APPENDIX 7

VISUAL APPRAISAL

LCH Planning and Development
Consultants Limited

Visual Appraisal

for

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

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1 INTRODUCTION

1.1 The Application

1.1.1 We are commissioned by the Applicant to prepare this Visual Appraisal (VA) for the support of a Section 16 Planning Application for the proposed hotel development with shop and services, including a minor relaxation of the maximum building height restriction (hereinafter referred to as the "**Proposed Development**") at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan (hereinafter referred to as the "**Application Site**" / "**the Site**").

1.1.2 The Application Site falls within an area "Residential (Group A)" ("**R(A)**") and area shown as "Road" on the Draft Shau Kei Wan Outline Zoning Plan No. S/H9/22 ("**the OZP**" / "**Shau Kei Wan OZP**"). It involves developing the Application Site in the "Residential (Group A)" ("**R(A)**") zone and area shown as "Road" for Proposed Hotel Development (hereinafter referred to as the "**Proposed Development**").

1.1.3 According to the Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board (TPB PG-No. 41A), a VA is required when "the proposal will not involve any major adverse visual impact from key public viewing points. "

1.1.4 The development parameters of the Proposed Development slightly deviate from the development restrictions in the statutory plan, a minor relaxation of building height is therefore sought under this application. As demonstrated in **Figure 6** of the supporting Planning Statement, it is anticipated that the Proposed Development will not result in any adverse visual impact on the overall building profile of the area. To ascertain visual impact of the Proposed Development, this VA is prepared based on the existing context, instead of a full VIA shall be suffice, to evaluate the degree of visual impacts on public viewers from major public viewpoints ("VPs") due to the proposed development. Planning and design merits/ mitigation measures to be adopted in the proposed development will also be incorporated which has been illustrated in **Figures 8 and 9** in the Planning Statement.

2 THE INDICATIVE SCHEME

2.1 Indicative Development Scheme

2.1.1 The Application Site covers an area of about 518.41 square metres ("sq.m.") and involves a 31-storey building block including 2-storey of aboveground carparks.

2.1.2 The proposed maximum BH would be 113.56mPD including the MiC floors from 7/F to 30/F, which slightly exceeds the permitted height of 100mPD.

2.1.3 **Diagram 1** illustrates the location of the Application Site and its immediate vicinity.

Diagram 1 Existing Condition of Application Site

2.1.4 Key development parameters of the Proposed Development are Details of the development proposal are provided in **Table 1**.

Table 1 Development Parameters of the Indicative Scheme

Site Area (about)	518.41 sq.m.
Non-domestic Gross Floor Area (about)	7,776 sq.m. * *Including about 50 sq.m. for Shop and Service Use and the remaining area for Hotel Use*
Non-domestic Plot Ratio	Not more than 15 *
Site Coverage	Below 15m: Not more than 100% Above 15m: Not more than 60%*
Maximum Building Height (BH)	Not exceeding 113.56mPD
No. of Block	1
No. of Storeys	31
No. of Guest Room	about 336
No. of Parking Spaces/ Laybys - Private Car Parking Spaces - Taxi / Private Car Layby	7 (in total) - 4 (including one parking space for persons with disabilities) - 3
No. of Goods Vehicle Loading/Unloading Bay/ Shared-use space - Light Goods Vehicle - Shared-use space for Heavy Goods Vehicle and Coach - Shared-use space for Light Goods Vehicle and Mini Coach	4 (in total) - 2 - 1 - 1
Site Coverage of Greenery	About 20%
Expected Completion Year	2031

* With the adoption of MiC technology, there shall be additional floor area needed and JPN No. 8 permits the grant of concession of gross floor area and site coverage with 10% of the MiC floor area. Under the current scheme an additional 694 sq.m. of gross floor area, equivalent to about 1.339 plot ratio, and 5.598% of site coverage would be applied for exemption under s.42 of Buildings Ordinance. These gross floor area and site coverage to be exempted meet the criteria as stated under JPN No. 8. Thus, following both JPN No. 4 and JPN No. 8, under the planning regime Planning Department follows Buildings Department's exemption of the MiC floor area from gross floor and site coverage calculation. In this regard, while under this scheme the total PR is 16.339 and the SC for above 15m is not more than 65.598% before exemption under JPN No. 8, the PR and SC under this planning application and the subsequent general building plan submission shall not be more than 15 and 60% above 15m respectively.

2.1.5 The development proposal involves about 336 nos. of guest rooms. Car parking spaces will be provided on G/F and 2/F. The ground floor retail area is designed to function as general commercial spaces as well as ancillary facilities to the hotel, providing retail space to support the neighbourhood and hotel. There will be a refuge floor combined with a communal sky garden on 3/F, and entrance lobbies, common areas, E&M facilities, as well as building and lift cores distributed across G/F, 1/F, and 4/F to 21/F, plus the roof floor (R/F) (31 storey in total) at the Application Site.

3 VISUAL CONTEXT OF THE APPLICATION SITE AND ITS SURROUNDING

3.1 Site Context and Existing Land Use

3.1.1 The Application Site covers a total of about 518 square metres ("sq.m."). It is currently a vacant land located at Nos. 9-19 (odds) Kam Wa Street in Shau Kei Wan. The Site fronts Kam Wa Street to the south, is adjacent to the Shau Kei Wan Tram Terminus to the southeast, and faces Ming Wah Dai Ha Blocks A to E to the east.

3.1.2 The Application Site abuts on Kam Wa Street and is positioned between Mong Lung Street and Shau Kei Wan Main Street. It is situated close to the junction of Kam Wa Street and Shau Kei Wan Main Street East, which is known as the Shau Kei Wan Tram Terminus.

3.2 Surrounding Context

3.2.1 The surrounding area of the Application Site is predominantly residential at a medium- to high-density in Shau Kei Wan, characterised by clusters of high-rise private residential buildings:

- To the north, immediately adjoining the Site are high-rise private residential developments including Mong Lung House, Tung Tai Building and King Fai Building, all within the "Residential (Group A)" ("R(A)") zone. Further north, across Tung Hei Road, is the Aldrich Bay Promenade.

- To the west, north-west and south, across Mong Lung Street and Kam Wa Street, are high-rise private residential developments such as Wing Wah Building, Kam Wah Mansion and Perfect Mount Gardens, zoned "R(A)" and "R(A)2".

- To the east, across Shau Kei Wan Main Street East, is the Former Shau Kei Wan Market Building and sitting-out area (recently rezoned in May 2025 from "G/IC" to "R(A)7" with building height restrictions). Further east is Ming Wah Dai Ha (Blocks A to E) under "Comprehensive Development Area" ("CDA") zone. The Site is located at the junction of Kam Wa Street and Shau Kei Wan Main Street East, serving as the Shau Kei Wan tram terminus, with bus stops adjacent and Shau Kei Wan MTR Station approximately 90m away.

4 ANALYSIS OF VISUAL ELEMENTS AND ASSESSMENT AREA

4.1 Assessment Area

4.1.1 According to the TPB PG-No. 41A, the Assessment Area is defined by approximately three times of overall maximum BH of the subject development. Given the proposed maximum building height of 113.56 mPD will slightly exceed the existing maximum building height restriction of 100 mPD as stipulated on the Plan, it may be exempted under the relevant MiC provisions under JPN No.8. Thus, a radius of 340.68m (i.e. 113.56m × 3) from the boundary of the Application Site defines the boundary of the Assessment Area, within which key public viewing points ("VPs") are selected for assessment accordingly.

4.2 Selection of Viewing Points

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

Table 2: Classification of VPs

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

4.2.2 According to para. 4.5 of TPB PG NO. 41A, the Visual Appraisal should focus on public views and local vantage points as these areas are easily accessible and popular to the public. VA should primarily assess the impact on public viewers from the most influenced viewing points. This may include pedestrian passers-by in surrounding neighbourhood and users of nearby parks/ open spaces. A range of public VPs are selected to effectively represent the public views in relation to the Proposed Development.

4.2.3 Besides, according to para. 4.8 of the TPG No. 41A, visual elements which are currently existing or planned within the assessment area should be identified, as it may affect the overall visual outlook. The key visual elements include major physical structures, visual resources or attractors (e.g. the harbour, natural coastline, viewing corridors, ridgeline, mountain backdrop, woodland, streams, etc.) detractors or visual eyesores (e.g. pylons, sewage treatment plants, refuse collection points, ventilation shaft buildings, quarries, etc.). The visual elements may be enhanced, degraded or neutralized by the overall visual impact of the given development.

4.2.4 The key visual elements of the Application Site are shaped by a combined composition of all the visual elements which come into sight of the public viewers. Key visual elements in the surrounding context of the Site are included in **Figure 1** and summarised below:

- To the immediate north is high-rise private residential developments including Mong Lung House, Tung Tai Building and King Fai Building
- To the immediate west, north-west and south are the high-rise and medium-density residential clusters (i.e. Wing Wah Building, Kam Wah Mansion and Perfect Mount Gardens) To the east of the Application Site is one of the village clusters
- To the east, across Shau Kei Wan Main Street East, is the Former Shau Kei Wan Market Building and sitting-out area. (recently rezoned in May 2025 from "G/IC" to "R(A)7" with building height restrictions). Further east is Ming Wah Dai Ha (Blocks A to E) under "Comprehensive Development Area" ("CDA") zone.

4.2.5 A total of five VPs is considered to be mostly impacted by the Proposed Development at the Application Site. The evaluated short-range, medium-range and long-range VPs include:

4.2.6 **VP1: Shau Kei Wan Tram Terminus located at the junction of Kam Wa Street and Shau Kei Wan Main Street East –** This VP is situated approximately 40m to the southeast of the Application Site. It is identified mainly for assessing short-range street-level visual impact on travellers, tram users and residents of Shau Kei Wan. It is a transportation node to let travellers take tram to various destinations along the northern shore of Hong Kong Island, including Central, Causeway Bay, and westward to Kennedy Town. As the easternmost terminus of the Hong Kong Tramways system, this viewpoint captures a busy urban streetscape characterised by double-decker trams arriving and departing, surrounding low- to medium-rise commercial and residential buildings, street-level shops and eateries, and pedestrian activity. This iconic spot is frequently visited not only passengers but also travellers for sightseeing purpose. The view from this VP towards the Application Site is direct and unobstructed at close range, with the Site forming a prominent element in the foreground visual composition. Hence, the sensitivity of public users from this VP is considered High.

4.2.7 **VP2: Factory Street Playground –** This VP is located about 130m to the south of the Application Site. This short-range VP is selected as it is one of the nearest playgrounds in the immediate neighbourhood and represents the primary visual receptor for local residents including elderly, children and babysitters who regularly assess the Factory Street playground as well as occasional visitors to this public open space and the sitting-out area. While the surrounding building density may block the Application Site from the public viewers, the playground accommodates both passive and active recreational users in the play area

and basketball court. Therefore, , the sensitivity of public users from this VP is considered Medium.

4.2.8 **VP3: Shau Kei Wan Outdoor Wet Market -** This VP is located about 110 m to the west of the Application Site. This medium-range VP is selected since it represents one of the busiest and most intensively used public spaces in the immediate vicinity, serving as a major daily visual receptor for local residents, shoppers, vendors, and visitors who frequent the traditional outdoor wet market and the adjacent cooked-food stalls along Kam Wa Street and Tai Tak Street. Along the street, there are medium-rising residential building blocks on both sides. The market operates throughout the day and early evening, attracting a high volume of pedestrians and generating a lively street-level atmosphere. Given its active daily use by the local community and existing building structures, the sensitivity of public users from this VP is classified as Medium.

4.2.9 **VP4: Mong Lung Street Sitting-out Area (Near Shau Kei Wan MTR Station Exit B1) –** This VP is located about 100 m to the north of the Application Site. It is located beside Mong Lung Street with high traffic volume during daytime. This medium-range VP is selected as it is a popular resting and gathering place for local residents, elderly persons, and MTR commuters. The sitting-out area, with its benches and shaded pergolas, serves as a key node of daily passive recreation and social interaction within the dense urban fabric of Shau Kei Wan. Though the existing view from this vantage point is largely dominated by medium-rise residential buildings along Mong Lung Street, which almost completely obstruct the view toward the Application Site, the recreational users of this sitting-out area are expected to be mainly stationary. Hence, the sensitivity of public users from this VP is considered Medium.

4.2.10 **VP5: Entrance of Lei Yue Mun Park –** This VP is situated approximately 270m to the northeast of the Application Site. It is identified mainly for assessing long-range visual impact on park visitors, holiday campers, recreational users, and local residents enjoying outdoor leisure activities. Lei Yue Mun Park is a spacious holiday village and public park converted from historic Lyemun Barracks, offering a range of facilities including accommodation, recreational areas, nature trails, and scenic vantage points. Overlooking the Shau Kei Wan with panoramic views, this elevated green oasis is surrounded by trees and shrubs, providing a tranquil setting with fresh air and fine views. It attracts visitors for day camps, overnight stays, picnics, and relaxation, serving as a popular recreational escape within the urban eastern district of Hong Kong Island. The view from this VP towards the Application Site is partially direct at long-range, with the Site appearing as a minor element in the broader urban landscape, potentially framed by greenery and intervening buildings like Ming Wah Dai Ha Phase 2 and 3. Hence, the sensitivity of public users from this VP is considered Low.

4.2.11 **Figure 2** illustrates the location of viewpoints.

5 VISUAL IMPACT ASSESSMENT

5.1.1 This Section evaluates the visual impact of the Proposed Development. Reference is made to TPB PG-No. 41A and the following **Table 3** summarize the relevant appraisal components. In general, the visual appraisal has been carried out on the basis of visual composition, visual obstruction and visual change.

Table 3: Appraisal Components

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 Development from all key public viewing points within the assessment area.
Visual Change	The effects of visual changes from key public viewing points with direct sightlines (considering degree of visibility and viewing distance) to the proposed development should be assessed and demonstrated in VIA. The changes in the existing and future public views should be compared before and after the proposed development.

5.1.2 According to TPB PG-No. 41A, para 4.12 sets out the classifications of visual impact and its associated description. The classifications are tabulated below in Table 5 to appraise the Overall Visual Resultant Impact of the Proposed Development on the VPs. This Section evaluates the visual impact of the Proposed Development as compared with the existing condition.

Table 4: Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Beneficial	If the Proposed Development will complement the visual character of its setting, and/or will improve overall visual quality.
Negligible	If the Proposed Development will cause no noticeable effects or insignificant visual effects to most of the identified key public viewing points.
Slight	If the Proposed Development will result in slight adverse visual effects to most of the identified key public viewing points.
Moderate	If the Proposed Development will cause some adverse visual effects, but these can be eliminated, reduced or moderated to a certain extent by design/mitigation measures
Substantial	If the adverse visual effects that are considered too excessive and obstructive, and the significant modification is required to mitigate the impacts.

5.2 VP1: Shau Kei Wan Tram Terminus located at the junction of Kam Wa Street and Shau Kei Wan Main Street East

5.2.1 This short-range VP is located at the junction of Kam Wa Street and Shau Kei Wan Main Street, representing the kinetic views of pedestrians who have a direct view toward the Application Site from the east side. The view towards the Application Site is direct, unobstructed, and at very close range, with the Site occupying a dominant position in the central foreground. Motorcycle parking spaces and a row of ground-floor shops immediately front the fenced vacant site. Thus, the sensitivity of public user is High.

5.2.2 Effects on Visual Composition – The visual composition from this VP under the existing condition comprises of medium rising residential buildings with active ground-floor shops, signage, overhead tram wires and frequent tram movements in the foreground. While the Proposed Development will be partially obscured by the nearby residential building, and structures of tram terminus, the hotel with 113.56 mPD will rise dramatically above the surrounding residential and commercial development. The tower will introduce a vertical element and height contrast in an area currently characterised by relatively uniform medium-rise development, as illustrated in the photomontage presented in **Figure 3.** Therefore, the effects of the Proposed Development on visual composition are considered moderate.

5.2.3 Effects on Visual Obstruction – From this VP, there is a degree of visual permeability and sky view between mid-ground residential blocks deeper along Kam Wa Street. The proposed hotel tower will inevitably eliminate this openness at upper levels and block longer-distance views across the site. The impact towards degrees of visual obstruction is therefore assessed as moderate.

5.2.4 Effects on Visual Change – This VP represents a large number of tram passengers (waiting, boarding, or alighting), pedestrians waiting at the junction, and tourists. These public viewers have prolonged exposure because they are either stationary or moving slowly while facing directly towards the Application Site. Visual sensitivity is High. With mitigation measures, it will enhance street-level visual amenity and contributing positively to the revitalisation of this part of Shau Kei Wan. However, the significant increase in height and bulk will alter the perceived scale of the streetscape and reduce sky view from this important public node. Given the magnitude of change from a fenced vacant lot to a 113.56mPD tower at only 20 m distance, the impact on public viewers is therefore assessed as moderate.

5.2.5 Based on the above, the Proposed Development will bring moderate visual impact to the travelers, road users and residents of Shau Kei Wan at this VP.

5.3 VP2: Factory Street Playground

5.3.1 This short-range VP is selected as one of the nearest playgrounds in the immediate neighbourhood and represents the primary visual receptor for local residents, children, and caregivers who regularly use the space and its sitting-out areas. The existing view from this vantage point is predominantly medium- to high-rise residential blocks along Shau Kei Wan Main Street East Road. Given the active and passive recreational users in the playground, the sensitivity of this public viewer is considered medium.

5.3.2 Effects on Visual Composition – The existing view is a typical dense urban scene dominated by closely spaced residential towers of similar height and age, with limited sky view and a rather uniform building envelope. The Application Site is only partially visible as a low gap at the end of a view corridor along Factory Street. The proposed 113.56mPD hotel tower will emerge within this gap and will appear as a taller, slender element rising above the prevailing 50–70 mPD roofline of surrounding buildings. The tower has been set back from Kam Wa Street, helping to reduce perceived bulk. The effects on visual composition are therefore considered negligible.

5.3.3 Effects on Visual Obstruction and Visual Change – At present, the low height of the vacant site preserves a modest degree of visual permeability and sky view. The Proposed Development will partially close this gap and reduce upper-level openness to a limited extent. For children playing, caregivers, and residents using the playground and sitting-out areas,

although the number of users is high, most are engaged in recreation with only partial views towards the Application Site. Visual sensitivity is low. The magnitude of change is slight because the site is seen at short-range and only a portion of the Proposed Development will be visible above existing buildings. The impact on public viewers is therefore assessed as slight. As illustrated in **Figure 4**, the Proposed Development will bring slight impact on the current visual openness of this VP.

5.3.4 Based on the above, the Proposed Development will bring slight visual impact to the travellers, visitors and residents of Shau Kei Wan at this VP.

5.4 VP3: Shau Kei Wan Outdoor Wet Market

5.4.1 This medium-range VP is selected since it represents one of the busiest and most intensively used public spaces in the immediate vicinity, serving as a major daily visual receptor for local residents, shoppers, vendors, and visitors. The market operates throughout the day and early evening, attracting a high volume of pedestrians and generating a lively street-level atmosphere. Given its active daily use by the local community and the screening effect of existing building structures along the sightline, , the sensitivity of public users from this VP is classified as medium.

5.4.2 Effects on Visual Composition – The existing view from the market area is dominated by the dense, medium- to high-rise residential and commercial buildings lining both sides of Kam Wa Street, together with colourful market stalls, awnings, signage, and constant pedestrian movement. The Application Site is only partially visible at mid-range due to the oblique angle, as illustrated in the photomontage presented in **Figure 5.** The effects on visual composition are considered as negligible.

5.4.3 Effects on Visual Obstruction and Visual Change – This VP views current application site with a very limited degree of upper-level sky view along the oblique sightline. The Proposed Development will slightly reduce this already restricted permeability. This VP represents shoppers, vendors, and residents who are primarily focused on market activities at street level. Views towards the Application Site are incidental, partial, and at medium distance. The sensitivity of public users is medium. The magnitude of change experienced by these viewers will be small because most attention remains on the immediate lively market environment. The impact on visual obstruction and visual change is therefore assessed as negligible.

5.4.4 Based on the above, the Proposed Development will bring negligible visual impact to residents, visitors at this VP.

5.5 VP4: Mong Lung Street Sitting-out Area (Near Shau Kei Wan MTR Station Exit B1)

5.5.1 This medium-range VP is located beside Mong Lung Street with high traffic volume during daytime, representing the views of local residents, elderly persons, and MTR commuters at a popular resting and gathering

place. The sitting-out area, with its benches and shaded pergolas, serves as a key node of daily passive recreation and social interaction within the dense urban fabric of Shau Kei Wan. The view towards the Application Site is almost entirely screened by the foreground residential building block and greenery. Thus, , the sensitivity of public users from this VP is considered as Medium.

5.5.2 Effects on Visual Composition – The visual composition from this VP under the existing condition comprises medium-rise residential buildings along Mong Lung Street and surrounding areas, active street-level uses, vehicular traffic, and urban elements typical of a busy district centre near the MTR station. The Proposed Development of a 113.56mPD hotel will introduce a vertical element rising among the surrounding medium-rise developments, fitting with the existing profile of the built-up area, as illustrated in the photomontage presented in **Figure 6**. Therefore, the effects of the Proposed Development on visual composition are considered as negligible.

5.5.3 Effects on Visual Obstruction– From this VP, the existing view includes a degree of visual permeability between buildings towards the southern urban areas and glimpses of sky. With a small portion of the Proposed Development seeable at upper levels, the proposed hotel tower will not reduce this openness or block the mid-ground views across the area. Hence, the impact on visual obstruction is negligible.

5.5.4 Effects on Visual Change- This VP represents local residents, elderly persons resting on benches, and MTR commuters passing through or pausing briefly. These visual receptors have moderate exposure in a public open space setting, with intermittent attention towards the broader urban view. Visual sensitivity is Low. The Proposed Development brings little change at approximately 100 m distance which is not noticeable due to the urban context. The impact on public viewers is therefore assessed as negligible.

5.5.5 Based on the above, the Proposed Development will bring negligible visual impact to the users of Mong Lung Street Sitting-out Area at this VP.

5.6 VP5: Entrance of Lei Yue Mun Park

5.6.1 This long-range VP is located near the entrance of Lei Yue Mun Park, an elevated recreational area, representing the views of park visitors, holiday campers, recreational users, and local residents engaged in leisure activities. The view towards the Application Site is partially direct at long-range, with the Site appearing as a minor element in the broader urban coastal landscape, potentially framed by intervening buildings, park greenery, and foreground trees/shrubs. Thus, , the sensitivity of public users from this VP is considered Low.

5.6.2 Effects on Visual Composition – The visual composition from this VP under the existing condition comprises lush greenery and shrubs, in the

foreground, residential buildings in the middle ground and further residential buildings along with an expansive sky view in the background. The Proposed Development with building height in 113.56 mPD will emerge slightly above the intervening buildings in the Shau Kei Wan backdrop, such as the developing Ming Wah Dai Ha with a height of 100mPD. While the upper portion of the Proposed Development would still be partially visible and would screen off a slight portion of the sky view, it still should be noted that the building height of the Proposed Development is similar to the existing residential building blocks, creating a gradual stepped height profile in the area without dominating the view, as illustrated in the photomontage presented in **Figure 7**. Therefore, the effects of the Proposed Development on visual composition are considered negligible.

5.6.3 Effects on Visual Obstruction – From this VP, the primary focus is on foreground greenery and urban landscape, with a degree of visual permeability at upper levels. The Proposed Development will cause a minor reduction in visual openness but will remain compatible with the prevailing height profile of the neighbourhood. As the Ming Wah Dai Ha Phase 2 development, currently under construction with a proposed height of 99–120 mPD, will largely screen the Application Site. Hence, the overall degree of visual obstruction is considered negligible.

5.6.4 Effects on Visual Change – This VP represents park visitors, including day-time visitors, overnight campers and recreational groups enjoying facilities such as nature trails, picnic areas, and vantage points. These public viewers typically have prolonged exposure in a relaxed setting, with intermittent attention towards the distant Shau Kei Wan area. Visual sensitivity is low. The magnitude of change from a vacant site to a 113.56 mPD building at approximately 500 m distance is minor and subordinate to foreground elements. Although the Proposed Development will introduce a modern hotel building within the distant urban setting, it could be perceived as part of Shau Kei Wan's ongoing revitalization, without undermining the park's key visual qualities. Considering that the Application Site will largely be screened by the Ming Wah Dai Ha Phase 2 development currently under construction Hence, the effect on visual resources is considered negligible.

5.6.5 Based on the above, the Proposed Development will bring negligible visual impact to the travelers and visitors at this VP.

Table 5: Summary of Visual Appraisal

VP	Visual Sensitivity	Appraisal Components	Overall Visual Impact
		Visual Change	
1	High	Moderate	Moderate
2	Medium	Slight	Slight
3	Medium	Negligible	Negligible
4	Medium	Negligible	Negligible
5	Low	Negligible	Negligible

6 CONCLUSION

6.1.1 The Visual Appraisal is prepared in support of the Planning Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" zone and area shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan.

6.1.2 This Visual Assessment, a total of five VPs, including short, medium and long-range, have been assessed, which three of them is medium, one of them is considered high, three of them are considered medium and one is considered low in terms of visual sensitivity. In short, three of these VPs are identified with negligible visual impact while the remaining two of them are considered having moderate and slight visual impact respectively under the Indicative Development Scheme as compared with the existing condition.

6.1.3 This VA, therefore, concludes that the overall visual impact of the Proposed Development would be negligible to moderate in terms of visual impact. Design features including the carefully designed building disposition to maximise the visual permeability and integrated landscape design to enhance the visual amenity of the area will be incorporated into the Indicative Scheme to enhance the visual quality of the area. Hence, the Proposed Amendment demonstrated in the Indicative Scheme will create negligible to slight visual impacts to the surroundings but still considered compatible with the surrounding residential neighbourhood.

Kam Wah Street Wet Market

Mong Lung House and Tung Tai Building and King Fai Building

Ming Wah Dai Ha Block 1 & 2

Fu Hong Lau

Former Shau Kei Wan Market Building

Tram Terminus

Shau Kei Wan Centre

Legend

Application Site

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Figure 1 : Surrounding Area

(For reference only. Not to scale.)

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government)

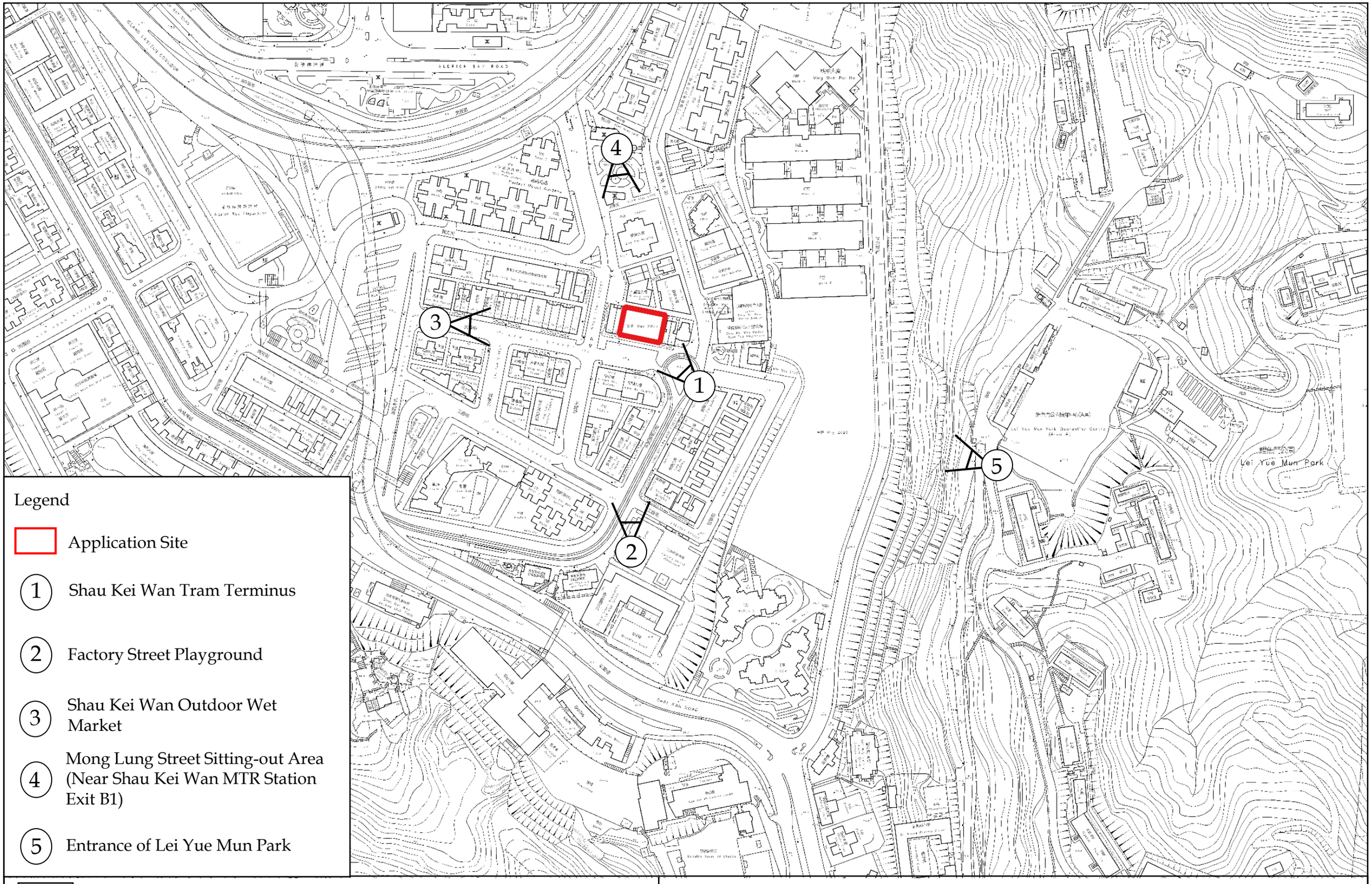

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Figure 2 : Location of Proposed Viewpoints for the Application

(For reference only. Not to scale.)

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Key Plan

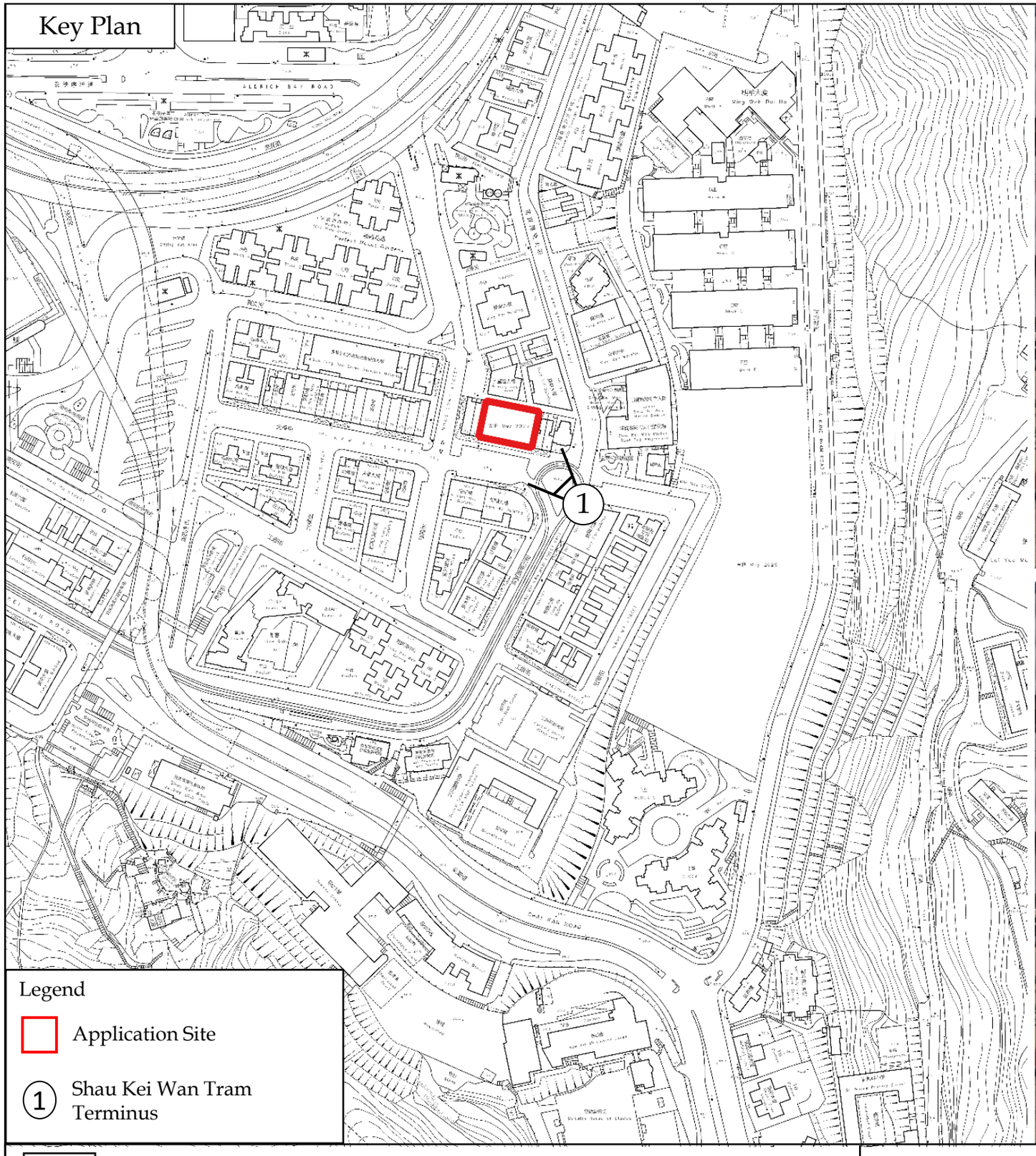

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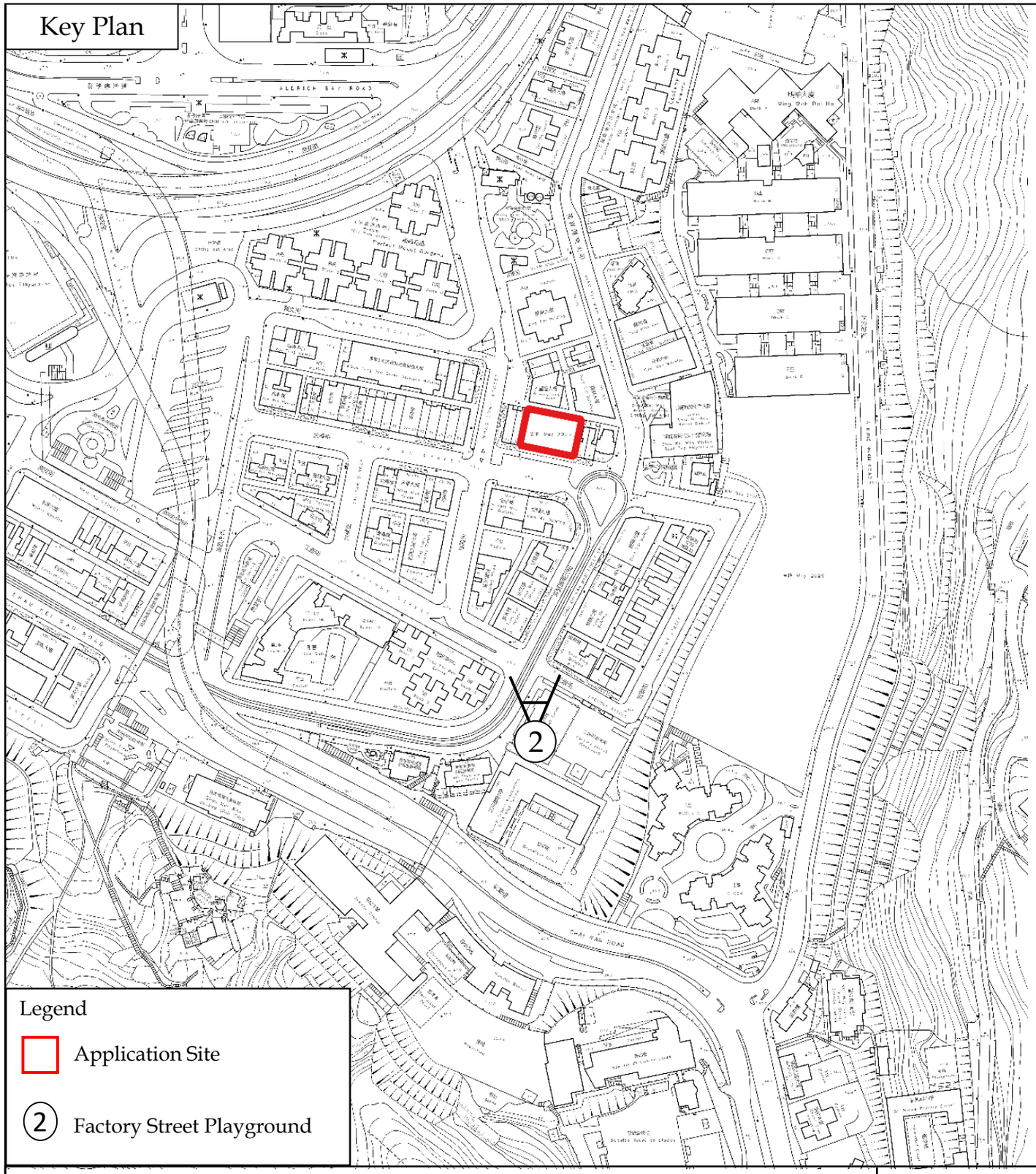
Figure 3 : Photomontage

(For reference only. Not to scale.)

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)



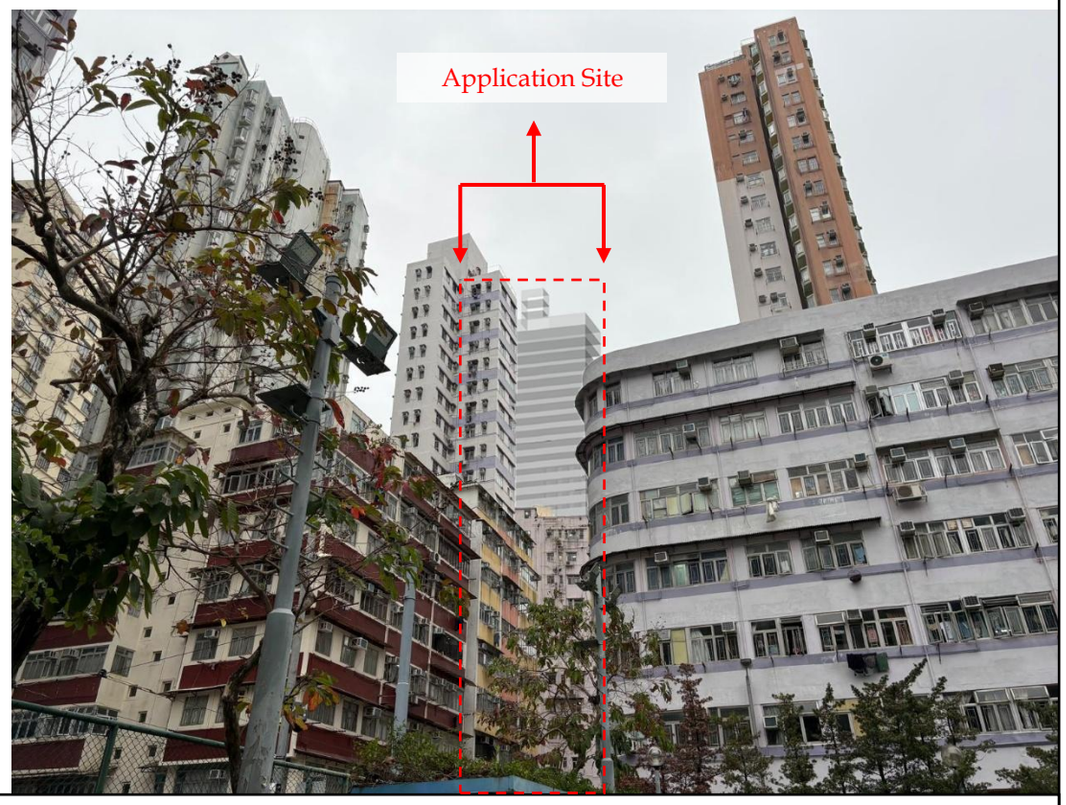


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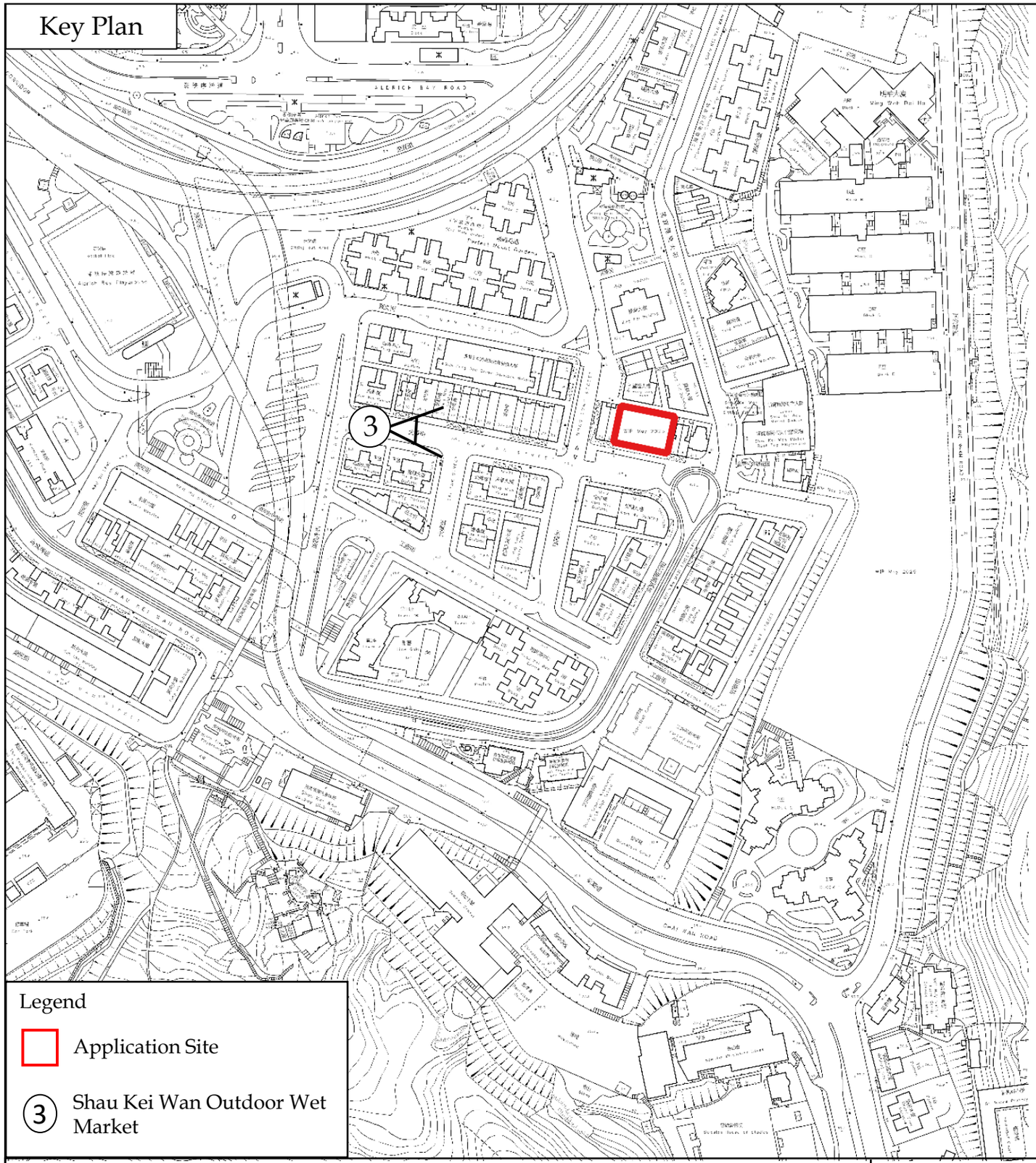
Figure 4 : Photomontage

(For reference only. Not to scale.)

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Key Plan



Existing Situation

With Indicative Scheme

LCH Planning and Development
Consultants Limited

Figure 5 : Photomontage

(For reference only. Not to scale.)

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

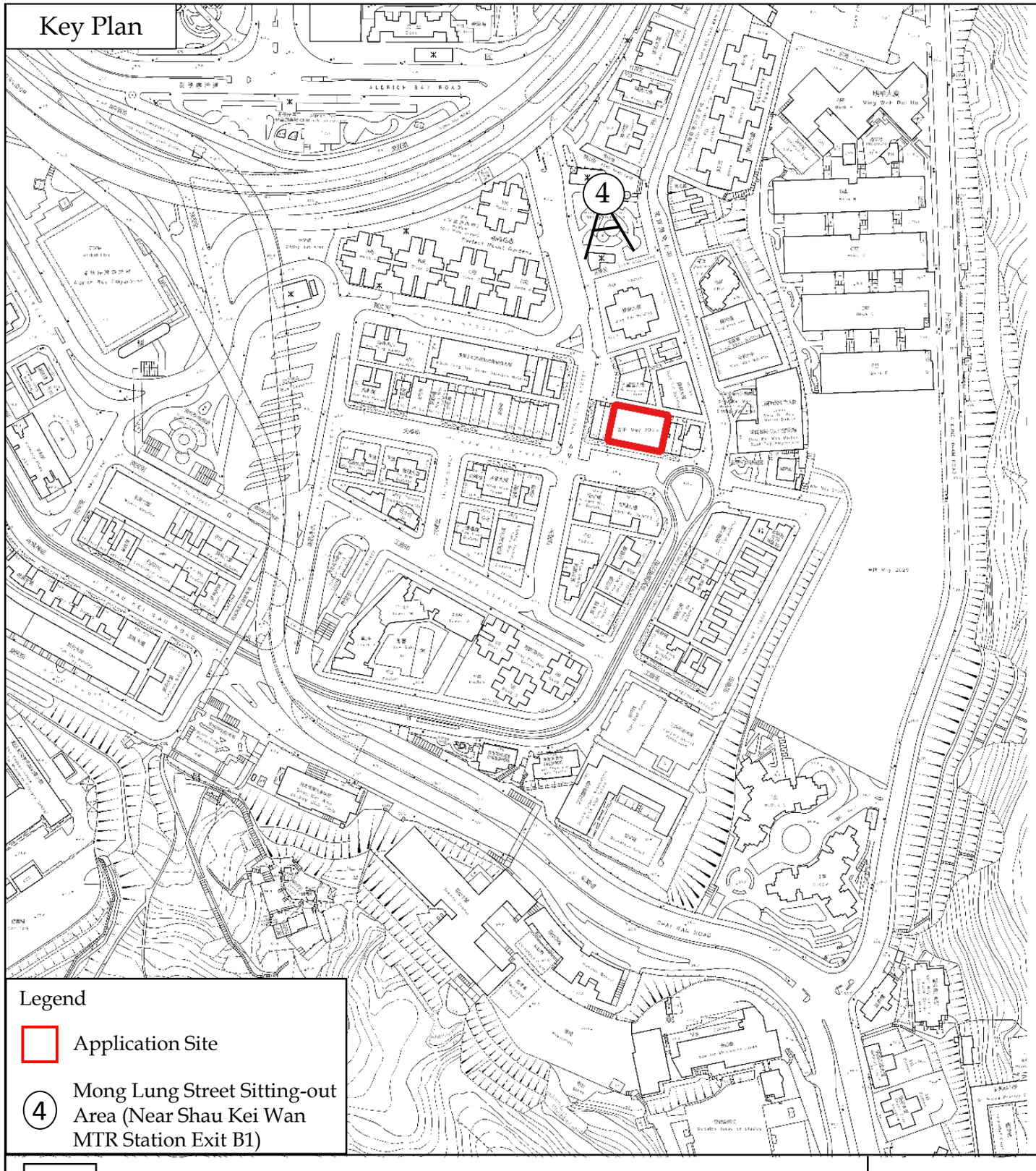


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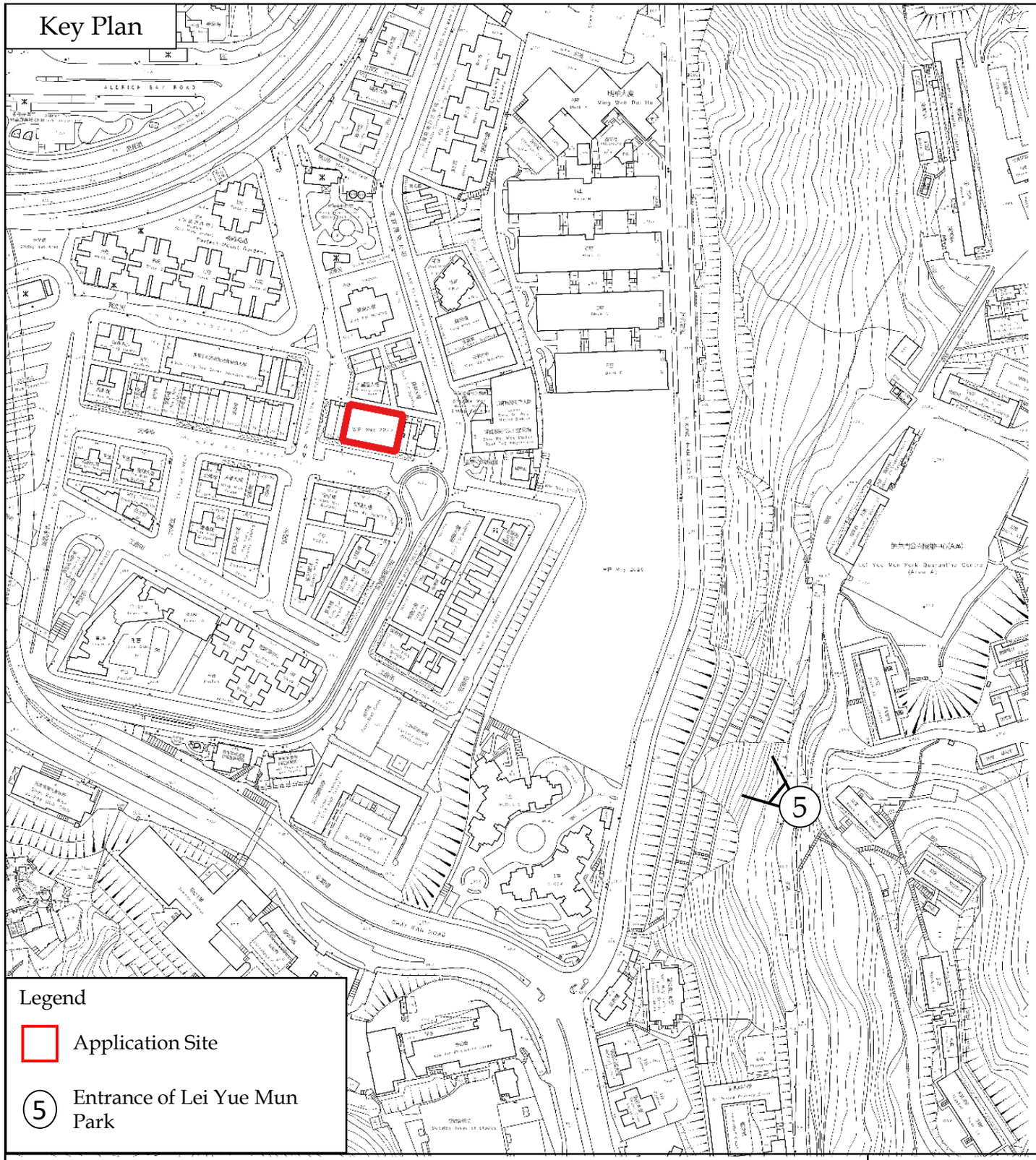
Figure 6 : Photomontage

(For reference only. Not to scale.)

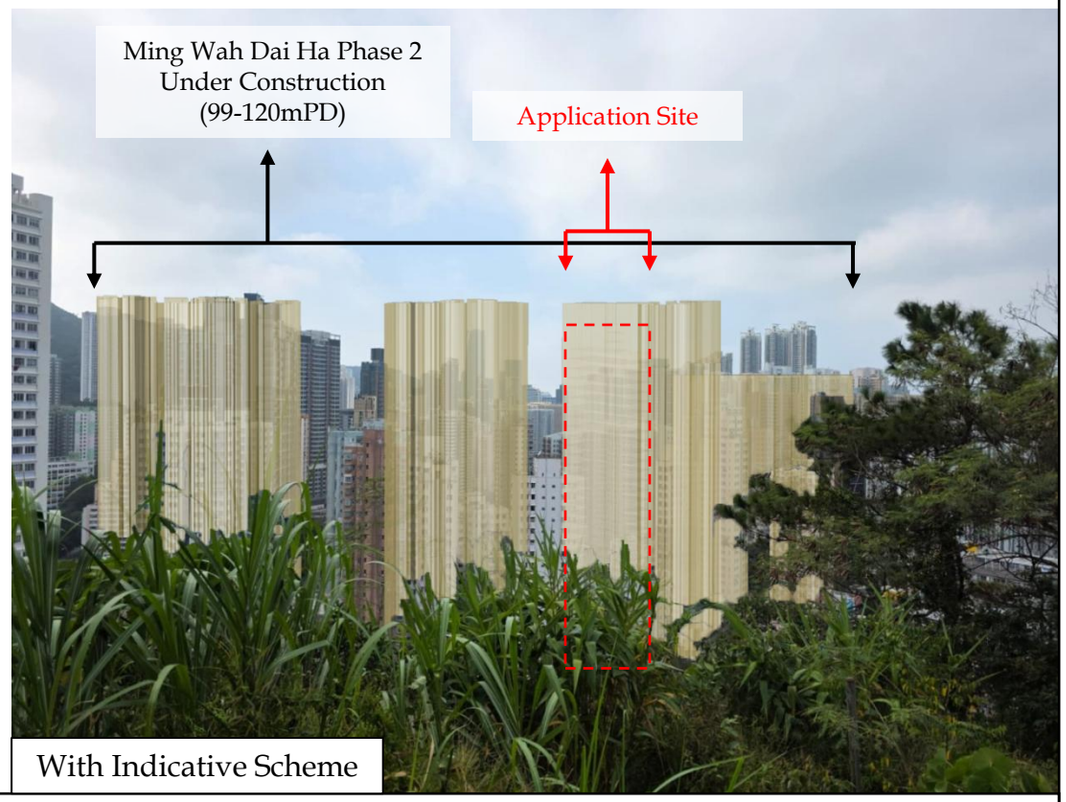
Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)

Key Plan



Existing Situation



With Indicative Scheme

LCH Planning and Development
Consultants Limited

Figure 7 : Photomontage

(For reference only. Not to scale.)

Section 16 Application for Proposed Minor Relaxation of Building Height Restriction for Proposed Hotel Development with Shop and Services at "Residential(A)" Zone and Area Shown as 'Road' at Nos. 9-19 (odds) Kam Wa Street, Shau Kei Wan

(Source: HK GEODATA STORE, HKSAR Government, Wikimedia Commons)