

Appendix VI

Visual Impact Assessment

**S16 PLANNING APPLICATION
APPROVED KAI TAK OUTLINE ZONING PLAN NO. S/K22/8**


**Proposed Composite Development (with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in “Commercial (2)” Zone at 8 Lam Chak Street, Kowloon**

VISUAL IMPACT ASSESSMENT

May 2025

**Applicant:
Health Link Limited**

**Prepared by:
KTA Planning Limited**

 S3168_VIA_V05



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Approved Kai Tak OZP No. S/K22/8

Proposed Composite Residential Development with Minor Relaxation of Plot Ratio Restriction in “Commercial (2)” Zone at 8 Lam Chak Street, Kowloon

Visual Impact Assessment

1. INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment (“VIA”) report is prepared in support of the Section 16 of the Town Planning Ordinance for the Proposed Residential Development with Minor Relaxation of Plot Ratio Restriction at no. 8 Lam Chak Street in Kowloon (“Application Site”/the “Site”) (**Figure 1.1** refers). The Site is zoned “Commercial (2)” (“C(2)”) zone on the Approved Kai Tak Outline Zoning Plan (“Approved OZP”) No. S/K22/8.

1.1.2 This VIA evaluates, in accordance with the “*Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB*” (“TPB PG- No. 41”), the anticipated visual impacts of the Proposed Development on public viewers relevant to the Site and concludes with recommendation on mitigation measures if necessary.

1.2 Report Structure

1.2.1 Following this introductory section, the methodology adopted in this assessment will be set out in Section 2. The baseline review of the assessment area is included in Section 3. Section 4 includes the Proposed Development Scheme and discussion on the design merits. Visual envelope, visually sensitive receivers and their representative viewpoints will be identified and analysed in Section 5, followed by assessment of the visual impacts, if any in Section 6. Section 7 concludes this VIA.

2. METHODOLOGY

2.1 Visual Impact Assessment Approach

- 2.1.1 This VIA aims at evaluating the potential visual impact of the Proposed Residential Development on public viewers.
- 2.1.2 According to TPB PG-No. 41, Visual Impacts shall be assessed based on i) the sensitivity of the key public viewers; ii) visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area. Visual Impacts could be either beneficial or adverse.
- 2.1.3 Visual sensitivity of public viewers is determined taking into account the activity of the public viewers, the duration and distance over which the Proposed Residential Development would remain visual, and the public perception of the value attached to the view being assessed. Visual sensitivity is qualitatively graded from high to low.
- 2.1.4 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 four aspects:
- the total effect on the **Visual Composition** of the surrounding context;
 - the degree of **Visual Obstruction** to key public viewing points;
 - the visual **Effect on Public Viewers**; and
 - the **Effect on Visual Resources**.
- 2.1.5 The magnitude of visual changes will be qualitatively graded as Substantial, Moderate, Slight or Negligible.
- 2.1.6 The VIA will be undertaken in the following steps:
- A baseline review will be conducted to capture the existing visual elements in the surroundings and the planning context of the Site.
 - The Proposed Residential Development Scheme for the Site will be briefly presented.
 - The Visual Envelope (“VE”) will be determined and appropriate public viewpoints (“VPs”) to represent the view from public viewers will be identified.
 - Each VP and potential visual impacts of the Proposed Residential Development Scheme on the public viewers will be analysed based on the photomontages prepared from the selected VPs.
 - The overall visual impact will be assessed and conclusion on the visual acceptability of the Proposed Residential Development will be made.

3. BASELINE REVIEW

3.1 Site Location and Existing Condition

3.1.1 The Application Site, with an area of approximately 6,541m², is located at 8 Lam Chak Street, Kowloon (Figure 2.1). The Site is bounded by Cheung Yip Street to the northwest, Lam Chak Street to the southwest, and Kai Hing Road to the southeast. Harbourside HQ currently stands at the Site, mainly for commercial office use (**Figures 3.1** refers).

3.1.2 The building height of the existing building reaches +136.45mPD. Its site coverage is about 57.9% and 95.3% above and below +17.35mPD (about 13m) respectively.

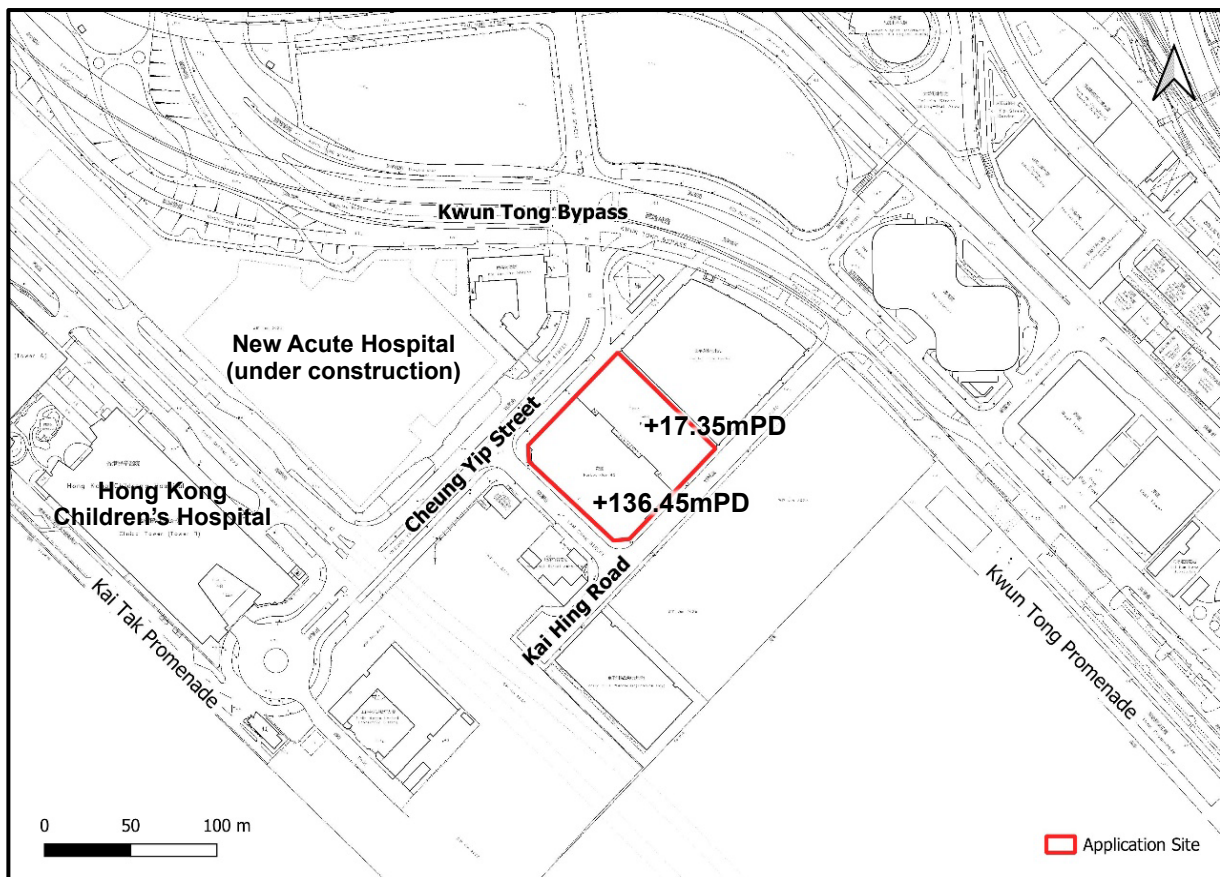


Figure 3.1 Site Location Plan



Figure 3.2 Site Photo (Viewing from Kwun Tong Promenade)

3.2 Existing Visual Elements in the Surrounding Context

3.2.1 The visual outlook of an area is shaped by a combined composition of all the visual elements which come into sight of the viewers. The Site is located in an urban setting with numerous high-rise existing and planned developments. Key visual elements in the surrounding context of the Site are included in **Figure 3.3** and summarised below:

Positive Attributes

- Kwun Tong Typhoon Shelter is a key visual resource in the area that offers visual openness and waterfront view in Kai Tak and Kwun Tong. Coupled with the high-rise buildings along the water, this provides a spectacular view similar to the Victoria Harbour.
- Kai Tak Cruise Terminal and Kai Tak Precinct to the south of the Site are some key landmarks in Kowloon East.
- Lion Rock (about +495mPD), the mountain ridge of Kowloon Peak (about +600mPD), Middle Hill (about +580mPD) and Tung Shan (about +540mPD),

Tate’s Carin (about +570mPD) create a green backdrop to the stunning cityscape.

3.2.2 The existing visual quality of the Application Site can be regarded as good in general. The Site is situated in the urban area with various ongoing developments/redevelopments currently taking place. New and modern buildings erected in the vicinity and within Kai Tak Development constitute a significant part to the visual character of the area.

3.3 Statutory Zoning Context

3.2.3 The Application Site falls within an area zoned “Commercial (2)” (“C(2)”) with a maximum plot ratio (“PR”) restriction of 5.0 for a domestic building or a building that is partly domestic and partly non-domestic, maximum site coverage restriction of 65% and maximum building height (“BH”) restriction of +100mPD, or that of the existing building, whichever is the greater, as stipulated on the Approved Kai Tak Outline Zoning Plan (“Approved OZP”) No. S/K22/8 (**Figure 3.3** refers).

3.2.4 According to the Statutory Notes of the Approved OZP, the planning intention of “C(2)” zone is as follows,

“This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre and regional or district commercial/shopping centre. These areas are usually major employment nodes.”

3.2.5 According to the Statutory Notes of the Approved OZP for the “C(2)” zone, ‘Flat’ is a Column 2 use which requires permission from the Town Planning Board.

Proposed Composite Development (with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction in "Commercial (2)" Zone at 8 Lam Chak Street, Kowloon
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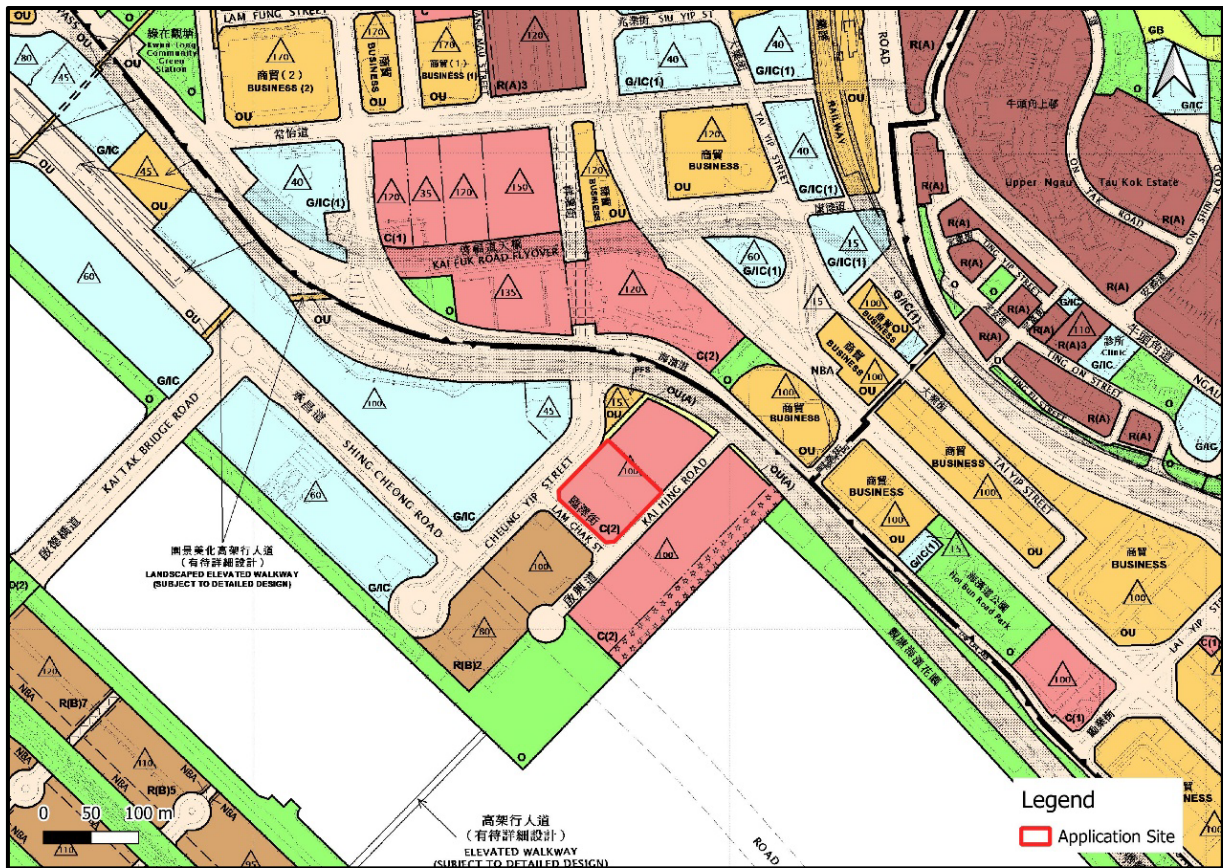


Figure 3.3 Zoning Context Plan

4. PROPOSED COMPOSITE DEVELOPMENT

4.1 The Proposed Development Scheme

- 4.1.1 Schematic drawings for the Proposed Composite Development are presented in **Appendix 1** of this Supporting Planning Statement. The Site of an area of about 6,541m² yields a total GFA of approximately 45,787m² at PR 7.0 to produce to a total of 1,140 residential units. The Proposed Composite Development comprises two residential towers with a building height of 34 domestic floors (max., excluding 1 refuge floor), over one storey of recreational facilities, two storeys of retail/F&B and GIC floors and two storeys of underground carpark. The proposed max. building height maintains at +136.45mPD (main roof level).
- 4.1.2 The Applicant commits to reserve about 15% of the non-domestic GFA (i.e. about 490m²) for GIC uses. This could be places that provide affordable medical-related services, e.g. community pharmacy, health centre, centre of wellness and etc.. This could also serve as back offices of NGOs, youth centre, childcare centre, nursery and etc.
- 4.1.3 Major development parameters and proposed floor uses of the Proposed Residential Development are summarised in **Table 4.1** and **Table 4.2**, respectively.

Table 4.1 Technical Schedule

Proposed Development Scheme	
Major Development Parameters	
Total Site Area	About 6,541m ²
Plot Ratio	Total: 7.0 Domestic: 6.5 Non-domestic: 0.5
Total GFA	Total: 45,787m ² Domestic: 42,516.5m ² Non-domestic: 3,270.5m ² GIC Facilities: about 490m ² Shop/F&B: about 2,780.5m ²
No. of Unit	1,140
Average Flat Size	About 37.3m ²
Maximum Building Height	Not more than +136.45mPD
No. of Storeys	Not more than 38 (plus 2 storeys of underground carpark)
Site Coverage	15m and below: Not more than 65% Above 15m: Not more than 40%
No. of Block	2
Private Open Space	Not less than 2,850m ²
Internal Transport Provisions	

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	Residential	Non-residential	Total
Car Parking Space	241	22	263
Motorcycle Parking Space	12	3	15
Loading/Unloading Space	2 HGV	3 LGV + 2 HGV	3 LGV + 4 HGV

Table 4.2 Proposed Floor Uses

	Tower 1B & 2B	Tower 1A		Tower 2A	
Floor	Proposed Uses	Floor	Proposed Uses	Floor	Proposed Uses
21-29/F	Residential Units	21-34/F	Residential Units	21-37/F	Residential Units
20/F	Refuge Floor				
3-19/F	Residential Units				
2/F	Landscape Area &Recreational Facilities				
G-1/F	Retail/ F&B Facilities				
B1-B2/F	Carpark and E&M				

4.1.4 Communal open spaces and private recreation facilities will be provided on G/F to 2/F. The total area of the communal open space would be not less than 2,850m².

4.2 Key Design Considerations

4.2.1 In formulating the Proposed Development Scheme, the schematic design has taken into account site constraints (e.g. setback from the LPG filling station and noise) as well as design considerations to ensure the Proposed Residential Development creates a high-quality development in harmony with the surrounding environment and with the planning themes of Kai Tak Development. The Proposed Development Scheme has incorporated the following design considerations:

Provision of Building Setback and Canopy along Lam Chak Street and Kai Hing Road

4.2.2 As a planning gain, the Proposed Development Scheme provides a low-level setback of about 2.5m on Kai Hing Road and a 2.5m setback on Lam Chak Street. These setbacks would allow more space along the footpath on Kai Hing Road and Lam Chak Street (to about 5m). The more spacious pedestrian walkway would enhance the walking experience along the Site, aligning with the principles of pedestrian-friendliness and accessibility set out in the Kai Tak UDGMs and HPPs. Coupled with the provision of canopy of 1.5m in width, walking experience would be significantly enhanced.

Adopting a Varied Building Height Design

4.2.3 The maximum building height of the Proposed Residential Development remains not more than +136.45mPD, which is consistent with the height of the existing building at the Site. To give visual interest to the skyline, the Proposed Development Scheme has adopted a varied building height profile. Tower 1B & 2B would appear distinctively lower than Tower 1A & 2A, varying from 110mPD (Tower 1B & 2B) to 126mPD (Tower 1A) and 136.45mPD (Tower 2A).

Provision of a 15m Setback

- 4.2.4 To enhance permeability, a 15m building setback has been proposed between the Proposed Composite Development and Pacific Trade Centre at a SE-NW direction. In line with this, the footprint of the two-storey retail space has been minimised. Together with the building setbacks along Lam Chak Street and Kai Hing Road, the proposed site coverage has been kept to an acceptable level (at about 65%), balancing the provision of retail facilities with good wind penetration at pedestrian street level.



Figure 4.1 Design Merits

Provision of a Splayed Corner at Lam Chak Street and Kai Hing Road

- 4.2.5 The Proposed Composite Development has incorporated a splayed corner with an area of 230m² at the corner of Lam Chak Street and Kai Hing Road. This would help to create openness amongst the future developments nearby and create a welcoming area for socialising while passerby will still be able to enjoy a through passage.

Provision of a Public Passage

- 4.2.6 In response to the comments received from the Harbourfront Commission regarding accessibility towards the waterfront, The Proposed Composite Development has incorporated a landscaped public passage with a clear width of 4m along the northeastern boundary. This public passage will be opened to the public 12 hours a day.

4.3 **Determination of Proposed Building Mass and Building Height**

4.3.1 Noted that the Application Site is located near the waterfront and form part of the backdrop of the Victoria Harbour. The Proposed Composite Development tries to adopt a responsive, context-aware design approach that balances development potential with public interest when viewing from across the Harbour.

4.3.2 Currently, the existing building erected at the Application Site reaches +136.45mPD and has encroached into the 20% Building Free Zone when viewing from the Strategic Viewpoint Point at Quarry Bay Park (see diagram on the right). As abovementioned, the Proposed Development Scheme aims at striking a balance between development potential with public interest, thus the Applicant explored possibilities to reduce the encroachment.



4.3.3 There are numerous high-rise buildings nearby, in which Manhattan Place (+173mPD) partly overlaps with the Application Site when viewing from Quarry Bay Park (highlighted in yellow). In other words, proposing a building height that appears below the 20% Building Free Zone will only reveal the visual axis towards an existing building, not any natural visual resources such as the mountain backdrop.



Keeping building height away from the 20% Building Free Zone at this particular portion would not bring improvements from visual impact point of view.

4.3.4 With the understanding from the above, the area highlighted in yellow, could be maintained at +136.45mPD (i.e. as per the existing building) without bringing adverse visual impact. However, having reviewed the future developments with the locality, it would be more suitable to provide building setback at this area (referring to the southwestern corner of the Site, i.e. the corner of Lam Chak Street and Cheung Yip Street). This would bring openness and visual relieve at pedestrian level.

4.3.5 In light of the above, a 3-tier stepping height has been adopted in the Proposed Development Scheme to minimise encroachment into the 20% Building Free Zone. Tower 2A (at +136.15mPD) would encroach into the 20% Building Free Zone, but it would not affect natural resources since this portion of the building overlaps with Manhattan Place behind when viewing from Quarry Bay Park. Tower 1A then steps down by 10m to +126mPD and Tower 1B steps further down by 16m to +110mPD.

5 IDENTIFICATION OF VISUAL SENSITIVE RECEIVERS AND SELECTION OF VIEWPOINTS

5.1 Identifying Visual Envelope and Visual Sensitive Receivers

5.1.1 The Visual Envelope (“VE”) or the zone of visual influence of the Proposed Development is determined by the existing topography and building in the vicinity of the Site. As prescribed in the TPB PG-NO. 41, the viewers will tend to see the building as part of a group rather than as a single building when the viewing distance equals to three times the height of the building from the Site (i.e. the 3H zone). The 3H zone adopted in the current assessment is 395.85m (H = 131.95m) (**Figure 5.1** refers).

5.1.2 The zone of visual influence covers the area where direct sight towards the Application Site is presented in **Figure 5.1**. Since protecting private view is not the duty of the TPB, this VIA focuses primarily on public viewers only and no private viewers, such as residents of private development and users of developments with restricted/exclusive accesses (e.g. school and office, etc.) will be identified.

5.2 Selection of Visual Sensitive Viewpoints

5.2.1 Representative VPs within the VE were selected for assessing the visual impact to the public viewers. Selected VPs shall cover public views from easily accessible and popular area from different directions. When selecting VPs, priority shall be given to major public open space, public focal points, open spaces, existing/future pedestrian node, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints.

5.2.2 In this VIA, a total of six VPs have been selected for further assessment on the visual impact of the Proposed Composite Development, which are summarized in **Table 5.1** and shown in **Figure 5.1**. The VPs included both close-up and distant views which cover the views from different directions.

Table 5.1 Selected Visually Sensitive Viewpoints

Viewpoint No.	Description
VP1	Quarry Bay Park
VP2	North Point Pier
VP3	Hoi Sham Park
VP4	Kai Tak Cruise Terminal Park Landscape Deck
VP5	Kai Tak Bridge Road
VP6	Kwun Tong Promenade

VP1 – Quarry Bay Park

- 5.2.3 Quarry Bay Park is one Strategic Viewing Points identified by the Planning Department. This is a long-range VP located approximately 2.95km away from the Application Site in the southeast at +11.3mPD. This VP is an observation deck which gives a panoramic view of Victoria Harbour and the cityscape of Kowloon East, including Kai Tak Development.

VP2 – North Point Pier

- 5.2.4 VP2 is taken from the waiting area of the ferry service towards Kwun Tong from North Point Pier, where patrons may enjoy the Harbour while waiting for the ferry to arrive. At the same time, this VP also represents the view from North Point Promenade as view VP2 gives broad vista with less obstruction (particularly by the columns of Island East Corridor). Situated to the southwest of the Site at about 2.6km away at a level of about +4.5mPD, this VP captures views towards Kai Tak Development.

VP3 – Hoi Sum Park

- 5.2.5 VP3, located right at the waterfront at about +4.5mPD, is an open space that has direct visual access towards the water, Kai Tak Development, even towards Yau Tong and Lei Yue Mun. This VP represents the panoramic view from King Wan Street Leisure path, King Wan Street Playground, Hoi Shum Pavilion, Hoi Shum Park 2 as well as Hoi Sum Waterfront Promenade that connects these open spaces. It is located at the west of the Application Site with a distance of about 2km.

VP4 – Kai Tak Cruise Terminal Park Landscape Deck

- 5.2.6 Kai Tak Cruise Terminal Park Landscape Deck is a major open space within Kai Tak Development. It gives local and overseas visitors to enjoy a spectacular view towards both the Victoria Harbour and the cityscape on the Kowloon Peninsula, not to mention Kai Tak Development. This is a mid-range and elevated viewpoint which is about 830m to the south of the Application Site and is located at about +31mPD.

VP5 – Kai Tak Bridge Road

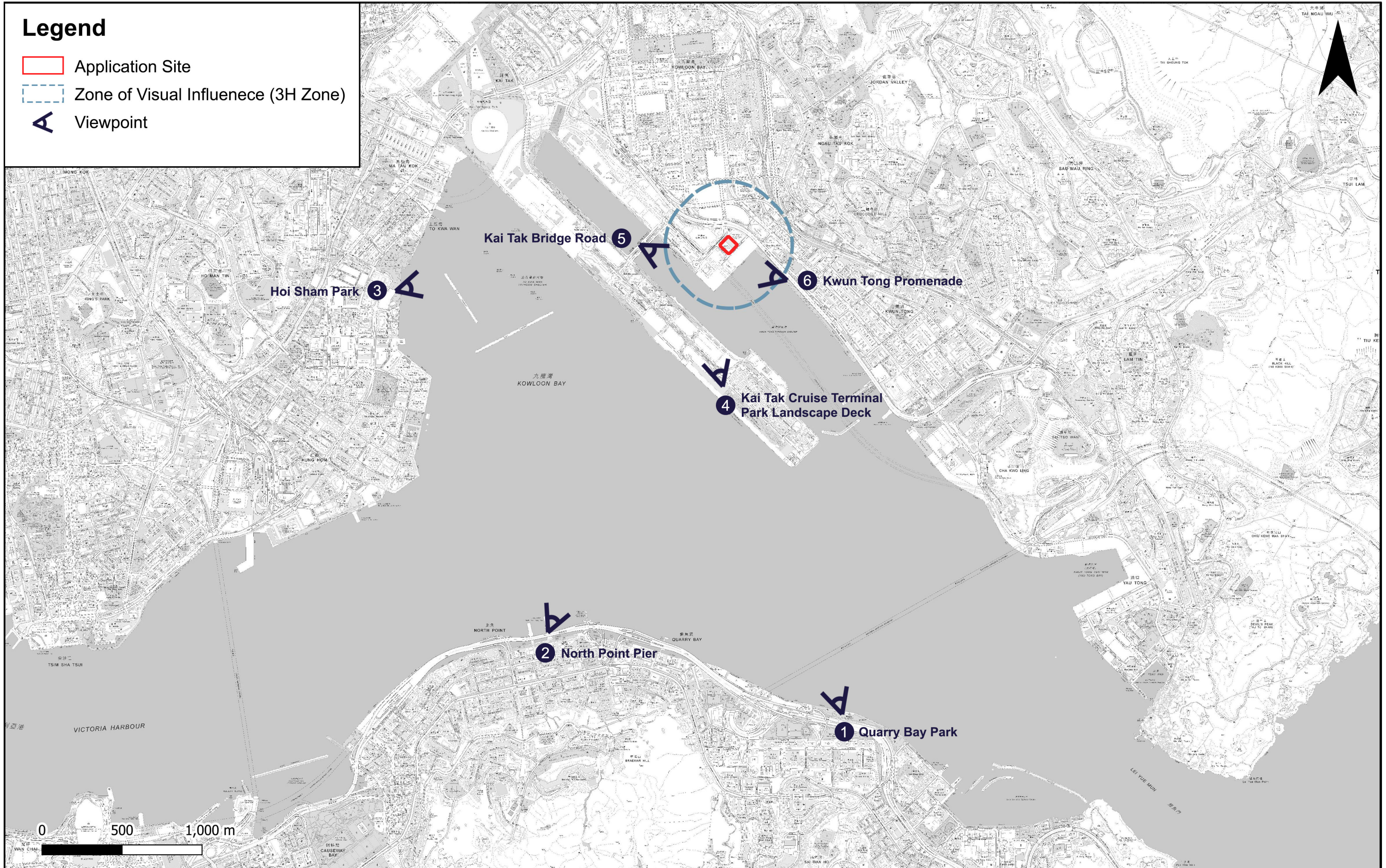
- 5.2.7 This is a short-range viewpoint at about 490m away from the Application Site in the west. Kai Tak Bridge connects the Runway Precinct with Kowloon Bay and Kwun Tong. Apart from being a vehicular access route, there are also wide footpaths on both sides that attract running and walking.

VP6 – Kwun Tong Promenade

- 5.2.8 Kwun Tong Promenade is an existing promenade that will eventually connect the South Apron Corner, the planned open space and then Kai Tak Promenade. Kwun Tong Promenade has a total length of about 1km striding from the northwest to southeast and is perpendicular to the Application Site. There are various activities and facilities all along Kwun Tong Promenade. This VP has been selected due to its proximity to the entrance from Lai Yip Street, where people walk from MTR Ngau Tau Kok Station to the waterfront. This VP is located at about 375m to the southeast of the Site at about +4.3mPD. The potential public viewers would include patrons of Kwun Tong Promenade as well as future visitors to the South Apron Corner.

Legend

- Application Site
- Zone of Visual Influence (3H Zone)
- A Viewpoint



Location of Visual Sensitive Viewpoints

Proposed Composite Development
(with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone
at 8 Lam Chak Street, Kowloon

Figure 5.1

Survey Sheets Nos. 11-NE-A, 11-NE-B, 11-NE-C,
11-NE-D, 11-NW-B, 11-NW-D, 11-SE-A, 11-SE-B, 11-SW-B

Table 5.2 Identified Visually Sensitive Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction	Height in mPD (Approx.)	Nature of VP	Popularity by Public	Visual Sensitivity	Visual Quality
VP1: Quarry Bay Park	Approx. 2.95km/ Southeast	+11.3	Passive Recreation	Occasional	High	Good
VP2: North Point Pier	Approx. 2.6km/ Southwest	+4.5	Passive Recreation & Transient	Frequent	High	Good
VP3: Hoi Sham Park	Approx. 2km/ West	+4.5	Passive Recreation	Occasional	High	Good
VP4: Kai Tak Cruise Terminal Park Landscape Deck	Approx. 830m/ South	+31	Passive Recreation	Occasional	High	Good
VP5: Kai Tak Bridge Road	Approx. 490m/ West	+6	Transient	Frequent	Medium	Good
VP6 Kwun Tong Promenade	Approx. 375m/ southeast	+4.3	Passive Recreation/ Transient	Frequent	High	Good

6 ASSESSMENT OF VISUAL IMPACTS

6.1 General

6.1.1 Since the primary objective of this VIA is for evaluating the visual impact of the Proposed Composite Development at the Site, with minor relaxation of Plot Ratio Restriction. Hence, the assessments in relation to visual composition, visual obstruction, effects on public viewers and effects on visual resources are focused on the changes by the Proposed Composite Development at the Site as compared with the existing condition as a baseline scenario.

6.2 VP1 – Quarry Bay Park (Figure 6.1 refers)

Visual Composition

6.2.1 Quarry Bay Park is one Strategic Viewing Points identified by the Planning Department. The Victoria Harbour takes up majority of the view in the foreground with the skyview, Kowloon Peak, Lion Rock and Beacon Hill in the background. The high-rise buildings in To Kwa Wan, Kai Tak Development, Kowloon Bay and Kwun Tong create a unique cityscape along the Victoria Harbour. Majority of the existing building at the Site is visible from this viewpoint above Kai Tak Cruise Terminal at the existing condition. Upon full development of Kai Tak Development, the first row of developments that will be visible from this viewpoint would be the planned commercial and residential developments in the Runway Precinct. These future developments would also block most of the view towards the Application Site from this strategic viewpoint, leaving behind only a small corner of the proposed Tower 2A (+136.45mPD) and part of Tower 1A (+126mPD) would be visible. This small corner of the Proposed Composite Development would not appear out-of-context to the rest of the cityscape along the Harbour.

Visual Obstruction

6.2.2 As illustrated in **Figure 6.1**, this VP offers an overview of the urban townscape with visual access towards the Harbour. As shown in the existing condition in **Figure 6.1**, the existing building encroaches into the 20% Building Free Zone and is very close to the ridgeline. As explained in **Section 4.3**, the Proposed Development Scheme has adopted a 3-tier stepped building height profile with respect to the 20% Building Free Zone. The top portion of Tower 2A and part of Tower 1A would be visible from this VP upon full development of Kai Tak Development, the Proposed Composite Development would not affect the visual openness and would not lead to any major visual obstruction to this viewpoint. By adopting a stepped building height profile, the proposed building mass would appear smaller than the existing building at the Site and reveal the mountain backdrop behind. Although the proposed building partially falls within the 20% Building Free Zone, it would not block any views towards the mountain

backdrop (and skyview) from this direction as Manhattan Place is located behind the proposed building. The magnitude of change as compared with the existing condition is slight.

Effect on Public Viewers

- 6.2.3 The public viewers of this viewpoint would mainly be the visitors to Quarry Bay Park, particularly to the viewing deck. Their visual sensitivity is considered to be high. Having said that, the frequency of visiting this viewing deck would be occasional, thus their focus would probably be on the new developments in Kai Tak Development rather than single redevelopment at the back of these new buildings. Given the Proposed Composite Development would only take up a minute part in the cityscape, the Proposed Composite Development is considered in harmony with the urban fabric and the effect on the visual experience is slight.

Effect of Visual Resources

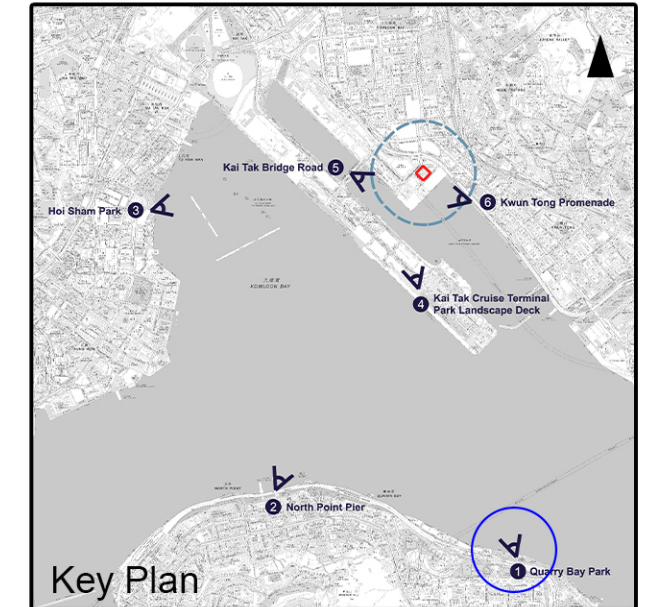
- 6.2.4 The major visual resources from this viewpoint are the Victoria Harbour, cityscape, sky view and the ridgelines from Lion Rock to Kowloon Peak. All of these features will be maintained upon development of the Proposed Composite Development, without mentioning a small portion of the mountain backdrop will be revealed under the Proposed Development Scheme. Therefore, it is considered that the visual condition, quality and character will be maintained.



Existing Condition



Proposed Scheme



Viewpoint 1 – Quarry Bay Park

Proposed Composite Development
(with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone
at 8 Lam Chak Street, Kowloon

Figure 6.1

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6.3 VP2 – North Point Pier (Figure 6.2 refers)

Visual Composition

- 6.3.1 VP2 is distant viewpoint taken from the southwest of the Application Site with the distance of about 2.6km. Similar to VP1, this viewpoint captures the view towards the Victoria Harbour in the foreground, the urban skyline and ridgelines of Kowloon Peak to Tai Sheung Tok. The existing building at the Site is located behind some residential developments in Kai Tak Development and only the top part of the building would be visible in the current condition. The Proposed Composite Development would blend in with the cityscape and appear in harmony with the rest of the high-rise developments in the area.

Visual Obstruction

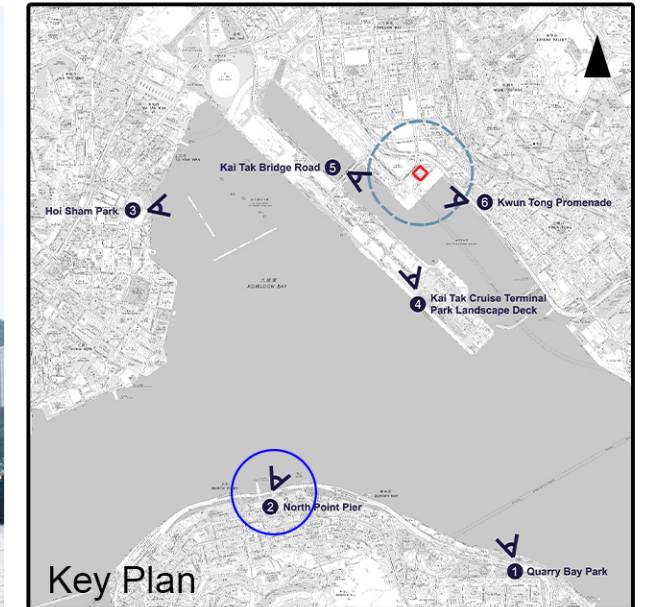
- 6.3.2 The main roof of 2A would remain at +136.45mPD as per the existing building, yet the height of Tower 1B would step down to +126mPD and Tower 2B would drop further to +110mPD. Instead of causing visual obstruction, the Proposed Composite Development with varied building height design would slightly reveal a little bit more of the green backdrop. Nonetheless, natural visual resources such as the Victoria Harbour and the ridgelines would remain intact.

Effect on Public Viewers

- 6.3.3 This VP is selected to represent the views from the southwest. The visual sensitivity of daily patrons of the ferry service to Kwun Tong is considered low, yet to also consider this viewpoint would also represent the public along North Point Promenade, the visual sensitivity has therefore been adjusted to high. As discussed above, the existing building will be transformed into a building that would not exceed the existing building height, provide a varied building height profile and continue to be in harmony with the high-rise buildings in the surrounding. Hence, the visual change to be experienced by the public viewers from this VP would be slight.

Effect of Visual Resources

- 6.3.4 The major visual resources from this viewpoint are the Victoria Harbour, urban skyline, sky view and the ridgelines from Kowloon Peak to Tai Sheung Tok. All of these features will be maintained upon development of the Proposed Composite Development. Therefore, the Proposed Composite Development would not bring any changes to the visual condition, quality and character of the area.



Existing Condition



Proposed Scheme



Viewpoint 2 – North Point Pier

Proposed Composite Development
(with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone
at 8 Lam Chak Street, Kowloon

Figure 6.2

Visual Impact Assessment

Date: 28 May 2026

6.4 VP3 – Hoi Sham Park

Visual Composition

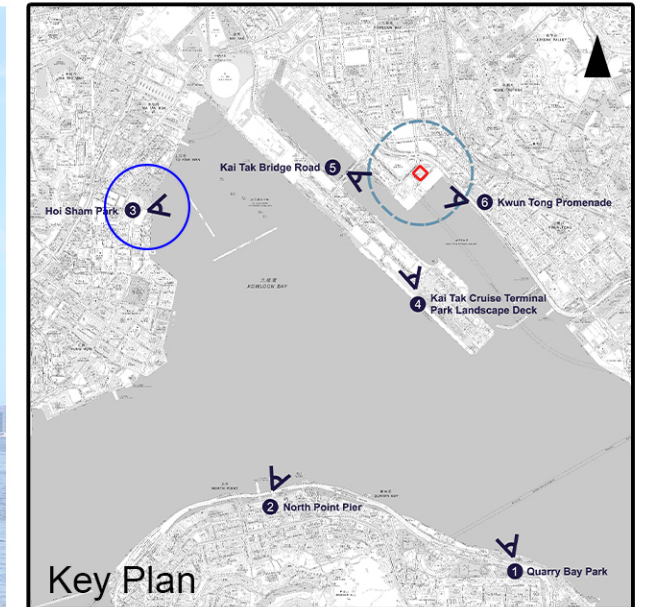
- 6.4.1 VP3 offers a view toward the water and the Application Site from the west. This viewpoint contains To Kwa Wan Typhoon Shelter and the Victoria Harbour in the foreground and existing high-rise developments in Kai Tak Development and Kowloon Bay are also clearly visible. High-rise developments in Yau Tong and Lei Yue Mun are also visible in the background. Neither the existing building nor proposed building at the Site is visible from this viewpoint. Thus, the Proposed Composite Building would bring no change to the visual composition of this viewpoint.

Visual Obstruction and Effect on Public Viewers

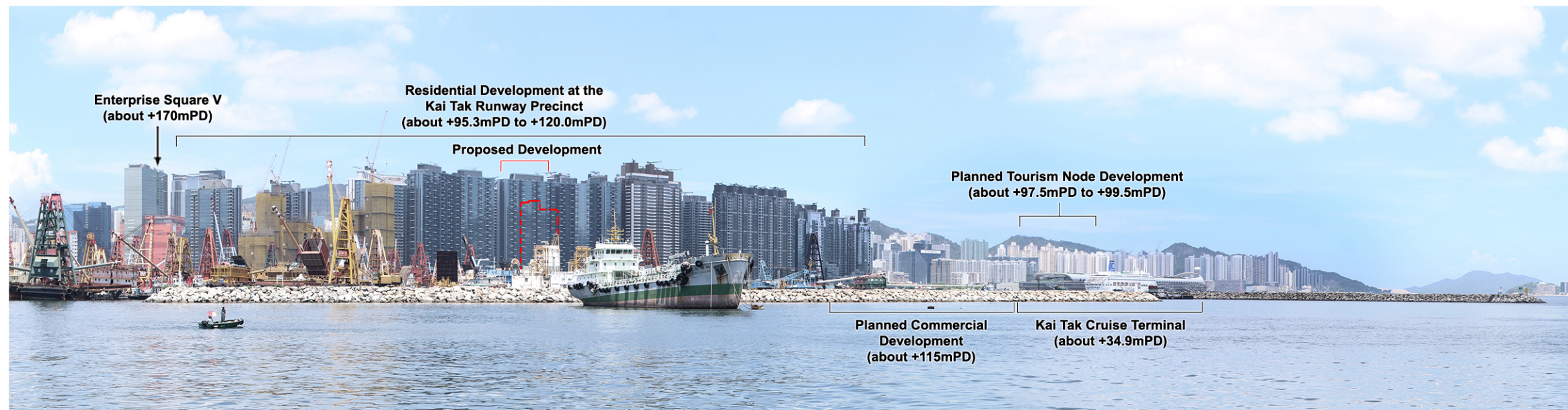
- 6.4.2 As shown in **Figure 6.3**, the openness towards water will be maintained. Since the view towards the Proposed Composite Development from this viewpoint would be completely blocked by some existing residential developments in Kai Tak Development, the degree of visual obstruction and effect on public viewers by the Proposed Composite Development to this viewpoint is considered negligible.

Effect of Visual Resources

- 6.4.3 The condition, quality and character of the assessment area will be maintained since the Proposed Composite Development will be completely blocked by some existing high-rise developments.



Existing Condition



Proposed Scheme



Viewpoint 3 – Hoi Sham Park

Proposed Composite Development
(with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in “Commercial (2)” Zone
at 8 Lam Chak Street, Kowloon

Figure 6.3

Visual Impact Assessment

Date: 28 May 2026

6.5 VP4 – Kai Tak Cruise Terminal Park Landscape Deck

Visual Composition

- 6.5.1 VP4 comprises various different visual elements, including existing and planned high-rise residential development in the Runway Precinct, mid to high-rise GIC uses and some high-rise commercial buildings in Kowloon Bay and Kwun Tong. This piece of urban fabric is complemented by ample vegetation within Kai Tak Development, the green backdrop as well as the openness provided by Kwun Tong Typhoon Shelter. The skyview visible from this viewpoint contains a conventional urban townscape. There will be more residential developments to take place in Kai Tak Development (both in the Runway Precinct and South Apron Corner), but the mixed characteristic would remain the same. The Proposed Composite Development is considered compatible with the visual composition of the area.

Visual Obstruction

- 6.5.2 According to **Figure 6.4**, major elements that are visible at this VP create a skyline of a different height. Since the building height Proposed Composite Development would not exceed the height of the existing building, it would not cause further blockage towards the sky nor the ridgeline. Instead, the proposed stepped building height profile would allow visual access to a small portion of additional skyview. Public viewers will continue to enjoy the existing panoramic view towards the urban townscape as well as landscaping and openness in the foreground. The degree of visual obstruction is considered negligible.

Effect on Public Viewers

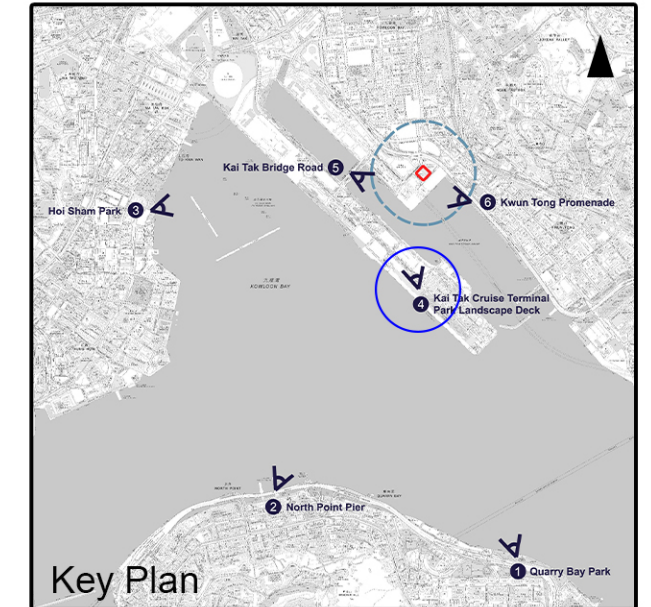
- 6.5.3 The visual sensitivity of the public viewers on this VP is high as these people are mostly visitors who are visiting the new landmark – Kai Tak Cruise Terminal Park. The cityscape would continue to dominate the view from this viewpoint and the openness would not be affected. The Proposed Composite Development with a stepped building height profile above some future developments, would have possible effects on public viewers.

Effect on Visual Resources

- 6.5.4 The condition, quality and character of the assessment area would be largely maintained upon completion of the Proposed Composite Development. The Victoria Harbour in the left, openness in the foreground, Kowloon Peak in the background as well as the cityscape would all be remained intact. Whilst the maximum building height will be maintained at +136.45mPD as per the existing building and providing a stepping building height profile (together with the planned developments nearby), more visual interest would be added to the sky view.



Existing Condition



Key Plan



Proposed Scheme



Viewpoint 4 – Kai Tak Cruise Terminal Park Landscape Deck

Proposed Composite Development
(with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone
at 8 Lam Chak Street, Kowloon

Figure 6.4

Visual Impact Assessment

Date: 28 May 2026

6.6 VP5 – Kai Tak Bridge Road

Visual Composition

- 6.6.1 VP5 is taken at a close distance, just 490m away from the Site to the west. It captures the existing and future developments in the South Apron Corner on the left and Runway Precinct on the right. Existing and planned buildings in the South Apron Corner jointly create a stepping profile which descends towards the water from inland. The Proposed Composite Development, although only having a small part of the building will be visible on top of the hospitals, would echo with the stepping height profile of the area and would not be considered out-of-context. Thus, the Proposed Composite Development would have negligible to no impact to the visual composition including the sky view at this VP.

Visual Obstruction

- 6.6.2 As shown in **Figure 6.5** and as compared between the existing condition and proposed scheme, the transformation from the existing building into the Proposed Composite Development with a varied building height profile would in fact reveal more sky view above the Hong Kong Children's Hospital (only the small portion of Tower 2A is visible from this viewpoint). Instead of visual obstruction, the Proposed Composite Development would bring a slight positive change to the visual amenity.

Effect on Public Viewers

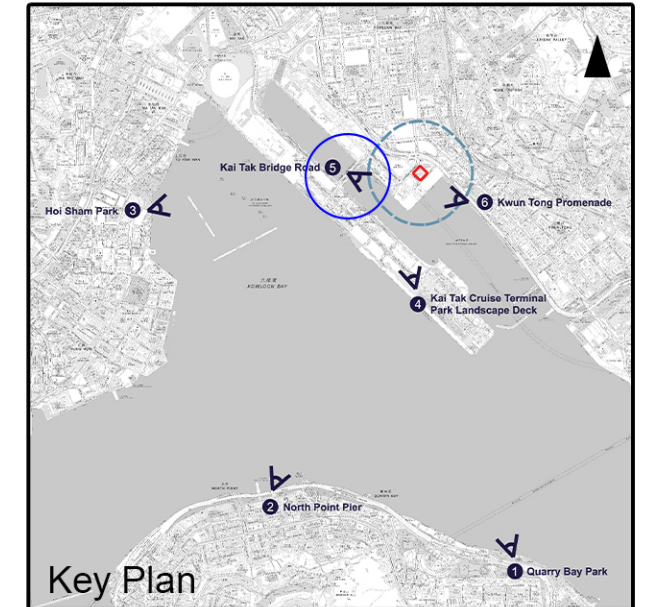
- 6.6.3 The visual sensitivity of the public viewers on VP5 is low as pedestrians would most probably be jogging and would only have a glimpse on the surrounding settings. Even they do, only a small part of the Proposed Composite Development would be visible on top of the Hong Kong Children's Hospital; therefore, the effect on public viewers is negligible.

Effect on Visual Resources

- 6.6.4 The openness over the water will certainly be maintained. The skyline on both sides will be constantly changing due to the completion of the planned developments. While the form of the building at the Site would be changed from elongated to V-shaped, only a small portion of the Proposed Composite Development would be visible from this viewpoint. The condition, quality and character of the assessment area will largely be maintained at this viewpoint and public viewers would have access to slightly more sky view due to the change in built form.



Existing Condition



Proposed Scheme

6.7 VP6 - Kwun Tong Promenade

Visual Composition

- 6.7.1 This is another closer-range viewpoint amongst others. It is located along Kwun Tong Promenade which is an open space for recreational purpose and also the daily passage to and from MTR Ngau Tau Kok Station. This viewpoint provides a direct view towards the South Apron Corner of Kai Tak Development, while some high-rise developments in the Runway Precinct and in Kowloon Bay and Kwun Tong Business Area are also visible. The openness of the viewpoint allows the viewer to have visual access to the skyview. The existing erected at the Site would probably be considered a sore-thumb building as it is substantially taller than other existing buildings nearby. However, with the planned development along the waterfront (TPB Ref.: A/K22/31 refers) as well as the future developments at Sites 3E1 and 3E2 (TPB Ref.: A/K22/43 refers), the Proposed Composite Development would be barely visible from this viewpoint.

Visual Obstruction

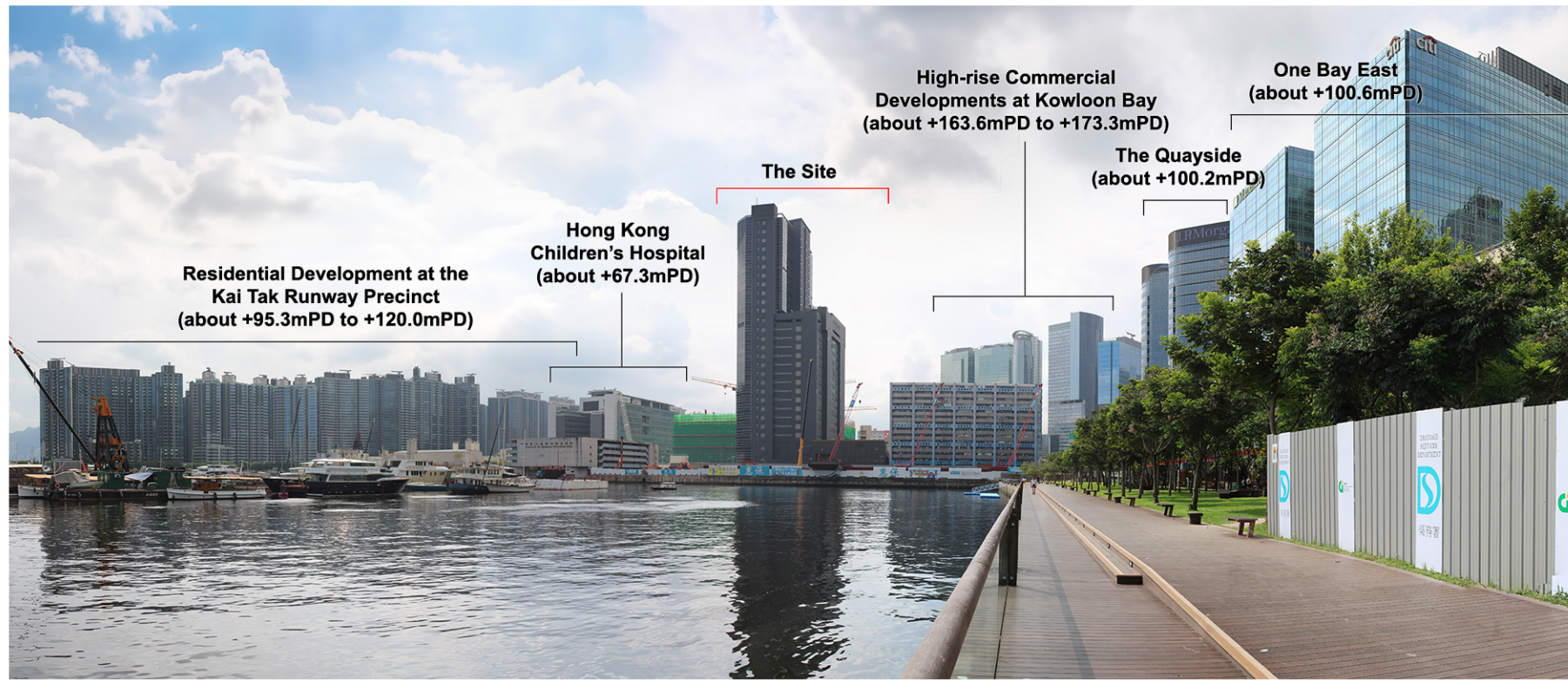
- 6.7.2 The existing building at the Site appears to be the first row of building along the waterfront. However, upon implementation of the approved developments mentioned above, these buildings would block much visual access towards this direct, as well as the proposed building. The Proposed Composite Development would not bring much visual obstruction.

Effect on Public Viewers

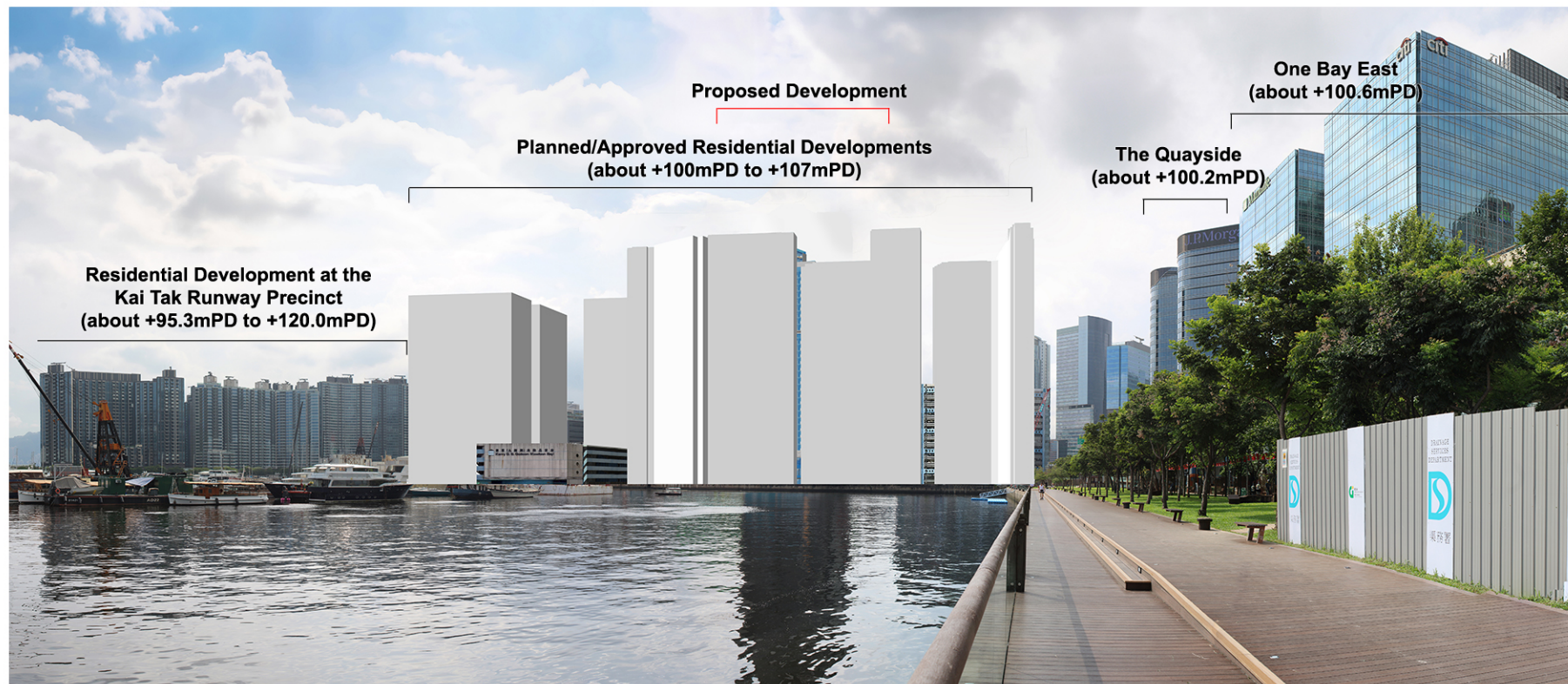
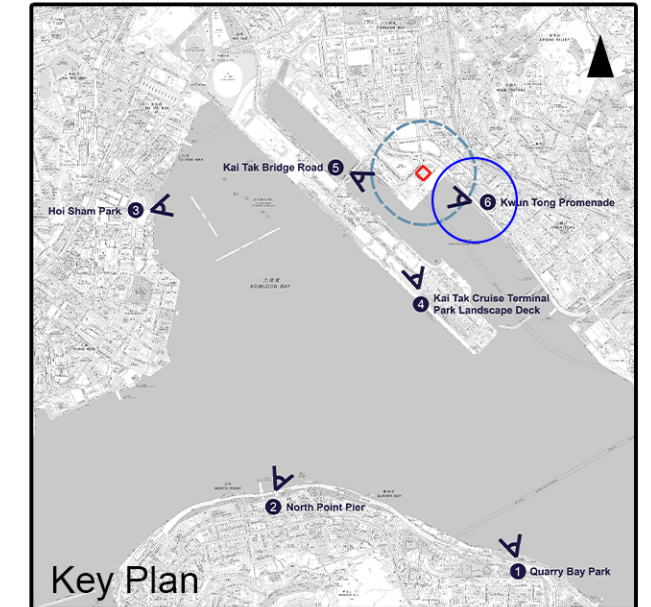
- 6.7.3 The visual sensitivity of the public viewers at this viewpoint has been considered as high, taking into account Kwun Tong Promenade is an existing open space yet views towards the Hong Kong Island/Kai Tak Cruise Terminal would be more iconic and viewers would be transient in nature as they would probably be jogging or walking home. The Proposed Composite Development would be barely visible behind the planned development on the first row in front of the waterfront. The effect on public viewers would be negligible to slight and the visual change would be dominated by the planned developments in the foreground rather than the Proposed Composite Development.

Effect on Visual Resources

- 6.7.4 The skyline and the access to sky view would be significantly modified, but this would be due to the completion of the approved developments on the waterfront. While visual access towards Kwun Tong Typhoon Shelter and the lush green open space within Kwun Tong Promenade will remain unaffected, it is considered that the Proposed Composite Development would make negligible change to the condition, quality and character of the area and give no impact to the streetscape and public realm within Kwun Tong Promenade.



Existing Condition



Proposed Scheme



Viewpoint 6 – Kwun Tong Promenade

Proposed Composite Development
(with Flat and Retail/F&B)
with Minor Relaxation of Plot Ratio Restriction
in "Commercial (2)" Zone
at 8 Lam Chak Street, Kowloon

Figure 6.6

Visual Impact Assessment

Date: 28 May 2026

7 CONCLUSION

7.1.1 Based on the analysis on the appraisal of visual impact on Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 7.1** below presents the overall visual impact caused by the Proposed Development to the public viewers represented in each VP.

Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Sensitivity of the Public Viewers	Magnitude of Visual Change	Visual Impact due to Proposed Development
VP1	Quarry Bay Park	High	Slight	Slight
VP2	North Point Pier	High	Negligible	Negligible
VP3	Hoi Sham Park	High	Negligible	Negligible
VP4	Kai Tak Cruise Terminal Park Landscape Deck	High	Negligible	Negligible
VP5	Kai Tak Bridge Road	Medium	Negligible	Negligible
VP6	Kwun Tong Promenade	High	Negligible	Negligible

7.1.2 VP1 to VP5 capture the view of the overall cityscape and urban skyline of Kowloon East, particularly Kai Tak Development and Kowloon Bay/Kwun Tong Business Areas. For VP1, the existing building encroaches into the 20% Building Free Zone and is very close to the ridgeline; yet the Proposed Composite Development would not create additional obstruction to the ridgeline but to bring slight increase in visual access towards the mountain backdrop and skyview due to the adoption of stepped building height profile. The existing urban fabric and skyline captured in all these viewpoints would be largely remained intact as the proposed building of the Proposed Composite Development would be largely blocked by the planned and approved developments within Kai Tak Development, either in the Runway Precinct or the South Apron Corner. For VP5, more sky view above the Hong Kong Children’s Hospital will be available as the uniform height of the existing building will be replaced by a varied building height in the Proposed Composite Development (only a small portion of Tower 2 will be visible). Thus, the visual impact to be brought by the Proposed Composite Development would be slight to negligible from these viewpoints.

7.1.3 Lastly, although not solely contributed by the Proposed Composite Development, there will be a substantial change in the skyline when viewing from VP6 upon development of the planned and approved developments on the waterfront. The Proposed Composite Development alone would make negligible change to the condition, quality and character of the area and give no impact to the streetscape and public realm within Kwun Tong Promenade.