S16 PLANNING APPLICATION
APPROVED CHA KWO LING, YAU TONG, LEI YUE MUN OUTLINE ZONING PLAN NO. S/K15/29

Proposed Minor Relaxation of Building Height Restriction for Public Housing Development at Ex-Cha Kwo Ling Kaolin Mine, Kwun Tong

Visual Appraisal (Appendix 6)

November 2026

香港房屋委員會
Hong Kong Housing Authority

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1 Introduction

1.1 This Visual Appraisal ("VA") is prepared by the Hong Kong Housing Authority ("HKHA") in support of a Section 16 ("s.16") Planning Application for minor relaxation of building height restrictions ("BHR") for the public housing development ("PHD") at Ex-Cha Kwo Ling Kaolin Mine ("ex-CKLKM"), Kwun Tong ("The Application Site").

1.2 The Application Site has an area of approximately 1.45 hectares ("ha") and is zoned "Residential (Group A)9" ("R(A)9") on the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/29 ("the OZP"). Pursuant to the OZP, the Application Site is subject to a maximum domestic plot ratio ("PR") of 7.5 and total PR of 9, as well as a stepped BHR of 135mPD and 140mPD from south to north.

1.3 In order to enhance the overall layout and urban design of the proposed PHD for higher compatibility with the surrounding context and to optimise the development potential, approval from the Town Planning Board ("TPB") is sought for the minor relaxation of BHR from 135mPD (for southern part) to 140mPD and from 140mPD (for northern part) to 145mPD.

1.4 This VA is prepared with reference to the Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG-No. 41A"), so as to evaluate the visual compatibility and degree of anticipated visual impacts on Visually Sensitive Receiver (VSRs) from key public viewing points (VPs).

Methodology

1.5 The methodology of this VA to evaluate the visual acceptability of the Proposed Scheme under this Planning Application is summarized as follows:

- To examine the existing and future visual context and visual elements of the Application Site and its surrounding taking into account the relevant planning and development framework for the area;

- To identify the potential key public VPs;
- To evaluate the potential visual effects when viewing from the selected key public VPs; and
- To recommend mitigation measures where appropriate.

2 Visual Context and Visual Elements

2.1 Referring to **Plan 1**, the Application Site is set on a platform at about 32mPD and is situated to the southwest of Sai Tso Wan Recreation Ground as well as high-rise residential developments of Ping Tin Estate (with existing building height up to about 200mPD) and Sceneway Garden (with existing building height up to about 153mPD); to the east of the former Cha Kwo Ling Village (CKLV); to the south of existing private housing developments including Laguna City and KOKO HILLS; and to the northwest of the Eastern Harbour Crossing.

2.2 The adjacent CKLV site abutting the waterfront is designated for high-density public housing development to be developed by the Hong Kong Housing Society (with maximum building height of 110mPD and 130mPD), as well as a joint-user government complex for Government, Institution or Community (GIC) facilities and a sub-divisional fire station cum ambulance depot.

3 The Development Proposal

The Proposed Development Parameters (**Appendix 1**)

3.1 The Application Site is zoned "R(A)9" on the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/29 and subject to maximum domestic PR of 7.5 and total PR of 9.0, as well as maximum BHR of 135mPD and 140mPD.

3.2 The Proposed Scheme under this Planning Application consists of four domestic blocks at the periphery of the Application Site and on top of a three to four-storey podium. A maximum BH of 140mPD and 145mPD is proposed.

3.3 The design of the Proposed Scheme complies with the Sustainable Building Design ("SBD") Guidelines as set out in PNAP APP-152.

3.4 The key development parameters of the Proposed Scheme are summarized in **Table 3.1** below:

Development Parameters	**Proposed Scheme**
Site Area (Gross/Net)	About 1.45 ha
PR - Domestic - Non-Domestic - Total	 About 7.5 About 0.72 About 8.22
Maximum Building Height (main roof level)	Not exceeding 140mPD and 145mPD
No. of Domestic Block	4
Flat Production	About 2,114
Design Population	About 5,497

Note: The development parameters are subject to detailed survey and design

3.5 Key design elements to mitigate the visual effects are summarized below:

- Arranging building form and disposition to provide building separation of about 15m in NE-SW direction, which improves the visual permeability and air ventilation of the Application Site and creates visual corridor through the adjoining planned CKLV development to connect the waterfront;
- The building footprint of each domestic block is reduced and the number of building block is changed from three blocks to four blocks for minimising obstruction from the building mass and avoiding wall effect;
- With reference to the Harbour Planning Principles and the Harbour Planning Guidelines, the Proposed Scheme maintains the stepped building height profile descending from Ping Tin Estate (max. 200mPD) to the waterfront, which is visually compatible with the development in the locality;
- Locating the tallest building block (145mPD) at the upper hillside and lowest building block (140mPD) toward the waterfront to enhance the stepped building height concept and maintain the visual access to the harbourfront;

- Site-specific building blocks are to be carefully designed at the detailed design stage with consideration on the building façade, color and treatment for the Application Site;
- Design of podium gardens at multiple levels to facilitate penetrating of prevailing wind and provide a source of green visual relief;
- A minimum 20% of green coverage at various levels to soften the visual composition.

4 Assessment Area

4.1 An Assessment Area is delineated for the VA to cover the area of visual influence from the identified key public VPs. The assessment boundary is set out with regard to the size of development, the site context, and the distance and location of the sensitive viewers.

4.2 According to the TPB PG-NO. 41A, the Assessment Area is equivalent to approximately three times the overall BHs of the proposed PHD. Since the height of the proposed building blocks atop a podium is up to about 113m (measuring from the site formation level at about 32m to the main roof level at about 145mPD), the assessment area covers a radical area of about 339m (i.e. about 113m x 3) from the closest point of the proposed PHD. As there are limited public VPs within the Assessment Area, the location of VPs has been extended beyond the boundary of the Assessment Area to better capture local VSRs within the wider visual envelope (**Plan 2** refers).

4.3 Based on Para. 4.5 of TPB PG No. 41A, kinetic and static VPs such as key pedestrian nodes, popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking and sight-seeing, and prominent travel routes where travelers' visual attention may be caught by the proposed development have been taken into consideration when selecting the VPs.

5 Identification and Classification of Viewing Points

5.1 In accordance with the TPB PG-No. 41A para. 4.5, the VA focuses on strategic and popular local viewing points as well as viewing points at the adjacent neighbourhood that are easily accessible and popular to the public. The effects of visual changes concerning the sensitive viewers within the assessment area are primarily appraised. These include users of the nearby open spaces and pedestrian passers-by in the surrounding neighborhoods.

5.2 As demonstrated in **Plan 2**, eight public VPs have been selected which can best represent the visual change of the public viewers of the proposed PHD. The visual sensitivity of the public viewers from the VPs are qualitatively graded as high, medium or low. The viewers' activity and visual prominence of the proposed development are also taken into account. A brief evaluation of the identified eight VPs is outlined as below:

- **Viewpoint 1 ("VP1"): Tin Hau Temple (Cha Kwo Ling)**
  This is a **short**-range static VP located at around 300m to the south of the Application Site. The existing view at this VP comprises of the Tin Hau Temple and the open space in front of the temple with dense trees at the back. This VP is mainly used by visitors of the Tin Hau Temple. Due to the proximity of this VP to the Application Site and located at open space area, the visual sensitivity for this VP is considered **High**.

- **Viewpoint 2 ("VP2"): Wai Yip Street**
  This is a **short**-range kinetic VP located at around 320m to the northwest of Application Site. The existing view at this VP comprises of peripheral planting of Laguna City and streetscape of Wai Yip Street in the foreground; and medium-rise residential blocks along the Cha Kwo Ling Road and open sky view as the background. This VP represents the pedestrians along Wai Yip Street. As the view is partially blocked by the existing residential blocks, the visual sensitivity for this VP is considered **Medium**.

- **Viewpoint 3 ("VP3"): Sai Tso Wan Baseball Field**

  This is a **short**-range static VP located at around 350m to the northeast of the Application Site. The existing view at this VP consists of the natural turf pitch as the foreground; and vegetation on slopes, private housing development of KOKO HILLS and open sky view as the background. This VP represents the recreational users engaging in baseball and jogging in the open space. As the public viewers are mainly participating in sports activities and have alternative view, the visual sensitivity for this VP is considered **Medium**.

- **Viewpoint 4 ("VP4"): Yau Tong Road Playground**

  This is a **medium**-range static VP situated at around 480m to the southeast of the Application Site. The existing view at this VP consists of the basketball court of Yau Tong Road Playground and KOKO HILLS. This VP is frequently used by recreational users engaged in the various sport activities, i.e. basketball or football with short/medium duration of sights. In view of the above, the visual sensitivity of this VP is considered **Medium**.

- **Viewpoint 5 ("VP5"): Kai Tak Cruise Terminal Podium Garden**

  This is a **long-**range static VP situated at around 1,360m to the west of the Application Site and located on the second floor of the Kai Tak Cruise Terminal. The existing view at this VP consists of the sea view and existing built-up areas in Lam Tin, Yau Tong and Lei Yue Mun. This VP is frequently used by the recreational users and tourists at the Kai Tak Cruise Terminal. Although this VP is distanced from the Application Site, it is used by the public or tourists to enjoy the panoramic harbour view and city skyline. Thus, the visual sensitivity for this VP is considered **High**.

- **Viewpoint 6 ("VP6"): Wilson Trail at Devil's Peak**

  This is a **long**-range static VP situated at around 1,700m to the southeast of the Application Site and located at the hillside. The existing view at this VP consists of the developed urban areas in Kowloon East and harbour view with city skyline. This VP is usually used by the mountain hikers and have short viewing duration to the proposed development. The visual sensitivity for this VP is therefore considered as **High**.

- **Viewpoint 7 ("VP7"): Waterfront Promenade at Quarry Bay and Taikoo Shing**
  This is a **long**-range static VP at about 1,780m to the southwest of the Application Site. The existing view at this VP consists of the sea view of Victoria Harbour and city skyline of Kowloon East. The key public viewers are mainly the local residents and recreational users along the waterfront promenade Quarry Bay Park. Given the frequent usage of this open space, the visual sensitivity of this VP is considered **High**.

- **Viewpoint 8 ("VP8"): East Coast Boardwalk**
  This is a **long**-range static VP at about 2,700m to the southwest of the Application Site. The existing view at this VP consists of a glass observatory deck and sea view of Victoria Harbour at the foreground; and high-density residential clusters, the ridgeline of Kowloon East and the open sky at the background. The key public viewers are mainly the local residents and recreational users along the waterfront promenade of East Coast Boardwalk. Given this new attraction of the Victoria Harbour, opened in December 2025, is frequently used by the public, the visual sensitivity of this VP is considered **High**.

6 Assessment of Visual Impacts

6.1 The section evaluates the potential visual impact of the Proposed Scheme in comparison to the Notional Scheme for rezoning (i.e. "Baseline Scheme") that is fully compliant with the PR and BHR prescribed within the "R(A)9" of the OZP for the Application Site with reference to TPB PG-No. 41A.

6.2 Photomontages at **Plans 3-10** illustrate and compare between conditions of the Baseline Scheme and the Proposed Scheme to be developed with minor relaxation BH restrictions.

VP1: Tin Hau Temple (Cha Kwo Ling) (**Plan 3** refers)

The existing visual composition from this VP is dominated by dense trees and open sky view as the background. Compared with the Baseline Scheme, the majority of the visual mass of the Proposed Scheme would be blocked by the trees. The adjacent future CKLV development would be visible from this VP. The Proposed Scheme

would not significantly increase the visual mass perceived at this VP, change the visual composition, create visual obstruction and affect the permeability. The existing open sky view and Tin Hau Temple would be preserved.

The key public viewers at this VP are mainly visitors of the Tin Hau Temple. No significant adverse effect on public viewers is anticipated as the Proposed Scheme would unlikely further obstruct the sky view and the Tin Hau Temple. The effect of the visual changes on public viewers would be negligible.

In view of the above and taking into account the negligible visual change and high sensitivity, the visual impact from the Proposed Scheme is considered **negligible**.

VP2: Wai Yip Street (**Plan 4** refers)

The existing site condition comprises of peripheral planting of Laguna City and streetscape of Wai Yip Street in the foreground; and medium-rise residential blocks along the Cha Kwo Ling Road and open sky view as the background. The proposed development will be partially obstructed by the proposed joint-user government complex at the northern portion of the CKLV Development under this VP. The open sky view and streetscape are the main visual composition. The Proposed Scheme would have similar impacts to the Baseline Scheme. The slight increase in BH is compatible with the local context and adjacent future CKLV development. In terms of visual obstruction and effect on visual resources, the Proposed Scheme would further intercept a minor portion of the sky view compared to the Baseline Scheme. However, the upper portion of the proposed development would visually link up the skyline of existing residential building and most of the open sky view would be maintained.

Public viewers at this VP are mainly the pedestrians along Wai Yip Street. The Proposed Scheme would create rhythmic skyline together with the future CKLV development. The visual openness of the sky view would be partially interrupted by the proposed development, thus the effects of the visual changes on public viewers is considered negligible to slight.

In view of the above and taking into account the negligible to slight visual change and medium sensitivity, the visual impact from the Proposed Scheme is considered **slight**.

VP3: Sai Tso Wan Baseball Field (**Plan 5** refers)

The visual composition of this VP includes the natural turf pitch as the foreground; vegetation on slopes, private residential development of KOKO HILLS and open sky view as the background. As the view is dominated by the baseball field, there is no significant impact to the visual harmony with the presence of the Proposed Scheme together with KOKO HILLS. The slope greenery in the background would provide visual comfort and partially blocked the residential buildings. Regarding the visual obstruction and visual resources, the upper part of the Proposed Scheme would further cover a small portion of the open sky view compared to the Baseline Scheme. However, there is no visual change to the existing vegetation in the foreground and background. The proposed development is compatible with the surrounding environment.

The key public viewers at this VP are mainly recreational users engaging in baseball and jogging in the open space. The visual attachment of this view is the existing landscape areas in the baseball field and there is no significant impact to the prominent view. The effect of visual changes on public viewers is qualitatively graded as slight.

In view of the above and taking into account the slight visual change and medium sensitivity, the visual impact from the Proposed Scheme is considered **slight**.

VP4: Yau Tong Road Playground (**Plan 6** refers)

The visual composition of this VP comprises basketball court of the Yau Tong Road Playground in the foreground; and vegetated slopes, the KOKO HILLS and open sky view in the background. Compared to the Baseline Scheme, the Proposed Scheme would slightly increase the visual mass perceived at this VP. It is compatible with the surrounding context and forms the extension of residential townscape. In terms of visual obstruction and effect on visual resources, the

proposed increase in building height will intercept a small portion of the open sky view compared to the Baseline Scheme. The proposed CKLV housing development adjacent to the Application Site would be visible at this VP. The Proposed Scheme would be well blended with the nearby medium and high-rise residential development.

The key public viewers at this VP are mainly recreational users engaged in the various sport activities, i.e. basketball or football with short/medium duration of sights. The Proposed Scheme is compatible in terms of BH and character with the surroundings and integrate with the residential townscape. The increase in BH of the Proposed Scheme would not have significant adverse visual impact to the existing view comparing with the Baseline Scheme. The effect on public viewers at this VP is qualitatively graded as slight.

In view of the above and taking into account the slight visual change and medium sensitivity, the visual impact from the Proposed Scheme is considered **slight**.

VP5: Kai Tak Cruise Terminal Podium Garden (**Plan 7** refers)

The visual composition of this VP is dominated by Kai Tak Runway Park and panoramic sea view as the foreground, and the existing built-up areas in Lam Tin , Yau Tong, Lei Yue Mun and open sky view as the background. Similar to the Baseline Scheme, the Proposed Scheme will be partly visible in the middle of the VP and would appear slightly taller due to the minor increase in BH. The proposed development is compatible with the surrounding high-rise residential development, which will form a continuous city skyline and well integrate with the future CKLV development. In term of visual obstruction and effect on visual resources, the Proposed Scheme will only further intercept a minor portion of the sky compared to the Baseline Scheme while forming a connection to the existing skyline under this VP.

The key public viewers at this VP are mostly the recreational users and tourists at the Kai Tak Cruise Terminal. The visual attachment of this view is primarily due to the harbour view, open sky view and city skyline of Lam Tin and Yau Tong. As shown in the photomontage of this long-distance VP, the Proposed Scheme is

compatible with the surrounding environment and will be well integrated with the future skyline including the CKLV development, the effect of the visual changes on public viewers would be negligible.

In view of the above and taking into account the negligible visual change and high sensitivity, the visual impact from the Proposed Scheme is considered **negligible**.

VP6: Wilson Trail at Devil's Peak (**Plan 8** refers)

The existing visual composition consists of hillside vegetation in the foreground, high-rise residential buildings of Yau Tong in the middle, city skyline with harbour view and open sky view in the background. The proposed development will be appeared in a small portion of this view behind the residential buildings in Yau Tong due to distant location. Similar to the Baseline Scheme, the Proposed Scheme will integrate with the existing city skyline and it is compatible with the surrounding townscape. In terms of visual obstruction and effect on visual resources, there is minor visual obstruction to the harbour view in the background due to the proposed development and it will blend in with the existing townscape of Yau Tong. The visual attachments including the harbour view, city skyline and ridgeline of Kowloon will be maintained.

The key public viewers of this VP are mostly the hikers of the Devil's Peak and have short duration of view. As shown in the photomontage of this long-distance VP, the proposed development will form part of the townscape in the area. The effect of visual change on public viewers is considered negligible.

In view of the above and taking into account the negligible visual change and high sensitivity, the visual impact experienced at this VP would be **negligible**.

VP7: Waterfront Promenade at Quarry Bay and Taikoo Shing (**Plan 9** refers)

The visual composition of this VP is dominated by the Victoria Harbour as the foreground; and the city skyline of East Kowloon, ridgeline of Kowloon Peak, Tai Sheung Tok and Black Hill and open sky view as the background. Due to the distant location from this VP and blocking by the proposed CKLV development in the front, only small portion of the Proposed Scheme can be viewed behind the hillside of Cha

Kwo Ling. Similar to the Baseline Scheme, the Proposed Scheme will be well integrated with the existing city skyline of East Kowloon. In terms of visual obstruction and effect on visual resources, the open sky view would be further intercepted by a minor portion of the Proposed Scheme as compared with the Baseline Scheme. However, the Proposed Scheme is compatible with the surrounding urban areas and will blend in with the city skyline. The ridgeline of East Kowloon and Cha Kwo Ling hillside would be remained unchanged. The harbour view would also be maintained under this VP.

The key public viewers of this VP are mostly the local residents and recreational users along the waterfront promenade Quarry Bay Park. As shown in the photomontage of this long-distance VP, there is no significant visual impact to the harbour view, existing city skyline and ridgeline of East Kowloon but only minor portion of the open sky view affected, hence the effect on public viewers is considered negligible.

In view of the above and taking into account the negligible visual change and high sensitivity, the visual impact experienced at this VP would be **negligible**.

VP8: East Coast Boardwalk (**Plan 10** refers)

The visual composition of this VP is dominated by a glass observatory deck and the Victoria Harbour as the foreground; and the high-density residential clusters, ridgeline of Black Hill, Chiu Keng Wan Shan and Devil's Peak, and open sky view as the background. Due to the distant location from this VP and blocking by the proposed CKLV development in the front, only small portion of the Proposed Scheme can be viewed. The Proposed Scheme with minor relaxation of BHR will create a more distinct stepped building height profile from inland towards Victoria Harbour. In terms of visual obstruction and effect on visual resources, a minor portion of the hillside greenery at the background would be intercepted by the minor addition of building height under the Proposed Scheme as compared with the Baseline Scheme. However, the ridgeline of East Kowloon hillside would be remained unchanged. The harbour view would also be maintained under this VP.

The key public viewers of this VP are mostly the local residents and recreational users along the waterfront promenade of East Coast Boardwalk. As shown in the photomontage of this long-distance VP, there is no significant visual impact to the harbour view, existing city skyline and ridgeline of East Kowloon, hence the effect on public viewers is considered negligible.

In view of the above and taking into account the negligible visual change and high sensitivity, the visual impact experienced at this VP would be **negligible**.

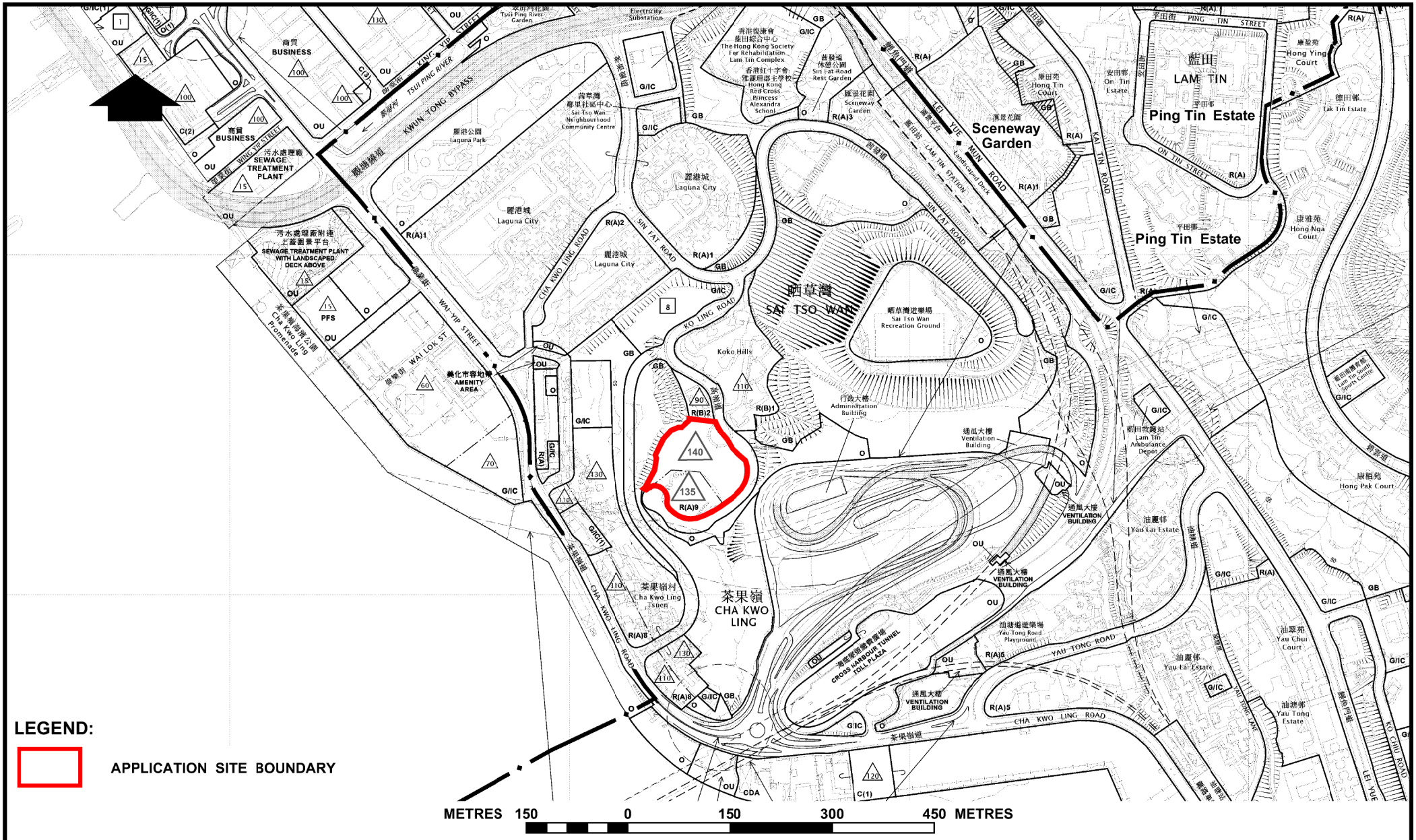
7 Conclusion

7.1 This VA assesses the visual impacts of the Proposed Scheme against the Baseline scheme of the Application Site at the selected key public VPs. The visual impact of all VPs are summarised in Table 7.1 below:

Table 7.1 – Summary of Overall Visual Impacts

VPs	Visual Sensitivity	Resultant Visual Impact
VP1 Tin Hau Temple (Cha Kwo Ling)	High	Negligible
VP2 Wai Yip Street	Medium	Slight
VP3 Sai Tso Wan Baseball Field	Medium	Slight
VP4 Yau Tong Road Playground	Medium	Slight
VP5 Kai Tak Cruise Terminal Podium Garden	High	Negligible
VP6 Wilson Trail at Devil's Peak	High	Negligible
VP7 Waterfront Promenade at Quarry Bay and Taikoo Shing	High	Negligible
VP8 East Coast Boardwalk	High	Negligible

7.2 Based on the above analysis, the proposed increase of BHR by 5m will only result in negligible to slight visual impact on the VPs. The design elements mentioned in para. 3.5 would further mitigate the visual effects from the proposed PHD.



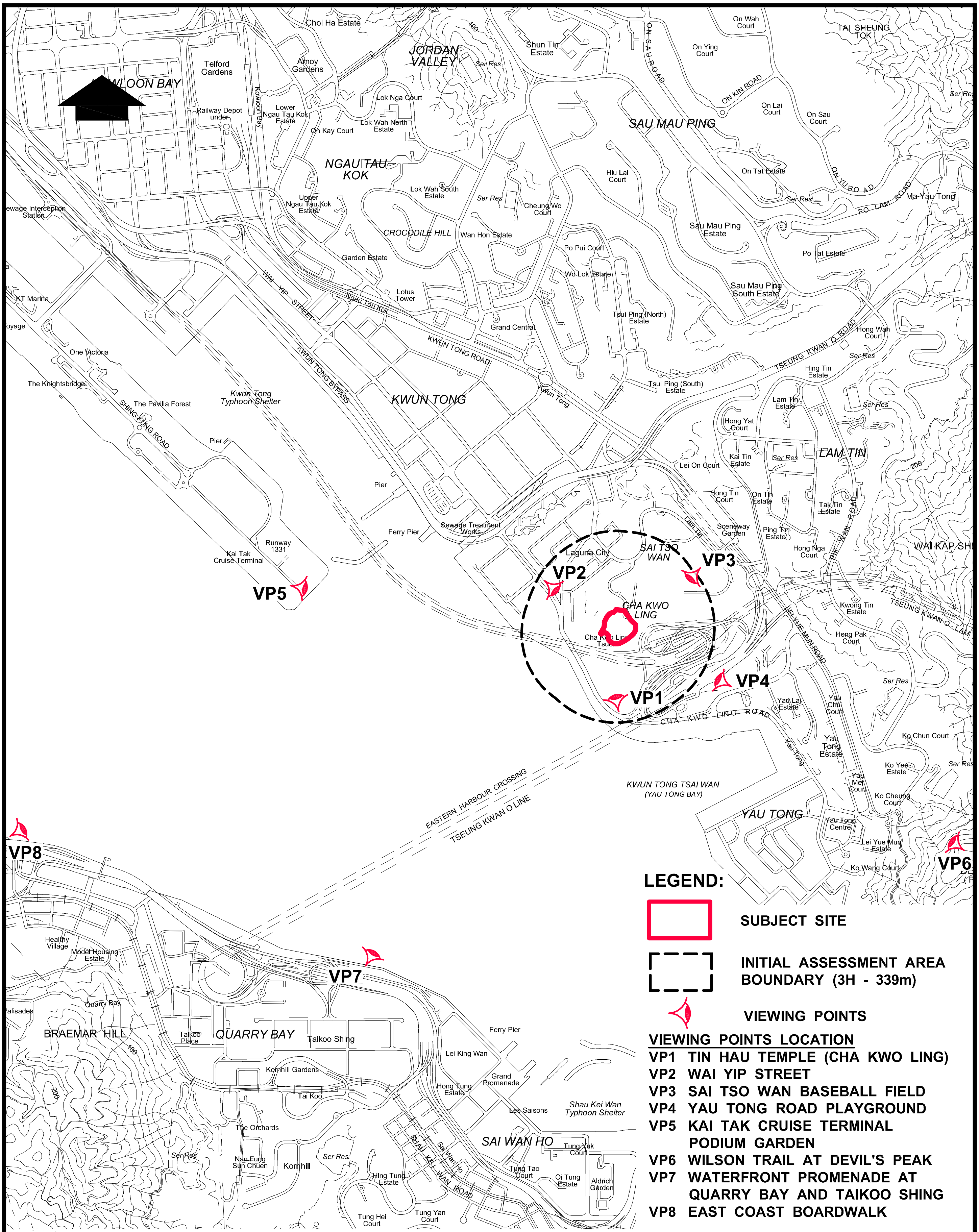
EX - CHA KWO LING KAOLIN MINE
SITE LOCATION PLAN

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 1	DATE : 20. 8. 2026

BASE EXTRACTED FROM OZP No. S/K15/29, S/K14S/28 AND S/K22/9

26_0447KLN_Plan1a



LEGEND:

SUBJECT SITE

INITIAL ASSESSMENT AREA BOUNDARY (3H - 339m)

VIEWING POINTS

VIEWING POINTS LOCATION

VP1 TIN HAU TEMPLE (CHA KWO LING)
VP2 WAI YIP STREET
VP3 SAI TSO WAN BASEBALL FIELD
VP4 YAU TONG ROAD PLAYGROUND
VP5 KAI TAK CRUISE TERMINAL PODIUM GARDEN
VP6 WILSON TRAIL AT DEVIL'S PEAK
VP7 WATERFRONT PROMENADE AT QUARRY BAY AND TAIKOO SHING
VP8 EAST COAST BOARDWALK

METRES 440 0 440 880 1320 METRES

EX - CHA KWO LING KAOLIN MINE
LOCATION OF VIEWING POINTS (VPs)

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 2

DATE : 18. 9. 2026

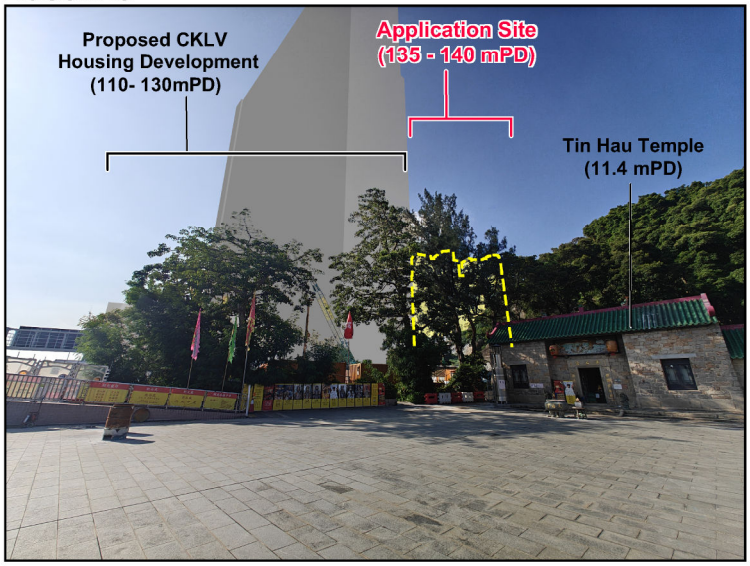
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26_0568KLN_Plan2

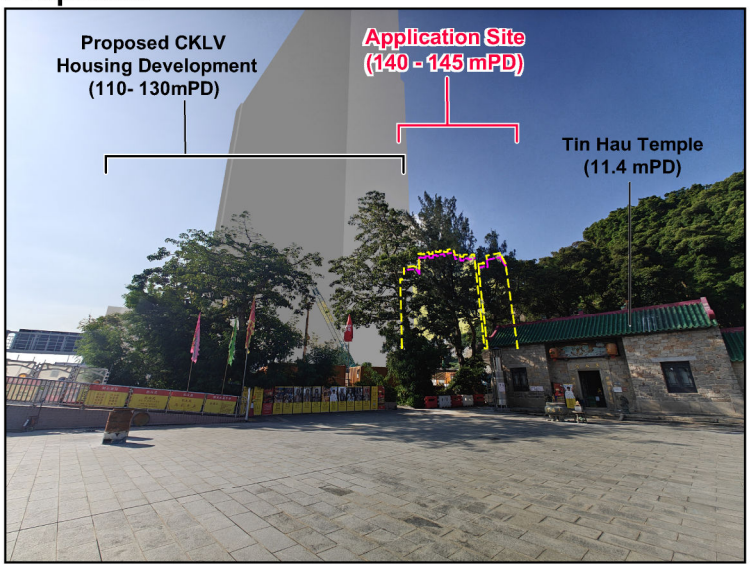
Existing View



Baseline

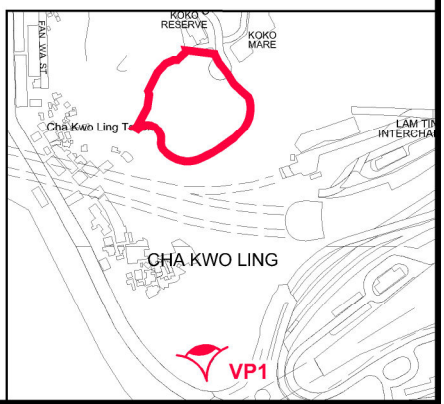


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



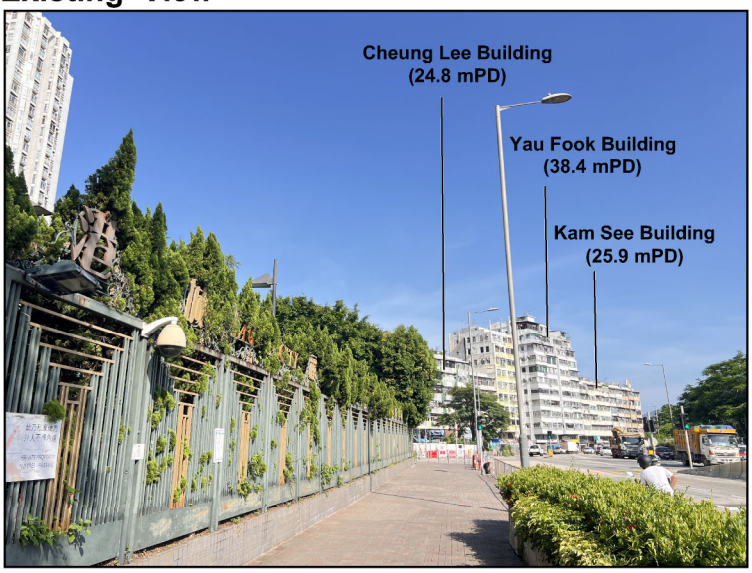
PHOTOMONTAGE AT VIEWING POINT 1 (VIEW FROM TIN HAU TEMPLE (CHA KWO LING))

HOUSING DEPARTMENT
PLANNING SECTIONS

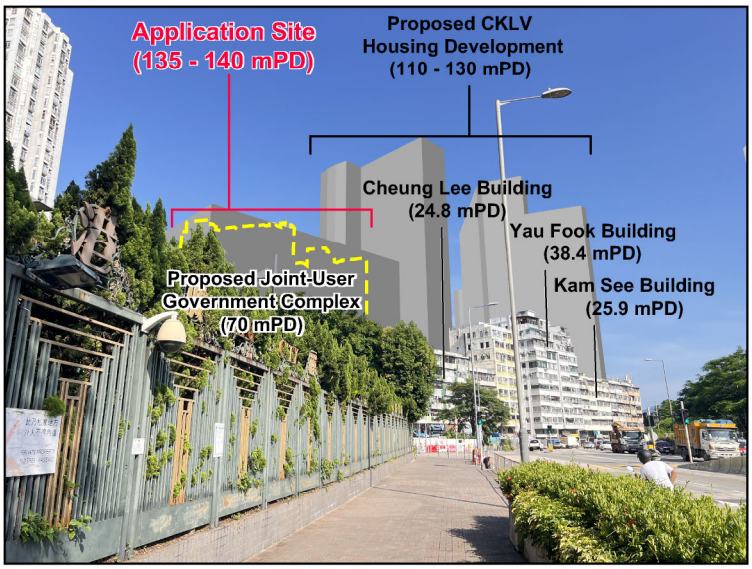
PLAN 3

DATE :
27. 10. 2026

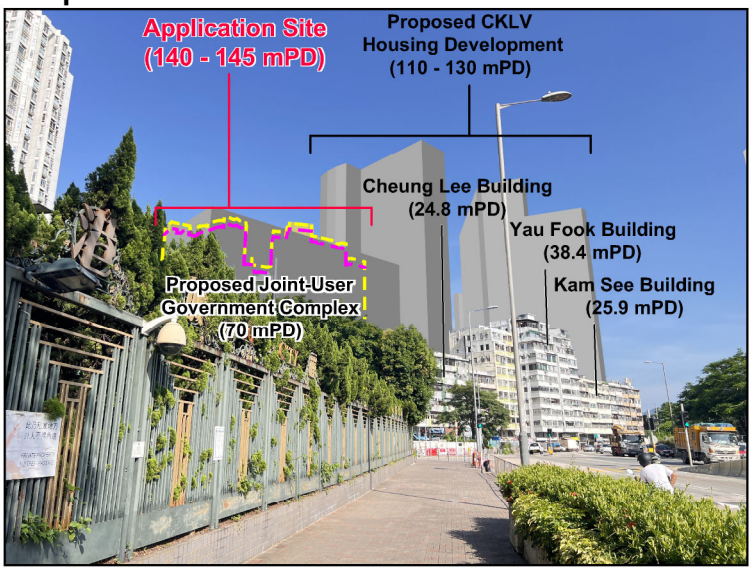
Existing View



Baseline

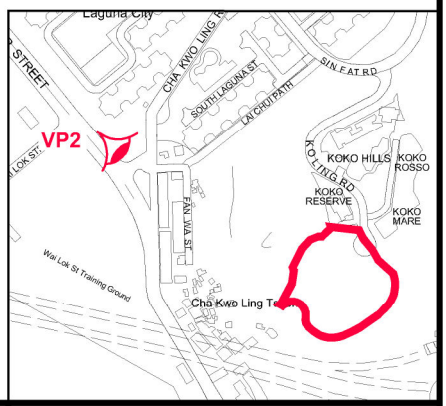


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



PHOTOMONTAGE AT VIEWING POINT 2 (VIEW FROM WAI YIP STREET)

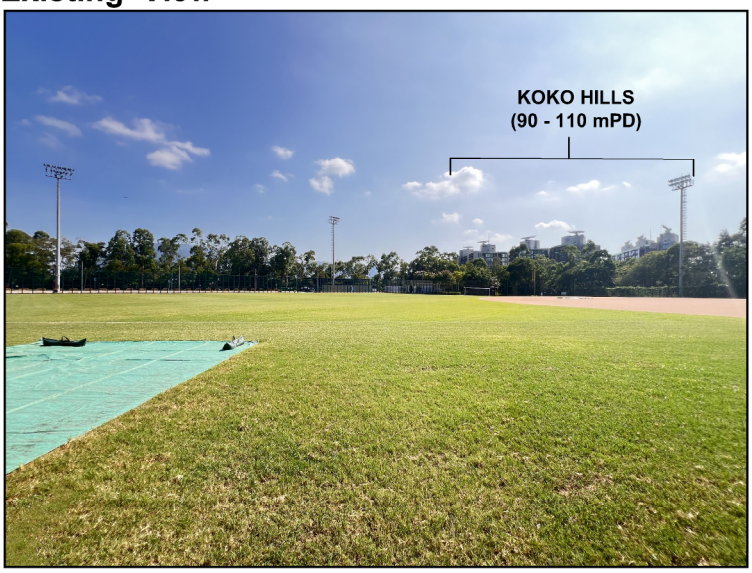
HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 4

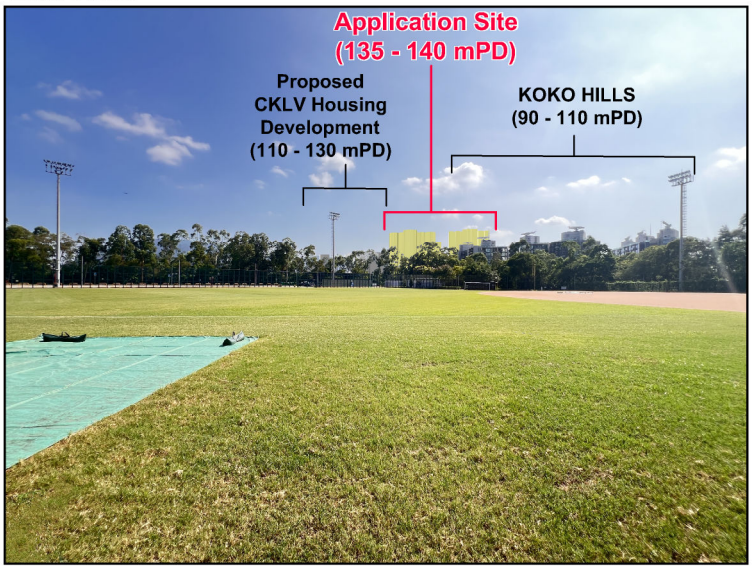
DATE :
27. 10. 2026

26_0636KLN_VP2

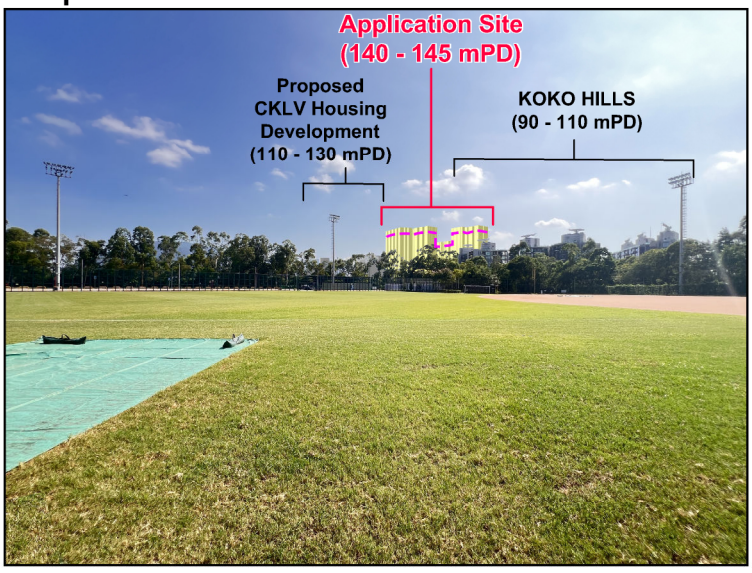
Existing View



Baseline

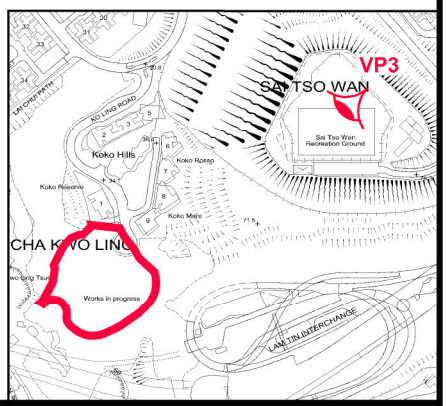


Proposed



LEGEND:

- - - - Building Height Restriction at 135 mPD / 140 mPD



PHOTOMONTAGE AT VIEWING POINT 3 (VIEW FROM SAI TSO WAN BASEBALL FIELD)

HOUSING DEPARTMENT
PLANNING SECTIONS

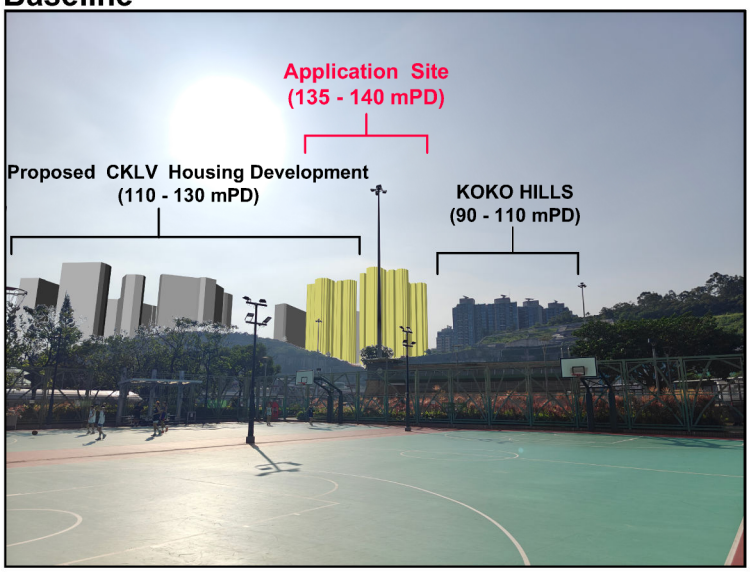
PLAN 5

DATE :
27. 10. 2026

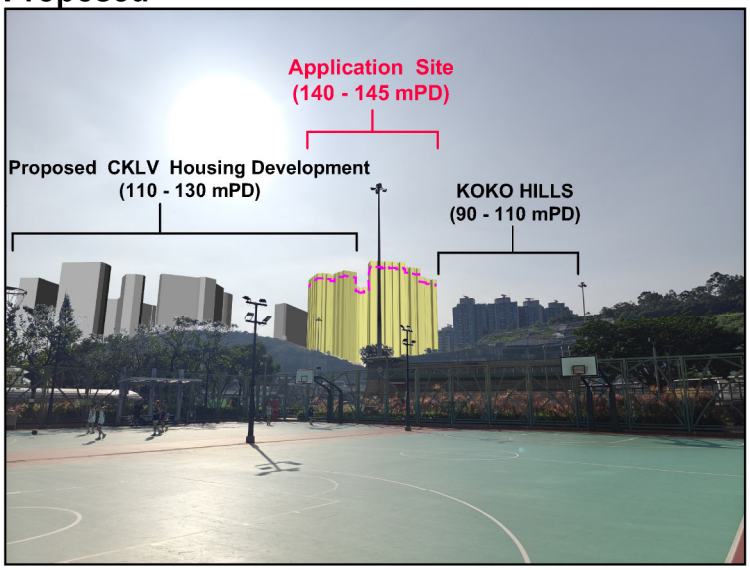
Existing View



Baseline

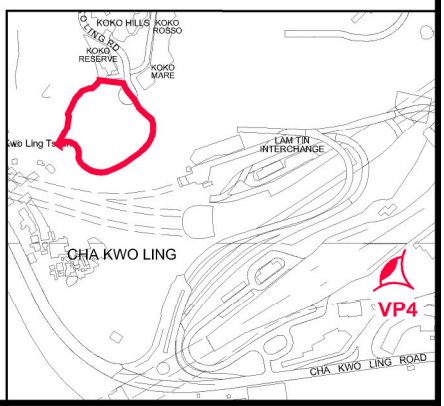


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



PHOTOMONTAGE AT VIEWING POINT 4 (VIEW FROM YAU TONG ROAD PLAYGROUND)

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 6

DATE :
27. 10. 2026

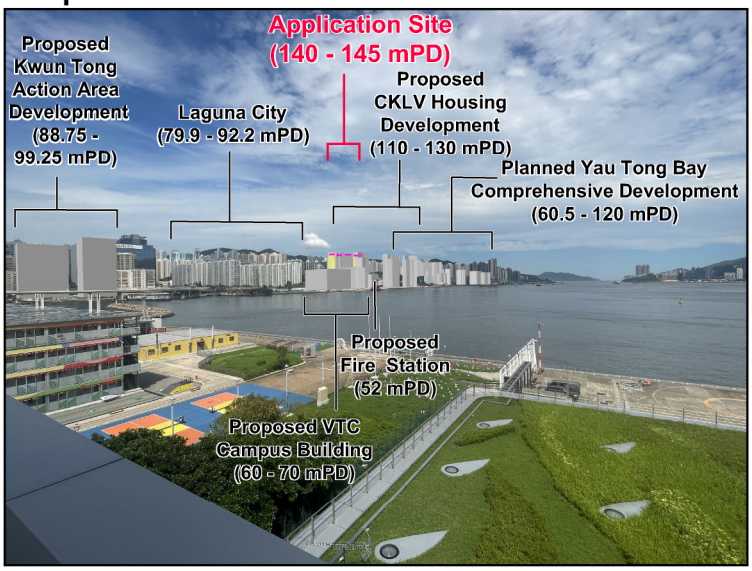
Existing View



Baseline

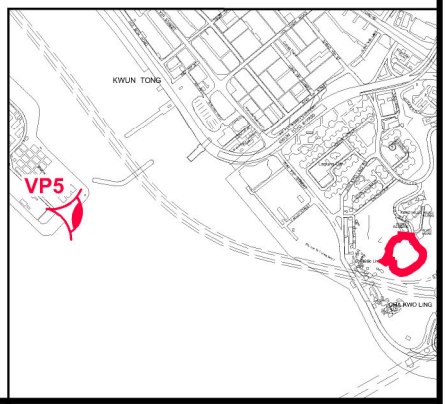


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



PHOTOMONTAGE AT VIEWING POINT 5 (VIEW FROM KAI TAK CRUISE TERMINAL PODIUM GARDEN)

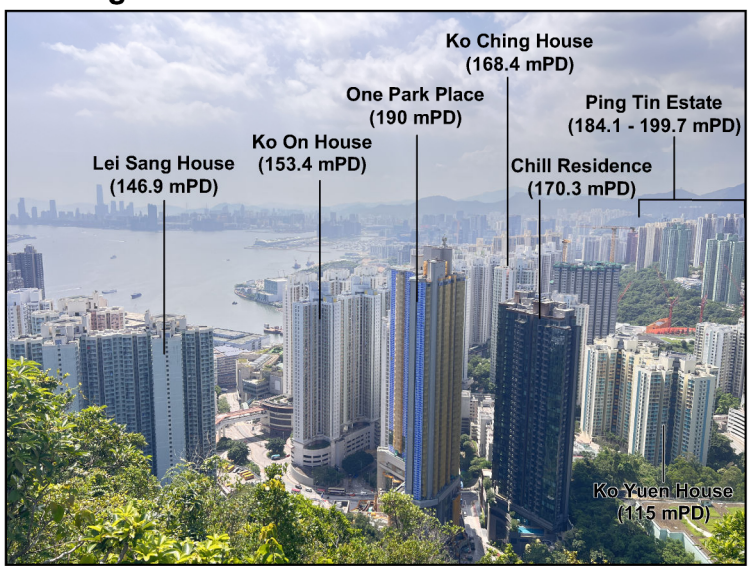
HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 7

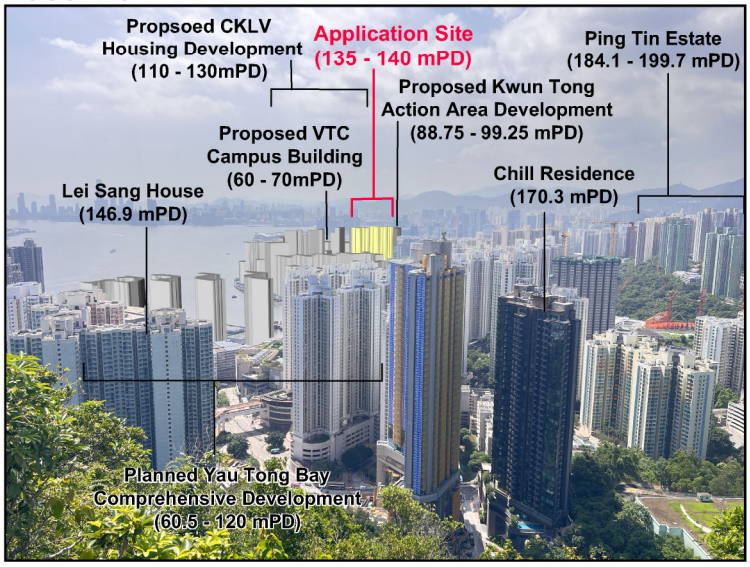
DATE :
27. 10. 2026

26_0636KLN_VP5

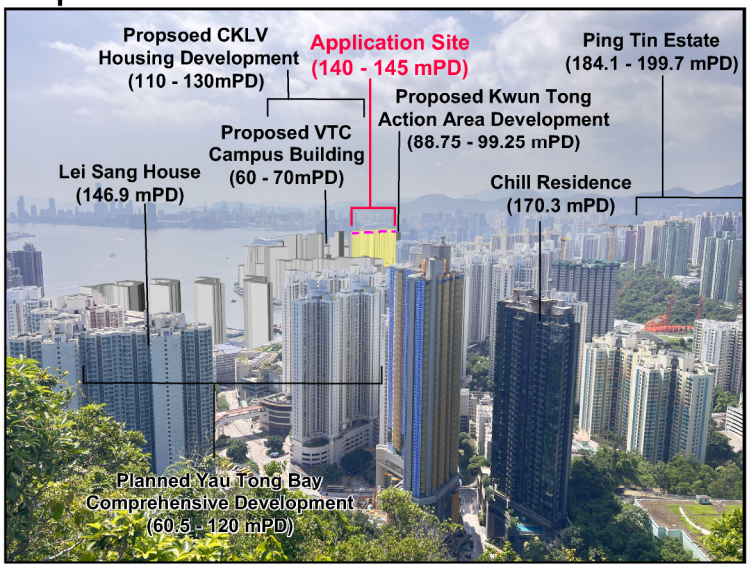
Existing View



Baseline

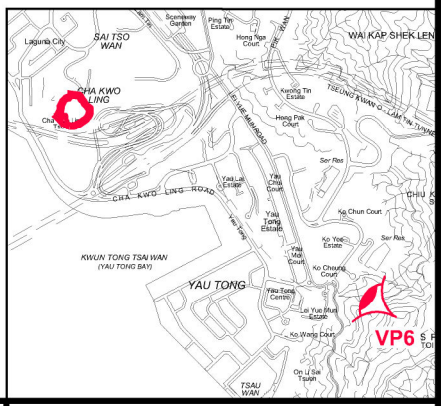


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



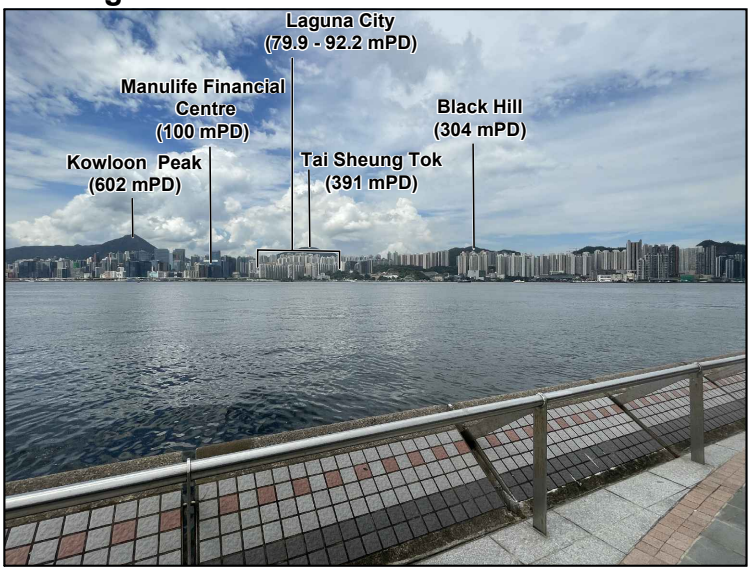
PHOTOMONTAGE AT VIEWING POINT 6 (VIEW FROM WILSON TRAIL AT DEVIL'S PEAK)

HOUSING DEPARTMENT
PLANNING SECTIONS

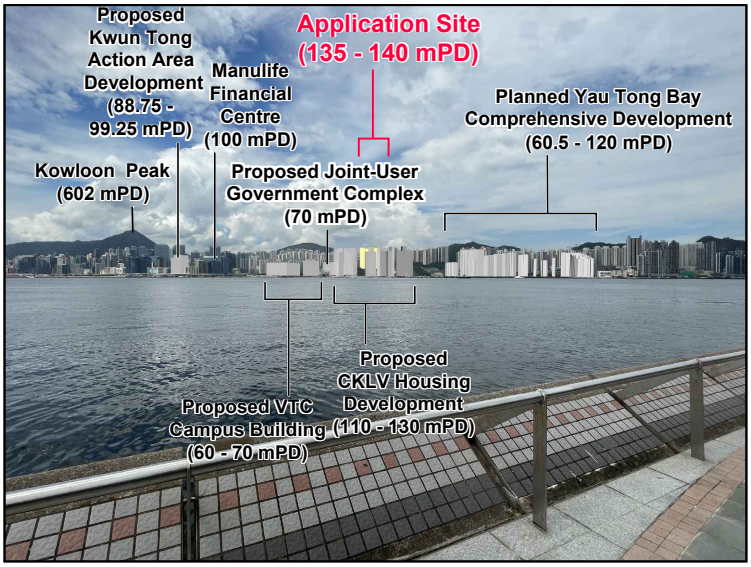
PLAN 8

DATE :
27. 10. 2026

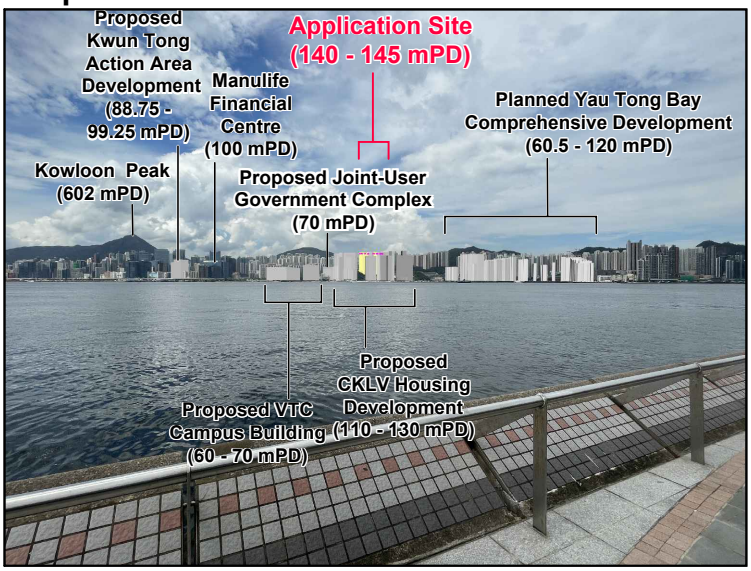
Existing View



Baseline

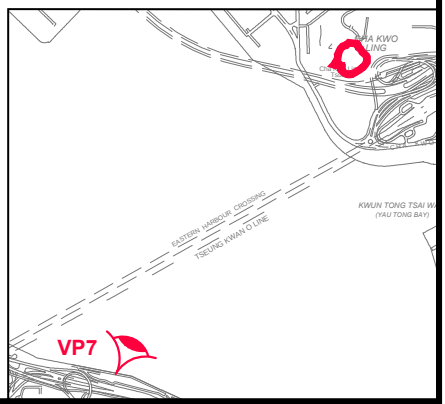


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



PHOTOMONTAGE AT VIEWING POINT 7 (VIEW FROM WATERFRONT PROMENADE AT QUARRY BAY AND TAIKOO SHING)

HOUSING DEPARTMENT
PLANNING SECTIONS

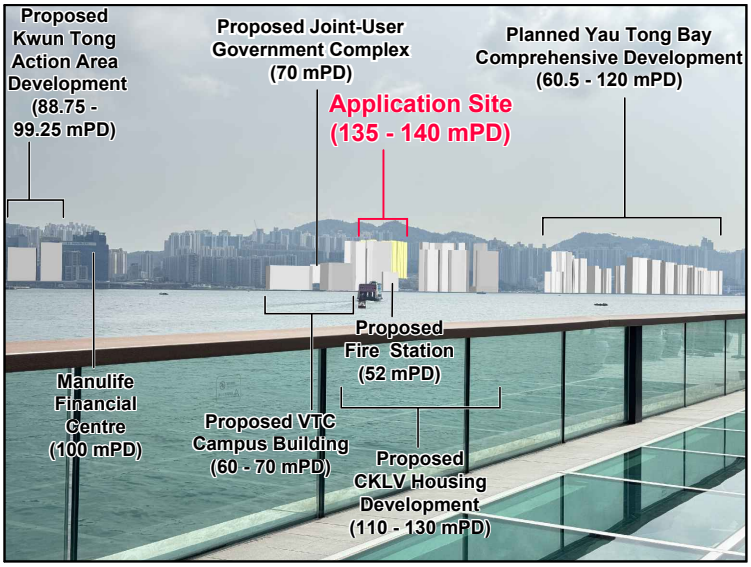
PLAN 9

DATE :
27. 10. 2026

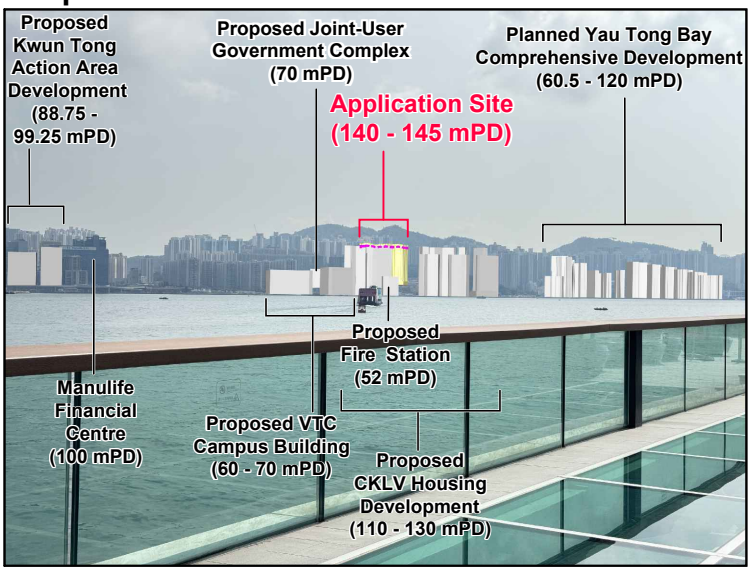
Existing View



Baseline

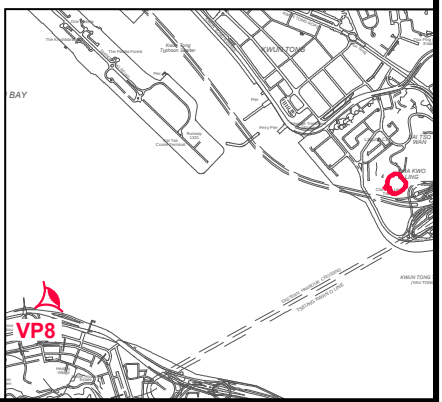


Proposed



LEGEND:

Building Height Restriction at 135 mPD / 140 mPD



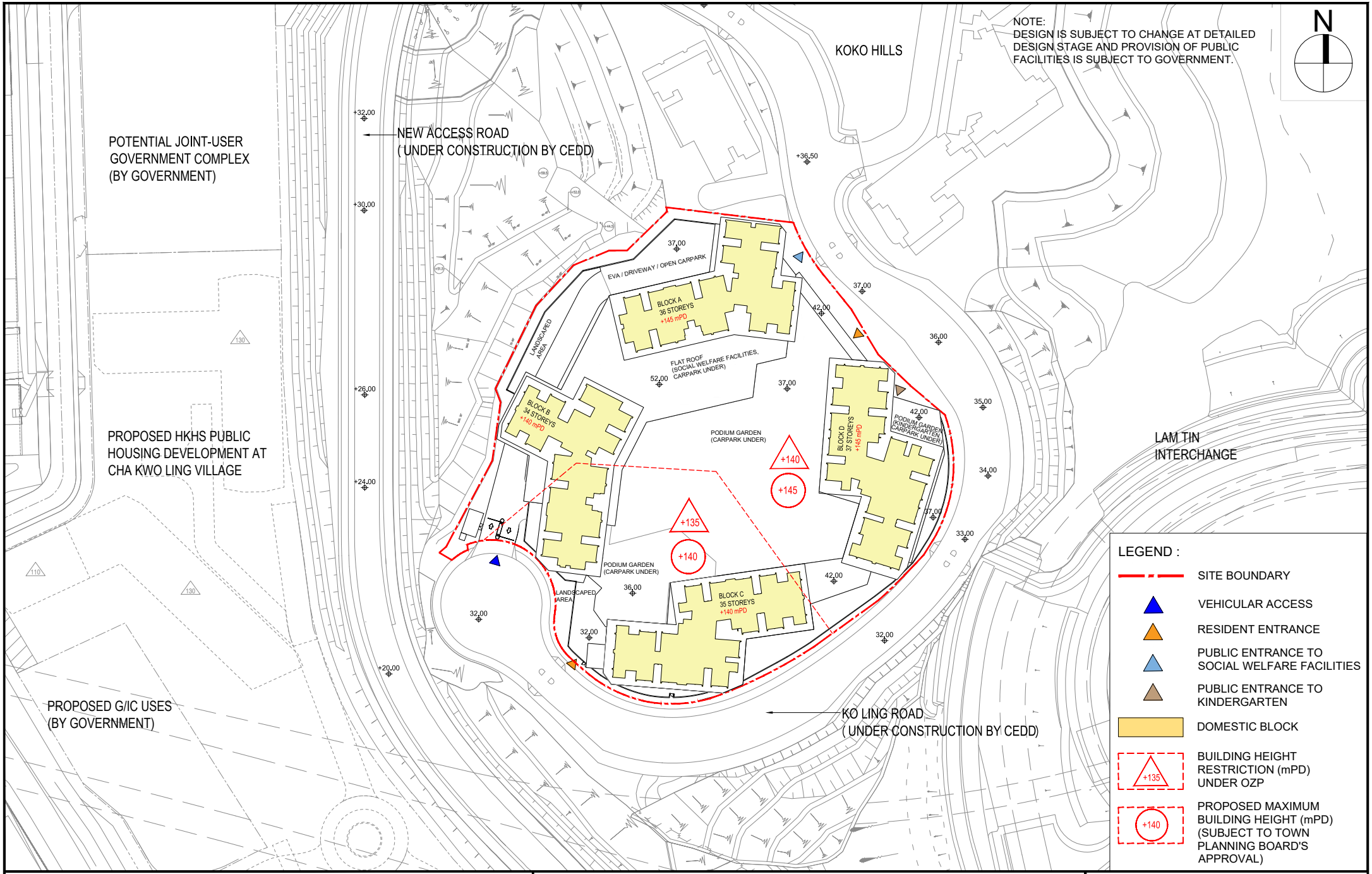
PHOTOMONTAGE AT VIEWING POINT 8 (VIEW FROM EAST COAST BOARDWALK)

HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 10

DATE :
27. 10. 2026

26_0636KLN_VP8



PROJECT

PUBLIC HOUSING DEVELOPMENT AT EX-CHA KWO LING KAOLIN MINE, KWUN TONG

DRAWING TITLE

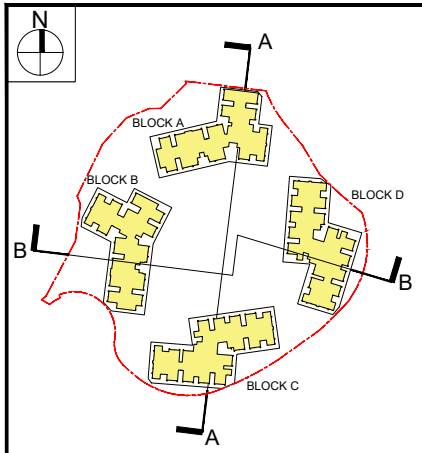
MASTER LAYOUT PLAN (FOR ILLUSTRATION)

SCALE 1:1500 (A4)

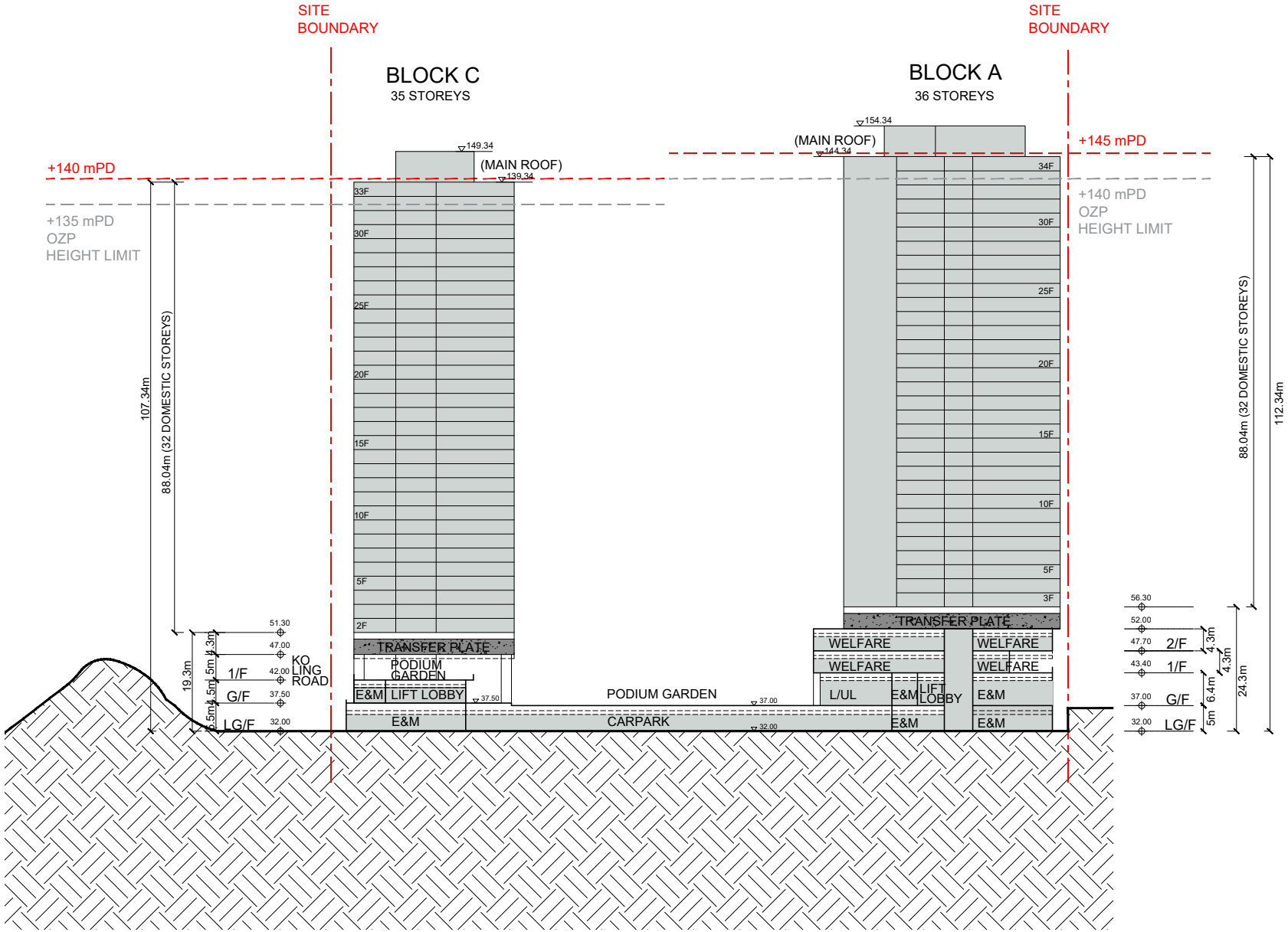
房 屋 署
HOUSING DEPARTMENT

DRAWING NO.
KT32NH/-/A/LO-02

APPENDIX 1

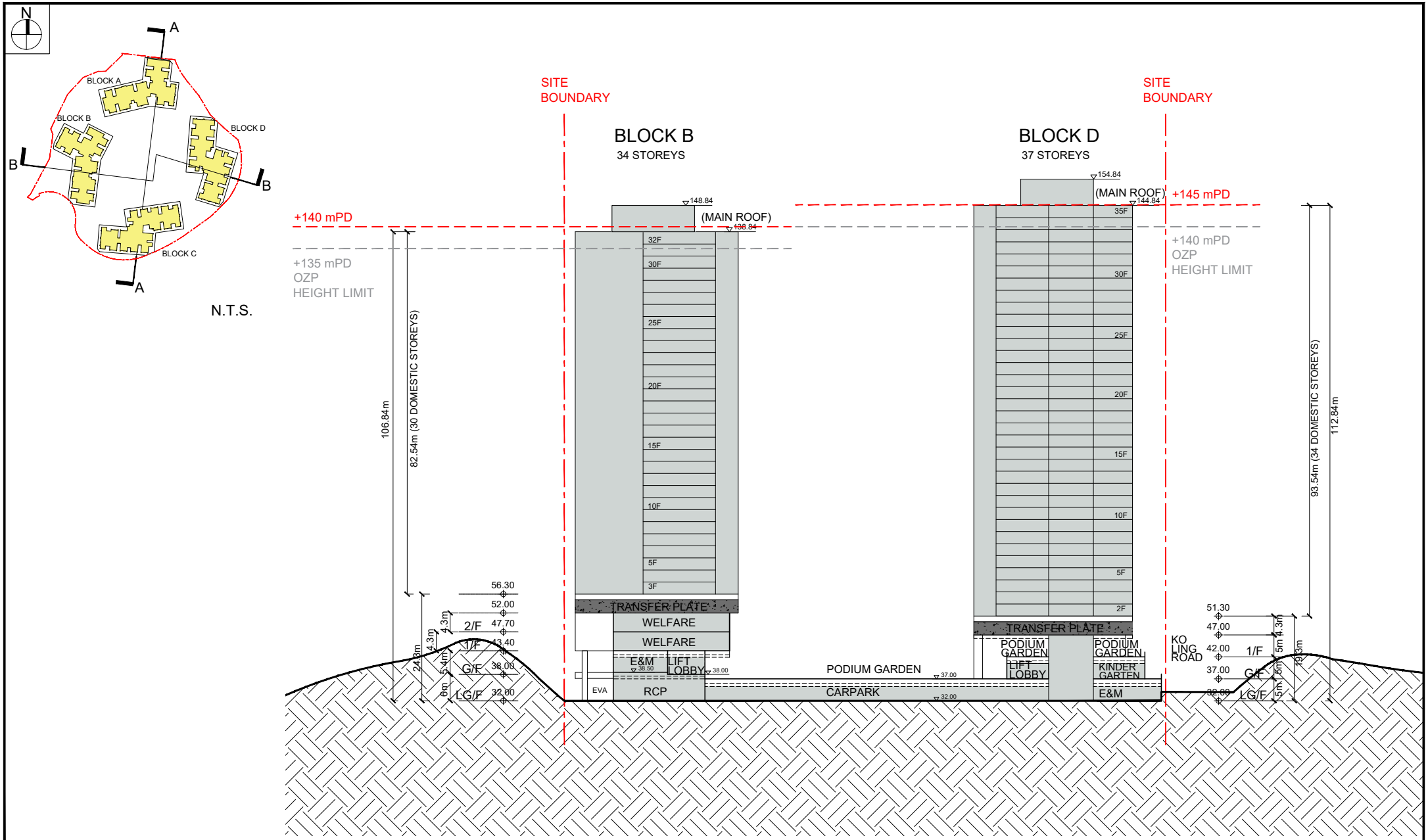


KEY PLAN N.T.S.



NOTE:
DESIGN IS SUBJECT TO CHANGE AT DETAILED DESIGN STAGE AND PROVISION OF PUBLIC FACILITIES IS SUBJECT TO GOVERNMENT.

PROJECT **PUBLIC HOUSING DEVELOPMENT AT EX-CHA KWO LING KAOLIN MINE, KWUN TONG**	DRAWING TITLE **SECTION A-A (FOR ILLUSTRATION)** SCALE 1:1200 (A4)	房 屋 署 HOUSING DEPARTMENT DRAWING NO. KT32NH/-/A/LO-07 **APPENDIX 1**



NOTE:
DESIGN IS SUBJECT TO CHANGE AT DETAILED DESIGN STAGE AND PROVISION OF PUBLIC FACILITIES IS SUBJECT TO GOVERNMENT.

PROJECT
PUBLIC HOUSING DEVELOPMENT AT EX-CHA KWO LING KAOLIN MINE, KWUN TONG

DRAWING TITLE
SECTION B-B (FOR ILLUSTRATION)

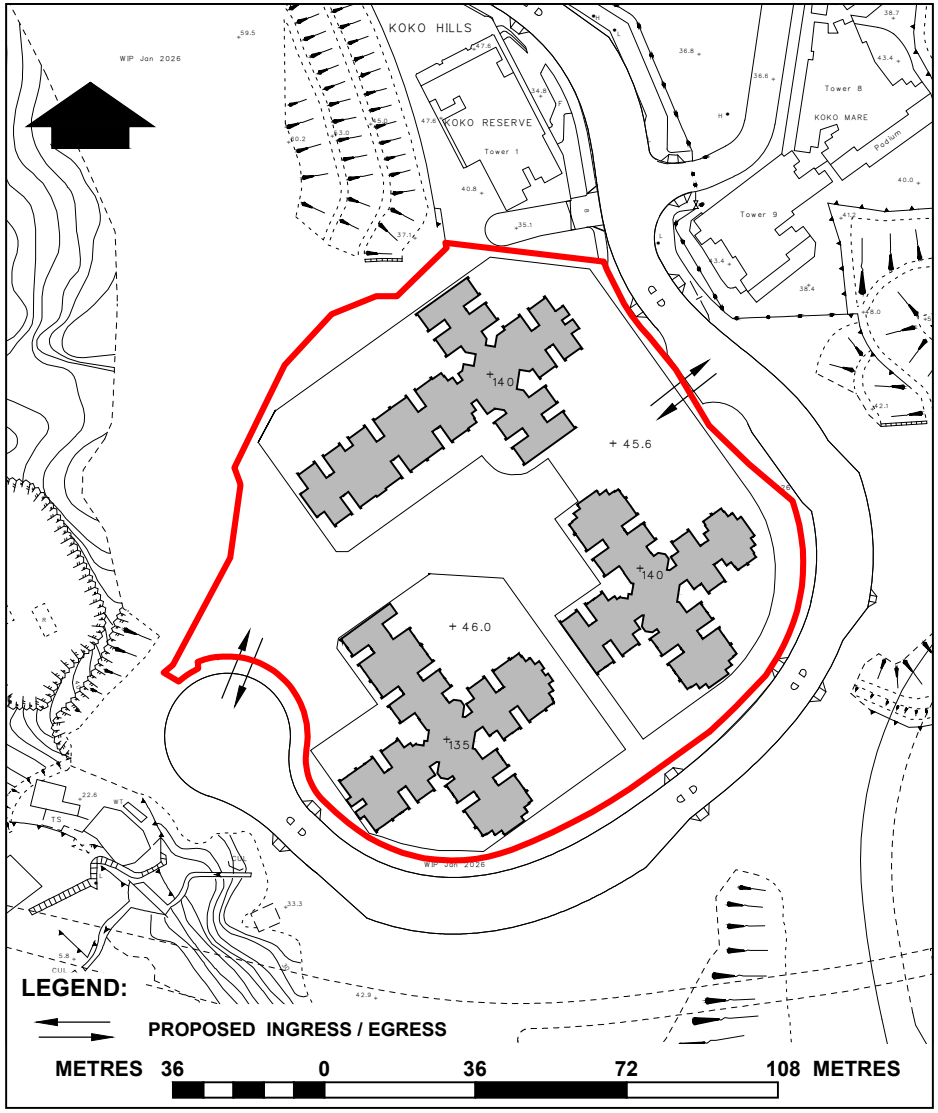
SCALE 1:1200 (A4)

房 屋 署
HOUSING DEPARTMENT

DRAWING NO.
KT32NH/-/A/LO-08

APPENDIX 1

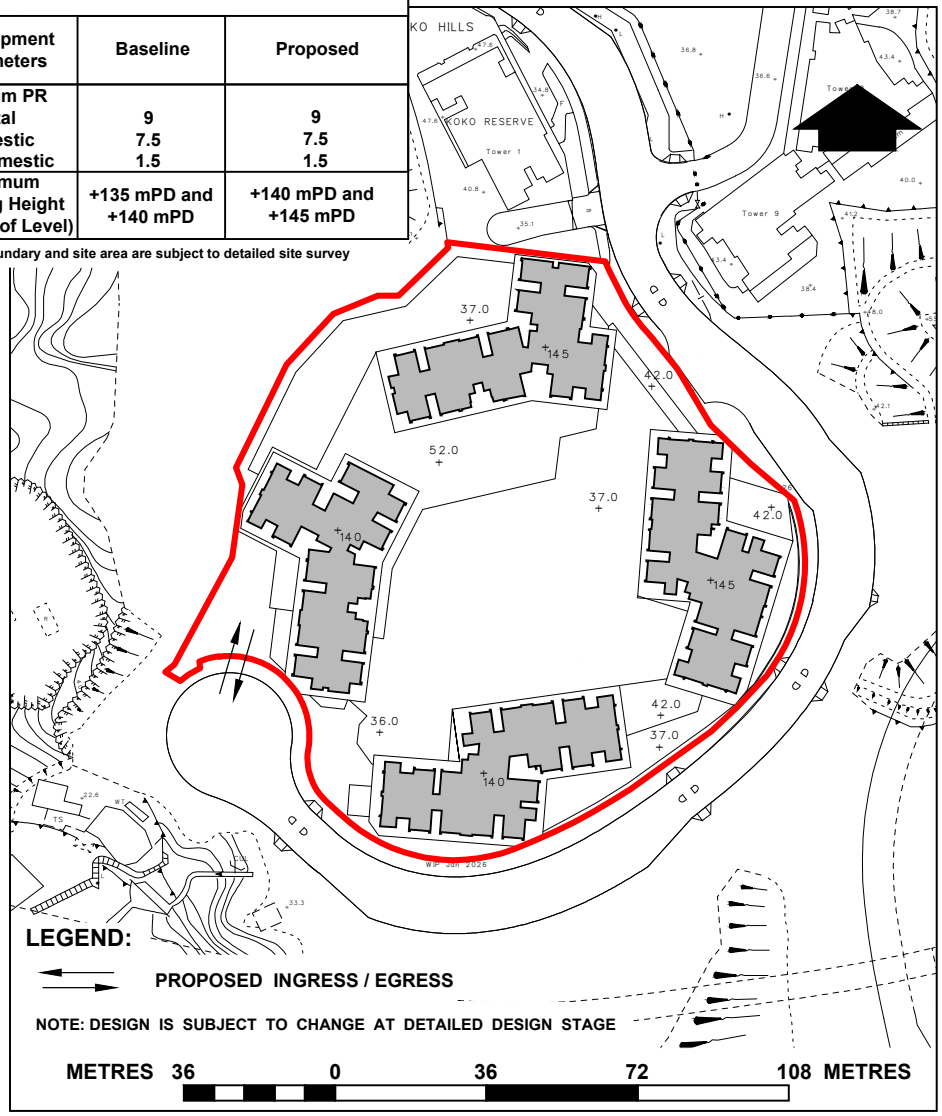
NOTIONAL SCHEME UNDER REZONING (BASELINE)



Comparison Table of Notional and Refined Scheme		
Development Parameters	**Baseline**	**Proposed**
Maximum PR		
-Total	**9**	**9**
-Domestic	**7.5**	**7.5**
-Non-domestic	**1.5**	**1.5**
Maximum Building Height (Main Roof Level)	**+135 mPD and +140 mPD**	**+140 mPD and +145 mPD**

The site boundary and site area are subject to detailed site survey

REFINED SCHEME (PROPOSED)



EX - CHA KWO LING KAOLIN MINE
COMPARISON OF NOTIONAL SCHEME UNDER REZONING AND REFINED SCHEME

HOUSING DEPARTMENT
PLANNING SECTIONS

APPENDIX 2

DATE :
23. 10. 2026