

Appendix 8

Visual Impact Assessment

**Section 12A Application for Proposed Amendment to the Notes of the
Approved Quarry Bay OZP relating to the “Other Specified Uses” zone
annotated “Cultural and/or Commercial Leisure and
Tourism Related Uses”**

Visual Impact Assessment

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Project Title	Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"
Report Title	Visual Impact Assessment

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Visual Impact Assessment (VIA) in support of a Section 12A application under the Town Planning Ordinance for a site located at Hoi Yu Street in Quarry Bay alongside the waterfront promenade facing Victoria Harbour (hereafter referred to as “Application Site”).
- 1.2 The VIA is required to assess the potential impacts of relaxing the Building Height (BH) and compares the scheme approved under application No. A/H21/150 which consisted of a hotel, office, shops and services, with eating place and places of recreation sports and culture (the Approved Scheme) with the current proposals which seek to rezone the site to include “Flat” in Column 2 of the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”. The site is also subject to a maximum building height restriction (BHR) of 35 metres above Principal Datum (+35 mPD). A minor relaxation of this BHR is possible by application to the TPB.
- 1.3 The VIA has been prepared in accordance with Town Planning Board (“TPB”) Guidelines No. 41 – Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (“TPB PG No. 41”). It assesses the source and magnitude of the proposed development on the existing visual character and amenity within the context of the site and its environs. The report concludes by making specific recommendations for alleviating any potential visual impact caused by the proposed development.

2.0 Existing Site Description

- 2.1 The Application Site is situated to the north west of Quarry Bay Park, in between the Island Eastern Corridor (IEC) and Hoi Yu Street and the existing waterfront promenade including the existing Quarry Bay Promenade Pet Garden. The Application Site covers an area of 9,070 m² (of which the “OU(1)” is 8,532 m², and the “Public Elevated Footbridge” is 538 m²) and has an elevation ranging from approximately +3.8 mPD to +4.3 mPD. The “OC(1)” part of the Application Site is currently divided into two portions with the eastern portion being used as temporary car park and the western portion being used for temporary works area. A footpath access from Hoi Yu Street to the Quarry Bay Promenade Pet Garden divides the two portions.
- 2.2 The current site access from Hoi Yu Street is located in the south eastern corner of the Application Site. The Application Site is bounded to the east by the MTR Quarry Bay Substation and further to the east the Eastern Harbour Crossing Quarry Bay Ventilation Building. To the west the Application Site is bounded by the structures associated with an existing Water Supplies Department’s Quarry Bay Salt Water Pumping Station.
- 2.3 The Application Site contains approximately 21 nos trees. These are mainly located in clusters around the eastern end and alongside the existing footpath in the central section. A further 14 nos trees are located in two groups on the existing Quarry Bay Promenade immediately to the north of the Application Site in the area potentially affected by the enhancement of the promenade and another group of 36 nos trees located to the north east of the Eastern Harbour Centre in the area of the proposed footpath link with Quarry Bay Park.

3.0 Approved Scheme

- 3.1 The Approved Scheme comprises of a mixed-use type development with commercial, leisure and tourism uses consisting of one Office and four Hotel blocks with varying BH over a one-storey retail Podium (**Figure 3.1** refers). The proposal adopted a varying roofline for the development frontage to create a visually more interesting form. The proposed Office block had a BH of +41 mPD. Two of the four Hotel blocks had a BH of +34 mPD. The remaining Hotel Blocks had a BH of +39 mPD and

+41 mPD, which were higher than the BHR. The façade design adopted a faceted approach with separate facades for each of the blocks adopting a different shape and inclination. Two (2) basement levels were proposed to minimise massing above-ground and in order to maximise both street and podium roof levels for visitors and pedestrians. The Approved Scheme also included an Open Deck at the roof of the Office Block with independent access for visitors. This was designed to become a new venue for gatherings and a space for visitors to enjoy overlooking views of the Harbour. **Figures 4.2 to 4.3** demonstrate the urban design considerations for the Approved Scheme.

- 3.2 The Approved Scheme also included the implementation of a planned elevated pedestrian walkway that provides north-south connection across Quarry Bay Park and the Island Eastern Corridor ("IEC") linking the Proposed Scheme with its hinterland. The elevated pedestrian walkway was a permitted use under the "OU (Elevated Walkway)" zone of the Approved OZP and will be subject to detailed design and subsequent submissions including approval from the ACABAS. There is no GFA associated with the footbridge. It should be noted the footbridge proposals had several potential concerns including the truncating of Quarry Bay Park, the loss of a significant number of existing trees and the loss of an attractive and well used shaded avenue; and the potential loss of privacy for the students and staff of the Canossa School Hong Kong which is located immediately adjacent to the proposed alignment.
- 3.3 According to the Planning Statement of the Approved Scheme incorporated a number of design considerations:
- (a) 4 nos. visual corridors (15m wide) between the five towers to facilitate wind penetration and enhance visual permeability through the Site.
 - (b) The Approved Scheme adopted a variation in the BH to create a varied skyline to enhance the visual interest of the harbourfront development.
 - (c) A unique design was proposed for the lower portion of each building which will be clad in stone, with proportions and ratio of solid to open elements that evoke the nature of the historical buildings that once lined the Harbour in the early days of Hong Kong. The layering of the design breaks down the massing of the Approved Scheme to a human scale by fronting the Promenade with a single storey podium integrated with architectural screening and/or fenestration at the low levels of each tower. The scale, proportion and materiality of the pedestrian level elements is designed to echo the forms of historical buildings. Rising above are five building blocks of a more lightweight and contemporary design.
 - (d) According to the designers of the Approved Scheme the design adopted an innovative mixture of building massing and form reading as a sequence of layers which combine to produce a rich and varied appearance when viewed from either the Harbour or from the hinterland. This diversity in building mass avoids a monotonous harbour image.
 - (e) A continuous single storey retail podium ran the entire length of the Site and permeated by pedestrian linkages between Hoi Yu Street and the Waterfront.
 - (f) The single storey podium also served to elevate the apparent ground plane when viewed from the city side, bringing the deck above the level of the elevated highway and creating a natural landing point for a future bridge connection to Quarry Bay Park. The roof deck of the podium was to be landscaped with a strong element of water features figuratively bringing the Harbour closer to the people and providing accessible outdoor dining areas and viewing decks towards the Harbour.
 - (g) The Approved Scheme was designed to make provision for public enjoyment of the Application Site by providing public access to portions of the landscaped roof of the podium with viewing decks looking out to the Harbour and back to the hinterland. An open deck was incorporated at the roof top of the office building with its own dedicated public access via express escalators and elevators.
 - (h) The Application Site was connected laterally along the waterfront by the existing promenade which is enhanced by the provision of retail and F&B units opening directly onto it. Public access across the Application Site at ground level was provided in a number of evenly distributed locations to strengthen pedestrian permeability between the hinterland and

Harbour. One of these walkways across the site was designated as 24hr access. Connection to the planned footbridge connecting to the hinterland was also proposed.

4.0 Proposed Scheme

- 4.1 The design of the Proposed Scheme responds sensitively to the various planning and contextual considerations to arrive at an iconic architectural form which will be a landmark in the urban landscape and provides an asset for the community. It builds on the design of the Approved Scheme to create a cultural, leisure and tourism venue with supporting residential uses whilst also looking to the process of place making to inform the design and arrangement of open spaces with greater community benefit and achieves the spatial requirements for open space and green coverage. The design celebrates its waterfront location. **Figure 4.1** shows the Proposed Scheme; and **Figures 4.4 to 4.8** demonstrate the urban design considerations.
- 4.2 The architectural design team have sought to create a new waterfront destination with culture, leisure and tourism as the focal point, and with a completely pedestrianised environment that offers a new public plaza and event spaces combined with a significant new food and beverage hub for Hong Kong; and a connection to the Harbour. The ground plane is almost entirely given over to the public, with only lobbies for residences above and a car ramp to the underground facilities as the exception, in a series of new public spaces and environments which gives approximately over 30% of the site back to the public.
- 4.3 The Proposed Scheme perhaps explores the principles of biophilic architectural design creating a building and associated spaces that take reference from and connect people with nature. It incorporates natural elements, materials, and light to enhance the well-being and productivity of occupants and the built environment's sustainability. The design is built on a belief that we have an innate connection with nature, and that by bringing elements of the natural world into our built environment, we can improve our health, happiness, and overall quality of life. The main principles underpinning the design include the following (**Figure 4.7** refers):

Nature in the Space

- a) Visual and non-visual connection with nature - Proximity to Victoria Harbour and views of the central uplands of Hong Kong to the south and Kowloon Hills to the north. Designed to engender a deliberate and positive reference to nature, living systems or natural processes.
- b) Non-Rhythmic sensory ephemeral connections with nature including the movements of the tides and our connectivity with it.
- c) Thermal and airflow variability subtle changes in air temperature, relative humidity, airflow owing to the permeable form of the architectural scheme and the shaded pedestrian environments that mimic natural environments.
- d) Presence of water (Harbour and water features) designed to enhance the experience of place through the seeing, hearing or touching of water.
- e) The building form and associated landscape is designed to allow dynamic and defuse light which changes throughout the day replicating the diurnal cycle.
- f) The landscape design allows us to connect with natural systems through an awareness of natural processes, especially seasonal and temporal changes characteristic of a healthy ecosystem.

Natural Analogues

- a) Biomorphic forms and patterns - symbolic forms in the natural upland topography and wooded hillslopes.
- b) Material connection with nature – with the plant selection looking at native species replicating natural plant associations and ecology to create a distinct sense of place.

- c) Complexity and order– the building and landscape provide sensory information based on their configuration similar to those encountered in nature.

Nature of the Space

- a) Prospect – unimpeded views of the Harbour over a distance and along the waterfront.
 - b) Refuge – sheltered spaces for withdrawal, from environmental conditions or the main flow of activity, in which the individual is protected from behind and overhead.
 - c) Mystery – the promise of more information achieved through partially obscured views that entice the visitor to travel deeper into the environment.
 - d) Risk / Peril - An identifiable threat coupled with a reliable safeguard such as allowing visitors to approach the edge of the Harbour water body.
- 4.4 The Proposed Scheme comprises a mixed-use development with a central cultural tourism focal point, and public areas at the lower levels integrated with the waterfront promenade and embraced to the south, east and west by a residential component. Although connected at every level the massing of the Proposed Scheme is formed around six vertical elements with building separations and visual corridors between each enhancing the sense of visual permeability with framed views of the landscape beyond. The floors of each of the vertical elements are staggered to de-emphasize the verticality of the built form replicating the natural upland landscape which forms the backdrop to the south. The architectural form and permeability also serve to reduce the apparent bulk of the development and its visual prominence. **Figure 4.1** shows the Proposed Scheme; and **Figures 4.4 to 4.8** demonstrate the urban design considerations including the massing of the architectural scheme.
- 4.5 The proposed formation level will be increased to +5.5 mPD with reference to CEDD's Port Works Design Manual (Part 1: Appendix C.9). The proposed BH will range from +24.7 mPD at the eastern and western ends of the Application Site rising to +44 mPD at the centre resulting in a stepped or terraced effect. The landscape deck at +11.9 mPD at the eastern and western ends provides a step down to the landscape of the ground floor. The organically shaped, pebble form of the Cultural Venue in the centre of the development at approximately +26.3 mPD also serves to enhance the stepping effect from the waterfront while also breaking-up the visual mass of the development. Three basement levels minimise the requirement for the above-ground structure in order to maximise the publicly accessible space at the ground floor and at L2 while also allowing for the provision of extensive private outdoor space on the floors above.
- 4.6 One of the main emphasises from an urban design perspective has been to create active public levels adjacent to the waterfront promenade for the whole length of the site. This will incorporate the retail, entertainment and cultural activities and will involve the Basement 1 Level and the GF level. In the centre of the site, acting as the major visual and activity focal point will be the main cultural and tourism venue. This will extend upwards for some three to four floors. Throughout these levels there will be landscaped areas available for public access.
- 4.7 In preparing the architectural design the following design aspects required by the Explanatory Statement of the approved Quarry Bay Outline Zoning Plan No. S/H21/28OZP and included in the previous application have been incorporated: -
- (a) Encouraging development of the site for cultural, leisure and tourism uses taking advantage of its waterfront setting;
 - (b) The need to preserve public views to and from the harbour;
 - (c) Innovative design should be employed to minimize the possible wall effect created by the building mass along the waterfront, including variations in building heights;
 - (d) Integrate with the waterfront promenade;

- (e) Setting back at street level and creation of a piazza to provide a more interesting and spacious pedestrian environment;
 - (f) Activation of frontages with openings for public access and activities that create a vibrant waterfront;
 - (g) To present an innovative design, unique and iconic which will add visual interest to the Quarry Bay waterfront; and is compatible with the locality and the surrounding context in terms of scale;
 - (h) To present a better response to the public planning requirements of site development than the approved Section 16 Application;
 - (i) To replace the unacceptable approved industrial building plan and present a potential alternative which is interesting and financially viable; and
 - (j) To enliven the area with a well-designed development comprising a rich mix of uses and activities that can draw more people to the harbourfront, providing them with fun activities and choices, and enhance the attractiveness and vibrancy of the Quarry Bay waterfront.
- 4.8 The Proposed Scheme's disposition and orientation are designed to maximise the area of landscape for the enjoyment of the future residents while also providing a significant setback from the Application Site boundary to the north and minimise the impacts on surrounding community facilities such as the waterfront promenade and their landscape setting.

5.0 Design Merits of the Proposed Scheme

- 5.1 The vision for the development emerged from an appreciation of the site in its locality, and a celebration of the unique qualities, connections, and character of Quarry Bay and its proximity to Victoria Harbour. The intention is to balance two aspects; a wider, expansive urban intervention which connects the site to its surroundings, and the creation of an iconic and sustainable development at a strategic position on the Victoria Harbour waterfront.
- 5.2 To achieve the vision, the Proposed Scheme improves upon the merits of the previously approved development and realises improvements. As with the Approved Scheme the Proposed Scheme faces similar site constraints but overcomes them in a unique way. The design approach including the massing and disposition of the proposed architectural scheme, its organic biophilic form and the relaxed BH are necessary to create a development with iconic and sustainable architectural design elements, demonstrating outstanding planning and design merits which include:
- i) Provision of significantly more open space and greenery
 - The relaxed BHR allows for a reduction in the building footprint and maximisation of open space including the creation of large publicly accessible open space below the Cultural Venue and on the L2 as part of interconnected open space network.
 - The proposed open space network will incorporate place-making in its design becoming more relevant to future users of the landscape.
 - The Proposed Scheme provides some 5010 m² of open space compared with an estimated 3780 m² in the Approved Scheme (i.e. 14.4 % increase). The proposal includes two types spacious open spaces, the "Privately Owned Open Space Accessible to Public" is vibrant, multi-functional central open spaces, freely accessible to the public and providing various outdoor leisure and social gathering events whilst enjoying extensive views of Victoria Harbour, meanwhile the "Private Open Space", is for communal use.

- The Proposed Scheme can accommodate 2150 m² (approx. 25 % green coverage compared with an estimated 1706.4 m² based on the Landscape Master Plan in the Approved Scheme (i.e. 5 % increase).
- Based on the current Landscape Master Plan design of the Proposed Scheme, the Application Site will be able to accommodate approximately 125 nos. trees compared with 89 nos. trees in the Approved Scheme (i.e. 40% increase).
- The minimized building footprint at the GF has enabled a setback of approximately 12.6 to 32.7 m compared with approximately 10 to 11.5 m for the Approved Scheme from the existing waterfront (seawall) providing a more spacious public realm and allowing the establishment of more tree and shrub planting. The Proposed Scheme also includes setbacks from the Application Site boundary to the north west (approx. 7.8 to 40 m), south east (approx. 16.7 to 2.5 m); and Hoi Yu Street (approx. 0.9 to 20m). This is designed to create visually more interesting façade at the ground level while also creating a more nuanced and varied spatial definition.
- The increased greenery area will also contribute to reducing the urban heat island effect, and creating a natural filter to cleaner air, brings physical and psychological benefits for the community and therefore maximize the usability of the space.

ii) Enhanced Pedestrian Connectivity and Walkability

- The raised form of the architectural design, the creation of enhanced pedestrian permeability at the ground floor and the setting back of the building from the waterfront allow for enhanced pedestrian connectivity. The design provides a more comfortable walking experience for pedestrians, with more public viewing points, seating opportunities and place-making elements. The widened Quarry Bay Promenade pedestrian footpath and associated open spaces (approx. 12.6 to 32.7 m compared with 10 to 11.5 m in the Approved Scheme) along the proposed waterfront avoids a corridor effect and provides spaces where people will want to dwell on their journey for public enjoyment. The route will be punctuated by more open spaces including the "Enhanced Quarry Bay Waterfront Promenade", "Harbour Terrace" and "Cultural Venue Plaza" creating a greater sense of journey and providing focal points along its length. These spaces also incorporate active frontages with the addition of F&B at the ground floor enhancing the sense of vibrancy and providing a destination for visitors.

iii) Iconic Distinctive Architectural Form

- The distinctive architectural form of the Proposed Scheme creates an iconic silhouette on the waterfront. The curvilinear, organic form playfully reflects light throughout the day. The tower composition seems ever-changing at each different viewpoint. The individual vertical elements of the design are carved creating a more permeable structure with smooth corners. The rounding of these corners also reduces the visual prominence of the development and the enhances the effectiveness of the building separations when viewed from different viewpoints. The design allows for greening at every level and the intricate stepping of the roofs creates a multi-levelled landscape.
- The central Cultural Venue provide a unique iconic architectural feature which serves to break up the visual mass of the combined development frontage while also having the multiple roles including the creation of a cultural, exhibition and performance venue while also providing a shaded viewing location and gathering spots for public enjoyment.
- The relaxed BHR allows the creation of a cascading stepped-building height profile at the eastern and western ends of the development and in the central portion. This provides for enhanced visual integration within the future urban and a visually layered appearance that enhances views of Quarry Bay's urban skyline.

iv) Sustainable Architectural Design

- The architectural scheme incorporates the principles of biophilic design including an intimate connection to Victoria Harbour allowing visitors and residents to enjoy nature including the movement of the tides, permeable building which allows the movement of air, spaces designed for the thermal comfort of users, the use of water to stimulate the senses, a landscape designed to allow dynamic and defuse light which changes throughout the day; an architecture which draws influence from the natural upland landscapes and their wooded hill slopes; and a material connection with nature including the use of native species and natural plant associations.
- The proposed design will consider green measures such as:
 - Landscape features including intelligent benches, pergola and pavilions, etc. designed to enhance the outdoor microclimate, including designs that passively direct pleasant summer and annual prevailing wind and address solar heat gain.
 - Microclimate enhancement for semi-outdoor spaces, e.g. Air Induction Unit (AIU) and high-volume low speed fans, as well as Biophilic Terrace alternative cooling strategies including spot cooling and evaporative cooling with recycled water.
 - Opportunities within the outdoor spaces to generate energy including solar lighting and energy floor systems, harvesting rainwater for landscape irrigation and food waste decomposer.

5.3 The Proposed Scheme clearly represents a significant improvement over the Approved Scheme in terms of design merits. **Figure 4.1** shows the Proposed Scheme; and **Figures 4.4 to 4.8** demonstrate the urban design considerations.

6.0 Baseline Conditions

Visual Envelope

- 6.1 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 is equal to three times the height of the proposed building from the Site. (i.e. the 3H zone). Since the actual maximum building height of the Proposed Scheme will be about 38.5 m above the formation level, the initial assessment area covers a radial area of about 115.5m from the façade of the Proposed Scheme.
- 6.2 The extent of the Visual Envelope (VE), the zones of visual influence (ZVI) and the location of the Vantage Points (VPs) are presented as **Figures 6.6 to 6.7 – Visual Envelope and Public Viewers**. The VE, the area from which the proposed development will be seen, is shaped by a combination of the existing built development and the upland landform of central Hong Kong Island which serves to contain views to the south, and south east and west, and the expanse of the Victoria Harbour to the north.
- 6.3 Although the Assessment Area for the VIA is normally delineated according to the TPB PG No. 41, as being around three times the overall BH of the Proposed Development Scheme it is instructive to map the actual VE and ZVI to get a more accurate picture of the locations which will have a view of the proposals and how much of the Proposed Scheme can be seen.
- 6.4 To the north the VE for the Proposed Scheme extends across Victoria Harbour to Kowloon Bay, Kai Tak, Lam Tin and Yau Tong and beyond to the ridgeline of the Kowloon Hills. In these views the development will largely be visible although at great distance and will be seen against a background of Quarry Bay Park and the high-rise development of Quarry Bay and Tai Koo with their mountain backdrop.
- 6.5 The VE to the east extends to Lei Yue Mun and are then contained by the high-rise development at the edge of Quarry Bay Park including Sai Wan Ho and Taikoo Shing Harbour View Gardens and City

- Plaza Phase 3 and 4. For most publicly accessible locations views will be obscured by existing development and mature tree growth.
- 6.6 To the south the VE extends over Quarry Bay Park to the high-rise developments of Taikoo Place, and the high-rise residential developments lining Hoi Tai Street and Hoi Chak Street with glimpsed and partial views from the summits of the uplands of Siu Ma Shan and Mount Parker. Similarly views from publicly accessible locations will largely be obscured by existing development and mature tree growth within the park.
- 6.7 Views from the west extend from the elevated road deck of the Island Eastern Corridor and low-level views from Hoi Yu Street. At higher elevations the VE extends to the high-rise development of the Eastern Harbour Centre, North Point Police Station, Kerry Centre and the high-rise residential development lining Hoi Chak Street. Existing views from publicly accessible locations will be partial or glimpsed owing to the structures and mature vegetation within Quarry Bay Park.
- 6.8 The existing visual context is formed from a combination of the landscape of Victoria Harbour, the landscape and mature tree growth of Quarry Bay Park and the significant infrastructure including the IEC and approach roads to the portal of the Eastern Harbour Crossing, the residential high-rise developments surrounding the park and the high-rise office developments of Taikoo Place with the mountain backdrop of Siu Ma Shan and Mount Parker.
- 6.9 Within the VE there are a number of Zones of Visual Influence (ZVIs) which represent areas from which there are different degrees of visibility of the proposals. These are as follows:
- **Primary Zone of Visual Influence** – Area from which the majority of the development can be seen is controlled by a combination of existing developments and structures surrounding the Application Site. This zone is located in the area immediately adjacent to the proposed development and extends north into Victoria Harbour.
 - **Secondary Zone of Visual Influence** – Area from which it is estimated that there will be partial views of the upper portion of the Proposed Scheme. Visual access is contained by a combination existing development to the south, east and west and the vegetation and structures within Quarry Bay Park and along the waterfront.
 - **Tertiary Zone of Visual Influence** – For the most part of the area, views of the Proposed Scheme are obscured by intervening high and medium-rise developments, infrastructure, landform and mature tree growth. Views are combination of partial and glimpsed views of the upper portion of the proposed development, includes the uplands of central Hong Island and the Kowloon Hills to the north.
- 6.10 The importance of identifying the ZVIs is that this provides a clearer picture of the actual visibility of the Proposed Scheme and demonstrates that given the nature of the existing landscape there are few locations where the whole development would be visible and for the most part views are limited to the upper sections and roofs of the proposed buildings. The extent of the VE and the ZVIs are presented as **Figures 6.6 to 6.7 – Visual Envelope and Public Viewers**.

Visual Elements

- 6.11 **Figures 6.1 to 6.5** show the visual elements which shape the visual outlook and amenity of the area. These include attractors such as the extensive views across Victoria Harbour, Quarry Bay Park and the upland setting of Siu Ma Shan and Mount Parker. The Quarry Bay Waterfront and Promenade are also attractors with their pedestrian promenade, tree and shrub planting and pet garden, which continues along the waterfront towards Sai Wan Ho.
- 6.12 Immediately to the east adjacent to the Application Site are two utility buildings, namely the MTR Corporation ("MTRC") Quarry Bay Substation and EHT Quarry Bay Ventilation Building. They are

considered as visually detracting elements. To the west is located the smaller scale Quarry Bay Salt Water Pumping Station also a visually detracting element.

- 6.13 Visually detracting elements include the major infrastructural development such as the IEC and its associated structures including the noise barrier on the southern side of the carriageway which runs from northeast to southeast separates the Quarry Bay Waterfront from the hinterland including the main part of Quarry Bay Park and the approach roads and tunnel portal for the Eastern Harbour Crossing located southeast of the Application Site.
- 6.14 The existing condition of the Application Site is also considering to be a visually detracting element with the western portion being an abandoned concrete hard standing and the eastern portion being a temporary car park.
- 6.15 An important consideration in determining the potential visual impacts is the degree of visibility and has been described above this is largely determined by visual obstacles immediately adjacent to the Application Site boundary. For instance, views from many locations are obscured by a combination of the existing landform, existing developments and mature tree growth which clothes many of the slope areas. Low-level views from the south and south east including those from within the park are partially and totally obscured by the dense mature vegetation including trees and small-scale structures. These features shape the visual envelope as demonstrated by the photomontages whereby views from some of the identified vantage points are obscured by dense mature tree growth.
- 6.16 The photographs demonstrate that the landscape is visually enclosed particularly at lower elevations within Quarry Bay Park and at higher elevations by the tall buildings surrounding the Application Site. The images also show that new developments of this scale can be accommodated within the landscape without causing significant visual impacts.
- 6.17 The ability of the local landscape to accommodate development and obscure views is an important consideration in assessing the potential impacts of the Proposed Scheme and its effect (if any) on the local landscape and visual context.

Vantage Points

- 6.18 The Vantage Points (VPs) are identified as views from key strategic and popular Public Viewing Points, as well as viewing locations from road junctions adjacent to the Application Site. For the purposes of this assessment and in accordance with current approaches the VPs are based on publicly accessible and popular locations. Priority is given during the selection to public view points, open spaces and key pedestrian routes. The Strategic Viewing Point for Kai Tak Waterfront Promenade (Views towards eastern Hong Kong Island) is based on HKPSG Chapter 11 Urban Design Guidelines.
- 6.19 Based on the targeting of publicly accessible locations the representative VPs are listed below with a brief description of the existing view and their locations presented as **Figure 9.1 – Location of Photomontage Vantage Points**.
- **Vantage Point 01:** View looking west along Quarry Bay Promenade (VP 01);
 - **Vantage Point 02:** View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade) (VP 02);
 - **Vantage Point 03:** View from the staircases connecting City Plaza Three and Quarry Bay Park (VP 03);
 - **Vantage Point 04:** View looking north west from the Quarry Bay Park (VP 04);
 - **Vantage Point 05:** View from the Quarry Bay Park Phase II (VP 05);
 - **Vantage Point 06:** View looking east along Hoi Yu Street (VP 06);
 - **Vantage Point 07:** View looking east along the Island Eastern Corridor (VP 07);
 - **Vantage Point 08:** View south from the Kai Tak Cruise Terminal (VP 08);
 - **Vantage Point 09:** View looking south from the Sai Wan Ho Ferry (VP 09); and

- **Strategic Viewing Point 3:** Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP3).

6.20 Many of these locations are over a relatively short distance from the Application Site owing to the screening effect of the existing development, landform and mature vegetation.

7.0 Visual Impact Assessment

Sources of Visual Impact

7.1 The primary sources of visual impact will be due to the introduction of a new development on the waterfront however as the assessment will demonstrate the impacts are not significant different to the Approved Scheme and may be considered an enhancement. As the Application Site was destined to be developed as part of the Approved Scheme much of the predicted impact would be apparent with the Approved Scheme and as such the Proposed Scheme does not give rise to a significant additional impact.

Key Issues

7.2 The key issues to be addressed by the visual impact assessment will include:

- The potential additional visual impacts arising from the proposed minor relaxation in the BH for the Proposed Scheme compared to the implementation of the Approved Scheme.
- Views from the adjacent open spaces and publicly accessible locations including Quarry Bay Park and the Quarry Bay Promenade owing to the relative scale and proximity of the Proposed Scheme although this is also a consideration for the Approved Scheme.
- Using high quality architectural design - helping to define the city with a recognizable skyline. Many of the world's cities are characterized by their skylines and individual / assemblages of buildings and structures of high-quality architectural design at suitable locations which contribute to the overall impression of the city. The Application Site is a key location owing to its location on the waterfront; and so, it is believed the site demands an iconic development.
- Architectural design which is responsive to urban context and character: It is important that the Proposed Scheme contribute positively to the skyline by creating an interesting and component in the future urban context which does not significantly detract from existing and future views. Maintaining and where possible enhancing the level of visual amenity and permeability established in the Approved Scheme.

7.3 The predicted visual impact for each of the VPs is described in section 9.0 together with the proposed mitigation measures in accordance with PG-No. 41.

8.0 Visual Mitigation Measures

8.1 The proposed mitigation measures during the construction and operational phases of the project are described below and shown on **Figures 4.2 to 4.8 – Urban Design Considerations**.

8.2 The proposed visual mitigation measures include two key levels of approach, the primary and secondary mitigation. The primary mitigation measures are based on the location and overall form of the Proposed Scheme whilst the secondary mitigation measures look to how the Proposed Scheme can be treated to mitigate any potential impacts. The primary mitigation measures for the Proposed Scheme are the design approaches which differentiate the proposals from the Approved Scheme. It is the primary mitigation measures which shape the form of the proposed architectural scheme and have the biggest effect on the mitigation of the potential visual impacts. The secondary mitigation measures can be equally applied to the Proposed and Approved Schemes. The proposed mitigation measures include the following:

Primary Mitigation Measures

- Introduction of a responsive building height with the Proposed Scheme ranging from +24.7 mPD at the eastern and western ends of the development rising to +44.0 mPD at the centre resulting in a stepped or terraced effect.
- Building massing including the creation of visually permeability frontages and deposition of the main elements of the design to avoid a potential wall effect;
- Organic form of the Proposed Scheme although connected at all the levels with the massing of the Proposed Scheme formed around six vertical elements separated by building separations enhancing the sense of visual permeability with framed views of the landscape beyond.
- Articulation and layering of the building façades to create areas of light and shade and further reduce the visual mass of the combined frontage.
- Introduction of the organically shaped, pebble form of the Cultural Venue at the centre of the development with a height of approximately +26.3 mPD also serves to enhance the stepping effect from the waterfront while also breaking up the visual mass of the combined development frontage.
- Adoption of three basement levels minimise the requirement for the above-ground structure in order to maximise the publicly accessible space at the ground floor and at L2 while also providing extensive private outdoor space on the floors above.
- The architecture is designed to maximise opportunities for the inclusion of planting and make them integral to the proposals at all levels. This is intended to maximise the area of visual greenery while also softening the form of the development. This greenery is also designed to visually integrate the proposals with their urban context. When viewed from the south the roof gardens form a pleasing composition with the terracing seeming to rise from the Quarry Bay Park and the waterfront promenade and when viewed from the north resonate with the green backdrop formed by the mountains to the south.
- The creation of a spacious public realm at the ground floor and at L2 which not only serves to reduce the bulk normally associated with a traditional podium structure but also creates a much more permeable development form and provides a high-quality urban space for the future residents and the local community.
- The architectural design has also very carefully considered pedestrian access (both visual and physical) from the existing Quarry Bay Waterfront Promenade, Quarry Bay Park, the nearby residential and commercial areas; MTR Stations and the future boardwalk below the IEC.

Secondary Mitigation Measures

- The use of colour and finishes for the architectural façades for both the retail levels and the office towers to minimise the prominence of the scheme;
- Incorporation of landscaping particularly trees within the central open space to soften the architectural form of the development and establish a human scale for the public realm.
- Utilisation of heavy standard trees creating a more mature landscape with an immediate effect.
- Introduction of comprehensive urban design parameters as part of the detailed design stage of the project to establish the future character of the development from an architectural and landscape perspective. This includes the use of high quality hard and soft landscape measures including water features, sculpture, site furniture, lighting and seating.

- 8.3 It should be noted that the final architectural design and the appearance of the buildings are subject to detailed design stage of the project.

9.0 Residual Impacts

- 9.1 The residual visual impact is defined as the impact remaining after all practical methods of mitigation have been implemented. A series of computer-generated images or photomontages from the vantage points indicated on **Figure 9.1** are presented as **Figures 9.2 to 9.11**. The locations have been selected to demonstrate the range of viewing angles and viewing distances in relation to identified VPs, demonstrate the schemes 'fit' into the existing and future sub-urban context; and also demonstrate the degree of visibility from surrounding locations.
- 9.2 The photomontages show the existing situation and the Proposed Scheme following the implementation of the proposed mitigation measures; and provide a direct comparison between the Approved and Proposed Schemes. Where the proposals are not visible, or views partially obscured a red dashed line is used to indicate their approximate location.
- 9.3 The text below provides a brief description of each of the views selected for the photomontages and provides an appraisal of visual changes (visual composition, visual obstruction, the effect on public viewers and the effect on visual resources) in accordance with TPB PG-No. 41.
- 9.4 **Vantage Point 01: View looking west along Quarry Bay Promenade (VP 01)** (**Figure 9.2** refers). This vantage point, at an elevation of +5.0 mPD and located at a distance of approximately 320 m, extends northwest along Quarry Bay Park Promenade. It offers extensive views of Victoria Harbour and the Kowloon and Kwun Tong waterfronts with a backdrop of the ridgeline of the Kowloon Hills. Views of the Application Site are partially obscured by intervening visual obstacles such as the MTR Corporation (MTRC) Quarry Bay Substation and EHT Quarry Bay Ventilation Building. To the south views are largely contained by the mature vegetation of Quarry Bay Park with glimpsed and partial views of the high-rise development which encloses the park.
- 9.5 *Sensitivity of Public Viewers: High*
The view from this vantage point, available to it represents the users of the promenade and pedestrian passers-by who use the space for walking, resting, sitting-out, leisure or sightseeing, is characterised by a combination of the Harbour and Quarry Bay Park landscapes with a backdrop of high-rise development both to the south and west and north of the Harbour. The view also demonstrates that owing to its scale relative to developments such as Taikoo Place and the developments on the Northpoint Waterfront the proposals can be accommodated when sensitively designed without a degradation in its inherent character and quality of the landscape and visual amenity. Given a combination of the nature of the view, the public viewers and its location the sensitivity of this view is high. The degree of visibility towards the Application Site is partial and there are alternative views to the northwest, north and east.
- 9.6 *Visual Composition: Apparent and compatible*
The Proposed Scheme would form a relatively small component in this view owing to a combination of its small scale, the screening effect of intervening development, the viewing distance and the scale of the urban landscape which forms the background to the view of the Application Site. A small portion of the open sky will be covered by the Proposed Scheme; however, the scale of the building blocks is compatible with the Harbourfront context. The Proposed Scheme forms an intermediate step transitioning between the existing high-rise development and the waterfront and Harbour landscape. Its organic shape is compatible with the character of the landscape and visual amenity of this interface. When compared with the Approved Scheme the building massing is similar despite the proposed relaxation in BH however the Proposed Schemes organic shape and multilevel greening do much to integrate the proposals within their landscape context. As such the visual composition of the proposed Scheme is apparent and compatible with its future urban context.
- 9.7 *Visual Obstruction: Small (Partial blockage but not significant)*
The western end of both the Proposed and Approved Schemes will inevitably obstruct a portion of the open sky backdrop. The proposals replace existing development in this view including views of

the Eastern Harbour Centre and North Point Government Offices and at lower elevations the viaduct structure of the IEC and the high-rise development in Hung Hom. As such both schemes are considered to partially block existing views however this blockage is not considered to be significant.

9.8 *Effect on Public Viewers: Slight*

While both the Approved Scheme and the Proposed Scheme will result in some loss to the existing sky view this is not considered to be significant considering the scale of the view available from this location. The slight increase in BH sought for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. Furthermore, mitigation measures including the innovative architectural design, façade treatment and multi-level landscaping provide for better visual integration and a softening of the transition from development to Harbour landscape whilst also enhancing visual amenity.

9.9 *Effect on Visual Resources: Small*

The quality of the existing visual resources apparent in this view is considered to be high owing to both the Harbour and Park landscapes and the nature of the extensive panoramic views to the west and north. However, there will be limited views of the Proposed Scheme from this location, and it will be seen in close proximity and against a backdrop of existing development. Whilst there will be a small loss of the sky view above the IEC this is not considered to be significant. Despite the proposed minor relaxation in BH both the Proposed and Approved Schemes will have small effect on the visual resources which comprise the view.

9.10 *Overall visual Impact: Slightly adverse*

Given the scale of the existing waterfront development relative to the Proposed Scheme, the extensive views of the Harbour and the proposed innovative architectural design and landscaping it will be compatible with its future urban context. Despite the proposed minor relaxation in BH the Proposed Scheme the overall visual impact on the view from VP, is considered to be an improvement over the Approved Scheme. Thus, the overall resultant visual impact will be slightly adverse although a enhancement compared to the Approved Scheme.

9.11 **Vantage Point 02: View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade) (VP02) (Figure 9.3 refers).** This vantage point, at an elevation of +10 mPD and located at a distance of approximately 585 m, extends north west from the Viewing Tower at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade. Views of the Application Site are partially obscured by intervening visual obstacles such as the MTR Corporation ("MTRC") Quarry Bay Substation and EHT Quarry Bay Ventilation Building. To the south views are largely contained by the mature vegetation of Quarry Bay Park with glimpsed and partial views of the high-rise development which encloses the park

9.12 *Sensitivity of Public Viewers: High*

This vantage point is available to visitors to the Viewing Tower and is characterised by a combination of the Harbour and Quarry Bay Park landscapes with a backdrop of high-rise development both to the south and west and north of the Harbour. The view also demonstrates that owing to its scale relative to developments such as Taikoo Place and the developments on the Northpoint Waterfront the proposals can be accommodated when sensitively designed without a degradation in its inherent character and quality of the landscape and visual amenity. Given a combination of the nature of the view, the public viewers and its location the sensitivity of this view is high. The degree of visibility towards the Application Site is open and partial and there are alternative views to the northwest, north and east.

9.13 *Visual Composition: Apparent and compatible*

The visual composition of the Proposed Scheme will be apparent in views from this location. This includes the innovative architectural form, the relationship to the waterfront and its relative scale to the high-rise development which forms the backdrop to views from this location. The Proposed

Scheme would form a relatively small component in this view owing to a combination of its small scale, the screening effect of intervening development, the viewing distance and the scale of the urban and harbour landscape which forms its context. A small portion of the open sky will be covered by the Proposed Scheme; however, the scale of the building blocks is compatible with the Harbourfront. The Proposed Scheme forms an intermediate step transitioning between the existing high-rise development and the waterfront and Harbour landscape. Its organic shape is compatible with the character of the landscape and visual amenity of the waterfront. When compared with the Approved Scheme the building massing is similar despite the proposed relaxation in BH however the Proposed Schemes organic shape and multilevel greening both reduce the abrupt nature of the transition with the Harbour and integrate the proposals within their landscape context. As such the visual composition of the Proposed Scheme is apparent and compatible with its future urban context.

9.14 *Visual Obstruction: Small (Partial blockage but not significant)*

Both the Approved Scheme and Proposed Scheme will result in some obstruction to the open sky backdrop. The proposals replace existing development in this view including views of the Eastern Harbour Centre and North Point Government Offices and at lower elevations the viaduct structure of the IEC and the high-rise development in Hung Hom. This represents a foreshortening of an existing view rather than a significant blockage. As such both schemes are considered to block existing views however this blockage is partial and not considered to be significant.

9.15 *Effect on Public Viewers: Slight*

While both the Approved Scheme and the Proposed Scheme will result in some loss to the existing sky view this is not considered to be significant considering the scale of the view available from this location. The slight increase in BH sought for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. Furthermore, mitigation measures including the innovative architectural design, façade treatment and multi-level landscaping provide for better visual integration and a softening of the transition from development to Harbour landscape whilst also enhancing visual amenity. It may be argued that an iconic architectural design such as the Proposed Scheme can become a focal point and add visual interest to the waterfront landscape and so have a beneficial effect upon public views.

9.16 *Effect on Visual Resources: Small*

The quality of the visual resources apparent in views available from this location is considered to be high. These include the panoramic views of the Harbour and the green edge of Quarry Bay Park. The loss of small part of the sky view above the IEC structure is not considered to be significant given the expansive nature of the existing sky view to the west and north. The Proposed Scheme will contribute to the quality of the visual and landscape interface between Victoria Harbour and the park and become a new landmark and visual icon at the Quarry Bay Harbourfront. Despite the proposed minor relaxation in BH both the Proposed and Approved Schemes will have small effect on the visual resources apparent in this view.

9.17 *Overall visual Impact: Slightly adverse*

The innovative design of the Proposed Scheme has sought to introduce a new iconic structure to the existing Victoria Harbour waterfront context. The proposals are relatively small scale compared with the existing waterfront development and given the expansive nature of the Harbour and the proposed innovative architectural design; multi-level landscaping and treatment of the adjacent waterfront it will be compatible with its future urban context. Despite the proposed minor relaxation in BH the Proposed Scheme the overall visual impact on the view from VP, is considered to be an improvement over the Approved Scheme. Thus, the overall resultant visual impact will be slightly adverse although impact will be slightly enhanced compared with the Approved Scheme.

9.18 **Vantage Point 03: View from the staircases connecting City Plaza Three and Quarry Bay Park (VP 03) (Figure 9.4 refers).** This vantage point, at an elevation of +9.0 mPD and located at a distance of approximately 480m, is available to residents and recreational users of the park on the staircases

connecting City Plaza Three and Quarry Bay Park. It serves as a key connection between the commercial development and the major district open spaces and recreational playground. It represents the largely local residents moving from the hinterland of Quarry Bay hinterland through to Quarry Bay Park. The existing view is largely obscured at lower levels by the mature tree growth in the fore and middle grounds. Views beyond this extend north east to the upper portions of the high-rise developments lining Hoi Chak Street including the Kerry Centre and Eastern Harbour Centre with the upper floors of Prosperity Millennia Plaza beyond.

9.19 *Sensitivity of Public Viewers: Low*

This vantage point is available to residents and recreational users of the park descending the staircases connecting City Plaza Three and Quarry Bay Park. Despite the public viewers the sensitivity of this vantage point is considered to be low. This is due to a combination of the viewing distance and the screening effect of the extensive mature tree growth in the fore and middle grounds which obscure views towards the Application Site.

9.20 *Visual Composition: Not apparent*

As both the Proposed and Approved Schemes are not visible from this location their visual composition will not be apparent.

9.21 *Visual Obstruction: Negligible*

Owing to the screening effect of the intermediate mature vegetation the Proposed and Approved Scheme would not cause any visual obstruction and so the effect would be negligible.

9.22 *Effect on Public Viewers: Negligible*

Given the screening of views towards the Application Site the effect on public viewers at this location would be negligible.

9.23 *Effect on Visual Resources: Negligible*

The mature vegetation in the fore and middle grounds of this view obscure views of the Proposed and Approved Schemes and so there would be a negligible impact on visual resources.

9.24 *Overall Visual Impact: Negligible*

Given factors such as the viewing distance and the screening effect of the mature vegetation in Quarry Bay Park there would be no view of the Proposed or Approved Schemes and so there would be a negligible overall visual impact.

9.25 **Vantage Point 04: View looking north west from Quarry Bay Park (VP 04) (Figure 9.5 refers).**

This vantage point is located within Quarry Bay Park, a major district open space, recreational playground and green resource for the local residents and visitors to the district. The view is at an elevation of approximately +5.0 mPD and some 380 m south east of the Application site. The view to the north west is characterized by the sporting facilities including the sports pitches and changing rooms in the foreground. Mature tree growth fills the middle ground and in the background views of the upper portions of the high-rise development on Hoi Chak Street including the Kerry Centre and Eastern Harbour Centre with the upper floors of Prosperity Millennia Plaza beyond.

9.26 *Sensitivity of Public Viewers: Low*

This vantage point is available to recreational users of the park including the sports facilities. Despite being public viewers the sensitivity of this vantage point is considered to be low due to the screening effect of the extensive mature tree growth in the middle ground which obscures views towards the Application Site.

9.27 *Visual Composition: Not apparent*

As both the Proposed and Approved Schemes are not visible due to the screening effect of the mature vegetation their visual composition will not be apparent.

- 9.28 *Visual Obstruction: Negligible*
Given the screening of views towards the Application Site the Proposed and Approved Schemes would not be visible and so the level of visual obstruction negligible.
- 9.29 *Effect on Public Viewers: Negligible*
Owing to the mature vegetation in the middle ground there would be no view of either the Proposed or Approved Schemes and so effect on public viewers would be negligible.
- 9.30 *Effect on Visual Resources: Negligible*
The mature vegetation in the fore and middle grounds of this view obscure views of the Proposed and Approved Schemes and so there would be a negligible impact on visual resources.
- 9.31 *Overall Visual Impact: Negligible*
There would be a negligible overall visual impact as views of the Proposed and Approved Schemes would be obscured by the mature tree growth in the middle ground at the edge of the sports pitches.
- 9.32 **Vantage Point 05: View from the Quarry Bay Park Phase II (VP 05) (Figure 9.6 refers).** This vantage point, located to the south west of the Application Site at an elevation of +6 mPD and located at a distance of approximately 180 m, represents the view available to football players and spectators. The existing view to the north east is characterized by tall fence at the edge of the sports pitch and the mature tree growth in the park beyond which currently forms the visual horizon. There are glimpsed and filtered views of Victoria Harbour and the Kowloon waterfront through the trees.
- 9.33 *Sensitivity of Public Viewers: Medium*
This vantage point is located at the edge of the 7-a-side Soccer Pitch at (Pitch No. 2) within Quarry Bay Park, a major district open space, recreational playground and green resource. It represents the users of the park for sporting activities, resting, sitting-out and leisure purposes. The visual sensitivity of this VP is considered medium given its proximity to the Site and despite the mature trees in the middle ground clear views of the space above the Application Site. The degree of visibility towards the Application Site is partial and there are alternative views to the east and south.
- 9.34 *Visual Composition: Apparent and compatible*
The visual composition of the Proposed Scheme would be apparent in views from this location. Although the Proposed Scheme adopts a relaxation in the BH compared with the Approved Scheme the scale of the proposals would not appear to be significantly different in views from this location. The form of the Proposed Scheme with its organic shapes, massing and permeability would also be apparent above the existing trees in the middle ground. The proposed planting all levels of the proposed scheme would serve to integrate the Proposed Scheme with the landscape of the park, soften its appearance and reduce its visual prominence. Whereas the Approved Scheme in this view, although of a similar scale, would appear to visually more prominent with its more faceted glass façades and crystalline shapes although the building separations will appear to be slightly more significant. As such given the appearance and similar scale of the Approved Scheme the Proposed Scheme will be compatible with its future urban context.
- 9.35 *Visual Obstruction: Small*
Despite the proposed relaxation in the BH the Proposed Scheme will have not have a significantly different massing compared with the Approved Scheme. Views of the lower floors of both schemes will be obscured by the existing mature tree growth at the edge of the park. The visible upper floors of the Proposed Scheme (and the Approved Scheme) would obstruct a small area of the sky view above the Application Site although the extent of the obstruction is considered to be small.
- 9.36 *Effect on Public Viewers: Slight*
This vantage point affords public viewers views of the mature tree growth at edge of the Quarry Bay

Park with open sky views above towards Victoria Harbour framed by the high-rise development to the west. While there will be loss of the sky view for both the Proposed and Approved Schemes the difference in the predicted impacts will not be significant. Furthermore, the innovative building design, organic form, variation in massing and BH, create of permeable frontage and landscaping at all levels will enhance the visual amenity and provide visual softening, creating an undulating roofline (and visual horizon) and add visual interest. The adoption of building separations for both the Approved and Proposed Schemes will create permeable developments and avoid any potential wall effects. Given the design approach and the visibility of the Proposed Scheme the effect on public viewers will be slight.

9.37 *Effect on Visual Resources: Small*

The quality of the existing visual resources which form this framed view are considered to be good although degraded to an extent by large fence structure in the middle ground. The key visual resources from this VP are the open space in the fore and middle ground and the open sky backdrop. As views of the lower floors of the Proposed Scheme will be largely obscured in this view, the effect on visual resources will be relatively minor with just the upper portion of both the Proposed and Approved Schemes being visible with the resulting small loss of sky view. As such as the effect of visual resources will be small.

9.38 *Overall Visual Impact: Slightly adverse*

Despite the adoption of the relaxation in the BH for the Proposed Scheme compared with the Approved Scheme the visual massing and the apparent scale of the proposals will not be significantly different. Both schemes would lead to similar losses of the sky view above the Application Site. The main differences in the proposals include the adoption of an organic form for the Proposed Scheme and the introduction of greenery at all levels which serves to ease the integration of the Proposed Scheme with its urban context, reduce its visual prominence and soften the architectural form. As such the overall visual impact of the Proposed Scheme will be slightly adverse.

9.39 **Vantage Point 06: View looking east along Hoi Yu Street (VP 06) (Figure 9.7 refers).** This vantage point at an elevation of +6.1 mPD and is located on Hoi Yu Street 160 m to the west of the Application Site. The vantage point is located on the footpath leading to the Quarry Bay Park Promenade. The view to the east is characterised by a narrow central corridor to the waterfront promenade partially interrupted by the low-rise structure of the Quarry Bay Salt Water Pumping Station and associated tree planting. This view is framed to the south by the structures associated with the IEC with partial views of the high-rise development of Taikoo Shing, City Plaza Phase 3 and 4; Harbour View Gardens; and Grand Promenade in the background. To the north east and north there are panoramic views over Victoria Harbour to Lam Tin, Kwun Tong and Yau Tong with their mountain backdrop. This vantage point also represents the future access point for the Quarry Bay portion of the soon to be completed boardwalk underneath the IEC.

9.40 *Sensitivity of Public Viewers: High*

Despite the unsightly appearance of the IEC structures this vantage point affords panoramic views across Victoria Harbour. In terms of the degree of visibility towards the Application Site views are open and partial being obscured slightly by the small infrastructural development and the existing tree planting in the middle ground. Given the Harbour views the sensitivity of public viewers are considered to be high. There are alternative views to the north.

9.41 *Visual Composition: Apparent and compatible*

Views of the Proposed Scheme are characterised by its innovative organic architectural form including the articulation of the massing and the stepped height profile with the lowest BH at the eastern and western ends of the development. Views from this location also demonstrate the effectiveness of the multi-levered greening and setback from the waterfront and the landscaping of the promenade. Despite the minor relaxation of the BH for the Proposed Scheme its scale and massing are not significantly different to the Approved Scheme. The layering of the Proposed

Scheme creates areas of light and shade which serve to break up its visual mass compared with the curved flat plane of the façade for the Approved Scheme. Given the design of the Proposed Scheme its visual composition is both apparent and compatible with the future urban context.

9.42 *Visual Obstruction: Small*

As the views of the Proposed Scheme will be limited to elevation at the western end of the Application Site the degree of visual obstruction is minimized as far as possible and similar in scale to the Approved Scheme. The main impacts will be the replacement of the views of the residential high-rise to the east of the Quarry Bay Park including Harbour View Gardens and Grand Promenade; and the loss of the sky view above the Application Site. The visual obstruction caused by the Proposed Scheme will be slightly smaller than the Approved Scheme owing to the articulation of the building massing and the adoption of stepped building height profile. The level of visual obstruction will be small.

9.43 *Effect on Public Viewers: Slight*

Given the nature of the existing view and the innovative architectural design of the Proposed Scheme the effect on public viewers will be slight. The slight increase in BH sought for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. The innovative architectural design, façade treatment and multi-level landscaping provide for better visual integration and a softening of the transition from development to Harbour landscape whilst also enhancing visual amenity. It may be argued that an iconic architectural design such as the Proposed Scheme can become a focal point and add visual interest to the waterfront landscape and potentially have a beneficial effect upon public views.

9.44 *Effect on Visual Resources: Small*

Despite the Proposed Scheme adopting a relaxed BH compared with the Approved Scheme the effect on the visual resources specifically the sky view above the Application Site will be slightly smaller. This is due to the innovative architectural design approach and the articulation of the building massing and the stepped building height which results in smaller visible portion of the building when viewed from the west. The innovative use of greening at every level of the Proposed Scheme will also serve to soften its visual appearance, maximizing the area of visible greenery and improving the integration of the proposals within their future landscape context. As such it is considered that the effect on visual resources will be small.

9.45 *Overall Visual Impact: Slightly adverse*

Given the nature of the existing view, scale of the visible portion of the Proposed Scheme and its innovative design and greening proposals the overall visual impact would be slightly adverse although the impact compared to the Approved Scheme would be partly enhanced. Despite the proposed minor relaxation of the BH the Proposed Scheme would be similar in scale to the Approved Scheme and the predicted visual impact would not be significantly different. It may be argued that the Proposed Scheme represents an iconic building which will enhance the character of this section of the waterfront.

9.46 **Vantage Point 07: View looking east along the Island Eastern Corridor (VP 07) (Figure 9.8 refers).** This vantage point at an elevation of +18.5 mPD and is located on the IEC elevated road deck looking 340 m east towards the Application Site. The view to the east is characterised by the infrastructure of the IEC including the noise barriers on the southern side of the carriageway, the mature tree planting of Quarry Bay Park in the middle ground and the high-rise developments of Taikoo Shing, City Plaza Phase 3 and 4; Harbour View Gardens; and Grand Promenade. To the north east the view extends across Victoria Harbour to the Lei Yue Mun Channel; and to the north Yau Tong and Kwun Tong. The central portion of the view extends along the Quarry Bay Waterfront Promenade with the associated mature tree growth and wooded hill slope to the east of Sha Kei Wan.

9.47 *Sensitivity of Public Viewers: Medium*

Despite the unsightly appearance of the IEC structures this vantage point affords panoramic views across Victoria Harbour and so the sensitivity of these transient vehicle travellers is considered to be medium. In terms of the degree of visibility towards the Application Site views are open. There are alternative views to the north.

9.48 *Visual Composition: Apparent and compatible*

Views of the Proposed Scheme are characterised by its innovative organic architectural form including the articulation of the massing and the stepped height profile with the lowest BH at the eastern and western ends of the development and the stepped height profile. The articulation of the building massing creates area of light and shade which together with the greening at each level serves to reduce the visual prominence of the Proposed Scheme and soften its form. These measures also to enhance the sense of visual integration into the existing landscape and visual context. The photomontages also demonstrate that the Proposed Scheme will allow the creation of a more spacious waterfront. Despite the minor relaxation of the BH for the Proposed Scheme its scale and massing are not significantly different to the Approved Scheme. Given the design of the Proposed Scheme its visual composition is both apparent and compatible with the future urban context.

9.49 *Visual Obstruction: Small*

As the views of the Proposed Scheme will be limited to elevation at the western end of the Application Site the degree of visual obstruction is minimized as far as possible and similar in scale to the Approved Scheme. The main impacts will be the replacement of the views of the Quarry Bay Park Promenade and the wooded hill slopes of Sha Kei Wan; and the residential high-rise to the east of the Quarry Bay Park including Harbour View Gardens and Grand Promenade; and the loss of the sky view above the Application Site. The visual obstruction caused by the Proposed Scheme will be slightly smaller than the Approved Scheme owing to the articulation of the building massing and the adoption of stepped building height profile. The level of visual obstruction will be small.

9.50 *Effect on Public Viewers: Slight*

With consideration of the existing view with the contrasting characters of Victoria Harbour, the IEC and Quarry Bay Park; the and the innovative architectural design of the Proposed Scheme the effect on public viewers will be slight. The slight increase in BH for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. The innovative architectural design, façade treatment and multi-level landscaping provide for better visual integration and a softening of the transition from development to Harbour landscape whilst also enhancing visual amenity. The Proposed Scheme provides an iconic architectural design which it is believed can become a focal point and add visual interest to the waterfront landscape and potentially have a beneficial effect upon public views.

9.51 *Effect on Visual Resources: Small*

The main effect on visual resources arising from the Proposed Scheme will be the loss of views of the mature tree growth on the Quarry Bay Park Promenade and distant views of the wooded hillslopes to the east of east of Sha Kei Wan. These will also be loss of a relatively small area of the sky view above the Application Site although despite the proposed relaxation of the BH the loss of sky view is likely to be slightly smaller than the Approved Scheme. This is due to the innovative architectural design approach and the articulation of the building massing and the stepped building height which results in smaller visible portion of the building when viewed from the west. The innovative use of greening at every level of the Proposed Scheme will also serve to soften its visual appearance, maximizing the area of visible greenery and improving the integration of the proposals within their future landscape context. As such it is considered that the effect on visual resources will be small.

9.52 *Overall Visual Impact: Slightly adverse*

With consideration of the panoramic nature and character of the existing view, scale of the visible portion of the Proposed Scheme and its innovative design and greening proposals the overall visual

impact would be slightly adverse. Although the Proposed Scheme adopts a minor relaxation of the BH it would be similar in scale to the Approved Scheme and the predicted visual impact would not be significantly different. The Proposed Scheme may be considered to be an iconic building which will enhance the character of this section of the waterfront and become new focal point and so compared with the Approved Scheme the effect would be partly enhanced.

- 9.53 **Vantage Point 08: View looking south from the Kai Tak Cruise Terminal (VP08) (Figure 9.9** refers). This vantage point, at an elevation of + 22.6 mPD and located at a distance of approximately 1427 m, is located to the north of the Application Site on the viewing platform of the Kai Tak Cruise Terminal. The existing view is characterised by the wide expanse of Victoria Harbour with the waterfront at Quarry Bay and Quarry Bay Park and the horizontal form of the IEC raised road structure in the middle ground. Beyond this is the high-rise development of Taikoo Shing and Taikoo Place and the development of North Point and the green backdrop formed by the hill slopes of the Braemar Hill, Siu Ma Shan, Mount Butler, Mount Parker and Mount Collision ridgeline.
- 9.54 *Sensitivity of Public Viewers: High*
This vantage point is available to visitors and recreational users of the to the open space above the Kai Tak Cruise Terminal. The cruise terminal is a major tourist transportation hub and tourism node which acts as a visual gateway to Victoria Harbour from the East. The visual sensitivity of this vantage point is considered high. The degree of visibility towards the Application Site is open and panoramic and there are alternative views to the east and west.
- 9.55 *Visual Composition: Apparent and compatible*
The visual composition of the Proposed Scheme will be apparent in views from this location. This includes the innovative architectural form, the relationship to the waterfront and its relative scale to the high-rise development which form the backdrop to views from this location. The Proposed Scheme would form a relatively small component in this view owing to a combination of its small scale, the viewing distance and the scale of the urban and harbour landscape which forms its context. The scale of the building blocks is compatible with the Harbourfront. The Proposed Scheme forms an intermediate step transitioning between the existing high-rise development and the waterfront and Harbour landscape. Its organic shape is compatible with the character of the landscape and visual amenity of the waterfront. When compared with the Approved Scheme the building massing is similar despite the proposed relaxation in BH however the Proposed Schemes organic shape and multilevel greening both reduce the abrupt nature of the transition with the Harbour and integrate the proposals within their landscape context. As such the visual composition of the Proposed Scheme is apparent and compatible with its future urban context.
- 9.56 *Visual Obstruction: Small (Partial blockage but not significant)*
Both the Approved Scheme and Proposed Scheme will result in some obstruction of views towards the mature tree growth immediately to the south of the Application Site. The Proposed and Approved Schemes will also obscure views of the IEC and the noise barriers located to the south of the carriageway. As such both schemes are considered to block existing views however this blockage is partial and not considered to be significant.
- 9.57 *Effect on Public Viewers: Slight*
While both the Approved Scheme and the Proposed Scheme will result in some loss of views of the mature tree canopies to the south of the Application Site this is not considered to be significant considering the scale of the view available from this location. The slight increase in BH sought for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. Furthermore, mitigation measures including the innovative architectural design, façade treatment and multi-level landscaping provide for better visual integration and a softening of the transition from development to Harbour landscape whilst also enhancing visual amenity. It may be argued that an iconic architectural design such as the Proposed Scheme can become a focal point and add visual interest to the waterfront landscape and so have a beneficial effect upon public views.

9.58 *Effect on Visual Resources: Small*

The quality of the visual resources apparent in views available from this location is considered to be high. These include the panoramic views of the Harbour and the green edge of Quarry Bay Park. The loss of views of a small part of the vegetation within the park is not considered to be significant given the expansive nature of the existing view of the Harbour and the Quarry Bay waterfront. The Proposed Scheme will contribute to the quality of the visual and landscape interface between Victoria Harbour and the park and become a new landmark and visual icon at the Quarry Bay Harbourfront. Despite the proposed minor relaxation in BH both the Proposed and Approved Schemes will have small effect on the visual resources apparent in this view.

9.59 *Overall visual Impact: Slightly adverse*

The innovative design of the Proposed Scheme has sought to introduce a new iconic structure to the existing Victoria Harbour waterfront context. The proposals are relatively small scale compared with the existing waterfront development and given the expansive nature of the Harbour and the proposed innovative architectural design; multi-level landscaping and treatment of the adjacent waterfront it will be compatible with its future urban context. Despite the proposed minor relaxation in BH the Proposed Scheme the overall visual impact on the view from VP, is considered to be an improvement over the Approved Scheme. Thus, the overall resultant visual impact will be partly enhanced.

9.60 **Vantage Point 09: View looking west from the Sai Wan Ho Ferry (VP 09) (Figure 9.10 refers).**

This vantage point, located to the east of the Application Site at an elevation of +3.5 mpD and located at a distance of approximately 1080 m, represents the view available to transient ferry passengers. The existing view to the west is characterized by the wide expanse of Victoria Harbour with the waterfront at Quarry Bay and North Point with the horizontal form of the IEC raised road structure in the middle ground. Beyond this is the high-rise development of Taikoo Shing and Taikoo Place and the development of North Point including Kerry Centre, Eastern Harbour Centre, North Point Government Offices, Harbour Plaza, North Point and Prosperity Millennia Plaza and Kodak House II with glimpsed views of the green backdrop formed by the wooded slopes of the Braemar Hill.

9.61 *Sensitivity of Public Viewers: Medium*

This vantage point is available to transient ferry passengers and is characterised by a combination of the Harbour and Quarry Bay Park landscapes with a backdrop of high-rise development both to the south and west and north of the Harbour. The view also demonstrates that given the scale of the proposals relative to adjacent developments in Quarry Bay, Taikoo Place and North Point they can be accommodated when sensitively designed without a degradation in its inherent character and quality of the landscape and visual amenity. Given a combination of the nature of the view, the public viewers and its location the sensitivity of this view is medium. The degree of visibility towards the Application Site is open and partial and there are alternative views to the northwest, north and east.

9.62 *Visual Composition: Apparent and compatible*

The visual composition of the Proposed Scheme will be apparent in views from this location. This includes the innovative architectural form, the relationship to the waterfront and its relative scale to the high-rise development which forms the backdrop to views from this location. The Proposed Scheme would form a relatively small component in this view owing to a combination of the scale of the proposals, viewing distance, and the expansive nature of the urban and harbour landscape which forms its context. The Proposed Scheme forms an intermediate step between the existing high-rise development and the waterfront and Harbour landscape. Its organic shape is compatible with the character of the landscape and visual amenity of the waterfront. When compared with the Approved Scheme the building massing is similar despite the proposed relaxation in BH however the Proposed Schemes organic shape and multilevel greening both reduce the abrupt nature of the transition with the Harbour and integrate the proposals within their landscape context. As such the visual composition of the Proposed Scheme is apparent and compatible with its future urban context.

- 9.63 *Visual Obstruction: Small (Partial blockage but not significant)*
Both the Approved Scheme and Proposed Scheme replace existing development in this view including views of the lower portion of the high-rise development lining Hoi Chak Street including the Kerry Centre. This represents a foreshortening of an existing view rather than a significant blockage. As such both schemes are considered to block existing views however this blockage is partial and not considered to be significant.
- 9.64 *Effect on Public Viewers: Slight*
While both the Approved Scheme and the Proposed Scheme will result in the foreshortening of an existing view towards the western portion of Quarry Bay Park. The slight increase in BH sought for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. Furthermore, mitigation measures including the innovative architectural design including multi-level landscaping together with the new tree planting on the waterfront promenade provide for better visual integration and a softening of the transition from development to Harbour landscape. As such the effect on public viewer will be slight for both the Approved and Proposed Schemes.
- 9.65 *Effect on Visual Resources: Small*
The quality of the visual resources apparent in views available from this location is considered to be high. These include the panoramic views of the Harbour, the green edge of Quarry Bay Park and the wooded slopes of Braemar Hill. The loss of the view of the mature tree canopies to the south of the IEC structure is not considered to be significant given the expansive nature of the existing sky view to the west and north and the planting of new trees and shrubs on the proposed Scheme and within the new waterfront promenade. Despite the proposed minor relaxation in BH both the Proposed and Approved Schemes will have small effect on the visual resources apparent in this view.
- 9.66 *Overall visual Impact: Slightly adverse*
The Proposed Scheme will create a new iconic structure on the waterfront. The proposals are relatively small scale compared with the existing waterfront development and given the expansive nature of the Harbour and the proposed innovative architectural design; multi-level landscaping and treatment of the adjacent waterfront it will be compatible with its future urban context. Despite the proposed minor relaxation in BH the Proposed Scheme the overall visual impact on the view from VP, is considered to be an improvement over the Approved Scheme. Thus, the overall resultant visual impact will be slightly adverse although impact will be slightly enhanced compared with the Approved Scheme.
- 9.67 **Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP3) (Figure 9.11 refers).** This strategic viewing point, at an elevation of + 6.5 mPD and located at a distance of approximately 2114 m, is located to the north of the Application Site on the Kai Tak Waterfront Promenade. This is one of the strategic viewing points in accordance Chapter 11 of the HKPSG. The existing view is characterised by the wide expanse of Victoria Harbour with the waterfront at Quarry Bay and Quarry Bay Park and North Point and the horizontal form of the IEC raised road structure in the middle ground. Beyond this is the high-rise development of Taikoo Shing and Taikoo Place and the development of North Point and the green backdrop formed by the hill slopes of the Braemar Hill, Siu Ma Shan, Mount Butler, Mount Parker and Mount Collision ridgeline.
- 9.68 *Sensitivity of Public Viewers: High*
This vantage point is available to visitors and recreational users on the Kai Tak Waterfront Promenade and offers panoramic views of Victoria Harbour to the south and west including the North Point and Quarry Bay waterfront and the high-rise developments of the hinterland with the wooded mountain backdrop. The visual sensitivity of this vantage point is considered high. The

degree of visibility towards the Application Site is open and panoramic and there are alternative views to the east and west.

9.69 *Visual Composition: Apparent and compatible*

The visual composition of the Proposed Scheme will be apparent in views from this location. This includes the organic architectural form with its multi-levelled greening which appears to form an extension of the mature tree canopies in Quarry Bay Park and mirrors the undulating mountain ridgeline which forms the backdrop to the view. The Proposed Scheme forms a relatively small component in this view owing to a combination of its small scale, the viewing distance and the scale of the urban and harbour landscape which forms its context. The scale of the building blocks is compatible with the Harbourfront. When compared with the Approved Scheme the building massing is similar despite the proposed relaxation in BH however the Proposed Schemes organic shape and multilevel greening both reduce the abrupt nature of the transition with the Harbour and integrate the proposals within their landscape context. As such the visual composition of the Proposed Scheme is apparent and compatible with its future urban context.

9.70 *Visual Obstruction: Small (Partial blockage but not significant)*

Both the Approved Scheme and Proposed Scheme will result in some obstruction of views towards the mature tree growth immediately to the south of the Application Site. The Proposed and Approved Schemes will also obscure views of the IEC and the noise barriers located to the south of the carriageway. The proposals also replace views of the existing high-rise development at Taikoo Place. As such both schemes are considered to block existing views however this blockage is partial and not considered to be significant.

9.71 *Effect on Public Viewers: Slight*

While both the Approved Scheme and the Proposed Scheme will result in some loss of views of the mature tree canopies to the south of the Application Site this is not considered to be significant considering the scale of the view available from this location. The slight increase in BH sought for the Proposed Scheme will result in a negligible visual change to public viewers when compared with the Approved Scheme. The proposed mitigation measures including the new tree and shrub planting on the Proposed Scheme and waterfront promenade reduce its visual prominence and enhance visual integration. As such the effect on public viewers will be slight.

9.72 *Effect on Visual Resources: Small*

The quality of the visual resources apparent in views available from this location is considered to be high. These include the panoramic views of the Harbour, and the greenery of Quarry Bay Park and the central uplands of Hong Kong Island. The loss of views of a small part of the vegetation within the park is not considered to be significant given the proposed architectural design and the incorporation of planting at each floor of the building and along the waterfront. Despite the proposed minor relaxation in BH both the Proposed and Approved Schemes will have small effect on the visual resources apparent in this view.

9.73 *Overall visual Impact: Slightly adverse*

The Proposed Scheme will form a new iconic structure on the waterfront of Victoria Harbour. The proposed mitigation measures combined with the viewing distance and the small scale of the proposals serve to minimize the potential visual impacts. Despite the proposed minor relaxation in BH the Proposed Scheme the overall visual impact on the view from VP, is considered to be an improvement over the Approved Scheme.

10.0 Comparison with Alternative Scheme

- 10.1 The Alternative Scheme as shown in **Figure 9.12** represents a further refinement of the innovative architectural interpretation of the Proposed Scheme to provide a more iconic and visually permeable massing. This would be achieved through a small increase in the proposed BHR to +47 mPD compared with the +44 mPD of the Proposed Scheme.
- 10.2 Based on the view available from Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP3) the Visual Composition of the Alternative Scheme maintains the positive attributes of the Proposed Scheme including its organic, undulating form and multileveled greening while also creating a more visually dramatic overall appearance with more distinct massing and greater building height variation. It also enhances visual permeability towards the urban landscape of the hinterland areas. The Alternative Scheme also more closely resembles the landscape of the central uplands of Hong Kong Island.
- 10.3 As with the Proposed Scheme the Alternative Scheme forms a small component in the landscape of the Harbour and its scale is compatible with the Harbourfront. It maintains the subtle transition from the waterfront landscape and will be well integrated within its urban context.
- 10.4 Similar to the proposed Scheme the Alternative Scheme will provide a partial blockage of views however the designers have sought to reduce this small interruption of the view to an even greater degree with the creation of significant central visual corridor between the two parts of the residential component of the development. Similar to the Approved Scheme this small degree of blockage represents a foreshortening of views replacing existing views of high-rise development with a much lower, organically shaped and vegetated architectural form.
- 10.5 The effect on Public Viewers will be slight and the effect on Visual Resources will be small in common with the Proposed Scheme. The increase in BH for the Alternative Scheme will result in a negligible visual change to public viewers compared with the Approved and Proposed Schemes. This is due to scale of the harbour landscape and the development of the hinterland; and the viewing distances. The proposed mitigation measures including the new tree and shrub planting on the Proposed and Alternative Schemes and waterfront promenade reduce their visual prominence and enhance visual integration.
- 10.6 Overall the predicted visual Impact resulting from the Alternative Scheme would be reduced compared with the Proposed Scheme owing to the reasons described above while representing a distinct improvement over the Approved Scheme. Further it may be argued that the design of the Alternative Scheme is bolder and the Cultural Venue, as a standalone structure, more iconic. The Cultural Venue will be more visible and will stand out as an important visual component of the waterfront enhancing its iconic appearance and its contribution to the character of the harbour landscape.

11.0 Conclusion

- 11.1 In general, the existing landscape and visual amenity of the area surrounding the Application Site is characterised by a combination of the Victoria Harbour, Quarry Bay Park, significant infrastructure such as the IEC and the approach roads and tunnel portal for the Eastern Harbour Crossing; high-rise residential and commercial development of North Point, Taikoo Place and Tai Koo Shing; and the mountain backdrop formed by Siu Ma Shan and Mount Parker. The mountains, high-rise developments and the Harbour form the backdrop to many of the views of the Application Site. The IEC serves to separate the Application Site and the Quarry Bay Promenade from Quarry Bay Park and the hinterland.
- 11.2 A detailed review of the Application Site and its immediate context has revealed that the visual envelope and the primary zone of visual influence from where the whole development is visible is

largely contained in close proximity to the Application Site within the IEC and extends south across Victoria Harbour. The primary zone of visual influence is contained to the south by the noise barriers lining the IEC and the mature tree growth in Quarry Bay Park; and shaped to the east by the infrastructure developments on the waterfront including the MTR Corporation ("MTRC") Quarry Bay Substation and Eastern Harbour Crossing Quarry Bay Ventilation Building; and to the west the smaller scale Quarry Bay Salt Water Pumping Station and the structure of the IEC elevated road deck.

- 11.3 The second and tertiary zones of visual influence are largely located on low lying areas with small structures and significant tree growth such as Quarry Bay Park and the area to the east of the Viewing Tower of Quarry Bay Park; the fringes of the primary zone which extends into the Harbour and the summit and ridgelines of the uplands to the south of the Application Site. Views from these locations where they exist are largely partial and/or glimpsed.
- 11.4 The design of the Proposed Scheme has responded sensitively to the various planning and contextual considerations to arrive at an iconic architectural form which will be a landmark in the urban landscape and provides an asset for the local community. It builds on the design of the Approved Scheme to provide the intended commercial, cultural and residential components whilst also looking to the process of place-making to inform the design and arrangement of open spaces with greater community benefit and exceeds the spatial requirements for open space and green coverage.
- 11.5 The Proposed Scheme adopts a relaxation in the BH from a maximum height of +41 mPD (Approved Scheme) to +44.0 mPD. Despite the change in the BH for many of the selected vantage points the scale, massing and building height appear broadly similar to the Approved Scheme.
- 11.6 The architectural design team have sought to create an iconic cultural, leisure, tourism hub with a completely pedestrianised environment that offers a new public plaza and event spaces combined with a significant new food and beverage hub for Hong Kong; and a connection to the Harbour. The ground plane is almost entirely given over to the public, with only lobbies for residences above and a car ramp to the underground facilities as the exception in a series of new public spaces and environments which gives approximately over 30% of the site back to the public. The Proposed Scheme also explores the principles of biophilic architectural design creating a building and associated spaces that take reference from natural processes and connect people with nature. It incorporates natural elements, materials, and light to enhance the well-being and productivity of occupants and the built environment's sustainability.
- 11.7 One of the main emphasises from an urban design perspective has been to create active public levels adjacent to the waterfront promenade for the whole length of the site. This will incorporate the retail, entertainment and cultural activities and will involve the Basement 1 Level and the GF level. In the centre of the site, acting as the major visual and activity focal point will be the main cultural and tourism venue. This will extend upwards for some three to four floors. Throughout these levels there will be landscaped areas available for public access.
- 11.8 In terms of the potential visual impacts arising from the Proposed Scheme it is considered that the proposal will inevitably have an impact on the local area as with any new development scheme for many of the vantage points the impacts are not significantly different to those arising from the Approved Scheme. Further it may be argued that the design represents an improvement with the creation of an iconic architectural form.
- 11.9 The selection of vantage points is comprehensive covering all of the potential viewing angles from publicly accessible locations. As is clearly demonstrated by the photomontages there are few locations from where the Proposed Scheme can be seen in its entirety. In many of the locations views of the proposals are obscured to some degree by a combination of the intervening landform, mature vegetation and built structures. In the few locations where there will be views of the

proposals these are largely partial with only the central and upper portions of the Proposed Scheme being visible.

- 11.10 When viewed from the selected vantage points the Proposed Scheme fits relatively comfortably within its context. This 'comfortable fit' is in part due to the scale of the proposals and the architectural enhancement measures designed into the Proposed Scheme. It would be unrealistic to think that there would be no adverse impacts however this must also be considered in terms of the nature and extent of existing and future views. The predicted visual impacts arising from the Proposed Scheme range from slightly adverse to negligible and are no more significant than the Approved Scheme.

Table 11.1 Summary of Visual Impact Assessment Ratings

Vantage Point (VP)	Sensitivity of Public Viewers	Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	Overall Visual Impact
VP 01: View looking west along Quarry Bay Promenade	High	Apparent and Compatible	Small	Slight	Small	Slightly adverse
VP 02: View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade)	High	Apparent and Compatible	Small	Slight	Small	Slightly adverse
VP 03: View from the staircases connecting City Plaza Three and Quarry Bay Park	Low	Not apparent	Negligible	Negligible	Negligible	Negligible
VP 04: View looking north west from Quarry Bay Park	Low	Not apparent	Negligible	Negligible	Negligible	Negligible
VP 05: View from the Quarry Bay Park Phase II	Medium	Apparent and Compatible	Small	Slight	Small	Slightly Adverse
VP 06: View looking east along Hoi Yu Street	High	Apparent and Compatible	Small	Slight	Small	Slightly Adverse
VP 07: View looking east along the Island Eastern Corridor	Medium	Apparent and Compatible	Small	Slight	Small	Slightly Adverse
VP 08: View south from the Kai Tak Cruise Terminal	High	Apparent and Compatible	Small	Slight	Small	Slightly Adverse
VP 09: View looking south from the Sai Wan Ho Ferry	Medium	Apparent and Compatible	Small	Slight	Small	Slightly Adverse
SVP 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island)	High	Apparent and Compatible	Small	Slight	Small	Slightly Adverse

- 11.11 Through the adoption of a responsive architectural design and maintaining a similar massing and with a minor relaxation of building height compared with the Approved Scheme, the implementation of the proposals would not significantly detract from the existing landscape and visual amenity of the local area. As such the proposals are considered to be visually compatible with their existing and future urban context. The proposals have sought and succeed in creating an iconic urban form which will make a significant contribution to the urban fabric and skyline of Quarry Bay.
- 11.12 The Alternative Scheme builds on the innovative nature of the design for the Proposed Scheme enhancing its iconic appearance and its contribution to the character of the harbour landscape.
- 11.13 Overall the predicted visual Impact resulting from the Alternative Scheme would be reduced compared with the Proposed Scheme while representing a distinct improvement over the Approved Scheme. The design of the Alternative Scheme is bolder and the Cultural Venue, as a standalone structure, more iconic. The Cultural Venue will represent a signature building joining other celebrated structures which contribute to our perception of Victoria Harbour.

Visual Impact Assessment Figures





FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Proposed Scheme

SCALE	A.S.	DATE	AUG 2025
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FIGURE NO.	Figure 4.1		REV
			A

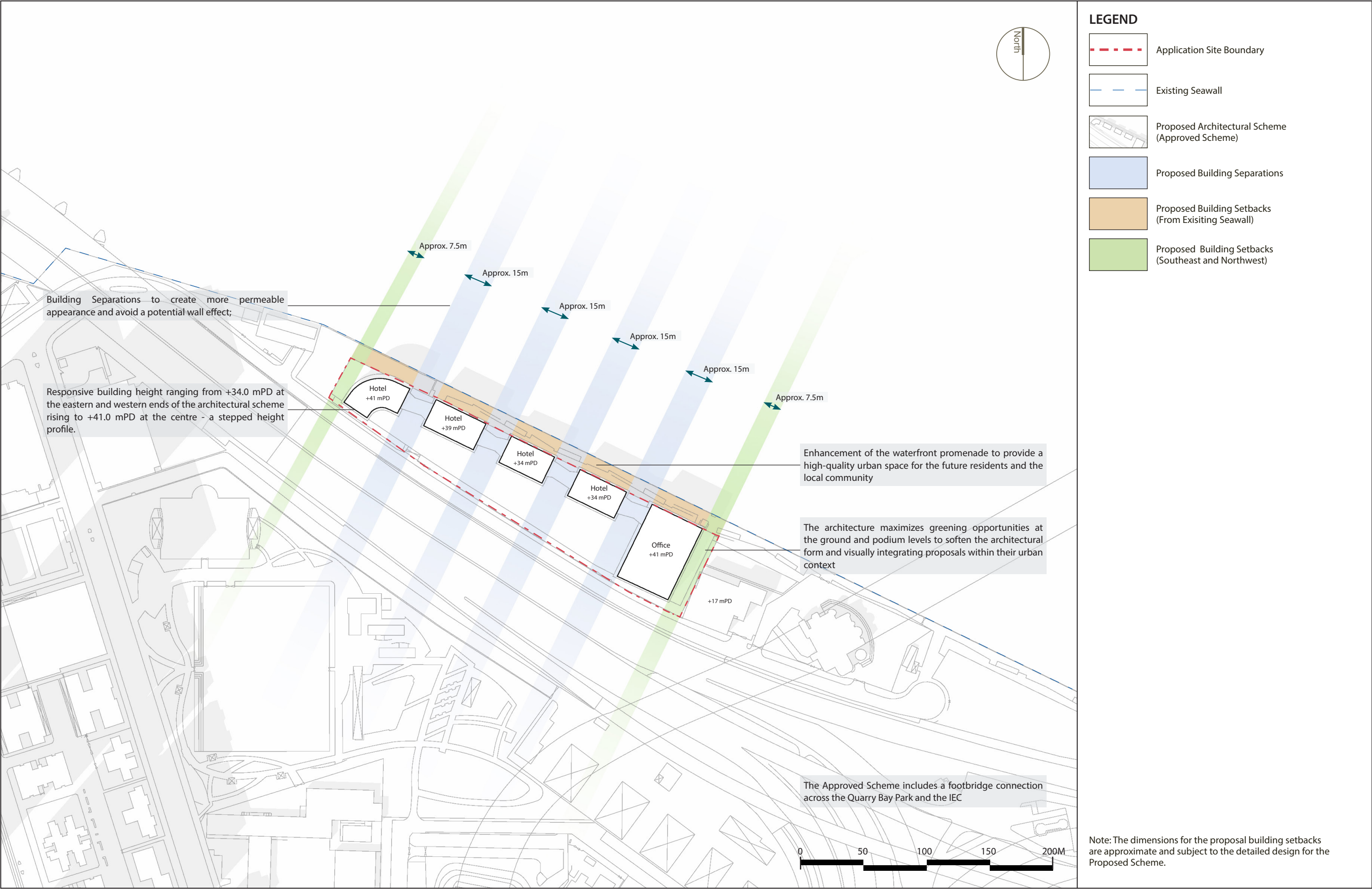


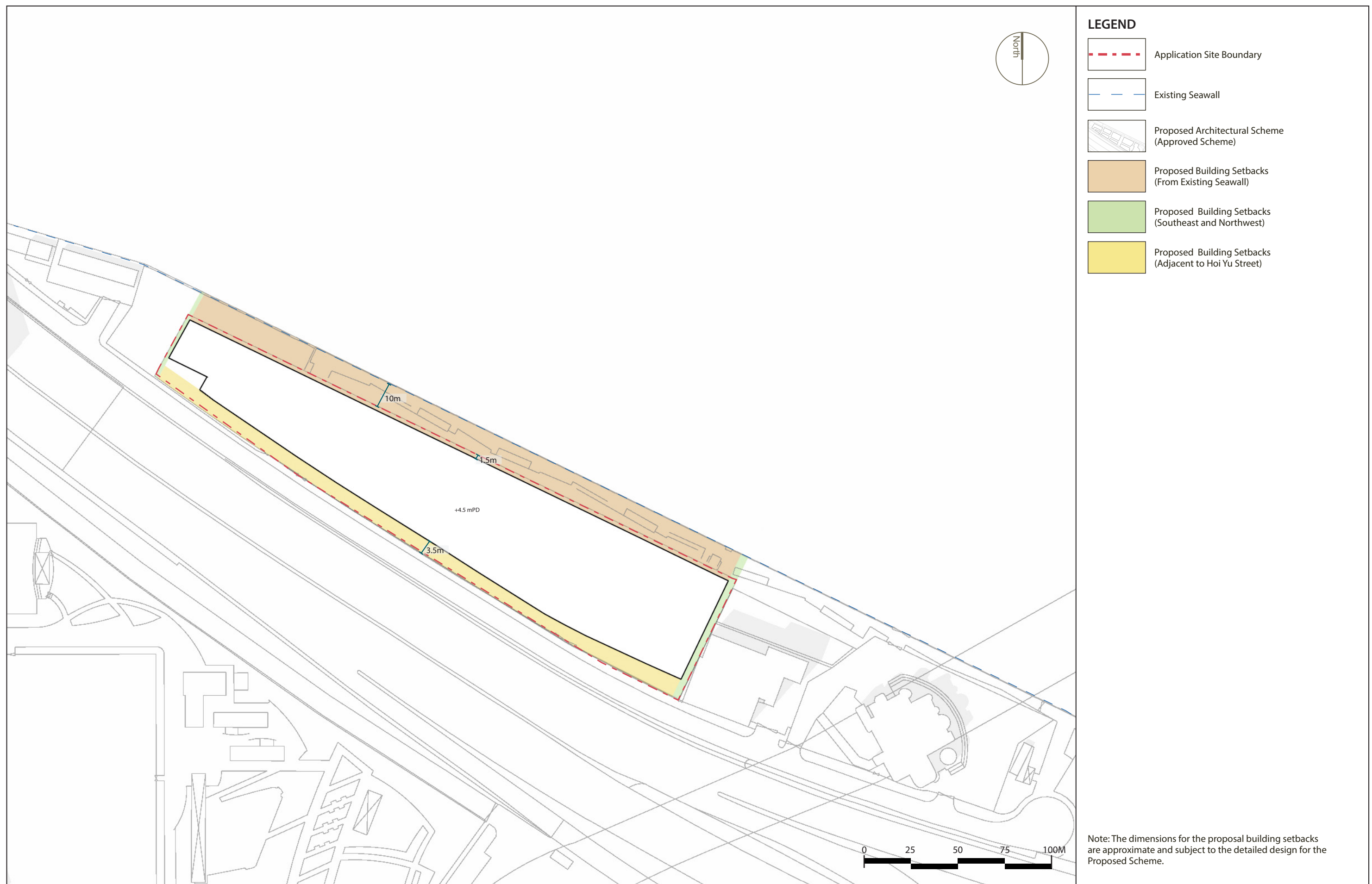
SCENIC Landscape Studio Limited

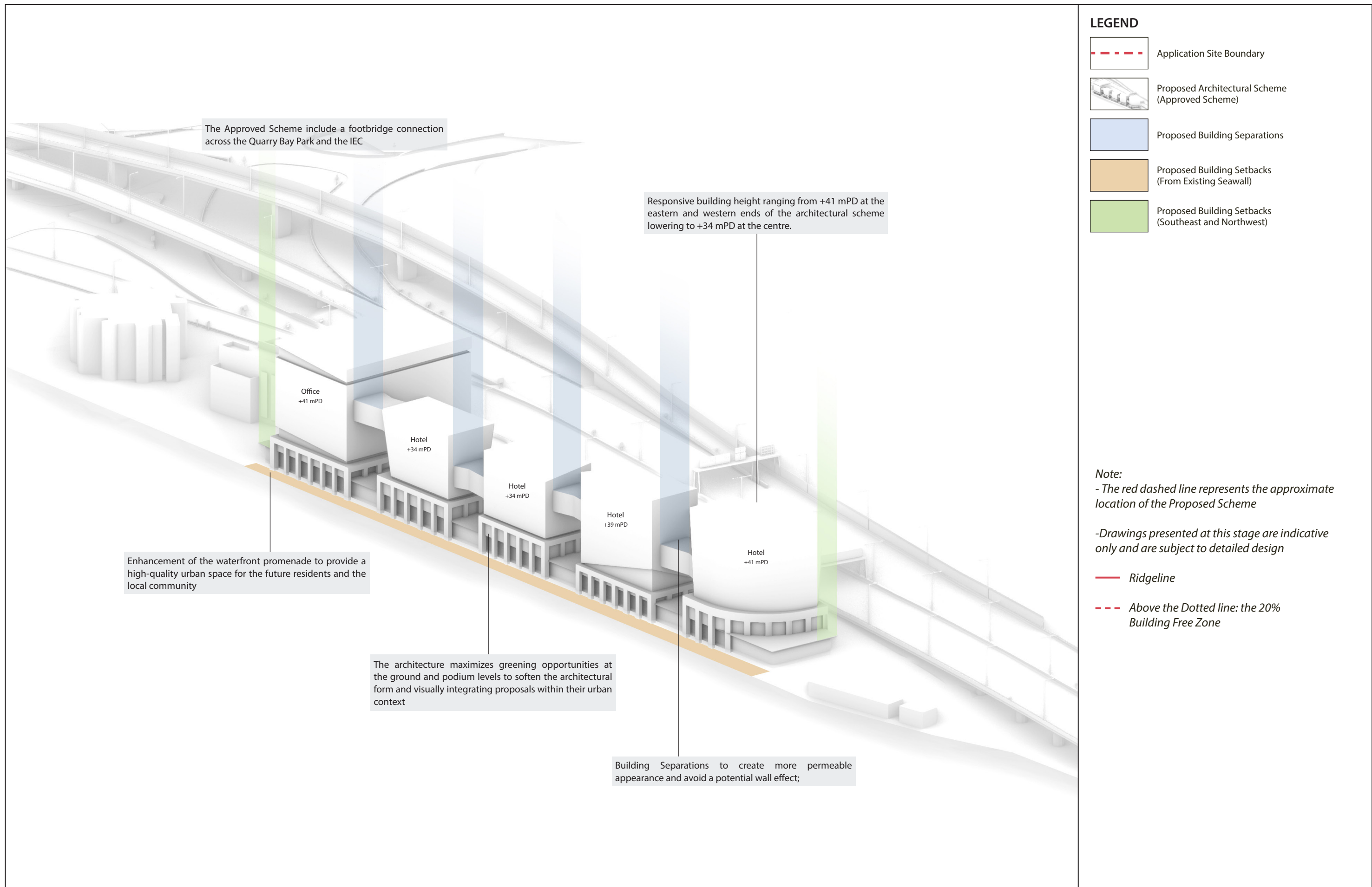
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT

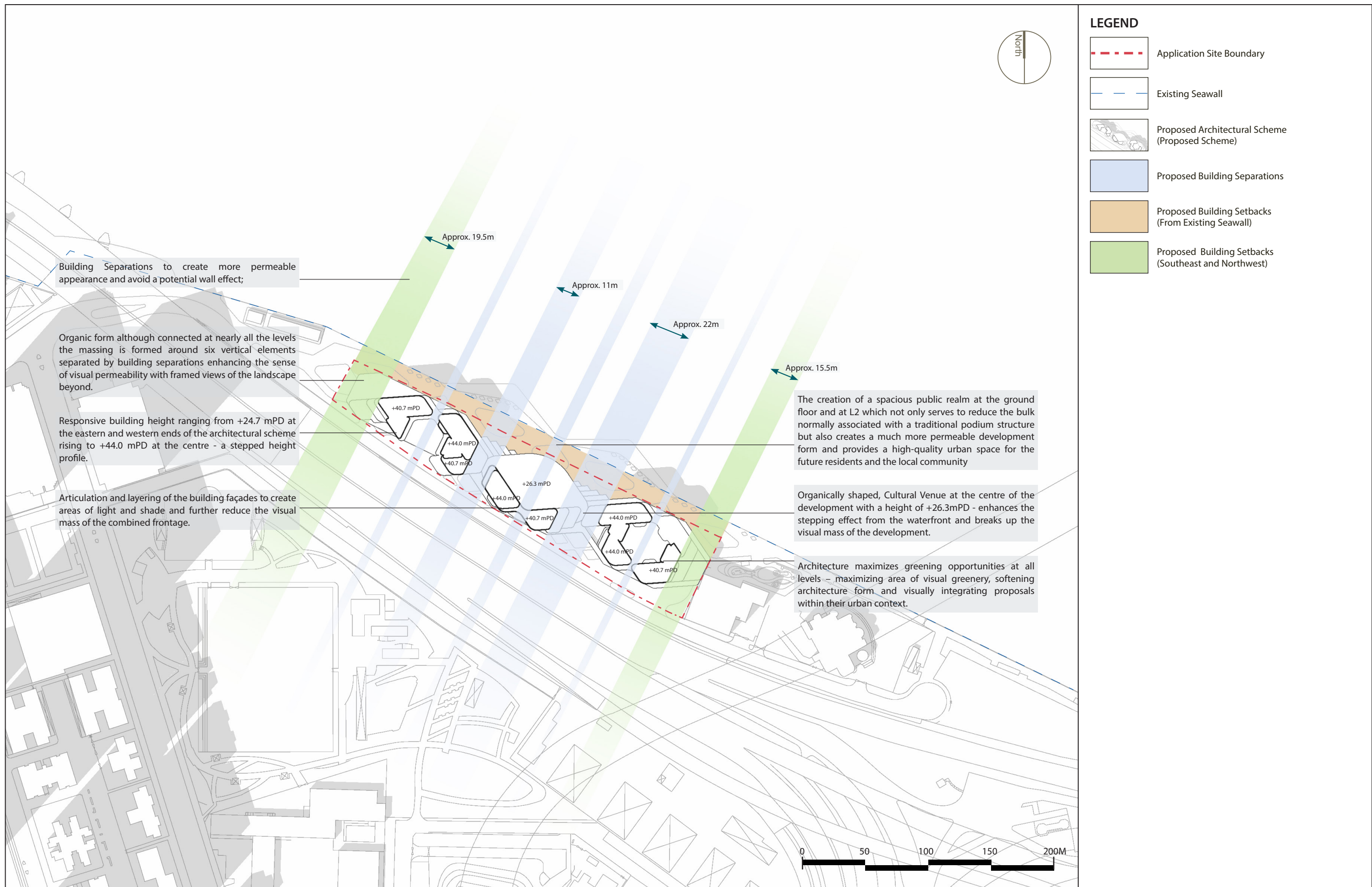
12/F So Hong Commercial Building, 41-47
Jervois Street, Sheung Wan, Hong Kong

Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudioscenic.com











LEGEND

Application Site Boundary

Existing Seawall

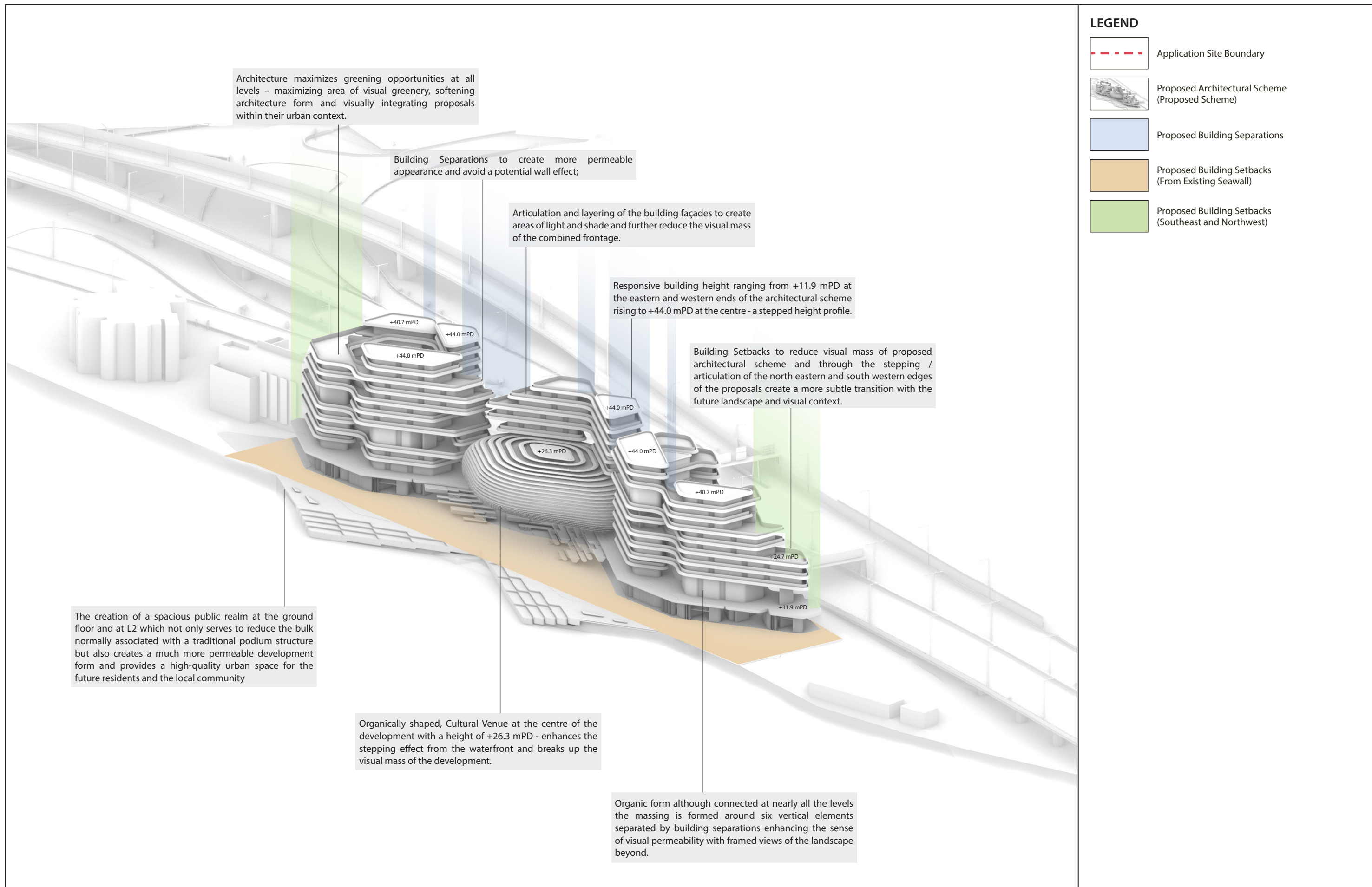
Proposed Architectural Scheme
(Approved Scheme)

Proposed Building Setbacks
(From Existing Seawall)

Proposed Building Setbacks
(Southeast and Northwest)

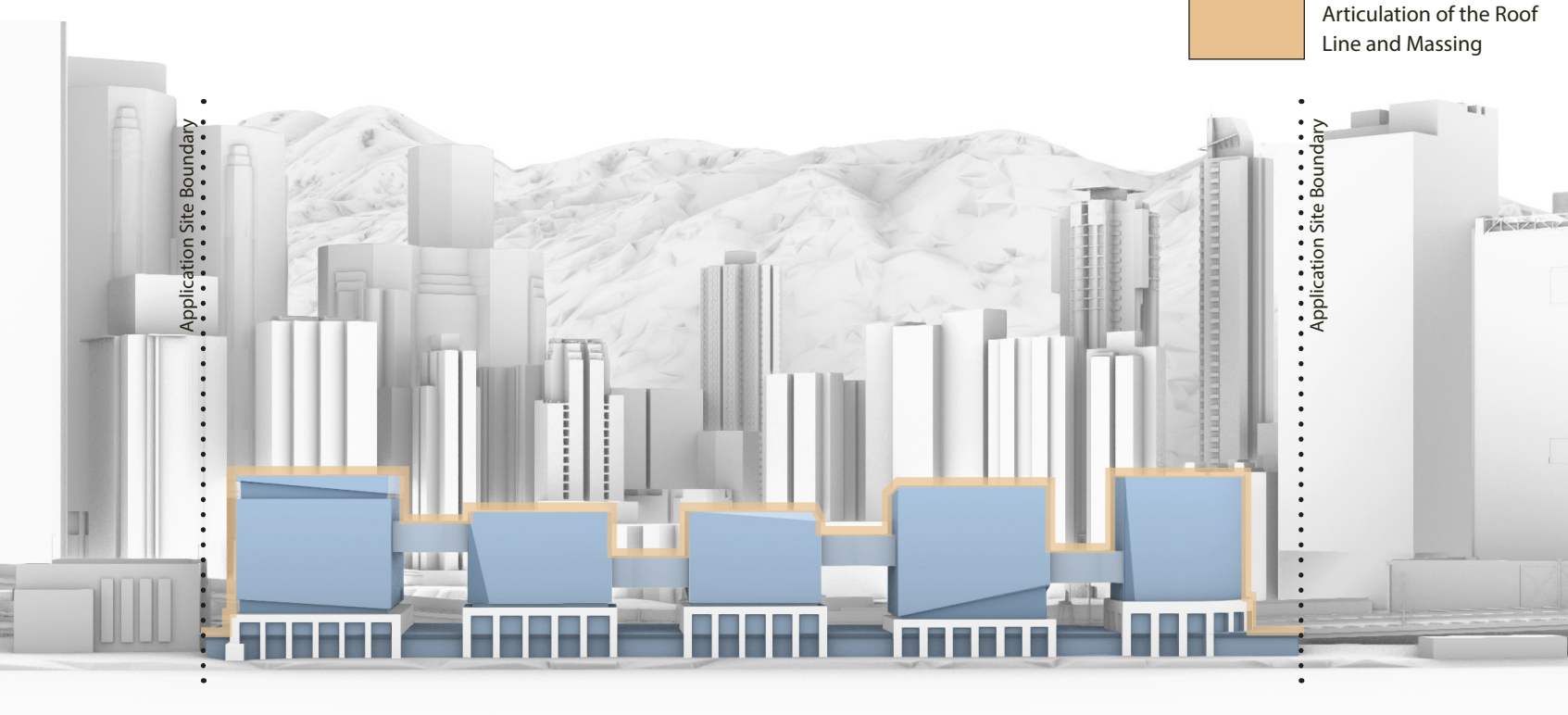
Proposed Building Setbacks
(Adjacent to Hoi Yu Street)

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FIGURE NO.	Figure 4.4A		REV A

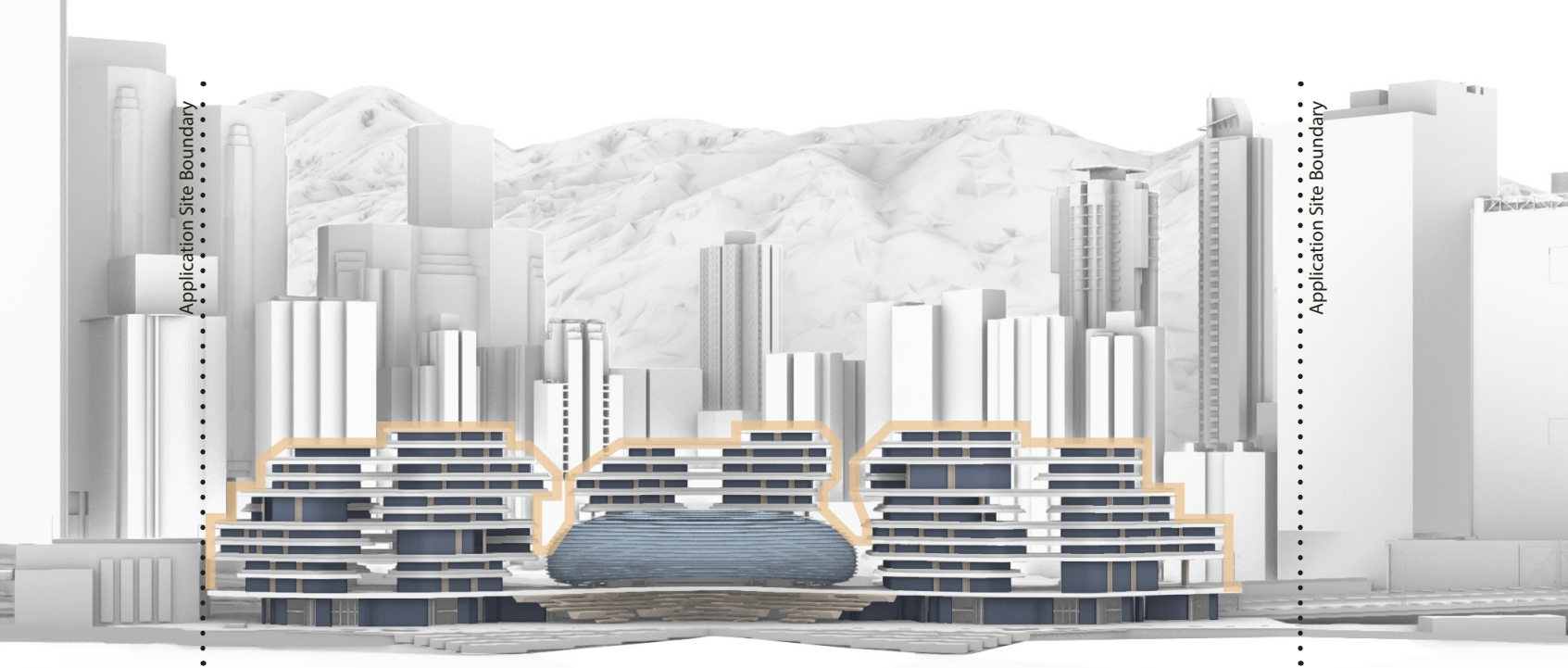


Articulation of the Roof Line and Massing

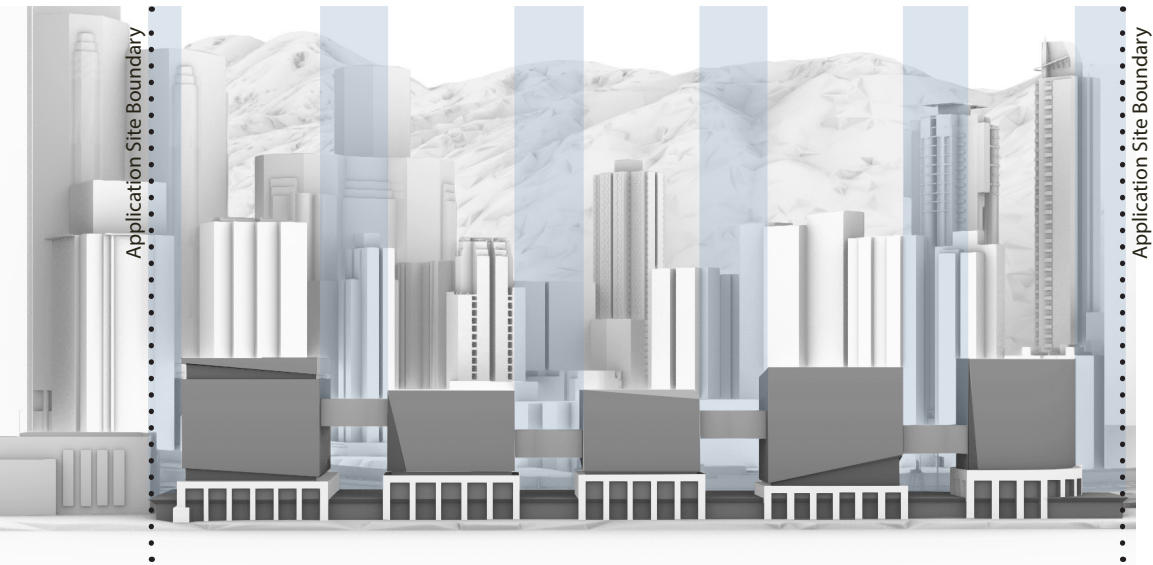
Both the Approved and Proposed Schemes adopt a stepped building height principle although the form of the proposed Scheme which steps more significant at the eastern and western ends of the Application Site provide smore subtle transition with the horizontal landscape of the Quarry Bay Promenade. The more organic shape of the roofline of the Proposed Scheme also serves to reduce the apparent visual massing of the development and enhances the sense of visual integration particularly when coupled with the multi-levelled greening.



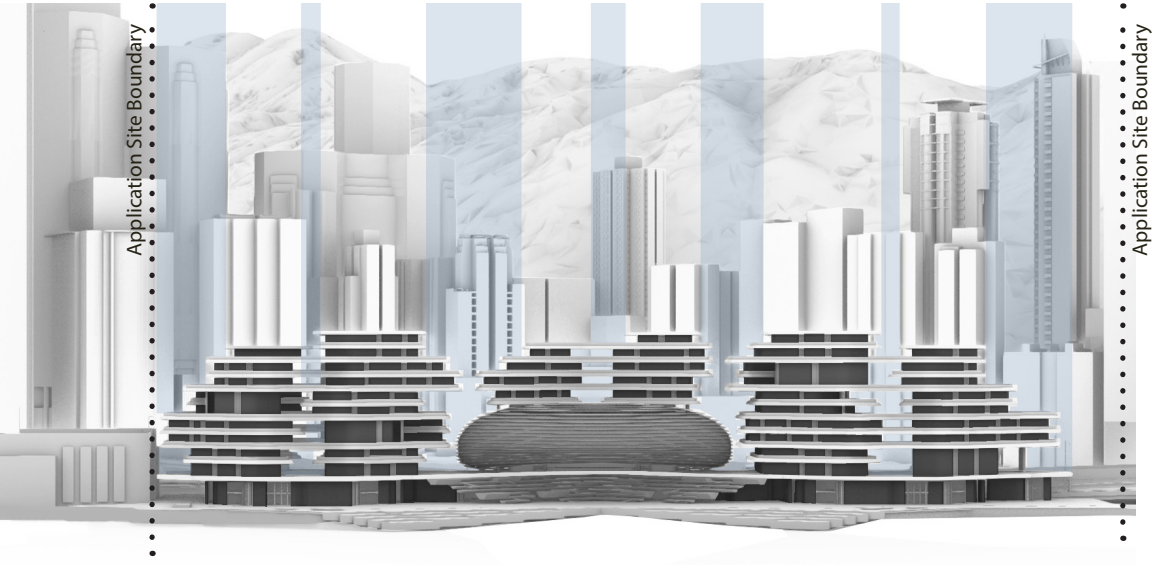
View of the Northeastern frontage of the Approved Scheme



View of the Northeastern frontage of the Proposed Scheme



View of the Northeastern frontage of the Approved Scheme

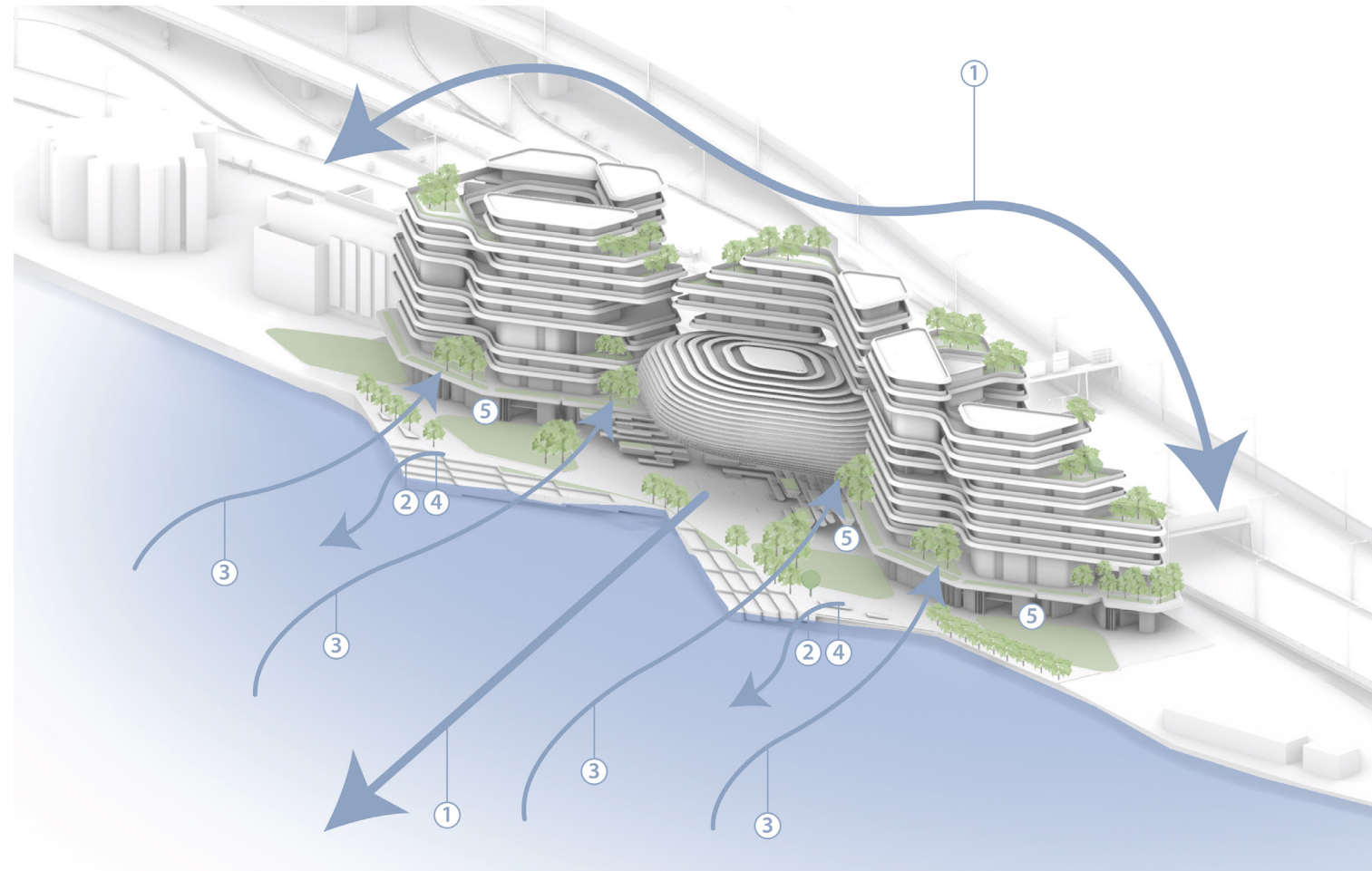


View of the Northeastern frontage of the Proposed Scheme

Visual Permeability

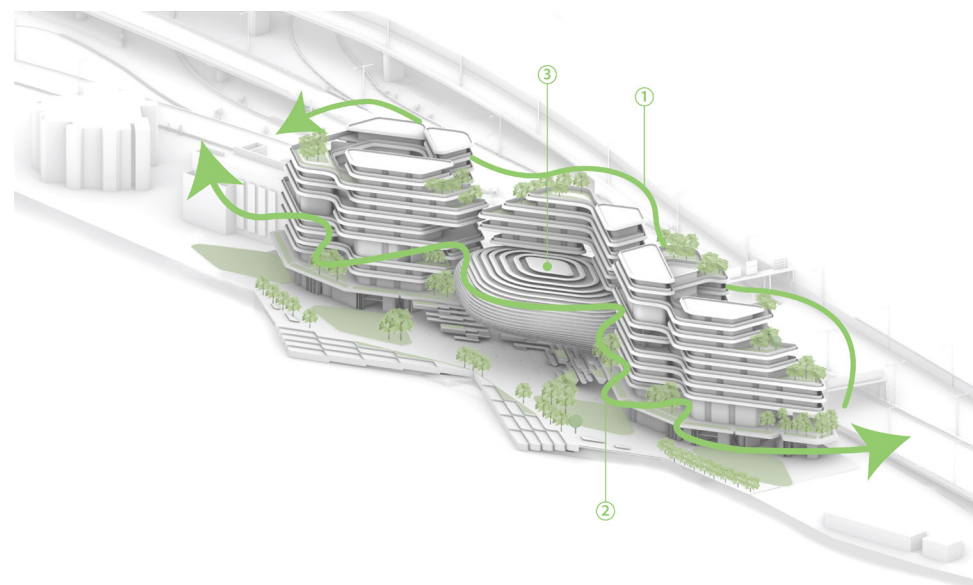
The design for the Proposed Scheme has similar degree of permeability when viewed from the north and south when compared to the Approved Scheme.

This is achieved through disposition of the proposed residential and cultural components of the Proposed Scheme to create north – south orientated Building Separations ranging in width from 23 m to 3 m.



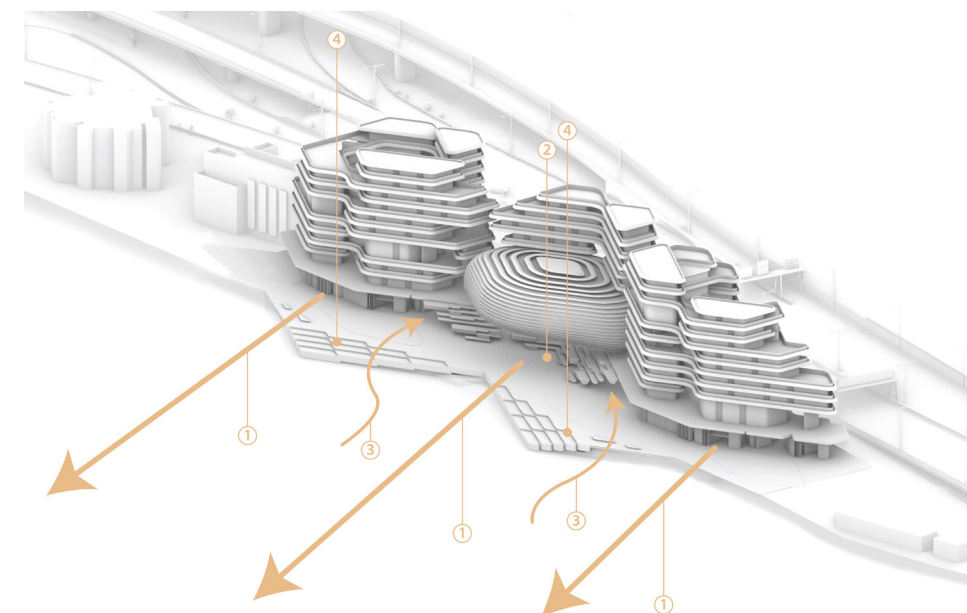
Nature in the Space

1. Visual and non-visual connection with nature - Proximity to the Harbour and views of the upland landscapes.
2. Non-Rhythmic sensory ephemeral connections with nature.
3. Thermal and airflow variability subtle changes in air temperature, relative humidity, airflow that mimic natural environments.
4. Presence of water (Harbour and water features) designed to enhance the experience of place.
5. The building form and associated landscape are designed to allow dynamic and defuse light.
6. The landscape design allows us to connect with natural systems.



Natural Analogues

1. Biomorphic forms and patterns - symbolic forms in the natural upland topography and wooded hillslopes.
2. Material connection with nature - native species replicating natural plant associations and ecology.
3. Complexity and order - the building and landscape provide sensory similar to those encountered in nature.



Nature of the Space

1. Prospect - unimpeded views of the Harbour over a distance and along the waterfront.
2. Refuge - sheltered spaces for withdrawal, from environmental conditions or activity, in which the individual is protected from behind and overhead.
3. Mystery - the promise of more interesting environments around the corner and borrowed views.
4. Risk / Peril - An identifiable threat coupled with a reliable safeguard including contact with water.

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Urban Design Considerations: Biophilic Design

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FIGURE NO.	Figure 4.7		
		REV	A



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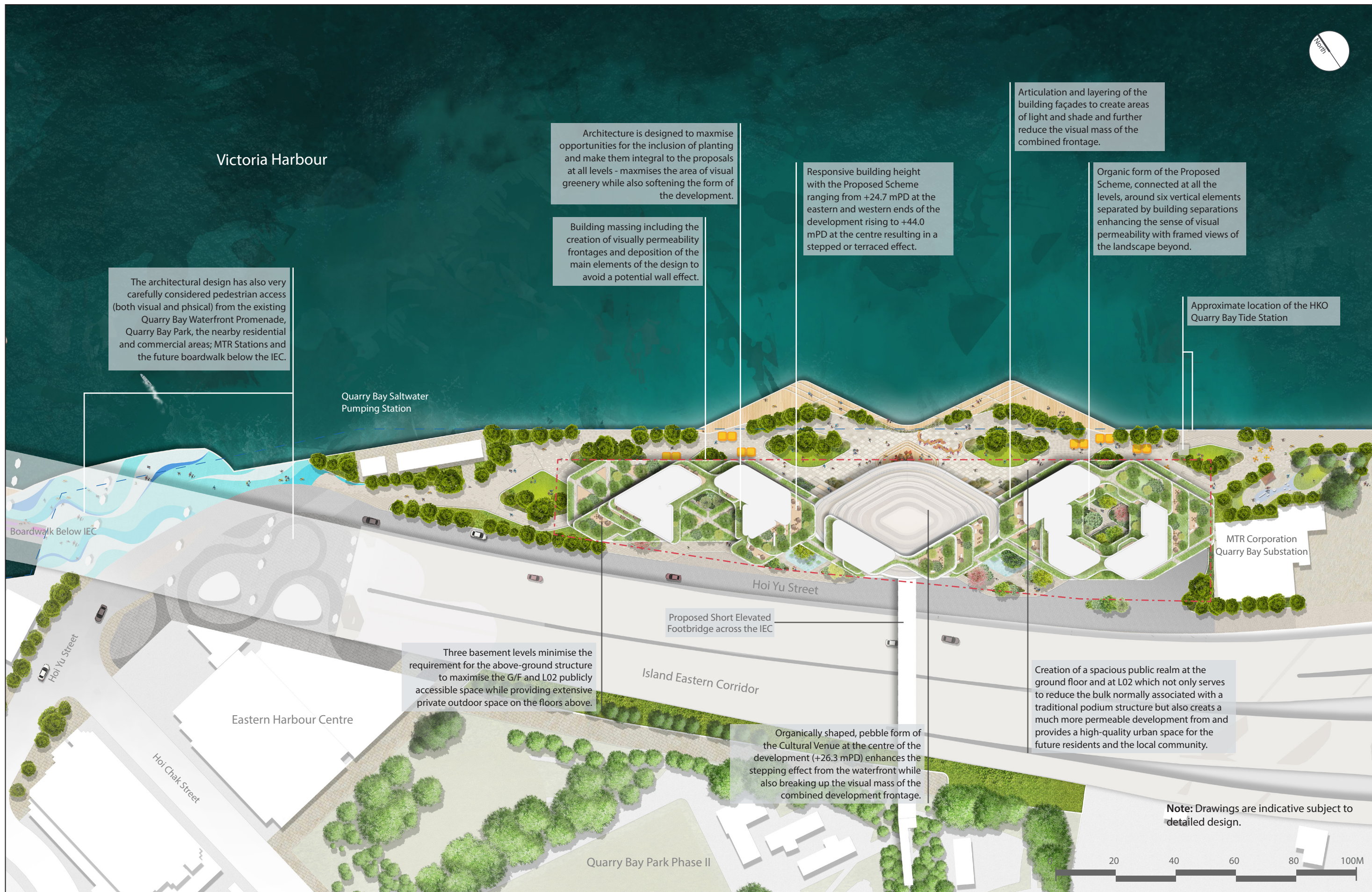


FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Urban Design Considerations: Mitigation Measures

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FIGURE NO.	Figure 4.8		REV
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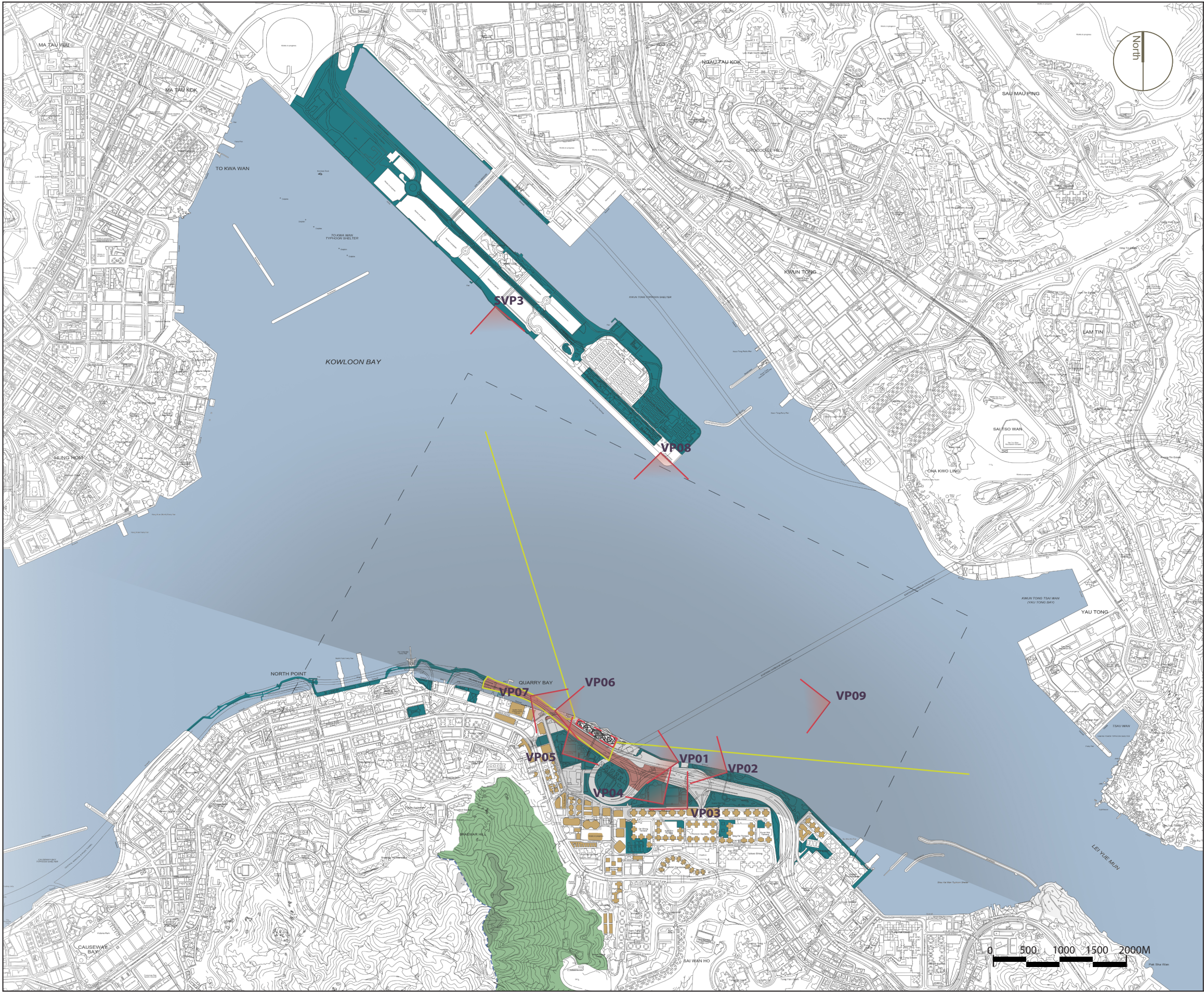


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LEGEND

- Application Site Boundary
- Primary Zone of Visual Envelope (the areas from which the whole development can be seen)
- Initial Assessment Boundary
- Zones of Visual Influence
- Public Viewing Points and Field of View towards the Proposed Development
- Major Visual Corridors
- Publicly Accessible Open Space / Amenity Areas
- Water Body (Victoria Harbour)
- Key Building / Structures shaping the Visual Envelope
- Visually Distracting Elements
- Mountain Backdrop
- Ridgeline

Vantage Points

- Vantage Point 01:** View looking west along Quarry Bay Promenade (VP 01)
- Vantage Point 02:** View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade) (VP 02)
- Vantage Point 03:** View from the staircases connecting City Plaza Three and Quarry Bay Park (VP 03)
- Vantage Point 04:** View looking north west from the Quarry Bay Park (VP 04)
- Vantage Point 05:** View from the Quarry Bay Park Phase II (VP 05)
- Vantage Point 06:** View looking east along Hoi Yu Street (VP 06)
- Vantage Point 07:** View looking east along the Island Eastern Corridor (VP 07)
- Vantage Point 08:** Strategic Viewpoint from the Kai Tak Cruise Terminal (VP 08)
- Vantage Point 09:** View looking south from the Sai Wan Ho Ferry (VP 09)
- Strategic Viewing Point 3:** Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP 3)

FIGURE TITLE

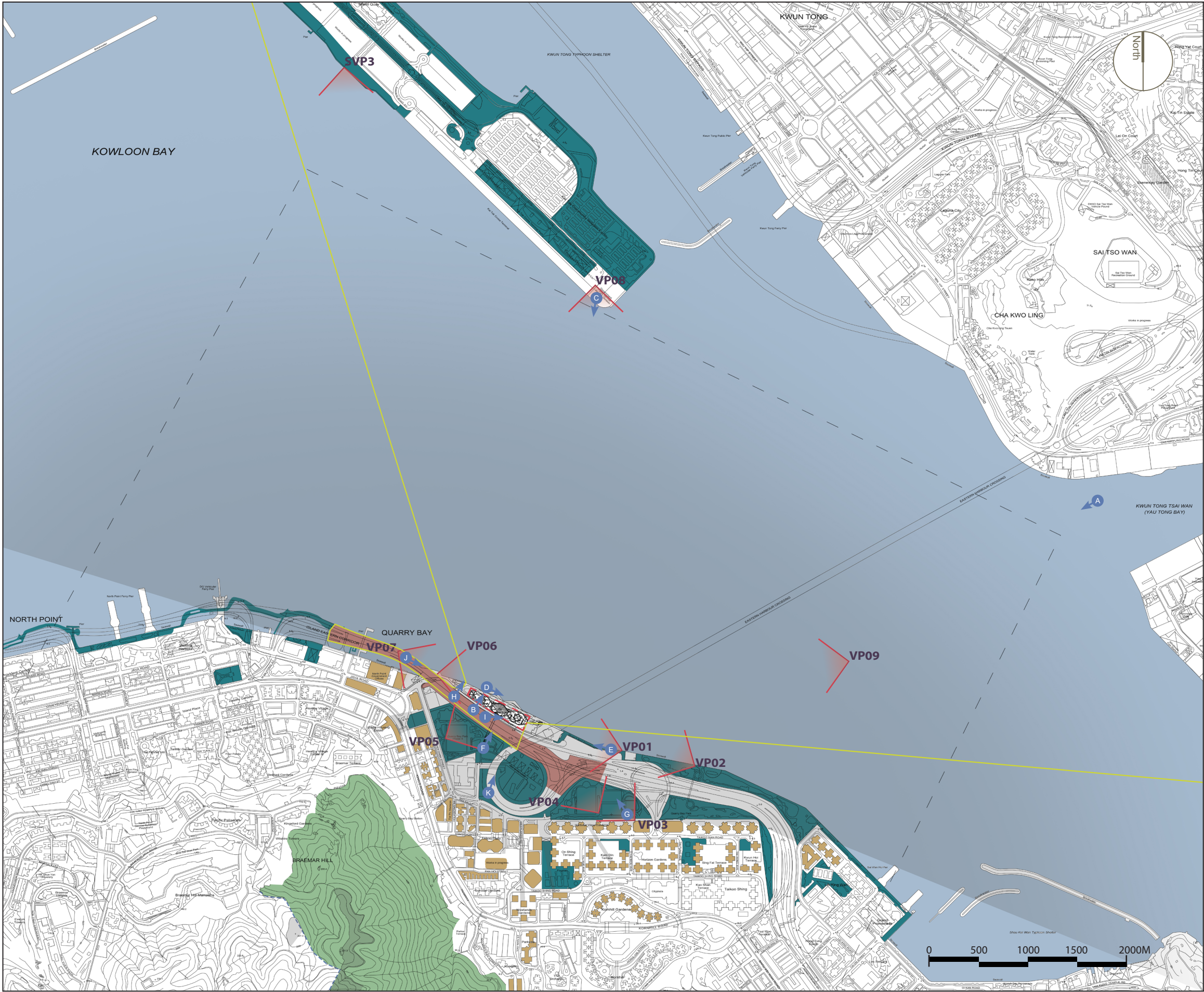
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Visual Elements

SCALE	A.S.	DATE	AUG 2025
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FIGURE NO.	Figure 6.1		REV
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LEGEND

Application Site Boundary

Primary Zone of Visual Envelope (the areas from which the whole development can be seen)

Initial Assessment Boundary

Zones of Visual Influence

Public Viewing Points and Field of View towards the Proposed Development

Major Visual Corridors

Location of Photographs of Visual Elements

Publicly Accessible Open Space / Amenity Areas

Water Body (Victoria Harbour)

Key Building / Structures shaping the Visual Envelope

Visually Distracting Elements

Mountain Backdrop

Ridgeline

- Vantage Points
- Vantage Point 01: View looking west along Quarry Bay Promenade (VP 01)

Vantage Point 02: View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade) (VP 02)

Vantage Point 03: View from the staircases connecting City Plaza Three and Quarry Bay Park (VP 03)

Vantage Point 04: View looking north west from the Quarry Bay Park (VP 04)

Vantage Point 05: View from the Quarry Bay Park Phase II (VP 05)

Vantage Point 06: View looking east along Hoi Yu Street (VP 06)

Vantage Point 07: View looking east along the Island Eastern Corridor (VP 07)

Vantage Point 08: Strategic Viewpoint from the Kai Tak Cruise Terminal (VP 08)

Vantage Point 09: View looking south from the Sai Wan Ho Ferry (VP 09)

Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP 3)



A Visual elements which shape the visual outlook and amenity of the area include attractors such as the extensive views across Victoria Harbour, Quarry Bay Park and the upland setting of Siu Ma Shan and Mount Parker



B Extensive views across Victoria Harbour form the Quarry Bay Park Promenade



C Extensive views across Victoria Harbour from the north including the Kai Tak Cruise Terminal

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Visual Elements

SCALE	A.S.	DATE	AUG 2025
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D Quarry Bay Waterfront is also an attractor with its pedestrian promenade, tree and shrub planting and a pet garden, and continues to extend along the waterfront towards Sai Wan Ho



E Quarry Bay Waterfront looking west towards the Application Site



F Mature landscape including extensive tree growth within Quarry Bay Park serve to obscure low-level views



G Mature tree growth shaping the visual envelope for low level views within Quarry Bay Park

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Visual Elements

SCALE	A.S.	DATE	AUG 2025
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FIGURE NO.	Figure 6.4		REV
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H Visually detracting elements include the Quarry Bay Salt Water Pumping Station



I Other visually detracting elements include the MTR Corporation (“MTRC”) Quarry Bay Substation and EHT Quarry Bay Ventilation Building



J Visually detracting elements include the major infrastructural development such as the IEC with its associated structures including noise barriers which runs from northeast to southeast and separates the Quarry Bay Waterfront from the hinterland



K Major infrastructure including the approach roads and tunnel portal for the Eastern Harbour Crossing

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Visual Elements

SCALE	A.S.	DATE	AUG 2025
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FIGURE NO.	Figure 6.5		REV
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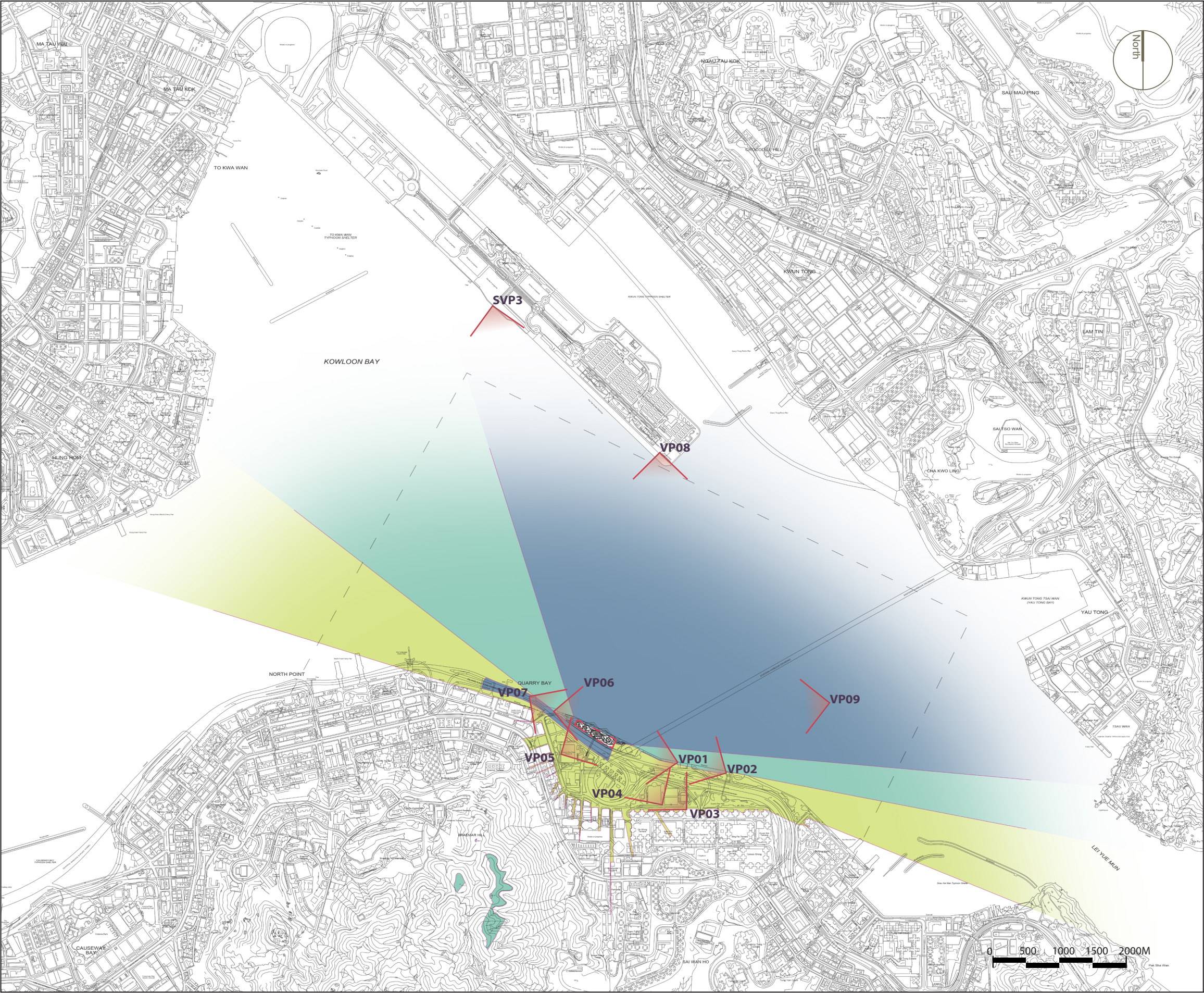


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LEGEND

Application Site Boundary

Visual Envelope

Initial Assessment Boundary

Proposed Scheme

VP07

Public Viewing Points and Field of View towards the Proposed Development

Primary ZVI – Area from which the majority of the development can be seen is controlled by a combination of existing developments and structures surrounding the Application Site. This zone is located in the area immediately adjacent to the proposed development and extends north into Victoria Harbour.

Secondary ZVI – Area from which it is estimated that there will be partial views of the upper portion of the Proposed Scheme. Visual access is contained by a combination of partial and glimpsed views of the upper portion of the proposed development, includes uplands in Central Hong Kong Island and the Kowloon Hills to the north.

Tertiary ZVI – For the most part of the area, views of the Proposed Scheme are obscured by intervening high and medium-rise developments, infrastructure, landform and mature tree growth. Views are combination of partial and glimpsed views of the upper portion of the proposed development, includes uplands in Central Hong Kong Island and the Kowloon Hills to the north.

Vantage Points

Vantage Point 01: View looking west along Quarry Bay Promenade (VP 01)

Vantage Point 02: View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade) (VP 02)

Vantage Point 03: View from the staircases connecting City Plaza Three and Quarry Bay Park (VP 03)

Vantage Point 04: View looking north west from the Quarry Bay Park (VP 04)

Vantage Point 05: View from the Quarry Bay Park Phase II (VP 05)

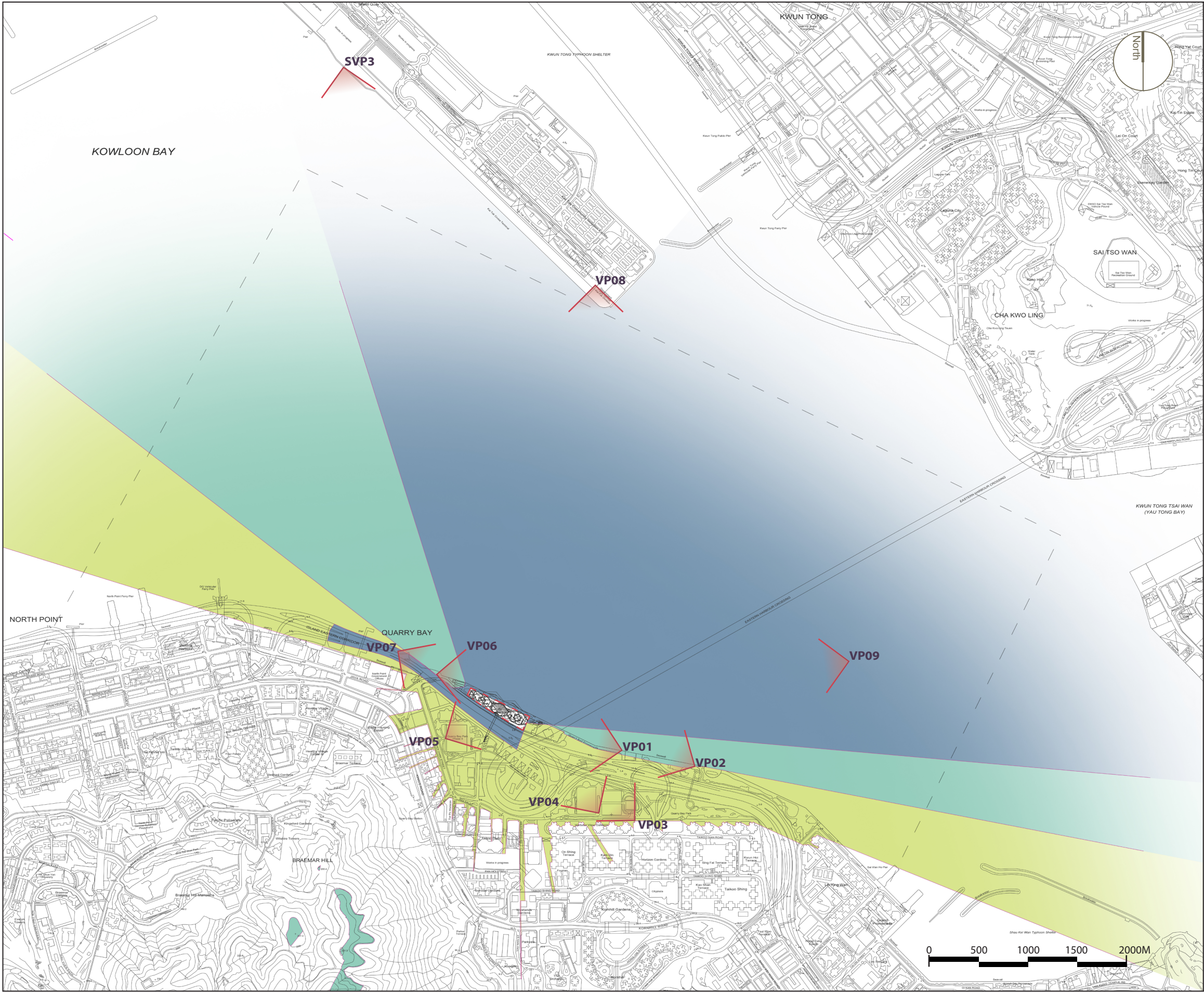
Vantage Point 06: View looking east along Hoi Yu Street (VP 06)

Vantage Point 07: View looking east along the Island Eastern Corridor (VP 07)

Vantage Point 08: Strategic Viewpoint from the Kai Tak Cruise Terminal (VP 08)

Vantage Point 09: View looking south from the Sai Wan Ho Ferry (VP 09)

Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP 3)



LEGEND

- Application Site Boundary
- Visual Envelope
- Initial Assessment Boundary
- Proposed Scheme
- Public Viewing Points and Field of View towards the Proposed Development
- Primary ZVI – Area from which the majority of the development can be seen is controlled by a combination of existing developments and structures surrounding the Application Site. This zone is located in the area immediately adjacent to the proposed development and extends north into Victoria Harbour.
- Secondary ZVI – Area from which it is estimated that there will be partial views of the upper portion of the Proposed Scheme. Visual access is contained by a combination existing development to the south, east and west and the vegetation and structures within Quarry Bay Park and along the waterfront.
- Tertiary ZVI – For the most part of the area, views of the Proposed Scheme are obscured by intervening high and medium-rise developments, infrastructure, landform and mature tree growth. Views are combination of partial and glimpsed views of the upper portion of the proposed development, includes uplands in Central Hong Island and the Kowloon Hills to the north.

Vantage Points

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- Vantage Point 06:** View looking east along Hoi Yu Street (VP 06)
- Vantage Point 07:** View looking east along the Island Eastern Corridor (VP 07)
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- Strategic Viewing Point 3:** Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP 3)

FIGURE TITLE
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

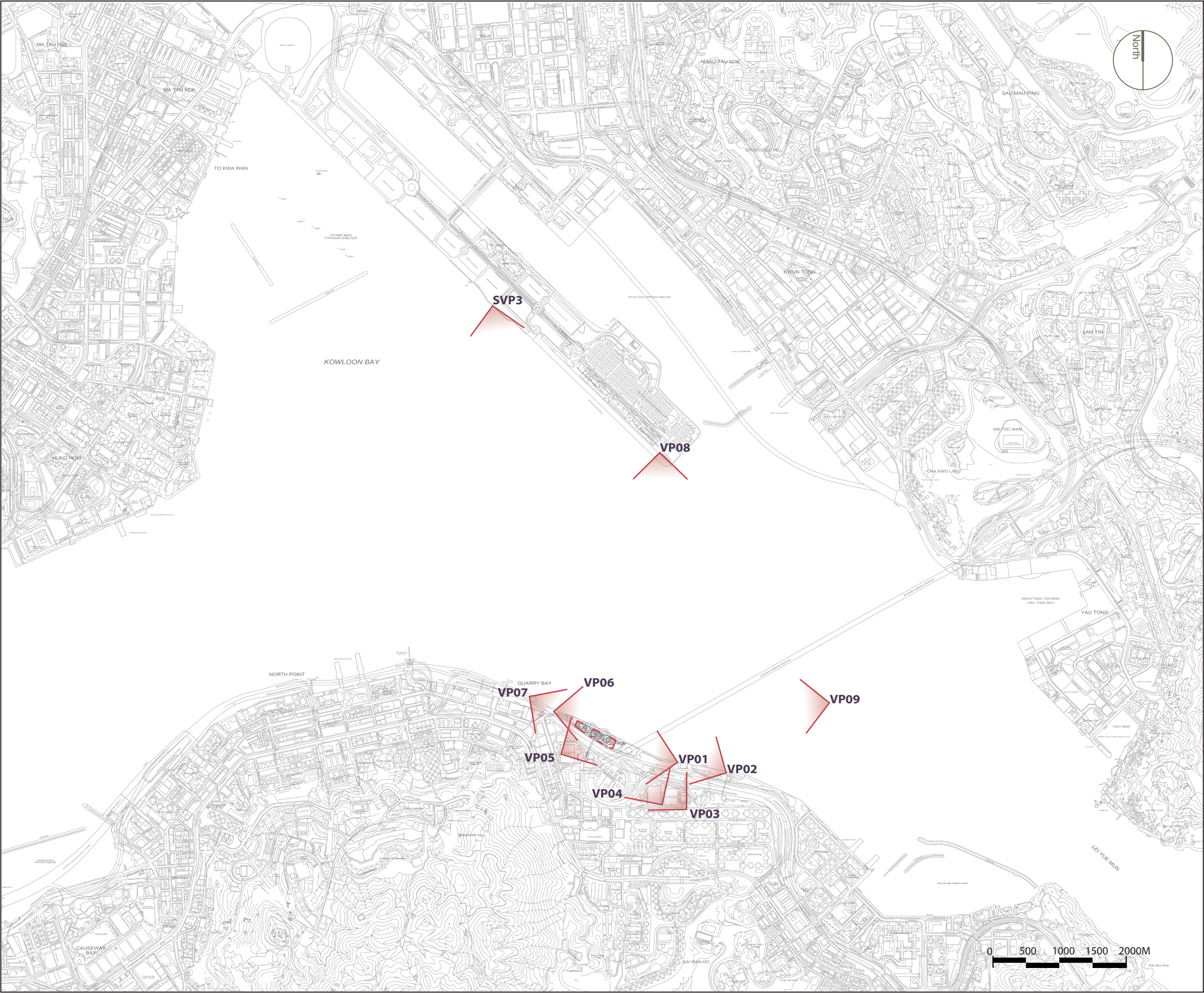
Visual Envelope and Public Viewers

SCALE	A.S.	DATE	AUG 2025
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FIGURE NO.	Figure 6.7		REV
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LEGEND

Application Site Boundary

VP07

Representative vantage points (VPs) and angle of main view

- Vantage Points
- Vantage Point 01:

View looking west along Quarry Bay Promenade (VP 01)
- Vantage Point 02:

View from the Viewing Tower of Quarry Bay Park (located at the end of the Elevated Pedestrian Footbridge connecting Quarry Bay Park and Quarry Bay Promenade) (VP 02)
- Vantage Point 03:

View from the staircases connecting City Plaza Three and Quarry Bay Park (VP 03)
- Vantage Point 04:

View looking north west from the Quarry Bay Park (VP 04)
- Vantage Point 05:

View from the Quarry Bay Park Phase II (VP 05)
- Vantage Point 06:

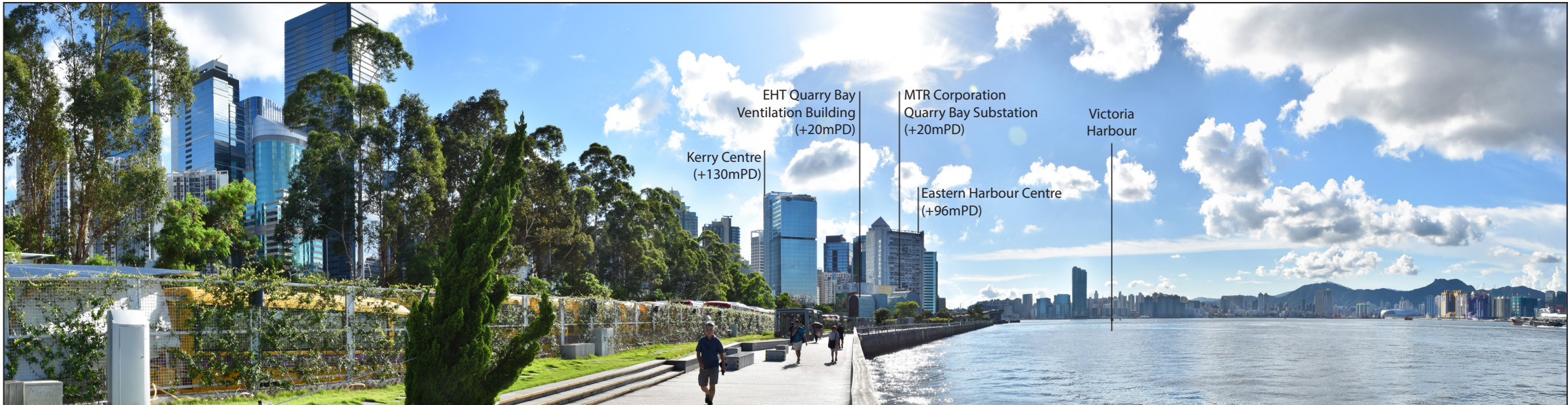
View looking east along Hoi Yu Street (VP 06)
- Vantage Point 07:

View looking east along the Island Eastern Corridor (VP 07)
- Vantage Point 08:

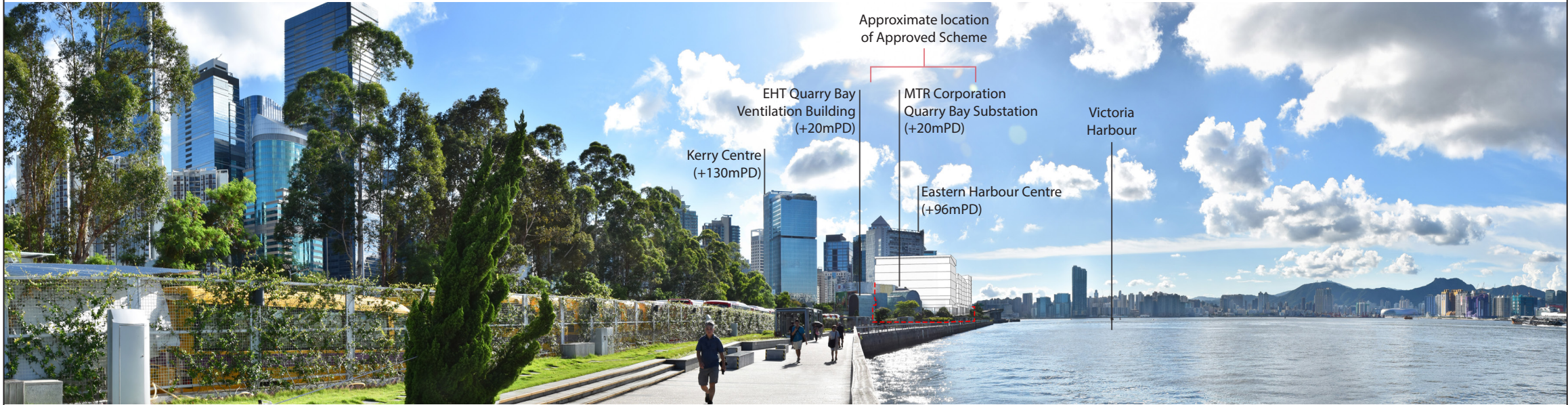
Strategic Viewpoint from the Kai Tak Cruise Terminal (VP 08)
- Vantage Point 09:

View looking south from the Sai Wan Ho Ferry (VP 09)
- Strategic Viewing Point 3:

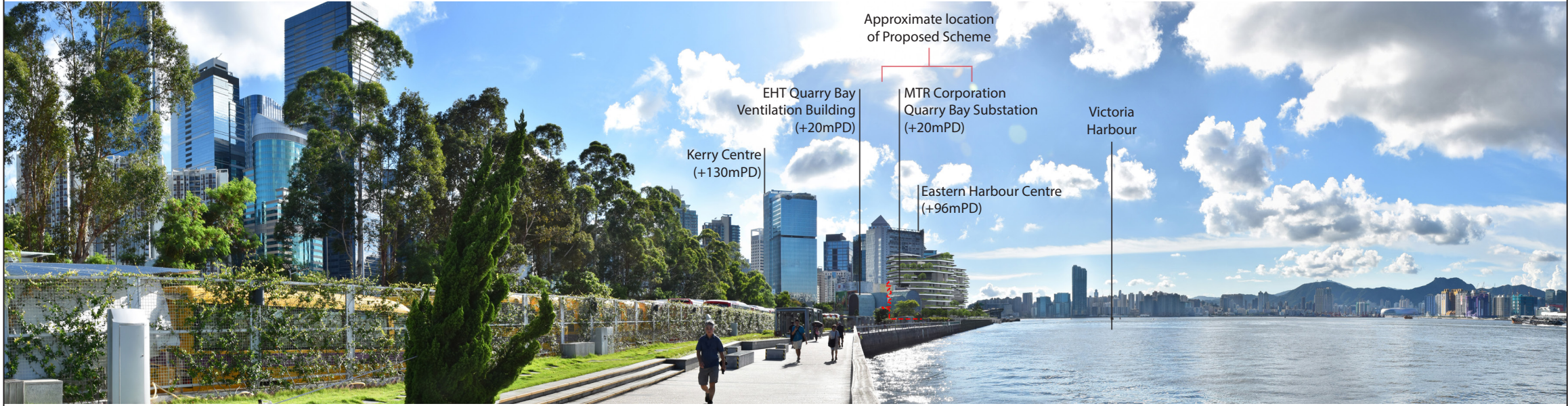
Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (SVP 3)



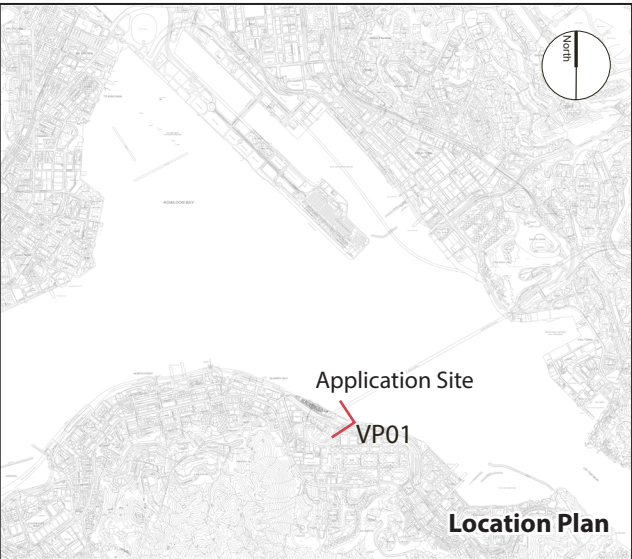
Vantage Point 1: View from the Quarry Bay Promenade (Existing Situation)



Vantage Point 1: View from the Quarry Bay Promenade (Approved Scheme)



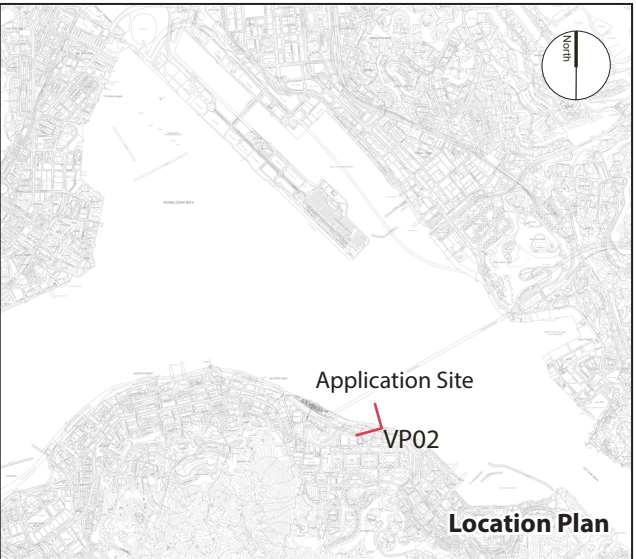
Vantage Point 1: View from the Quarry Bay Promenade (Proposed Scheme)



Vantage Point 01 (VP01)

Vantage point elevation: +5.0mPD
 Viewing distance: 320m
 Maximum height of Proposed Development: +44.0mPD

Note:
 - The red dashed line represents the approximate location of the Proposed Scheme
 - Drawings presented at this stage are indicative only and are subject to detailed design



Vantage Point 2: View from the Viewing Tower of Quarry Bay Park (Existing Situation)



Vantage Point 2: View from the Viewing Tower of Quarry Bay Park (Approved Scheme)

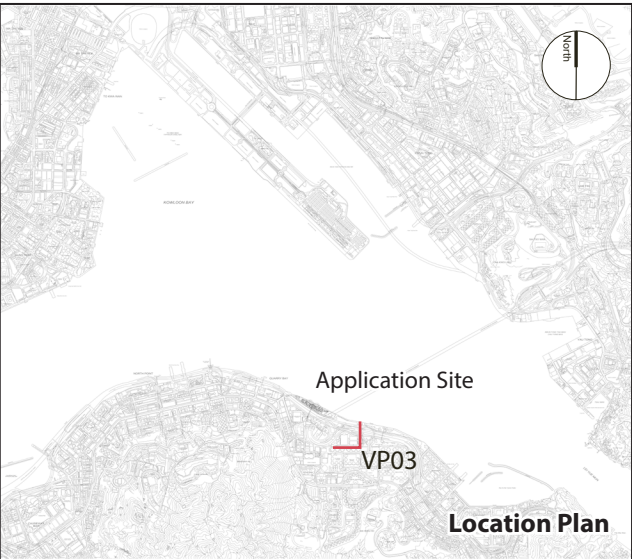
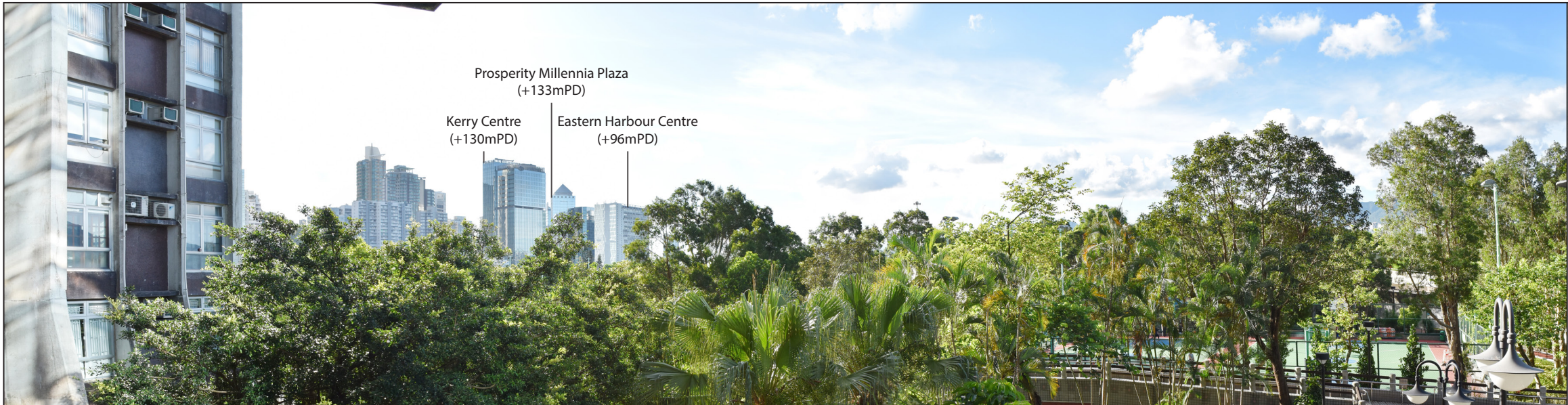


Vantage Point 2: View from the Viewing Tower of Quarry Bay Park (Proposed Scheme)

Vantage Point 02 (VP02)

Vantage point elevation: +10.0mPD
Viewing distance: 585m
Maximum height of Proposed Development: +44.0mPD

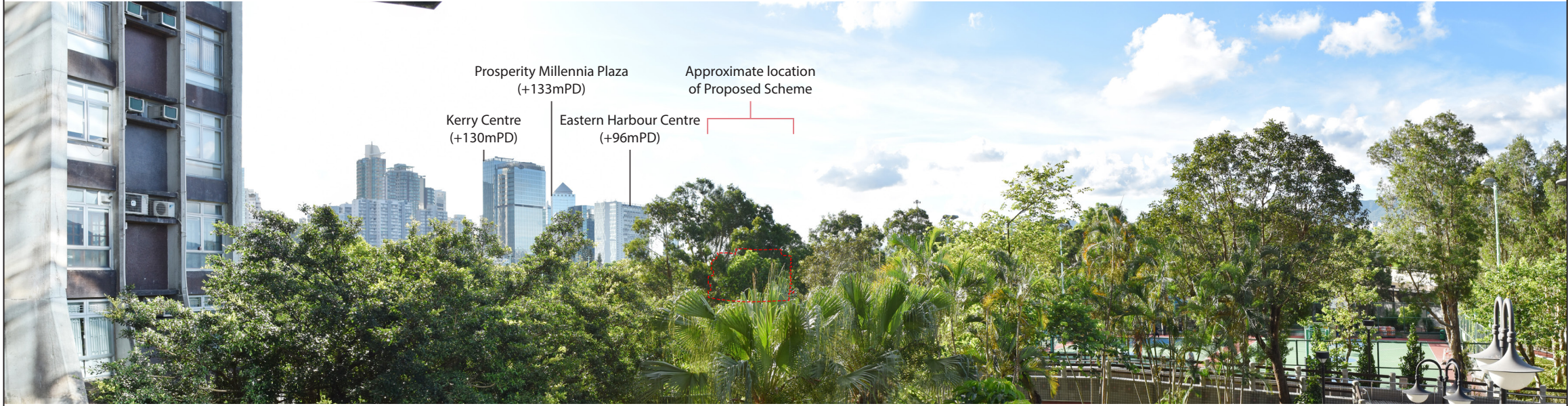
Note:
- The red dashed line represents the approximate location of the Proposed Scheme
- Drawings presented at this stage are indicative only and are subject to detailed design



Vantage Point 3: View from Staircases Connecting City Plaza Three and Quarry Bay Park (Existing Situation)



Vantage Point 3: View from Staircases Connecting City Plaza Three and Quarry Bay Park (Approved Scheme)

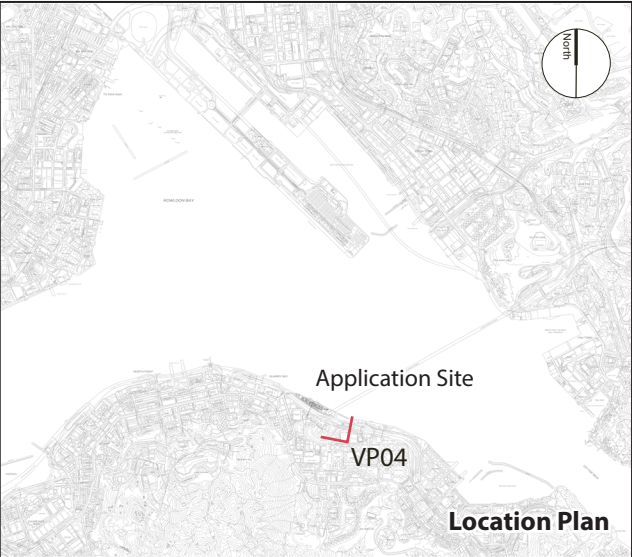


Vantage Point 3: View from Staircases Connecting City Plaza Three and Quarry Bay Park (Proposed Scheme)

Vantage Point 03 (VP03)

Vantage point elevation: +9.0mPD
Viewing distance: 480m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme
- Drawings presented at this stage are indicative only and are subject to detailed design



Vantage Point 4: View from the Quarry Bay Park (Existing Situation)



Vantage Point 4: View from the Quarry Bay Park (Approved Scheme)



Vantage Point 4: View from the Quarry Bay Park (Proposed Scheme)

Vantage Point 04 (VP04)

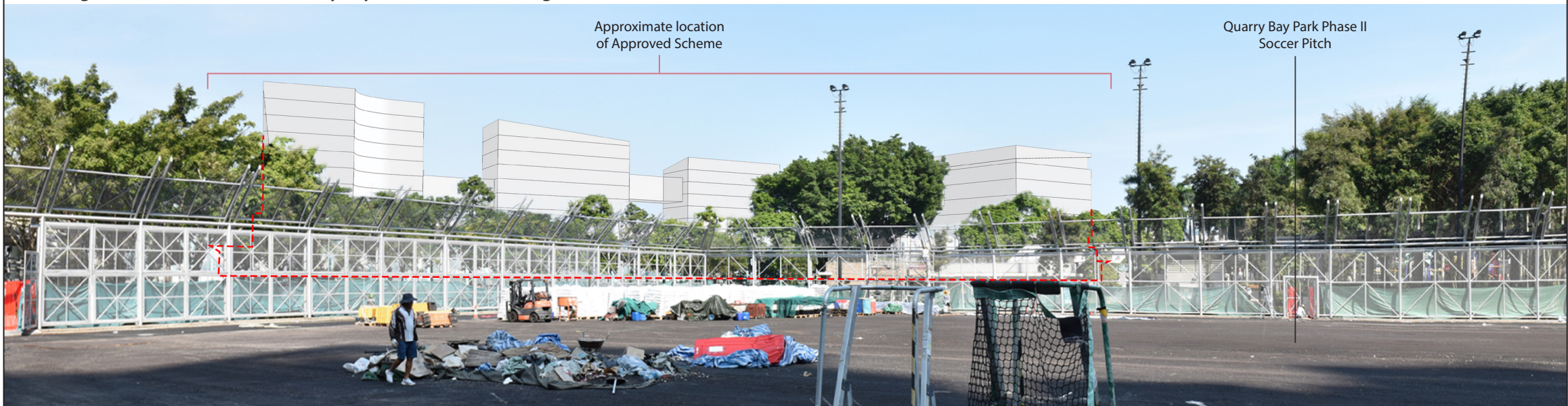
Vantage point elevation: +5.0mPD
Viewing distance: 380m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme

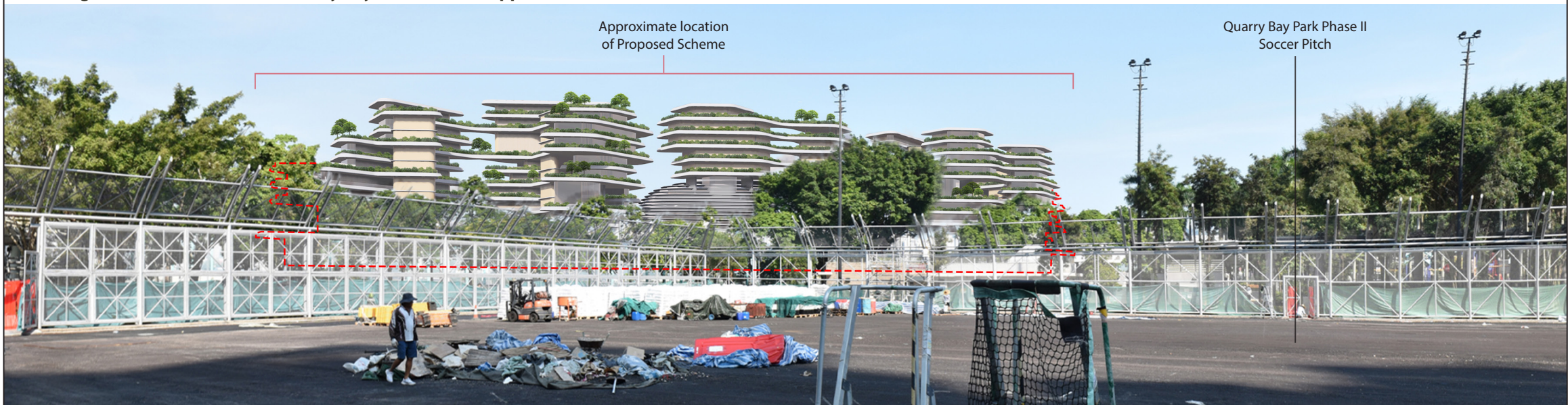
-Drawings presented at this stage are indicative only and are subject to detailed design



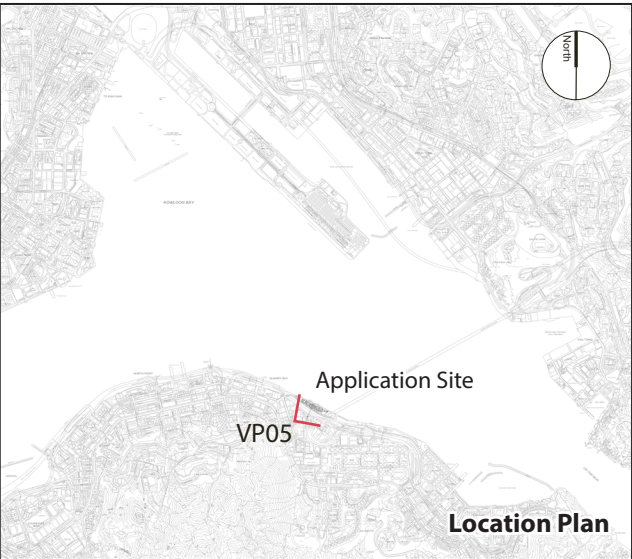
Vantage Point 5: View from the Quarry Bay Park Phase II (Existing Situation)



Vantage Point 5: View from the Quarry Bay Park Phase II (Approved Scheme)



Vantage Point 5: View from the Quarry Bay Park Phase II (Proposed Scheme)



Vantage Point 05 (VP05)

Vantage point elevation: +6.0mPD
Viewing distance: 180m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme

- Drawings presented at this stage are indicative only and are subject to detailed design

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FIGURE NO.	Figure 9.6		REV A



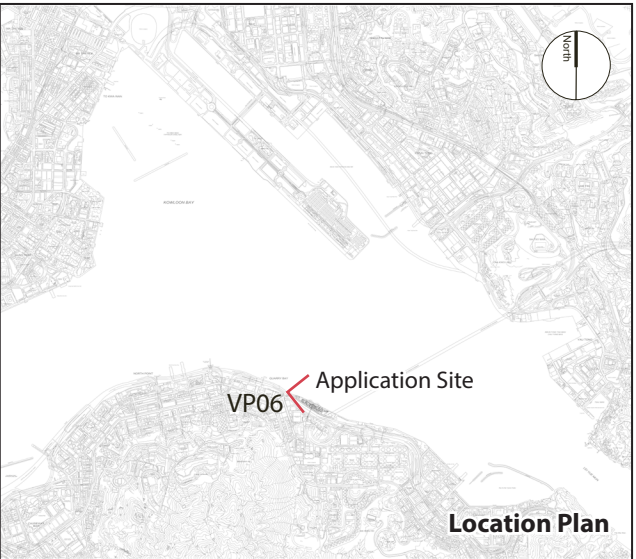
Vantage Point 6: View from Hoi Yu Street (Existing Situation)



Vantage Point 6: View from Hoi Yu Street (Approved Scheme)



Vantage Point 6: View from Hoi Yu Street (Proposed Scheme)

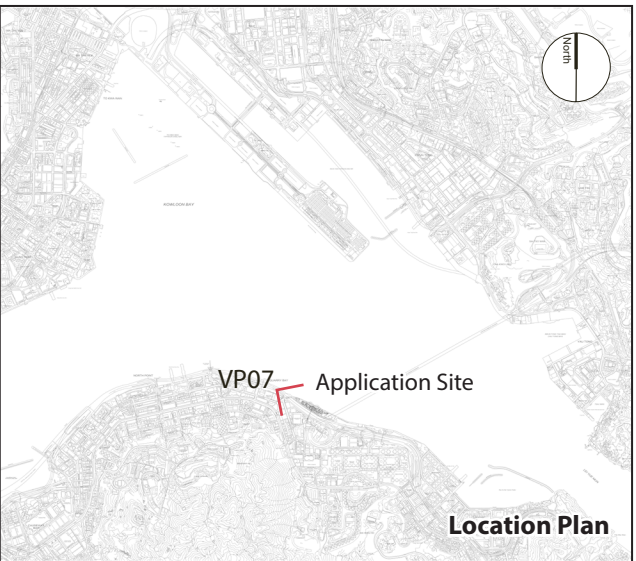


Vantage Point 06 (VP06)

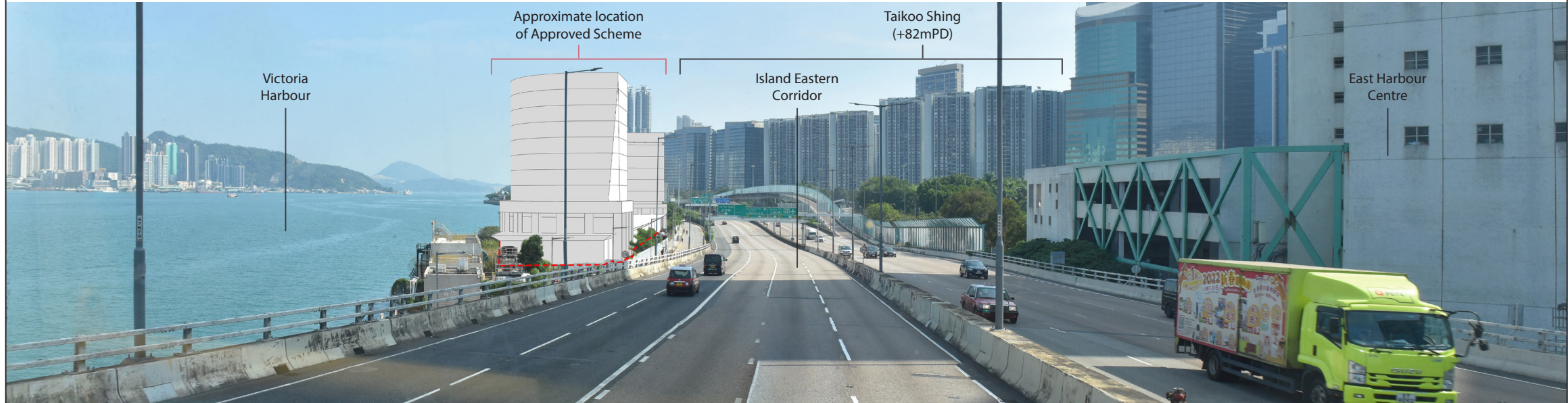
Vantage point elevation: +6.1mPD
Viewing distance: 160m
Maximum height of Proposed Development: +44.0mPD

Note:

- The red dashed line represents the approximate location of the Proposed Scheme
- Drawings presented at this stage are indicative only and are subject to detailed design



Vantage Point 7: View from the Island Eastern Corridor (Existing Situation)



Vantage Point 7: View from the Island Eastern Corridor (Approved Scheme)



Vantage Point 7: View from the Island Eastern Corridor (Proposed Scheme)

Vantage Point 07 (VP07)

Vantage point elevation: +18.5mPD
Viewing distance: 340m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme

- Drawings presented at this stage are indicative only and are subject to detailed design

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photomontages

SCALE	A.S.	DATE	AUG 2025
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FIGURE NO.	Figure 9.8		REV
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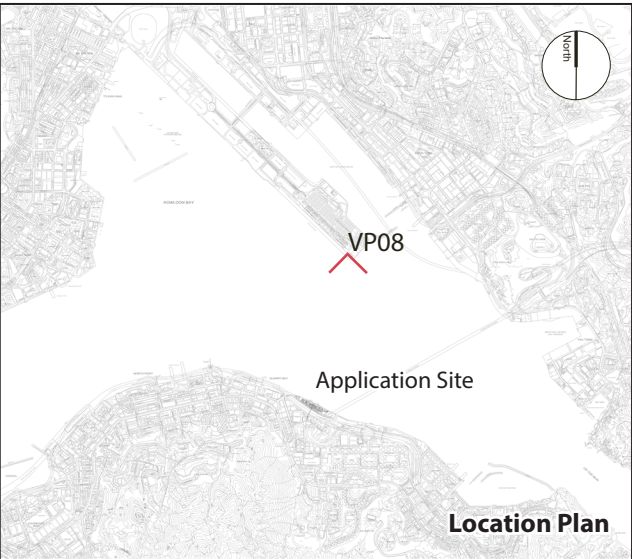
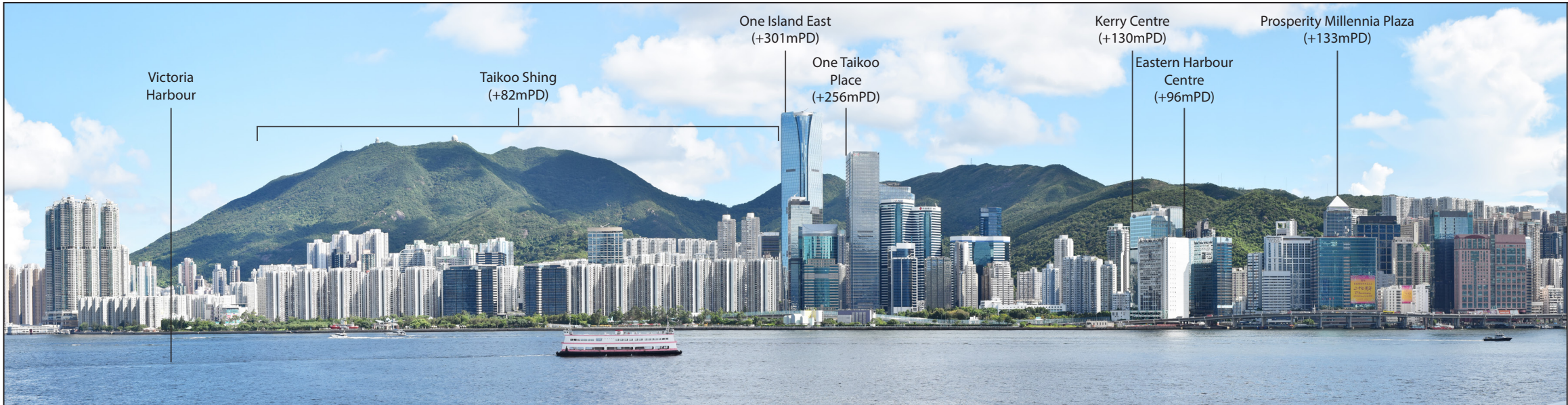


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Vantage Point 8: View from the Kai Tak Cruise Terminal (Existing Situation)



Vantage Point 8: View from the Kai Tak Cruise Terminal (Approved Scheme)



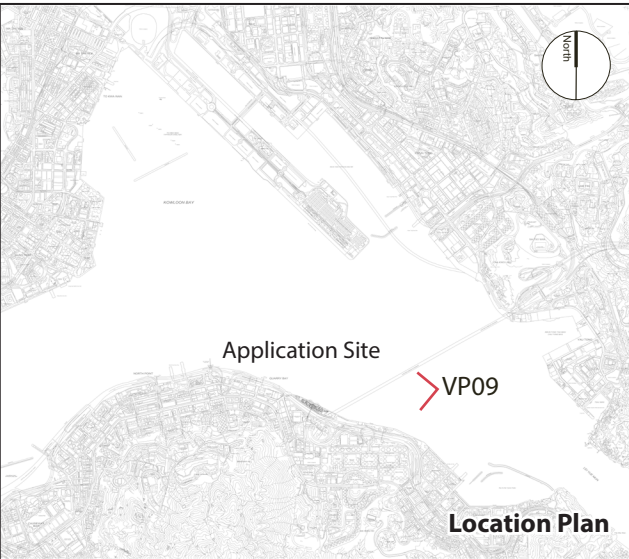
Vantage Point 8: View from the Kai Tak Cruise Terminal (Proposed Scheme)

Vantage Point 08 (VP08)

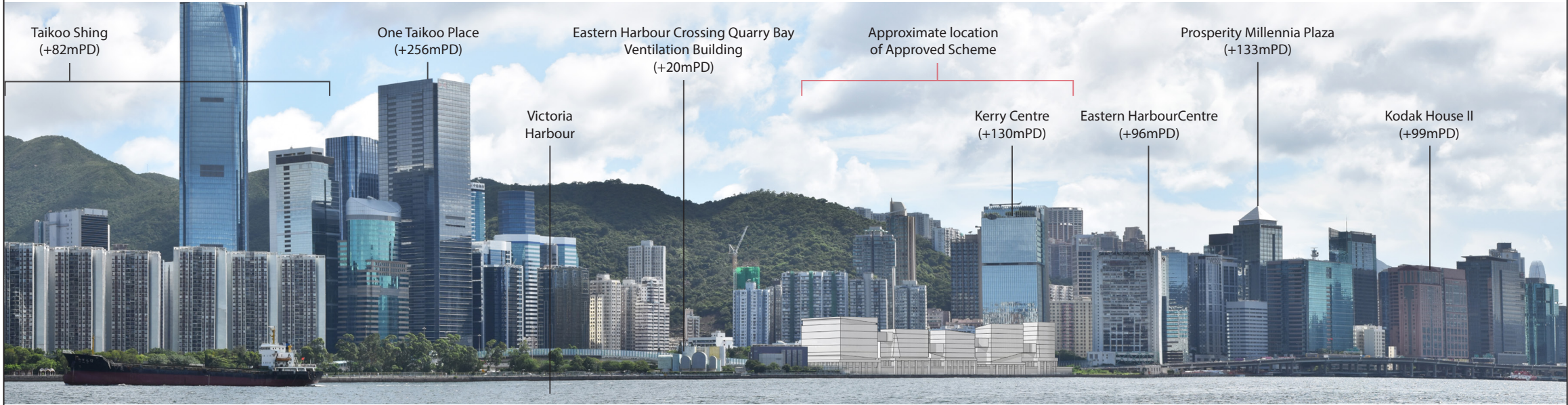
Vantage point elevation: +22.6mPD
Viewing distance: 1427m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme

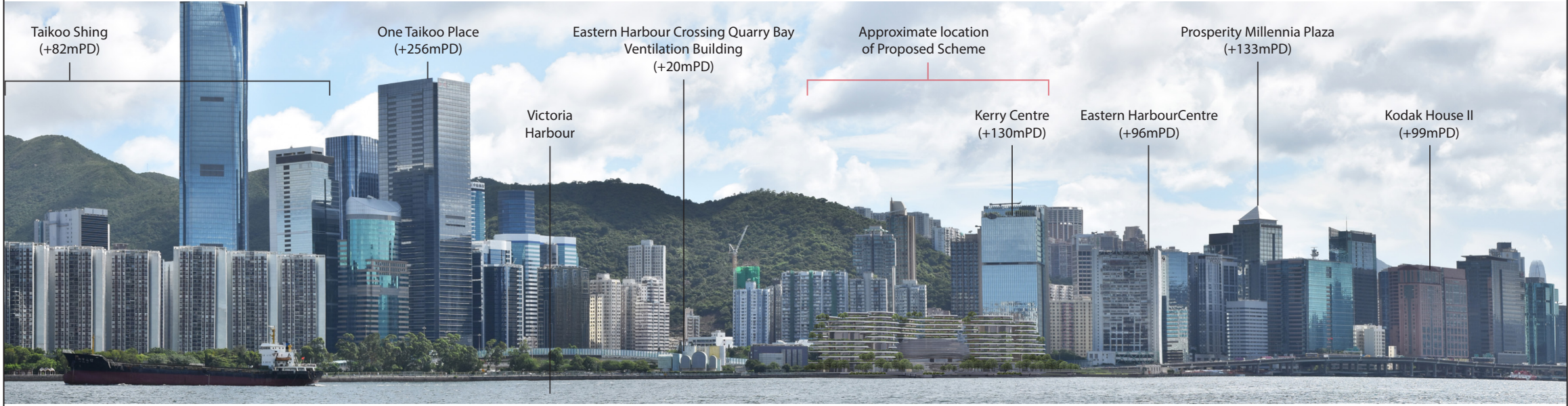
-Drawings presented at this stage are indicative only and are subject to detailed design



Vantage Point 9: View looking south from the Sai Wan Ho Ferry (Exisitng Situation)



Vantage Point 9: View looking south from the Sai Wan Ho Ferry (Approved Scheme)



Vantage Point 9: View looking south from the Sai Wan Ho Ferry (Proposed Scheme)

Vantage Point 09 (VP09)

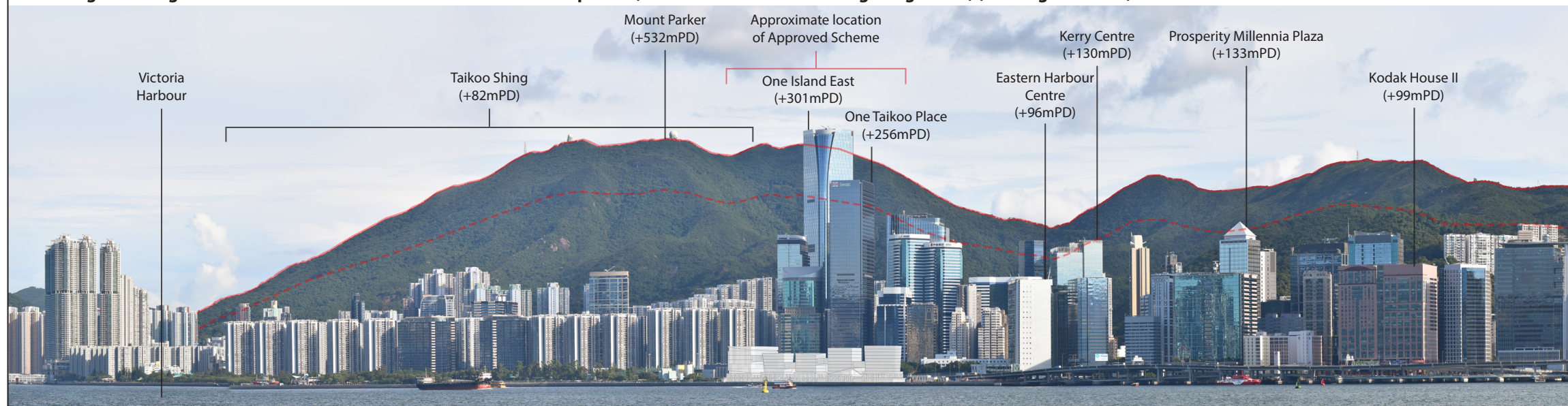
Vantage point elevation: +3.5mPD
Viewing distance: 1080m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme

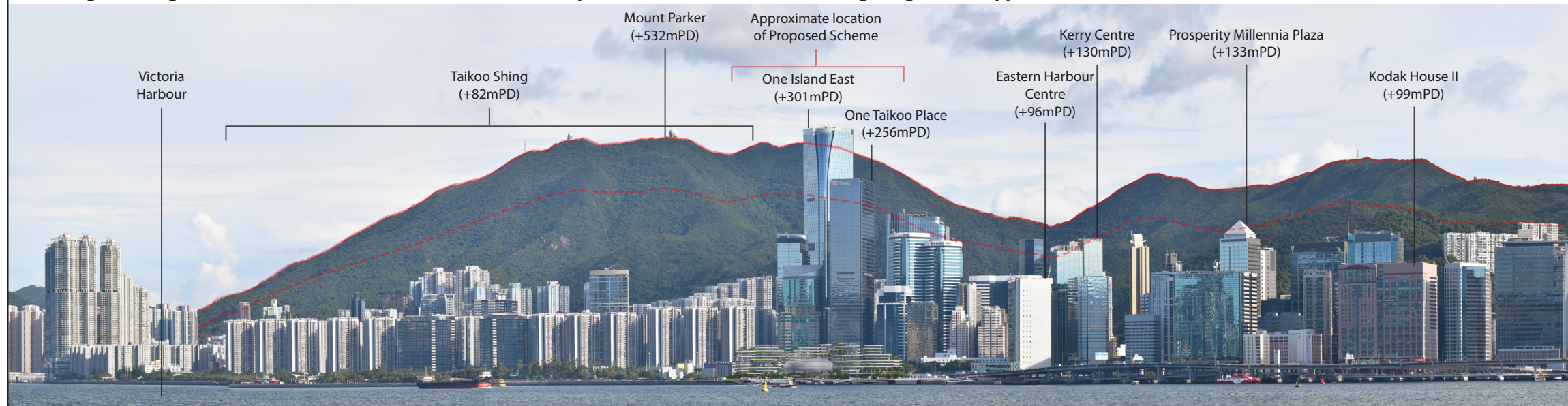
-Drawings presented at this stage are indicative only and are subject to detailed design



Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (Existing Situation)



Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (Approved Scheme)



Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (Proposed Scheme)

Strategic Viewing Point 3 (SVP3)

Vantage point elevation: +6.5mPD
Viewing distance: 2114m
Maximum height of Proposed Development: +44.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme

-Drawings presented at this stage are indicative only and are subject to detailed design

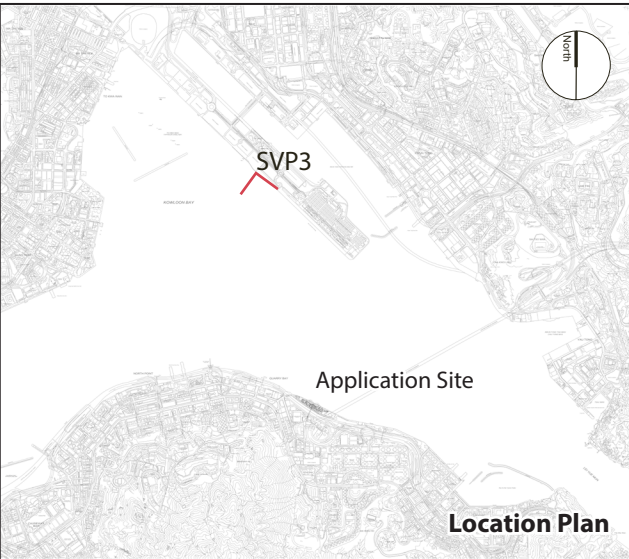
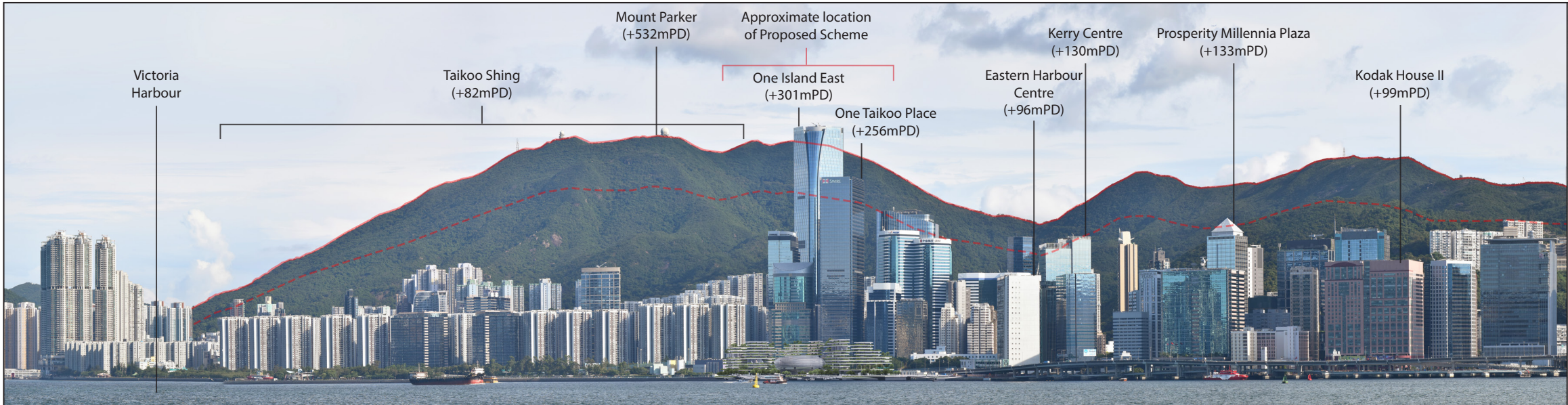
— Ridgeline
- - - Above the Dotted line: the 20% Building Free Zone

FIGURE
TITLE

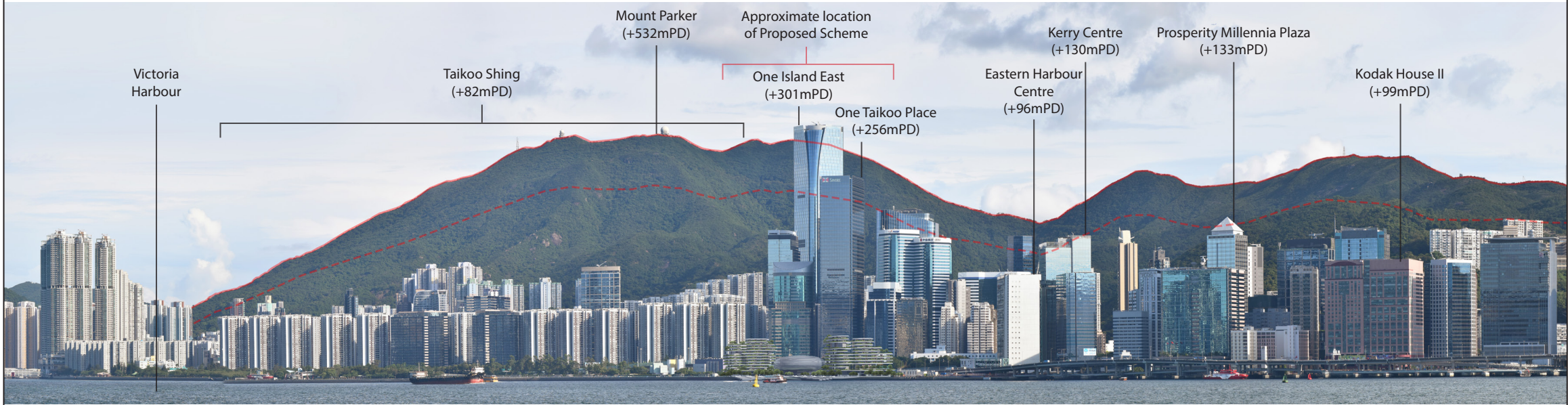
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photomontages

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FIGURE NO.	Figure 9.11		REV
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Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (Proposed Scheme)



Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (Alternate Scheme)



Strategic Viewing Point 3: Waterfront Promenade at Kai Tak Development (Views towards eastern Hong Kong Island) (Blowup Comparison)

Strategic Viewing Point 3 (SVP3)

Vantage point elevation: +6.5mPD
Viewing distance: 2114m
Maximum height of Proposed Development: +47.0mPD

Note:
- The red dashed line represents the approximate location of the Proposed Scheme
- Drawings presented at this stage are indicative only and are subject to detailed design

— Ridgeline
- - - Above the Dotted line: the 20% Building Free Zone

SCALE	A.S.	DATE	AUG 2025
CHECKED	CF	DRAWN	WL
FIGURE NO.	Figure 9.12		REV A