Section 16 Planning Application for Proposed Minor Relaxation of Building Height Restriction for the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

VISUAL APPRAISAL

October 2026

Urban Renewal Authority

市區重建局
URBAN RENEWAL AUTHORITY

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1. INTRODUCTION

1.1. This Visual Appraisal (VA) was prepared in support of the planning application pursuant to Section 16 of the Town Planning Ordinance (Cap. 131) (S16 Planning Application), for minor relaxation of the building height restriction (BHR) for adoption of Modular Integrated Construction (MiC) for the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017 / the Project).

1.2. The Project is located in Sham Shui Po district, and is bounded by Fuk Wing Street to the northeast, Cheung Wah Street to the southeast, Fuk Wa Street to the southwest and Castle Peak Road to the northwest.

1.3. The Application Site of the subject S16 Planning Application comprises only the area zoned "Residential (Group A) 8" ("R(A)8") within the Project boundary, excluding the adjoining area shown as "Road" on the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 (the OZP) (**Figure 1.1** refers). The Application Site is subject to a maximum domestic plot ratio (DPR) of 7.5[1] and total plot ratio (PR) of 9.0, with BHR of 120mPD[2].

1.4. This S16 Planning Application is to seek Town Planning Board (TPB)'s approval **for a minor relaxation of Building Height Restriction (BHR) from 120mPD as permitted in the OZP to 123mPD (i.e. +3m or about 2.5%) to facilitate the adoption of MiC.** The proposed increase of height is within 4% increase of total storey height of MiC floors as per the Joint Practice Note (JPN) No. 8.

1.5. The S16 Planning Application is a "**non-scheme-based**" submission. The notional design and indicative development parameters provided in the application are solely for illustration purpose and conducting necessary technical assessments. To support this application, this VA report has been prepared according to TPB Guideline No. 41A to evaluate potential visual impacts.

[1] According to the Schedule of Use of the subject "R(A)" zone, no development shall exceed PR of 7.5 for a domestic building, or PR of 9.0 for a building that is partly domestic and partly non-domestic in which the domestic part of the building shall not exceed plot ratio of 7.5, or the plot ratio of the existing building, whichever is the greater.

[2] On land designated "R(A)8", a maximum Building Height Restriction of 120mPD would be permitted for sites with an area of 400m² or more.

1.6. This VA report will cover the following:

Section 2:	describes the indicative development proposal under the current S16 Planning Application;
Section 3:	identifies the area of assessment, selected viewing points and the visual context of the Application Site;
Section 4:	identifies the key visual sensitive receivers;
Section 5:	appraises the potential visual impacts induced by the S16 Planning Application; and
Section 6:	summarizes the findings of the VA

2. THE INDICATIVE DEVELOPMENT PROPOSAL

2.1. The subject S16 Planning Application seeks TPB permission for minor relaxation of BHR from 120mPD to 123mPD (+3m or about 2.5%) (i.e. within 4% increase of total story height of MiC floors in accordance to JPN No. 8) to facilitate the adoption of MiC. The DPR and total PR permitted under the relevant OZP will remain unchanged. The notional block plan and section plan are provided in **Figure 2.1** and **Figure 2.2** for illustration purpose and visual appraisal only.

Comparison of the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal

2.2. A comparison between the Development Proposal authorized by SDEV in June 2022 under SSP-017 (SSP-017 Proposal (2022)) and the Current Indicative Proposal of the S16 Planning Application (Current S16 Indicative Proposal) is provided in **Table 2.1** below.

Table 2.1: Comparison of Indicative Development Parameters of the SSP-017 Proposal (2022) and Current S16 Indicative Proposal

Development Parameters	**SSP-017 Proposal (2022) [A]** (1)	**Current S16 Indicative Proposal [B]**	**Difference [B]-[A] (% change)**
Site Area - Application Site Area (for PR Calculation) (sq.m)	About 6,197 (2)	About 6,197 (2)	No Change
Zoning	R(A)8	R(A)8	No Change
Maximum PR - Total PR - Domestic PR	 9.0 7.5	 9.0 7.5 (3)	 No Change No Change
Max GFA Total GFA (sq.m) Domestic GFA (sq.m)	 About 55,773 About 46,478	 About 55,773 (3) About 46,478 (3)	 No Change No Change
Max. BH (mPD)	**120**	**123**	**+3 (+about 2.5%) (within 4% increase of total storey height of MiC floors)**
Under Notional Design			
No. of Residential Towers	2 towers	2 towers	No Change
No. of Storeys for Residential Tower - **Residential** - **Podium** (4)	 25 Storeys 6 Storeys	 26 Storeys 6 Storeys	 +1 (+4%) No Change

Remarks:

(1) As per the notional design under the URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) authorized by SDEV in June 2022.

(2) According to the latest land boundary survey, the net site area is 6,197 sq.m resulting to corresponding adjustment in total GFA, subject to agreement with LandsD in the land grant application stage.

(3) Excluded the domestic GFA which is exempted from GFA calculation as "maximum 10% of the MiC floor area of a new building may be disregarded from calculation of GFA of the development" as according to JPN No.8. The actual GFA exemption, average flat size and number of flats will be determined at the detailed design stage.

(4) Including the podium floors for Commercial/Retail/Carpark/E&M/Clubhouse use.

2.1.1 The Current S16 Indicative Proposal will retain the planning gains under the original SSP-017 Proposal (2022), including:

a) Taking this redevelopment and restructuring opportunity, a footbridge connection across Cheung Wah Street will be provided to link with the adjacent URA Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018), integrating with public open spaces, GIC facilities and amenities on both sides of Cheung Sha Wan Road. The resulting at-grade and elevated pedestrian network will enhance connectivity to the surrounding built environment and serve a wider area of Sham Shui Po.

b) An open space of about 750sq.m. fronting onto Cheung Wah Street will be provided, which will form part of the integrated open space network with the surrounding area.

c) Providing an opportunity to enhance the walkability and a pedestrian friendly environment by the provision of partial ground floor setbacks and open space. It will make way for possible related pavement widening under separate revitalization works, and enhance the connectivity with the surrounding area, creating a better walking environment.

3. AREA OF ASSESSMENT

3.1 Baseline Visual Condition

3.1.1 To comprehensively appraise the potential visual impacts arising from the Current S16 Indicative Proposal, the SSP-017 Proposal (2022) authorised by SDEV in June 2022, with maximum DPR of 7.5, total PR of 9.0 and BHR of 120mPD, which is OZP-Compliant, will serve as baseline visual condition of the Application Site to assess the visual changes. The indicative development parameters of the SSP-017 Proposal (2022) is provided in **Table 2.1**.

3.2 Area of Visual Influence (AVI)

3.2.1 According to TPB PG-No. 41A, the assessment area (i.e., the visual envelope) should cover the AVI within which the future development at the Application Site is pronouncedly visible from key sensitive viewers. The assessment area for the VA is defined by the visual envelope (VE) of the Application Site. The VE has taken 3 times of the absolute building height of the proposed development (i.e. 123mPD x 3 = 369m) as an assumption.

3.2.2 As illustrated in **Figure 3.1**, the assessment area broadly extends to Ching Cheung Road to the north, Un Chau Estate to the east, Sham Shui Po Sports Ground to the south and Tai Nan West Street to the west.

3.3 Selection of Public Viewing Points (VP)

3.3.1 With reference to TPB Guideline No. 41A, the VA should be based on strategic and popular local VPs, and VPs at the adjacent neighbourhood, which are easily accessible and popular to the public or tourists. The VA should also primarily assess the impact on public viewers from the most affected viewing points, including popular areas used by the public for outdoor activities, rest, sitting-out and leisure, and key pedestrian nodes near the MTR stations.

3.3.2 Based on the TPB Guideline No.41A, and considering the minor extent of proposed increase in BH (by 3m (around +2.5%)), the following 5 local VPs (**Figure 3.1** refer) and 1 strategic VP (**Figure 3.2** refer), and they are considered applicable and valid for this VA to evaluate the visual impact of the S16 Planning Application. The selected VPs have covered different directions and include short-range, medium-range and long-range views to effectively represent the public views in relation to the proposed development (**Table 4.1** refers).

Local VPs

- **VP 1:** Junction between Cheung Wah Street and Castle Peak Road
- **VP 2:** Hing Wah Street Playground
- **VP 3:** Sham Shui Po Sports Ground
- **VP 4:** Junction between Cheung Sha Wan Road and Tai Nan West Street
- **VP 5:** Wing Hong Street Rest Garden

Strategic VP

SVP6: Sun Yat Sen Memorial Park

3.4 Visual Context and Character

3.4.1 The visual context is shaped by the combined composition of all the visual elements which come into sight of the viewers. Presently, the assessment area is predominantly built-up areas with the following visual elements (**Figure 3.3** refers).

3.4.2 The assessment area is densely developed with increasing number of high-rise developments. To the immediate west of the Application Site is the Cheung Sha Wan business area which comprises a mix of high-rise office towers and industrial buildings. Various developments reaching about 130mPD are located to the immediate northwest and southwest of the Application Site.

3.4.3 The northern and eastern parts of the assessment area form a densely developed residential neighbourhood with ongoing redevelopment activities. The area comprises high-rise residential developments, mid-rise residential towers and low-rise tenement buildings. To the northeast of the Application Site is a cluster of residential developments reaching about 120mPD or above. The adjacent URA Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018), located to the southeast of the Application Site, has a building height of approximately 140mPD.

3.4.4 Further south of the Application Site is the Sham Shui Po Sports Ground, which serves as the major public outdoor open space in the vicinity. In addition to the Sham Shui Po Sports Ground, several other public outdoor spaces are located within the assessment area, including Hing Wah Street Playground to the east and Wing Hong Street Rest Garden to the northwest of the Application Site.

3.4.5 With the consideration of the above, it is observed that the Application Site is situated in a dense urban core and the height of the building blocks ranging from around 100 mPD to 140 mPD, which the Current S16 Indicative Proposal would fully respect.

3.5 Visual Quality of the Current S16 Indicative Proposal

3.5.1 The Current S16 Indicative Proposal will adopt holistic site planning and urban design with the adjacent SSP-018, to create a cohesive and integrated built environment. While the subject S16 Planning Application is a “non-scheme-based” submission, the following key visual qualities are anticipated:

- **Compatibility with the surrounding environment**
  The proposed buildings at the Application Site will have a maximum building height of 123 mPD. This is compatible with the prevailing building height

profile in the surrounding area, which comprises buildings ranging from approximately 120 mPD to 140 mPD.

- **Enhancing visual permeability of the surrounding development**
  An open space of about 750 sq.m. will be provided fronting Cheung Wah Street. Together with partial ground-floor setbacks within the proposed development, this will enhance openness along Cheung Wah Street in the old urban district, improve visual permeability, and increase pedestrian comfort in the surrounding area.

4. KEY VISUAL SENSITIVE RECEIVERS AT LOCAL VIEWPOINTS

4.1 As per the requirements of TPB PG-No. 41A, key visually sensitive receivers (VSRs) are those people, who have views of the Application Site from the most affected VPs, and are most likely to be affected by the proposed visual change. The identified VSRs include the public at popular areas for outdoor activities, recreation, rest, leisure and prominent travel routes where their visual attention may be caught by the proposed development.

4.2 The sensitivity of VSRs can be graded as high, medium or low, taking into account the following factors:

1) The activities they are engaged in;
2) The duration for which the proposed development remains visible;
3) View towards the change is full or partial; and
4) The public perception towards the portion of the proposed development.

4.3 The nature of the people who are mostly affected by the proposed visual changes at the key VPs, which can be categorised into two groups:

- **Recreation** – General public has sights on the Notional Design of the Application Site while engaging in recreational facilities. Their visual sensitivity varies depending on the type of recreational activity they are engaging in.

- **Traveller** – General public has sights on the Notional Design of the Application Site in public passageways. Their visual experience depends on the speed of travel and whether their views will be continuous or occasional.

4.4 **Table 4.1** lists the visual sensitivity of the selected VSRs at the selected VPs.

Table 4.1 – Brief Analysis of Visually Sensitive Receivers at Selected Viewing Points

VP	Visually Sensitive Receiver and Type of User	Approx. Viewing Distance	Analysis	Sensitivity
VP 1: Junction between Cheung Wah Street and Castle Peak Road	**VSR:** Nearby residents and pedestrians **Type of User:** Traveller	160m	The view is dominated by a dense urban streetscape comprising high-rise commercial/office and residential buildings interspersed with mid-rise tenement blocks. The sky view is only partially framed and obstructed. The residential tower and podium of the Notional Design will be only partially visible due to intervening buildings in the foreground. A high level of pedestrian activity is observed. Viewers are primarily transient pedestrians moving along Cheung Wah Street and Castle Peak Road, with their attention focused mainly on the road and traffic conditions.	Medium
VP 2: Hing Wah Street Playground	**VSR:** Facility users, nearby residents and pedestrians **Type of User:** Recreation/ Traveller	220m	The view comprises an open recreational playground framed by surrounding high-rise residential developments and mid-rise buildings. Trees provide a partial visual buffer, and there is a moderate extent of open sky. Hing Wah Street Playground consists of a football pitch without any passive recreational facilities. Although the viewpoint is close to the Application Site, active football activities attract relatively fewer public viewers who are sensitive to visual concerns and changes.	Medium
VP 3: Sham Shui Po Sports Ground	**VSR:** Facility users, nearby residents and pedestrians **Type of User:** Recreation/ Traveller	240m	The view is characterised by the open sports ground and associated recreational facilities in the foreground, backed by high-rise residential and mixed-use developments typical of the dense urban core, with an open sky view. Sham Shui Po Sports Ground includes a sports ground, a football pitch, two basketball courts and a netball court. Together with the provision of passive recreational facilities and sitting-out areas, the Sports Ground is highly utilised by the general public.	High

VP	Visually Sensitive Receiver and Type of User	Approx. Viewing Distance	Analysis	Sensitivity
VP 4: Junction between Cheung Sha Wan Road and Tai Nan West Street	**VSR:** Nearby residents and pedestrians **Type of User:** Traveller	400m	The view is largely framed by high-rise residential and commercial buildings along the street corridors of the dense urban district, with limited open sky and intervening built forms. A very high level of pedestrian activity is observed, as the location connects Lai Chi Kok MTR Station and bus stops along Cheung Sha Wan Road to nearby commercial developments and the Caritas Medical Centre. Viewers are mainly transient pedestrians focusing on the road or traffic conditions.	Medium
VP5: Wing Hong Street Rest Garden	**VSR:** Facility users, nearby residents and pedestrians **Type of User:** Recreation/ Traveller	190m	The view features a small local rest garden with seating and limited planting, set within a high-density residential neighbourhood of high-rise towers and mid-rise buildings, with a moderate extent of open sky. The rest garden mainly comprises passive recreational facilities and sitting-out areas, and the level of public utilisation is not high.	Medium
SVP6: Sun Yat Sen Memorial Park, Sai Ying Pun	**VSR:** Facility users, pedestrians along the promenade and tourists **Type of User:** Recreation/ Traveller	5.5km	The long-distance panoramic view towards the Application Site is largely characterised by the existing high-rise and high-density developments in the West Kowloon area, with Victoria Harbour, an open sky view and the continuous ridgelines forming the backdrop.	High

5 ASSESSMENT OF VISUAL IMPACTS

5.1 Methodology for the Appraisal of Visual Impacts

5.1.1 With reference to TPB PG-No. 41A, the visual appraisal of the overall visual impacts of the proposed development on VSRs can be determined by its impacts in terms of visual composition, visual obstruction and visual change from public viewing points. The overall visual impact of the proposed development will be categorised into “beneficial”, “negligible”, “slight”, “moderate”, “substantial”.

5.2 Appraisal of Visual Impacts

5.2.1 For the visual appraisal of the local VPs, photomontages of three development scenarios will be prepared for comparison of the changes before and after development of the Notional Design at the Application Site, namely:

i. **Existing Condition** – Illustrating the existing condition of the VPs.

ii. **SSP-017 Proposal (2022)** (i.e. the Baseline Scenario) – Referring to the proposal authorised by SDEV in June 2022 under SSP-017, with maximum DPR of 7.5, total plot ratio (PR) of 9.0 and BHR of 120mPD in accordance to the development controls of the subject “R(A)’ zone in the OZP.

iii. **Current S16 Indicative Proposal** (i.e. the Proposed Scenario) – Referring to the Notional Design of the Current S16 Indicative Proposal, with proposed maximum DPR of 7.5, total PR of 9.0 and BHR of 123mPD (**Figure 2.1** and **Figure 2.2** refer).

5.2.2 The appraisal of the visual impacts of each VP is conducted by comparing the visual changes between the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal and summarised in **Table 5.1** below. The corresponding photomontages are shown in **Figures 5.1** to **5.5**.

Table 5.1 – Appraisal of Visual Impacts of Selected Viewpoints

VP	Visually Sensitive Receiver and Type of User	Approx. Viewing Distance	Visual Change (Visual Composition, Visual Obstruction, and Visual Change)	Resultant Overall Visual Impact
VP 1: Junction between Cheung Wah Street and Castle Peak Road	**VSR:** Nearby residents and pedestrians **Type of User:** Traveller	160m	The view shown in **Figure 5.1** is framed mainly by existing high-rise buildings along Cheung Wah Street, with residential developments such as Florence Plaza (approximately 120 mPD) and Campion Court (approximately 90 mPD) in the foreground, and Charming Garden (approximately 120 mPD) in the background. Most portions of the building blocks at the Application Site would be concealed by the existing buildings under both the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal, resulting in negligible impact on the visual composition. The proposed development would slightly obstruct the sky view as compared with the SSP-017 proposal (2022). The viewers at this VP are mainly local residents and pedestrians who are transient in nature, and their views towards the proposed development are short in duration. Based on the above, the effect of visual change and the magnitude of change on the VSRs are considered negligible.	Slight
VP 2: Hing Wah Street Playground	**VSR:** Facility users, nearby residents and pedestrians **Type of User:** Recreation/ Traveller	220m	As illustrated in **Figure 5.2**, the view captures the football field with trees along Cheung Wah Street serving as a visual buffer in the foreground, and high-rise developments including the SSP-018 (approximately 140 mPD) and Heya Aqua (approximately 120 mPD) in the background. The proposed buildings under both the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal are of compatible scale and height with the surrounding developments. The slight increase of 3 mPD under the Current S16 Indicative Proposal is expected to marginally reduce the partially obstructed sky view compared with the SSP-017 Proposal (2022). Given that the VSRs at	Slight

VP	Visually Sensitive Receiver and Type of User	Approx. Viewing Distance	Visual Change (Visual Composition, Visual Obstruction, and Visual Change)	Resultant Overall Visual Impact
			this VP are primarily facility users engaged in active football activities who are generally less sensitive to visual change, and transient pedestrians with short and occasional views towards the Application Site, the visual change and the magnitude of change caused by the proposed minor increase in building height are expected to be slight.	
VP 3: Sham Shui Po Sports Ground	**VSR:** Facility users, nearby residents and pedestrians **Type of User:** Recreation/ Traveller	240m	The view shown in **Figure 5.3** captures the football field and trees in Sham Shui Po Sports Ground in the foreground, and commercial and residential developments in the background, with a partially obstructed sky view. In both the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal, the proposed developments are largely concealed by existing high-rise buildings, including China Shipbuilding Tower at (approximately 100 mPD) and Charming Garden (approximately 120 mPD). Therefore, it is anticipated that the towers under both proposals will cause no change to the visual composition and will not induce any visual obstruction. Thus, no visual change will be caused by the Current S16 Indicative Proposal, and the magnitude of change to the viewers is negligible.	Negligible
VP 4: Junction between Cheung Sha Wan Road and	**VSR:** Nearby residents and pedestrians **Type of User:** Traveller	400m	As shown in **Figure 5.4**, the view is framed mainly by existing high-rise commercial and industrial buildings along Cheung Sha Wan Road (such as China Shipbuilding Tower at approximately 100 mPD, Law's Commercial Plaza and Clifford Centre at approximately 130mPD). With the building mass under both the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal being partially screened by the adjoining existing buildings, the visual composition	Negligible

VP	Visually Sensitive Receiver and Type of User	Approx. Viewing Distance	Visual Change (Visual Composition, Visual Obstruction, and Visual Change)	Resultant Overall Visual Impact
Tai Nan West Street			remains largely the same. Similar to the SSP-017 Proposal (2022), the Current S16 Indicative Proposal will be compatible with the existing dense urban streetscape dominated by commercial/industrial developments in the background, thus causing negligible effect on the visual composition. The viewers at this VP are mainly transient pedestrians whose attention is predominantly directed towards the road and traffic conditions, and their views towards the Application Site are short in duration. Based on the above, the visual change and the magnitude of change on the VSRs are considered negligible.	
VP5: Wing Hong Street Rest Garden	**VSR:** Facility users, nearby residents and pedestrians **Type of User:** Recreation/ Traveller	190m	As illustrated in **Figure 5.5**, this VP features Por Mee Factory Building (approximately 55 mPD) in the foreground and China Shipbuilding Tower (approximately 100 mPD) in the background, with a partially obstructed sky view typical of the dense urban setting. Only a small portion of the residential tower under both the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal will be visible from this medium-range viewpoint. The slight increase of 3mPD under the Current S16 Indicative Proposal is expected to marginally reduce the partially obstructed sky view compared with the SSP-017 Proposal (2022). Given that the VSRs at this VP are primarily facility users or transient pedestrians with short and occasional views towards the Application Site, the visual change and the magnitude of change caused by the proposed minor increase in building height are expected to be slight.	Slight

VP	Visually Sensitive Receiver and Type of User	Approx. Viewing Distance	Visual Change (Visual Composition, Visual Obstruction, and Visual Change)	Resultant Overall Visual Impact
SVP6: Sun Yat Sen Memorial Park, Sai Ying Pun	**VSR:** Facility users, pedestrians along the promenade and tourists **Type of User:** Recreation/ Traveller	5.5km	As shown in **Figure 5.6**, as the Application Site is located inland, the Notional Design will be completely screened by the existing buildings. The Notional Design is below the ridgeline and the 20% building free zone, negligible visual impact is anticipated.	Negligible

6 EVALUATION OF OVERALL VISUAL IMPACT

6.1 This VA is submitted to evaluate the degree of visual impacts on VSRs from major public VPs arising from the subject S16 Planning Application. The notional design of the SSP-017 Proposal (2022) authorized by SDEV in June 2022, is adopted as the baseline visual condition to access the potential impact arise by the Current S16 Indicative Proposal.

6.2 **Table 6.1** below summarizes the visual sensitivity and impact of the selected VPs.

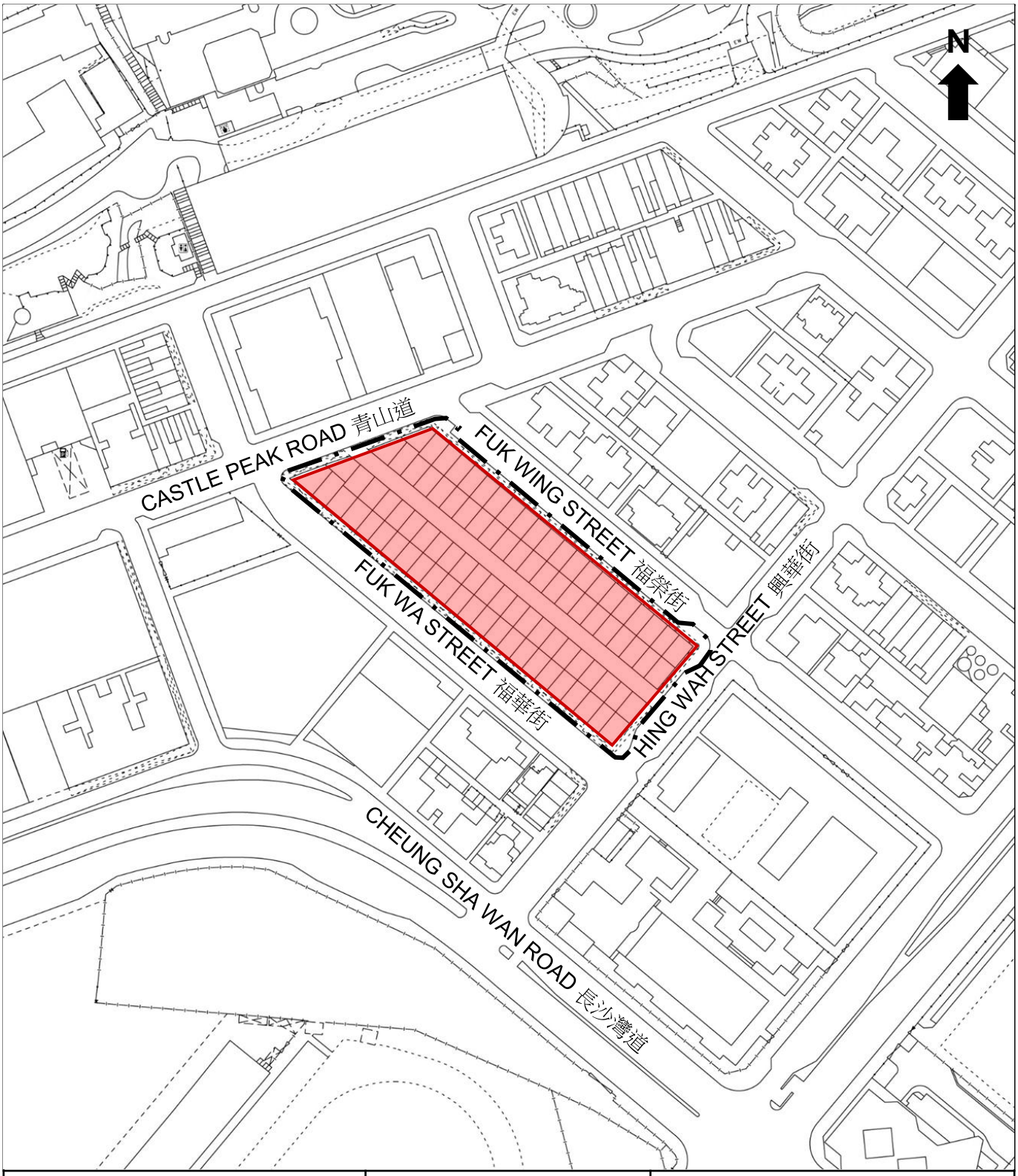
Table 6.1 – Summary of Visual Impacts

Viewing Points		Visual Sensitivity	Resultant Overall Visual Impact
VP 1:	Junction between Cheung Wah Street and Castle Peak Road	Medium	Slight
VP 2:	Hing Wah Street Playground	Medium	Slight
VP 3:	Sham Shui Po Sports Ground	High	Negligible
VP 4:	Junction between Cheung Sha Wan Road and Tai Nan West Street	Medium	Negligible
VP 5:	Wing Hong Street Rest Garden	Medium	Slight
SVP 6:	Sun Yat Sen Memorial Park, Sai Ying Pun	High	Negligible

6.3 By comparing the views to the SSP-017 Proposal (2022) and the Current S16 Indicative Proposal from the 5 selected VPs and 1 SVP, the subject S16 Planning Application will have negligible to slightly adverse visual impacts across all assessed VPs. The proposed minor increase in building height from 120mPD to 123mPD will only result in negligible magnitude of visual change, as the Current S16 Indicative Proposal generally blends in surrounding buildings.

6.4 In conclusion, the subject S16 Planning Application is considered fully acceptable from the visual point of view.

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October 2026



Legend

Application Site (Area zoned "R(A)8"

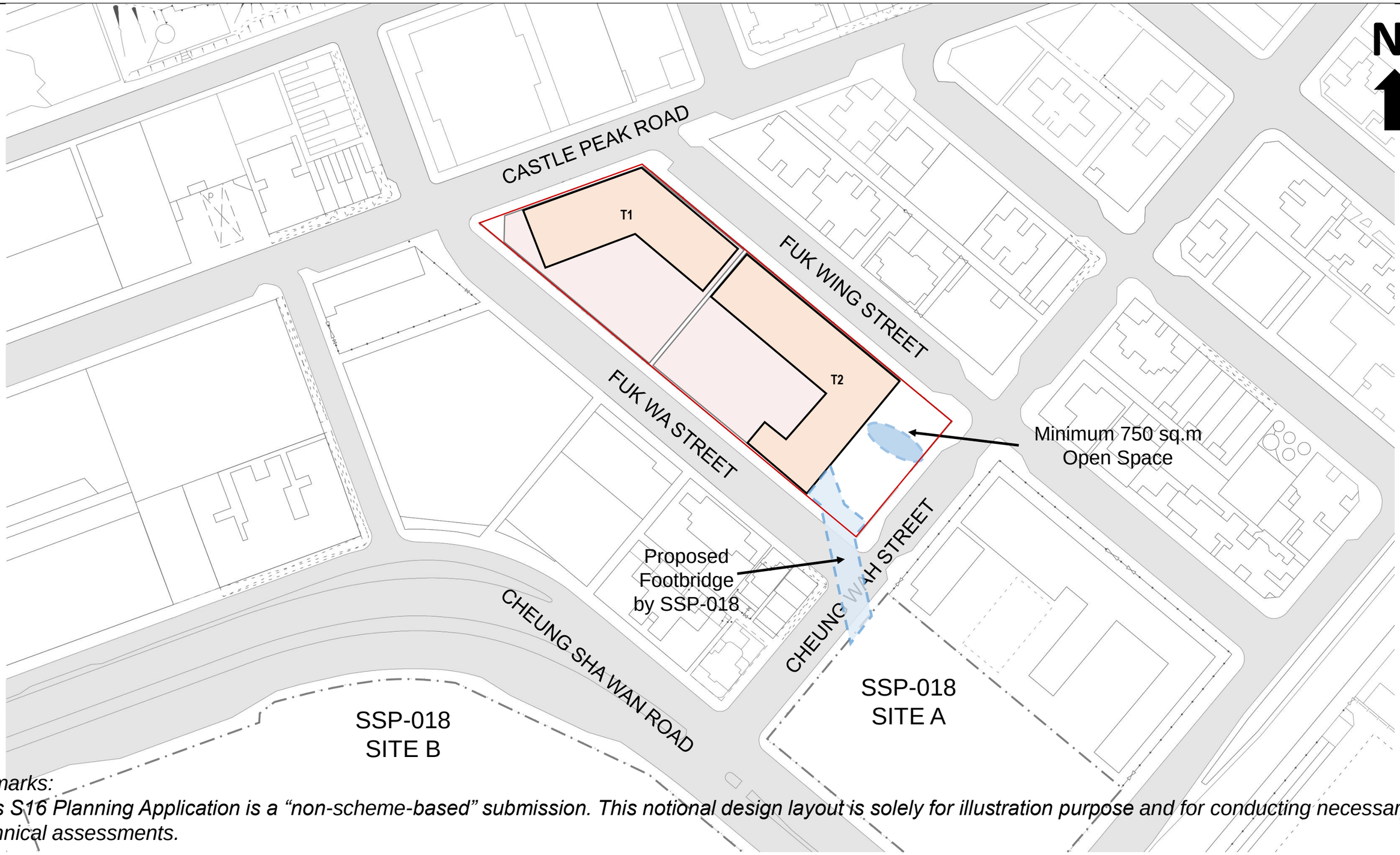
URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

Not to scale

SITE PLAN

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Figure 1.1



Remarks:
This S16 Planning Application is a "non-scheme-based" submission. This notional design layout is solely for illustration purpose and for conducting necessary technical assessments.

Legend

Application Site
(Area zoned "R(A)8")

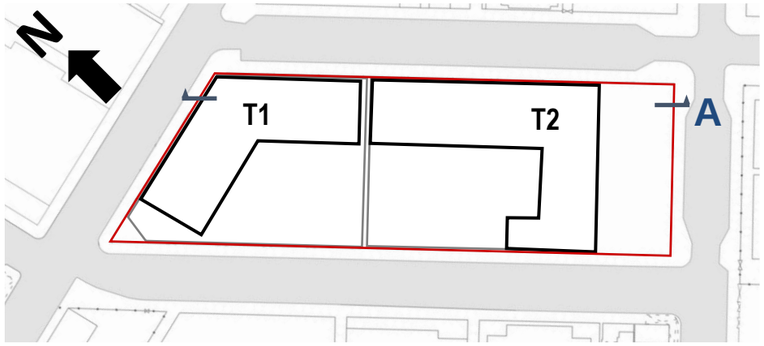
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NOTIONAL BLOCK PLAN

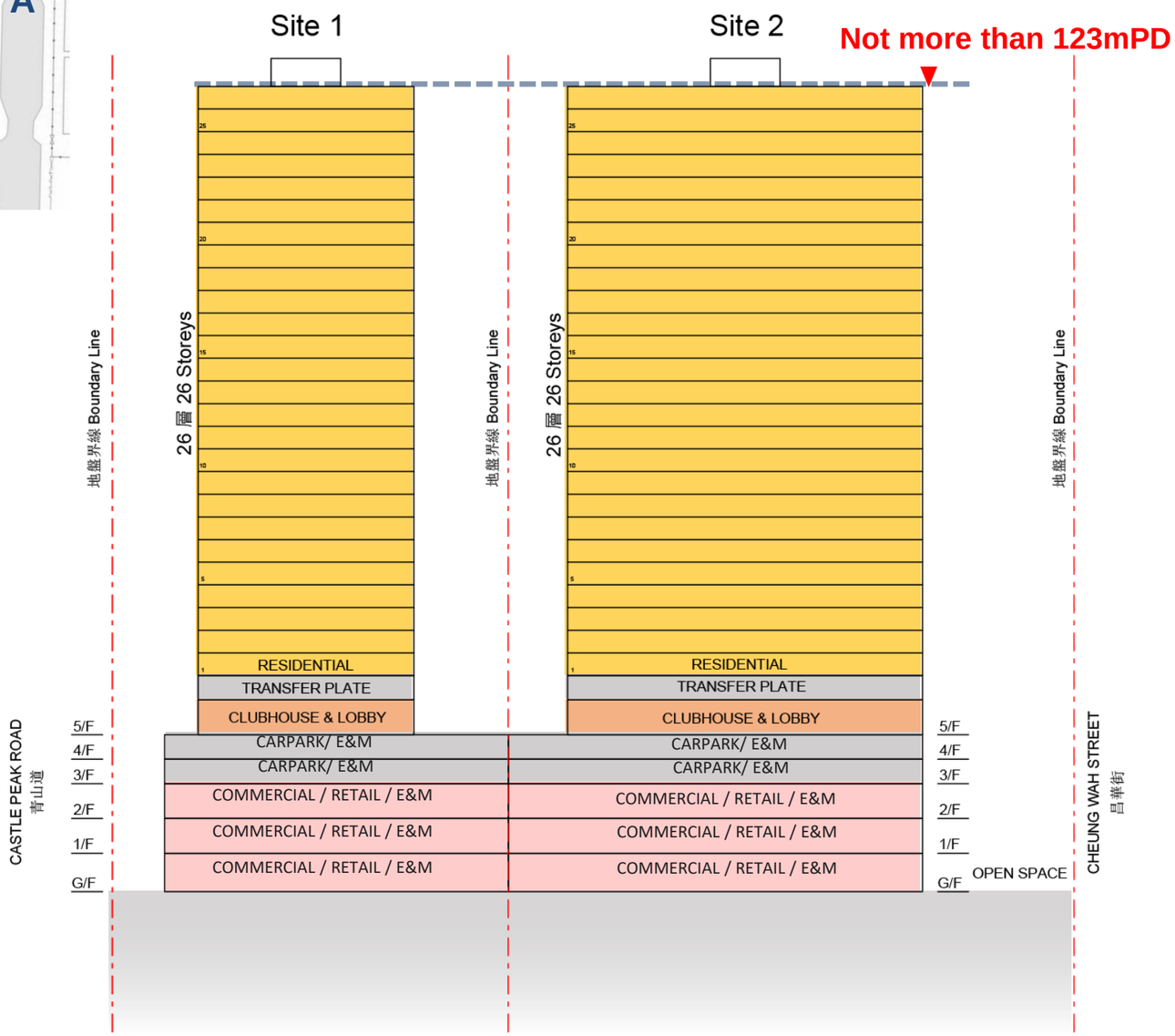
URA Kim Shin Lane/ Fuk Wa Street
Development Project (SSP-017)

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Figure 2.1



Key Plan



Remarks:
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Legend

Application Site
(Area zoned "R(A)8")

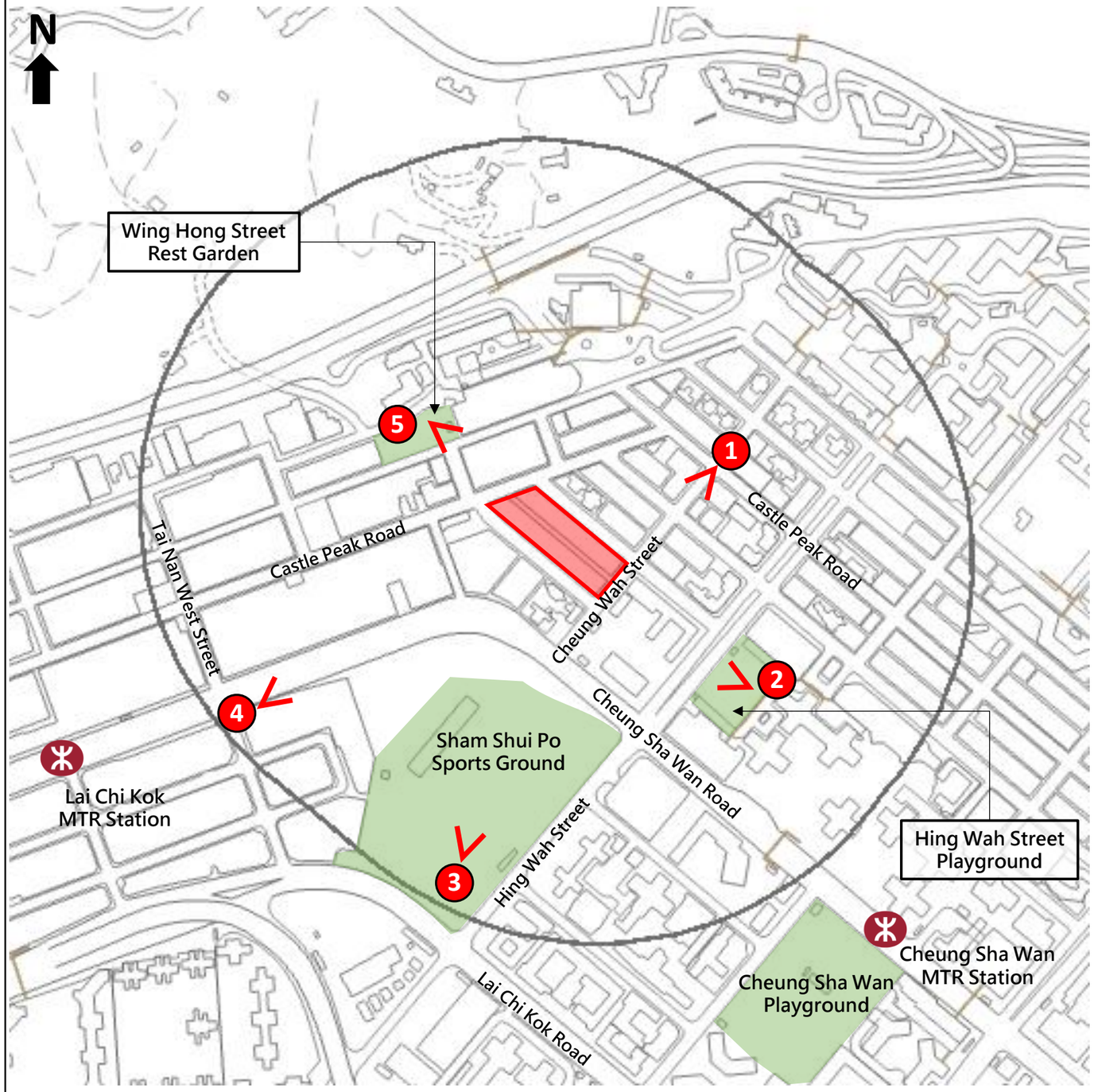
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NOTIONAL SECTION PLAN

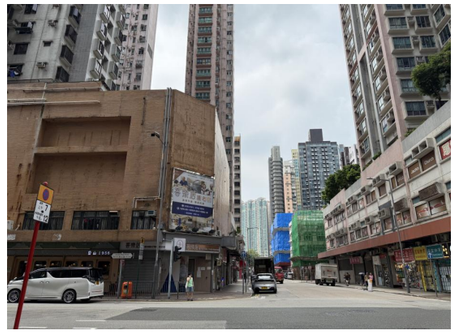
URA Kim Shin Lane/ Fuk Wa Street
Development Project (SSP-017)

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Figure 2.2



Viewing Points



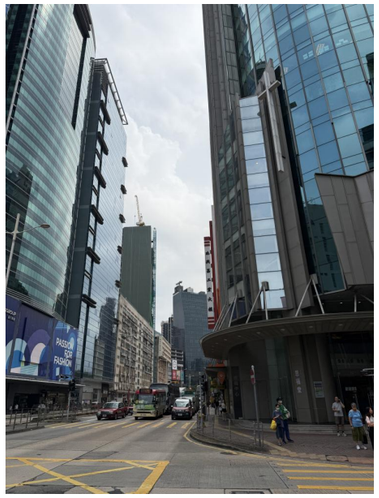
1 VP 1 – Junction between Cheung Wah Street and Castle Peak Road



2 VP 2 – Hing Wah Street Playground



3 VP 3 – Sham Shui Po Sports Ground



4 VP 4 – Junction between Cheung Sha Wan Road and Tai Nan West Street



5 VP 5 – Wing Hong Street Rest Garden

Legend

- Application Site (Area zoned “R(A)8”)
- Assessment Area (369m from the Application Site)
- Open Space
- Location of Viewing Points

Not to scale

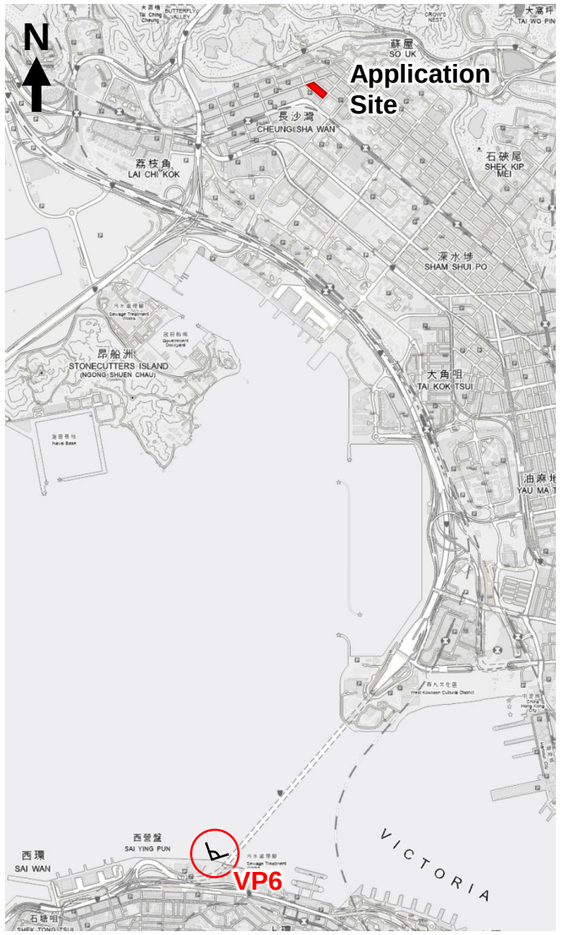
Locations of Local Viewing Points (VP1 – VP5)

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

市區重建局
URBAN RENEWAL AUTHORITY

Figure 3.1

Key Plan



Existing Condition



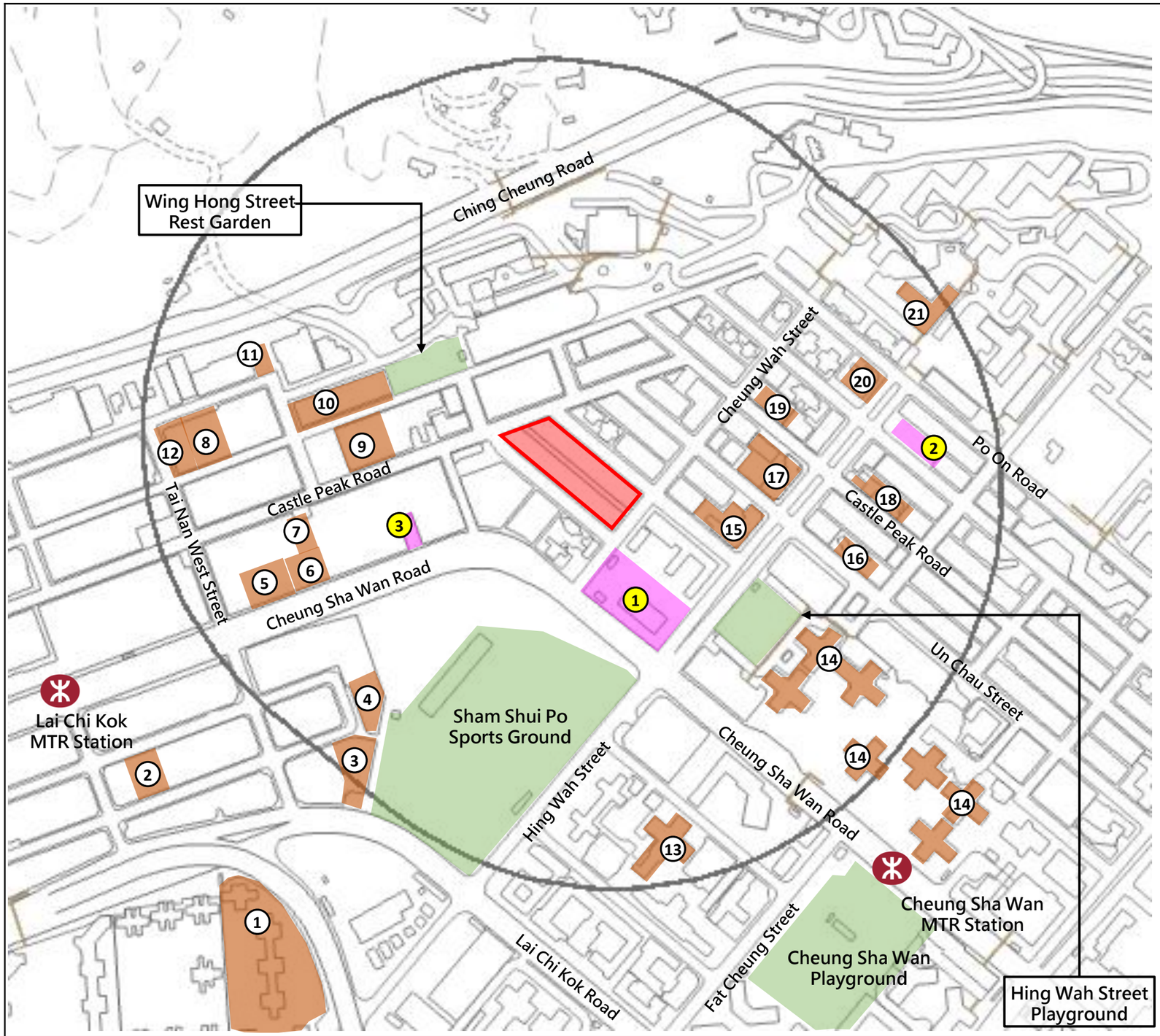
VP6
Sun Yat Sen Memorial Park (SVP6)

Locations of Strategic Viewing Point (VP6)

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

市區重建局
URBAN RENEWAL AUTHORITY

Figure 3.2



Existing Developments reaching about 120mPD or above

1	The Pacifica	~ 165 - 185mPD
2	Saxon Tower	~ 140mPD
3	Billion Plaza	~ 120mPD
4	Billion Plaza II	~ 130mPD
5	Law's Commercial Plaza	~ 130mPD
6	Clifford Centre	~ 130mPD
7	Excel Centre	~ 140mPD
8	CEO Tower	~ 135mPD
9	Peninsula Tower	~ 125mPD
10	83 Wing Hong Street	~130mPD
11	One Two One	~140 mPD
12	Orient International Tower	~130mPD
13	Fook Yat House, Fortune Estate	~ 120mPD
14	Un Chau Estate	~ 120mPD
15	Heya Aqua	~ 120mPD
16	TST Tower	~ 120mPD
17	Heya Crystal	~ 120mPD
18	Heya Star	~ 120mPD
19	Heya Delight	~ 120mPD
20	Beacon Lodge	~ 160mPD
21	Lotus House, So Uk Estate	~ 135mPD

Future Developments reaching about 120mPD or above

1	URA Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018) Site A	~ 140mPD
2	Site at Junction of Hing Wah Street and Shun Ning Road	~ 120mPD
3	Approved Development under A/K5/834	~130mPD

Legend

- Application Site (Area zoned “R(A)8”)
- Assessment Area (369m from the Application Site)
- Open Space

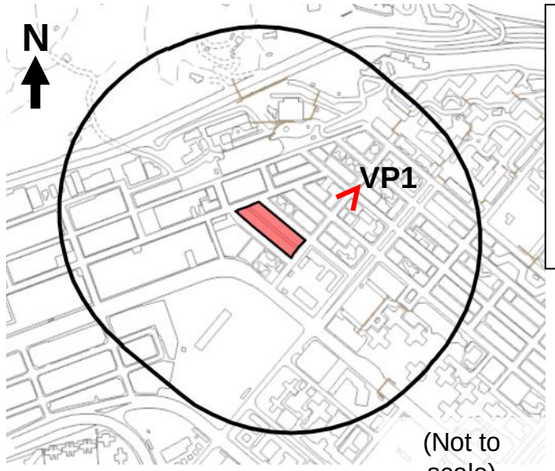
Not to scale

VISUAL ELEMENTS AND CHARACTERS

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017)

市區重建局
URBAN RENEWAL AUTHORITY

Figure 3.3

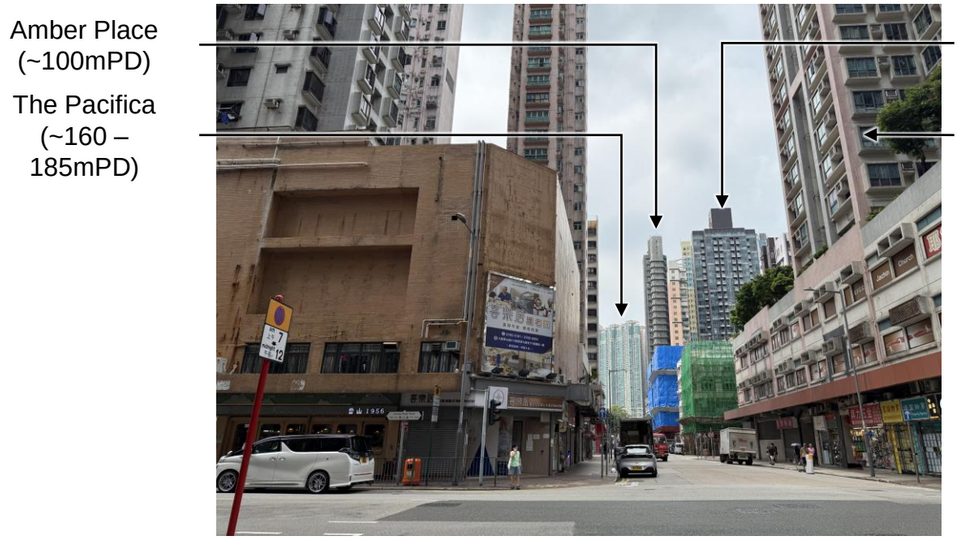


LEGEND

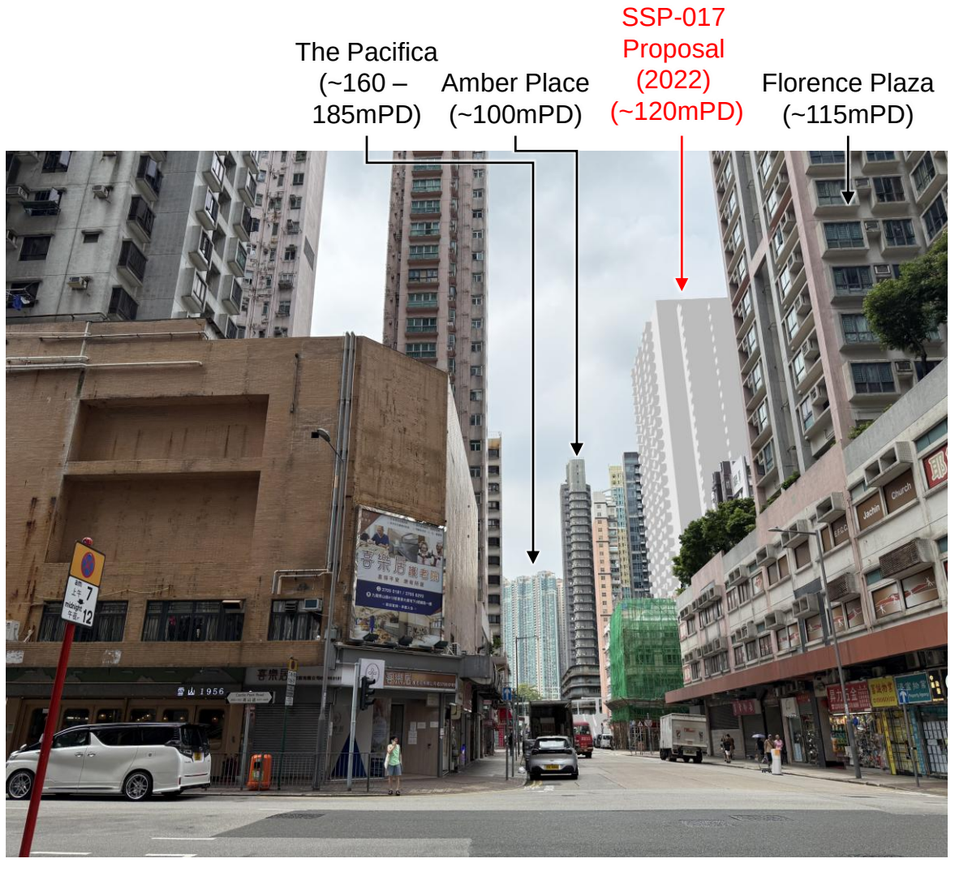
- Application Site (Area zoned "R(A)8")
- Boundary of the Assessment Area (369m from the Site)

(Not to scale)

Key Plan



Existing Condition

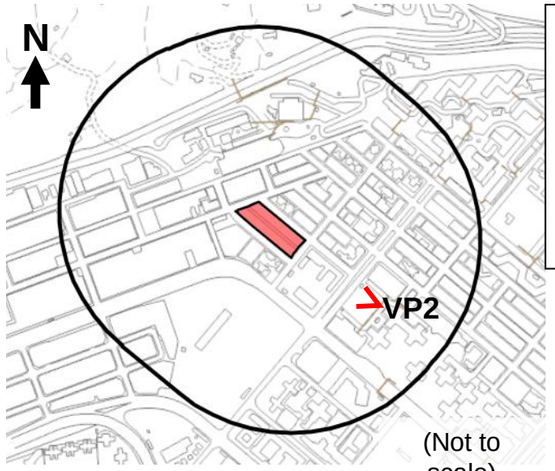


SSP-017 Proposal (2022) (~120mPD)



Current S16 Indicative Proposal (~123mPD)

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) **VISUAL APPRAISAL**	Photomontages of VP1 (Junction between Cheung Wah Street and Castle Peak Road)	Figure 5.1	市區重建局 URBAN RENEWAL AUTHORITY



LEGEND

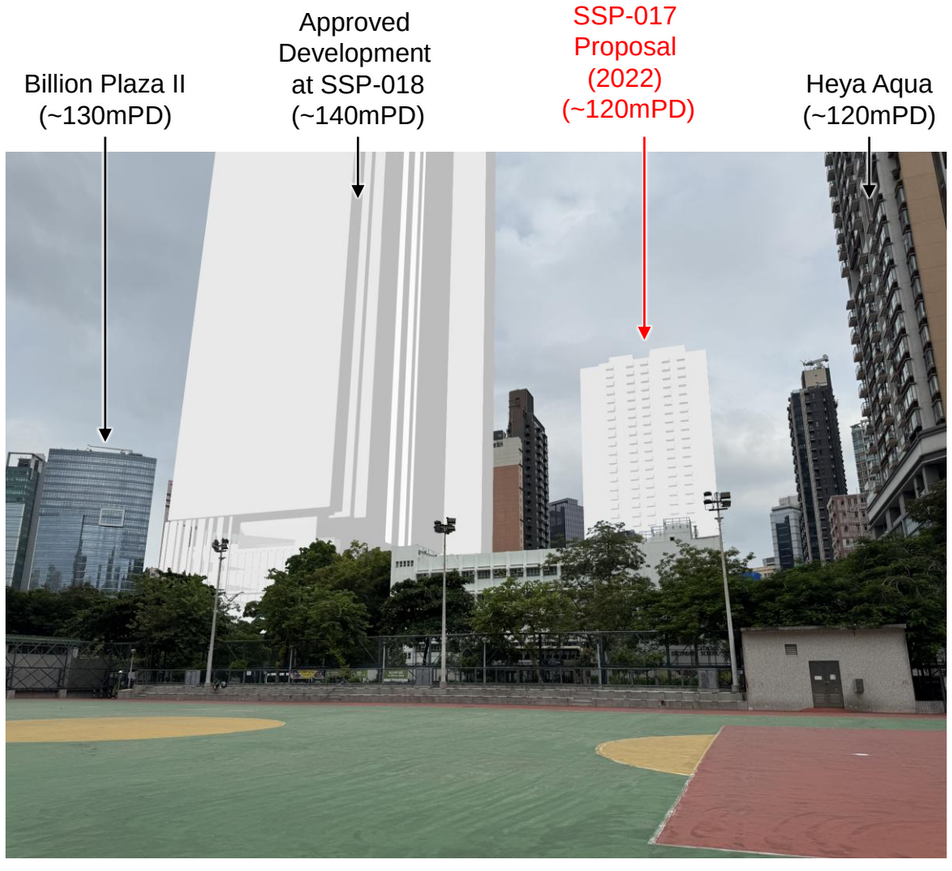
- Application Site (Area zoned "R(A)8")
- Boundary of the Assessment Area (369m from the Site)

(Not to scale)

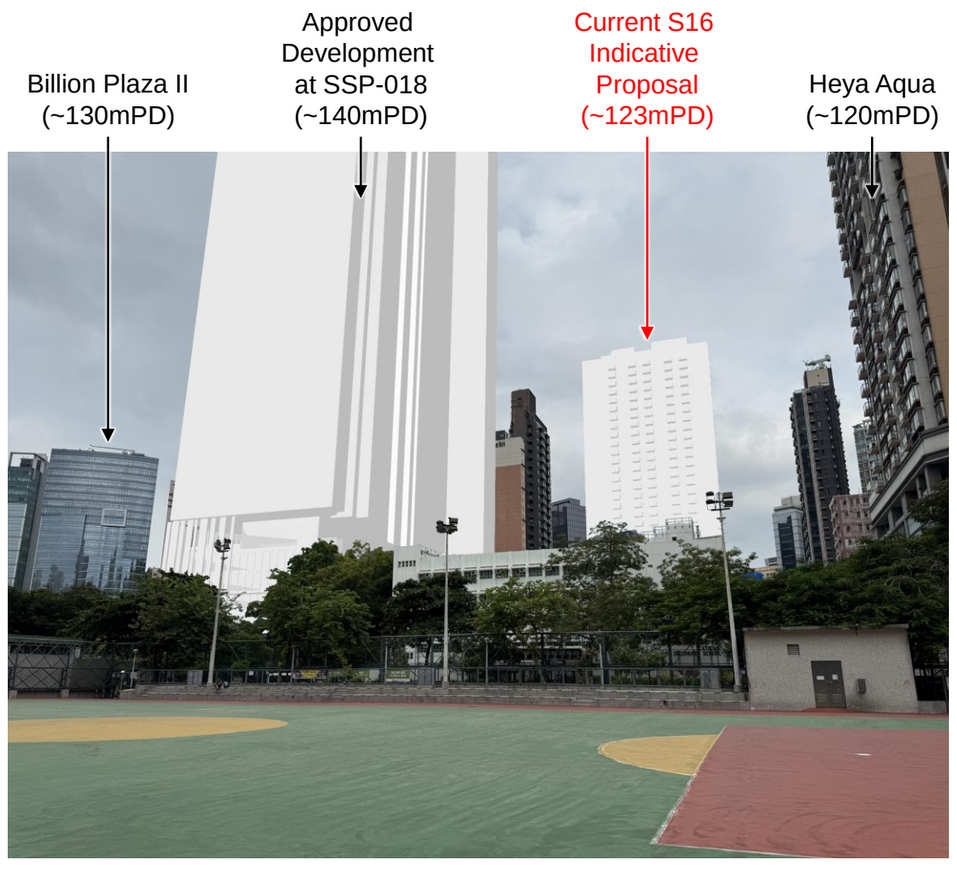
Key Plan



Existing Condition

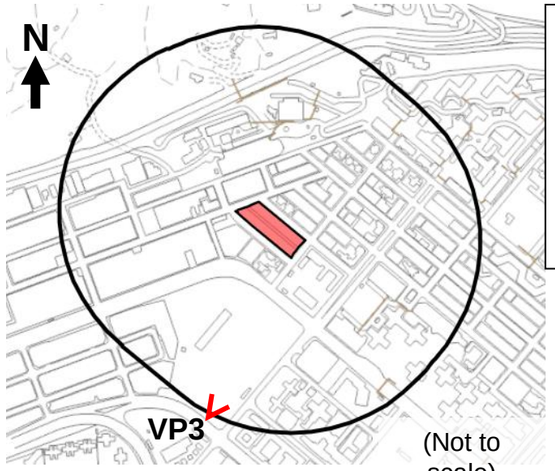


SSP-017 Proposal (2022)(~120mPD)



Current S16 Indicative Proposal (~123mPD)

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) **VISUAL APPRAISAL**	Photomontages of VP2 (Hing Wah Street Playground)	Figure 5.2	市區重建局 URBAN RENEWAL AUTHORITY

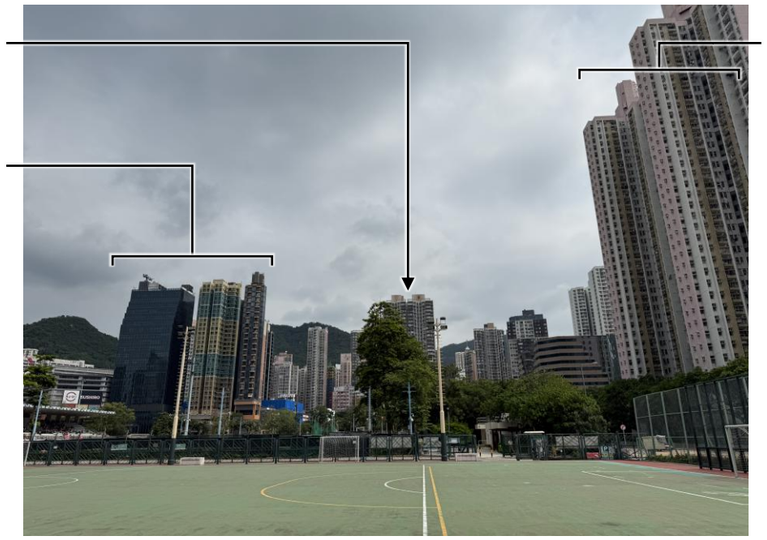


LEGEND

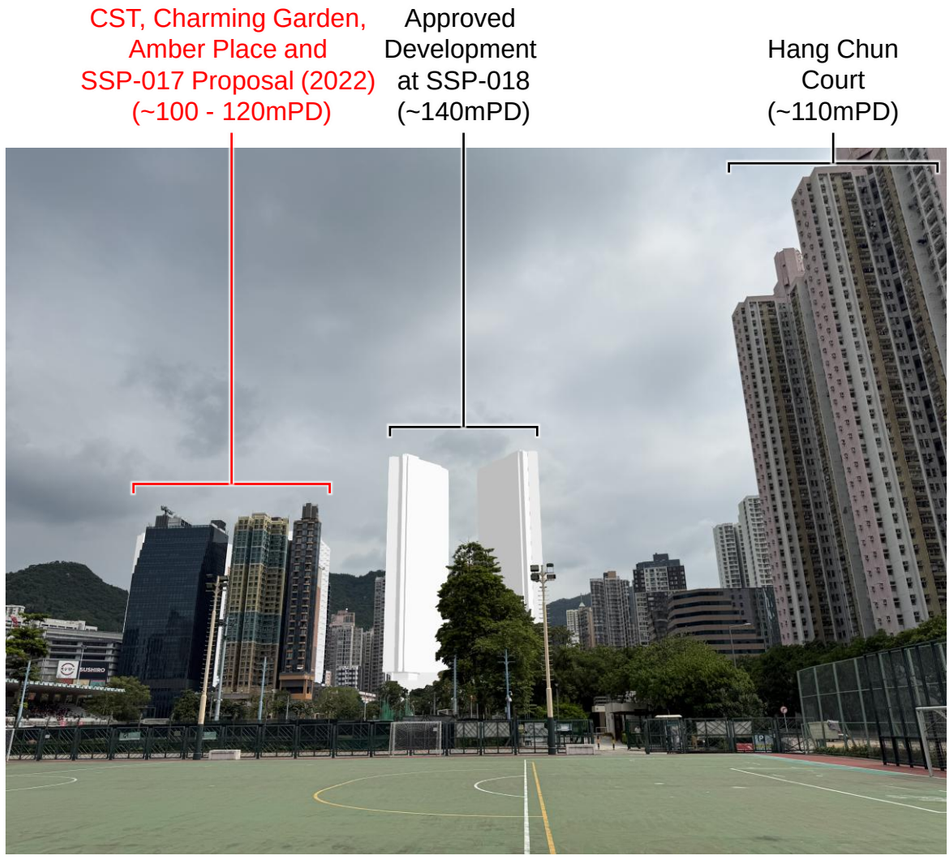
- Application Site (Area zoned “R(A)8”)
- Boundary of the Assessment Area (369m from the Site)

(Not to scale)

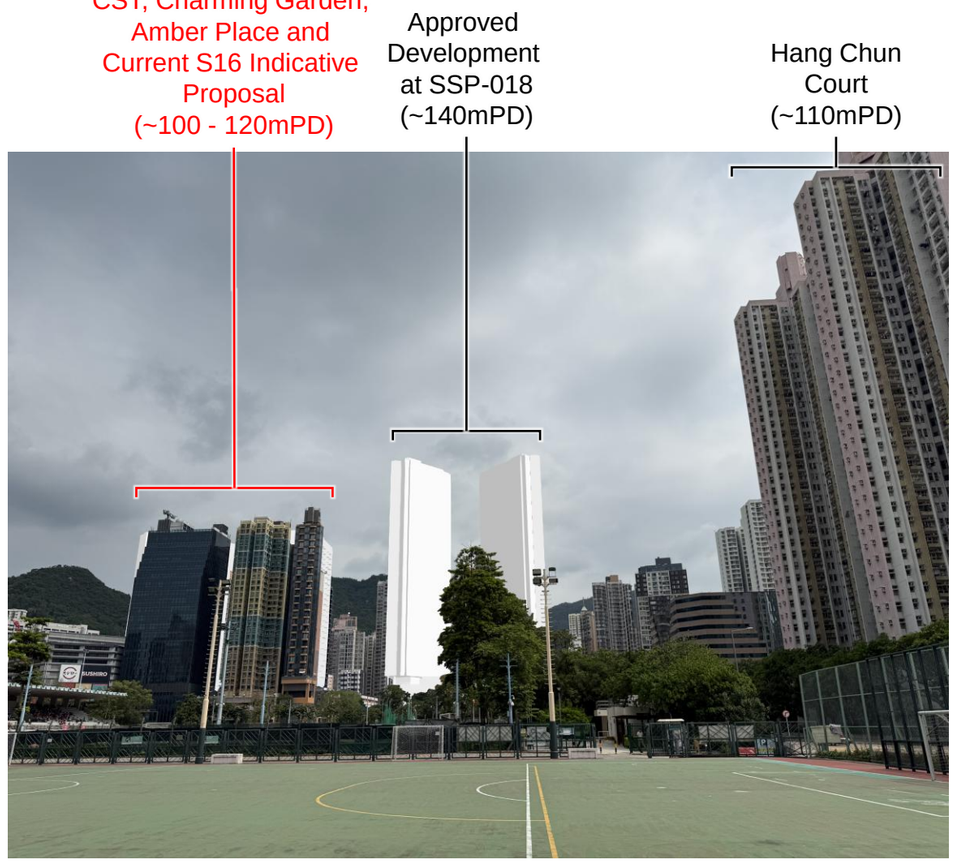
Key Plan



Existing Condition

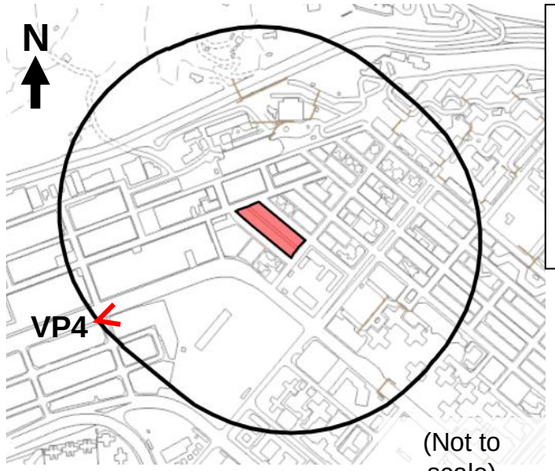


SSP-017 Proposal (2022) (~120mPD)



Current S16 Indicative Proposal (~123mPD)

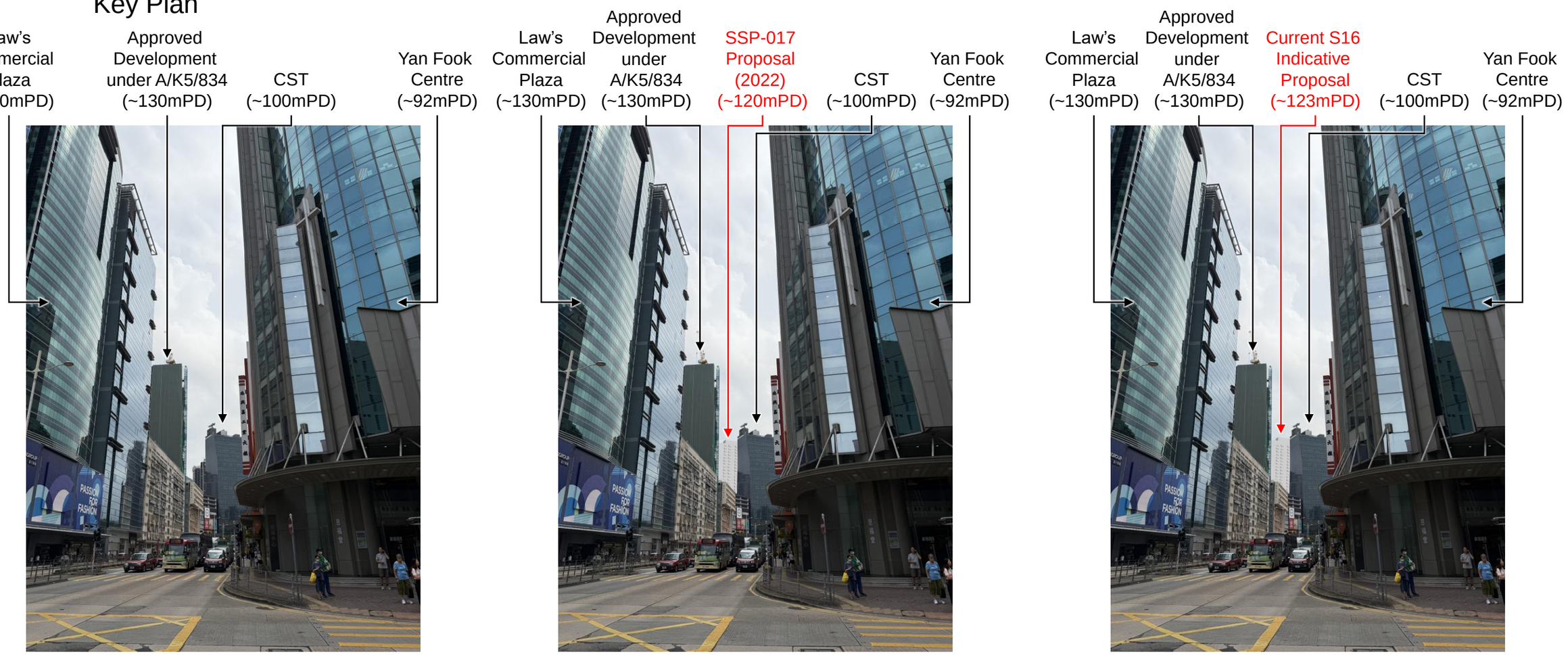
URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) **VISUAL APPRAISAL**	Photomontages of VP3 (Sham Shui Po Sports Ground)	Figure 5.3	市區重建局 URBAN RENEWAL AUTHORITY



LEGEND

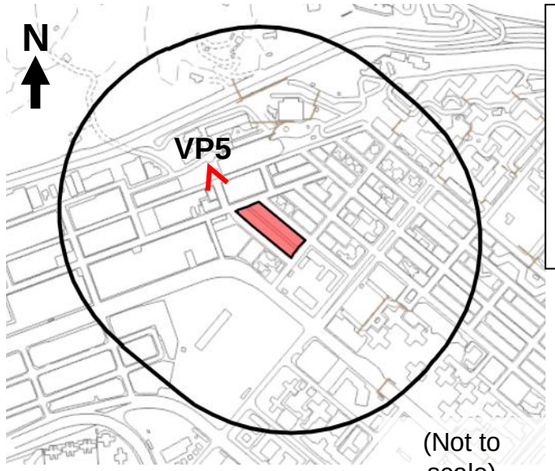
- Application Site (Area zoned "R(A)8")
- Boundary of the Assessment Area (369m from the Site)

Key Plan



Existing Condition | SSP-017 Proposal (2022)(~120mPD) | Current S16 Indicative Proposal (~123mPD)

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) **VISUAL APPRAISAL**	Photomontages of VP4 (Junction between Cheung Sha Wan Road and Tai Nan West Street)	Figure 5.4	市區重建局 URBAN RENEWAL AUTHORITY



(Not to scale)

Key Plan

LEGEND

- Application Site (Area zoned “R(A)8”)
- Boundary of the Assessment Area (369m from the Site)

Por Mee Factory Building (~55mPD)

CST (~100mPD)



Existing Condition

Por Mee Factory Building (~55mPD)

SSP-017 Proposal (2022) (~120mPD)

CST (~100mPD)



SSP-017 Proposal (2022) (~120mPD)

Por Mee Factory Building (~55mPD)

Current S16 Indicative Proposal (~123mPD)

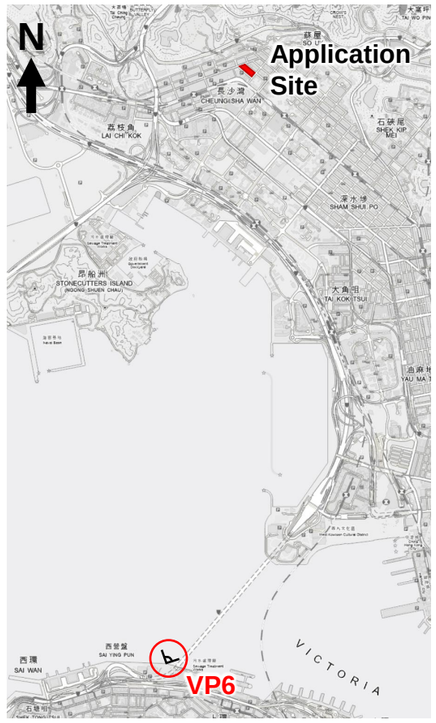
CST (~100mPD)



Current S16 Indicative Proposal (~123mPD)

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) **VISUAL APPRAISAL**	Photomontages of VP5 (Wing Hong Street Rest Garden)	Figure 5.5	市區重建局 URBAN RENEWAL AUTHORITY

Key Plan



Existing Condition







Photo extracted from Strategic Viewing Points Webpage of Planning Department for the Town Planning Board Guidelines for Submission of Visual Impact Assessment to the Town Planning Board (TPB PG-No. 41)
https://www.pland.gov.hk/pland_en/resources/strategic_vp/index.html

URA Kim Shin Lane/ Fuk Wa Street Development Project (SSP-017) **VISUAL APPRAISAL**	Photomontages of VP6 (Sun Yat Sen Memorial Park)	Figure 5.6	市區重建局 URBAN RENEWAL AUTHORITY