

**Proposed Rezoning of the Site from “Other Specified Uses” annotated “Business” to “Other Specified Uses” annotated “Residential Care Home for the Elderly and Hotel”
for a Proposed Composite Development with RCHE and Hotel
at Nos. 107 – 109 Wai Yip Street, Kwun Tong
(Planning Application No. Y/K14S/4)**

Appendix II

Replacement Pages of the Visual Impact Assessment

6.5 VP4 – MTR Ngau Tau Kok Station, Junction of Elegance Road and Kwun Tong Road (Figure 6.4 refers)

Visual Composition

6.5.1 This VP is taken at the entrance of MTR Ngau Tau Kok Station, before the stairs which brings people down to the subway and into KTBA. The semi-open elevated platform of Ngau Tau Kok Station comes into sight and those newly redeveloped commercial developments (namely Manulife Place and the former Maxwell Industrial Building (about +125.9mPD under Application No. A/K14/763), and a redeveloped building for the Hong Kong Baptist Hospital East Kowloon Medical Centre (about +125.9mPD under Planning Application No. A/K14/782)) erected above the platform in the background. Two planned developments for office, shop and services and eating place (+115mPD and +119.5mPD) are situated in close proximity. Since majority of the sites within the street block bound by Yan Yip Street, Kwun Tong Road and Tai Yip Street are yet to be redeveloped, the existing medium-rise buildings leave a "open" skyline to the west of Manulife Place thus harbourfront developments (i.e. One Bay East) can also be seen from this VP.

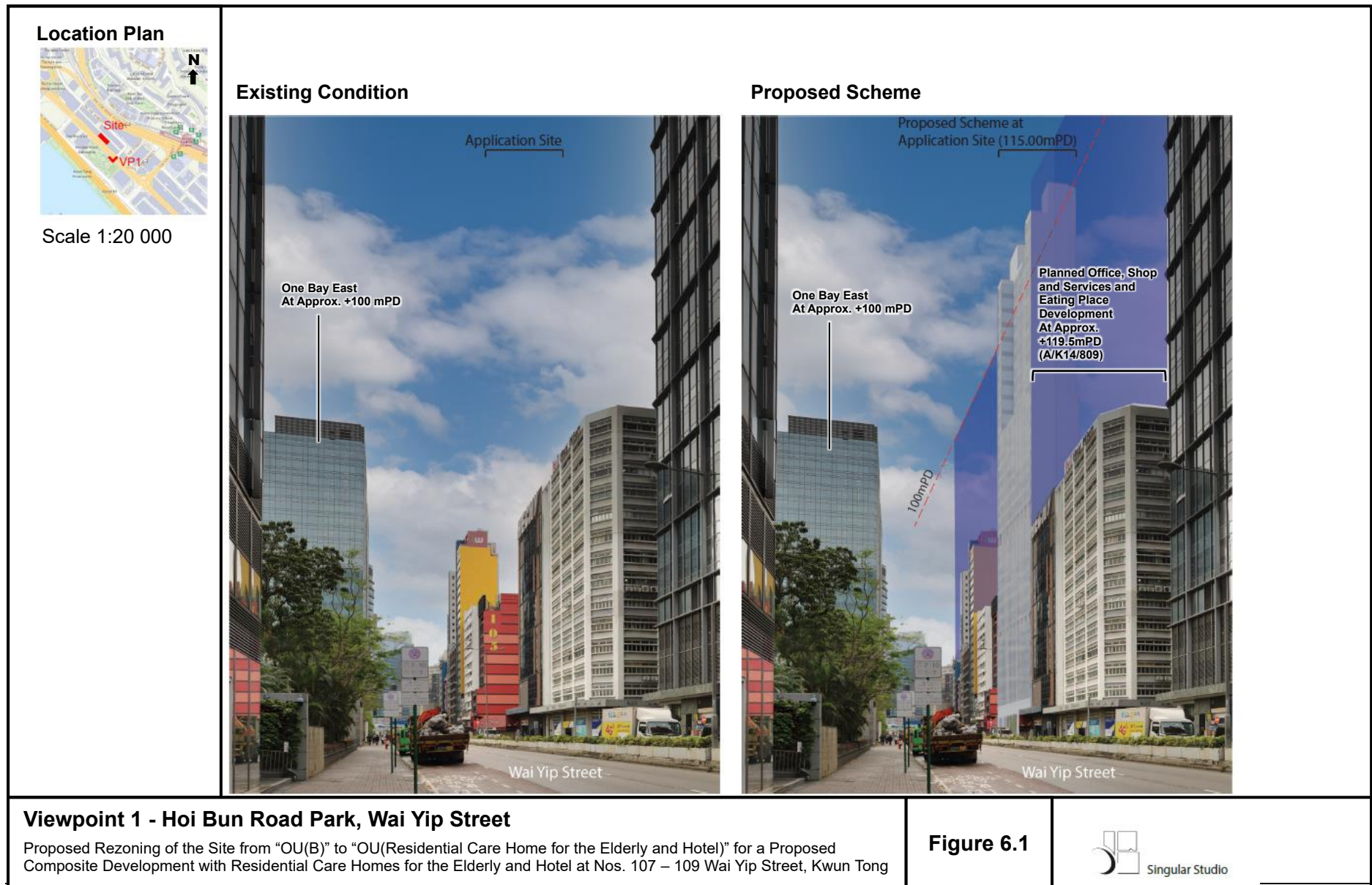
6.5.2 The Site is located along the said "open" skyline. Yet, the photomontage in **Figure 6.4** shows that the Proposed Development will blend in well together with other new commercial buildings visible from this VP in the current condition. It is expected that the Proposed Development will be partly hidden by new developments on Kwun Tong Road, which would have a similar height as Manulife Place, in the future.

Visual Obstruction

6.5.3 The Proposed Development will block the view towards East Tower of One Bay East, yet this is not a prominent visual resource that requires preservation. There would be slightly change of the sky view due to the increase of BH as compared to the BHR, the Proposed Development alleviates the difference in scale between the new commercial buildings (the site of former Maxwell Industrial Building and Manulife Place) and the planned developments and creates a gradual stepping effect. The visual obstruction is slight.

Effect on Public Viewers

6.5.4 VSRs represented by this VP would be less sensitive to visual change as they don't tend to stop and appraise the townscape while they walk down the stairs to get into KTBA for work. As discussed above, the Proposed Development would induce changes to the view, but the visual change would be slight.



Proposed Rezoning of the Site from “OU(B)” to “OU(Residential Care Home for the Elderly and Hotel)” for a Proposed Composite Development with Residential Care Homes for the Elderly and Hotel
 at Nos. 107 – 109 Wai Yip Street, Kwun Tong
 Visual Impact Assessment in support of S12A Amendment of Plan Application

Location Plan



Scale 1:20 000

Existing Condition



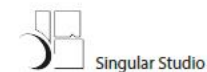
Proposed Scheme



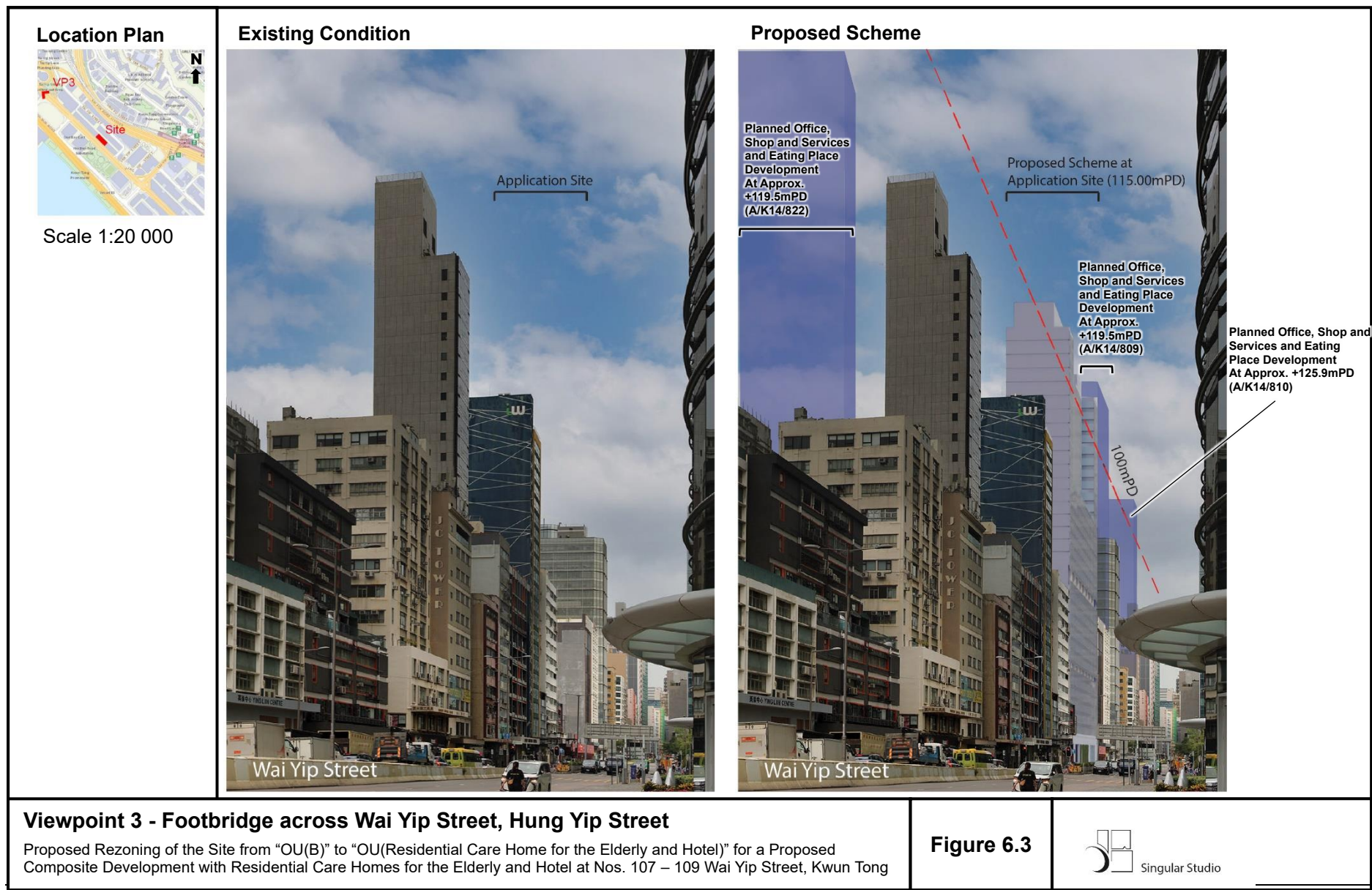
Viewpoint 2 - Hoi Bun Road Park, Hoi Bun Road

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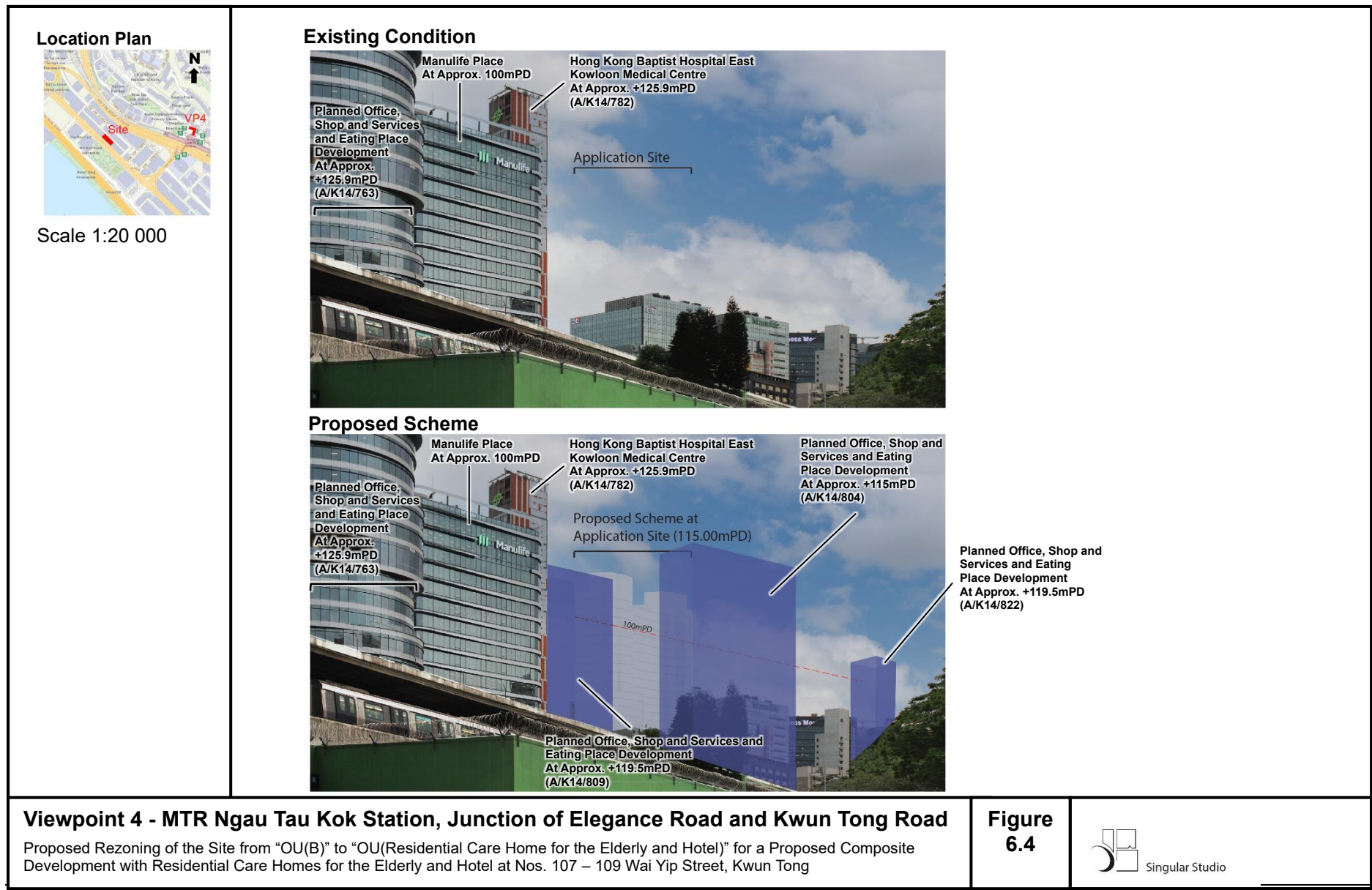
Figure 6.2

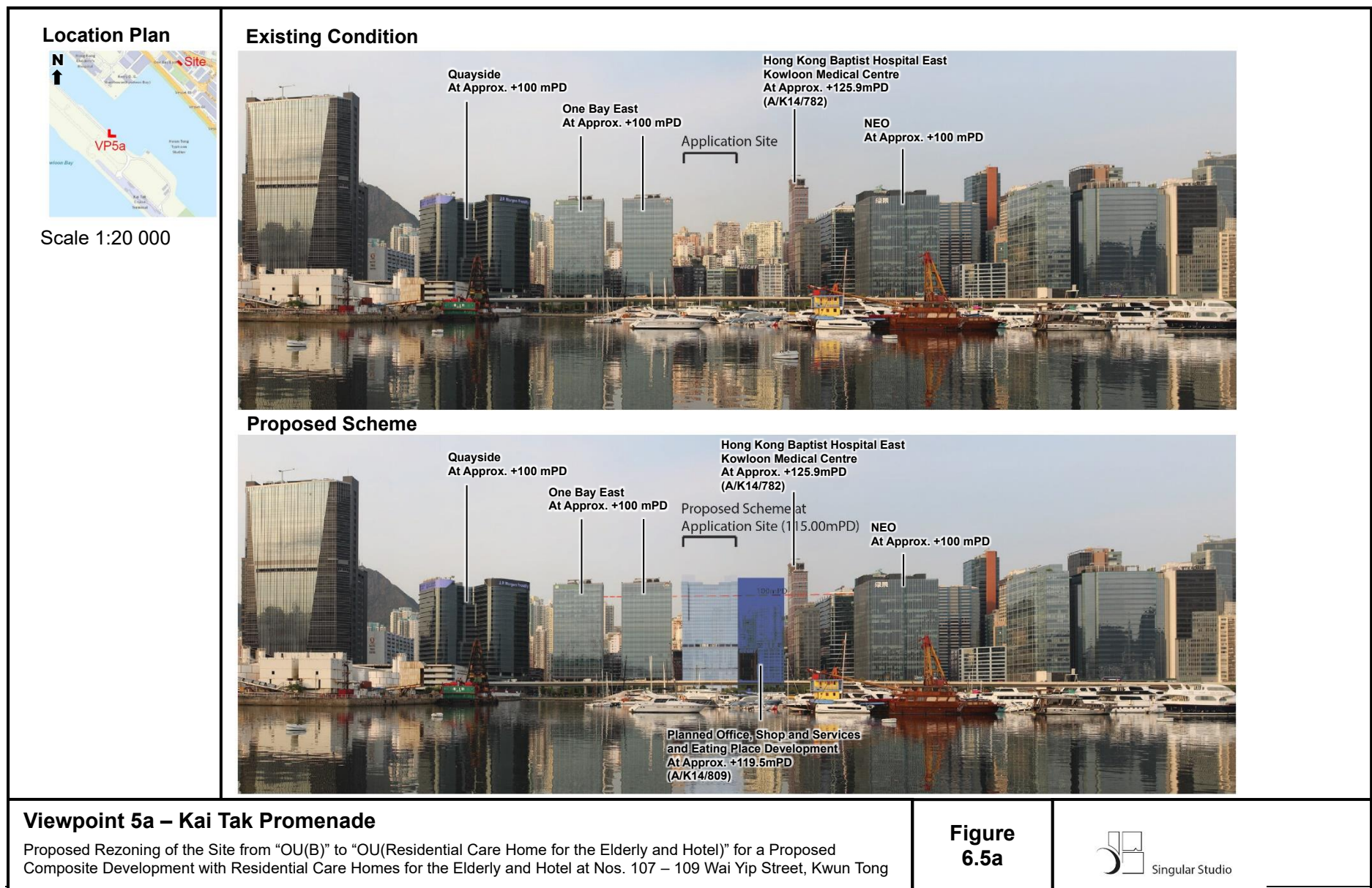


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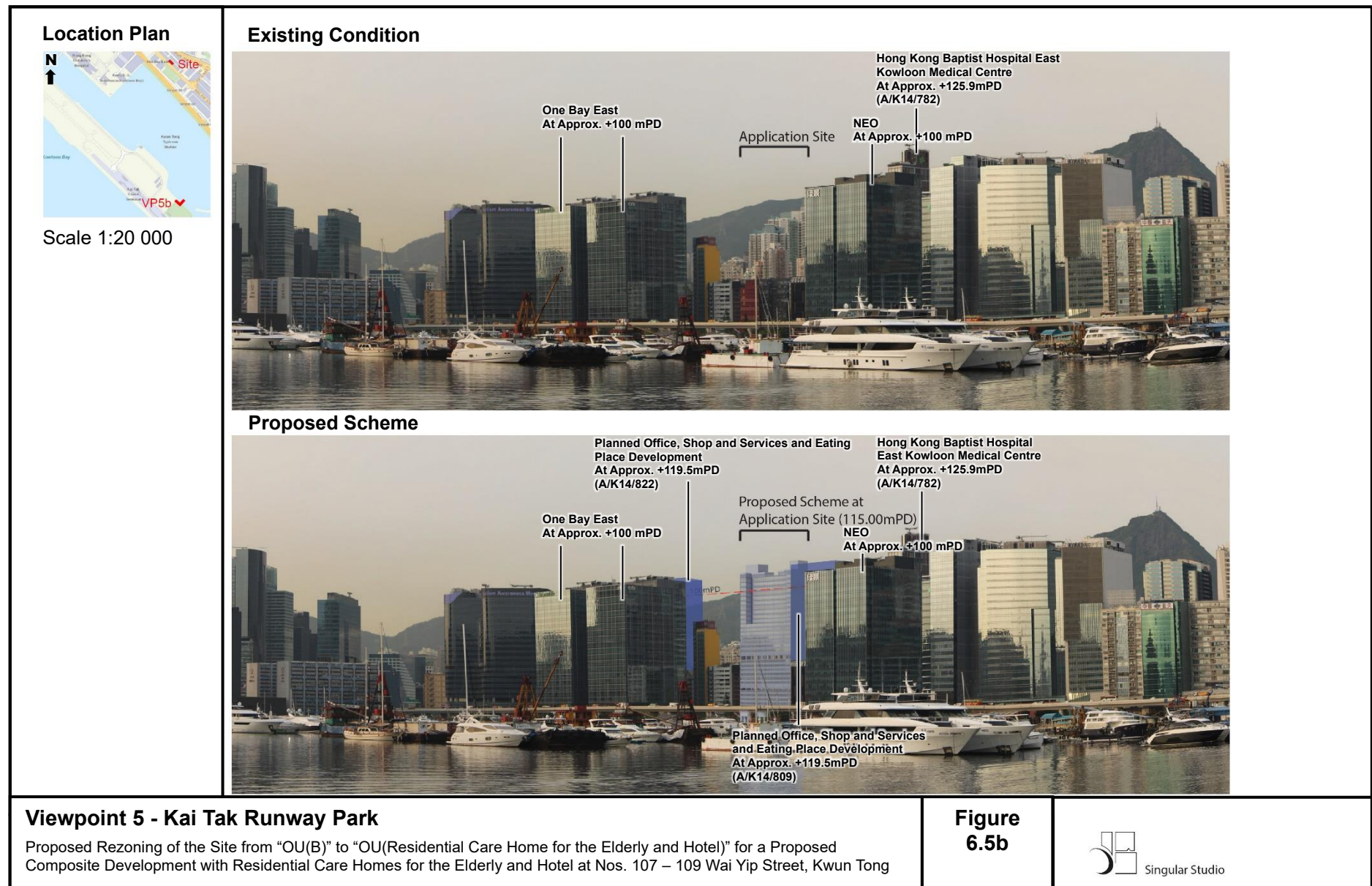


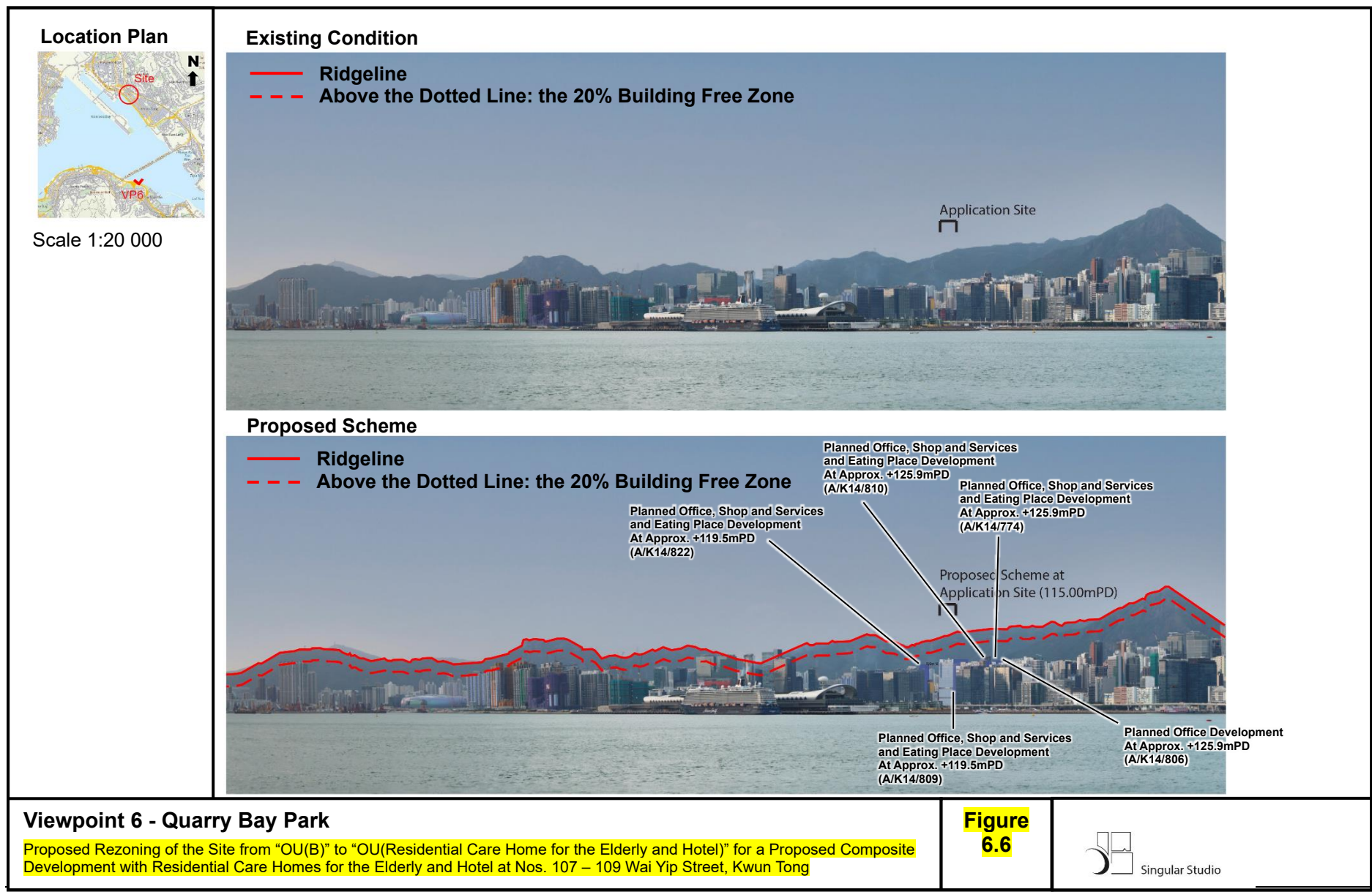
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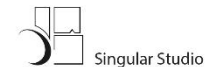




Viewpoint 6 - Quarry Bay Park

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Figure 6.6



Proposed Rezoning of the Site from "OU(B)" to "OU(Residential Care Home for the Elderly and Hotel)" for a Proposed Composite Development with Residential Care Homes for the Elderly and Hotel at Nos. 107 – 109 Wai Yip Street, Kwun Tong
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