

Appendix C

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

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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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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 Overall speaking, although the Proposed Scheme would reduce portion of the open sky view at this VP, the incorporation of a stepped BH profile will reduce the overall visual bulkiness and maintain the visual character of a transition from the hinterland to waterfront area in the YTIA. The views of existing developments in the YTIA remains as a significant visual component at this VP. Therefore, the Proposed Scheme will bring **negligible to slightly adverse** visual impact to recreational users in the Rooftop Garden atop Domain Mall. Nonetheless, the visual impact could be mitigated by design measures in detailed design stage.

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

developments, following the graduation of stepped BH profile descending towards the Victoria Harbour from this VP. Thus, visual obstruction and visual permeability under the Proposed Scheme would be **negligible to slightly adverse**.

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 will be viewed as part of the skyline. Therefore, the visual impact to the public viewers is **negligible**.

5.1.26 **Effects on Visual Elements/Resources** – The compatible building profile of the Proposed Scheme (maintaining a stepped BH of 80mPD to 100mPD) with the adjacent planned residential development will create visual interests by the stepped building height profile from this VP. Victoria Harbour in the foreground and open sky view with Lion Rock in the background will be retained upon completion. No additional interception to the skyline and waterfront will be resulted with the Proposed Scheme as compared with the Baseline Scheme. In this regard, the Proposed Scheme will have **negligible** effects on the visual elements/resources.

5.1.27 In view of the above, the incorporation of stepped BH profile will reduce the overall visual bulk and maintain the visual character of a transition from the hinterland to waterfront area in the YTIA, **fully respecting the stepped BH profile of the Yau Tong waterfront area**. The open sky view can still be preserved under the Proposed Scheme at this VP. Thus, the Proposed Scheme with mitigation by design measures will generally bring **negligible to slightly adverse** visual impacts from this VP at the lighthouse in Lei Yue Mun Rest Garden. Nonetheless, the visual impact could be mitigated by design measures in detailed design stage.

VP5: Quarry Bay Park (Figure 7)

5.1.28 This VP is situated at about 1500m away from the southwest of the Application Site, which is a strategic VP identified in the Urban Design Guidelines to assess impacts on the views to Kowloon Peak and other major Kowloon ridgelines. It is a long-range VP representing recreational users and public viewers who engage in passive recreational activities such as sitting-out and resting purposes while having a view toward the Application Site with the Victoria Harbour in the foreground.

5.1.29 **Effects on Visual Composition** – The foreground of this VP is occupied by the Victoria Harbour while the middle-ground is dominated by clusters of buildings in Kowloon East. The ridgelines of Devil's Peak, Chiu Keng Wan Shan and Black Hill can be seen alongside with the open sky view in the background. The Proposed Scheme will blend in with existing and planned residential developments in the vicinity, maintained the stepped BH profile towards the Kowloon waterfront, with a very minor portion of the ridgeline of Devil's Peak being obstructed. Therefore, there will be **negligible** impact to the concerned visual composition towards the Kowloon ridgelines.

5.1.30 **Effects on Visual Obstruction and Visual Permeability** – The Proposed Scheme will only be seen in the middle-ground. Thus, the Proposed Scheme will be blending in the

surrounding high-rise developments and will create a very minor degree of visual obstruction to the ridgeline and skyline which is considered minimal as compared to the Baseline Scheme. Therefore, the Proposed Scheme will have **negligible to slightly adverse** effect on visual obstruction and visual permeability.

- 5.1.31 **Effects on Public Viewers** – From this VP, more kinetic public viewers would walk along the waterfront promenade in Quarry Bay Park. Instead of focusing on one individual development, more attention may be paid to the overall visual profile of East Kowloon and its relationship with the ridgeline of this VP by the recreational users. 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' attention with the minor 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 view of existing and planned residential developments with the Proposed Scheme along Yau Tong waterfront area and Cha Kwo Ling remains as a significant visual component in the middle-ground and the open sky view can still be preserved under the Proposed Scheme at this long-range VP. 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 to slightly adverse** effects from this VP. Nonetheless, the visual impact could be mitigated by design measures in detailed design stage.

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' attention with the minor relaxation of BH at its inland portion. As such, the Proposed Scheme will have **negligible** effect to the public viewers.
- 5.1.38 **Effects on Visual Elements/Resource** – As compared to the Baseline Scheme, the Proposed Scheme will not degrade the existing condition as it does not obstruct any views to existing visual resources and is fully integrated with the surrounding environment. Views to the Victoria Harbour in the foreground and the open sky view in the background will be preserved. Besides, the view to the ridgelines in the Kowloon East will not be affected upon completion of the Proposed Scheme. Therefore, the effects on visual elements/resources will be **negligible**.
- 5.1.39 Based on the above, the Proposed scheme will bring **negligible** visual impact to the recreational users in Kai Tak Runway Park.
- 5.1.40 Please refer to **Table 5-3** for summary of visual impacts as discussed in the above section.

Table 5-3 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP1: Yau Lai Estate – Footbridge next to Fung Lai House	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP2: The Rooftop Garden (the Outdoor Maze area) atop Domain Mall	High	Negligible	Negligible to Slightly Adverse	Negligible	Negligible	Negligible to Slightly Adverse <i>(to be mitigated by design measures)</i>
VP3: Devil's Peak – Wilson Trail	High	Negligible	Negligible	Negligible	Negligible	Negligible

VP4: Lighthouse at Lei Yue Mun Rest Garden	High	Negligible	Negligible to Slightly Adverse	Negligible	Negligible	Negligible to Slightly Adverse <i>(to be mitigated by design measures)</i>
VP5: Quarry Bay Park	High	Negligible	Negligible to Slightly Adverse	Negligible	Negligible	Negligible to Slightly Adverse <i>(to be mitigated by design measures)</i>
VP6: Kai Tak Runway Garden	High	Negligible	Negligible	Negligible	Negligible	Negligible

6. CONCLUSION

- 6.1.1 This VIA is prepared in support of the Planning Application for Permission under S16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat, Shop and Services and Eating Places with Minor Relaxation of PR and BH Restrictions in “R(E)” zone, No. 4 Tung Yuen Street, Yau Tong, Kowloon. To respond to the pressing demand on housing units and to facilitate the phasing out of incompatible industrial uses at the transforming neighbourhood of the YTIA, the Applicants have formulated the Proposed Scheme to create a quality harbourfront residential development with about 342 flats and a voluntary waterfront promenade of not less than 15m-wide that integrates with the surrounding and creates a more harmonised and balanced skyline at the prominent harbourfront location at the YTIA.
- 6.1.2 With the proposed minor relaxation of BH from 80mPD to 100mPD for only one residential band on its inland portion, the stepped height profile descending towards the waterfront can be maintained by the two bands of BH designed within the Application Site, respecting the planning intention for the Yau Tong area. In order to assess the visual impact, comparisons have been made between the Proposed Scheme and Baseline Scheme (OZP Scenario Scheme).
- 6.1.3 A total of 6 VPs, including one strategic VP identified with reference to the Urban Design Guidelines of the HKPSG were assessed in this VIA. In short, 3 VPs were identified with negligible visual impact while the other 3 VPs were identified with negligible to slightly adverse impact (to be mitigated by design measures in detailed design stage) under the Proposed Scheme as compared with the Baseline Scheme.
- 6.1.4 Based on the above, the Proposed Scheme is considered to be fully acceptable in terms of visual impact.