

Proposed Minor Relaxation of the
Building Height Restriction for the Proposed
Public Housing Development at To Kwa Wan Road,
Ma Tau Kok

Visual Appraisal

May 2024

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1. Introduction

- 1.1 This Visual Appraisal (VA) is prepared in support of the Section 16 planning application for minor relaxation of building height (BH) restriction for the proposed public housing development (the Proposed Development) at To Kwa Wan Road (the Subject Site) (**Plan 1**).
- 1.2 The site is located at the junction of To Kwa Wan Road and Sung Wong Toi Road, and is currently zoned as “Residential (Group A) with a BH restriction of 100mPD on the Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30. In order to fully utilize the development potential of the Proposed Development to accommodate non-domestic uses, including social welfare facilities, parking provision at high-end of the HKPSG, retails and HA’s office without compromising flat production, a Section 16 planning application for minor relaxation of BH restriction from 100mPD to 130mPD would be required.
- 1.3 This VA is prepared in accordance with Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41). The purpose of this VA is to assess the potential visual impact of the minor relaxation of BH restriction for the Proposed Development from 100mPD to 130mPD (i.e. adding 3 storeys podium and 5 domestic storeys) to the surrounding areas, and present sufficient information in a structured manner to facilitate the Town Planning Board to consider the visual effects brought by the Proposed Development. The relevant appraisal in relation to visual composition, visual obstruction and permeability, effect on public viewers and effect on visual resources **are focused on the changes between the OZP-compliant scheme and the proposed scheme (Plan 5a and 5b refer)**.

2. Visual Context and Visual Elements

- 2.1 The Subject Site is a flat land located at the junction of To Kwa Wan Road and Sung Wong Toi Road in Ma Tau Kok, as illustrated in **Plan 1**.
- 2.2 Major features surrounding the Subject Site and their respective height restrictions are summarised below and illustrated in **Plan 3**:
- To the northeast of the Subject Site is the “Other Specified Uses” annotated “Stadium” (“OU(Stadium)”) zone on the approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8 and is subject to approved planning applications No. A/K22/17 and A/K22/28. The BH of the Main Stadium of Kai Tak Sports Park is 70mPD

under approved application No. A/K22/17 while the BH of proposed hotel and office locating at the northern west of Main Stadium are 60.2mPD and 57mPD respectively under the approved application No. A/K22/28.

- To the northwest of the Subject Site is a series of planned developments in the Comprehensive Development Area (“CDA”) zones including Application Nos. A/K10/256 and A/K10/259 submitted by the respective owners for proposed comprehensive residential development with ‘Shop and Services’ and ‘Eating Place’ in the “CDA(2)” zone, as well as Application No. A/K10/265 for proposed comprehensive residential and commercial (shop and services) development in the “CDA(3)” zone. All these applications were approved with a maximum BH of 100mPD. Across Sung Wong Toi Road is a planned public open space (i.e. Sung Wong Toi Park).
- To the southeast of the Subject Site, across To Kwa Wan Road is a Government, Institution or Community (GIC) facility of To Kwa Wan Road sewage pumping station at 13.4mPD, proposed Hong Kong Housing Society (HKHS)’s dedicated rehousing estate (DRE) at 100mPD and the Urban Renewal Authority Ming Lun Street / Ma Tau Kok Road Development Scheme (KC-018) and To Kwa Wan Road / Ma Tau Kok Road Development Scheme (KC-019) at 120mPD.
- To the southwest, located next to the Subject Site is a proposed GIC redevelopment by the Hong Kong Society for the Blind (HKSB) for a welfare services block accommodating the existing HKSB’s facilities with additional welfare facilities. The proposed welfare block will be redeveloped with a BH of 61.2mPD. Across Mok Cheong Street is another planned CDA development of the “13 Streets” with a BH restriction of 100mPD.

3. The Development Proposal

- 3.1 The Proposed Development consists of one public housing block (37 domestic storeys) on podium (4 storeys with podium garden). Garden and recreational facilities, welfare facilities, HA’s office (‘Government use’) and carparking spaces would be provided as non-domestic facilities in the podium.
- 3.2 The key development parameters of the Proposed Development are summarised in **Table 1** below:

Table 1 – Key Development Parameters of the Proposed Development

| Parameters | Proposed Scheme |
|--|------------------------|
| Gross Site Area | About 0.415 ha |
| Net Site Area | About 0.415 ha |
| Maximum Plot Ratio | |
| - Domestic | 7.5 |
| - Non-domestic | 1.5 |
| Maximum Building Height (to Main Roof) (Plan 5b) | 130mPD |
| Number of Domestic Block | 1 |
| Number of Flats | About 756 |

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

4. Assessment Area

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

4.2 As per the TPB PG – No. 41, the Assessment Area (i.e. visual envelope) should be determined having regard to the size of the Proposed Development, its potential visibility from the selected key public VPs and the actual site and surrounding topographical conditions by ground inspection. As cited in the TPB PG – No. 41, when the viewer is at a distance equals to three times of the height of the building, the viewer will tend to see the building as part of a group rather than a single building. Given that the building height of the Proposed Development is about 128mPD, with a mean ground level of about 4mPD, a radius of 372m (i.e. about 124m x 3) from the closest point of the Proposed Development has been set as a starting point in defining the boundary of the Assessment Area, as illustrated in **Plan 3**.

4.3 Additionally, as per Para. 4.5 of the TPB PG – No. 41, it is not practical to protect private views and it is far more important to protect public views. Key kinetic and static VPs, such as popular areas used by the public or tourists for outdoor activities, recreation, rest, sitting-out, leisure, walking and sight-seeing, and prominent travel routes have been taken into consideration when selecting the VPs.

5. Identification and Classification of VPs

5.1 The Proposed Development is considered as harbourfront development, the assessment

area will be extended to the opposite side of the harbour. As such, the visually sensitive receivers (VSRs) in Quarry Bay Park and North Point Public Pier have been identified. Additionally, VSRs are also identified as in nearby parks/open spaces users and other passers-by in the neighbourhood. In this regard, a total of eight key public VPs (including three long-range, four medium-range and one short-range) have been selected which best represent public views to the Proposed Development from relevant VSRs (Table 2 and Plans 2 & 3).

Table 2 – Identified Viewing Points

| View Points | Distance / Direction (Approx.) | Height in mPD (Approx.) | Visually Sensitive Receiver(s) | Popularity of Public | Nature of Viewpoints | Visual Quality/ Visual Sensitivity |
|---|--------------------------------|-------------------------|--|--|--|------------------------------------|
| VP1 Quarry Bay Park | 4,480m / Southeast | 3.8 | Visitors who travel or engage in recreational activities | Frequent | Active/ Passive recreation | Good/ Medium |
| VP2 North Point Public Pier | 3,180m / South | 4.0 | Visitors of the Pier | Frequent | Passive recreation | Good / Medium |
| VP3 Kai Tak Elevated Landscaped Deck | 1,140m / Southeast | 13.6 | Users of the Deck | Occasional | Passive recreation | Fair / Medium |
| VP4 Sung Wong Toi Playground | 570m / Northwest | 6.4 | Users of the Playground | Occasional | Active/ Passive recreation | Fair / Medium |
| VP5 Planned Open Space at San Ma Tau Street | 460m / South | 3.9 | Users of the bus terminus and Pier / Users of the Open Space (in the future) | Transient / Occasional (in the future) | Pedestrians / Passive recreation (in the future) | Fair / Medium to High |
| VP6 Planned Open Space on Shing Kai Road | 290m / Northeast | 4.7 | Users of the Open Space | Occasional | Active and passive recreation | Fair / Medium to High |
| VP7 Cattle Depot Artist Village | 270m / Southwest | 4.5 | Visitors of the Artist Village | Occasional | Passive recreation | Fair / Low |

| View Points | Distance / Direction (Approx.) | Height in mPD (Approx.) | Visually Sensitive Receiver(s) | Popularity of Public | Nature of Viewpoints | Visual Quality/ Visual Sensitivity |
|---------------------------------|--------------------------------|-------------------------|--------------------------------|----------------------|----------------------|------------------------------------|
| VP8 Mok Cheong Street | 100m / Southwest | 4.3 | General public | Transient | Pedestrians | Fair / Medium to High |

5.2 Evaluations of the Identified VPs are set out below:

VP1: Quarry Bay Park (at the height of about 3.8mPD)

5.3 This VP at Quarry Bay Park represents a long-range view at approximately 4,480m to the southeast of the Subject Site. It is one of the strategic vantage points listed in the Hong Kong Planning Standards and Guidelines (HKPSG), which the Subject Site falls within the protected ridgeline boundary. This large park is popular among the locals with the major appeal of offering wide open views of Victoria Harbour. Besides, the park also forms a common route for users to travel between Quarry Bay, Tai Koo and Sai Wan Ho. The VSRs at this VP are mainly visitors who travel or engage in various recreational activities, their visual sensitivity is considered **medium**.

VP2: North Point Public Pier (at the height of about 4.0mPD)

5.4 This VP at North Point Public Pier represents a long-range view at approximately 3,180m to the south of the Subject Site. The area surrounding the pier is occupied by residential and commercial developments. The pier provides ferry connections to Hung Hom, Kowloon City and Kwun Tong. The VSRs at this VP are mainly users of the pier and visitors to the surrounding developments, their visual sensitivity is considered **medium**.

VP3: Kai Tak Elevated Landscaped Deck (at the height of about 13.6mPD)

5.5 This VP at Kai Tak Elevated Landscaped Deck represents a long-range view at approximately 1,140m to the southeast of the Subject Site. Opened in 2021, the Elevated Landscaped Decks atop Shing Fung Road allow visitors to enjoy the wide open views of Hong Kong Island and Central Kowloon. The VSRs at this VP are mainly occasional visitors who engage in various recreational activities on the deck, their visual sensitivity is considered **medium**.

VP4: Sung Wong Toi Playground (at the height of about 6.4mPD)

5.6 This VP at Sung Wong Toi Playground represents a medium-range view at approximately 570m to the northwest of the Subject Site. The playground consists of three recreational facilities provided along Olympic Avenue, with a basketball court to the south, a garden in the centre and a pet playground to the north. The playground is only visited by the general public occasionally. The VSRs at this VP are mainly visitors who engage in various recreational and sports activities with short duration of sights, their visual sensitivity is considered **medium**.

VP5: Planned Open Space at San Ma Tau Street (at the height of about 3.9mPD)

5.7 This VP at San Ma Tau Street represents a medium-range view at approximately 460m to the south of the Subject Site. It is currently the Kowloon City Ferry Pier Bus Terminus. This VP is a planned open space of a waterfront promenade, adjoining a planned landscaped deck atop a public transport interchange, which would link up the harbourfronts of Hung Hom and Kai Tak. Despite being an open space in the future, the views to the north and southwest are still confined by surrounding residential high-rises and particularly dominant by Grand Waterfront. Currently, the street has a moderate pedestrian level, which the VSRs at this VP are mainly travelers who use the bus terminus and Kowloon City Ferry Pier. Taking into account that this VP is a planned open space, visual sensitivity is considered **medium to high**.

VP6: Planned Open Space on Shing Kai Road (at the height of about 4.7mPD)

5.8 This VP at the planned open space on Shing Kai Road represents a medium-range view at approximately 290m to the northeast of the Subject Site. The open space is located on an overhead walkway that span across Shing Kai Road and it is currently still under construction. Upon completion, it would act as the main plaza for Kai Tak Sports Park that seamlessly connects the two sides, while providing recreational space for visitors to enjoy. The VSRs at this VP are mainly visitors who gather and engage in various recreational activities at the plaza, their visual sensitivity is considered **medium to high**.

VP7: Cattle Depot Artist Village (at the height of about 4.5mPD)

5.9 This VP at Cattle Depot Artist Village represents a medium-range view at approximately 270m to the southwest of the Subject Site. The village is managed by the Development Bureau and is currently leased to about 20 art groups showcasing exhibitions and

performances. The village is only visited by the general public occasionally. The VSRs at this VP are mainly visitors who explore and walk around the village with short duration of sights, their visual sensitivity is considered **low**.

VP8: Mok Cheong Street (at the height of about 4.3mPD)

5.10 This VP at Mok Cheong Street represents a short-range view at approximately 100m to the southwest of the Subject Site. While the current number of pedestrians on this section of Mok Cheong Street is low, planned CDA redevelopments on both sides would greatly enhance the popularity of the area. It is expected that Mok Cheong Street would be part of a major travel route for the locals once the CDAs are completed. The VSRs at this VP are mainly pedestrians who walk along Mok Cheong Street, their visual sensitivity is considered **medium to high**.

6. Assessment of Visual Impacts

6.1 Photomontages on **Plans 6 to 13** illustrate the existing condition and the future situation with the differences between the OZP-compliant scheme and the Proposed Scheme. Indicative massing of the surrounding planned and committed developments are also illustrated in the photomontages.

VP1: Quarry Bay Park (Plan 6)

Visual Composition, Obstruction and Permeability

6.2 The visual composition of this VP is dominated by a panoramic view of Victoria Harbour and waterfront developments in Central Kowloon and Kai Tak with the ridgelines of Beacon Hill and Lion Rock in the background. While the Subject Site is in the direct line of sight in the existing view, it is expected that the Proposed Development would be predominately screened by future redevelopments in the vicinity of the Subject Site, including the proposed HKHS's DRE at 100mPD and the proposed URA's development schemes at 120mPD; only the top part of the Proposed Development could be visible. A small portion of the in-land areas of Ma Tau Kok and Beacon Hill would be obstructed by the Proposed Development. Based on the above, the increased portion of 30m of the Proposed Development is generally compatible and acceptable within the future visual context of Kai Tak. This consideration takes into account the building height profiles from Sky Tower at 159mPD; Grand Waterfront at 175.5 mPD and the proposed URA's Development Scheme at 120mPD.

Effect on Visual Resources and Public Viewers

- 6.3 Visual resources at this VP include Victoria Harbour, the Kowloon ridgelines and the open sky. The Proposed Development at 130mPD would not intrude into the 20% building-free zone below the ridgeline of Beacon Hill as stipulated in the HKPSG. At more than 4,000m away from the Subject Site, VSRs at this VP would view the Proposed Development as part of the Ma Tau Kok waterfront rather than a single building. With a difference of 30m in BH, the Proposed Development is unlikely to significantly degrade the visual amenity being enjoyed from the VP. It can be concluded that the extent of visual changes on public views induced by the Proposed Development is **negligible** and visual resources would remain largely unaffected.
- 6.4 In view of the medium visual sensitivity of VSRs at this VP, the resultant overall visual impact would be **negligible**.

VP2: North Point Public Pier (Plan 7)

Visual Composition, Obstruction and Permeability

- 6.5 The visual composition of this VP is dominated by a panoramic view of Victoria Harbour and waterfront developments in Central Kowloon and Kai Tak with the ridgelines of Lion Rock and Kowloon Peak in the background. The existing view towards the Subject Site at this VP has been partially obstructed by the high-rise residential development of Grand Waterfront at 175.5mPD at Ma Tau Kok waterfront. It is expected that the Proposed Development would be screened completely by future redevelopments in the vicinity of the Subject Site, including the proposed HKHS's DRE at 100mPD and the proposed URA's development schemes at 120mPD. Based on the above, the change in visual composition and permeability at this VP is considered negligible.

Effect on Visual Resources and Public Viewers

- 6.6 Similar to VP1, visual resources at this VP include Victoria Harbour, the Kowloon ridgelines and the open sky. At more than 3,000m away from the Subject Site, VSRs at this VP would see the Proposed Development as part of the Ma Tau Kok skyline rather than a single building. The Proposed Development is screened off by the other planned developments and it can be concluded that the extent of visual changes on public views induced by the Proposed Development is **negligible** and visual resources would remain unaffected.
- 6.7 In view of the medium visual sensitivity of VSRs at this VP, the resultant overall visual

impact would be **negligible**.

VP3: Kai Tak Elevated Landscaped Deck (Plan 8)

Visual Composition, Obstruction and Permeability

- 6.8 The visual composition of this VP is dominated by planned open spaces and parks at Kai Tak with the high-rises of Kowloon and ridgeline of Beacon Hill in the background. Currently the Elevated Landscaped Deck is surrounded by construction sites of the Kai Tak Development Area, which includes the Metro Park and Sports Park at 70mPD. While the Subject Site can be directly spotted in the existing view, the Proposed Development would be predominantly screened by the proposed HKHS's DRE at 100mPD. The two "R(B)4" sites (i.e. Kai Tak Development Sites 4E1 and 4E2) at 95mPD adjacent to the Landscaped Deck would also greatly limit the viewing angle at this VP. The in-land areas of Ma Tau Kok and the open sky from this VP would be slightly obstructed by the Proposed Development. The increased portion of 30m of the Proposed Development is generally compatible with the surrounding built-up area.

Effect on Visual Resources and Public Viewers

- 6.9 Visual resources at this VP include large open space and parks at Kai Tak, ridgeline and the open sky. These visual resources would remain largely unaffected by the increase portion of 30m of the Proposed Development. At more than 1,000m away from the Subject Site, VSRs at this VP would see the proposed development as a component of the Ma Tau Kok waterfront rather than a single building in front of the Main Stadium of Kai Tak Sports Park. With a difference of 30m in BH, the Proposed Development is unlikely to significantly degrade the visual amenity being enjoyed from the VP. It can be concluded that the extent of visual changes on public views induced by the Proposed Development is **slight**.
- 6.10 In view of the medium visual sensitivity of VSRs at this VP, the resultant overall visual impact would be **slightly adverse**.

VP4: Sung Wong Toi Playground (Plan 9)

Visual Composition, Obstruction and Permeability

- 6.11 The visual composition of this VP is dominated by the ventilation building of Sung Wong Toi Station and planned open space in front, with the Sky Tower at 159mPD and the open sky at the back. Majority of the Proposed Development and other future developments near the harbourfront of Ma Tau Kok would be partially screened by the trees at the

planned open space. Compared to the OZP-compliant Scheme, the current wide open sky view is expected to be partially blocked by the Proposed Development. Notwithstanding, the increased portion of 30m of the Proposed Development is still generally compatible with the built environment, with respect to a stepped building height profile from Sky Tower at 159mPD and the proposed CDA development of the approved planning application No. A/K10/265 at 100mPD.

Effect on Visual Resources and Public Viewers

- 6.12 Visual resources at this VP include vegetation and trees at the planned open space in front and the open sky view. As only a minimal portion of the sky view could be screened off by the increased portion of 30m of the Proposed Development while other visual resources would remain unaffected, it can be concluded that the extent of visual changes on public views induced by the Proposed Development is **slight**.
- 6.13 In view of the medium visual sensitivity of VSRs at this VP, the resultant overall visual impact would be **slightly adverse**.

VP5: Planned Open Space at San Ma Tau Street (Plan 10)

Visual Composition, Obstruction and Permeability

- 6.14 The visual composition of this VP is dominated by the Grand Waterfront at 175.5mPD and the open sky view. The Proposed Development is expected to be fully screened by the Grand Waterfront and the future high-rise developments, including the proposed URA's development schemes of Ming Lun Street/Ma Tau Kok Road and To Kwa Wan Road/Ma Tau Kok Road at 120mPD. Thus, the Proposed Development would not be visible from this VP at all. No visual obstruction would be induced by the Proposed Development at this VP as a result.

Effect on Visual Resources and Public Viewers

- 6.15 Visual Resources at this VP include the wide open sky. Existing quality of view at this VP is not high as it is dominated by the high-rise development of Grand Waterfront. As the Proposed Development would be entirely screened by the Grand Waterfront, existing visual resources remain unaffected and no visual changes would be observed at this VP. It can be concluded that the extent of visual changes on public views induced by the Proposed Development is **negligible**.
- 6.16 The increase portion of 30m of the proposed development is not visible at this VP and

the resultant overall visual impact would be **negligible**.

VP6: Planned Open Space on Shing Kai Road (Plan 11)

Visual Composition, Obstruction and Permeability

- 6.17 The visual composition of this VP is dominated by the high-rise residential developments such as Sky Tower at 159mPD, Metropolitan Rise at 138mPD and Celestial Heights at 150mPD in the background. It is expected that the increase portion of 30m of the Proposed Development would be directly visible from this VP, with part of the building screened off by trees and the proposed hotel and permitted office and commercial development of the approved planning application No. A/K22/28. Existing view towards the in-land areas of To Kwa Wan and the open sky is expected to be partially blocked by the Proposed Development. The effect of the partial loss of open sky view due to the Proposed Development is similar to that of the OZP-compliant Scheme given the slight magnitude of change.

Effect on Visual Resources and Public Viewers

- 6.18 Visual Resources at this VP include the wide open sky. Existing quality of view at this VP is not high. It is expected that a significant amount of open sky would be blocked by the increase portion of 30m of the Proposed Development, the planned developments at 100mPD at the CDA sites, Sky Tower at 159mPD and the Main Stadium of the Kai Tak Sports Ground. The visual change would be easily noticed by VSRs due to the close proximity of this VP from the Subject Site. It can be concluded that the extent of visual changes on public views induced by the Proposed Development is **moderate**.
- 6.19 In view of the medium to high visual sensitivity of VSRs at this VP, the resultant overall visual impact would be **moderately adverse**.

VP7: Cattle Depot Artist Village (Plan 12)

Visual Composition, Obstruction and Permeability

- 6.20 The visual composition of this VP is dominated by the historical buildings of the artist village and the buildings of the “13 Streets” in the background. Small portion of a naphtha reforming plant at the Towngas Production Plant can also be identified behind the artist village from this VP. While the increase portion of 30m of the Proposed Development would be completely screened by the planned CDA development of the “13 Streets” with a maximum BH restriction of 100mPD adjacent to the artist village. No visual obstruction would be induced by the Proposed Development at this VP as a

result.

Effect on Visual Resources and Public Viewers

- 6.21 Visual resources at this VP include the wide open sky. It is expected that a significant amount of open sky would be blocked by the planned CDA development of “13 Streets”. As the Proposed Development would be entirely screened by the planned CDA development of “13 Streets”, existing visual resources remain unaffected by the Proposed Development and no visual changes due to the Proposed Development would be observed at this VP. It can be concluded that the extent of visual changes on public views induced by the Proposed Development is **negligible**.
- 6.22 The increase portion of 30m of the Proposed Development is not visible at this VP and the resultant overall visual impact would be **negligible**.

VP8: Mok Cheong Street (Plan 13)

Visual Composition, Obstruction and Permeability

- 6.23 The visual composition of this VP is dominated by Kai It Building and the proposed HKSB welfare services block on the northern side, and the open sky view. To Kwa Wan Road SPS is partially visible at the end of the street. Substantial changes to the visual composition of this VP are anticipated by the proposed HKSB welfare services block at 61.2mPD, the proposed CDA development at 100mPD (Planning Application No. A/K10/265) and a proposed HKHS’s DRE at 100mPD. It is expected that the Proposed Development would be completely screened by the proposed CDA development at 100mPD (Planning Application No. A/K10/265). No visual obstruction would be induced by the Proposed Development at this VP as a result.

Effect on Visual Resources and Public Viewers

- 6.24 Visual Resources at this VP include the open sky, and in the future a planned open space and plantings at the proposed DRE. As the Proposed Development would be entirely screened by the proposed CDA development at 100mPD (Planning Application No. A/K10/265), existing visual resources remain unaffected by the Proposed Development and no visual changes due to the Proposed Development would be observed at this VP. It can be concluded that the extent of visual changes on public views induced by the Proposed Development is **negligible**.
- 6.25 The increase portion of 30m of the Proposed Development is not visible at this VP and

the resultant overall visual impact would be **negligible**.

7. Conclusion

7.1 This VA assesses the visual impacts of the Proposed Development against the OZP-compliant scheme at the selected key public VPs. The visual impact of all VPs are summarised in **Table 3** below:

Table 3 – Summary of the Overall Visual Impacts

| View Points | Magnitude of Visual Change (Negligible, Slight, Moderate, Substantial) | Visual Sensitivity of VSRs (Low, Medium, High) | Resultant Overall Visual Impact (Negligible, Slightly Adverse, Moderately Adverse, Significantly Adverse) |
|---|--|--|---|
| VP1 Quarry Bay Park | Negligible | Medium | Negligible |
| VP2 North Point Public Pier | Negligible | Medium | Negligible |
| VP3 Kai Tak Elevated Landscaped Deck | Slight | Medium | Slightly Adverse |
| VP4 Sung Wong Toi Playground | Slight | Medium | Slightly Adverse |
| VP5 Planned Open Space at San Ma Tau Street | Negligible | Medium to High | Negligible |
| VP6 Planned Open Space on Shing Kai Road | Moderate | Medium to High | Moderately Adverse |
| VP7 Cattle Depot Artist Village | Negligible | Low | Negligible |
| VP8 Mok Cheong Street | Negligible | Medium to High | Negligible |

7.2 Based on the above analysis, the Proposed Development with BH restriction of 130mPD will have “negligible” to “moderately adverse” visual impact on the VPs. The

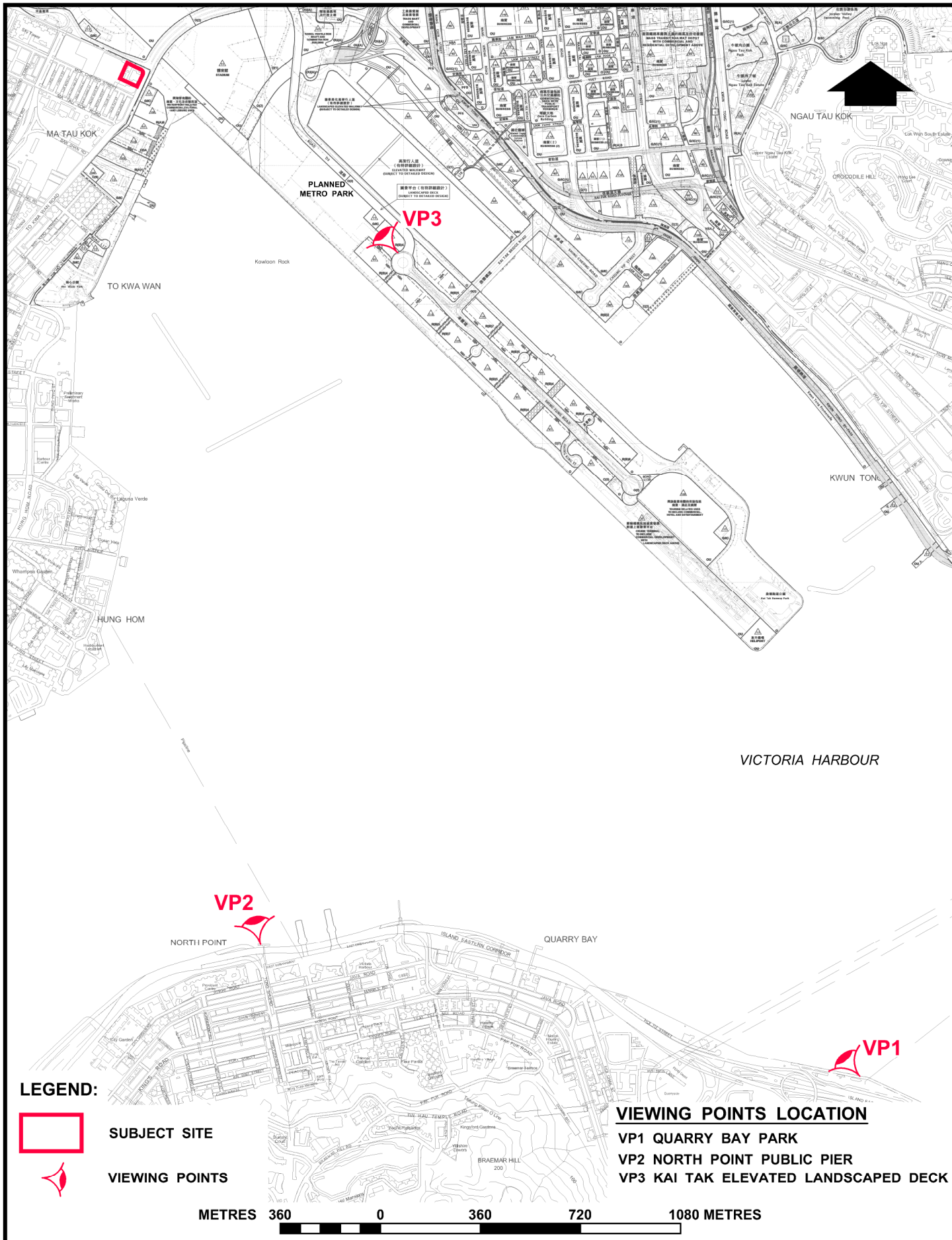
development is however in line with the housing policy to optimise the development potential and to increase the public housing land supply, as well as to facilitate the redevelopment of Ma Tau Wai Estate.

7.3 The following mitigation measures of the Proposed Development are recommended to minimise the visual impact when appropriate (**Plan 14** refers):

- To arrange building form and disposition to enhance visual permeability;
- To adopt appropriate colour scheme for the building and provision of greening and landscaping to soften the building mass; and
- To articulate and vary building massing and façades, including the podium edges to add visual interest and contribute to the pedestrian scale environment.

HOUSING DEPARTMENT

May 2024



LEGEND:



SUBJECT SITE



VIEWING POINTS

VIEWING POINTS LOCATION

- VP1 QUARRY BAY PARK
- VP2 NORTH POINT PUBLIC PIER
- VP3 KAI TAK ELEVATED LANDSCAPED DECK

METRES 360 0 360 720 1080 METRES

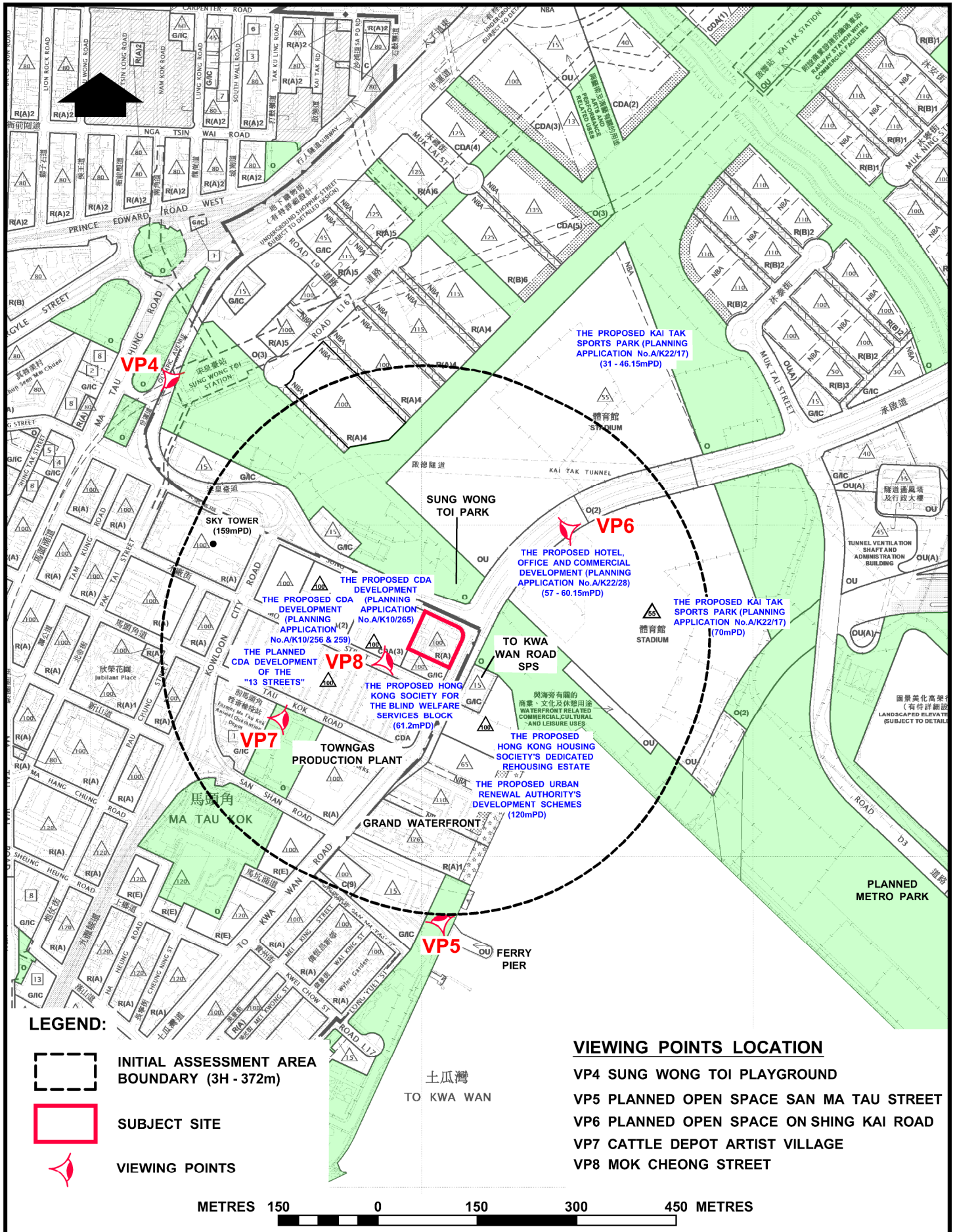
**TO KWA WAN ROAD
LOCATION OF VIEWING POINTS 1 TO 3**






**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 2

**DATE:
5. 3. 2024**



LEGEND:

-  INITIAL ASSESSMENT AREA BOUNDARY (3H - 372m)
-  SUBJECT SITE
-  VIEWING POINTS

VIEWING POINTS LOCATION

- VP4 SUNG WONG TOI PLAYGROUND
- VP5 PLANNED OPEN SPACE SAN MA TAU STREET
- VP6 PLANNED OPEN SPACE ON SHING KAI ROAD
- VP7 CATTLE DEPOT ARTIST VILLAGE
- VP8 MOK CHEONG STREET

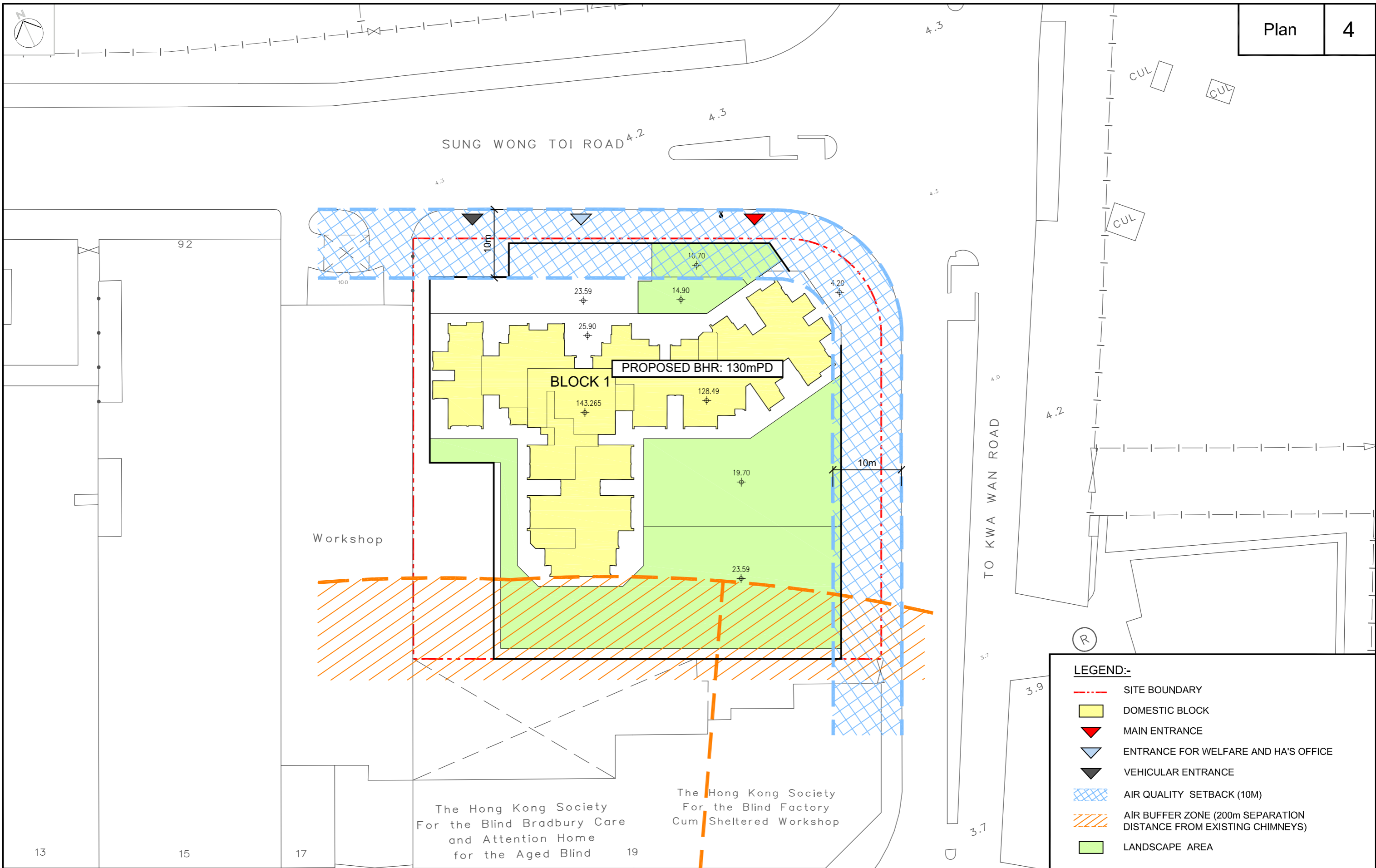
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**TO KWA WAN ROAD
LOCATION OF VIEWING POINTS 4 TO 8**

 HOUSING DEPARTMENT
PLANNING SECTIONS

PLAN 3

DATE:
11. 4. 2024



PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**INDICATIVE MASTER LAYOUT PLAN
 (PROPOSED SCHEME)**

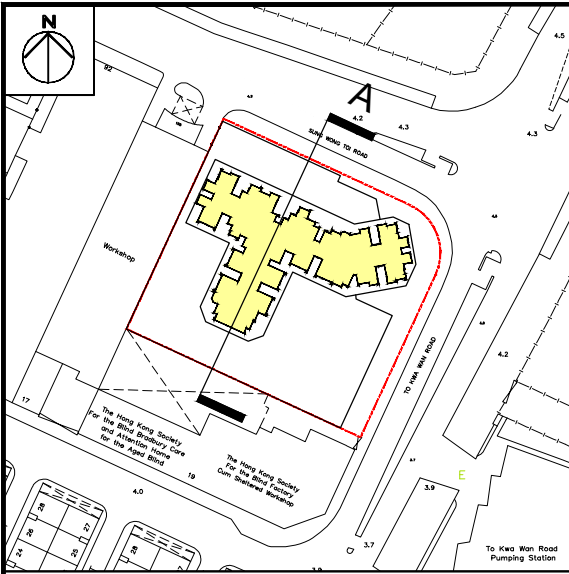
SCALE 1:500(A3)

LEGEND:-

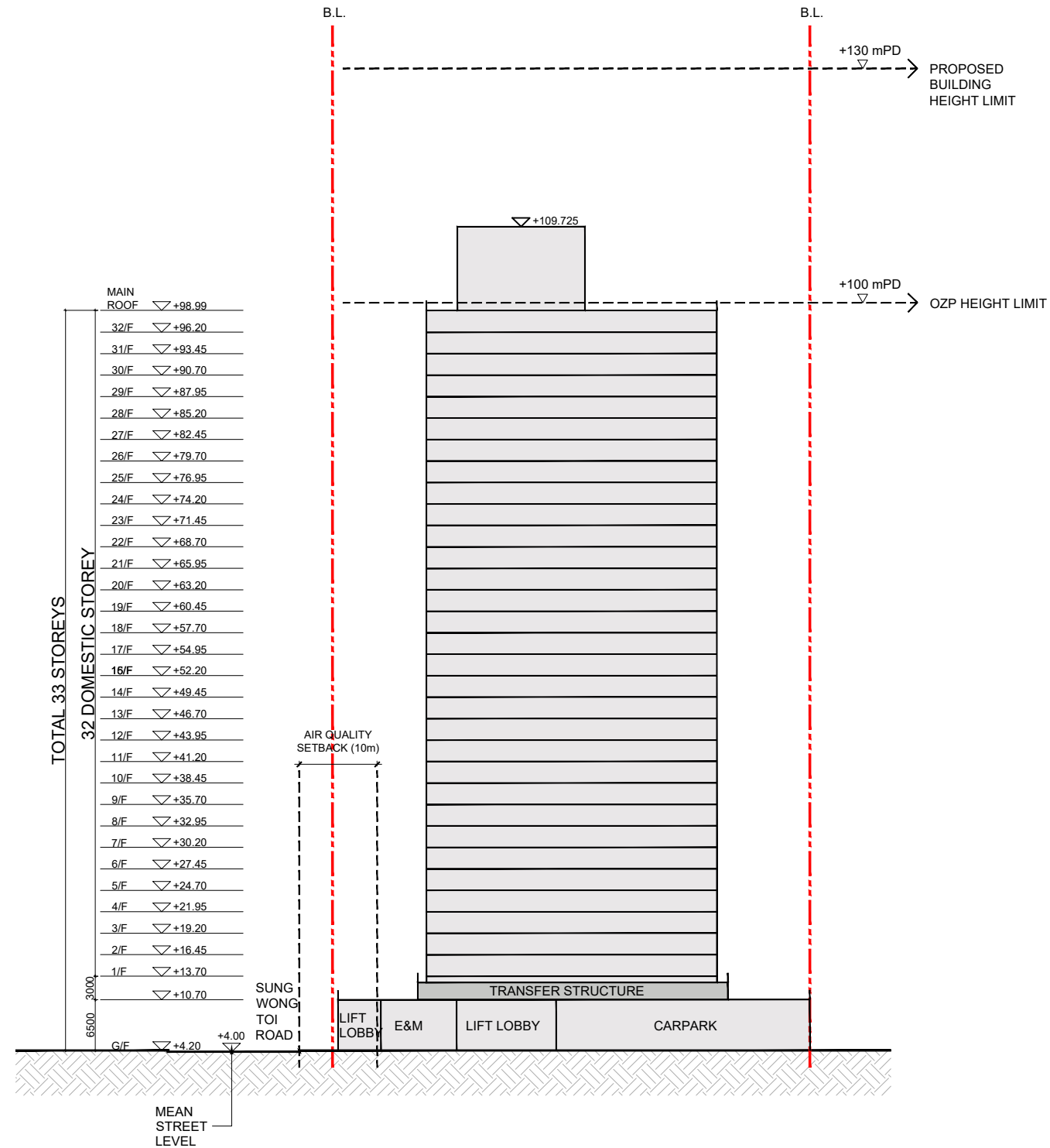
- SITE BOUNDARY
- DOMESTIC BLOCK
- MAIN ENTRANCE
- ENTRANCE FOR WELFARE AND HA'S OFFICE
- VEHICULAR ENTRANCE
- AIR QUALITY SETBACK (10M)
- AIR BUFFER ZONE (200m SEPARATION DISTANCE FROM EXISTING CHIMNEYS)
- LANDSCAPE AREA

**房屋署
HOUSING DEPARTMENT**

DRAWING NO. KC06/A/LO-21 DATE: 03/04/2024



KEY PLAN SCALE 1:2000 (A3)



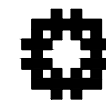
LEGEND:-

--- SITE BOUNDARY

PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**INDICATIVE SITE SECTION
 (OZP-COMPLIANT SCHEME)**

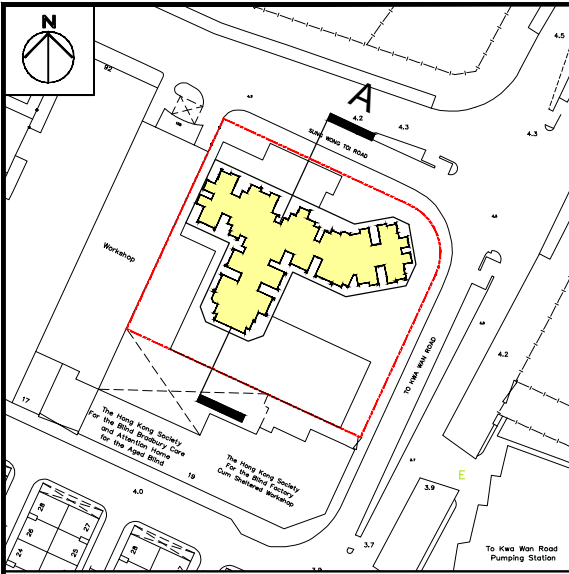
SCALE 1:750(A3)



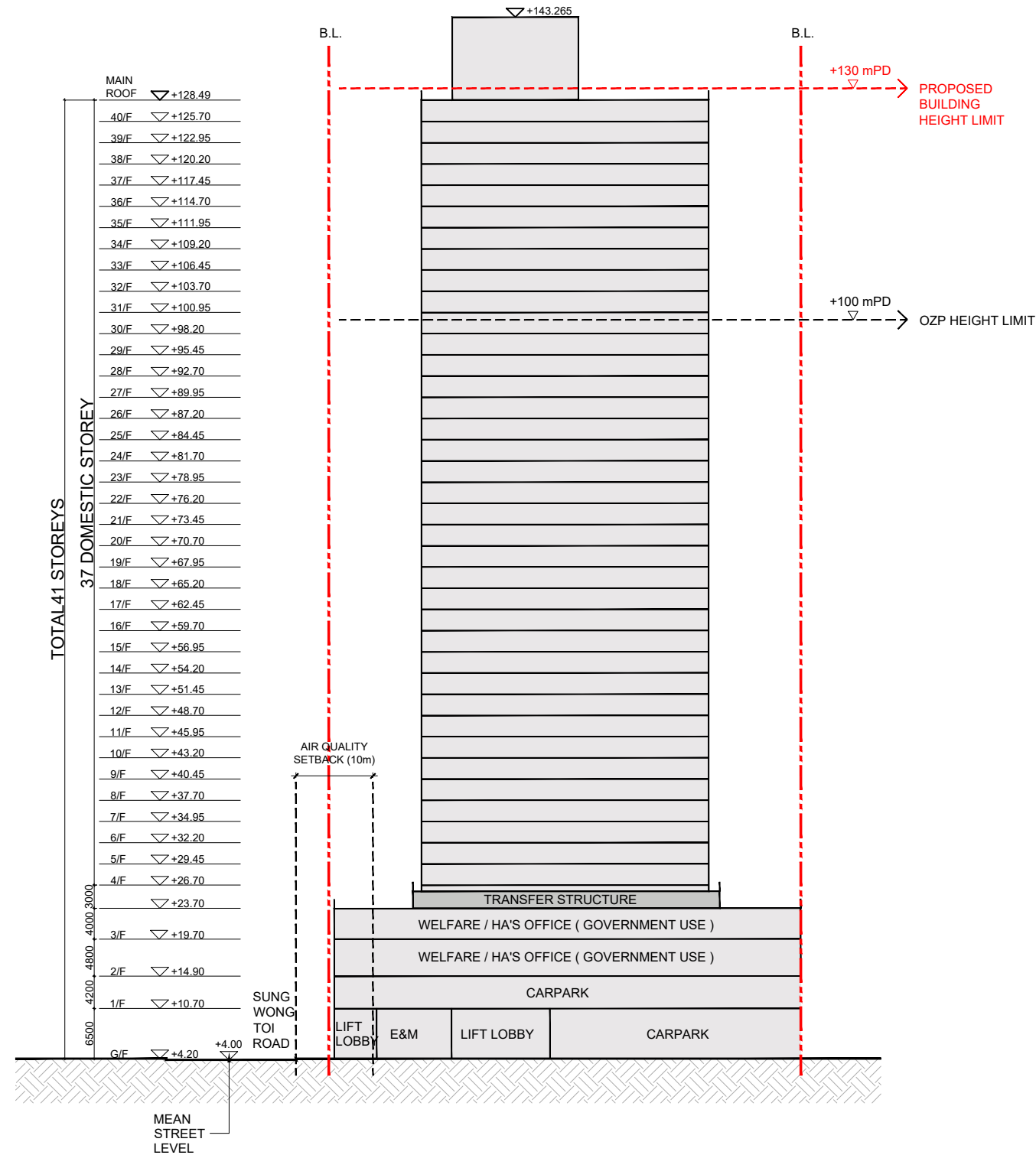
房屋署
 HOUSING DEPARTMENT

DRAWING NO.
 KC06/A/LO-14

DATE:
 03/04/2024



KEY PLAN SCALE 1:2000 (A3)



LEGEND:-
- - - - SITE BOUNDARY

房屋署
HOUSING DEPARTMENT

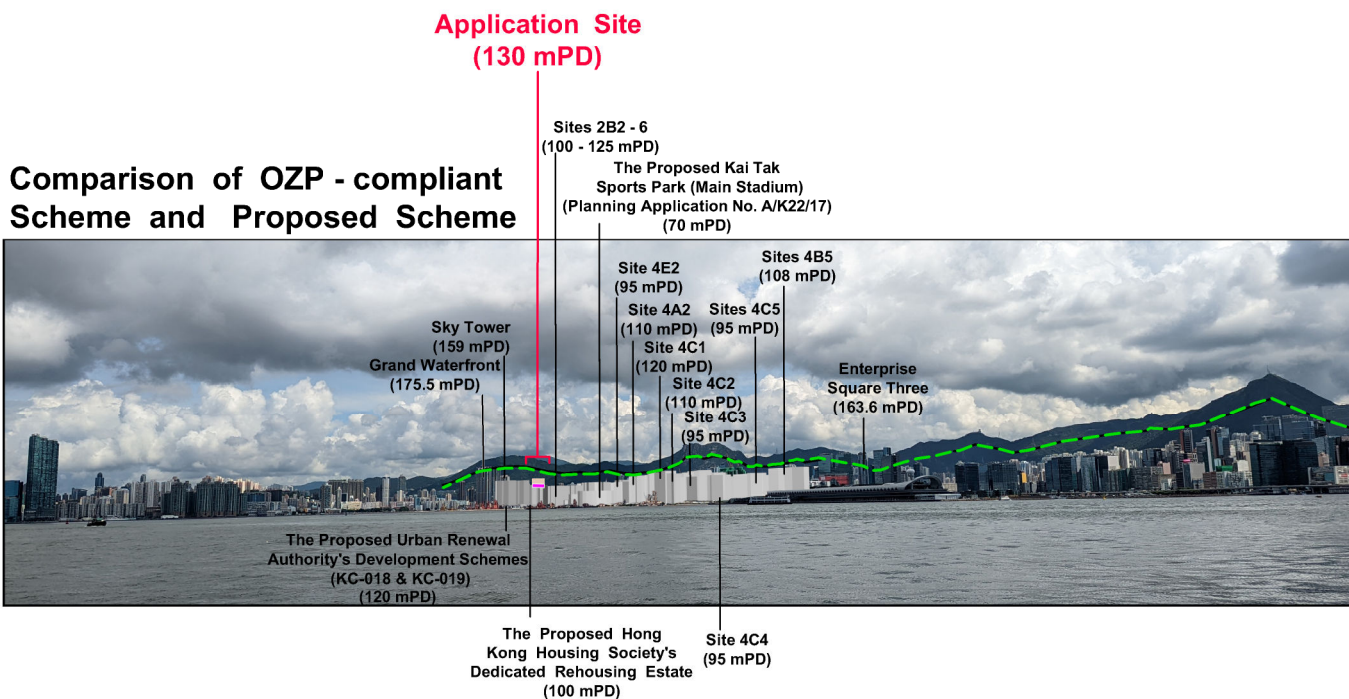
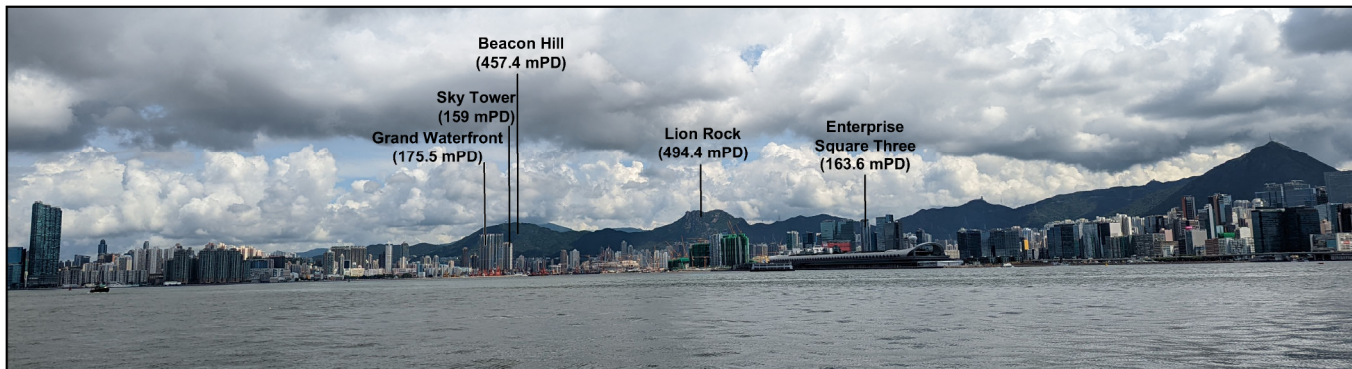
| | |
|-----------------------------|---------------------|
| DRAWING NO. KC06/A/LO-27 | DATE: 03/04/2024 |
|-----------------------------|---------------------|

PROJECT TITLE
**PROPOSED PUBLIC HOUSING DEVELOPMENT
 AT TO KWA WAN ROAD, KOWLOON CITY**

DRAWING TITLE
**INDICATIVE SITE SECTION
 (PROPOSED SCHEME)**

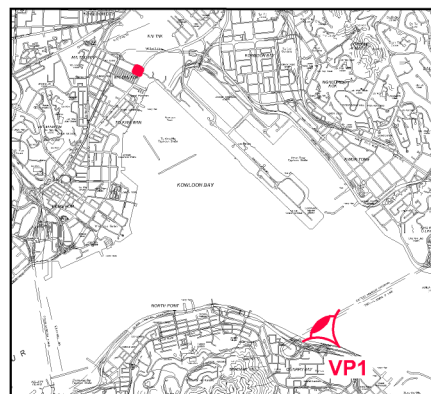
SCALE 1:750(A3)

Existing View



LEGEND:

- - - - Building Height Restriction at 100mPD
- - - - 20% Building Free Zone Below Ridgeline
- Differences between the OZP - compliant Scheme and Proposed Scheme



PHOTOMONTAGE AT VIEWING POINT 1 (VIEW FROM QUARRY BAY PARK)



HOUSING DEPARTMENT
PLANNING SECTIONS

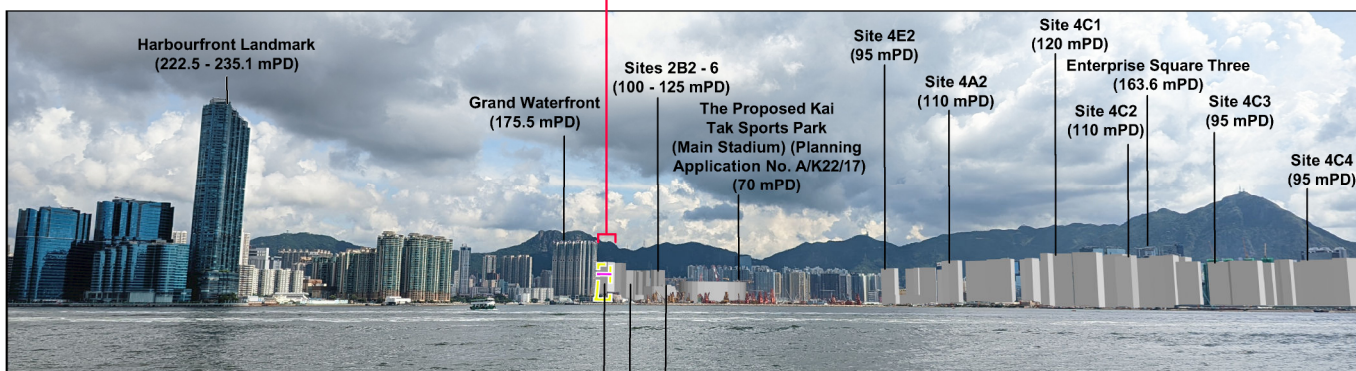
PLAN 6

DATE :
11. 4. 2024

Existing View



Comparison of OZP - compliant Scheme and Proposed Scheme



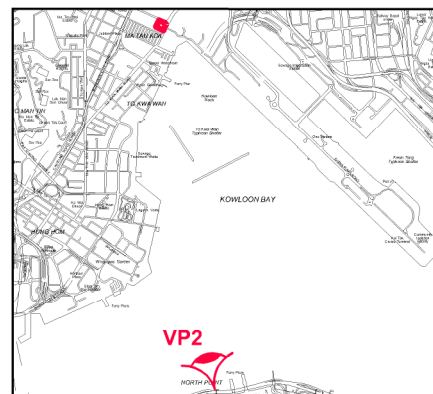
The Proposed Urban Renewal Authority's Development Schemes (KC-018 & KC-019) (120 mPD)

The Proposed Hotel, Office and Commercial Development (Planning Application No. A/K22/28) (57 - 60.15 mPD)

The Proposed Hong Kong Housing Society's Dedicated Rehousing Estate (100 mPD)

LEGEND:

--- Building Height Restriction at 100mPD



**PHOTOMONTAGE AT VIEWING POINT 2
(VIEW FROM NORTH POINT PUBLIC PIER)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

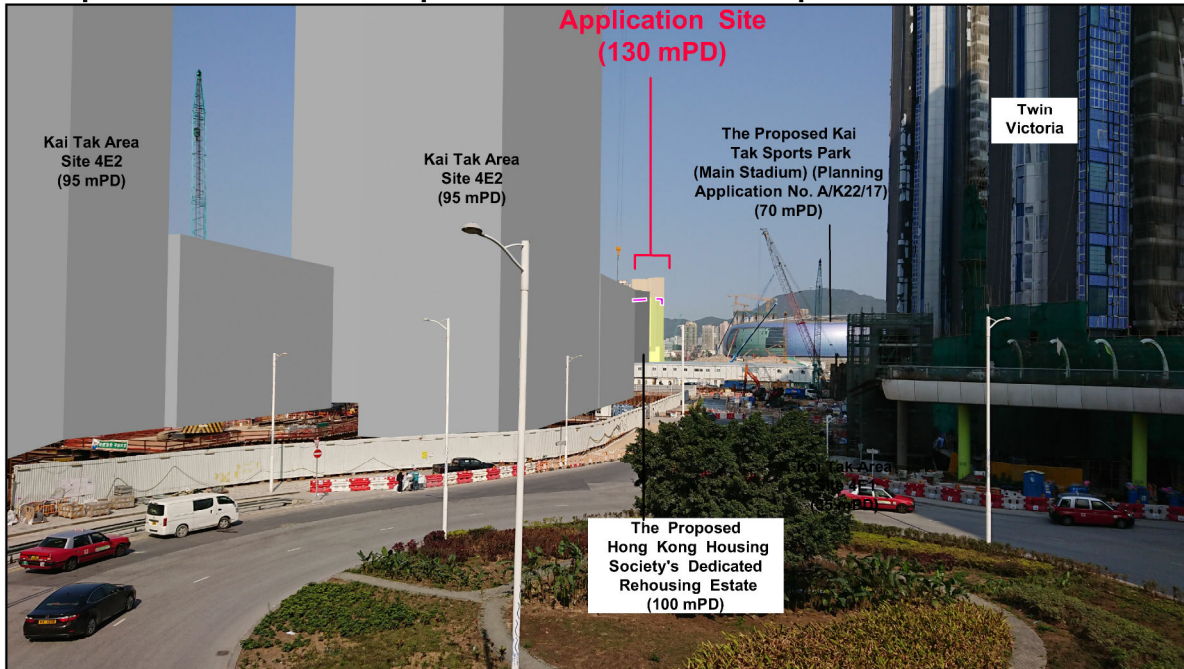
PLAN 7

**DATE :
11. 4. 2024**

Existing View

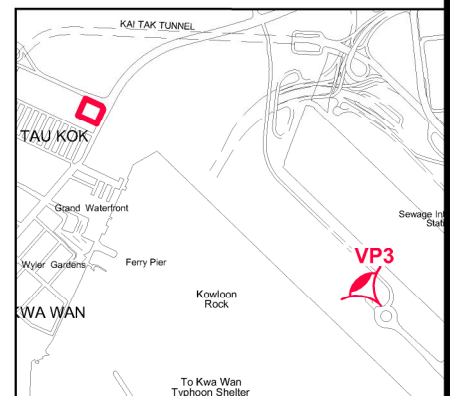


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- - - Building Height Restriction at 100mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 3
(VIEW FROM KAI TAK ELEVATED
LANDSCAPED DECK)**

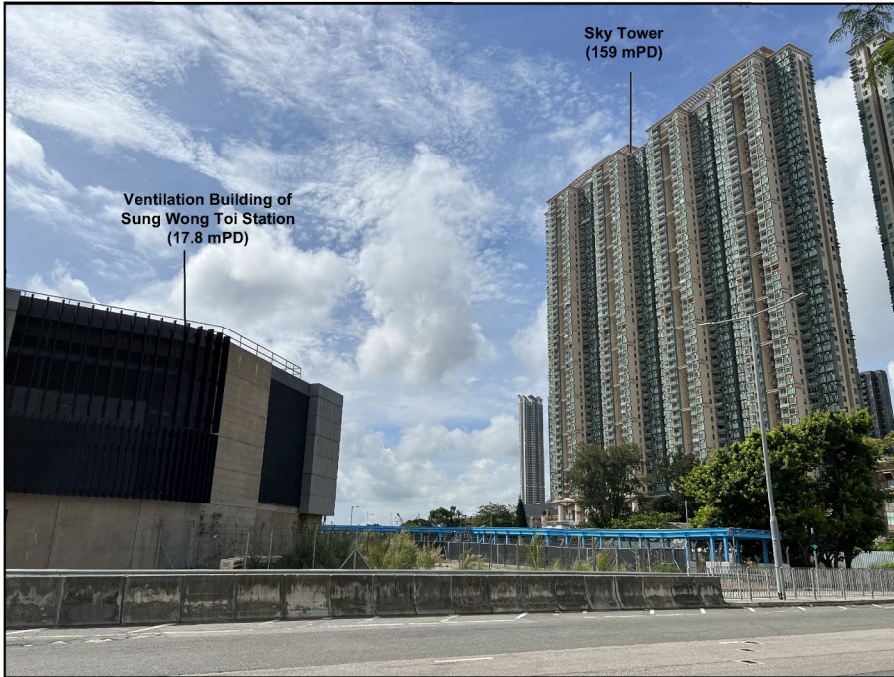


**HOUSING DEPARTMENT
PLANNING SECTIONS**

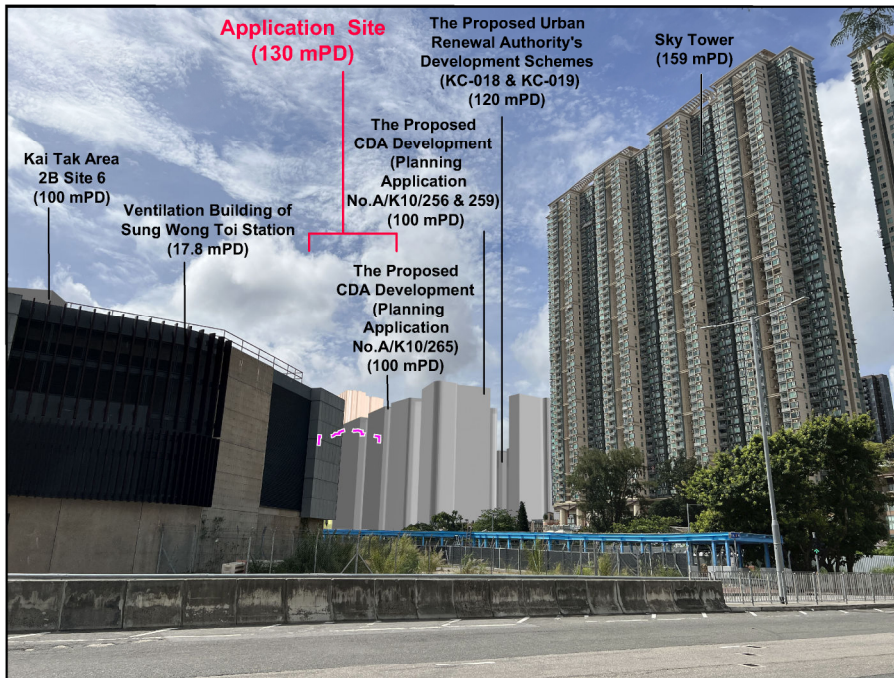
PLAN 8

**DATE :
11. 4. 2024**

Existing View

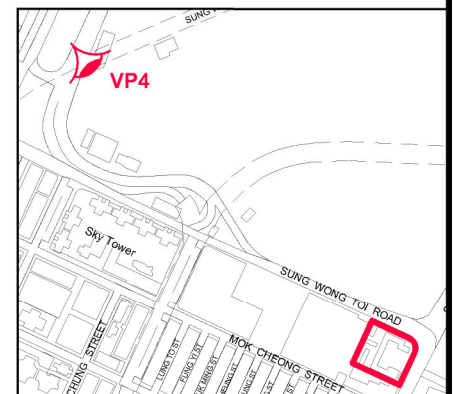


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- Building Height Restriction at 100mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 4
(VIEW FROM SUNG WONG TOI PLAYGROUND)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 9

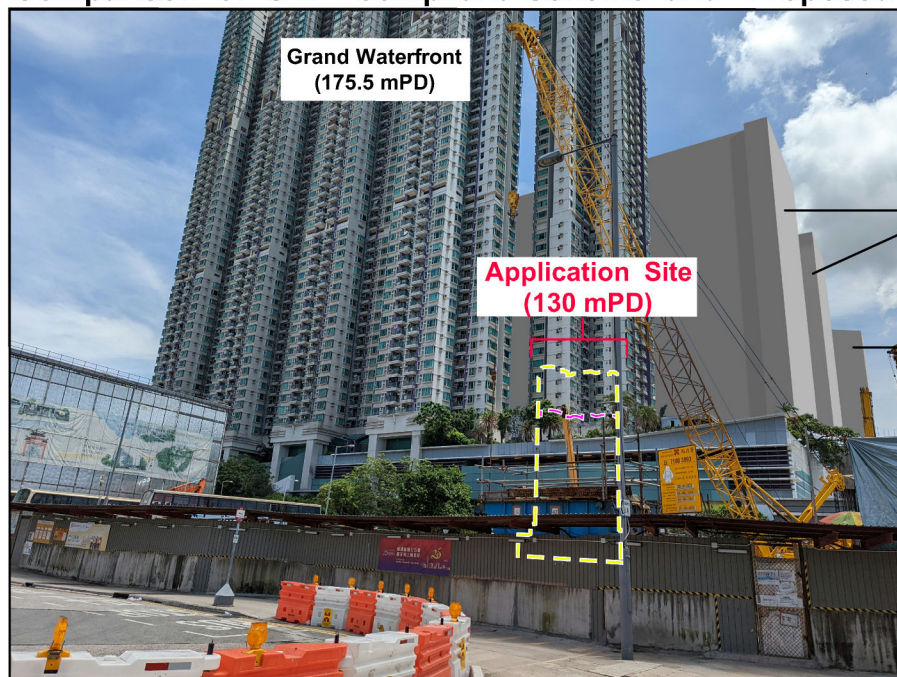
**DATE :
5. 3. 2024**

Existing View



Grand Waterfront
(175.5 mPD)

Comparison of OZP - compliant Scheme and Proposed Scheme



Grand Waterfront
(175.5 mPD)

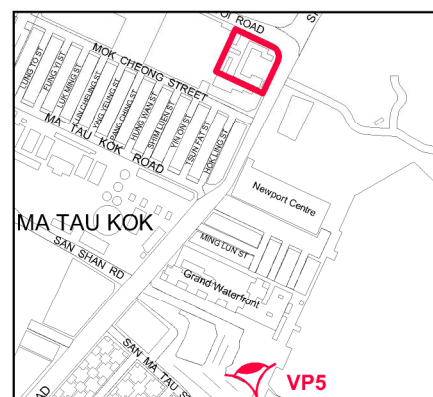
Application Site
(130 mPD)

The Proposed Urban Renewal
Authority's Development Schemes
(KC-018 & KC-019)
(120 mPD)

The Proposed Hong Kong Housing
Society's Dedicated Rehousing Estate
(100 mPD)

LEGEND:

----- Building Height Restriction at 100mPD



**PHOTOMONTAGE AT VIEWING POINT 5
(VIEW FROM PLANNED OPEN SPACE AT
SAN MA TAU STREET)**

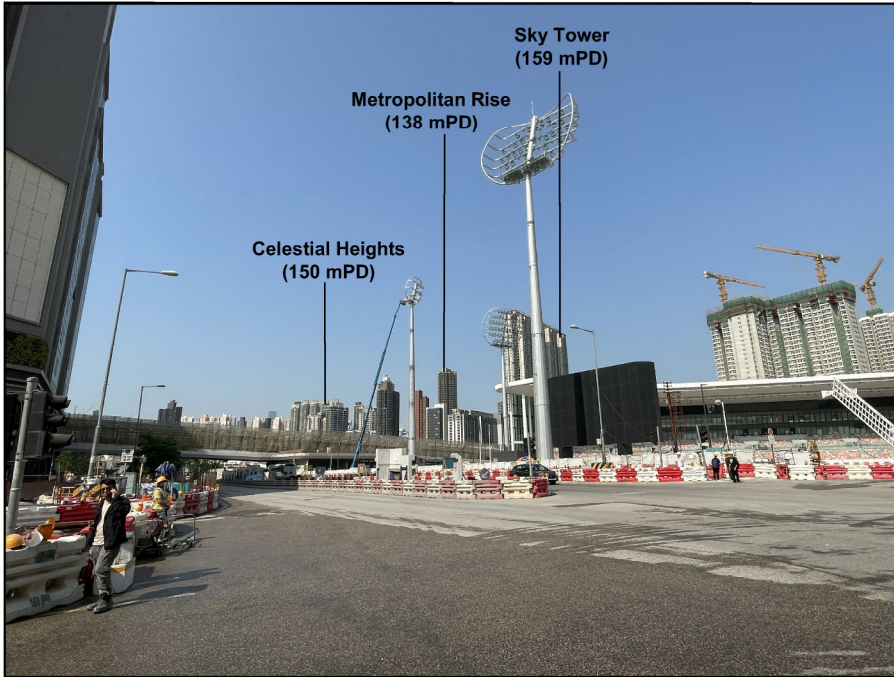


**HOUSING DEPARTMENT
PLANNING SECTIONS**

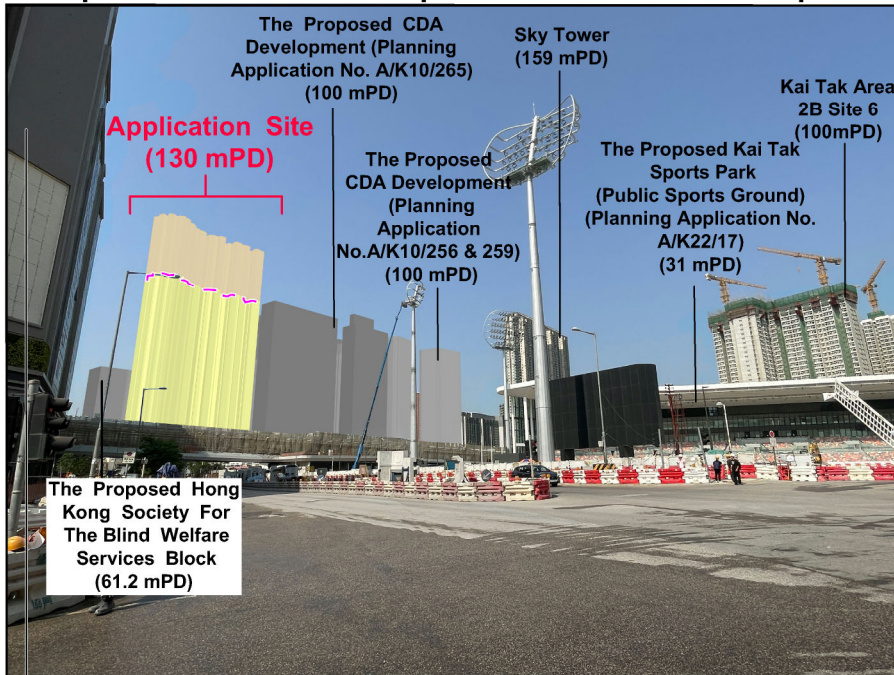
PLAN 10

**DATE :
5. 3. 2024**

Existing View



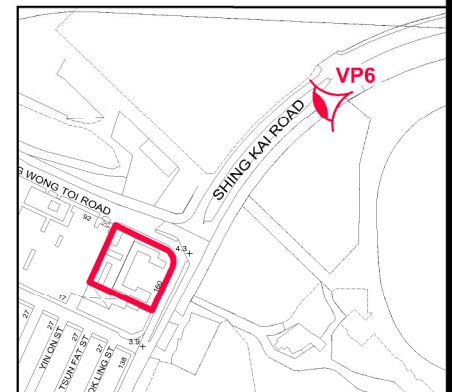
Comparison of OZP - compliant Scheme and Proposed Scheme



The Proposed Hotel, Office and Commercial Development (Planning Application No. A/K22/28) (about 57-60.15 mPD)

LEGEND:

- Building Height Restriction at 100mPD
- Differences between the OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 6
(VIEW FROM PLANNED OPEN SPACE ON
SHING KAI ROAD)**

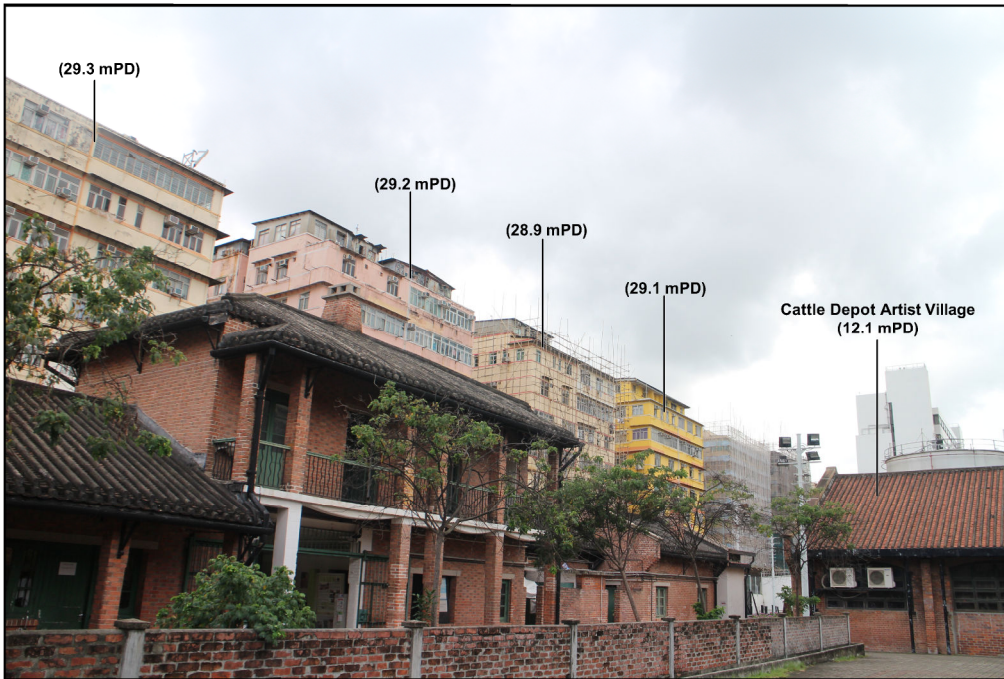


**HOUSING DEPARTMENT
PLANNING SECTIONS**

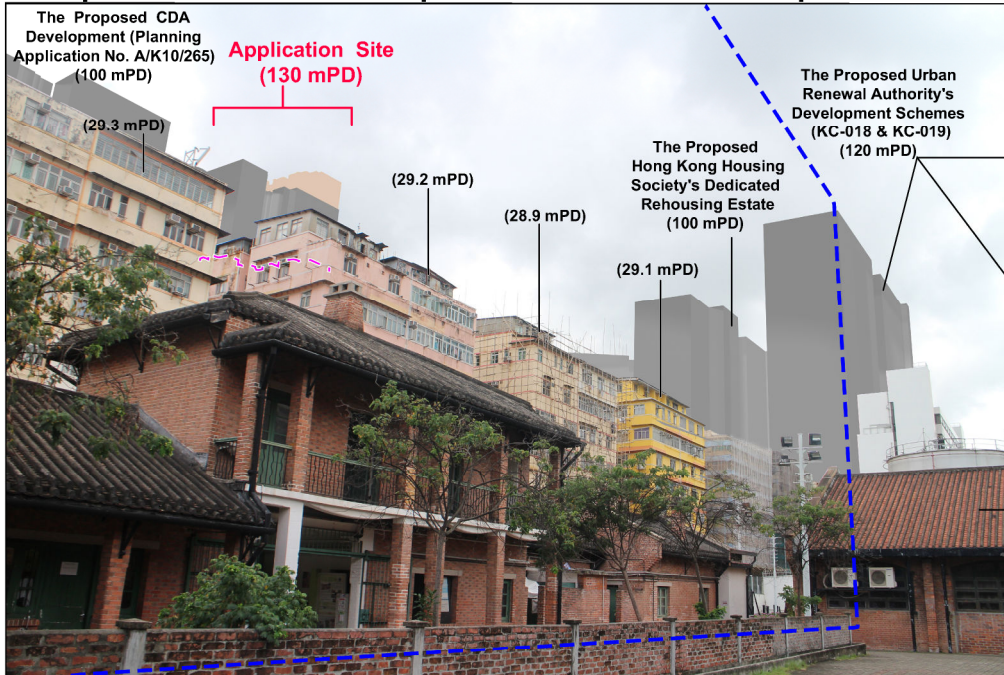
PLAN 11

**DATE :
11. 4. 2024**

Existing View

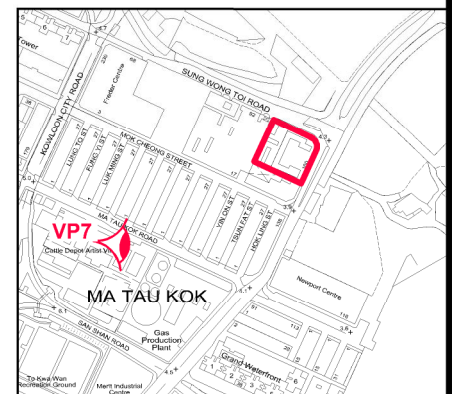


Comparison of OZP - compliant Scheme and Proposed Scheme



LEGEND:

- - - - - Building Height Restriction at 100mPD
- - - - - The Planned CDA Development of the "13 Streets"
- Differences between the OZP - compliant Scheme and Proposed Scheme



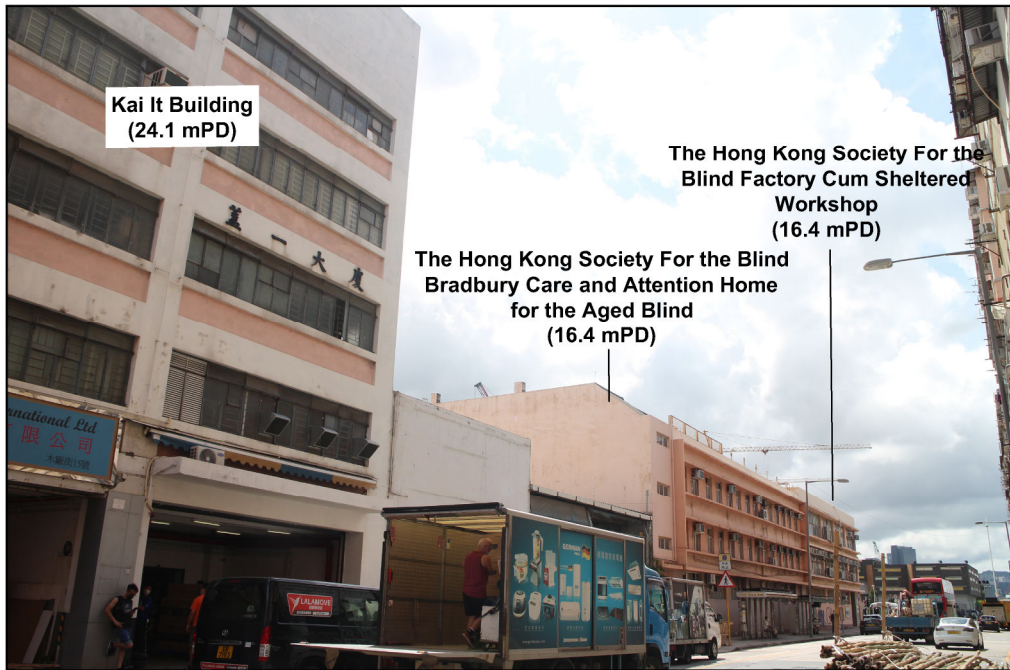
**PHOTOMONTAGE AT VIEWING POINT 7
(VIEW FROM CATTLE DEPOT ARTIST VILLAGE)**

**HOUSING DEPARTMENT
PLANNING SECTIONS**

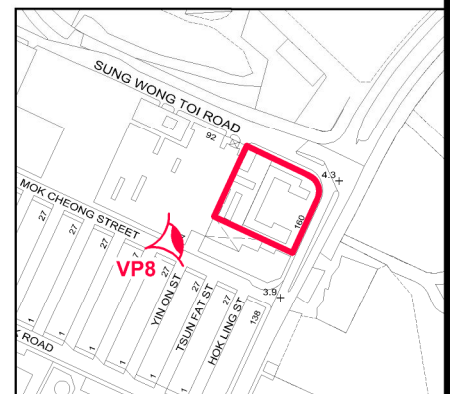
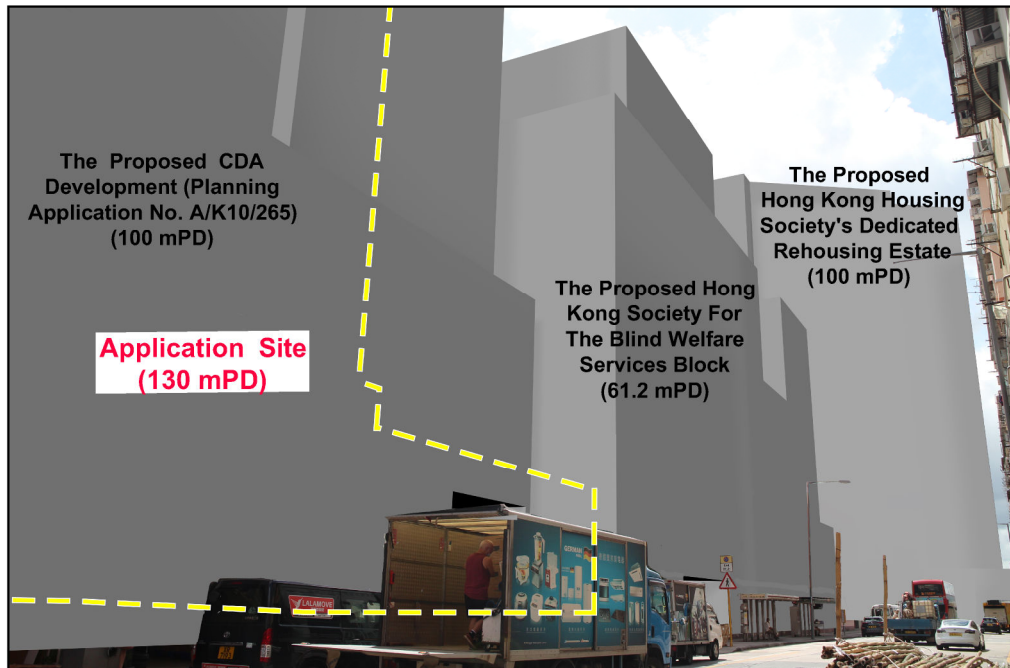
PLAN 12

**DATE :
11. 4. 2024**

Existing View



Comparison of OZP - compliant Scheme and Proposed Scheme



**PHOTOMONTAGE AT VIEWING POINT 8
(VIEW FROM MOK CHEONG STREET)**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 13

**DATE :
11. 4. 2024**

ILLUSTRATION OF THE RETAILS AT G/F



Indicative Only.
Sufficient design treatments at the building's low zone would be provided at the detailed design stage.

ILLUSTRATION OF THE BOUNDARY TREATMENT



Indicative Only.
Sufficient design treatments at the building's low zone would be provided at the detailed design stage.

**ILLUSTRATION OF THE RETAILS AT G/F
AND THE BOUNDARY TREATMENT**



**HOUSING DEPARTMENT
PLANNING SECTIONS**

PLAN 14

**DATE :
5. 3. 2024**