

Appendix D

Replacement Pages of Updated Visual Impact Assessment

Application for Planning Permission
Under Section 16 of the Town Planning
Ordinance (Cap. 131) for Proposed Flat,
Shop and Services and Eating Place with
Minor Relaxation of Plot Ratio and
Building Height Restrictions at Yau Tong
Marine Lot No. 70, No. 4 Tung Yuen
Street, Yau Tong, Kowloon

Replacement Pages of Updated Visual Impact
Assessment

V3 | June 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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would create an active shop frontage for a more vibrant street life and serve local essential needs.

- 3.1.6 **Respecting the Distinct Gradation of Height Profile with Descending Building Height Towards the Harbourfront** – Despite that the proposed residential band in the inland portion is with minor relaxed BH of 100mPD, the residential band fronting the Victoria Harbour would be kept at 80mPD, which is fully in line with the BH restriction on the “R(E)” zone along the waterfront. Besides, the relaxed BH for the residential band at inland portion will not exceed the BH restriction (i.e.100mPD) along Tung Yuen Street. The stepped BH profile for the Proposed Scheme will maintain the distinct gradation of height profile with descending BH towards the harbourfront, while at the same time accommodate additional flat supply and the additional waterfront promenade, resulting in a win-win scenario.

3.2 Key Development Parameters

- 3.2.1 The key development parameters of the Proposed Scheme as compared with the Baseline Scheme (i.e. Development Parameters of “R(E)” zone under the OZP) are summarised in **Table 3-1** below.

Table 3-1 Key Development Parameters of the Proposed Scheme

Key Development Parameters	OZP Scenario (i.e. Development Parameters of “R(E)” zone under the OZP) (a)	Proposed Scheme (b)	Differences/ Compliance (b) – (a)
Site Area (m²)	About 2,419m ²	About 2,419m ²	-
Proposed Uses	‘Flat’ is Column 2 use; ‘Shop and Services’ and ‘Eating Place’ are always permitted on the lowest three floors of a building, taken to include basements., excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room)	‘Flat’, ‘Shop and Services’ and ‘Eating Place’ are Column 2 uses while ‘Shop and Services’ and ‘Eating Place’ are always permitted on the lowest three floors of a building, taken to include basements., excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room)	Column 2 uses (S16 Application required)
Plot Ratio (PR)			
- Total PR	Not more than 6	Not more than 6.9 ^[1]	+ 15%
- Domestic PR	Not more than 5	Not more than 6	+ 20%
- Non-domestic PR	Not more than 1	Not more than 0.9 ^[2]	-
Gross Floor Area (GFA) (m²) ^[1]			
- Total GFA (excluding Bonus GFA to be claimed)	Not more than 14,514m ²	Not more than 16,691.1m ²	+ 15%
- Domestic GFA (excluding Bonus GFA to be claimed)	Not more than 12,095m ²	Not more than 14,514m ²	+ 20%
- Non-domestic GFA	Not more than 2,419m ²	Not more than 2,177.1m ² ^[2]	-

Key Development Parameters	OZP Scenario (i.e. Development Parameters of “R(E)” zone under the OZP) (a)	Proposed Scheme (b)	Differences/ Compliance (b) – (a)
Bonus Plot Ratio (Bonus GFA)	Provision under Remark (5) of the Notes of “R(E)” zone	Not more than 0.081 ^[3] (to be included in Domestic PR) (Not more than 197.93m ²)	Provision under Remark (5) of the Notes of “R(E)” zone
Building Height (BH) (mPD)	Not more than 80mPD	80mPD to 100mPD (for inland portion only)	+25% (for inland portion only)
Floor-to-Floor Height	N/A	Basement: about 4.5m Retail: about 4.5-5.5m Clubhouse: about 3.9m Transfer Plate: about 1.85m Typical Residential: about 3.15m	-
No. of Storeys	N/A	22 - 28 storeys (for inland portion only), excluding 2 storeys of basement carpark	-
Site Coverage (SC) - Below 15m - Above 15m	N/A N/A	Not more than 70% Not more than 33.3%	-
No. of Residential Block	N/A	1	-
No. of Flats	N/A	About 342	-
Average Flat Size	N/A	About 43m ²	-
Anticipated Population	N/A	About 855 ^[4]	-
Local Open Space	N/A	Total area of not less than 855m ² , which includes a voluntary waterfront promenade of not less than 608m ² for public access and enjoyment	-
Greenery Provision	N/A	Not less than 20% ^[5]	-
Car Parking Spaces Private Car Parking Spaces - Residential - Visitor - Shop and Services/ Eating Place Motorcycle Parking Spaces	N/A N/A N/A N/A N/A	66 (incl. 2 accessible car parking spaces) 53 5 8 6	- - - - -
Loading/ Unloading (L/UL) Bays	N/A	3 (1 Light Goods Vehicle Space and 2 Heavy Goods Vehicle Spaces)	-
Completion Year	N/A	2032	-

Notes:

- [1] Proposed clubhouse GFA (5% of total domestic GFA) is exempted from GFA calculation.
- [2] The area of the covered public passageway (about 223m²) for public access from Tung Yuen Street to the waterfront promenade through our proposed building at ground level is not included in the non-domestic GFA of 2,177.1m². Considering the nature of serving the public and users of the proposed development with reference to PNAP APP-108, the 223m² is proposed as an exempted GFA.
- [3] On top of the PR/GFA set out above, a bonus PR of not more than 0.081 (rounded down, equivalent to a GFA of not more than 197.93m²) and SC of 0.256% will be claimed for the 39.586m² of ODP-required setback areas. While the bonus PR and SC will be subject to approval by the Building Authority under Building (Planning) Regulations (B(P)R) 22(2) at detailed design stage, nevertheless, the bonus PR and SC have been incorporated in the building bulk (including BH) of the Proposed Scheme and adopted in the technical assessments.
- [4] A person per flat (PPF) ratio of 2.5 is adopted with reference to the average domestic household size of the subject Yau Tong West District Council Constituency Area as reported in the 2021 Population Census results published by the Census and Statistics Department.
- [5] The total greenery provision is located at Primary Zone, i.e. 15m vertical zone, of the Application Site which accounts for not less than 20% of SC of greenery.

viewers' attention with the minor relaxation of BH as compared to the Baseline Scheme. Therefore, the Proposed Scheme will have **negligible** effect to the public viewers.

5.1.8 **Effects on Visual Elements/Resources** – The Proposed Scheme will not be visible as it will blend in well to building clusters in the background of this VP. The cul-de-sac with roadside greenery within Yau Lai Estate in the foreground and high-rise residential developments such as the Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (60.5 to 120mPD) will remain as significant components of the VP with the Proposed Scheme. The open sky view will not be affected by the Proposed Scheme. Therefore, the effects on visual elements/resources will be **negligible**.

5.1.9 Based on the above, the Proposed Scheme will bring **negligible** visual impact to the public viewers in this VP.

VP2: The Rooftop Garden (the Outdoor Maze area) atop Domain Mall (Figure 4)

5.1.10 This medium-range VP represents views of local residents or visitors from other districts who enjoyed passive recreation activities at the Rooftop Garden atop Domain Mall (the Outdoor Maze area). From this VP, only the topmost part of the Baseline Scheme or Proposed Scheme is visible at the background as they are mostly intercepted by existing developments in the foreground.

5.1.11 **Effects on Visual Composition** – The visual composition from this VP consists of low to medium-rise IBs in the foreground as well as the existing and planned high-rise residential developments in the YTIA and the YTB such as planned residential under Approved Application No. A/K15/127 (120mPD), Maya (140mPD), Peninsula East (147mPD) and The Coast Line II (100mPD) under construction etc. As compared with Baseline Scheme, only a very minor portion of open sky view would be obstructed by the Proposed Scheme. In view of that both the Baseline and Proposed Scheme blends in well with the existing and planned high-rise residential developments with only the topmost portion visible, views to the waterfront will not be affected with the minor relaxation of BH under the Proposed Scheme. The impact to visual composition caused by the Proposed Scheme is thus **negligible**.

5.1.12 **Effects on Visual Obstruction and Visual Permeability** – In view of the insignificant visual change of the Proposed Scheme at this VP, slight additional visual obstruction created by the Proposed Scheme to the open sky view is considered minimal at this VP as compared to the Baseline Scheme. While those high-rise developments near Quarry Bay across the Victoria Harbour still can be seen in this VP, the Proposed Scheme largely maintains the visual permeability which is comparable to the Baseline Scheme. Hence, the potential effects visual obstruction and visual permeability caused by the Proposed Scheme are **negligible to slightly adverse**.

5.1.13 **Effects on Public Viewers** – Only the upper levels of the Proposed Scheme will be visible between the planned residential developments and blends in well with the high-rise residential developments in the surrounding. The change of BH under the Proposed Scheme might be unnoticeable to the public viewers given that existing and planned high-rise developments (e.g. Peninsula East with BH of 147mPD, Maya with BH of 140mPD and Approved Application No. A/K15/127 of 120mPD) will likely attract visual attention at this VP. The Proposed Scheme remains highly compatible and integrated with the

design of the building masses of the surrounding high-rise developments. Hence, the Proposed Scheme has caused **negligible** effect on public viewers.

5.1.14 **Effects on Visual Elements/Resources** – In view of that Proposed Scheme is visually integrated into the high-rise existing and planned residential developments in the background, the cityscape of this VP would generally be remained. The minor relaxation of BH might not be highly noticeable from this VP. The visual resources have been gradually amended by the on-going transformation of the YTB and YTIA under the Baseline Condition. The Proposed Scheme would bring no significant changes on the key visual elements/ resources from this VP, including the view towards Victoria Harbour. Only a very minor portion of open sky view would be obstructed by the Proposed Scheme compared with Baseline Scheme. The effect on visual elements/ resources is therefore considered **negligible**.

5.1.15 Based on the above, the Proposed Scheme will bring **negligible** visual impact to the recreational users in the Rooftop Garden atop Domain Mall.

VP3: Devil's Peak – Wilson Trail (Figure 5)

5.1.16 This long-range VP represents views of hikers and travellers who are hiking along the Wilson Trail of Devil's Peak. With the existing residential developments including Montego Bay, Canaryside, One East Coast, Ocean One, Maya, The Spectacle, Peninsula East and Lei Yue Mun Estate Phase 1 – 3 as well as the planned Lei Yue Mun Estate Phase 4 in the foreground, the Baseline and Proposed Schemes will be completely screened off and will not be visible to viewers at this VP.

5.1.17 **Effects on Visual Composition** – The visual composition from this VP consists of vegetations in the foreground and high-rise residential developments in the YTIA and Lei Yue Mun in the middle-ground (i.e. Lei Yue Mun Estate Phase 1-3, planned Lei Yue Mun Estate Phase 4, and other existing and planned residential developments such as The Spectacle, Maya, Ocean One, Canaryside, One East Coast and Montego Bay). The Victoria Harbour view constitutes the background of this VP. In view of that the Proposed Scheme would be completely screened off by the existing and planned high-rise residential developments, the view towards the waterfront is not affected as compared to the Baseline Condition. Hence, the impact to visual composition caused by the Proposed Scheme is considered **negligible**.

5.1.18 **Effects on Visual Obstruction and Visual Permeability** – In view of the insignificant visual change of the Proposed Scheme at this VP, no additional visual obstruction created by the Proposed Scheme is observed at this VP. The visual permeability to the Victoria Harbour at the background is largely maintained in the Proposed Condition with the minor relaxation. Hence, potential effects visual obstruction and visual permeability caused by the Proposed Scheme are **negligible**.

5.1.19 **Effects on Public Viewers** – The upper levels of the Proposed Scheme will not be visible as it would be completely hidden behind the planned residential clusters at the foreground and blends in well with the residential development at the backdrop. The change in the BH is largely unnoticeable to the public viewers hiking along the trail. The Proposed Scheme remains highly compatible and integrated with the design of the building masses of the surrounding high-rise developments. The public viewers may pay attention to the overall urban profile of the YTIA and Lei Yue Mun area instead of the minor relaxation

of BH of the Proposed Scheme. Hence, the Proposed Scheme has caused **negligible** effect on public viewers.

5.1.20 **Effects on Visual Elements/Resources** – The Proposed Scheme is visually integrated into the existing and planned high-rise residential developments in the middle-ground and is hardly noticeable from this VP. The visual resources have been gradually amended by the on-going transformation of the YTIA and Lei Yue Mun area under the Baseline Scheme. The Proposed Scheme would bring no significant changes on the key visual elements/resources from this VP, including the view towards Victoria Harbour and Hong Kong Island in this VP. The effect on visual elements/ resources is therefore considered **negligible**.

5.1.21 In gist, the Proposed Scheme will bring **negligible** visual impact at this VP on the visual composition, visual obstruction and permeability, public viewers, and visual elements/resources.

VP4: Lighthouse at Lei Yue Mun Rest Garden (Figure 6)

5.1.22 This VP is located at the waterfront area of Lei Yue Mun Rest Garden. This medium-range VP is taken to represent the public view of the visitors enjoying in this recreational area and local villages/residents in Lei Yue Mun Village. **Only a minor topmost portion of the Proposed Scheme is visible in the middle-ground of the VP.**

5.1.23 **Effects on Visual Composition** – The existing view from this medium range VP primarily comprises the beach in the foreground with some high-rise residential developments in the middle-ground, with open sky view, Victoria Harbour and the Lion Rock at the background. The Proposed Scheme located behind the planned residential under construction (i.e. The Coast Line I) at the centre of the middle-ground will integrate with the planned and existing residential development at both sides of Tung Yuen Street with BH ranging from 80mPD to 147mPD in the background. Upon completion, the form and scale of the Proposed Scheme (80mPD to 100mPD) will be in harmony with the surroundings, echoing with the stepped BH profile of YTIA as observed at this VP. Therefore, impact to the visual composition caused by the Proposed Scheme is thus **negligible**.

5.1.24 **Effects on Visual Obstruction and Visual Permeability** – Only the topmost portion of the Proposed Scheme will be observed at this VP, with majority part of the building bulk screened off by planned residential development in front. The minor relaxation of BH at the inland portion of the Application Site will not bring obstruction of views towards the skyline and waterfront, indeed in harmony with the stepped BH profile from this VP. Thus, visual obstruction and visual permeability under the Proposed Scheme would be **negligible**.

5.1.25 **Effects on Public Viewers** – The public viewers from this VP at the lighthouse of Lei Yue Mun Rest Garden will be able to view the Proposed Scheme in the centre of middle-ground. Besides, the public viewers are more interested to appreciate the open view of the Victoria Harbour with the cityscape as the backdrop for this VP. Provided that the development scale of the Proposed Scheme is compatible with other surrounding residential development upon completion, the effect on public viewers will be finite as it

relaxation of BH at its inland portion. Therefore, the Proposed Scheme will have **negligible** effect to the public viewers.

- 5.1.32 **Effects on Visual Elements/Resource** – The Proposed Scheme will not be highly visible as it will be mixed into the clusters of building in the middle-ground of this VP. Views to the Victoria Harbour in the foreground and the open sky view in the background will remain as a significant component of the VP with the Proposed Scheme. The view to the ridgelines in Kowloon will not be affected upon completion of the Proposed Scheme. Therefore, the effects on visual elements/resources will be **negligible**.

- 5.1.33 Based on the above, the Proposed Scheme will be harmoniously blended in with the existing high-rise residential cluster which would not obstruct the ridgeline at the back, resulting in **negligible** effects on the visual composition, public viewers and visual resources associated with this VP.

VP6: Kai Tak Runway Park (Figure 8)

- 5.1.34 This VP is located approximately 2100m to the northwest from the Application Site and is selected due to its representation of a major long-range vantage point towards the Application Site along the harbour, as well as its popularity with local users for outdoor recreational activities, sitting-out and walking and overseas visitors from the Kai Tak Cruise Terminal. It is a VP to assess visual impacts of the Proposed Scheme with the considerations of the overall visual composition of Kowloon East against the backdrop of Kowloon Peak and Devil's Peak from Kai Tak. Due to its prominent location and containing both passive and active recreational space with a medium duration of view, the visual sensitivity of this VP is considered **high**.
- 5.1.35 **Effects on Visual Composition** – The visual composition of this VP comprises of Kai Tak Runway Park and the Victoria Harbour in the foreground, and clusters of buildings and green knolls of Cha Kwo Ling in the middle-ground. The ridgeline of Kowloon and open sky view occupies the background of this VP. While both the Baseline and the Proposed Scheme will not be standout from this VP as both of them will be well-blended with other planned and existing residential developments along Kowloon East waterfront, the stepped BH profile design under the Proposed Scheme will be coherent with the gradual descending ridgeline towards Victoria Harbour. Therefore, the effects on visual composition will be **negligible**.
- 5.1.36 **Effects on Visual Obstruction and Visual Permeability** – Given that the Proposed Scheme in the middle ground will be fully blended into the stepped BH profile of the Yau Tong waterfront, there will be no noticeable additional visual obstruction to the cityscape along the harbourfront. Besides, the visual permeability with the proposed minor relaxation of BH towards visual elements such as the Victoria Harbour, the Kowloon ridgelines and the open skyline would generally be remined as compared to the Proposed Scheme. Therefore, the Proposed Scheme will cause **negligible** visual obstruction as compared to the Baseline Scheme with the adjacent planned residential developments.
- 5.1.37 **Effects on Public Viewers** – The public viewers visiting Kai Tak Runway Park will only be able to view the Proposed Scheme as part of the urban landscape of Kowloon East from this VP. Given that the Proposed Scheme will be well blend with building cluster and form part of the stepped BH profile in Yau Tong, it is unlikely to attract public viewers'

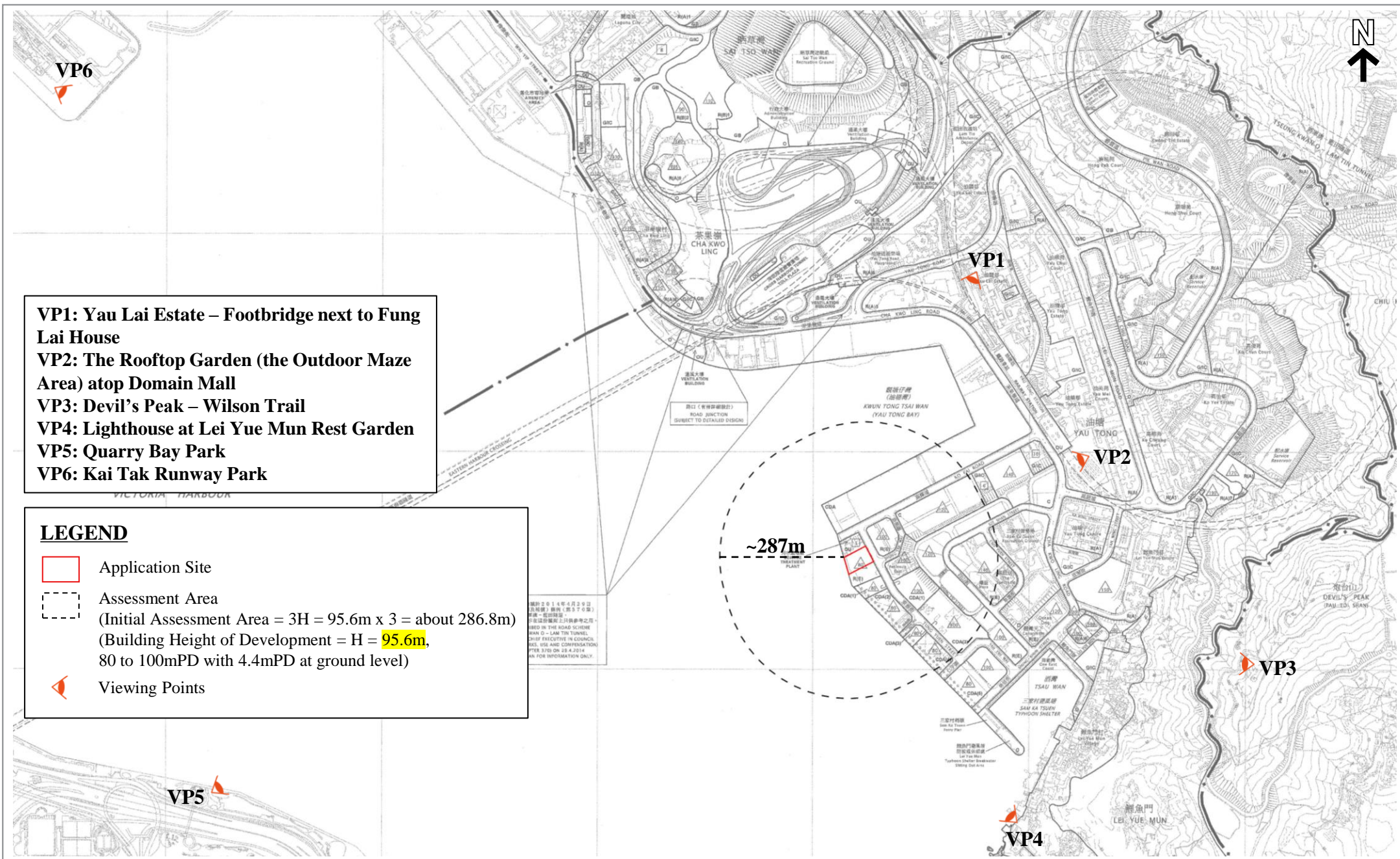
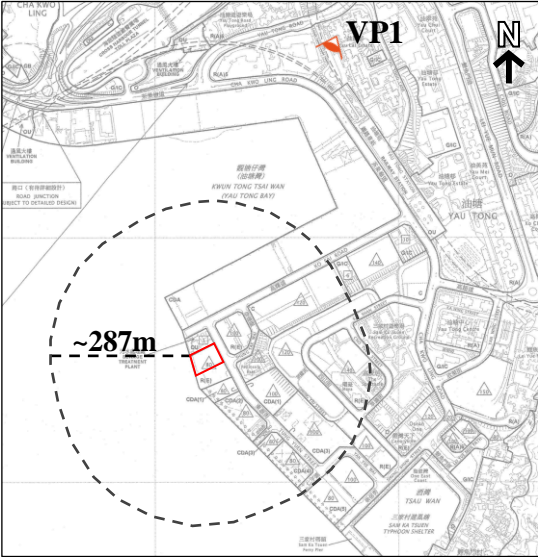


Figure No.	Scale	Figure Title	Location Plan
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	June 2025		

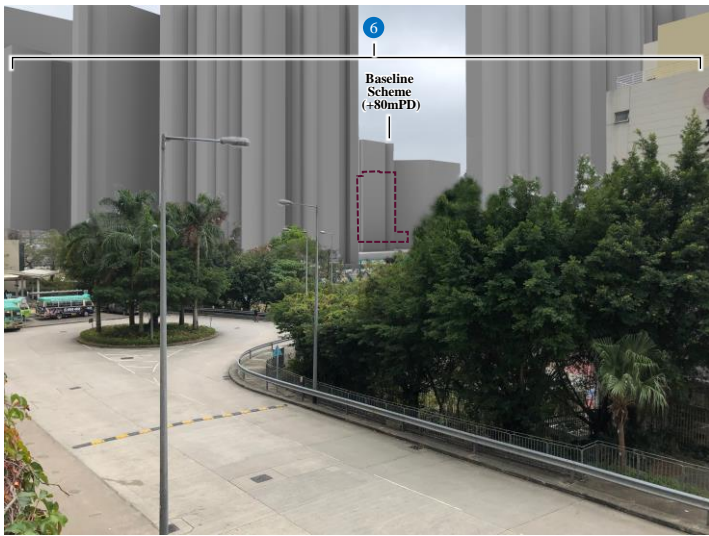
Existing Condition



Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- Viewing Point

- ① One East Coast (+100mPD)
- ② The Spectacle (+148mPD)
- ③ Maya (+140mPD)
- ④ Coast Line II (Under Construction) (+100mPD)
- ⑤ Peninsula East (+147mPD)
- ⑥ Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)

Proposed Scheme

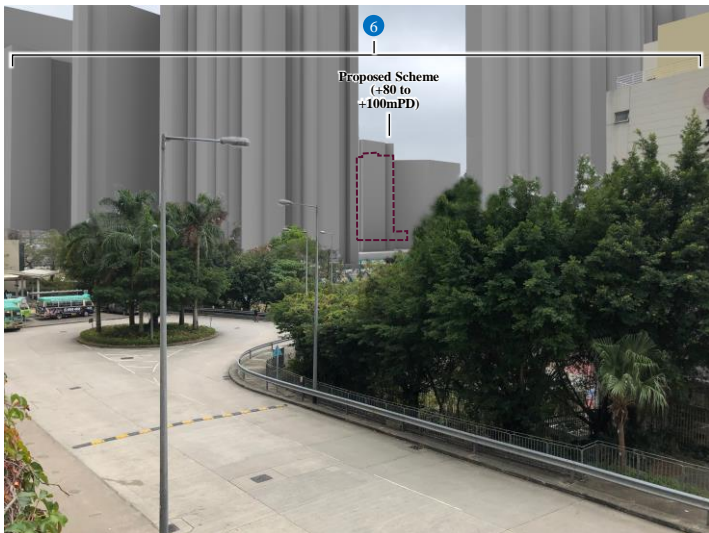
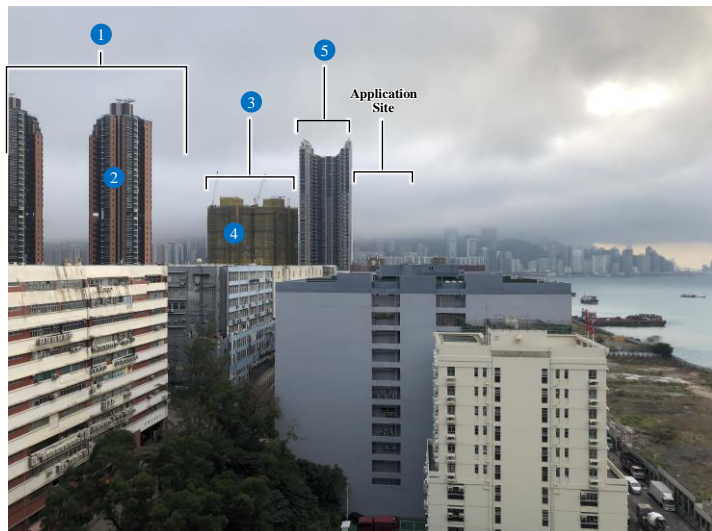
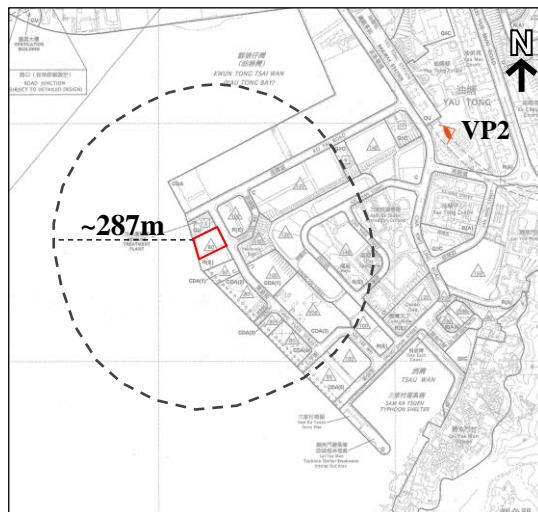


Figure No.	Scale	Figure Title	
3	-	Viewing Point 1: Yau Lai Estate – Footbridge next to Fung Lai House	
ARUP	Date	Source	Photomontage for illustrative purpose only
	June 2025		

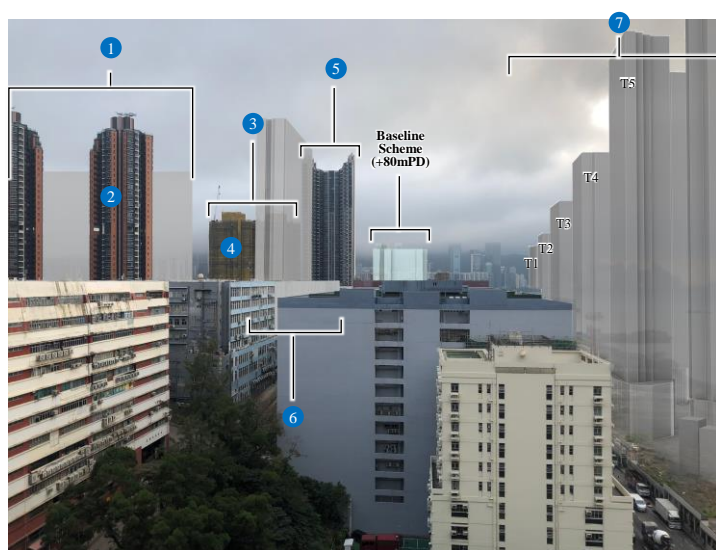
Existing Condition



Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- Viewing Point

- ① Approved Residential Development under Application No. A/K15/129 (+120mPD)
- ② Maya (+140mPD)
- ③ Approved Comprehensive Residential Development under Application No. A/K15/122 (+100mPD)
- ④ Coast Line II (Under Construction) (+100mPD)
- ⑤ Peninsula East (+147mPD)
- ⑥ Approved Residential Development under Application No. A/K15/127 (+120mPD)
- ⑦ Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)

Proposed Scheme

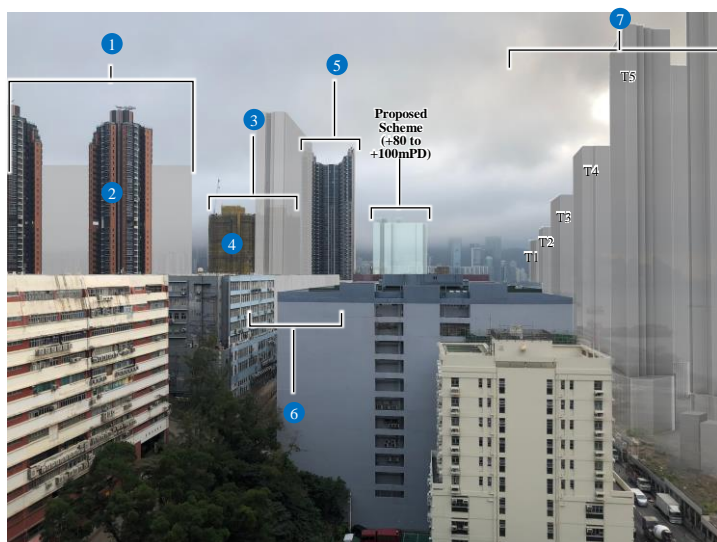
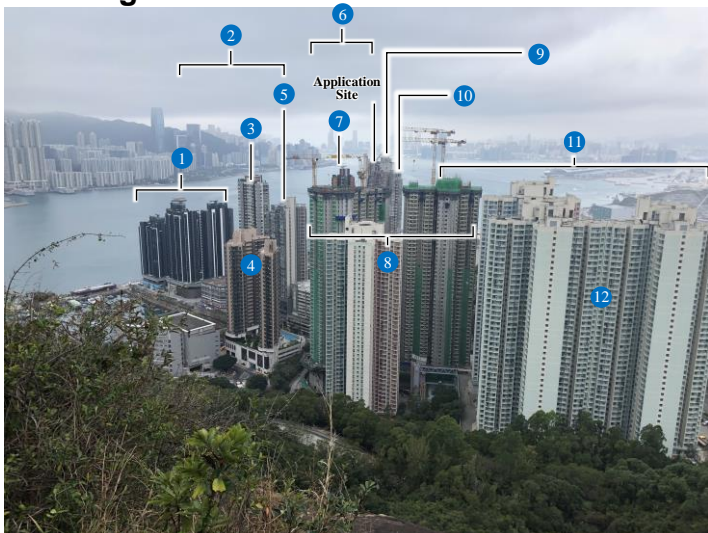
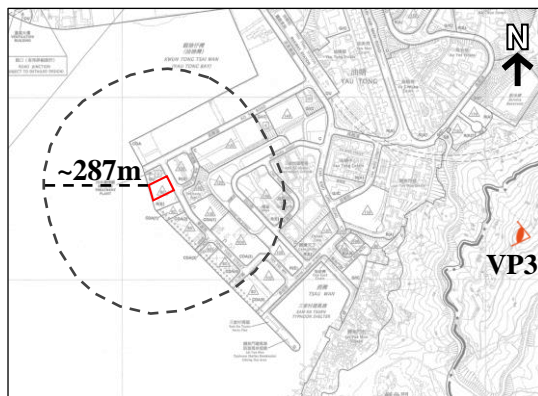


Figure No.	Scale	Figure Title
4	-	Viewing Point 2 : The Rooftop Garden (the Outdoor Maze area) atop Domain Mall
ARUP	Date June 2025	Source Photomontage for illustrative purpose only

Existing Condition



Key Plan

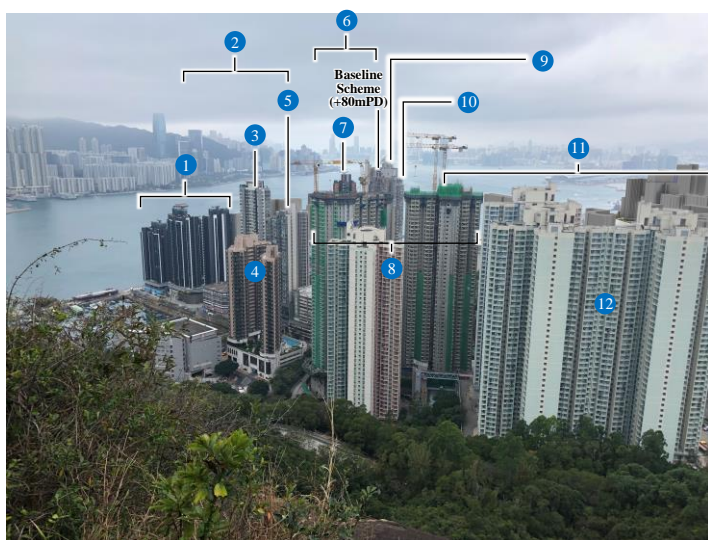


LEGEND

- Application Site
- Assessment Area
- ↑ Viewing Point

- 1 Montego Bay (+80mPD to +100mPD)
- 2 Approved Residential Developments under Applications No. A/K15/122, 121 and 126 (+80mPD to +100mPD)
- 3 Canaryside (+140mPD)
- 4 One East Coast (+100mPD)
- 5 Ocean One (+120mPD)
- 6 Approved Residential Development under Application No. A/K15/129 (+120mPD)
- 7 Maya (+140mPD)
- 8 Planned Lei Yue Mun Estate Phase 4 (+150mPD)
- 9 Peninsula East (+147mPD)
- 10 The Spectacle (+148mPD)
- 11 Approved YTB Comprehensive Development under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)
- 12 Lei Yue Mun Estate Phase 1 to 3 (+126 to +151mPD)

Baseline Scheme



Proposed Scheme

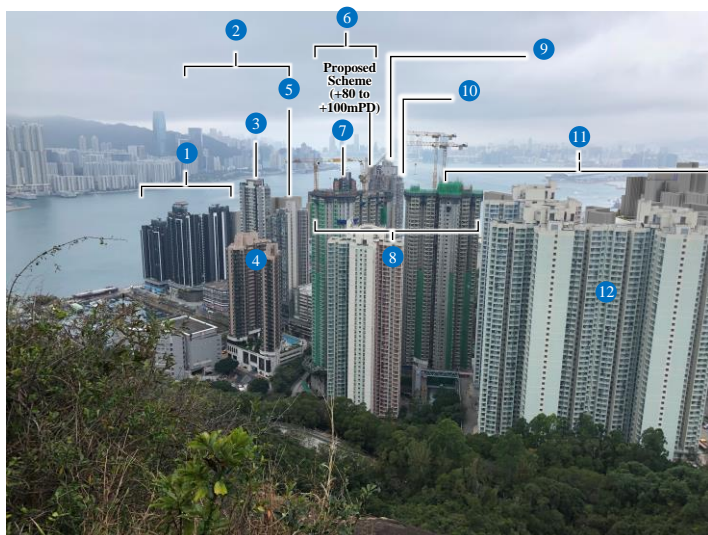
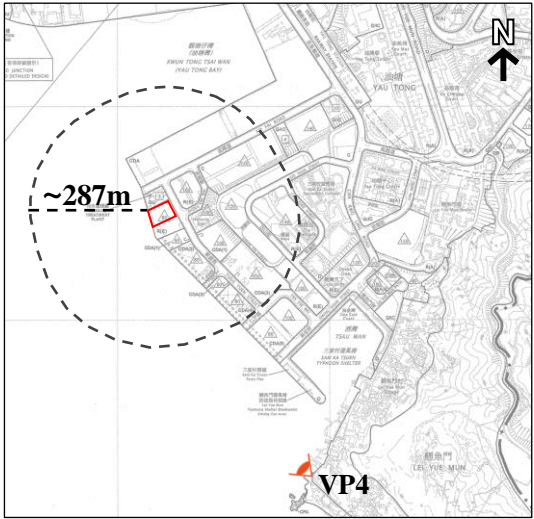
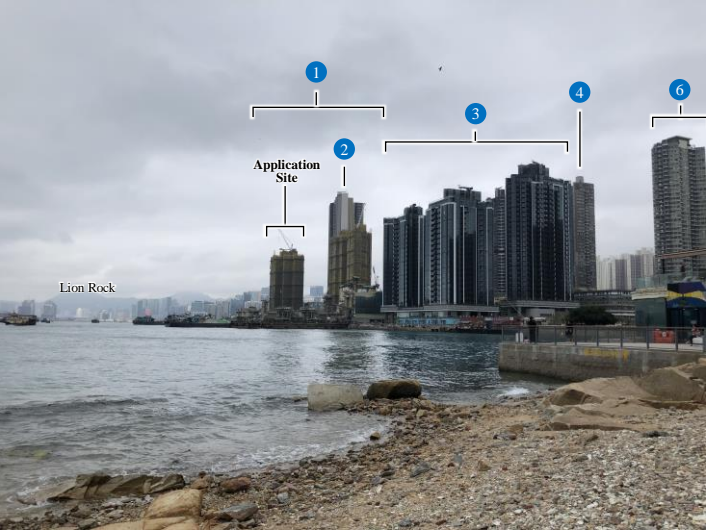


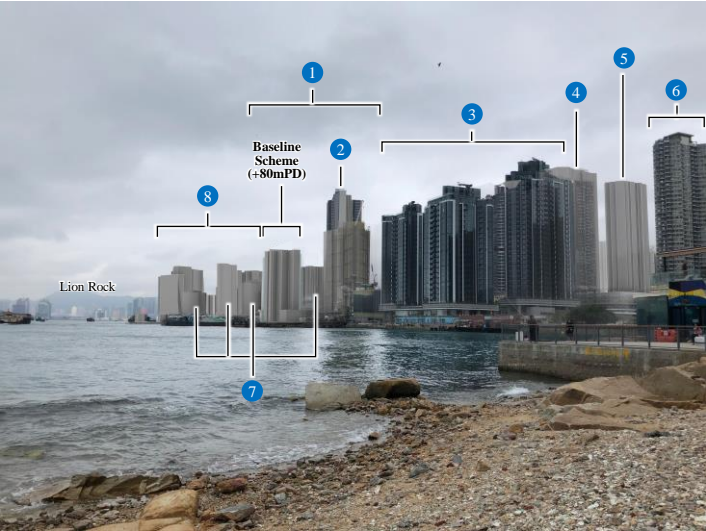
Figure No.	Scale	Figure Title
5	-	Viewing Point 3: Devil's Hill – Wilson Trail
ARUP	Date	Source
	June 2025	Photomontage for illustrative purpose only

Existing Condition

Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- Viewing Point

- 1 Planned Residential Developments under Approved Applications No. A/K15/122, 121 and 126 (+80mPD to +100mPD)
- 2 Peninsula East (+147mPD)
- 3 Montego Bay (+80mPD to +100mPD)
- 4 The Spectacle (+148mPD)
- 5 Approved Residential Development under Application No. A/K15/90 (+100mPD)
- 6 Canaryside (+140mPD)
- 7 **Approved YTB Comprehensive Development under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)**
- 8 Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110 to +140mPD)

Proposed Scheme

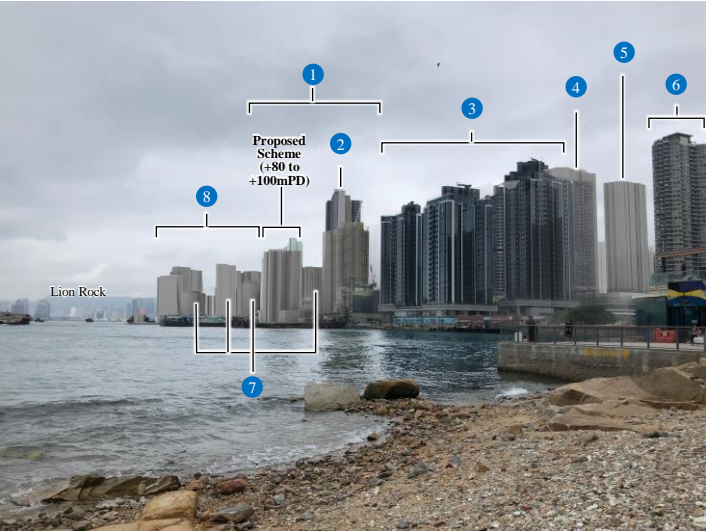
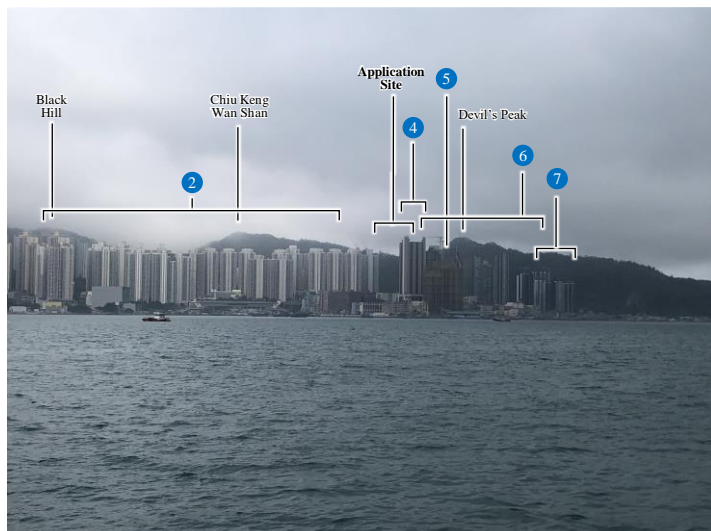
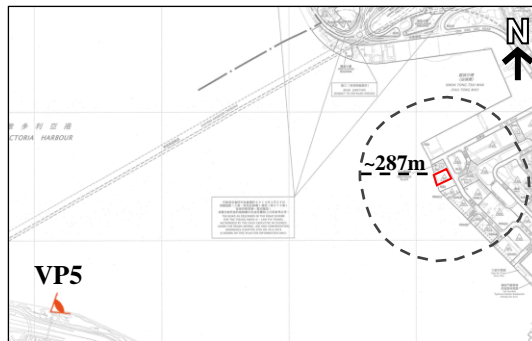


Figure No.	Scale	Figure Title
6	-	Viewing Point 4: Lighthouse at Lei Yue Mun Rest Garden
ARUP	Date June 2025	Source Photomontage for illustrative purpose only

Existing Condition



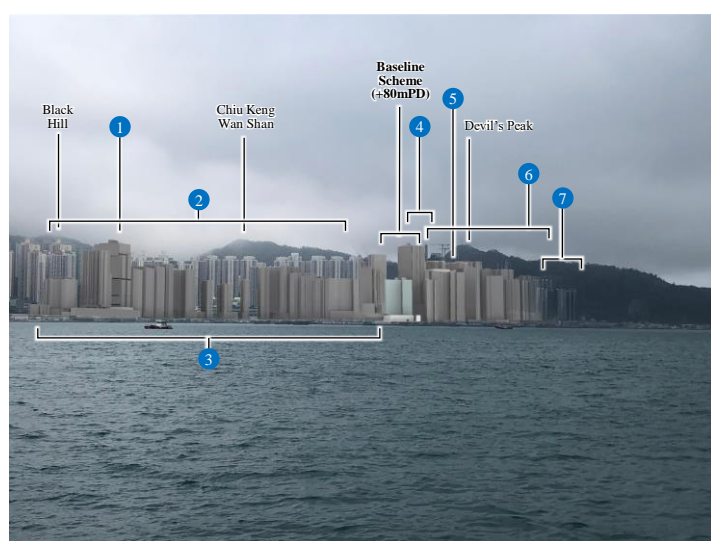
Key Plan



LEGEND

- Application Site
- Assessment Area
- ▶ Viewing Point

Baseline Scheme



- ① Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)
- ② Yau Lai Estate, Yau Tong Estate and Yau Mei Court (+132 to +167mPD)
- ③ **Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)**
- ④ Peninsula East (+147mPD)
- ⑤ Approved Residential Developments under the Application No. A/K15/129 (+120mPD)
- ⑥ Approved No. A/K15/122, 121 and 126 (+80 to +100mPD) Residential Developments under the Applications
- ⑦ Montego Bay (+80 to +100mPD)

Proposed Scheme

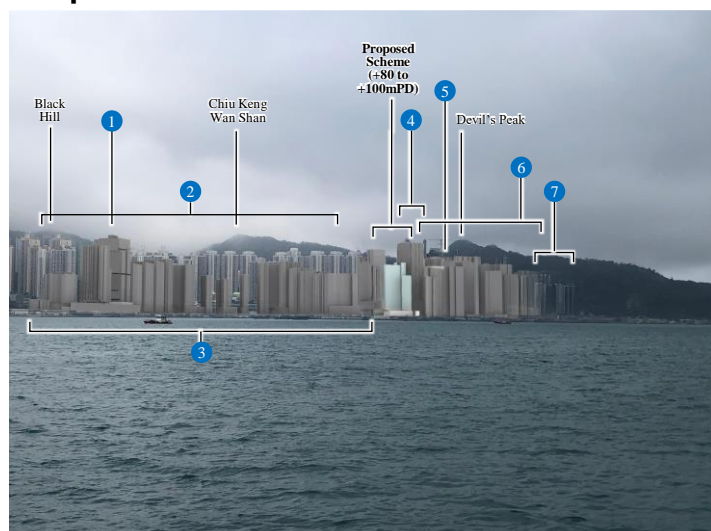
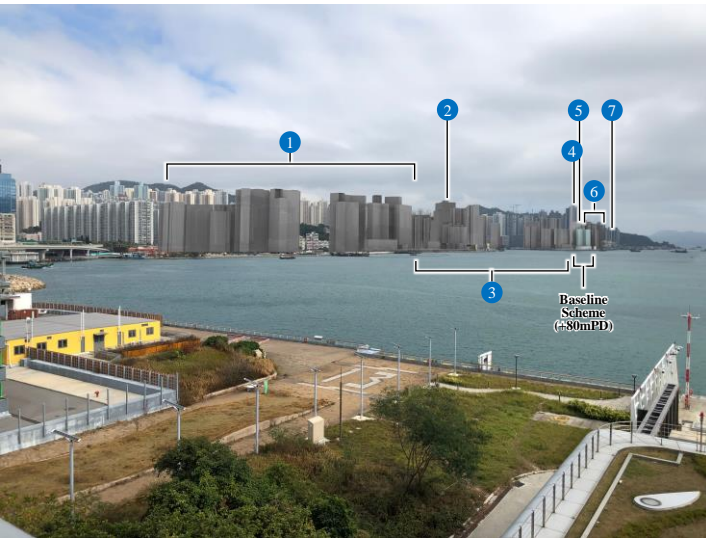


Figure No.	Scale	Figure Title
7	-	Viewing Point 5: Quarry Bay Park
ARUP	Date June 2025	Source Photomontage for illustrative purpose only

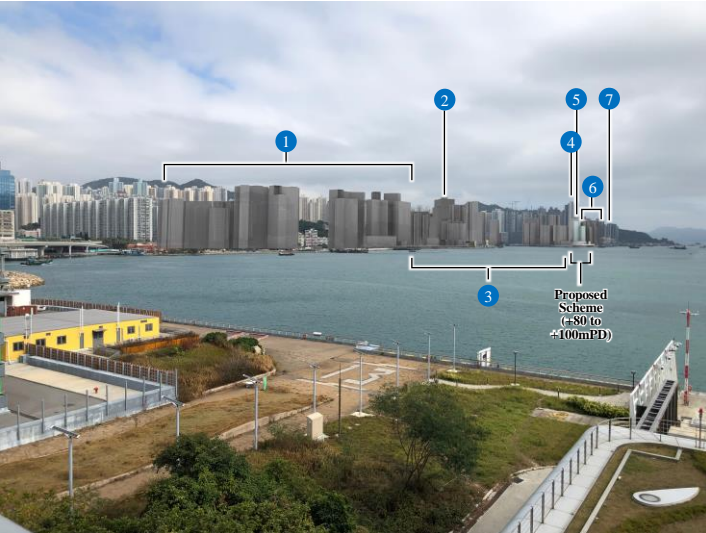
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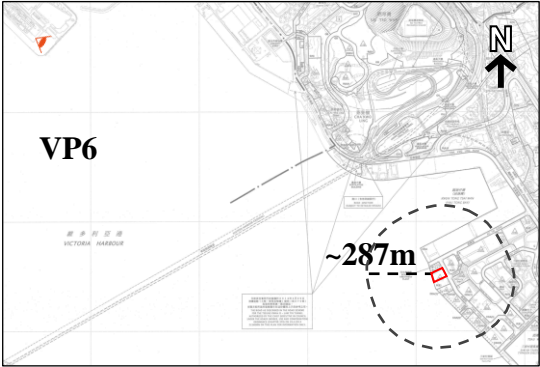
Baseline Scheme



Proposed Scheme



Key Plan



LEGEND

Application Site

Assessment Area

Viewing Point

- 1

Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110 to +140mPD)
- 2

Indicative Commercial Tower under the Planning Application No. Y/K15/6 (+120mPD)
- 3

Approved Comprehensive Development at YTB under Applications No. A/K15/112 and 130 (+60.5 to 120mPD)
- 4

Peninsula East (+147mPD)
- 5

Approved Residential Developments under the Application No. A/K15/129 (+120mPD)
- 6

Approved Residential Developments under the Applications No. A/K15/122, 121 and 126 (+80 to +100mPD)
- 7

Montego Bay (+80 to +100mPD)

Figure No.	Scale	Figure Title
8	-	Viewing Point 6: Kai Tak Runaway Garden
ARUP	Date	Source
	June 2025	Photomontage for illustrative purpose only