

Appendix I

Visual Impact Assessment

Application for Planning Permission Under Section 16 of the Town Planning Ordinance (Cap. 131) for Proposed Flat, Shop and Services and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions at Yau Tong Marine Lot No. 70, No. 4 Tung Yuen Street, Yau Tong, Kowloon

Visual Impact Assessment

Final | November 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1. INTRODUCTION

- 1.1.1 This Visual Impact Assessment (VIA) is prepared in support of the Section 16 Planning Application for Proposed Flat, Shop and Services and Eating Place with Minor Relaxation of Plot Ratio (PR) and Building Height (BH) Restrictions in the “Residential (Group E)” (“R(E)”) zone at No. 4 Tung Yuen Street, Yau Tong, Kowloon (Application Site).
- 1.1.2 The Application Site, with an area of about 2,419m², is a harbourfront site located at the northwestern fringe of the Yau Tong Industrial Area (YTIA). The Application Site is bounded by Yau Tong Sewage Pumping Station to its immediate north, Tung Yuen Street to its immediate east and an existing concrete batching plant to its immediate south. The Application Site is currently occupied by a 7-storey industrial building (IB) (i.e. Wah Tung Godown). According to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27 (the OZP), the Application Site is zoned “R(E)” and is subject to a maximum domestic PR of 5.0, a maximum non-domestic PR of 1.0 and a maximum BH of 80mPD.
- 1.1.3 With the intention of optimising housing supply at a convenient urban location, creating a continuous waterfront promenade connecting Lei Yue Mun, Yau Tong, and Kai Tak in East Kowloon, as well as providing pedestrian safety and comfort improvement measures for the community, the Proposed Scheme submitted under this Planning Application comprises one 22 to 28-storey residential tower with BH of 80 to 100mPD above a 2-storey podium for ‘Shop and Services’ and ‘Eating Place’ uses plus two basement levels for car parking and loading/unloading (L/UL) spaces as well as an additional waterfront promenade of not less than 15m-wide, seeks minor relaxation of domestic PR from 5.0 to 6.0 and BH restriction from 80mPD to 100mPD (Proposed Scheme). Despite that the Application Site does not fall within the area covered by the planning briefs (PBs) for the Yau Tong Bay (YTB) and the YTIA “Comprehensive Development Area” (“CDA”) zones, the Applicants have taken initiative to provide a waterfront promenade of not less than 15m-wide within the Application Site, alongside with a public access of 5m-wide connecting to the Tung Yuen Street. In respect of the requirement stipulated on the Draft Cha Kwo Ling, Yau Tong & Lei Yue Mun Outline Development Plan (ODP) No. D/K15C/1B, a full-height setback of 5m-wide from Tung Yuen Street is proposed for provision of a footpath of 3.5m-wide. In addition to the ODP footpath, the setback of 1.5m abutting the building façade is proposed with tree planting at the northwestern end of the proposed setback. With the fact that about one-fourth of the Application Site has been assigned for the additional voluntary waterfront promenade, and to accommodate the genuine intention to provide more residential flats, minor relaxation of BH (i.e. from 80mPD to 100mPD) for one of the two proposed residential bands at the inland portion is proposed. Notwithstanding this, the Proposed Scheme with two BH bands (i.e. 80mPD and 100mPD) would be compatible with the BH profile across Tung Yuen Street and respect the overall stepped BH profile concept for the YTIA. It is anticipated that the Proposed Scheme would set a desirable precedent to facilitate the transformation of existing YTIA into a quality harbourfront living neighbourhood.
- 1.1.4 Point (e) of Para. 2.3 of the TPB Guidelines (TPB PG) No. 41 states that a VIA is required when *“the proposal involves modification of development parameters of a site to deviate from the statutory planning restrictions applicable to the site or the neighbourhood, and the modification will amount to pronounced increase in development scale and intensity*

and visual changes from key public viewing points". Accordingly, this VIA is prepared to assess the visual impact of the Proposed Scheme in support of this planning application.

1.1.5 The VIA approach adopted in this report has considered the approved/planned developments in the surrounding Yau Tong area under the Baseline and Proposed Schemes. The approved/planned developments incorporated in the Baseline and Proposed Schemes create a reasonably near future condition for the evaluation of visual impacts. This VIA evaluates the visual compatibility and degree of anticipated visual impacts of the Proposed Scheme on the Visually Sensitive Receivers (VSRs) relevant to the Application Site. Based on the evaluation, the VIA comments on the visual acceptability of the Proposed Scheme.

1.1.6 The outline for the VIA is set out below:

- **Section 2** outlines the visual context of the Application Site and its Surrounding Area;
- **Section 3** describes the key planning and design principles for the Proposed Scheme;
- **Section 4** identifies the Assessment Area and provides an analysis of the viewing points (VPs);
- **Section 5** assesses the visual impacts; and
- **Section 6** concludes the VIA.

2. VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING AREA

2.1 Site Context and Existing Land Use

2.1.1 The Application Site is located at the northwestern fringe of the YTIA with direct view across the Victoria Harbour to Quarry Bay and Shau Kei Wan on the Hong Kong Island. With a site area of about 2,419m², the Application Site with a site level of 4.4mPD has a gentle relief surrounded by rising topographies of Chiu Keng Wan Shan and Devil's Peak towards the southwest.

2.1.2 The Application Site is currently occupied by a 7-storey IB for godown use (i.e. Wah Tung Godown).

2.2 Surrounding Context

2.2.1 With rapid transformation taking place in the YTIA over the past decade, the Application Site is currently surrounded by a cluster of existing/planned residential developments intermixed with existing industrial developments. High-dense residential developments including Peninsula East, Montego Bay, The Spectacle, Maya, Canaryside, Ocean One and One East Coast and other planned residential development can be found within the YTIA. Besides, some of the existing public housing developments within Yau Tong including Ko Chun Court, Ko Yee Estate, Yau Mei Court, Yau Tong Estate, Lei Yue Mun Estate and other planned developments can also be found on the rising topographies towards the northwest.

2.2.2 To the **immediate north** across Ko Fai Road, **further northeast** and **further north** across the open water of the YTB are mainly the vacant land with a few existing individual industrial developments within the YTB "CDA" zone. The whole YTB "CDA" site is the subject of an Approved Application No. A/K15/130 for a comprehensive development with minor relaxation of PR restriction from 4.5 to 5 (Approved YTB Development). The Approved YTB Development includes a total of 29 residential towers at T1 to T14 and T17 as well as three hotels at T15, T16 and T18 with a stepped BH profile descending from 120mPD to 60.5mPD and 72mPD at the western and northern end of the "CDA" zone respectively. Whilst the site of Wing Shan Industrial Building is the subject of a partially agreed S12A Application No. Y/K15/6 for commercial development with BH of not more than 120mPD, the site of Yau Tong Ice Plant is the Development Site of Approved Application No. A/K15/130 (or Phase III of the whole YTB "CDA" development) for residential development with BH of 115mPD. Besides, there is a long-term planning intention from the Government for a waterfront promenade of not less than 15m-wide along YTB. The proposed waterfront promenade will connect Lei Yue Mun, Yau Tong to Cha Kwo Ling and further to the Kowloon East area.

2.2.3 To the **immediate south** is an existing concrete batching plant and a planned comprehensive residential development under Approved Application No. A/K15/122 (i.e. The Coast Line I & II under construction) (80 to 100mPD) within the waterfront portion of the "CDA(1)" site and the inland portion of the "CDA(1)" site across Tung Yuen Street. To the **further south**, the adjoined "CDA(2)" zone is currently occupied by Kwun Tong Wholesale Fish Market and Tung Yuen Street Cooked Food Market. To the **southeast**

across Shung Wo Path are the planned comprehensive residential development (80mPD to 100mPD) under Approved Application No. A/K15/126 within the waterfront portion and inland portion of “CDA(3)” zone, and another planned comprehensive residential development (80mPD) under the Approved Application No. A/K15/121 within “CDA(4)” zone. To the **further southeast** bounded by Yan Yue Wai is Montego Bay (80mPD to 100mPD) within the “CDA(5)” zone. Similar to the YTB “CDA” zone, there is a long-term planning intention for a waterfront promenade of not less than 15m-wide along the YTIA as specified in the PB of the YTIA and designated in the OZP. The waterfront promenade will connect Lei Yue Mun to YTB and Cha Kwo Ling and further to the Kowloon East area. To the **further southeast** beyond Shung Shun Street are Sam Ka Tsuen Ferry Pier, Lei Yuen Mun Typhoon Shelter Breakwater Sitting Out Area and Sam Ka Tsuen Typhoon Shelter.

- 2.2.4 To the **immediate east** and **southeast** across Tung Yuen Street are “R(E)” zones and the inland portion of “CDA(1)”, “CDA(3)” and “CDA(5)” zones with BH restriction of 100mPD. To the **further east** and **further southeast** bounded by Shung Yiu Street or across Yan Yue Wai are the other two (E)” zones with BH restrictions of 100mPD and 120mPD. Whilst there is an existing residential development with BH exceeding the restriction as stipulated in the OZP (i.e. Peninsula East (147mPD)), the BH bands of about 100mPD and 120mPD among the stepped BH profile descending from towards the waterfront can still be formed alongside with other planned comprehensive/residential developments to the east of Tung Yuen Street. Other than those existing/planned residential developments, some existing IBs also can be identified in these zones, including Gloria Weaving & Knitting Factory Limited to be developed as transitional housing via wholesale conversion¹.
- 2.2.5 To the **east** and **southeast** beyond Sze Shan Street are other “R(E)” zones with BH restrictions of 120mPD and 140mPD respectively. High-rise residential developments including Canaryside (120mPD), Ocean One (120mPD), The Spectacle (148mPD) and Maya (140mPD) can be found within the two “R(E)” zones to the east of Sze Shan Street, forming other two BH bands of about 120mPD and 140mPD among the stepped BH descending towards Yau Tong waterfront. Except those residential developments, a few Government, Institution or Community (GIC) facilities including Sze Shan Street Cooked Food Market and Chung Pak Healthcare Services Complex can also be found. Sam Ka Tsuen Recreation Ground zoned “Open Space” is located in between in these two “R(E)” zones.
- 2.2.6 To the **further east** beyond Cha Kwo Ling Road are a cluster of existing/planned public housing developments with GIC facilities, including Ko Chun Court (122mPD to 124mPD), Ko Yee Estate (65mPD to 115mPD), Yau Mei Court (150mPD to 154mPD), Yau Tong Estate (132mPD to 144mPD), Lei Yue Mun Estate Phase I to III (126mPD to 151mPD), planned Lei Yue Mun Estate Phase IV (150mPD), planning public housing development with minor relaxed BH at Pik Wan Road (185mPD approved under Application No. A/K15/123) and other planned developments. Situating at the rising topographies of Chiu Keng Wan Shan and Devil’s Peak, those existing/planned public

¹ The transitional housing project ‘Light Factory’ for about 166 units and about 560 population at the Tung Yuen Street No.1 is estimated to be completed by Q3 2024 via wholesale conversion of the existing IB. For details, please refers to Housing Bureau’s website (https://www.hb.gov.hk/eng/policy/housing/policy/transitionalhousing/details_98.html).

housing generally would form part of the highest BH bands of the stepped BH profile in Yau Tong area.

2.2.7 To the **west** of Application Site is the Victoria Harbour.

2.2.8 In summary, a distinct gradation of height profile with descending BH towards the waterfront has been formed by the existing and planned comprehensive/residential developments in the Yau Tong area.

3. THE PROPOSED SCHEME

3.1 General Planning and Design Principles

- 3.1.1 **Contributing to Additional Private Housing Supply while Enhancing Liveability** – Situating at an urban centre location conveniently served by public transport services, there is an opportunity to optimise the precious land resource at the Application Site for contributing to the housing supply at the territorial level. Meanwhile, the Proposed Scheme would fully align with the latest Government policy of minimum flat size requirement of 26m² to enhance liveability with more spacious living space. Therefore, the Applicants seek minor relaxation of domestic PR from 5.0 to 6.0 to facilitate the provision of additional private housing flats (equivalent to additional flats of about 60) with enhanced living space in the proposed residential development at the Application Site.
- 3.1.2 **Providing an Additional Waterfront Promenade to Celebrate the Iconic Victoria Harbourfront** – the Applicants have taken initiative to provide a voluntary waterfront promenade of not less than 15m-wide within the Application Site, alongside with a 5m-wide public access connecting to the Tung Yuen Street. The additional waterfront promenade, owned by the Applicants, will be open for public enjoyment and the Applicants would take up responsibility for its construction, maintenance and management, ensuring it is a well-maintained and inviting space for all visitors. Upon its completion, it will form part of the continuous waterfront network for Kowloon East, enhancing the connectivity of the area.
- 3.1.3 **Enhancing Pedestrian Connectivity, Safety and Comfort in addition to the Planned Setback** – To fully respect the ODP requirements, a full-height setback of about 5m-wide from Tung Yuen Street, of which including a footpath of 3.5m-wide under ODP requirement and an additional setback of 1.5m-wide, is incorporated in the Proposed Scheme to improve pedestrian circulation in the YTIA. Tree plantings will also be provided near the run-in/out and the public access along Tung Yuen Street to further improve pedestrian comfort and walking experience of the area.
- 3.1.4 **Respecting the Harbour Planning Principles and Guidelines and Local Expectations** – In view of the harbourfront location of the Application Site, the planning and design of the Proposed Scheme has fully respected the Vision and Mission Statements as well as the Harbour Planning Principles and Guidelines promulgated by the former Harbourfront Enhancement Committee. Besides, the Proposed Scheme with a voluntary waterfront promenade for public enjoyment would also respect the Harbour Planning Guidelines and relevant Urban Design Guidelines in Chapter 11 of HKPSG to “*bring people to the harbour and the harbour to the people*”.
- 3.1.5 **Providing Suitable Amount of Non-domestic Floor Space for Retail Uses to Serve Surrounding Residents** – Respecting the planning intention of “R(E)” zone, the Proposed Scheme would obtain PR of 0.9 for non-domestic uses, in the form of ‘Shop and Services’ and ‘Eating Place’ uses at the lower floors of the Proposed Scheme. These retail uses along Tung Yuen Street (one of the main streets in YTIA) and the waterfront promenade

would create an active shop frontage for a more vibrant street life and serve local essential needs.

3.1.6 **Respecting the Distinct Gradation of Height Profile with Descending Building Height Towards the Harbourfront** – Despite that the proposed residential band in the inland portion is with minor relaxed BH of 100mPD, the residential band fronting the Victoria Harbour would be kept at 80mPD, which is fully in line with the BH restriction on the “R(E)” zone along the waterfront. Besides, the relaxed BH for the residential band at inland portion will not exceed the BH restriction (i.e.100mPD) along Tung Yuen Street. The stepped BH profile for the Proposed Scheme will maintain the distinct gradation of height profile with descending BH towards the harbourfront, while at the same time accommodate additional flat supply and the additional waterfront promenade, resulting in a win-win scenario.

3.2 Key Development Parameters

3.2.1 The key development parameters of the Proposed Scheme as compared with the Baseline Scheme (i.e. Development Parameters of “R(E)” zone under the OZP) are summarised in **Table 3-1** below.

Table 3-1 Key Development Parameters of the Proposed Scheme

Key Development Parameters	OZP Scenario (i.e. Development Parameters of “R(E)” zone under the OZP) (a)	Proposed Scheme (b)	Differences/ Compliance (b) – (a)
Site Area (m²)	About 2,419m ²	About 2,419m ²	-
Proposed Uses	‘Flat’ is Column 2 use; ‘Shop and Services’ and ‘Eating Place’ are always permitted on the lowest three floors of a building, taken to include basements., excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room)	‘Flat’, ‘Shop and Services’ and ‘Eating Place’ are Column 2 uses while ‘Shop and Services’ and ‘Eating Place’ are always permitted on the lowest three floors of a building, taken to include basements., excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room)	Column 2 uses (S16 Application required)
Plot Ratio (PR)			
- Total PR	Not more than 6	Not more than 6.9 ^[1]	+ 15%
- Domestic PR	Not more than 5	Not more than 6	+ 20%
- Non-domestic PR	Not more than 1	Not more than 0.9 ^[2]	-
Gross Floor Area (GFA) (m²) ^[1]			
- Total GFA (excluding Bonus GFA to be claimed)	Not more than 14,514m ²	Not more than 16,691.1m ²	+ 15%
- Domestic GFA (excluding Bonus GFA to be claimed)	Not more than 12,095m ²	Not more than 14,514m ²	+ 20%
- Non-domestic GFA	Not more than 2,419m ²	Not more than 2,177.1m ² ^[2]	-

Key Development Parameters	OZP Scenario (i.e. Development Parameters of “R(E)” zone under the OZP) (a)	Proposed Scheme (b)	Differences/ Compliance (b) – (a)
Bonus Plot Ratio (Bonus GFA)	Provision under Remark (5) of the Notes of “R(E)” zone	Not more than 0.082 ^[3] (to be included in Domestic PR) (Not more than 198m ²)	Provision under Remark (5) of the Notes of “R(E)” zone
Building Height (BH) (mPD)	Not more than 80mPD	80mPD to 100mPD (for inland portion only)	+25% (for inland portion only)
No. of Storeys	N/A	22 - 28 storeys (for inland portion only), excluding 2 storeys of basement carpark	-
Site Coverage (SC)			
- Below 15m	N/A	Not more than 70%	-
- Above 15m	N/A	Not more than 33.3%	-
No. of Residential Block	N/A	1	-
No. of Flats	N/A	About 342	-
Average Flat Size	N/A	About 43m ²	-
Anticipated Population	N/A	About 855 ^[4]	-
Local Open Space	N/A	Total area of not less than 855m ² , which includes a voluntary waterfront promenade of not less than 608m ² for public access and enjoyment	-
Greenery Provision	N/A	Not less than 20%	-
Car Parking Spaces			
Private Car Parking Spaces	N/A	63 (incl. 2 accessible car parking spaces)	
- Residential	N/A	50	-
- Visitor	N/A	5	-
- Shop and Services/ Eating Place	N/A	8	-
Motorcycle Parking Spaces	N/A	4	
Loading/ Unloading (L/UL) Bays	N/A	3 (1 Light Goods Vehicle Space and 2 Heavy Goods Vehicle Spaces)	-
Completion Year	N/A	2032	-

Notes:

- [1] Proposed clubhouse GFA (5% of total domestic GFA) is exempted from GFA calculation.
- [2] The area of the covered public passageway (about 223m²) for public access from Tung Yuen Street to the waterfront promenade through our proposed building at ground level is not included in the non-domestic GFA of 2,177.1m². Considering the nature

of serving the public and users of the proposed development with reference to PNAP APP-108, the 223m² is proposed as an exempted GFA.

- [3] On top of the PR/GFA set out above, a bonus PR of not more than 0.082 (equivalent to a GFA of not more than 198m²) will be claimed for the 39.586m² of ODP-required setback areas. While the bonus PR will be subject to approval by the Building Authority under Building (Planning) Regulations (B(P)R) 22(2) at detailed design stage, nevertheless, the bonus PR has been incorporated in the building bulk (including BH) of the Proposed Scheme and adopted in the technical assessments.
- [4] A person per flat (PPF) ratio of 2.5 is adopted with reference to the average domestic household size of the subject Yau Tong West District Council Constituency Area as reported in the 2021 Population Census results published by the Census and Statistics Department.

4. ASSESSMENT AREA AND SELECTION OF VIEWING POINTS

4.1 Assessment Area

4.1.1 According to the TPB PG-No. 41, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development, i.e. 95.6m (100mPD with 4.4mPD at ground level). Thus, a radius of 286.8m (i.e. 95.6m × 3) from the boundary of the Application Site defines the boundary of the Assessment Area (**Figure 2**).

4.2 Selection of Viewing Points

4.2.1 The Urban Design Guidelines in the Hong Kong Planning Standards and Guidelines (HKPSG) have identified strategic viewing points for the consideration of harbourfront development (Figure 3 of Chapter 11 of HKPSG refers), of which the strategic VP at Quarry Bay Park is chosen for assessment purpose.

4.2.2 When assessing the potential visual impacts of the Proposed Scheme, the classification of VPs is categorised as follows:

Table 4-1 Classification of Visual Sensitivity

Receivers	Main Activities	Sensitivity
Recreational	Those viewers who would view the Application Site while engaging in recreational activities.	High
Travellers	Those viewers who would view the Application Site from vehicles or on foot.	Medium
Occupational	Those viewers who would view the Application Site from their workplaces.	Low

4.2.3 In summary, a total of 6 VPs are adopted in the VIA (**Figure 2**) to evaluate the medium-range and long-range VPs. They are:

- **VP1: Yau Lai Estate – Fung Lai House** – This VP is located on the podium of the southern part of Yau Lai Estate, a public housing estate which is located to the north of the Application Site with a distance of approximately 650m and a site level of about 35mPD. Since it serves as one of the important commuting routes for the residents travelling from Yau Lai Estate to Yau Tong MTR Station, this medium-range VP is selected to assess the travellers who have a direct view towards the YTB and the YTIA but not directly visit to the Application Site. Owing to the transient nature of this VP, visual sensitivity is considered **medium**.
- **VP2: The Rooftop Garden (the Outdoor Maze Area) atop Domain Mall** – This VP is situated about 550m to the northeast of the Application Site across Cha Kwo Ling Road. This VP has been selected since it is one of the major public open spaces where residents in the adjacent public housing estates (such as Yau Tong Estate) would visit for passive recreation activities. Besides, the Rooftop Garden is also a famous

destination for visitors from other districts due to its unique architectural design. It is a medium range VP to represent views of the local residents and visitors from this recreation area towards the YTIA where the Application Site is located. The visual sensitivity of this VP is considered **high**.

- **VP3: Devil's Peak – Wilson Trail** – Located to the southeast of the Application Site with a distance of about 900m, this VP is taken on Devil's Peak presenting a long-range VP with panoramic view towards the YTIA where many new/planned residential developments are situated. From this VP, a distinct stepped height profile with descending BH towards the waterfront can be observed from a higher ground. It represents views of the hikers on this popular Wilson Trail on the Devil's Peak. The compatibility of the Proposed Scheme with the stepped building height profile at Yau Tong will be assessed through this VP. The visual sensitivity of this VP is considered **high**.
- **VP4: Lighthouse at Lei Yue Mun Rest Garden** – This VP is located at the waterfront area of Lei Yue Mun Rest Garden, which is situated about 700m to the southeast of the Application Site. It is a medium-range VP to represent views of the visitors and local villages/residents in Lei Yue Mun Village towards the planned/existing residential developments along the waterfront area of the YTIA. The compatibility of the Proposed Scheme with the stepped BH profile at Yau Tong will be assessed through this VP. The visual sensitivity of this VP is considered **high**.
- **VP5: Quarry Bay Park** – This VP is situated on the Hong Kong Island at about 1500m away from the southwest of the Application Site, which is a strategic VP as set out in the Urban Design Guidelines to assess impacts on the views to Kowloon Peak and other major Kowloon ridgelines. It is a long-range VP representing visitors or residents who engage in passive recreational activities such as walking, sitting-out and resting purposes while having a view towards the Application Site with the Victoria Harbour in the foreground. The compatibility of the Proposed Scheme with the overall visual composition of Eastern Kowloon from across the Victoria Harbour will be assessed via this VP. The visual sensitivity of this VP is considered **high**.
- **VP6: Kai Tak Runway Park** – This VP is located to the northwest from the Application Site with a distance of about 2,100m. This VP is selected due to its representation of a major long-range vantage point towards the Application Site along the harbour, as well as its popularity with local users for outdoor recreational activities, sitting-out and walking and overseas visitors from the Kai Tak Cruise Terminal. It is a VP to assess visual impacts of the Proposed Scheme with consideration of the overall visual composition of Kowloon East against the backdrop of Devil's Peak. Due to its prominent location and containing both passive and active recreational space with a medium duration of view, the visual sensitivity of this VP is considered **high**.

5. ASSESSMENT OF VISUAL IMPACT

5.1.1 This Section examines the visual impact of the Proposed Scheme by comparing it with the Baseline Scheme. While the planned / approved developments in the surroundings are included in both Proposed and Baseline Conditions, an OZP Scenario Scheme for the future development at the Application Site would be incorporated into the Baseline Condition for assessment. The OZP Scenario Scheme in this VIA refers to a residential development with domestic PR of 5, non-domestic PR of 1 and BH of 80mPD. The waterfront promenade is not provided under that OZP Scenario Scheme.

5.1.2 Reference is made to TPB PG No. 41, and **Table 5-1** summarises the relevant appraisal aspects. The visual appraisal for the Proposed Scheme is evaluated on the basis of ‘visual composition’, ‘visual obstruction’, ‘effect on public viewers’ and ‘effect on visual resources’.

Table 5-1 Appraisal Aspects

Appraisal Aspects	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in locations, massing, heights, dispositions, scales, forms, proportions and character vis-à-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the proposed scheme from all key public viewing points within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the proposed scheme should be assessed and demonstrated in the VIA. The changes in views to the existing and future public viewers should be compared before and after the proposed scheme. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible
Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The applicant should appraise if the proposed scheme may improve or degrade the condition, quality and character of the assessment area and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the development.

5.1.3 TPB PG No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated in **Table 5-2** to appraise the Overall Visual Resultant Impact of the Proposed Scheme on the VSRs (Para. 4.11 of the HKPSG refers). This Section evaluates the visual impact of the Proposed Scheme as compared with the Baseline Scheme with the existing and planned developments in the surroundings.

Table 5-2 Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the Proposed Scheme in overall term will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points.
Partly Enhanced/Partly Adverse	If the Proposed Scheme will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points
Negligible	If the Proposed Scheme will, with or without mitigation measures, in overall terms have insignificant visual effects to most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Slightly Adverse	If the Proposed Scheme will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public viewing points.
Moderately Adverse	If the Proposed Scheme will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public viewing points.
Significantly Adverse	If the Proposed Scheme will in overall terms cause serious and detrimental visual effects to most of the identified key public viewing points even with mitigation measures.

VP1: Yau Lai Estate –Fung Lai House (Figure 3)

- 5.1.4 This medium-range VP represents travellers in the neighbourhood of Yau Lai Estate with a transient view towards the Proposed Scheme at the Application Site on their way to/from the MTR station.
- 5.1.5 **Effects on Visual Composition** – The foreground of this VP is occupied by a cul-de-sac with roadside greenery within Yau Lai Estate while the middle-ground is dominated by clusters of residential buildings including the planned residential developments in the YTB. Both the Baseline and Proposed Schemes can be seen at the backdrop with other residential developments in the YTIA. The Proposed Scheme will blend in with other planned residential developments in the vicinity upon completion. Therefore, there will be **negligible** impact to the concerned visual composition.
- 5.1.6 **Effects on Visual Obstruction and Visual Permeability** – Only a small portion of both the Baseline and Proposed Schemes will be seen in the background, with most part of it hidden behind the approved YTB development. Thus, minor relaxation of BH for the Proposed Scheme will only create very minor additional visual obstruction as compared to the Baseline Scheme with the adjacent planned residential developments. Therefore, the Proposed Scheme will have **negligible** effect on visual obstruction and visual permeability.
- 5.1.7 **Effects on Public Viewers** – From this VP, more kinetic public viewers will be walking along the podium within Yau Lai Estate. Given that the Proposed Scheme will blend in with the planned and existing developments in the YTIA, it is unlikely to attract public

viewers' attention with the minor relaxation of BH as compared to the Baseline Scheme. Therefore, the Proposed Scheme will have **negligible** effect to the public viewers.

- 5.1.8 **Effects on Visual Elements/Resources** – The Proposed Scheme will not be highly visible as it will blend in well to building clusters in the background of this VP. The cul-de-sac with roadside greenery within Yau Lai Estate in the foreground and high-rise residential developments such as the Peninsula East (147mPD) will remain as significant components of the VP with the Proposed Scheme. The open sky view will not be affected by the Proposed Scheme. Therefore, the effects on visual elements/resources will be **negligible**.
- 5.1.9 Based on the above, the Proposed Scheme will bring **negligible** visual impact to the public viewers in this VP.

VP2: The Rooftop Garden (the Outdoor Maze area) atop Domain Mall (Figure 4)

- 5.1.10 This medium-range VP represents views of local residents or visitors from other districts who enjoyed passive recreation activities at the Rooftop Garden atop Domain Mall (the Outdoor Maze area). From this VP, only the topmost part of the Baseline Scheme or Proposed Scheme is visible at the background as they are mostly intercepted by existing developments in the foreground.
- 5.1.11 **Effects on Visual Composition** – The visual composition from this VP consists of low to medium-rise IBs in the foreground as well as the existing and planned high-rise residential developments in the YTIA and the YTB such as planned residential under Approved Application No. A/K15/127 (120mPD), Maya (140mPD), Peninsula East (147mPD) and The Coast Line II (100mPD) under construction etc. In view of that both the Baseline and Proposed Scheme blends in well with the existing and planned high-rise residential developments with only the topmost portion visible, views to the waterfront will not be affected with the minor relaxation of BH under the Proposed Scheme. The impact to visual composition caused by the Proposed Scheme is thus **negligible**.
- 5.1.12 **Effects on Visual Obstruction and Visual Permeability** – In view of the insignificant visual change of the Proposed Scheme at this VP, slight additional visual obstruction created by the Proposed Scheme is considered minimal at this VP as compared to the Baseline Scheme. While those high-rise developments near Quarry Bay across the Victoria Harbour still can be seen in this VP, the Proposed Scheme largely maintains the visual permeability which is comparable to the Baseline Scheme. Hence, the potential effects visual obstruction and visual permeability caused by the Proposed Scheme are **negligible**.
- 5.1.13 **Effects on Public Viewers** – Only the upper levels of the Proposed Scheme will be visible between the planned residential developments and blends in well with the high-rise residential developments in the surrounding. The change of BH under the Proposed Scheme might be unnoticeable to the public viewers given that existing and planned high-rise developments (e.g. Peninsula with BH of 147mPD, Maya with BH of 140mPD and Approved Application No. A/K15/127 of 120mPD) will likely attract visual attention at this VP. The Proposed Scheme remains highly compatible and integrated with the design

of the building masses of the surrounding high-rise developments. Hence, the Proposed Scheme has caused **negligible** effect on public viewers.

- 5.1.14 **Effects on Visual Elements/Resources** – In view of that Proposed Scheme is visually integrated into the high-rise existing and planned residential developments in the background, the cityscape of this VP would generally be remained. The minor relaxation of BH might not be highly noticeable from this VP. The visual resources have been gradually amended by the on-going transformation of the YTB and YTIA under the Baseline Condition. The Proposed Scheme would bring no significant changes on the key visual elements/ resources from this VP, including the view towards Victoria Harbour. The effect on visual elements/ resources is therefore considered **negligible**.
- 5.1.15 Based on the above, the Proposed scheme will bring **negligible** visual impact to the recreational users in the Rooftop Garden atop Domain Mall.

VP3: Devil's Peak – Wilson Trail (Figure 5)

- 5.1.16 This long-range VP represents views of hikers and travellers who are hiking along the Wilson Trail of Devil's Peak. From this VP, only a slight part of both the Baseline and Proposed Schemes are visible at the background as they are intercepted by the existing residential development including Maya, Spectacle and Lei Yue Mun Estate Phase 1 – 3 as well as the planned Lei Yue Mun Estate Phase 4.
- 5.1.17 **Effects on Visual Composition** – The visual composition from this VP consists of vegetations in the foreground and high-rise residential developments in the YTIA and Lei Yue Mun in the middle-ground (i.e. Lei Yue Mun Estate Phase 1-3, planned Lei Yue Mun Estate Phase 4, and other existing and planned residential developments such as The Spectacle, Maya, Ocean One, Canary side, One East Coast and Montego Bay). The Victoria Harbour view constitutes the background of this VP. In view of that the Proposed Scheme blends in with the existing and planned high-rise residential developments with only a small portion visible, the view towards the waterfront is not affected as compared to the Baseline Condition. Hence, the impact to visual composition caused by the Proposed Scheme is considered **negligible**.
- 5.1.18 **Effects on Visual Obstruction and Visual Permeability** – In view of the insignificant visual change of the Proposed Scheme at this VP, the slight additional visual obstruction created by the Proposed Scheme is considered minor at this VP. The visual permeability to the Victoria Harbour at the background is largely maintained in the Proposed Condition with the minor relaxation. Hence, potential effects visual obstruction and visual permeability caused by the Proposed Scheme are **negligible**.
- 5.1.19 **Effects on Public Viewers** – The upper levels of the Proposed Scheme will only be visible at the narrow gap between the planned residential clusters at the foreground and blends in well with the residential development at the backdrop. The change in the BH is largely unnoticeable to the public viewers hiking along the trail. The Proposed Scheme remains highly compatible and integrated with the design of the building masses of the surrounding high-rise developments. The public viewers may pay attention to the overall urban profile

of the YTIA and Lei Yue Mun area instead of the minor relaxation of BH of the Proposed Scheme. Hence, the Proposed Scheme has caused **negligible** effect on public viewers.

5.1.20 **Effects on Visual Elements/Resources** – The Proposed Scheme is visually integrated into the existing and planned high-rise residential developments in the middle-ground and is hardly noticeable from this VP. The visual resources have been gradually amended by the on-going transformation of the YTIA and Lei Yue Mun area under the Baseline Scheme. The Proposed Scheme would bring no significant changes on the key visual elements/resources from this VP, including the view towards Victoria Harbour and Hong Kong Island in this VP. The effect on visual elements/ resources is therefore considered **negligible**.

5.1.21 In gist, the Proposed Scheme will bring **negligible** visual impact at this VP on the visual composition, visual obstruction and permeability, public viewers, and visual elements/resources.

VP4: Lighthouse at Lei Yue Mun Rest Garden (Figure 6)

5.1.22 This VP is located at the waterfront area of Lei Yue Mun Rest Garden. This medium-range VP is taken to represent the public view of the visitors enjoying in this recreational area and local villages/residents in Lei Yue Mun Village. Part of the Baseline and Proposed Scheme are both visible in the middle-ground of the VP.

5.1.23 **Effects on Visual Composition** – The existing view from this medium range VP primarily comprises the beach in the foreground with some high-rise residential developments in the middle-ground, with Victoria Harbour and the Lion Rock at the background. The Proposed Scheme located behind the planned residential under construction (i.e. The Coast Line I) at the centre of the middle-ground will integrate with the planned and existing residential development at both sides of Tung Yuen Street with BH ranging from 80mPD to 147mPD in the background. Upon completion, the form and scale of the Proposed Scheme (80mPD to 100mPD) will be in harmony with the surroundings, echoing with the stepped BH profile of YTIA as observed at this VP. Therefore, impact to the visual composition caused by the Proposed Scheme is thus **negligible**.

5.1.24 **Effects on Visual Obstruction and Visual Permeability** – Only the topmost portion of the Proposed Scheme will be observed at this VP, with majority part of the building bulk screened off by planned residential development in front. The minor relaxation of BH at the inland portion of the Application Site will not bring obstruction of views towards the skyline and waterfront, indeed in harmony with the stepped BH profile from this VP. Besides, as compared with the Baseline Scheme, the waterfront promenade under the Proposed Scheme also enhances the permeability along the waterfront. Thus, visual obstruction and visual permeability under the Proposed Scheme would be **partly enhanced**.

5.1.25 **Effects on Public Viewers** – The public viewers from this VP at the lighthouse of Lei Yue Mun Rest Garden will be able to view the Proposed Scheme in the centre of middle-ground. Besides, the public viewers are more interested to appreciate the open view of the Victoria Harbour with the cityscape as the backdrop for this VP. Provided that the development scale of the Proposed Scheme is compatible with other surrounding residential development upon completion, the effect on public viewers will be finite as it

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

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

5.1.27 In view of the above, the Proposed Scheme will generally bring **negligible** impacts on the visual composition, visual obstruction and permeability, public viewers and visual resources associated with this VP at the lighthouse in Lei Yue Mun Rest Garden.

VP5: Quarry Bay Park (Figure 7)

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

5.1.29 **Effects on Visual Composition** – The foreground of this VP is occupied by the Victoria Harbour while the middle-ground is dominated by clusters of buildings in Kowloon East. The ridgelines of Devil's Peak, Chiu Keng Wan Shan and Black Hill can be seen alongside with the open sky view in the background. The Proposed Scheme will blend in with existing and planned residential developments in the vicinity, maintained the stepped BH profile towards the Kowloon waterfront, with no impact to the ridgeline of Devil's Peak upon completion. Therefore, there will be **negligible** impact to the concerned visual composition towards the Kowloon ridgelines.

5.1.30 **Effects on Visual Obstruction and Visual Permeability** – The Proposed Scheme will only be seen in the middle-ground. Thus, the Proposed Scheme will be blending in the surrounding high-rise developments and will not create additional visual obstruction to the ridgeline and skyline as compared to the Baseline Scheme with the adjacent planned residential developments. Therefore, the Proposed Scheme will have **negligible** effect on visual obstruction and visual permeability.

5.1.31 **Effects on Public Viewers** – From this VP, more kinetic public viewers would walk along the waterfront promenade in Quarry Bay Park. Instead of focusing on one individual development, more attention may be paid to the overall visual profile of East Kowloon and its relationship with the ridgeline of this VP by the recreational users. Given that the Proposed Scheme will be well blend with building cluster and form part of the stepped BH profile in Yau Tong, it is unlikely to attract public viewers' attention with the minor

relaxation of BH at its inland portion. Therefore, the Proposed Scheme will have **negligible** effect to the public viewers.

- 5.1.32 **Effects on Visual Elements/Resource** – The Proposed Scheme will not be highly visible as it will be mixed into the clusters of building in the middle-ground of this VP. Views to the Victoria Harbour in the foreground and the open sky view in the background will remain as a significant component of the VP with the Proposed Scheme. The view to the ridgelines in Kowloon will not be affected upon completion of the Proposed Scheme. Therefore, the effects on visual elements/resources will be **negligible**.
- 5.1.33 Based on the above, the Proposed Scheme will bring **negligible** visual impact on the visual composition, visual obstruction and permeability, public viewers and visual resources associated with this VP.

VP6: Kai Tak Runway Park (Figure 8)

- 5.1.34 This VP is located approximately 2100m to the northwest from the Application Site and is selected due to its representation of a major long-range vantage point towards the Application Site along the harbour, as well as its popularity with local users for outdoor recreational activities, sitting-out and walking and overseas visitors from the Kai Tak Cruise Terminal. It is a VP to assess visual impacts of the Proposed Scheme with the considerations of the overall visual composition of Kowloon East against the backdrop of Kowloon Peak and Devil's Peak from Kai Tak. Due to its prominent location and containing both passive and active recreational space with a medium duration of view, the visual sensitivity of this VP is considered **high**.
- 5.1.35 **Effects on Visual Composition** – The visual composition of this VP comprises of Kai Tak Runway Park and the Victoria Harbour in the foreground, and clusters of buildings and green knolls of Cha Kwo Ling in the middle-ground. The ridgeline of Kowloon and open sky view occupies the background of this VP. While both the Baseline and the Proposed Scheme will not be stand out from this VP as both of them will be well-blended with other planned and existing residential developments along Kowloon East waterfront, the stepped BH profile design under the Proposed Scheme will be coherent with the gradual descending ridgeline towards Victoria Harbour. Therefore, the effects on visual composition will be **negligible**.
- 5.1.36 **Effects on Visual Obstruction and Visual Permeability** – Given that the Proposed Scheme in the middle ground will be fully blended into the stepped BH profile of the Yau Tong waterfront, there will be no noticeable additional visual obstruction to the cityscape along the harbourfront. Besides, the visual permeability with the proposed minor relaxation of BH towards visual elements such as the Victoria Harbour, the Kowloon ridgelines and the open skyline would generally be remained as compared to the Proposed Scheme. Therefore, the Proposed Scheme will cause **negligible** visual obstruction as compared to the Baseline Scheme with the adjacent planned residential developments.
- 5.1.37 **Effects on Public Viewers** – The public viewers visiting Kai Tak Runway Park will only be able to view the Proposed Scheme as part of the urban landscape of Kowloon East from this VP. Given that the Proposed Scheme will be well blend with building cluster and form part of the stepped BH profile in Yau Tong, it is unlikely to attract public viewers'

attention with the minor relaxation of BH at its inland portion. As such, the Proposed Scheme will have **negligible** effect to the public viewers.

5.1.38 **Effects on Visual Elements/Resource** – As compared to the Baseline Scheme, the Proposed Scheme will not degrade the existing condition as it does not obstruct any views to existing visual resources and is fully integrated with the surrounding environment. Views to the Victoria Harbour in the foreground and the open sky view in the background will be preserved. Besides, the view to the ridgelines in the Kowloon East will not be affected upon completion of the Proposed Scheme. Therefore, the effects on visual elements/resources will be **negligible**.

5.1.39 Based on the above, the Proposed scheme will bring **negligible** visual impact to the recreational users in Kai Tak Runway Park.

5.1.40 Please refer to **Table 5-3** for summary of visual impacts as discussed in the above section.

Table 5-3 Visual Impact Assessment Summary

VP	Visual Sensitivity	Appraisal Components				Conclusion
		Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	
VP1: Yau Lai Estate – Fung Lai House	Medium	Negligible	Negligible	Negligible	Negligible	Negligible
VP2: The Rooftop Garden (the Outdoor Maze area) atop Domain Mall	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP3: Devil's Peak – Wilson Trail	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP4: Lighthouse at Lei Yue Mun Rest Garden	High	Negligible	Partly Enhanced	Negligible	Negligible	Negligible
VP5: Quarry Bay Park	High	Negligible	Negligible	Negligible	Negligible	Negligible
VP6: Kai Tak Runway Garden	High	Negligible	Negligible	Negligible	Negligible	Negligible

6. CONCLUSION

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

Figures

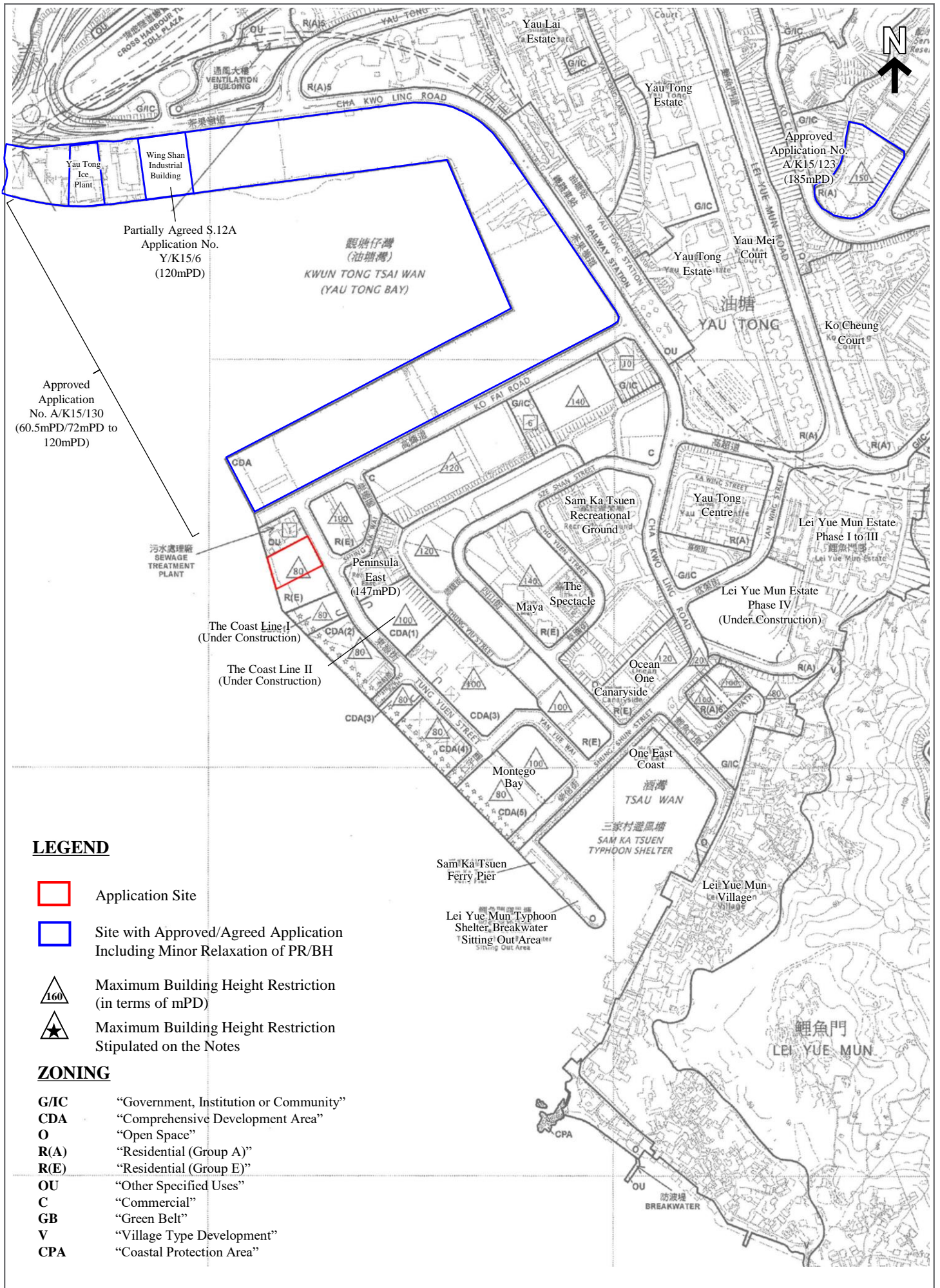
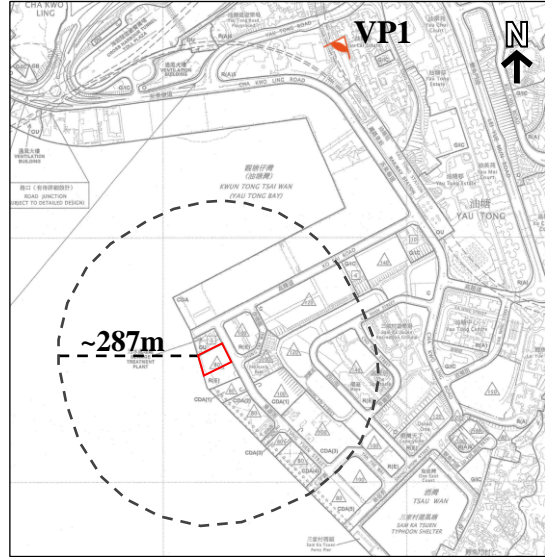


Figure No.	Scale	Figure Title
1	1:6,000	Location Plan
ARUP	Date	Source
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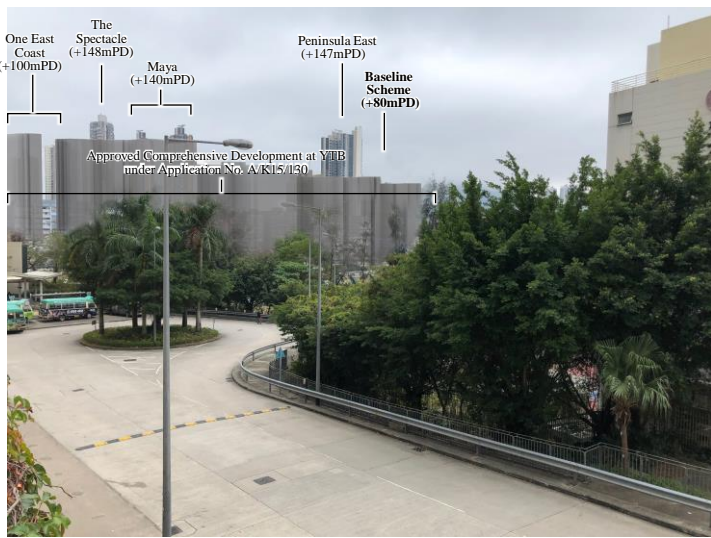
Existing Condition






Key Plan



Baseline Scheme



LEGEND

-  Application Site
-  Assessment Area
-  Viewing Point

Proposed Scheme

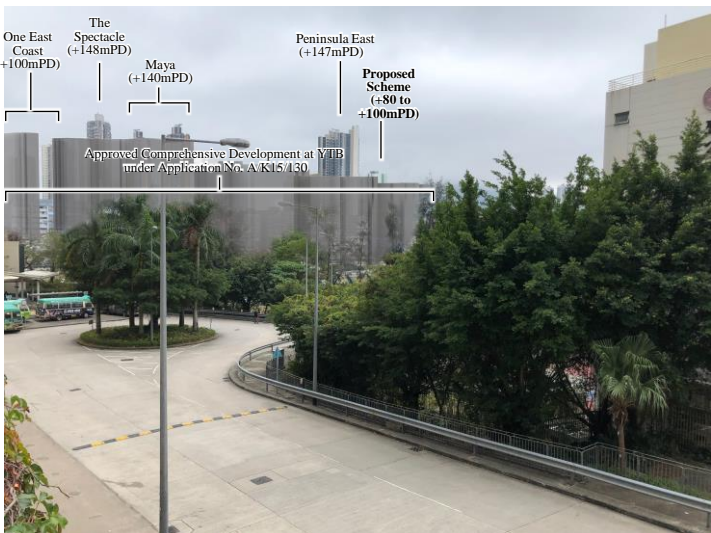
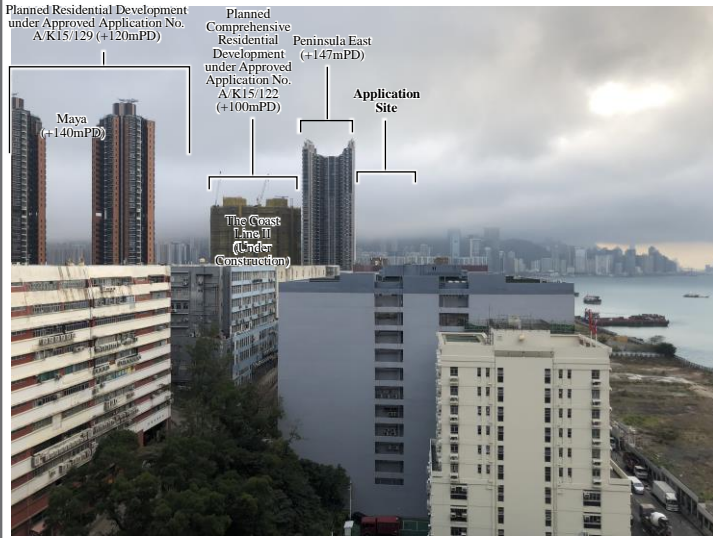
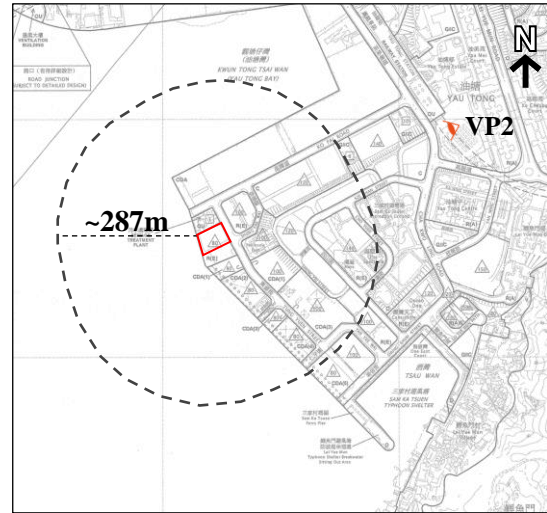


Figure No.	Scale	Figure Title
3	-	Viewing Point 1: Yau Lai Estate – Fung Lai House
ARUP	Date November 2024	Source Photomontage for illustrative purpose only

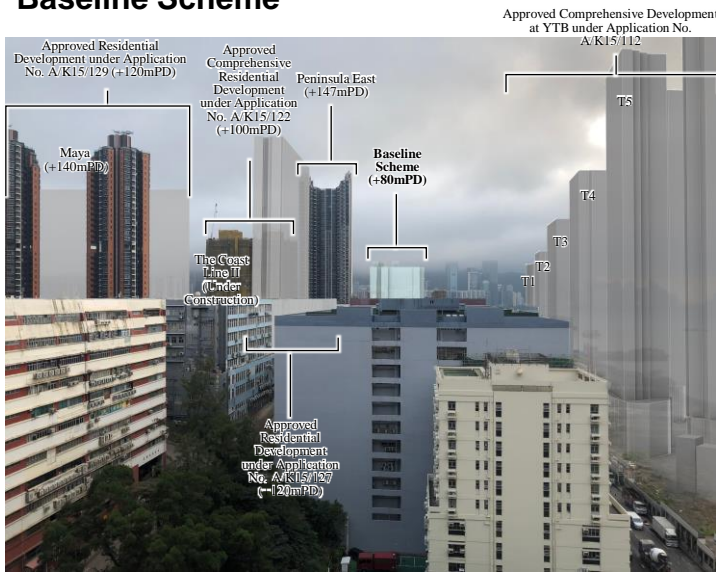
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Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- ▶ Viewing Point

Proposed Scheme

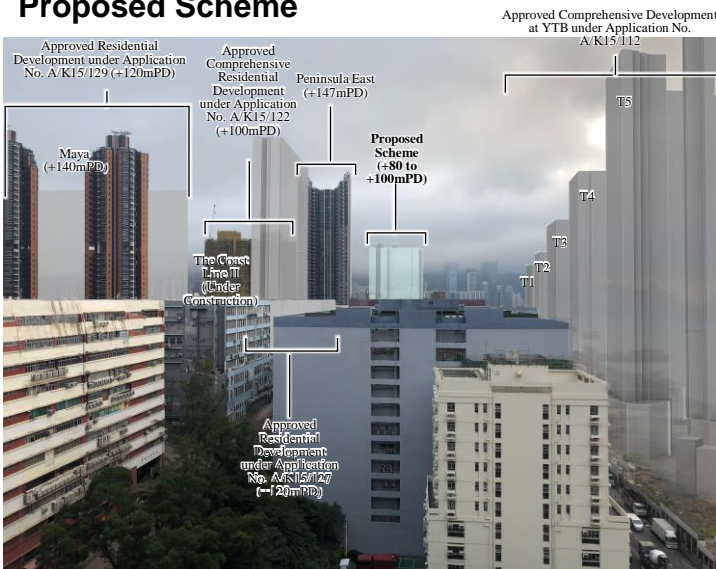
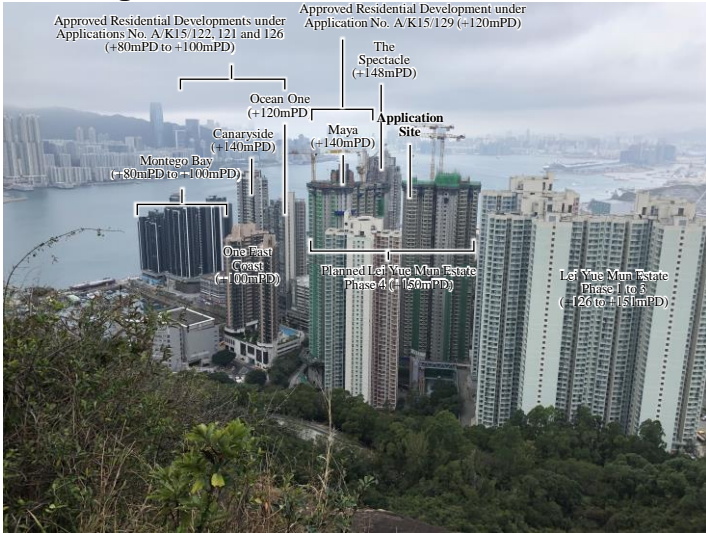
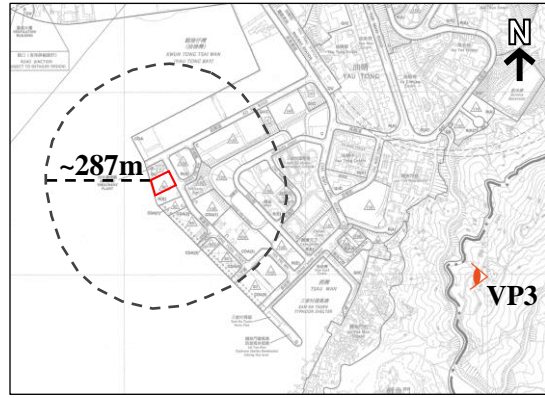


Figure No.	Scale	Figure Title	Viewing Point 2 : The Rooftop Garden (the Outdoor Maze area) atop Domain Mall
4	-		
ARUP	Date	Source	Photomontage for illustrative purpose only
	November 2024		

Existing Condition



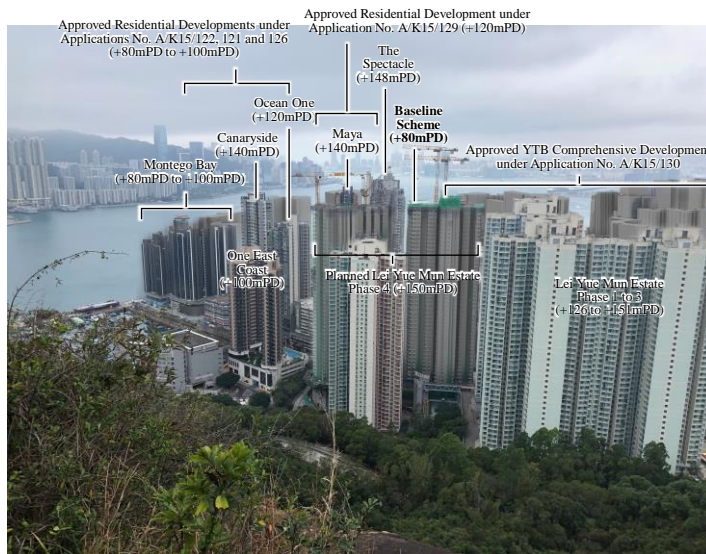
Key Plan



LEGEND

- Application Site
- Assessment Area
- Viewing Point

Baseline Scheme



Proposed Scheme

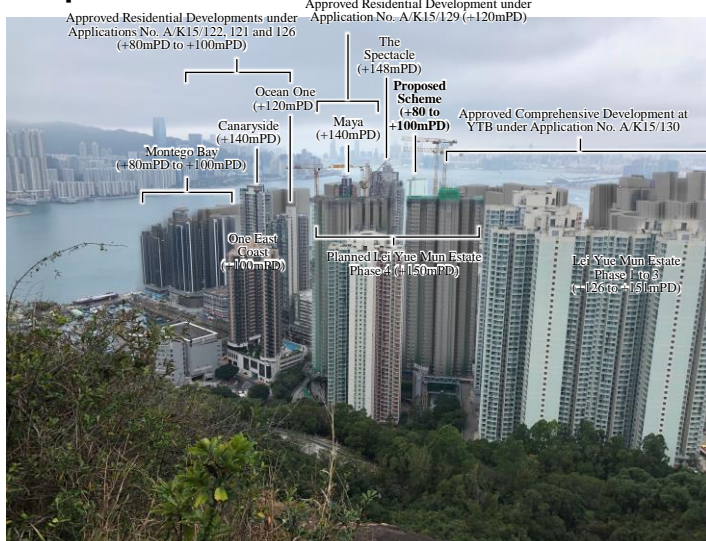
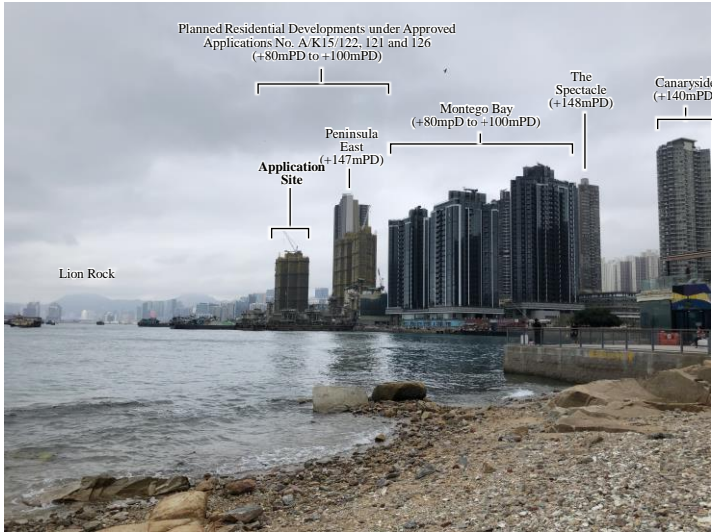
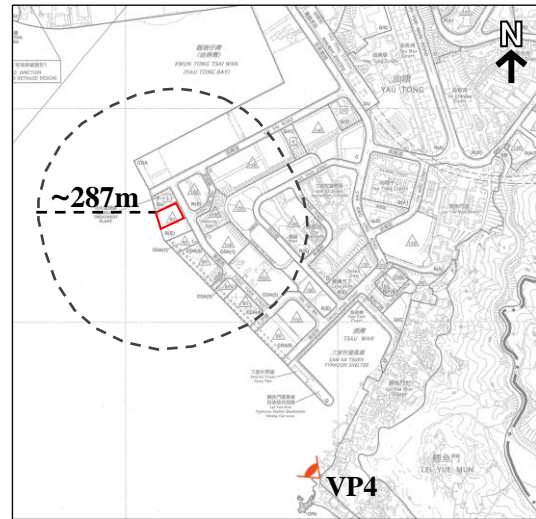


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5	-	Viewing Point 3: Devil's Hill – Wilson Trail
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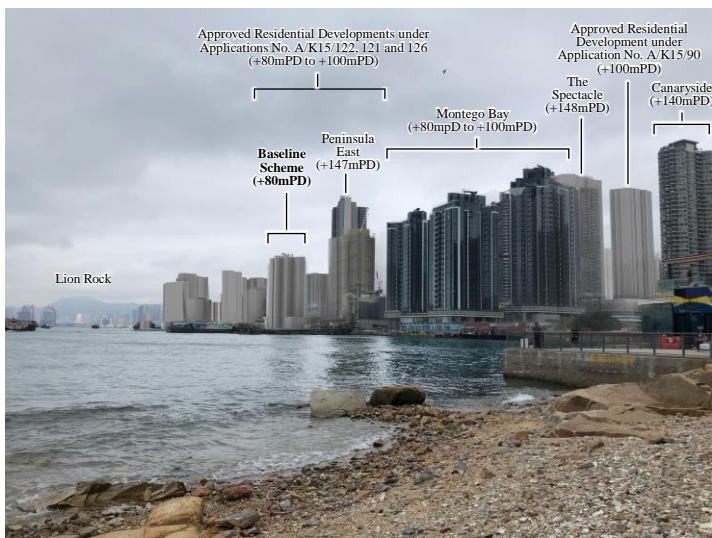
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Key Plan



Baseline Scheme



LEGEND

- Application Site
- Assessment Area
- ▶ Viewing Point

Proposed Scheme

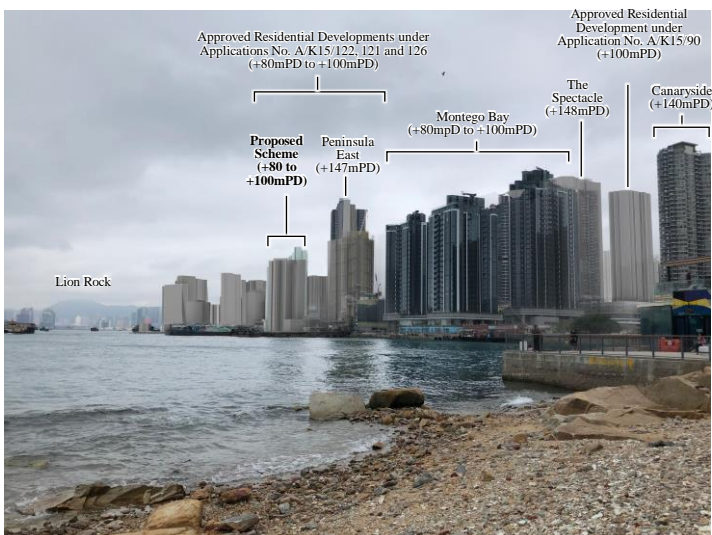
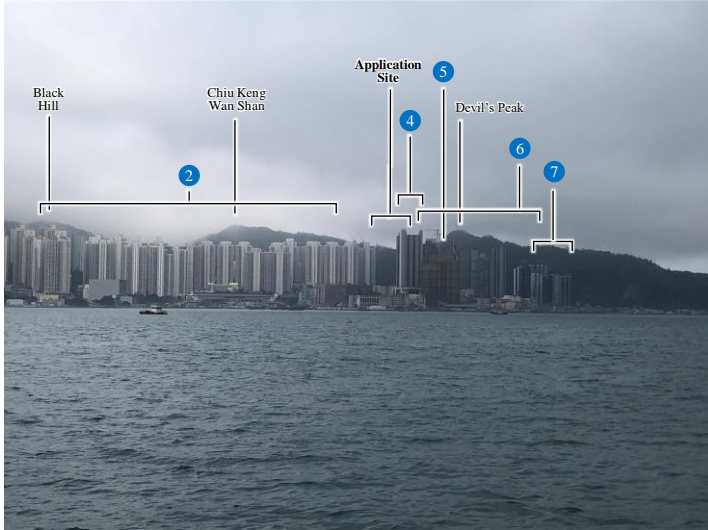
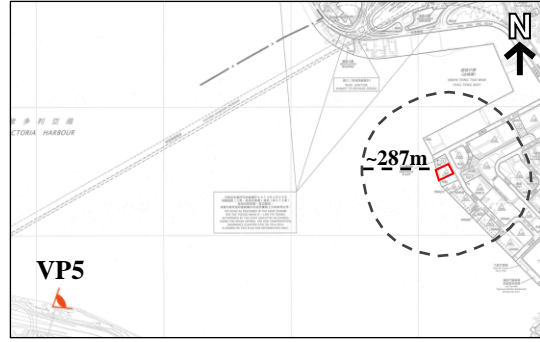


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6	-	Viewing Point 4: Lighthouse at Lei Yue Mun Rest Garden
ARUP	Date	Source
	November 2024	Photomontage for illustrative purpose only




Existing Condition



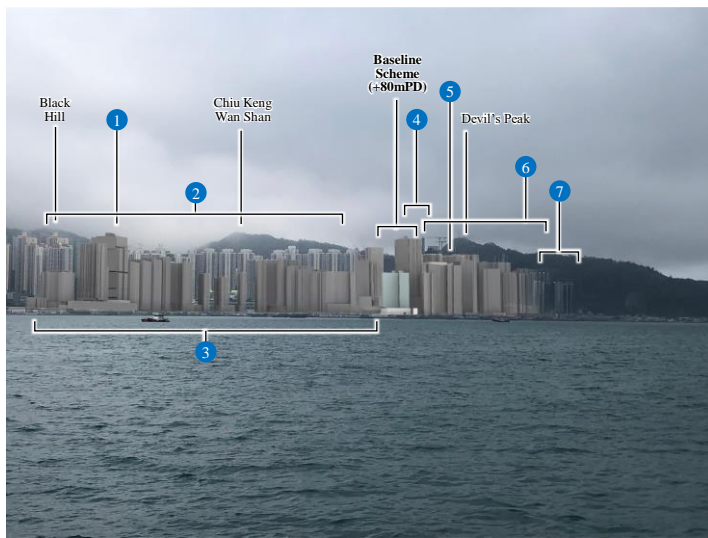
Key Plan



LEGEND

-  Application Site
-  Assessment Area
-  Viewing Point

Baseline Scheme



- 1 Indicative Commercial Tower under the Planning Application No. Y/K15/6
- 2 Yau Lai Estate, Yau Tong Estate and Yau Mei Court (+132 to +167mPD)
- 3 Approved Comprehensive Development at YTB under Application No. A/K15/130
- 4 Peninsula East (+147mPD)
- 5 Approved Residential Developments under the Application No. A/K15/129
- 6 Approved No. A/K15/122, 121 and 126 (+80 to +100mPD) Residential Developments under the Applications
- 7 Montego Bay (+80 to +100mPD)

Proposed Scheme

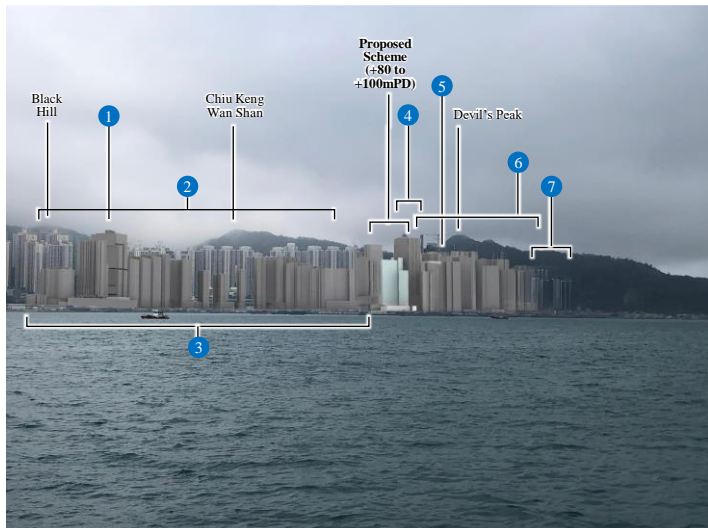
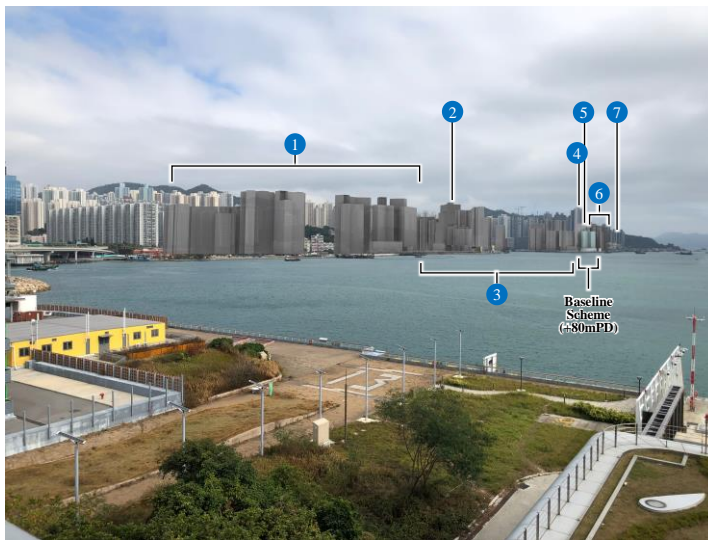


Figure No.	Scale	Figure Title
7	-	Viewing Point 5: Quarry Bay Park
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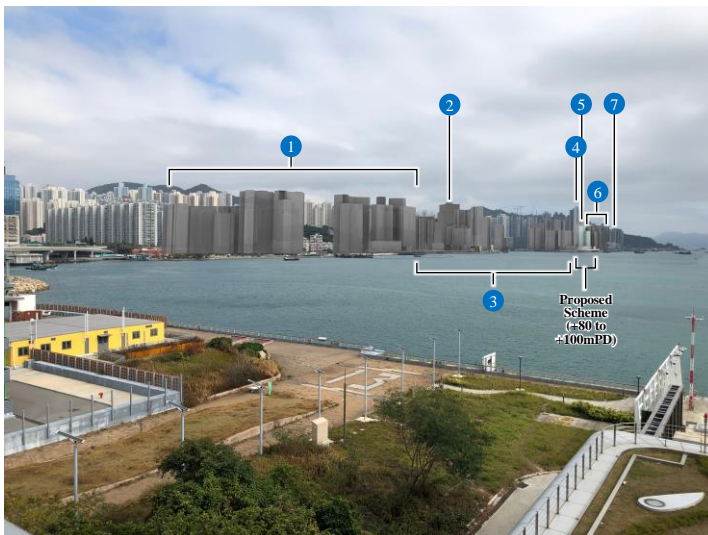
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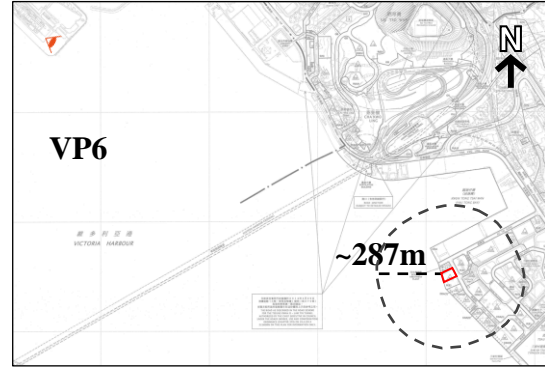
Baseline Scheme






Proposed Scheme



Key Plan



LEGEND

-  Application Site
-  Assessment Area
-  Viewing Point

- 1** Planned CKLV Public Housing Development & Planned Ex-CKLKMS Public Housing Development (Phase 2) (+110 to +140mPD)
- 2** Indicative Commercial Tower under the Planning Application No. Y/K15/6
- 3** Approved Comprehensive Development at YTB under Application No. A/K15/130
- 4** Peninsula East (+147mPD)
- 5** Approved Residential Developments under the Application No. A/K15/129 (+120mPD)
- 6** Approved Residential Developments under the Applications No. A/K15/122, 121 and 126 (+80 to +100mPD)
- 7** Montego Bay (+80 to +100mPD)

Figure No.	Scale	Figure Title
8	-	Viewing Point 6: Kai Tak Runaway Garden
ARUP	Date November 2024	Source Photomontage for illustrative purpose only