Site	Fair – The view of the north-western boundary of the Application Site, capturing trees at the entrance of Carpenter Road Park on the left, and low-rise buildings (i.e. the existing Lok Sin Tong Transitional Housing and some tenement buildings) on the right in the foreground, and a sky view partially obstructed by existing medium-to-high rise buildings in the background.	Partial View – The major views to the Application Site will be screened off by existing developments in the foreground, leaving only a partial view of the residential tower of the Notional Design. Occasional View – While the key public viewers at this VP are primarily pedestrians walking along Carpenter Road who are transient in nature, the frequency of view is considered occasional due to the partial obstruction caused by existing buildings.	Medium

Key Public Viewer and Type of User (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of Existing View (Good / Fair / Poor)	Degree of Visibility on the Notional Design of the Application Site (Full / Partial / Glimpsed) Frequency of View of the Notional Design of the Application Site (Frequent / Occasional / Rare)	Sensitivity
VP 5: Olympic Avenue Key Public Viewers: Nearby residents and pedestrians/ drivers along the Olympic Avenue Type of User: Traveller	About 370m to the south-west of the Application Site	Fair – An oblique view of the south-western boundary of the Application Site, capturing a network of roads and flyovers in the foreground and a sky view partially obstructed by various existing high-rise, single-block buildings within Kowloon City.	Partial – The podium and the lower floors of the residential tower of the Notional Design will be screen by the network of roads and flyovers and existing trees and vegetation in the foreground. Rare View – A low level of pedestrian activity is observed at this VP, within mainly pedestrian passing by the footpath of the Olympic Avenue and the construction sites of KTDA. The key public viewers will have a rare view of the Application Site as they are mostly transient in nature.	Low
VP 6: Kai Tak Station Square Key Public Viewers: Nearby residents and pedestrians	About 440m to the south-east of the Application Site	Poor – An oblique view of the south-eastern boundary of the Application Site from KTDA, capturing an existing high-rise subsidized housing (i.e. Kai Yan Court) on the left, a construction site of a high-rise private residential development on the right in the foreground, and an obstructed sky-view in the background.	Glimpsed View – Views are mostly screened off by the existing buildings of Kai Yan Court and the construction site of high-rise private residential development in the foreground. Rare View – Although this VP is located within the Station Square with a high level of pedestrian activity observed, the frequency of	Low

Key Public Viewer and Type of User (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of Existing View (Good / Fair / Poor)	Degree of Visibility on the Notional Design of the Application Site (Full / Partial / Glimpsed) Frequency of View of the Notional Design of the Application Site (Frequent / Occasional / Rare)	Sensitivity
Type of User: Traveller			views towards the Application Site is considered rare due to the obstruction caused by existing and construction sites of high-rise residential buildings in the foreground.	
VP 7: Tung Tau Estate Key Public Viewers: Nearby residents and pedestrians/ drivers along Lok Sin Road Type of User: Traveller	About 340m to the north-east of the Application Site	Fair – An oblique view of the north-eastern boundary of the Application Site, capturing existing medium to high-rise public housing blocks (i.e. Tung Wui Estate and Tung Tau Estate) along both sides of Lok Sin Road in the foreground with a sky view partially obstructed by two high-rise buildings (i.e. Billionaire Royale and Le Billionaire)	Partial View – Major views will be screened off by existing developments in the foreground with partial view of the residential towers of the Notional Design. Rare View – While the key public viewers at this VP are primarily pedestrians and drivers along Lok Sin Road who are transient in nature, the frequency of views is considered rare due to the obstruction caused by existing buildings.	Medium
VP8: Quarry Bay Park (Strategic VP (SPV4))	About 4.3km to the southeast of the Application	Good – Long distance panoramic views towards the Application Site largely characterized by the existing high-rise and high-density development in Kwun Tong, Kowloon Bay and KTDA, featuring the Victoria Harbour and the continuous	Glimpsed view – long distance view of the Notional Design, which will be blended and compatible with the urban built environment along the harbourfront.	High

Key Public Viewer and Type of User (Recreation and/or Traveller)	Approx. Viewing Distance	Quality of Existing View (Good / Fair / Poor)	Degree of Visibility on the Notional Design of the Application Site (Full / Partial / Glimpsed) Frequency of View of the Notional Design of the Application Site (Frequent / Occasional / Rare)	Sensitivity
Key Public Viewers: Facility users, pedestrians along the Quarry Bay Promenade Type of User: Recreation	Site on the opposite side of the harbour	ridgelines extending from Beacon Hill to the Lion Rock and Kowloon Peak as backdrop.	Rare view – Although active pedestrian activities are observed and anticipated, the Notional Design will be largely screened off by buildings in KTDA. Meanwhile, the key public viewers' view along the promenade would mainly focus on Victoria Harbour, skyline, ridgeline and urban developments.	

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impacts

5.1.1 With reference to TPB PG-No. 41A, visual changes could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following three aspects:

- 1) Visual Composition (i.e., to assess the visual effects resulted from changes in massing, heights, disposition, forms etc. viz the overall visual backdrop);
- 2) Visual Obstruction (i.e., to assess the degree of visual obstruction and loss of views or visual openness due to the proposed development); and
- 3) 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 5.1 – Classification of Overall Visual Impacts

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

Table 5.2 – Appraisal of Visual Impacts of Selected Viewpoints

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
VP 1: Prince Edward Road East Bus Stop	About 100m to the south-west of the Application Site	Traveller	As shown in Figure 5.1, the visual composition of this VP mainly features a wide pavement of Prince Edward Road East with bus stops (i.e. Kowloon City BBI) and various existing medium-to-high rise buildings (e.g. Le Billionaire, Billionaire Royale and the Regal Hotel etc.) Due to the close proximity to the Application Site, both the Approved DSP Proposal and the Current S16 Planning Proposal (both proposals) will inevitably visible with a large building mass at this VP.	The visual openness to the sky is already partially obstructed by the existing medium-to-high rise buildings. Both proposals will result in further obstruction of the sky view, nevertheless a portion of the sky view is still visible. Comparing to the Approved DSP Proposal, the visual openness and permeability remains the same. Thus, the impact of visual obstruction to the established VP is negligible.	The key visual elements are the existing pavement of Prince Edward Road East with bus stops, the existing buildings and the partially obstructed sky view. Under both proposals, the sunken plaza, podium and the lower floors of the proposed towers will be visible and become a dominant visual element, which would reduce the existing sky view.	Negligible

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
			Nevertheless, comparing with the Approved DSP Proposal, the visual composition remains the same, and thus the effect on visual composition is considered negligible.		If compared with the Approved DSP Proposal, there will be negligible change to the existing visual elements and resources.	
VP 2: Kai Tak Road	About 35m to the west of the Application Site	Traveller	As shown in Figure 5.2 , the visual composition of this VP mainly features low-to-medium tenement buildings along Kai Tak Road with a glimpse of planned residential development in KTDA across the Prince Edward Road East in the background. Both proposals will inevitably visible with a large	As the Application Site is currently vacant as demolition works were completed in 2024, this VP possess a relatively open sky view with only a small degree of visual obstruction by the existing buildings at the foreground. While, both proposals will result in some obstruction of the existing sky view, a portion	The key visual elements are the existing buildings along Kai Tak Road. Under both proposals, the proposed sunken plaza, podium and the lower floors of the proposed towers will be visible and become a dominant visual element, which would	Negligible

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
			building mass at this VP due to its close proximity to the Application Site. Nevertheless, the visual composition remains largely the same when compared with the Approved DSP Proposal, and thus the effect on visual composition is considered negligible.	of the sky view will remain visible. When compared directly with the Approved DSP Proposal scenario, the degree of visual openness and permeability remains largely the same. Thus, the effect on visual obstruction is considered negligible.	reduce the existing sky view. When compared with the Approved DSP Proposal, the visual elements and resources remains largely the same. Thus, the magnitude of visual change from this VP is appraised as negligible.	
VP 3: Kowloon Walled City Park	About 290m to the north-west of the Application Site	Recreation	As shown in Figure 5.3 , the visual composition of this VP mainly captures the vegetations within the Kowloon Walled City Park in the foreground, and various existing middle-to-high rise buildings in the background.	This VP possess a relatively open sky view with small degree of visual obstruction from the existing medium-to-high rise buildings. While the proposed towers under both proposals will be	Despite the slight visual change brought by the Current S16 Planning Proposal, the impact on key visual elements at this VP, namely are the existing vegetations within the Kowloon	Slight

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
			The visual composition remains largely unchanged, as park's vegetation screens off the building mass in both proposals. While a minor increase in building height is noted in the Current S16 Planning Proposal when compared to the Approved DSP Proposal, this visual composition remains compatible with the surrounding development context, thus the effect on visual composition is considered as slight.	visible and will impinge upon this sky view, the additional impact caused by the minor height increase in the Current S16 Planning Proposal would be minor. Therefore, the impact of visual obstruction to the established VP is slight.	Walled City Park in the foreground and the background buildings and a partially obstructed sky view, is very minor when compared to the Approved DSP Proposal. Thus, the magnitude of visual change is considered as slight.	
VP 4: Future GIC Complex of KC-017 (near the	About 380m to the north-west of the Application Site	Traveller / Recreation	As shown in Figure 5.4 , the visual composition of this VP is framed by existing trees at the entrance of Carpenter Road Park on the left and	The existing sky view is already partially obstructed by the existing medium-to- high rise buildings in Kowloon City	Despite the slight visual change brought by the Current S16 Planning Proposal, the impact on key visual elements, namely the existing	Slight

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
existing entrance of Carpenter Road Park)			low-rise buildings (i.e. the existing Lok Sin Tong Transitional Housing and a few existing tenement buildings) on the right. The background consists of medium-to-high rise buildings that partially obstruct the sky view. When compared to the Approved DSP Proposal, the Current S16 Planning Proposal incorporates a minor increase in building height, the overall visual composition remains compatible with the scale of the surrounding development context, thus the effect on visual composition is considered as slight.	(i.e. Le Billionaire, Billionaire Royale and AVA 55). The visual openness will only result in minor additional obstruction when compared with the Approved DSP Proposal. Therefore, the impact of visual obstruction to the established VP is slight.	trees, buildings and the partially obstructed sky view, is very minor when compared to the Approved DSP Proposal. Thus, the magnitude of visual change from this VP is appraised as slight.	

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
VP 5: Olympic Avenue	About 370m to the south-west of the Application Site	Traveller	As shown in Figure 5.5, the visual composition of this VP captures a network of roads and flyovers in the foreground and a sky view partially obstructed by various existing high-rise single-block buildings. The building mass under both proposals will be visible, but it will be partially screened off by the road network in the foreground. The incremental change induced by the S16 Proposal is limited to a minor increase in building height, which is compatible with the	The visual openness to the sky is already partially blocked by the existing roads, flyovers and buildings. While both proposals will result in further obstruction of the sky view, the additional reduction in visual openness and permeability caused by the minor increase in building height under the Current S16 Planning Proposal is considered minor when compared to the Approved DSP. Therefore, the impact of visual obstruction to the established VP is slight.	The visual elements at this VP includes roads and flyovers in the foreground and a sky view partially obstructed by existing buildings. Although the proposed towers will be a visible element in this VP under both proposals, the minor increase in building height under the Current S16 Planning Proposal will only induce a slight change to the overall composition of visual elements and resources when compared to the Approved DSP Proposal. Thus, the	Slight

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
			surrounding development context. The effect on visual composition is considered as slight.		magnitude of visual change from this VP is appraised as slight.	
VP 6: Kai Tak Station Square	About 440m to the south-east of the Application Site	Traveller	As shown in Figure 5.6, the visual composition of this VP consists of the high-rise subsidized housing buildings (Kai Yan Court) and private residential buildings under construction within the KTDA, which results in a narrow sky view. As the building mass in both proposals has been largely screened off by the existing buildings of Kai Yan Court and the buildings under construction, the visual composition remains largely	The existing sky view at this VP is limited, being largely obstructed by existing buildings and those under construction in the KTDA. Since the proposed towers are largely obscured from view in both proposal, the minor height increase in the Current S16 Planning Proposal causes no change to the overall visual openness and permeability. Thus, the effect on visual obstruction is considered negligible.	The key visual elements at this VP consist of the continuous building mass within the KTDA and a limited sky view. Under both proposals, the towers will be largely blocked by the foreground buildings. Nevertheless, the incremental change to visual elements and resources induced by the Current S16 Planning Proposal is minor, resulting solely from the slight increase	Negligible

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
			the same. As such the degree of change on visual composition is considered negligible.		in building height when compared to the Approved DSP. Thus, the degree of visual change on visual elements and resources is negligible when compared to the OZP Compliant Proposal.	
VP 7: Tung Tau Estate	About 340m to the north-east of the Application Site	Traveller	As shown in Figure 5.7 , the visual composition of this VP is characterised by existing medium-to- high rise buildings along both sides of Lok Sin Road in the foreground, with a sky view partially obstructed by two high-rise buildings (i.e. Le Billionnaire and Billionnaire Royale).	The existing sky view is partially blocked by the buildings along Lok Sin Road. Since the proposed towers of the Notional Design have been largely screened off under both proposals, the minor increase in building height under the Current S16 Planning Proposal causes no discernible change to the existing visual openness and	The key visual elements at this VP includes the continuous building mass along both sides of Lok Sin Road. The proposed residential towers of the Notional Design will be largely blocked by and blends in with adjacent residential developments to form a	Slight

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
			With building mass in both proposals being largely screen off by existing buildings, the minor increase in building height under the Current S16 Planning Proposal does not result in a noticeable visual difference when compared to the Approved DSP Proposal, thus the change in visual composition compared with the Approved DSP Proposal is slight .	permeability. Thus, the effect on visual obstruction is considered slight .	continues residential building mass under both proposals. Therefore, when compared to the Approved DSP, there is no material change to the composition of visual elements and resources. Thus, the magnitude of visual change is considered as slight .	
VP8: Quarry Bay Park (Strategic Viewing Point)	About 4.3km to the southeast of the Scheme, on the opposite	Recreation	As shown in Figure 5.8 , visual composition of this viewpoint is characterised by the existing high-rise and high-density development in Kwun Tong, Kowloon Bay	Under both proposals, the mountain ridgeline and the 20% building-free zone remain entirely unobstructed. Furthermore, strategic views towards Victoria Harbour and	The key visual elements at this VP comprises the view of the Victoria Harbour towards the Kowloon Peninsula with	Negligible

Location of VP	Distance and Direction from the Application Site:	Key Public Viewers Type	Visual Composition	Visual Obstruction	Visual Change	Resultant Overall Visual Impact
	side of the harbour		and KTDA, featuring the Victoria Harbour and the continuous ridgelines extending from Beacon Hill to the Lion Rock and Kowloon Peak as backdrop. From this VP, the substantial building mass of the buildings in KTDA at the forefront has almost entirely shields the Application Site from view. Only a very limited portion of the Notional Design is visible under both proposals, and the change in visual composition between the two scenarios is therefore considered negligible.	the open sky are preserved and unaffected. As such, the Current S16 Planning Proposal would have negligible impact on visual obstruction and the overall visual openness and permeability from this VP remain unchanged.	open sky view and the ridgeline as backdrop. Since both proposals would not interrupt the 20% building-free zone or the ridgeline, ensuring that the abovementioned key visual elements remain unaffected. As such, the effect on the overall visual change is considered negligible.	

6 EVALUATION OF OVERALL VISUAL IMPACT

6.1 This VIA is submitted to evaluate the degree of visual impacts on key public viewers from major public VPs arise by the subject S16 Planning Application. The notional design of the Approved DSP Proposal approved by CE in C in September 2020 is adopted as the baseline visual condition to assess the potential impact arise by the Current S16 Planning Proposal.

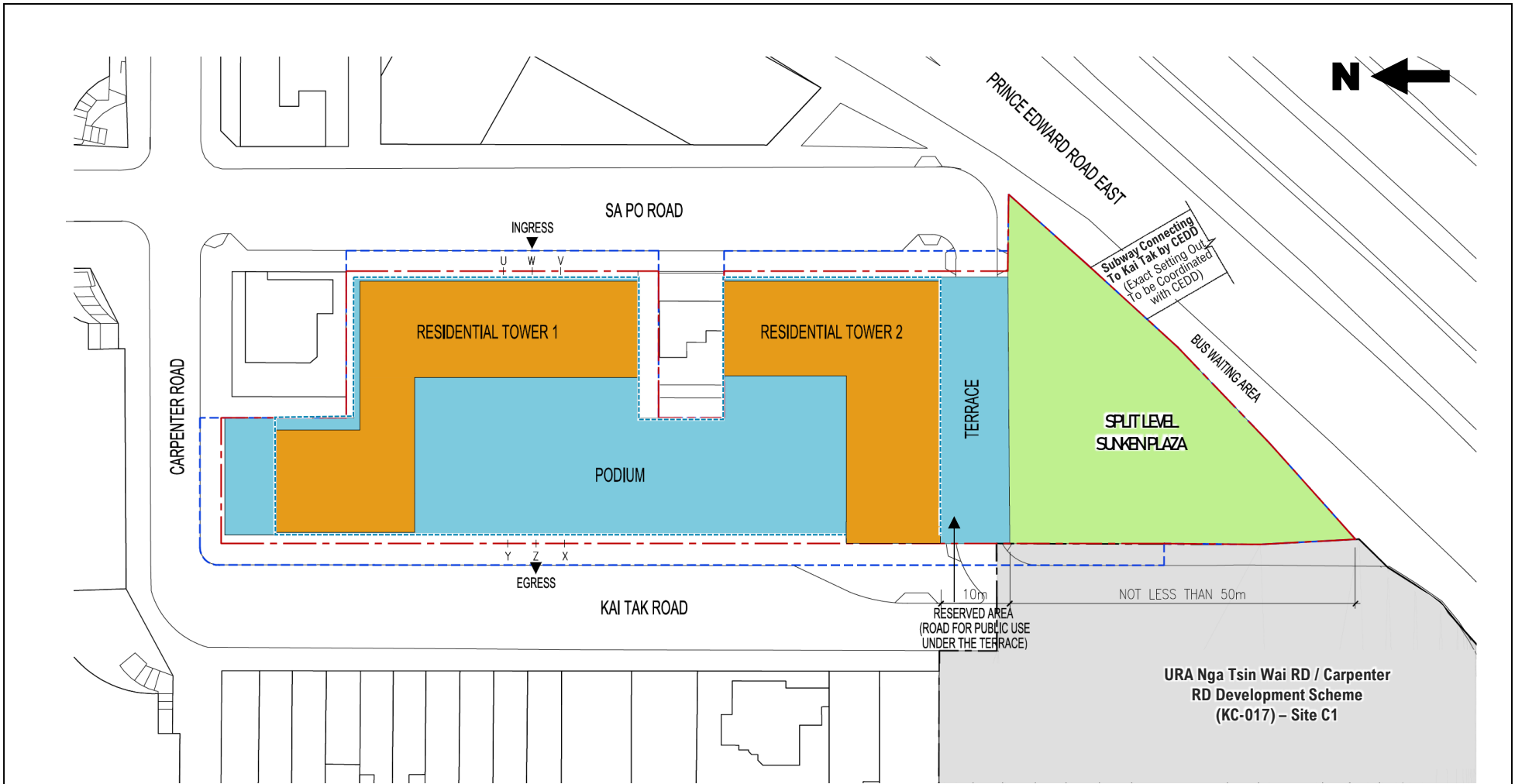
6.2 Table 6.1 below summarizes the visual sensitivity and impact of the selected VPs.

Table 6.1 – Summary of Visual Impacts

Viewing Points	Visual Sensitivity	Resultant Overall Visual Impact
VP 1: Prince Edward Road East Bus Stop	High	Negligible
VP 2: Kai Tak Road	Medium	Negligible
VP 3: Kowloon Walled City Park	High	Slight
VP 4: Future GIC Complex of KC-017 (near the existing entrance of Carpenter Road Park)	Medium	Slight
VP 5: Olympic Avenue	Low	Slight
VP 6: Kai Tak Station Square	Low	Negligible
VP 7: Tung Tau Estate	Medium	Slight
VP 8: Quarry Bay Park (Strategic VP (SPV4))	High	Negligible

6.3 By comparing the views to the Approved DSP Proposal and the Current S16 Planning Proposal from the 8 selected VPs (7 local VPs and 1 SVP), the subject S16 Planning Application will have negligible to slight visual impacts across all assessed VPs. The anticipated changes in building mass will be limited, as the total PR remains unchanged at 9.0. The proposed minor increase in building height from 120mPD to 140mPD will only result in minor magnitude of visual change, as the Current S16 Planning Proposal generally blends in with the existing urban landscape.

6.4 In conclusion, it is anticipated that the subject S16 Planning Application would unlikely induce significant adverse visual impacts to the surroundings.



Remarks:

This S16 Planning Application is a “non-scheme-based” submission. This notional design layout is solely for illustration purpose and for conducting necessary technical assessments.

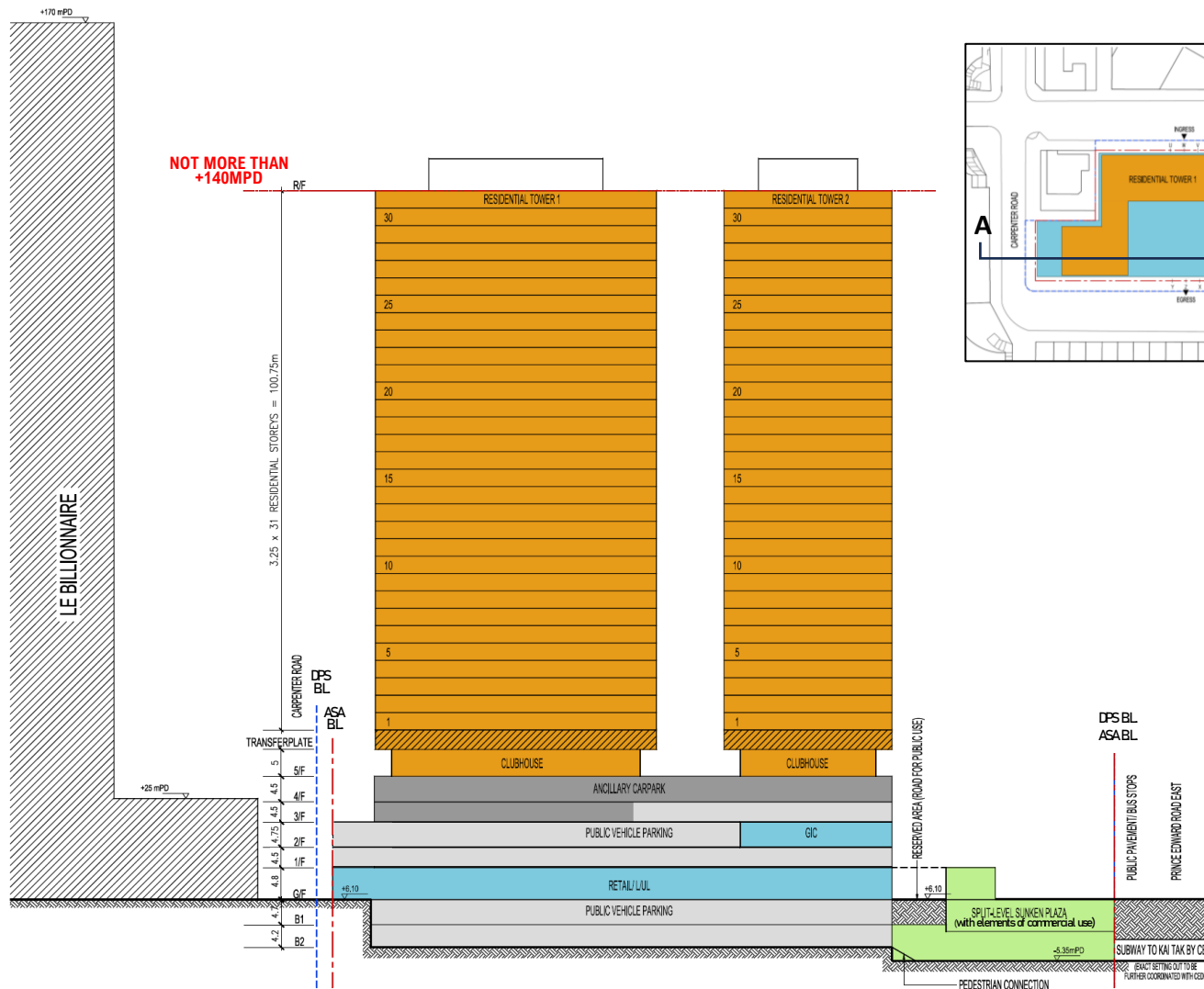
NOT TO SCALE

- DSP Boundary
- Application Site Area (Area Zoned “R(A)”)
 - Residential Tower
 - Podium
 - Podium above 15m

NOTIONAL BLOCK PLAN
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)
VISUAL IMPACT ASSESSMENT



Figure 2.1



Remarks:

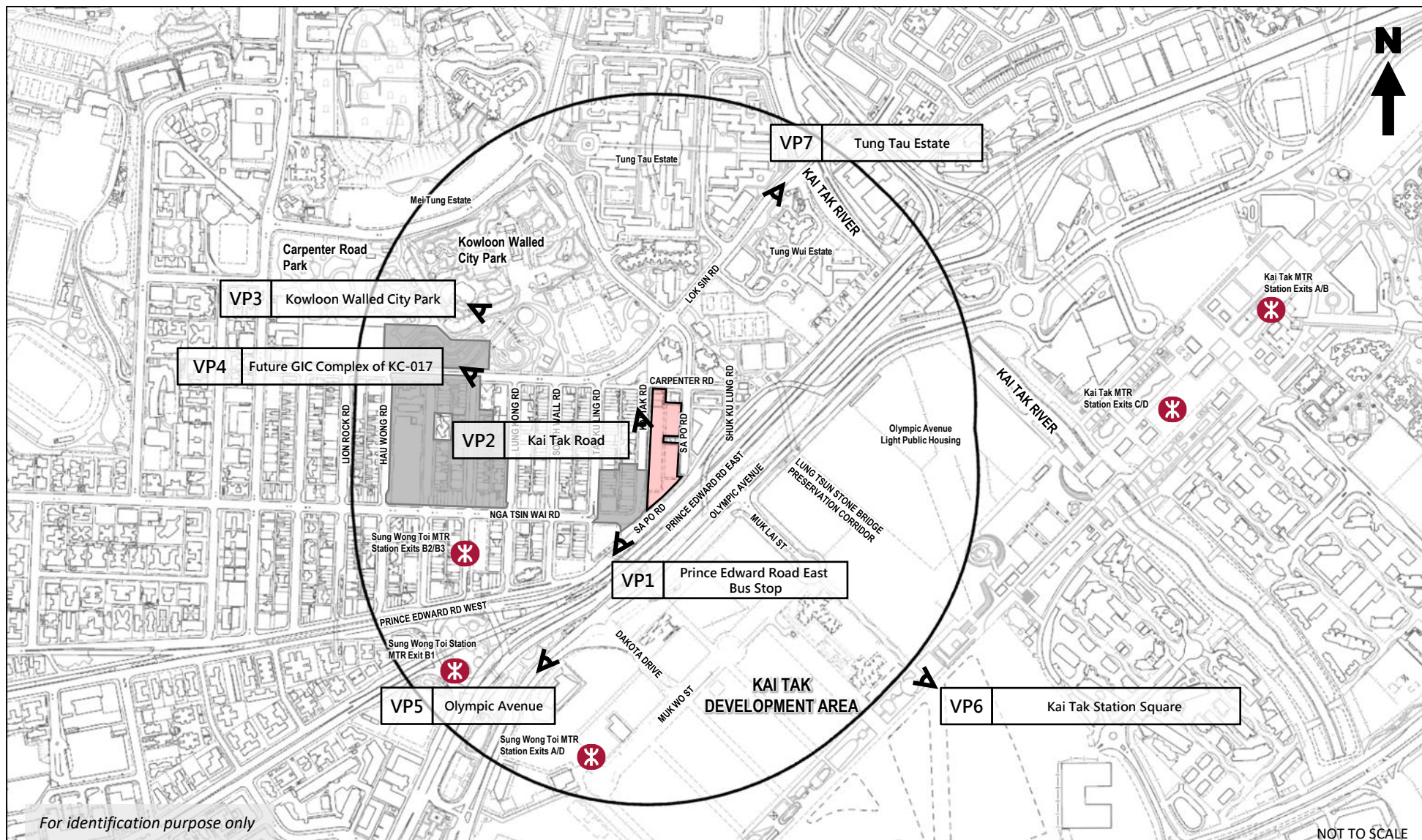
This S16 Planning Application is a “non-scheme-based” submission. This notional design layout is solely for illustration purpose and for conducting necessary technical assessments.

- DSP Boundary
- Application Site Area (Area Zoned “R(A)”)
 - Residential Tower
 - Podium

NOTIONAL SECTION PLAN

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT



Legend

-  Application Site (KC-015)
 URA Nga Tsin Wai Road / Carpenter Road Development Scheme (KC-017)
 Assessment Area (402 m from the Application Site)
 Location of Viewing Points

LOCATIONS OF VIEWING POINTS (VP1 TO VP7)

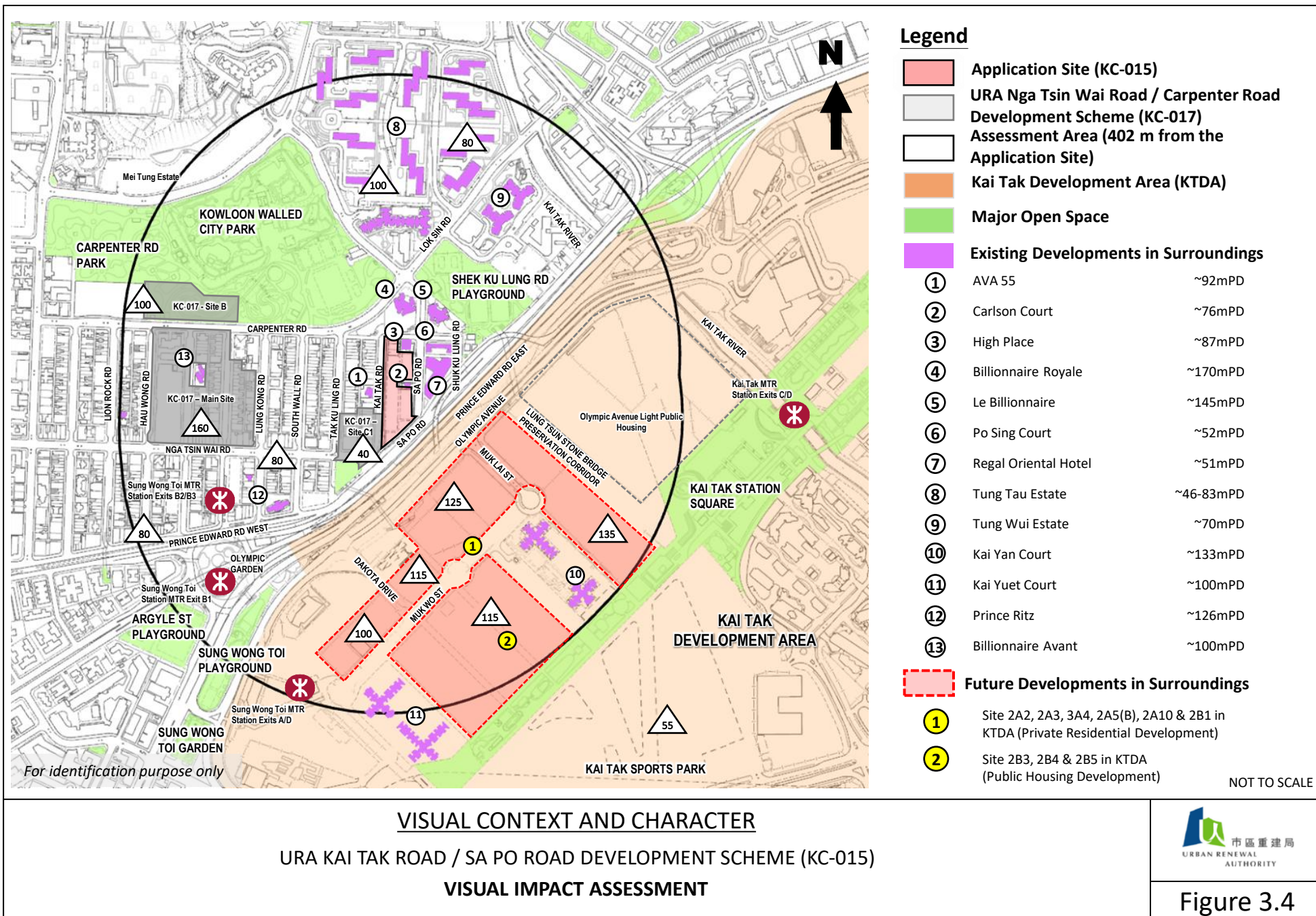
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT

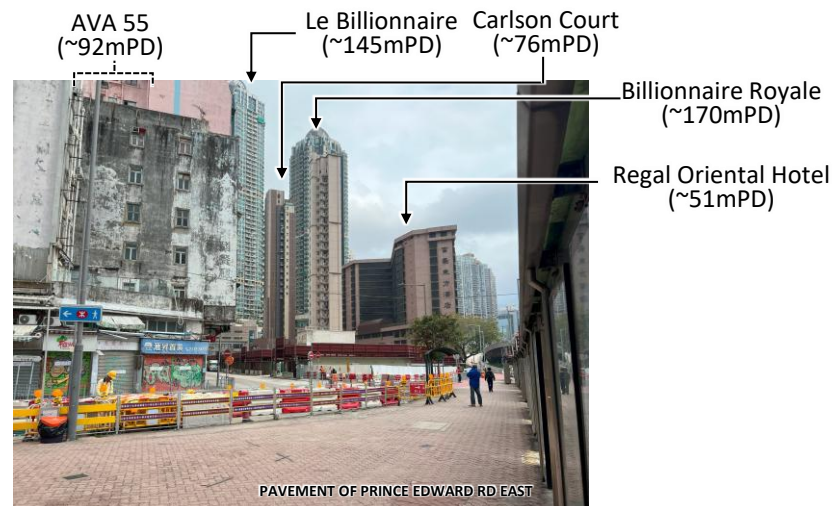
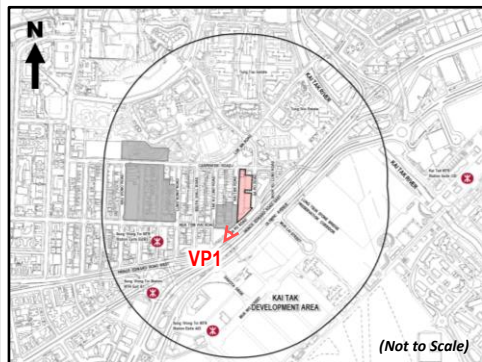
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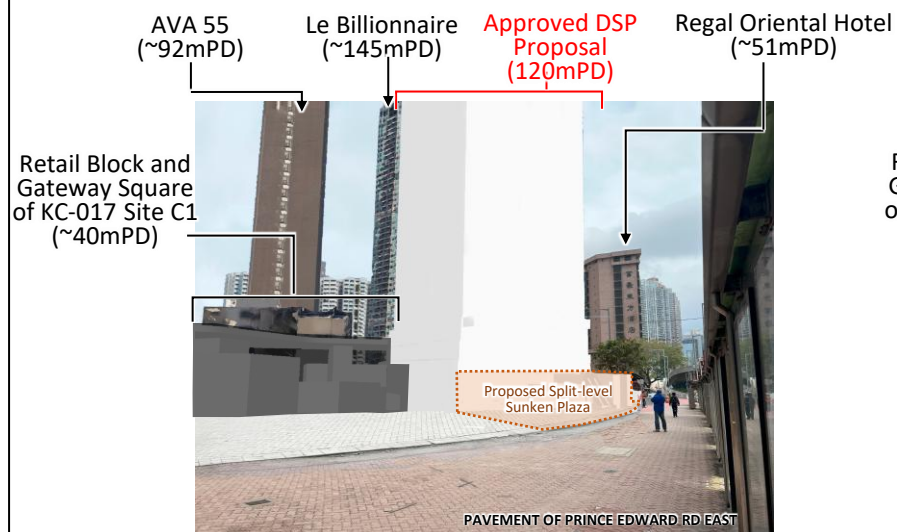
Figure 3.1



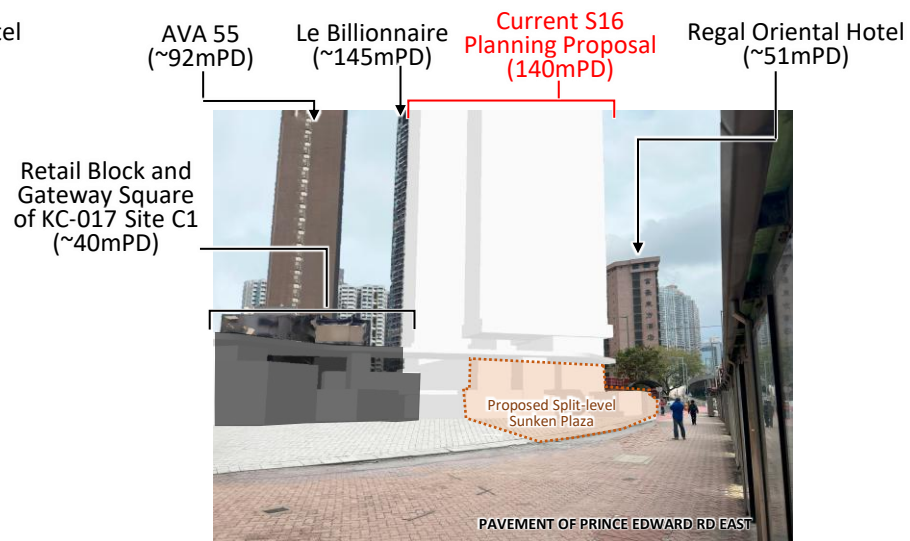
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



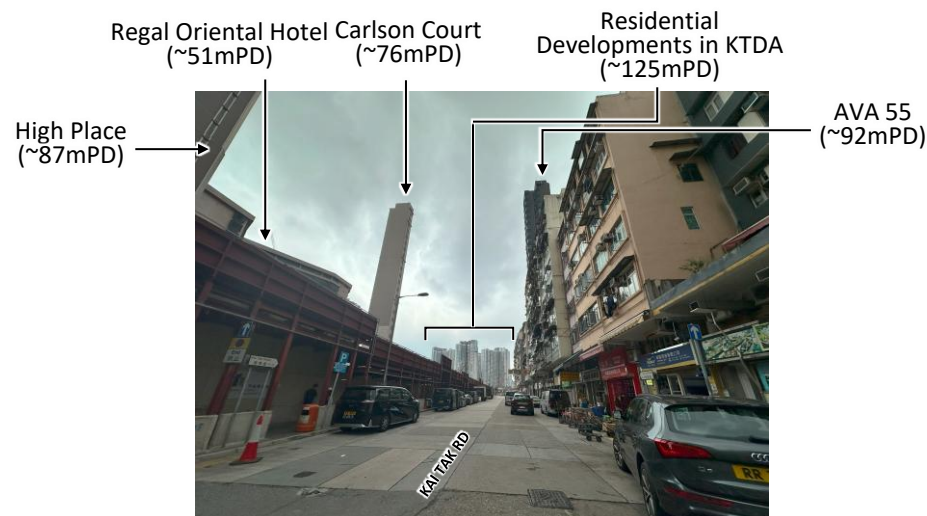
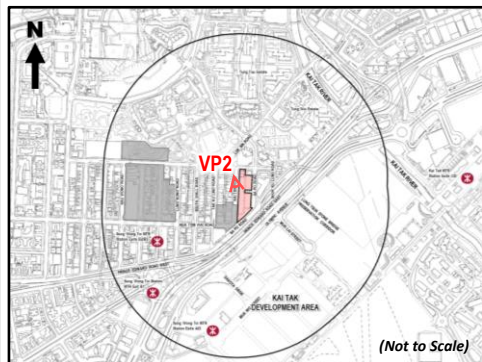
Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP1 (Prince Edward Road East Bus Stop)

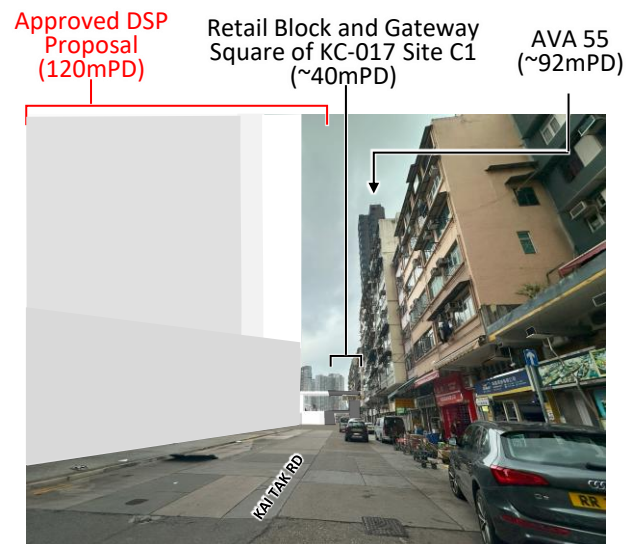
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT

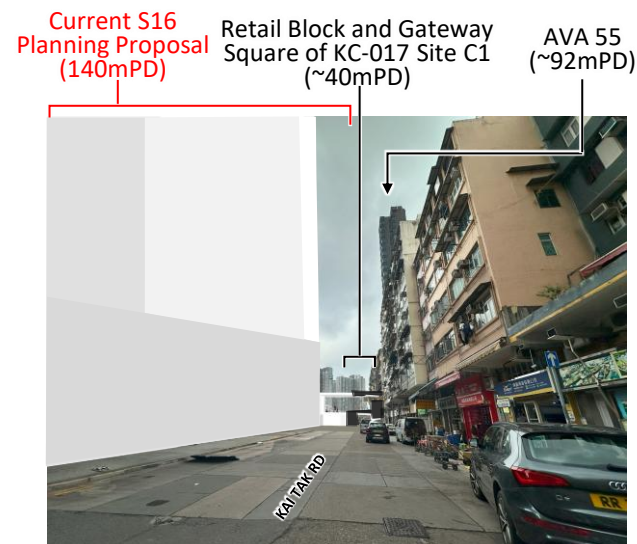
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



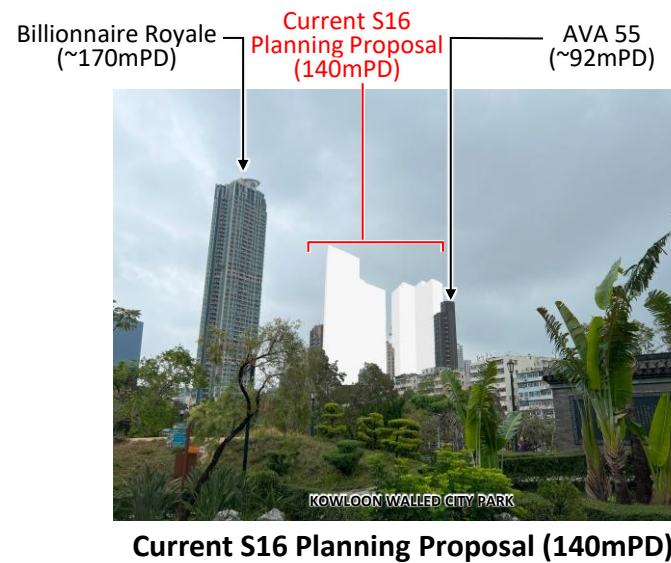
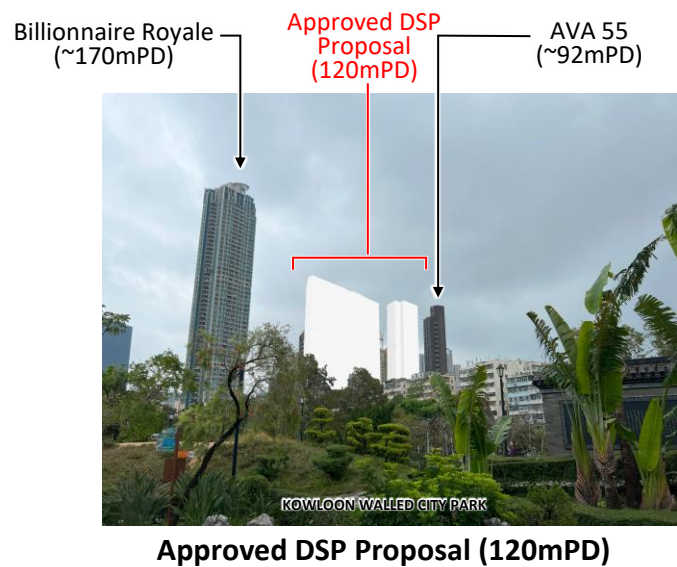
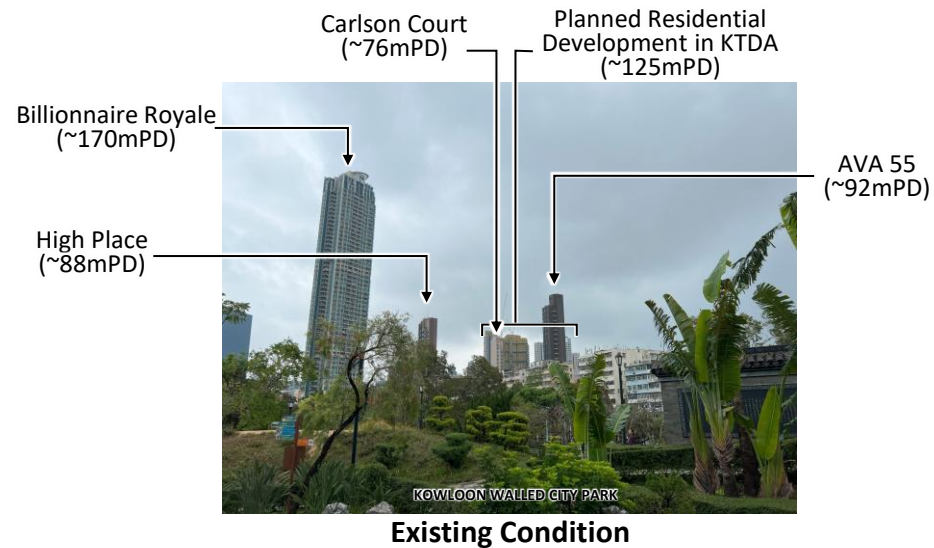
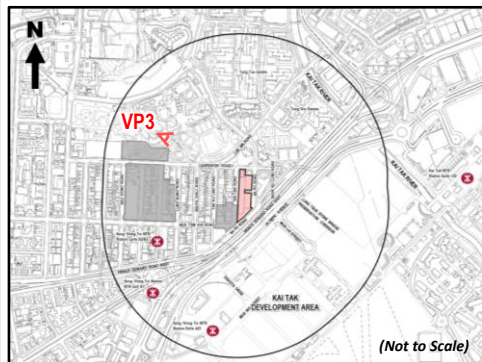
Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP2 (Kai Tak Road)

UAR KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT

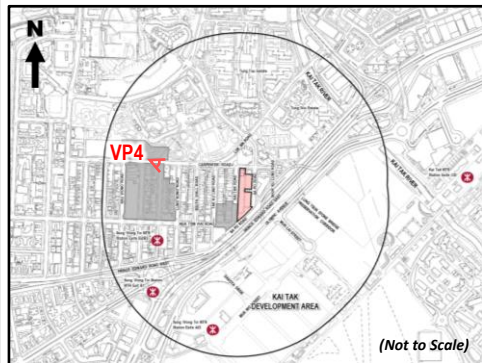
Key Plan



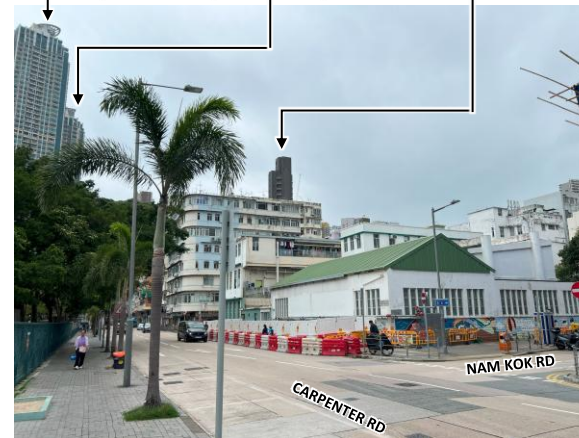
PHOTOMONTAGES OF VP3 (Kowloon Walled City Park)

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)
VISUAL IMPACT ASSESSMENT

Key Plan

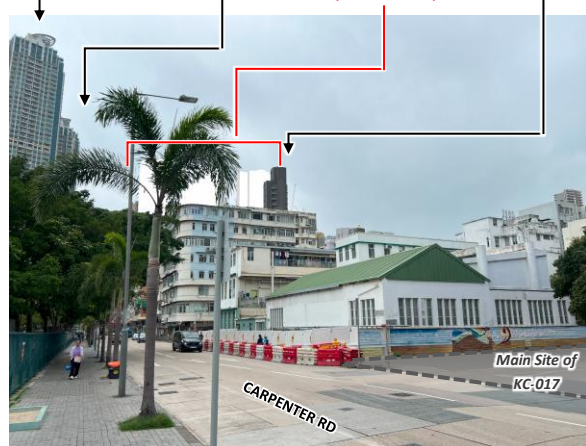


Billionnaire Royale (~170mPD) Le Billionnaire (~145mPD) AVA 55 (~92mPD)



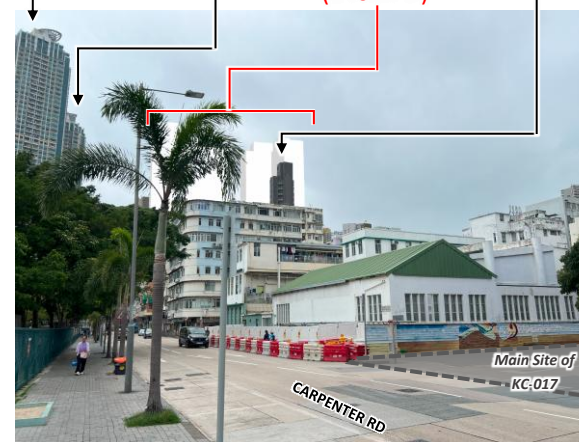
Existing Condition

Billionnaire Royale (~170mPD) Le Billionnaire (~145mPD) Approved DSP Proposal (120mPD) AVA 55 (~92mPD)



Approved DSP Proposal (120mPD)

Billionnaire Royale (~170mPD) Le Billionnaire (~145mPD) Current S16 Planning Proposal (140mPD) AVA 55 (~92mPD)



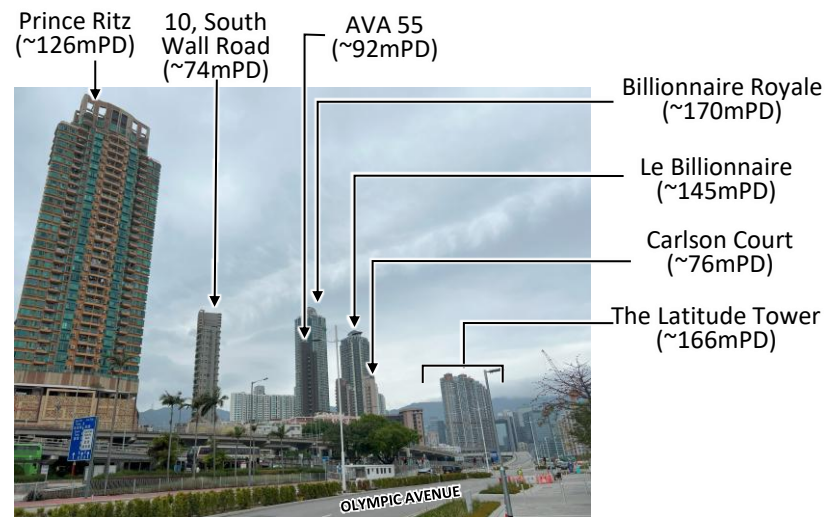
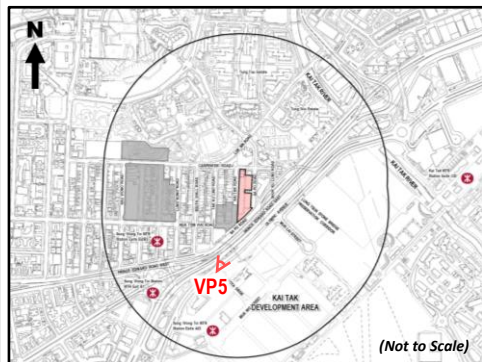
Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP4 (Future GIC Complex of KC-017)

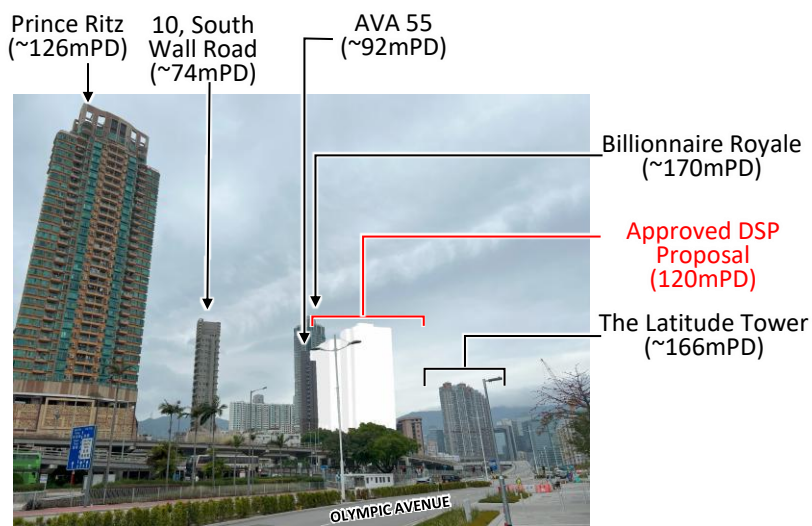
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT

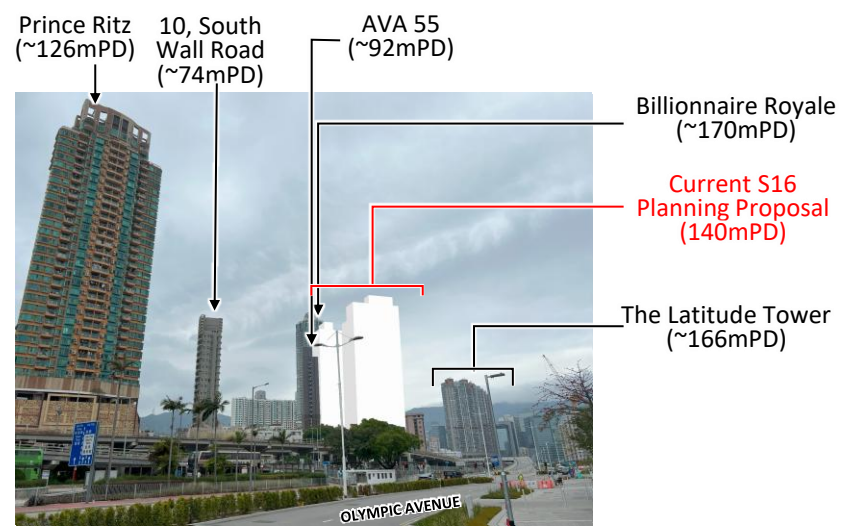
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



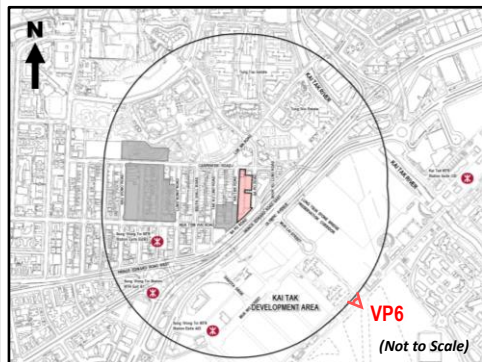
Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP5 (Olympic Avenue)

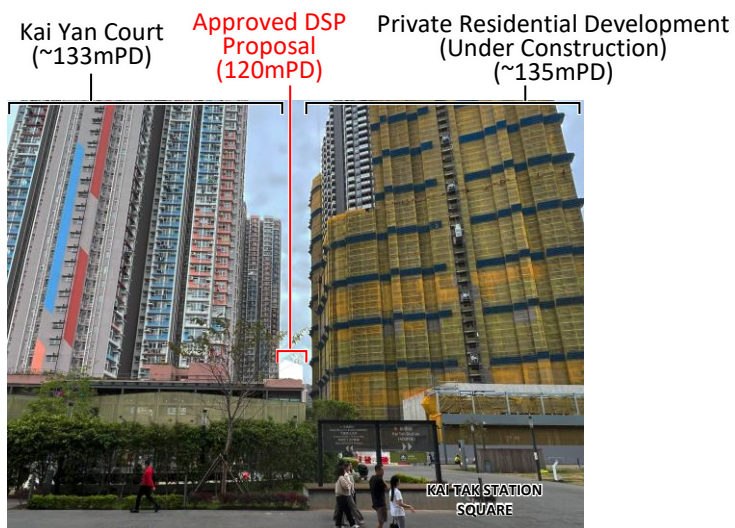
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT

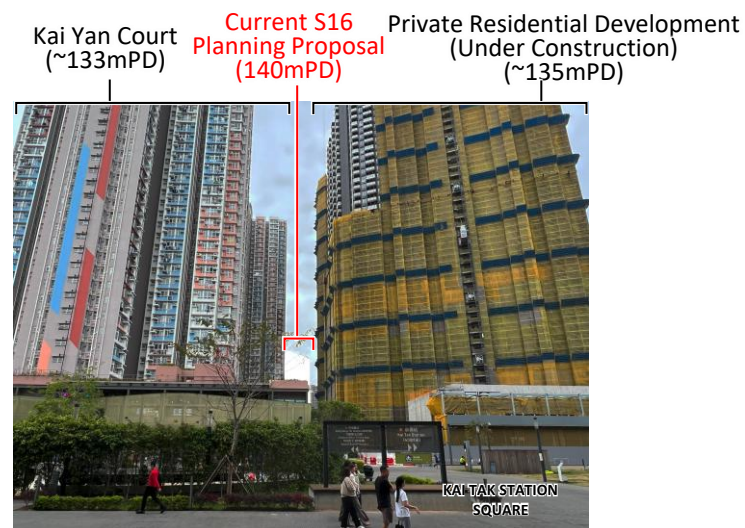
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



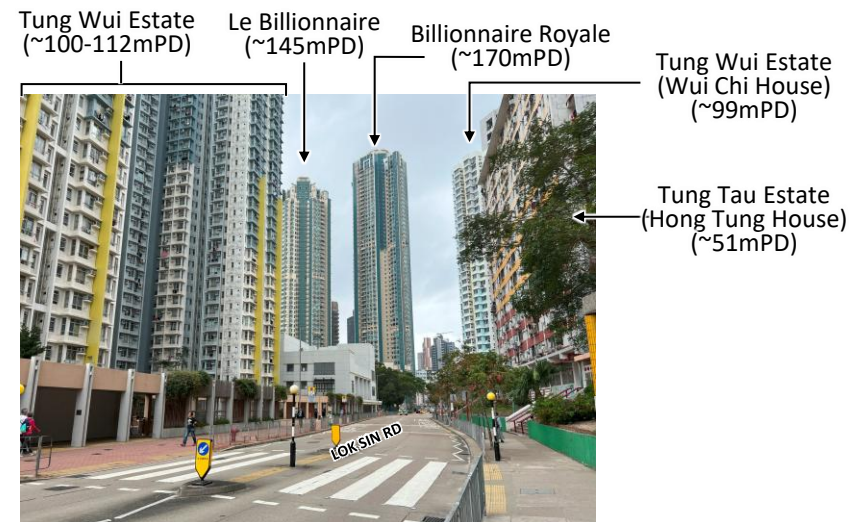
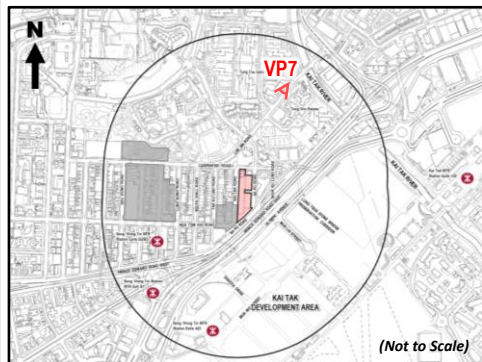
Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP6 (Kai Tak Station Square)

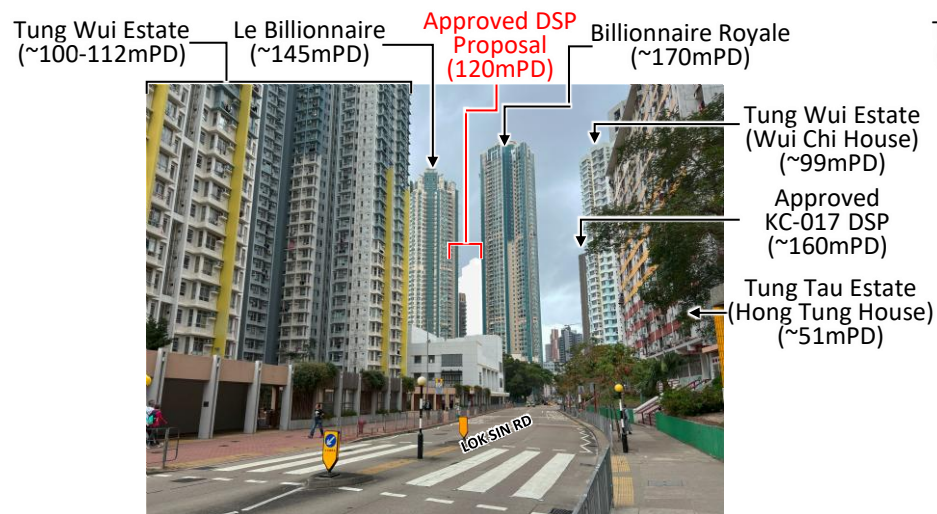
URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT

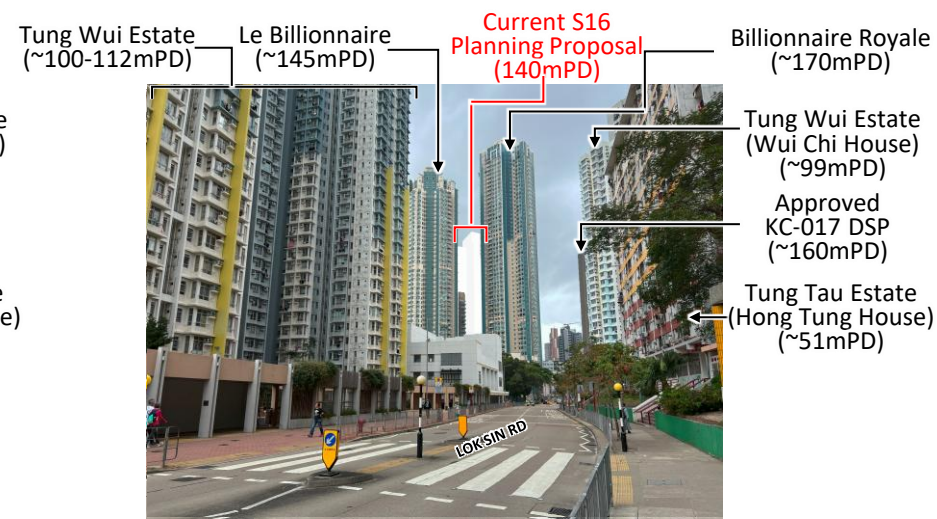
Key Plan



Existing Condition



Approved DSP Proposal (120mPD)



Current S16 Planning Proposal (140mPD)

PHOTOMONTAGES OF VP7 (Tung Tau Estate)

URA KAI TAK ROAD / SA PO ROAD DEVELOPMENT SCHEME (KC-015)

VISUAL IMPACT ASSESSMENT