# Appendix 8

Visual Impact Assessment

**S16 PLANNING APPLICATION**
**APPROVED SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/34**

**Proposed Flat with Shop and Services/Eating Places with Minor Relaxation of Building Height Restriction**
**at Nos. 152 – 164 Wellington Street in Sheung Wan**

# VISUAL IMPACT ASSESSMENT

**October 2026**


**Applicant:**
**Ever Label Limited**

**Consultancy Team:**
**KTA Planning Limited**

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**S16 PLANNING APPLICATION**
**Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/34**

**Proposed Flat with Shop and Services/Eating Places with Minor Relaxation of Building Height Restriction at Nos. 152 – 164 Wellington Street in Sheung Wan**

**Visual Impact Assessment**

# 1 INTRODUCTION

## 1.1 Purpose

1.1.1 This Visual Impact Assessment ("VIA") report is prepared on behalf of Ever Label Limited ("the Applicant") in support of a S16 Planning Application for the Proposed Minor Relaxation of Building Height Restriction for the Proposed Residential Development with Shops/Eating Places on G/F and 1/F and with minor relaxation of Building Height Restriction at nos. 152 – 164 Wellington Street in Sheung Wan ("Application Site"/the "Site") (**Figure 1.1** refers). The Application Site falls within "Commercial" ("C") zone and partially within an area shown as 'Road' on the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan ("Approved OZP") No. S/H3/34.

1.1.2 This VIA evaluates, in accordance with the Town Planning Board ("TPB") Guidelines No. 41A – Guidelines on Submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board ("TPB PG-No. 41A), the anticipated visual impact of the Updated Development Scheme on public viewers relevant to the Site and concludes with recommendation on mitigation measures if necessary.

## 1.2 Report Structure

Following this Introductory Section, the methodology adopted in this assessment will be set out in Section 2. The baseline review of the assessment area is included in Section 3. Section 4 includes the Indicative Development Scheme and discussion on the design considerations. Visual envelope, Visually Sensitive Receivers (VSRs) and their representative viewpoints will be identified and analysed in Section 5, followed by assessment of the visual impacts, if any in Section 6. Section 7 concludes this VIA.

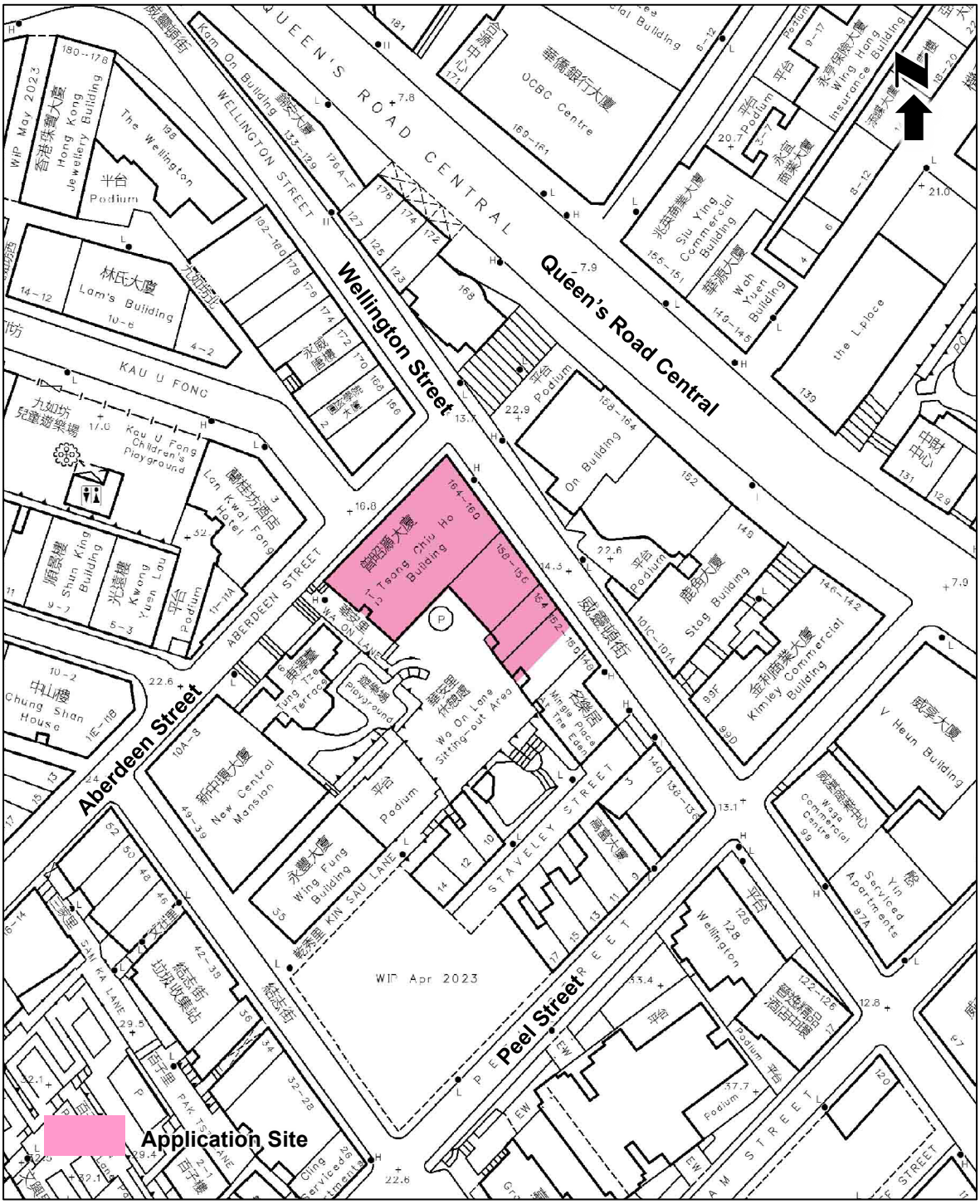



**Figure 1.1 Site Location Plan (Scale 1:1 000)**

# 2 METHODOLOGY

## 2.1 Visual Impact Assessment Approach

2.1.1 This VIA aims at evaluating the potential visual impact of the Proposed Development with the minor relaxation of building height restriction for a proposed residential development by assessing the visual impact of Updated Development Scheme on public viewers / sensitive viewers as compared with the existing conditions.

2.1.2 According to TPB PG-No. 41A, the overall visual impact shall be assessed based on i) the sensitivity of the key public viewers; ii) visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area. Visual Impacts could be either beneficial or adverse.

2.1.3 Visual sensitivity of public viewers / sensitive viewers is determined taking into account the activity of the sensitive viewers, the duration and distance over which the Proposed Development would remain visible, and the public perception of the value attached to the view being assessed. Visual sensitivity is qualitatively graded from high, medium or low.

2.1.4 Visual changes could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following three aspects:

- the total effect on the **Visual Composition** of the surrounding context;
- the degree of **Visual Obstruction** and loss of views to key public viewing points; and
- the effects of **Visual Changes** from key public viewing points with direct sightlines to the Proposed Development.

2.1.5 The magnitude of visual changes will be qualitatively graded as Substantial, Moderate, Slight or Negligible.

2.1.6 The VIA will be undertaken in the following steps:

- A baseline review will be conducted to capture the existing visual elements in the surroundings and the planning context of the Site.

- The Indicative Development Scheme for the Site will be briefly presented.

- The Visual Envelope (“VE”) will be determined based on the size and distance of the Proposed Development and appropriate public viewpoints (“VPs”) to represent the view from public viewers will be identified.

- Each VP and potential visual impacts of the Indicative Development Scheme on the public viewers will be analysed based on the photomontages prepared from the selected VPs.

- The overall visual impact will be assessed based on the five levels of significance.

# 3 BASELINE REVIEW

## 3.1 Site Location and Existing Condition

3.1.1 The Application Site, with an area of about 614.8m$^2$, is located at the corner of Wellington Street and Aberdeen Street in Sheung Wan. It is currently occupied by several 6-storey composite buildings

## 3.2 Existing Visual Elements in the Surrounding Context

3.2.1 The visual outlook of the area is shaped by a combined composition of all the visual elements which come into sight of the viewers. Surrounded by a mountain backdrop, the Site is embedded within a cluster of mixed low-rise and high-rise developments in a high-density setting and with very narrow streets.

3.2.2 Key visual elements in the surrounding context of the Site including those with positive visual qualities (i.e. "visual attractors") and those with negative visual qualities (i.e. "visual detractors") are summarised below:

Positive Visual Elements (Visual Attractors):

- To the north is the Victoria Harbour, which is a key natural visual resource in the Kowloon Peninsula that offers visual openness and waterfront view along the coastline of northern Hong Kong Island and southern Kowloon Peninsula.

- To the south of the Site is The Peak (about +550mPD). Its mountain ridgeline forms a natural landscape element and backdrop for the Site. There is public aspiration is protecting views towards The Peak.

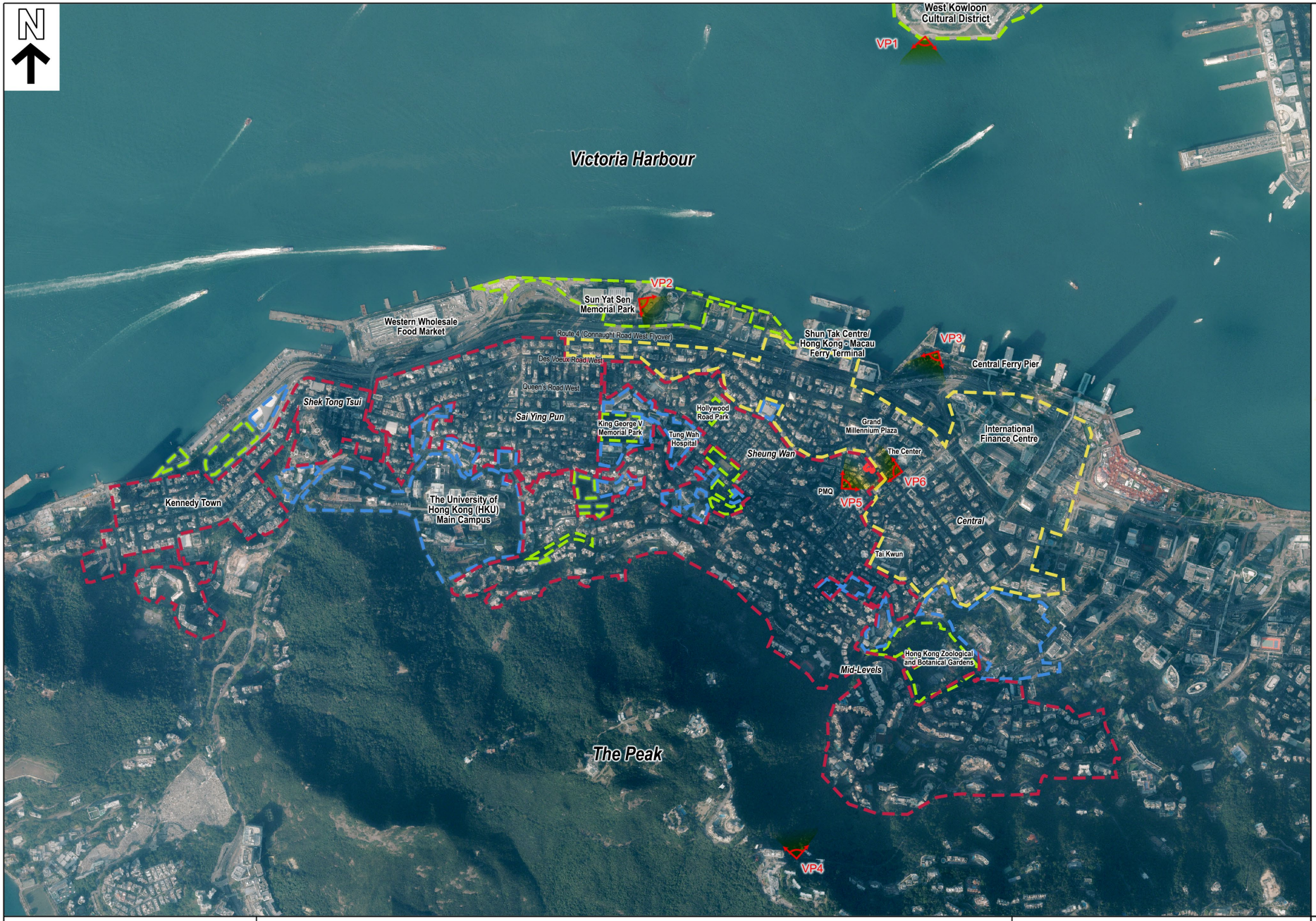
- There are several pocket open spaces in the area, including Wa On Lane Sitting-out Area, Pak Tsz Lanes Sitting-out Area, Kau U Fong Children's Playground and etc.; these offer some breathing space to the area.

Negative Visual Elements (Visual Detractors):

- The architectural arrangement of the narrow streets amplifies the feeling of spatial compactness.

- Tall retaining walls along parts of Kotewall Road and Conduit Road may negatively affect the oppressiveness and visual appeal in the streetscape at ground level.

- A number of high-rise commercial developments in Central and Sheung Wan area, including The Centre (about +299.6mPD), Cosco Tower (about +204.9mPD) and China Merchants Tower (about +151.2mPD) are locate to the northwest and northeast of the Site. The high-rise commercial developments may affect the visual openness of the area and create visual obstruction to the viewers in the surrounding area.




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# Key Visual Elements and Location of Public Viewpoints

Proposed Flat with Shop and Services/ Eating Places with Minor Relaxation of Building Height Restriction at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

Figure 3.1

Scale: 1 : 14 000

Date: 27 October 2026

**Figure 3.1 Key Visual Elements and Location of Public Viewpoints**

## 3.3 Planning Context

***Statutory Planning Context***

3.3.1 The Application Site falls within an area zoned "Commercial" ("C") (about 550.8sqm; about 89.6%) and partially within an area shown as 'Road' (about 64sqm; about 10.4%) on the Approved Sai Ying Pun & Sheung Wan OZP No. S/H3/34 (**Figure 3.2** refers). According to the Statutory Notes of the Approved OZP, planning intention of the "C" zone is as follows,

"*This zone is intended primarily for commercial developments, which may include*

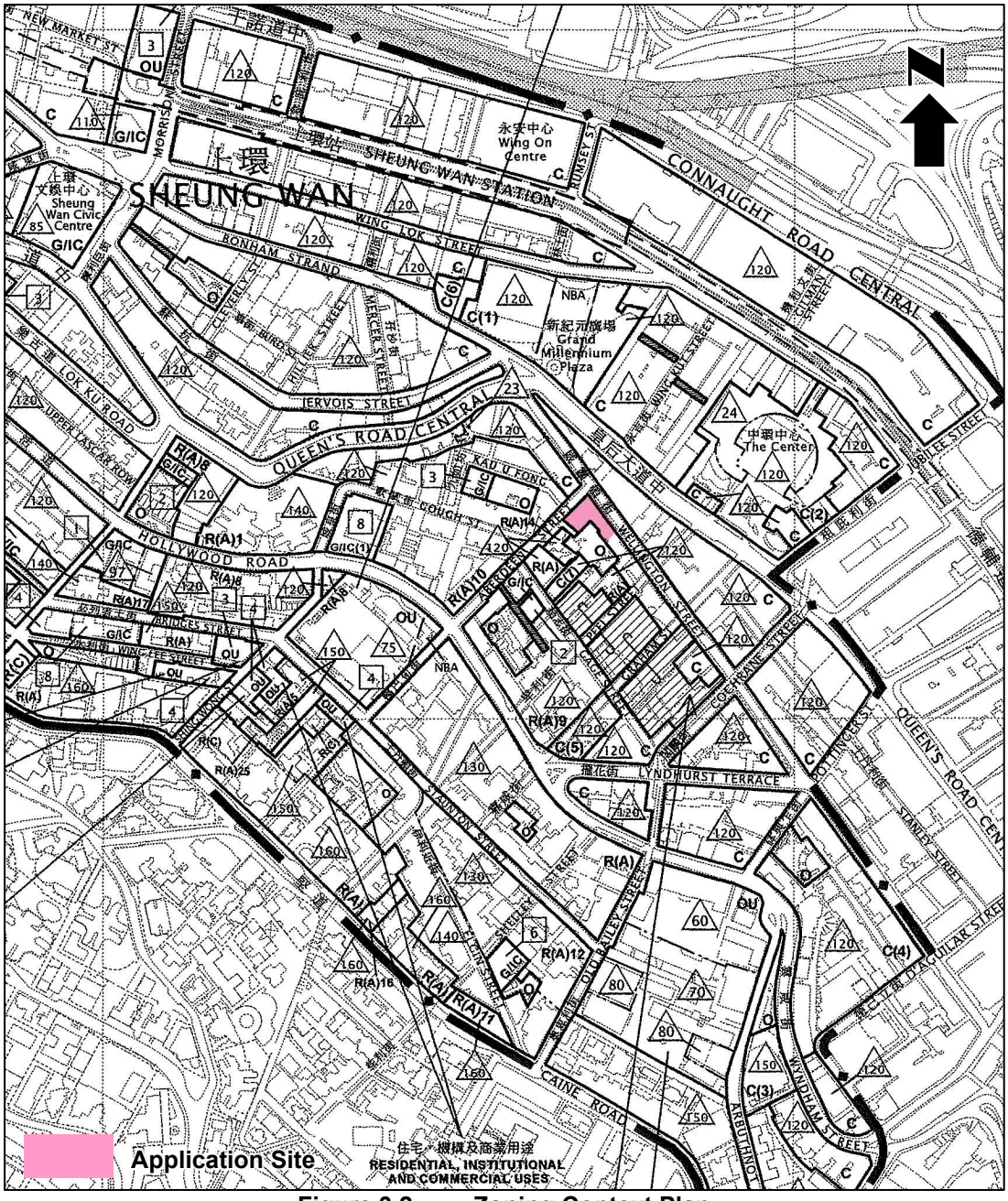



**Figure 3.2 Zoning Context Plan**

*uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.*"

3.3.2 According to the Statutory Notes of the Approved OZP for the "C" zone, 'Shop and Services' and 'Eating Place' are Column 1 uses which are always permitted. 'Flat' is a Column 2 use of the subject "C" zone and requires permission from the Town Planning Board.

3.3.3 Under the Approved OZP, it is stated that no new development, or addition, alteration and/or modification to or redevelopment of an existing building within the "C" zone shall result in a total development and/or redevelopment in excess of a maximum building height of 120mPD or the height of the existing building, whichever is the greater.

3.3.4 Whilst part of the Site falls within an area shown as road, all of the proposed uses require permission from the Town Planning Board.

***Non-Statutory Planning Context***

3.3.5 As stated in the Explanatory Statement ("ES") of the Approved OZP, in order to prevent excessively tall or out-of-context buildings, to preserve the existing views of the ridgeline and to provide better control on the building heights of developments in the Area, building height restrictions are imposed on various development zones on the Plan. Moreover, a minor relaxation clause in respect of building height restrictions is incorporated into the Notes of the Plan in order to provide incentive for developments/redevelopments with design merits/planning gains. Each planning application will be considered on its own merits and the relevant criteria for consideration of such application are as follows:

(a) amalgamating smaller sites for achieving better urban design and local area improvements;
(b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land /area for use as a public passage/street widening;
(c) providing better streetscape/good quality street level public urban space;
(d) providing separation between buildings to enhance air and visual permeability;
(e) accommodating building design to address specific site constraints in achieving the permissible plot ratio under the Plan;
(f) catering for the provision of on-site car parking and loading/unloading facilities on sites of 900m2 or larger with at least 30m street frontage on two sides within the SOHO and its immediate adjoining area shown in Plan 1; and
(g) other factors such as need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

# 4 PROPOSED DEVELOPMENT SCHEME

## 4.1 The Development Scheme

4.1.1 Schematic drawings for the Proposed Development are presented in *Appendix I* of the Supporting Planning Statement. The Site of an area of 614.8m$^2$ (approx.) yields a domestic and non-domestic GFA of approx. 5,707.46m$^2$ and approx. 850.84m$^2$ respectively. The Proposed Development comprises one single block with a total of 32 storeys with a building height of about 132mPD. Retail/F&B components will be located on G/F and 1/F fronting onto both Wellington Street and Aberdeen Street, whilst the residential portion will be located atop. There will be 26 domestic floors, providing about 178 residential units with an average unit size of about 32m$^2$.

4.1.2 The residential lobby will be placed at UG/F and front onto Aberdeen Street, which will be completely separated from the commercial portion of the Proposed Development. It is anticipated that the Proposed Residential Development would be completed by 2030. Table below summarises the key development data.

| **Overall Development** | | | |
|---|---|---|---|
| Application Site Area | 614.8m$^2$ | | |
| | Domestic* | Non-Domestic | Total |
| GFA (about) | 5,707.46m$^2$ | 850.84m$^2$ | 6,558.3m$^2$ |
| Plot Ratio (about) | 9.28 | 1.38 | 10.67 |
| Site Coverage | Not more than 40% (above 15m)<br>About 85% (under 15m) | | |
| Building Height | 132mPD | | |
| No. of Storeys | 32 (26 domestic floors + 1 refuge over 5-storey podium) | | |
| No. of Units | 178 | | |
| Average Flat Size | About 32m$^2$ | | |
| Estimated Population | 374 persons | | |
| Internal Transport Facility | | | |
| Loading/Unloading Bay** | 1 | | |

* Including bonus GFA of about 126.69m$^2$ derived from part of the setback on Wellington Street and Aberdeen Street; subject to approval by relevant authorities

** The Site meets the requirements for waiving the car parking and loading/unloading requirements as stated in the Explanatory Statement attached to the prevailing Approved OZP No. S/H3/34.

## 4.2 Design Merits

*Improvements to Pedestrian Zone – AS PER THE APPROVED S16 SCHEME (**Figure 4.1** refers)*

4.2.1 Providing retail shops/eating places on G/F and 1/F would sustain the commercial street frontage found on Wellington Street and Aberdeen Street in Sheung Wan. In addition to the full-height setback of 2m along Wellington Road (which falls within an area shown as 'Road'), the Proposed Development will also setback 1m away from the lot boundary along Aberdeen Street to widen the pavements.

*Energising and Improving Accessibility of Wa On Lane Sitting-out Area – AS PER THE APPROVED S16 SCHEME (**Figure 4.1** refers)*

4.2.2 The Proposed Development will provide a prominent access to Wa On Lane Sitting-out Area with disabled access. The landing level of 1/F is also being designed to have direct access to the sitting-out area, so that the commercial activities within the Proposed Development would help to bring life to the open space and provide natural surveillance.

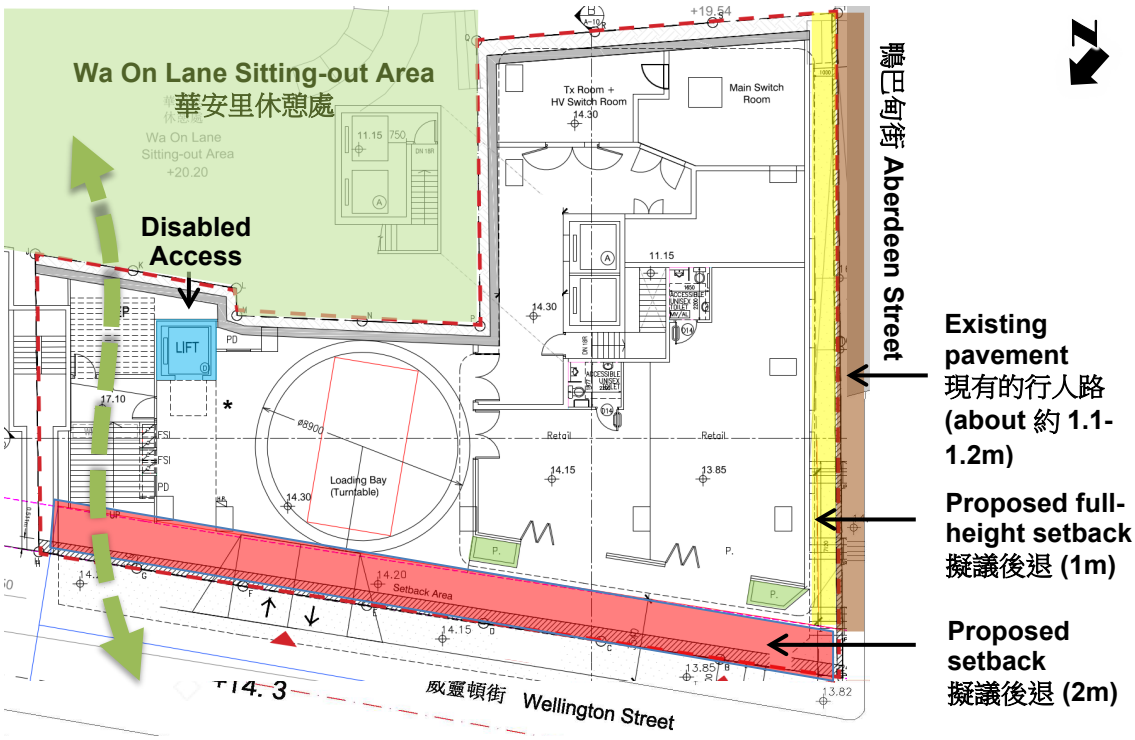



**Figure 4.1 Illustration of Design Merits (1)**

*Creating a Wide Building Separation – AS PER THE APPROVED S16 SCHEME (**Figure 4.2** refers)*

4.2.3 The residential tower is proposed to be placed in parallel to Aberdeen Street. This will create an about 15m building separation between the adjoining building on Wellington Street. Commercial portion of the Proposed Development only contains two levels (plus a mezzanine floor accessible from Aberdeen Street due to the level difference of the Site) and the communal open space is located atop at the podium level. The height of this portion of the Proposed Development will be significantly lower than the adjoining building. All these allow air and sunlight to penetrate to and from Wa On Lane Sitting-out Area and reduce the canyon effect on Wellington Street at the same time.

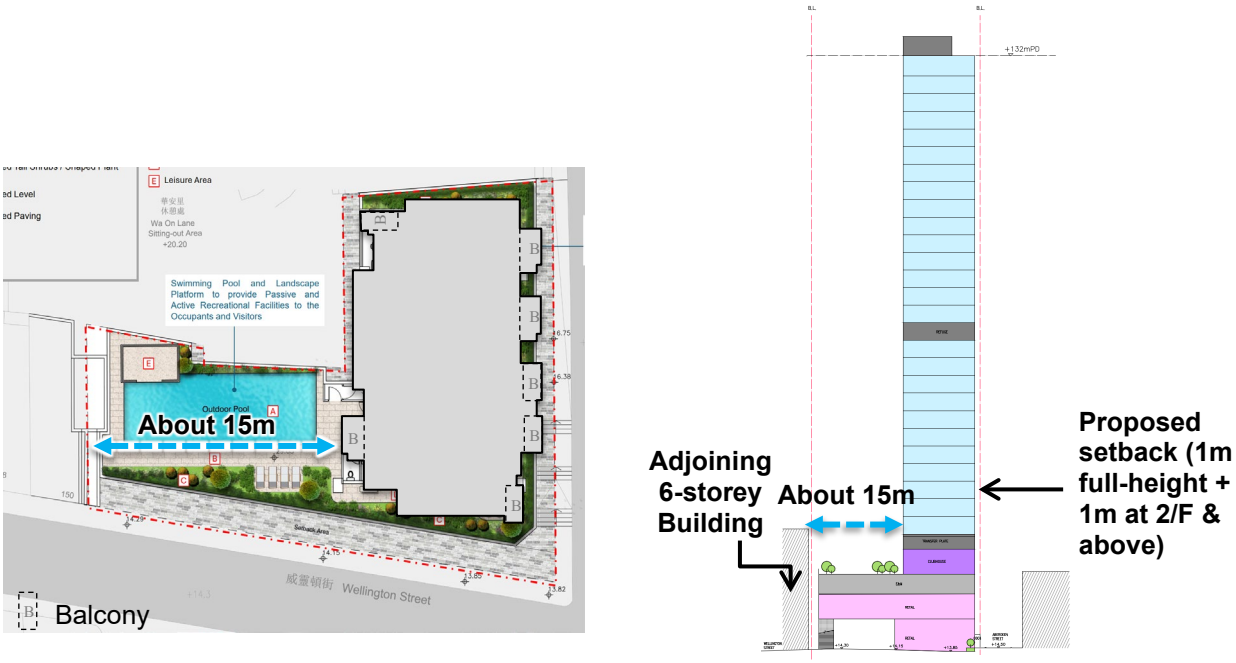



**Figure 4.2 Illustration of Design Merits (2)**

*Main Façade of the Residential Tower Sets Back from Aberdeen Street – AS PER THE APPROVED S16 SCHEME (***Figure 4.3** *refers)*

4.2.4 The main façade of the residential tower sets back about 2m away from the lot boundary. This will help to reduce the canyon effect on Aberdeen Street.

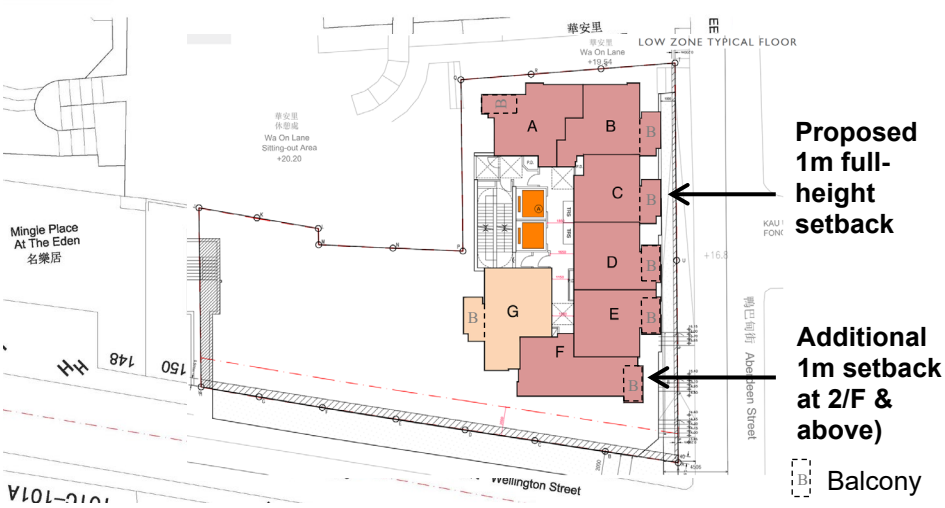



**Figure 4.3 Illustration of Design Merits (3)**

*Setback away from Wa On Lane Sitting-out Area – ADDITIONAL (***Figure 4.4** *refers)*

4.2.5 While maintaining connection between Wa On Lane Sitting-out Area and the retail/F&B on 1/F of the Proposed Development, the Updated Development Scheme incorporates a 1m setback from the site boundary at any opening towards the sitting-out area. This ensures that impact to the sitting-out area will be minimised.




**Figure 4.4 Illustration of Design Merits (4)**

*Stepped Rooftop Profile – ADDITIONAL (***Figure 4.5** *refers)*

4.2.6 The Proposed Development only involves a single building block. The Applicant tries to add some interest to the overall skyline by adopting a stepped roof profile.

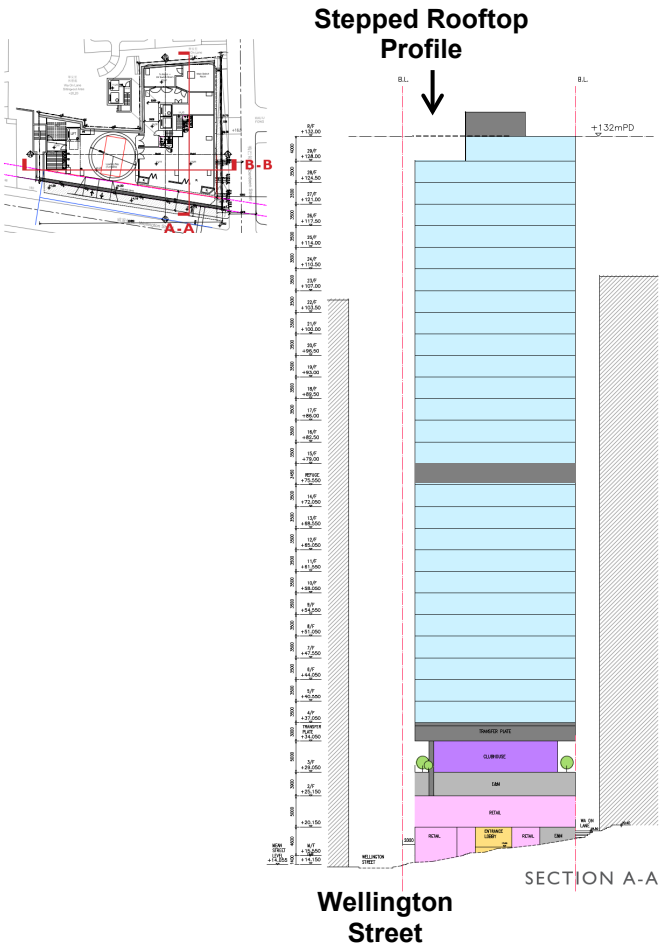



**Figure 4.5 Illustration of Design Merits (5)**

# 5 IDENTIFICATION OF SENSITIVE VIEWERS AND SELECTION OF VIEWPOINTS

## 5.1 Identifying Visual Envelope and Sensitive Viewers

5.1.1 The Visual Envelope ("VE") or the zone of visual influence of the proposed relaxation of BHR is determined by the existing topography and building in the vicinity of the Site. As prescribed in the Town Planning Board Guidelines No. 41A, size of the Potential Redevelopment, the distance of the development and its potential visibility from selected viewing points, and the actual site and surrounding topographical conditions are considered as the key factors on selecting VE.

5.1.2 The VE covers the area where direct sight towards the Proposed Development is presented in **Figure 5.1**. As prescribed in the TPB PG-NO. 41A, the viewers will tend to see the building as part of a group rather than as a single building when the viewing distance equals to three times the height of the building from the Site (i.e. the 3H zone). Therefore, 3H zone could also be used as a reference in determining the assessment area. Since the actual maximum building height of the Proposed Development will be about 118m, the assessment area covers a radial area of about 354m from the façade of the Proposed Development. Since protecting private view is not the duty of the TPB, this VIA focuses primarily on public VSR only and no private VSR, such as residents of private development and users of developments with restricted/exclusive accesses (e.g. school and office, etc.) will not be identified.

## 5.2 Selection of Viewpoints

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

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

**Table 5.1 Selected Visually Sensitive Viewpoints**

| Viewpoint No. | Description |
|---|---|
| VP1 | Strategic Viewpoint: West Kowloon Cultural District |
| VP2 | Sun Yat Sen Memorial Park |
| VP3 | Central Pier Waterfront |
| VP4 | Strategic Viewpoint: The Peak |
| VP5 | PMQ |
| VP6 | Public Open Space, The Centre |

VP1 – West Kowloon Cultural District (Strategic Viewpoint)

5.2.3 This long-range strategic viewpoint at about 1.6km to the north of the Site in the West Kowloon Cultural District provides a cross-harbour perspective towards Hong Kong Island, from the waterfront to the Victoria Peak. It is a key public location for viewing the overall urban skyline and is frequented by visitors to the cultural facilities and the promenade. The sensitivity of the public viewers at this VP is high.

VP2: Sun Yat Sen Memorial Park

5.2.4 Sun Yat Sen Memorial Park is a major waterfront public park in Sai Ying Pun, providing open views towards the higher-rise developments in Central and Sheung Wan. It offers direct access to the harbourfront and is frequently visited by local residents for recreational purposes. The public viewers of this VP would be visitors engaging in passive and active recreational activities. The sensitivity of the public viewers at this VP is high.

VP3 – Central Pier Waterfront

5.2.5 Central Pier Waterfront is located about 486m to the northeast of the Application Site. This is the western end of the Central and Western District Promenade (Central Section), which is a popular jogging route. The public viewers of this VP would be local residents, pedestrians, joggers and users of the open space for leisure and recreational activities. The sensitivity of the public viewers at this VP is medium.

VP4: The Peak (Strategic Viewpoint)

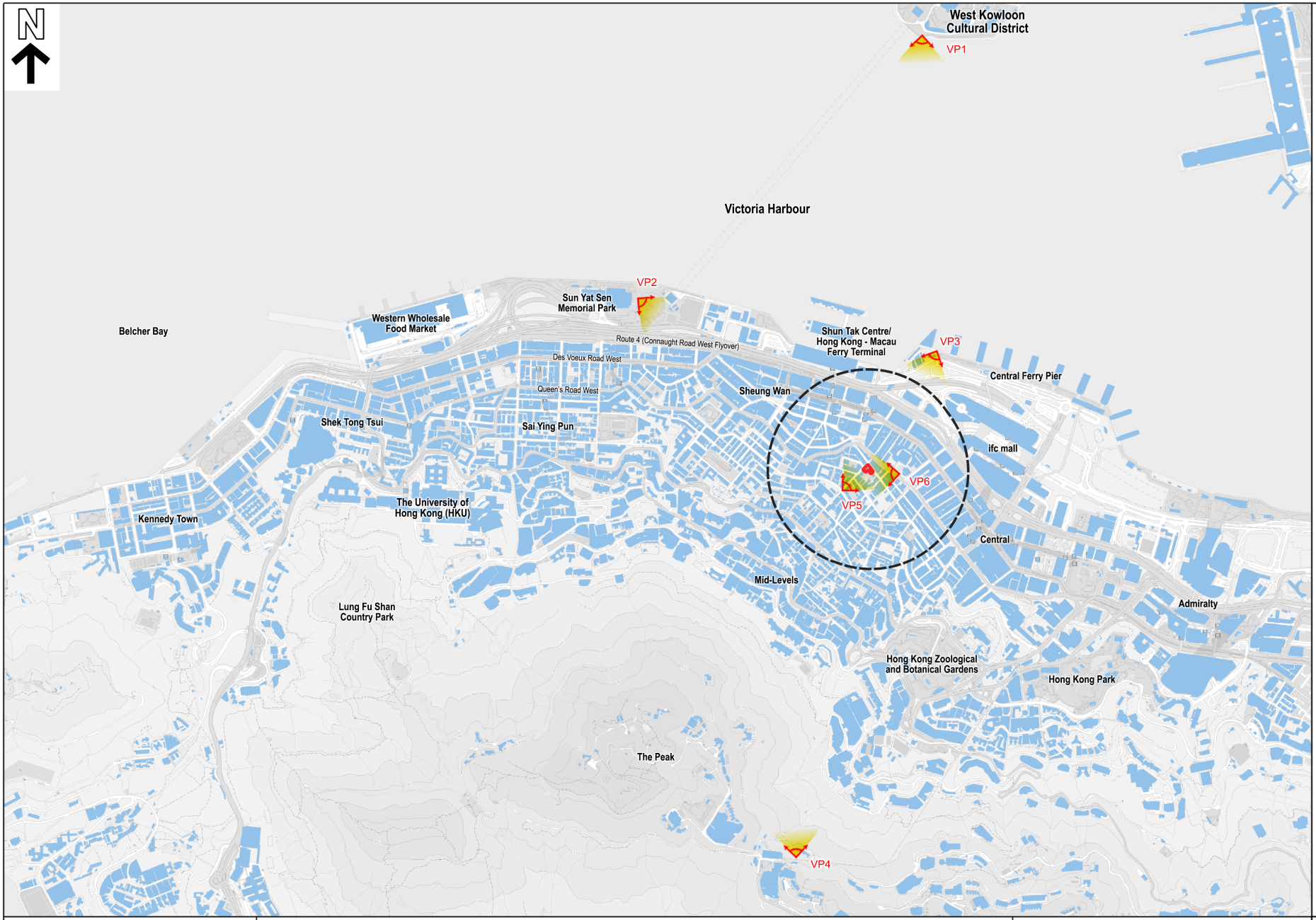
5.2.6 VP4 is a strategic viewpoint, it is located on The Peak at an elevation of about +402.1mPD at about 1.5m southeast to the Site, is a popular scenic viewpoint and part of the Hong Kong Trail. It offers panoramic views across Victoria Harbour, the Hong Kong Island urban skyline, Kowloon, and the Mid-levels area. It is frequently visited by local residents, hikers, and tourists for its expansive harbour and city vistas. As such, the sensitivity of the public viewers at this VP is high.

VP5 – PMQ

5.2.7 VP5 acts as a close-up viewpoint within the area. This is also located on Dr Sun Yat-sen Historical Trail and Central and Western Heritage Trail - The Sheung Wan Route. Located about 115m to the southwest of the Site, this VP provides street-level perspectives of the local built environment. The public viewers of this VP are mainly local residents, participants of the aforementioned historical trails, visitors of PMQ and pedestrians walking along Aberdeen Street. The sensitivity of the public viewers at this VP is medium.

VP6: Public Open Space, The Centre

5.2.8 The Centre provides community space and some public open space at G/F. The public open space with landscaping and water feature fronts onto Queen's Road Central. Queen's Road Central is one of the main carriageways in Central and Sheung Wan area. The public open space acts as a breathing space for workers and a spacious passage to walk through, rather than a leisurely area for passive recreational purpose. It only offers bustling street views along Queen's Road Central. The public viewers of this VP are mainly pedestrians, workers and passerby. Therefore, the sensitivity of the public viewers at this VP is low.




## Legend

- Site Boundary
- VP1 West Kowloon Cultural District (Strategic Viewpoint)
- VP2 Sun Yat Sen Memorial Park
- VP3 Central Pier Waterfront
- VP4 The Peak (Strategic Viewpoint)
- VP5 PMQ
- VP6 The Center (Public Open Space)
- VP Viewing Points
- 3H zone
- Existing Developments

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# Visual Envelope and Location of Viewpoints

Proposed Flat with Shop and Services/ Eating Places with Minor Relaxation of Building Height Restriction at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

Figure 5.1

Scale: 1 : 14 000

Date: 27 October 2026

**Table 5.2 Identified Visually Sensitive Viewpoints with Preliminary Analysis**

| Viewpoints (VPs) | Distance/ Direction (Approx.) | Height in mPD (Approx.) | Viewers | Nature of VP | Popularity by Public | Visual Sensitivity |
|---|---|---|---|---|---|---|
| VP1:<br>Strategic Viewpoint:<br>West Kowloon Cultural District | 1.6km/<br>North | +4.5 | Recreational users | Passive Recreation | Occasional | High |
| VP2:<br>Sun Yat Sen Memorial Park | 1km/<br>Northwest | +5.3 | Recreational users | Passive Recreation | Occasional | High |
| VP3:<br>Central Pier Waterfront | 486m/<br>Northeast | +4.0 | Local residents, commuters | Active Recreation/ Passive Recreation/ Transient | Rare | Medium |
| VP4:<br>Strategic Viewpoint:<br>The Peak | 1.5km/<br>Southeast | +402.1 | Visitors, hikers, local residents | Passive Recreation | Frequent | High |
| VP5:<br>PMQ | 115m/<br>Southwest | +36.0 | Recreational users, visitors | Transient | Frequent | Medium |
| VP6:<br>Public Open Space, The Centre | 95m/<br>East | +8.6 | Local residents, commuters | Passive Recreation/ Transient | Frequent | Low |

# 6 ASSESSMENT OF VISUAL IMPACTS

## 6.1 General

6.1.1 Since the primary objective of this VIA is for evaluating the visual impact of the Proposed Development at the Site. Hence, the assessments in relation to visual composition, visual obstruction, effects on public viewers and effects on visual resources are focused on the changes by the Proposed Development at the Site.

## 6.2 VP1 – Strategic View Point in West Kowloon Cultural District

Visual Composition

6.2.1 The visual composition of this strategic VP in West Kowloon Cultural District consists of a panoramic view of the Hong Kong Island, with Victoria Harbour in the foreground, buildings of diverse BH profile dominating the middle ground, mountain ridgeline of Victoria Peak in the background, as well as open sky view for backdrop. Visual access towards the Proposed Development is being blocked by the group of high-rise building on the Hong Kong Island. It only contributes to a minute portion, if any, in the broader Hong Kong Island urban townscape. Therefore, the magnitude of visual composition of the Proposed Development in this VP is considered negligible.

Visual Obstruction

6.2.2 As shown in **Figure 6.1**, from a distant perspective, views towards the Proposed Development would be completely blocked by other high-rise developments. The height of the proposed building at +132mPD, would not give rise to any visual obstruction towards the mountain ridgeline nor the open sky view. Therefore, the effect of visual obstruction of the Proposed Development is considered negligible.

6.2.3 Chapter 11 of the Hong Kong Planning Standard and Guidelines (Urban Design Guidelines) recommends maintaining a 20% to 30% building free zone below the ridgelines when viewing from established strategic viewing points (SVPs) to safeguard the city's unique skyline and the ridgeline. The Proposed Development with relaxation in Building Height Restriction will not create any impact to the view towards the ridgeline nor the building free zone.

Visual Change

6.2.4 To compare between the existing condition and the Proposed Scheme, the increase in BH would be unnoticeable within the context of existing and committed high-rises environment. In view of the fact that the Proposed Development would be hidden by existing developments and would blend in with the surrounding townscape harmoniously, the magnitude of visual change from VP1 is considered negligible.

Overall Visual Impact

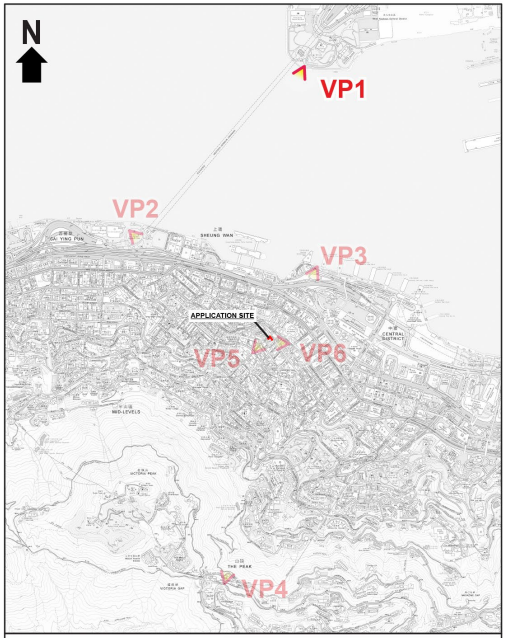
6.2.5 From this cross-harbour strategic viewpoint, the proposed minor relaxation respects the ridgeline protection criteria and matches the dense urban matrix of the Hong Kong Island. Consequently, the overall visual impact at VP1 is determined to be negligible.




EXISTING CONDITION




PROPOSED DEVELOPMENT




KEY PLAN

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# Viewpoint 1 - West Kowloon Cultural District (Strategic Viewpoint)

Proposed Flat with Shop and Services/Eating Places at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

**Figure 6.1**

Date: 27 October 2026

## 6.3 VP2 – Sun Yat Sen Memorial Park

Visual Composition

6.3.1 The visual composition of this long-range VP comprises tall and mature trees within Sun Yat Sen Memorial Park in the foreground, existing high-rise development along Connaught Road West in the middle ground and open sky view as the backdrop. Views towards the Proposed Development would be completely blocked off by the existing townscape (i.e., behind Connaught Marina). Therefore, the magnitude of the visual composition is considered negligible.

Visual Obstruction

6.3.2 With reference to **Figure 6.2**, since the Proposed Development would be screened off by existing buildings, the effect on visual obstruction of the Proposed Development is considered negligible.

Visual Change

6.3.3 Considering the view is already dominated by existing buildings, the height of the Proposed Development would make no contribution to the visual change; thus, the effect of visual change of the Proposed Development from VP2 is considered negligible.

Overall Visual Impact

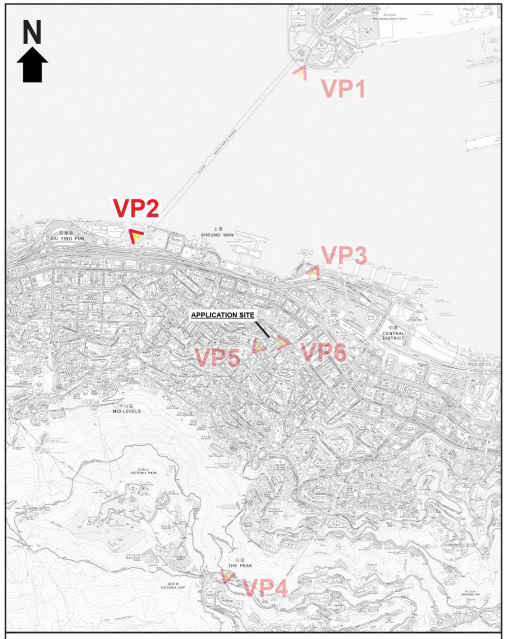
6.3.4 As the existing high-rise townscape along Connaught Road West completely blocks the sightline between this low-level waterfront park and the Proposed Development, it is considered that there would not be any adverse impact from the visual perspective. The overall visual impact at VP5 is appraised as negligible.




EXISTING CONDITION




PROPOSED DEVELOPMENT




KEY PLAN

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# Viewpoint 2 - Sun Yat Sen Memorial Park

Proposed Flat with Shop and Services/Eating Places at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

**Figure 6.2**

Date: 27 October 2026

## 6.4 VP3 – Central Pier Waterfront

Visual Composition

6.4.1 The visual composition of this medium-range VP comprises part of the Central Pier Waterfront with dense vegetation (shrubs and tall trees) in the foreground and a few high-rise developments in the background. Since the Proposed Development is located immediately behind other existing development (i.e. Harbour Building) in the background and they are both partially screened off by the lush green vegetation within Central Pier Waterfront, the effect of Proposed Development on visual composition is considered negligible.

Visual Obstruction

6.4.2 As illustrated in **Figure 6.3**, since the Proposed Development is located immediately behind other existing development and is completely screened off by other existing development. The Proposed Development does not encroach upon any visible sky view or green hillside features from this VP. The effect of the Proposed Development on visual obstruction of VP3 is considered negligible.

Visual Change

6.4.3 Even with the proposed relaxation in Building Height Restriction, views towards the Proposed Development is currently and will continue to be completely blocked off by other existing development thus would not be visible from this VP. As such, the visual change from this VP would be negligible.

Overall Visual Impact

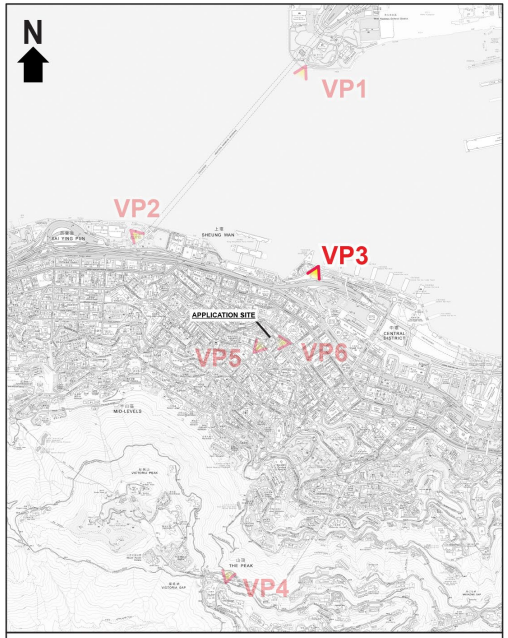
6.4.4 Having considered that the Proposed Development is fully obscured behind Harbour Building, there would be no visual change to be observed from this public space even with the minor relaxation of Building Height Restriction. Therefore, the overall visual impact at VP3 is concluded to be negligible.




EXISTING CONDITION




PROPOSED DEVELOPMENT




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# Viewpoint 3 - Central Pier Waterfront

Proposed Flat with Shop and Services/Eating Places at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

**Figure 6.3**

Date: 27 October 2026

## 6.5 VP4 – Strategic Viewpoint at the Peak

Visual Composition

6.5.1 VP4 is an elevated long-range viewpoint at a strategic location offering a panoramic view which comprises the dense building clusters in Central and Western District in the foreground, Victoria Harbour in the middle ground and existing developments in Kowloon in the background, as well as continuous ridgelines of Tai Mo Shan and open sky view as backdrop. The Proposed Development, with the topmost floors visible from this viewpoint, would seamlessly merge with the adjacent high-rise development cluster of the Central and Sheung Wan District. Therefore, there would be no significant change on the overall wider visual context in VP4. The effect of Proposed Development on visual composition is considered negligible.

Visual Obstruction

6.5.2 There is no blockage to the Victoria Harbour corridor, open sky view nor the continuous mountain ridgeline over Kowloon in the backdrop. The Proposed Development would only have blocked the view towards other high-rise development behind. Thus, the effect on visual obstruction is considered slight.

Visual Change

6.5.3 As seen from **Figure 6.4**, at this elevated distance at The Peak, the minor increase in building height of the Proposed Scheme would be barely noticeable within the dense building clusters. The Proposed Development would remain visually compatible with the surrounding high-rise buildings and would not intrude into the harbour view corridor nor the mountain backdrop. The magnitude of visual change in VP4 is therefore considered slight.

Overall Visual Impact

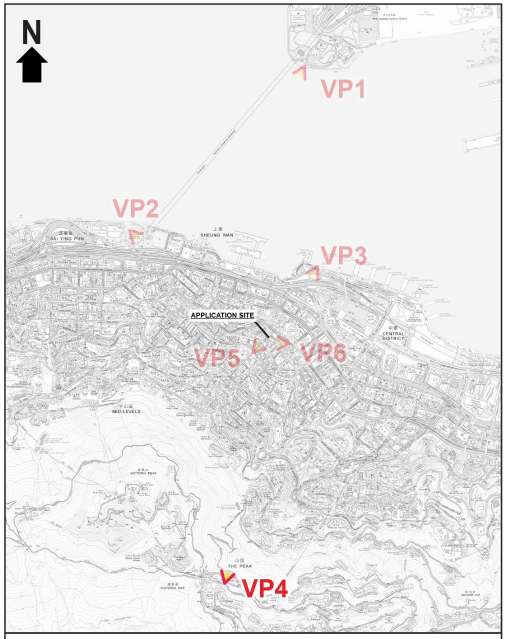
6.5.4 It is concluded that the topmost portion of the Proposed Development would be visible from this elevated and popular lookout point. It would be integrated seamlessly into the renowned urban fabric of Hong Kong Island. It would not disrupt any key strategic vistas, resulting in an overall visual impact at VP4 of slight.




EXISTING CONDITION




PROPOSED DEVELOPMENT




KEY PLAN

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# Viewpoint 4 - The Peak (Strategic Viewpoint)

Proposed Flat with Shop and Services/Eating Places at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

**Figure 6.4**

Date: 27 October 2026

## 6.6 VP5 – PMQ

Visual Composition

6.6.1 The visual composition of this short-range VP mainly comprises existing dilapidated buildings on Aberdeen Street in the foreground, several high-rise building in the background (e.g. Tung Tsz Terrace to the south of the Site) and a narrow strip of sky view. The Proposed Development would appear visually between Tung Tsz Terrace and On Building (on Queen's Road Central/ Wellington Street) and blend in harmoniously with the adjoining developments on nearby streets in the background. Therefore, the high-rise nature of the area and overall visual composition in VP5 would remain.

Visual Obstruction

6.6.2 Aberdeen Street is very narrow carriageway, the width at the intersections of Hollywood Road, Gough Street and Wellington Road are about 10m, about 6.3m and about 8.2m respectively. With the perspective effect, visual access towards the sky view becomes very narrow. The Site (fronts onto Aberdeen Street) is currently occupied by a relatively low-rise building with 9-storey only, any redevelopment at the Site that adheres to the Building Height Restriction would inevitably bring obstruction to the existing sky view. Though it is insignificant, the Proposed Development Scheme has incorporated setbacks (**Figure 4.1** to **Figure 4.3** refer) to minimise the intrusion into the already very narrow sky view. Therefore, the impact of visual obstruction to the established VP is considered slight.

Visual Change

6.6.3 The current redevelopment involves transforming several low-rise and aged composite buildings into a high-rise development. Having visual change would be unavoidable, yet the perceptible visual change would continue to be compatible with the existing high-rise buildings in the area. Thus, the magnitude of visual change from this VP is appraised as slight.

Overall Visual Impact

6.6.4 With reference to **Figure 6.5**, the Proposed Development remains highly compatible with the high-density townscape, the minor relaxation of building height will only cause slight visual impact compared with the existing condition. The overall visual impact at VP5 is anticipated to be slight.

The Site

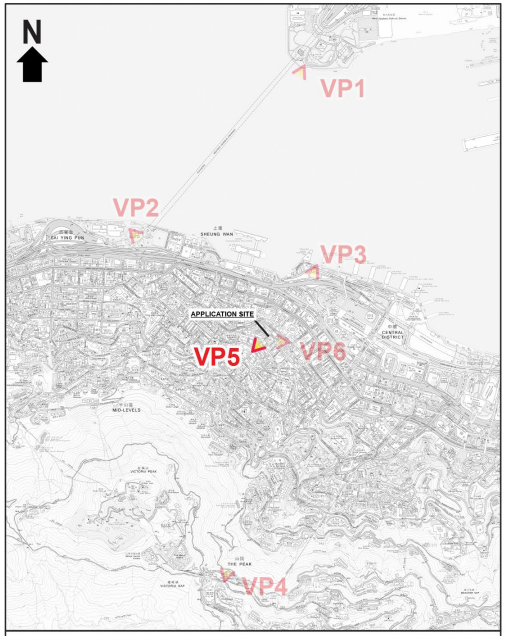



EXISTING CONDITION

Proposed Development (about +132.0 mPD)




PROPOSED DEVELOPMENT




KEY PLAN

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# Viewpoint 5 - PMQ

Proposed Flat with Shop and Services/Eating Places at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

**Figure 6.5**

Date: 27 October 2026

## 6.7 VP6 – Public Open Space, The Centre

Visual Composition

6.7.1 VP6 is a mid-range viewpoint that captures public views on Queen's Road Central towards the inner part of Sheung Wan area. Prominent medium to high-rise buildings and bustling street life occupies majority of the view the public viewers within their normal field of vision without straining their eyes. The existing buildings create a dense urban fabric that encloses a significant portion of the background sky view. The existing 6 to 9-storey buildings at the Site are not visible at the moment. Upon completion of the Proposed Development, part of the building will become visible behind 152 Queen's Road Central and in front of Lan Kwai Fong Hotel on Kau U Fong. In terms of visual compatibility, the effect of the Proposed Development on visual composition is considered negligible.

Visual Obstruction

6.7.2 As shown in **Figure 6.6**, the Proposed Development is going to visually replace Lan Kwai Fong Hotel when viewing from VP6. Since Lan Kwai Fong Hotel, which was completed in 2005 before the stipulation of Building Height Restriction, has an existing building height of 147.6mPD, would still be visible behind the Proposed Development across Aberdeen Street (if the public viewer were to strain their eyes to look beyond the normal field of vision). Thus, the Proposed Development behind the redevelopment would bring no visual obstruction to the public viewers at this viewpoint.

Visual Change

6.7.3 Despite the increase in the building height under the Proposed Development Scheme, the public viewers would only experience a change of building (from Lan Kwai Fong Hotel to the Proposed Development) when viewing from VP6. There would not be noticeable changes to the visual composition, and it would remain compatible with the surrounding built fabric. The main visual elements, mainly the streetscape, would not be affected. Thus, the magnitude of visual change from this VP is appraised as slight.

Overall Visual Impact

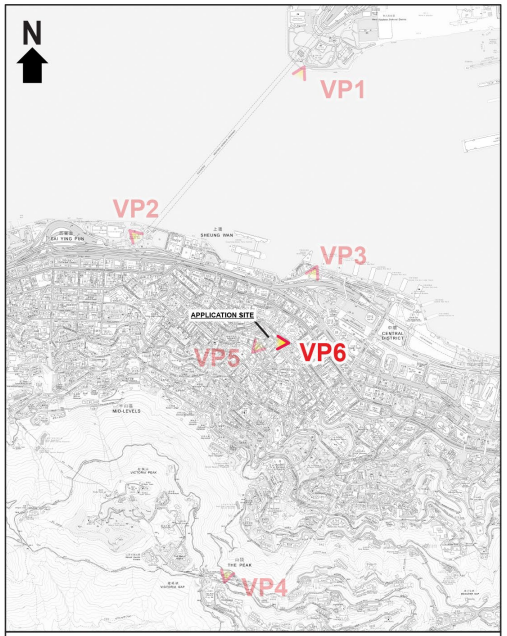
6.7.4 In view of the assessments above, particularly the Proposed Development would be sandwiched between 152 Queen's Road Central and in front of Lan Kwai Fong Hotel on Kau U Fong, the Proposed Development would induce no significantly perceptible change to the baseline condition. It is concluded that the overall visual impact at VP1 would be slight.




EXISTING CONDITION




PROPOSED DEVELOPMENT




KEY PLAN

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# Viewpoint 6 - The Center (Public Open Space)

Proposed Flat with Shop and Services/Eating Places at Nos. 152 - 164 Wellington Street in Sheung Wan

Visual Impact Assessment

**Figure 6.6**

Date: 27 October 2026

# 7 CONCLUSION AND SUMMARY

7.1.1 Based on the analysis on the appraisal of visual impact on visual composition, visual obstruction, and visual change, **Table 7.1** below presents the overall visual impact caused by the proposed minor relaxation of building height restriction as compared with the existing condition from the public viewers perspective represented in each VP.

**Table 7.1 Visual Impact Assessment Summary**

| VP | Description | Overall Visual Impact |
|---|---|---|
| VP1 | Strategic Viewpoint: West Kowloon Cultural District | Negligible |
| VP2 | Sun Yat Sen Memorial Park | Negligible |
| VP3 | Central Pier Waterfront | Negligible |
| VP4 | Strategic Viewpoint: The Peak | Slight |
| VP5 | PMQ | Slight |
| VP6 | Public Open Space, The Centre | Slight |

7.1.2 VP1 to VP3 provide distant- to mid-range street-level views to the Proposed Development from the north, northwest and northeast directions respectively. Photomontage analysis demonstrates that due to the dense urban setting created by the existing buildings as well as the masking from mature plantations within these open spaces, the Proposed Development is completely obscured from these public VPs. Consequently, the minor relaxation of the Building Height Restriction would create no visual change to the baseline conditions, resulting in a negligible visual impact from these viewpoints.

7.1.3 VP4 and VP6 provide elevated long-range and close-range views of the Proposed Development from the southeast and east directions. While part of the Proposed Development would be visible from both viewpoints, it would integrate well with the dense urban fabric. The topmost portion of the Proposed Development would be barely noticeable within the cluster of high-rise buildings when viewing from VP4, while it would only be visually replacing another existing building when viewing from VP6. The overall visual impact of the proposed minor relaxation of Building Height Restriction is considered to be slight.

7.1.4 The Proposed Development would be visible from VP5 by the visitors of PMQ and the historic trail. The redevelopment of the relatively low-rise buildings into a high-rise building that fronts onto a narrow street would inevitably affect the visual access towards the narrow sky view. The Proposed Development Scheme has incorporated setbacks (**Figure 4.1** to **Figure 4.3** refer) to minimise the impact onto the already very narrow sky view.

7.1.5 In view of the above, it is considered that the Proposed Development would be compatible with the surrounding visual character and high-density developments in the Sheung Wan area. To alleviate potential visual impacts, the Proposed Development Scheme has incorporated various planning and design merits. Therefore, the proposed minor relaxation of the Building Height Restriction for 10% from +120mPD to +132mPD is visually acceptable and unlikely to induce any significant adverse visual impacts.