

**Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions
at 44 Stanley Village Road in Stanley**

- S16 Planning Application (TPB Ref.: A/H19/87) -

VISUAL IMPACT ASSESSMENT

**S16 PLANNING APPLICATION
APPROVED STANLEY OUTLINE ZONING PLAN NO. S/H19/16**


**Proposed Residential Development with Minor Relaxation of Plot Ratio,
Building Height and Site Coverage Restrictions
at 44 Stanley Village Road in Stanley**

VISUAL IMPACT ASSESSMENT

November 2024

**Applicant:
New Season Global Limited**

**Prepared by:
KTA Planning Limited**

 S3115_VIA_V01



PLANNING LIMITED
規劃顧問有限公司

Table of Contents

1.	INTRODUCTION
1.1	Purpose
1.2	Report Structure
2.	METHODOLOGY
2.1	Visual Impact Assessment Approach
3.	BASELINE REVIEW
3.1	Site Location and Existing Condition
3.2	Existing Visual Elements in the Surrounding Context
3.3	Statutory Zoning Context
4.	PROPOSED CONSERVATION CUM RESIDENTIAL DEVELOPMENT SCHEME
4.1	The Current Proposed Scheme
4.2	Major Design Changes to the Approved S16 Scheme
4.3	There are Good Precedents that PolyU Delivered with a Relaxed Building Height
5.	IDENTIFICATION OF VISUAL SENSITIVE RECEIVERS AND SELECTION OF VIEWPOINTS
5.1	Identifying Visual Envelope and Visual Sensitive Receivers
5.2	Selection of Visual Sensitive Viewpoints
6.	ASSESSMENT OF VISUAL IMPACTS
6.1	General
6.2	VP1 – Stanley Gap Road
6.3	VP2 – Ching Sau Lane
6.4	VP3 – Stanley Plaza
6.5	VP4 – Blake Pier at Stanley
6.6	VP5 – Carmel Road to the West of the Site
6.7	VP6 – Carmel Road to the South of the Site
6.8	VP7 – Stanley Village Road
6.9	VP8 – Near Stanley Waterfront Playground
6.10	VP9 – Stanley Ma Hang Park Hill Top Plaza
7.	CONCLUSION

List of Figures

- Figure 5.1 Comparison of the East Extension Block
- Figure 5.2 New Free-standing Canopy at the Entrance Porch
- Figure 5.3 Enclosure of the Existing Cross
- Figure 5.4 Modification to the South Elevation
- Figure 5.1 Location of Viewpoints
- Figure 6.1 Photomontage viewing from Stanley Gap Road (VP1)
- Figure 6.2 Photomontage viewing from Ching Sau Lane (VP2)
- Figure 6.3 Photomontage viewing from Stanley Plaza (VP3)
- Figure 6.4 Photomontage viewing from Blanke Pier at Stanley (VP4)
- Figure 6.5 Photomontage viewing from Carmel Road to the West of the Site (VP5)
- Figure 6.6 Photomontage viewing from Carmel Road to the South of the Site (VP6)
- Figure 6.7 Photomontage viewing from Stanley Village Road (VP7)
- Figure 6.8 Photomontage viewing from Near Stanley Waterfront Playground (VP8)
- Figure 6.9 Photomontage viewing from Stanley Ma Hang Park Hill Top Plaza (VP9)

List of Tables

- Table 4.1 Major Development Parameters of the Indicative Development Scheme
- Table 5.1 Selected Visual in Sensitive Viewpoints
- Table 5.2 Identified Visually Sensitive Viewpoints with Preliminary Analysis
- Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Approved Stanley OZP No. S/H19/16

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley

Visual Impact Assessment

1. INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment (“VIA”) report is prepared in support of the Section 16 of the Town Planning Ordinance for the Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at no. 44 Stanley Village Road in Stanley (“Application Site”/the “Site”) (**Figure 1.1** refers). The Site is zoned ““Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) zone on the Approved Stanley Outline Zoning Plan (“Approved OZP”) No. S/H19/16.

1.1.2 This VIA evaluates, in accordance with the “*Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB*” (“TPB PG-No. 41”), the anticipated visual impacts of the Proposed Development on public viewers relevant to the Site and concludes with recommendation on mitigation measures if necessary.

1.2 Report Structure

1.2.1 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 Proposed Development and discussion on the design merits. Visual envelope, visually sensitive receivers 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.

2. METHODOLOGY

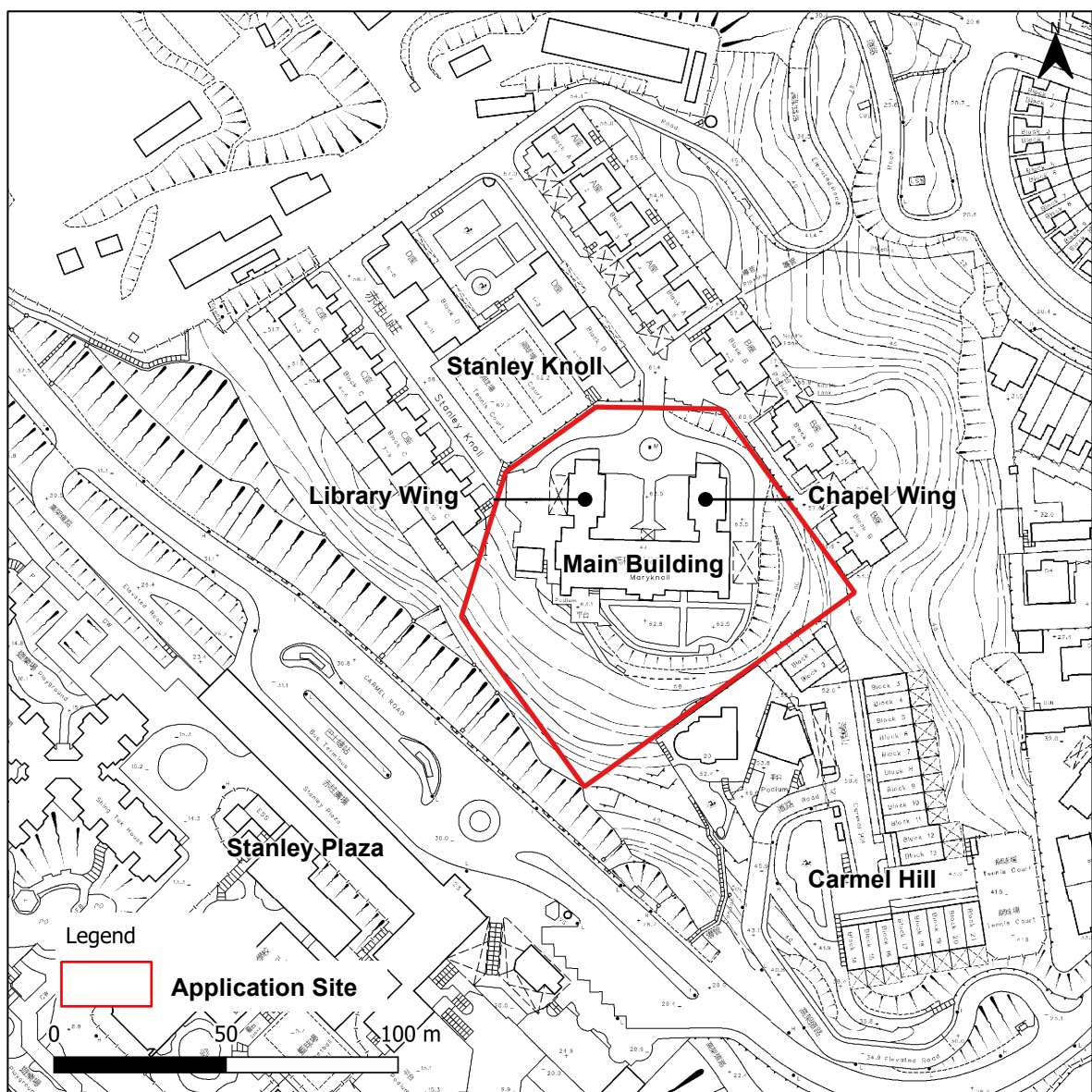
2.1 Visual Impact Assessment Approach

- 2.1.1 This VIA aims at evaluating the potential visual impact of the Proposed Development on public visually sensitive receivers (“VSRs”).
- 2.1.2 According to TPB PG-No. 41, Visual Impacts 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/VSRs is determined taking into account the activity of the VSR, the duration and distance over which the Proposed Development would remain visual, and the public perception of the value attached to the view being assessed. Visual sensitivity is qualitatively graded from high to 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 four aspects:
- the total effect on the **Visual Composition** of the surrounding context;
 - the degree of **Visual Obstruction** to key public viewing points;
 - the visual **Effect on Public Viewer/VSRs**; and
 - the **Effect on Visual Resources**.
- 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 Proposed Development Scheme for the Site will be briefly presented.
 - The Visual Envelope (“VE”) will be determined and appropriate public viewpoints (“VPs”) to represent the view from public VSRs will be identified.
 - Each VP and potential visual impacts of the Proposed Development Scheme on the VSRs will be analysed based on the photomontages prepared from the selected VPs.
 - The overall visual impact will be assessed and conclusion on the visual acceptability of the Proposed Development will be made.

3. BASELINE REVIEW

3.1 Site Location and Existing Condition

3.1.1 The Application Site, with an area of about 7,646m², is located on a small ridge to the west of Stanley Village Road (Figure 2.1 refers). The Site comprises a Grade 1 historic building, namely Maryknoll House, with a 3-storey main building and two 2-storey wings (i.e. Chapel and library) extending at both ends. The building height of the Main Building is at about +75.0mPD at main roof level and the top of the pitch roof reaches about +79.0mPD.



3.2 Existing Visual Elements in the Surrounding Context

3.2.1 The visual outlook of an area is shaped by a combined composition of all the visual elements which come into sight of the viewers. Surrounded by a mountain backdrop and some existing low-rise uses to the north and east, yet a cluster of mid-rise residential buildings in the west; the Site is located in an sub-urban setting. Key visual elements in the surrounding context of the Site are included in **Figure 3.3** and summarised below:

Positive Attributes

- Stanley Bay is a key natural visual resource in the area that offers visual openness and waterfront view along the coastline of southern part of the Hong Kong Island. Together with Blake Pier at Stanley, Murary House, the waterfront and Stanley Market, these form a major tourist attraction of Hong Kong. These are located to the south of the Site.
- To the north of the Site is Stone Hill (about 268m), The Twins (about 386m) and Lo Fu Shan (about 281m). Massive greenery at the back of the Site which contribute to a green character for the area.
- Existing buildings within the area present a clear stepped building height profile, which ascends from the waterfront towards the hillside. Taller buildings can be found along the waterfront, yet these buildings do not break the stepped profile as they are located at a lower level (about +6.2mPD) while the low-rise buildings at the foothill are at a higher level (about +30 - +50mPD).
- There are a lot of greenery intermingled between developments creating a lush green suburban living environment. Not least, Stanley Ma Hang Park is a large open space within the area (about 5.5ha.). Stanley Ma Hang Park offers an extensive green space that echoes with the mountain backdrop.

3.2.2 The existing visual quality of the Application Site can be regarded as good in general. The Site is situated in the suburban area, where existing buildings are predominantly low to mid-rise in nature. The mountain backdrop, Stanley Ma Hang Park and other existing ample greenery between existing developments create a lush green living environment and enhance the visual quality of the area.

3.3 Statutory Zoning Context

3.2.3 The Application Site falls within an area zoned “Other Specified Uses” annotated “Residential Development with Historic Building Preserved” (“OU(RDHBP)”) on the Approved Stanley OZP No. S/H19/16 (Figure 2.4 refers). According to the Statutory Notes of the Approved OZP, planning intention of the “OU(RDHBP)” zone is as follows,

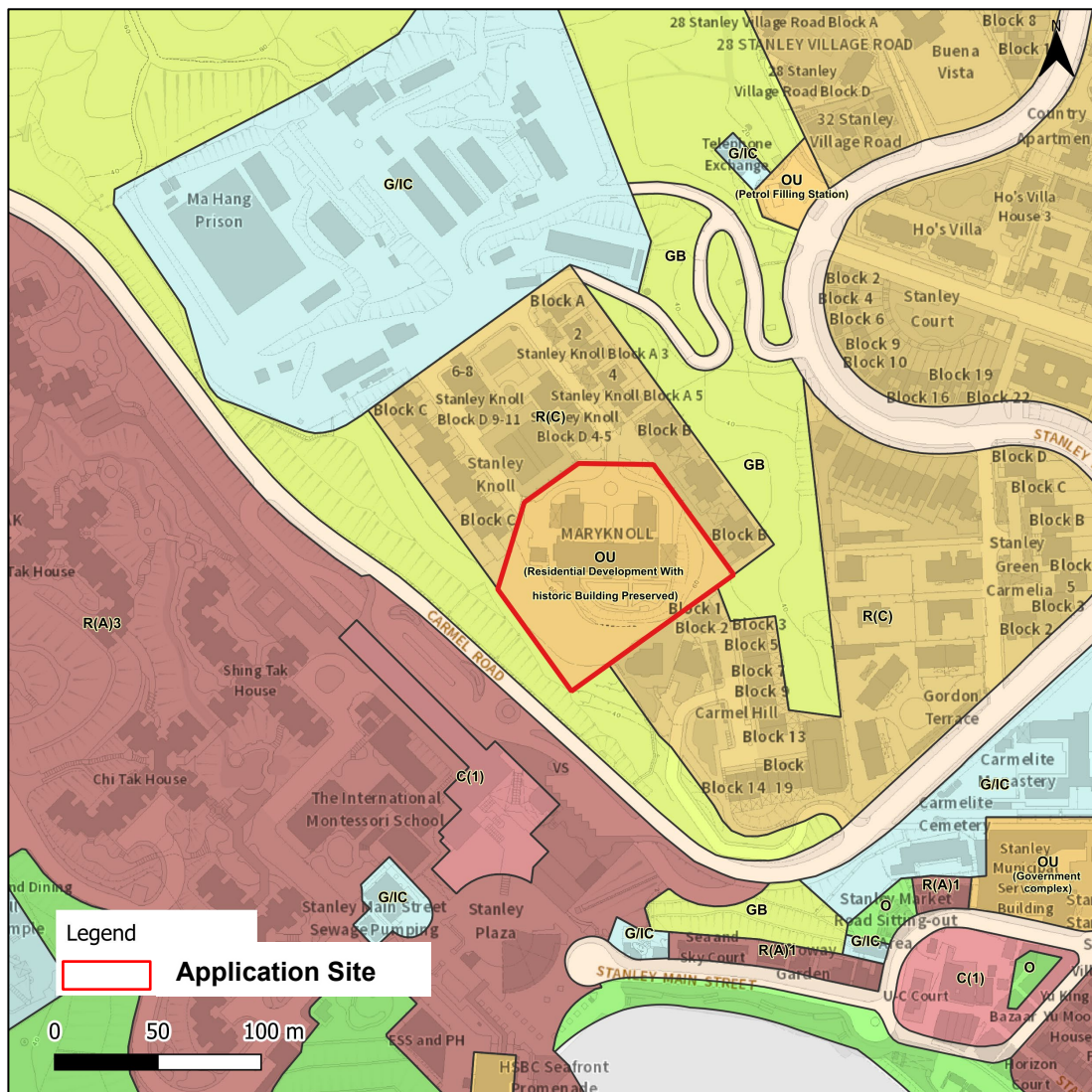
“This zone is intended primarily to preserve the historic building of the Maryknoll House in-situ through the preservation-cum-development project.”

3.2.4 According to the Statutory Notes of the Approved OZP for the “OU(RDHBP)” zone, ‘House’ and ‘Flat’ are Column 2 uses which require permission from the Town Planning Board. In addition, any new development, or demolition of, addition, alteration and/or modification to (except those minor alteration and/or modification works which are ancillary and directly related to the always permitted uses) or redevelopment of the existing historic building also requires permission from TPB.

3.2.5 Development under “OU(RDHBP)” is subject to a maximum plot ratio of 0.75, a maximum site coverage of 30% and maximum building heights in terms of mPD as stipulated on the Plan, or the plot ratio, site coverage and height of the existing building, whichever is the greater.

3.2.6 There are two Building Height Restrictions stipulated on the OZP for the zone, these are 64mPD on the south and western portion of the main platform. The remainder of the main platform at the north and east has a BHR of 75mPD reflecting the height of Maryknoll House.

Proposed Residential Development
 with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions
 at 44 Stanley Village Road in Stanley
 Visual Impact Assessment



4. PROPOSED CONSERVATION CUM RESIDENTIAL DEVELOPMENT SCHEME

4.1 The Current Proposed Scheme

4.1.1 Schematic drawings for the Proposed Development are presented in *Appendix A* of this Supporting Planning Statement and this is supplemented by the Design Proposal prepared by Studio Milou in Appendix 3 annexed to the CMP Addendum in *Appendix C*. The Site of an area of 7,645.5m² (approx.) yields a domestic GFA of approx. 6,881.019m². The Proposed Development comprises 3 blocks, which are the main building at the upper platform, the new residential building at the lower platform and a guard house near the entrance. The Current Proposed Scheme will provide 23 units with an average unit size of about 273.8sq.m. It is anticipated that the Proposed Residential Development would be completed by 2028. **Table 4.1** below summarises the key development data.

Table 4.1 Technical Schedule

Overall Development	
Site Area	7,645.5m ²
Total GFA	6,881.019m ²
- Maryknoll House building	2,661.621m ²
- Additional GFA	4,219.398m ²
Total Plot Ratio	0.9
Site Coverage	36%
Building Height	
- Maryknoll House building	75mPD
- New residential blocks at the lower platform	64mPD
- Proposed eastern extension	75.4mPD
- Proposed western extension	67.7mPD
No. of storeys	
- New residential blocks at the lower platform	4 storeys above 1 storey of car park level
- Proposed eastern extension	3 storeys above 1 storey of car park level
- Proposed western extension	1 storey
No. of Block	3
No. of Unit	23
No. of private car parking spaces	55
No. of motorcycle parking spaces	1
No. of loading/unloading Bay	2 LGVs

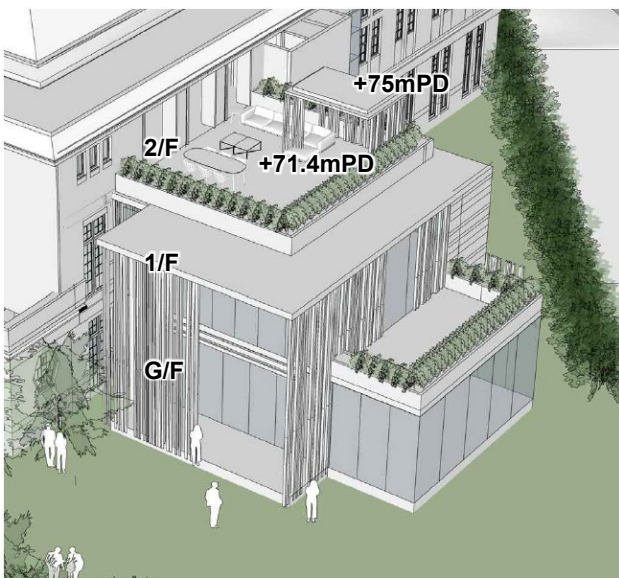
4.1.2 Communal open spaces and private recreation facilities will be provided at the upper platform as well as the roof of the new building. The total area of the communal open space would be not less than 308.2m².

4.2 Major Design Changes to the Approved S16 Scheme

East Extension Block – To enclose the top level

- 4.2.1 The extension block in the east comprises 3 levels above 1 storey of car park level in the Approved Scheme, which includes 2 indoor levels and a partially covered flat roof accessible from 2/F of the main building. Majority of this level is located at +71.4mPD with the top height of the trellis at +75mPD. Under the Current Proposed Scheme, the flat roof is covered to provide more habitable space for the future residents. The main roof level reaches +75.4mPD to allow sufficient space for water-proof, heat reduction and other building services. Please refer to Appendix E of the Conservation Management Plan.

Approved S16 Scheme



Current Proposed Scheme



Figure 5.1 Comparison of the East Extension Block

A New Free-standing Canopy at the Entrance Porch

4.2.2 The glass canopy is a sleek steel canopy with luminous ceiling on the underside, extending from the existing entrance porch by approx. 2.3m on all three sides. It is completely free-standing on 4 slim metal columns. This provides better weather protection for future residents, especially for disabled access. Please refer to Appendix E of the Conservation Management Plan.

Approved S16 Scheme

Current Proposed Scheme



Figure 5.2 New Free-standing Canopy at the Entrance Porch

Enclosure of the Existing Cross at the Roof Ridge

4.2.3 The existing cross at the roof ridge is proposed to be concealed in-situ using a reversible cladding and/or enclosure. Please refer to Appendix E of the Conservation Management Plan.

Approved S16 Scheme

Current Proposed Scheme



Figure 5.3 Enclosure of the Existing Cross

Modification to the South Elevation

4.2.4 The existing wooden-frame door systems are questionable to weather proof the interior at this sea-facing façade. Therefore, for a more livable and delightful interior environment, the Current Proposed Scheme omits the current door system and create a new glazing system closer to the exterior building façade. Not least, since the building is no longer being used as a rest house or a retreat centre, such modification would help to increase and create habitable space at a desired temperature to meet the modern living standard. Please refer to Appendix E of the Conservation Management Plan.



Approved S16 Scheme

Current Proposed Scheme



Figure 5.4 Modification to the South Elevation

5 IDENTIFICATION OF VISUAL SENSITIVE RECEIVERS AND SELECTION OF VIEWPOINTS

5.1 Identifying Visual Envelope and Visual Sensitive Receivers

5.1.1 The Visual Envelope (“VE”) or the zone of visual influence of the Proposed Development is determined by the existing topography and building in the vicinity of the Site. As prescribed in the TPB PG-NO. 41, 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) (**Figure 5.1** refers).

5.1.2 The VE covers the area where direct sight towards the Application Site is presented in **Figure 5.1**. 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 Visual Sensitive Viewpoints

5.2.1 Representative VPs within the VE were selected for assessing the visual impact to the VSRs. 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 nine VPs are selected for further assessment on the visual impact of the proposed relaxation of BHR, 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	Stanley Gap Road
VP2	Ching Sau Lane
VP3	Stanley Plaza
VP4	Blake Pier at Stanley
VP5	Carmel Road to the West of the Site
VP6	Carmel Road to the South of the Site
VP7	Stanely Village Road
VP8	Near Stanely Waterfront Playground
VP9	Stanley Ma Hang Park Hill Top Plaza

VP1 – Stanley Gap Road

- 5.2.3 Stanley Gap Road is one of the major accesses towards Stanley. The carriageway is narrow (<7m) and the traffic is usually busy, this VP does not attract viewers to stay and appreciate the view towards the south. However, this VP has been selected since it is located close to the starting point of Wilson Trail Section 1. This is a mid-range VP located approximately 375m away from the Application Site in the northwest at about +95mPD.

VP2 – Ching Sau Lane

- 5.2.4 VP2 is taken from Ching Sau Lane to represent the views from the west of the Site. These developments are private developments, yet there is a direct view towards the Site from the west. Situated to the west of the Site at about 570m away with the level of about +81mPD, this VP captures views towards Shek O Peak (about 284m) and D'Aguilar Peak (about 325m).

VP3 – Stanley Plaza

- 5.2.5 Stanley Plaza is a local open space as well as part of the major tourist attraction in Stanley. It is located at the south of the Site with the distance of about 200m. With the level of about +6.3mPD, this VP is selected as a close-up viewpoint to try to capture the view of the Site from a popular spot. The potential VSRs will be local and overseas visitors.

VP4 – Blake Pier at Stanley

- 5.2.6 Blake Pier at Stanley and Murrery House are two major attractions in Stanley. Blake Pier at Stanley was a ferry pier in Central and was being decommissioned due to the central reclamation. It was then used as a cover of a pavilion in Morse Park for a long period of time and once again being relocated to Stanley. This VP is taken at Blake Pier at Stanley to the south of the Site with the distance of about 325m. With the level of about +6.5mPD, it is selected as one of the close-up viewpoints capturing Murray House in the left, The Twins (about 386m) in the middle and the Site in the right. Similar to VP3, the potential VSRs will be local and overseas visitors.

VP5 – Carmel Road to the West of the Site

- 5.2.7 VP5 is located at the exit of the bus terminus of Stanley Plaza. At the level of about +31.1mPD and distance of about 150m from the west, it is one of the close-up VPs selected to assess potential visual impact when viewing from a short distance.

VP6 – Carmel Road to the South of the Site

- 5.2.8 VP6 is taken from the passenger pick up/drop off bays of Stanley Plaza with the distance of about 110m to the south of the Site. With the level at about +28.4mPD, the VP captured the view of the existing vegetation above the man-made slope feature. The potential VSRs will mainly be passengers waiting for pick-up.

VP7 – Stanley Village Road

- 5.2.9 This is a distant VP taken at a bus stop, which is located at the gateway of Stanley at the intersection of Stanley Gap Road/Tai Tam Road and Stanley Village Road. This VP is taken at about +35.4mPD and about 620m to the northeast of the Site. It is selected to access the impact of the VSRs who are waiting for the bus towards the town centre (i.e. Central, Admiralty and etc.).



VP8 – Near Stanley Waterfront Playground

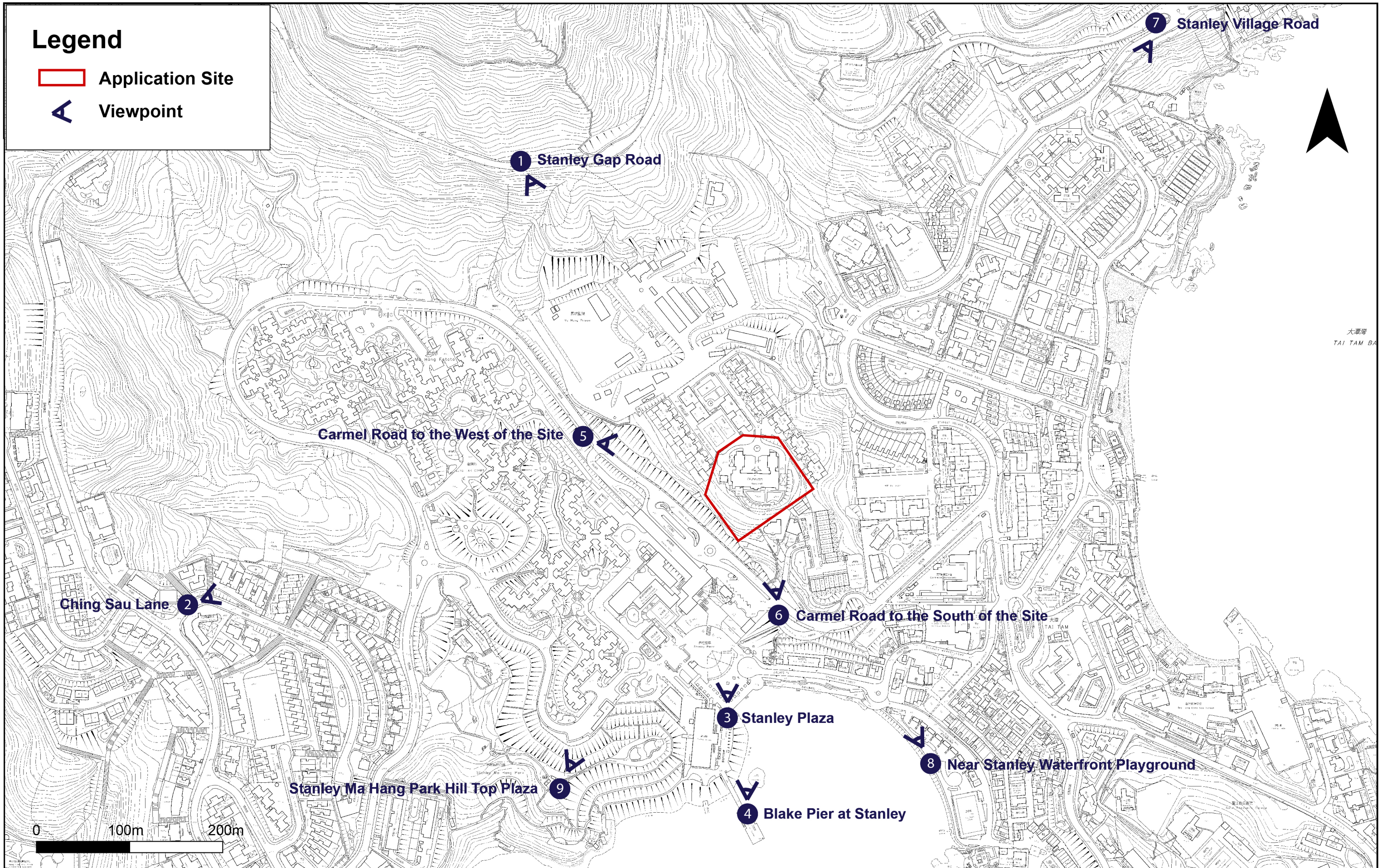
- 5.2.10 This VP is located at the waterfront promenade to the southeast of the Site. This VP is located about 310m away at a level of about +5.1mPD, this VP has the direct visual access to Stanley Bay. This VP captures the suburban townscape of Stanley as well as Murray House. It is selected to access the impact of the VSRs which are the visitors of the waterfront promenade engaging in leisure walk activities.

VP9 – Stanley Ma Hang Park Hill Top Plaza

- 5.2.11 Stanley Ma Hang Park is built by the Housing Authority. It is designed to blend in with the natural landscape. Pedestrian paths have been improved to enable safe and easy access to the various thematic zones, with display boards set up to introduce the birds, butterflies and plant species found in the park. Stanley Ma Hang Park Hill Top Plaza is the only zone within the park that has direct view towards the Site. Being located at approximately +39.8mPD and 350m away, only the top part of the existing low-rise buildings is visible above the existing vegetation. The potential VSRs of this VP are the users of the Stanley Ma Hang Park engaging passive recreational facilities.

Legend

-  Application Site
-  Viewpoint



Location of Visual Sensitive Viewpoints

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley -S16 Planning Application-

Figure 5.1

Survey Sheets Nos. 15-NE-11B, 15-NE-11D, 15-NE-12A, 15-NE-12B, 15-NE-12C, 15-NE-12D

Table 5.2 Identified Visually Sensitive Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction	Height in mPD (Approx.)	Nature of VP	Popularity by Public	Visual Sensitivity	Visual Quality
VP1: Stanley Gap Road	Approx. 375m/ Northwest	+95.0	Transient	Transient/ Frequent	Medium	Good
VP2: Ching Sau Lane	Approx. 570m/ West	+81.0	Transient	Frequent	Low to Medium	Fair
VP3: Stanley Plaza	Approx. 200m/ South	+6.3	Passive Recreation	Occasional	High	Good
VP4: Blake Pier at Stanley	Approx. 325m/ South	+6.5	Passive Recreation	Occasional	High	Good
VP5: Carmel Road to the West of the Site	Approx. 150m/ West	+31.1	Transient	Frequent	Low	Fair
VP6 Carmel Road to the South of the Site	Approx. 110m/ south	+28.4	Transient	Frequent	Low	Fair
VP7 Stanely Village Road	Approx. 620m/ Northeast	+35.4	Transient	Frequent	Low	Good
VP8 Near Stanely Waterfront Playground	Approx. 310m/ Southeast	+5.1	Passive Recreation	Occasional	High	Good
VP9 Stanley Ma Hang Park Hill Top Plaza	Approx. 350m/ Southwest	+39.8	Passive Recreation	Occasional	High	Good

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 (particularly the new elements proposed) at the Site, with minor relaxation of Site Coverage and Building Height Relaxations. 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 – Stanley Gap Road

Visual Composition

6.2.1 VP1 is a mid-range viewpoint taken Stanley Gap Road with distance of about 375m to the northwest of the Site. It captures an open view towards the south with good visual access towards Stanley, Stanley Bay, Che Pau Teng, even outlying islands (i.e. Beaufort Island and Po Toi). Existing vegetation and greenery dominate the view and residential buildings of different scale and height spread across the area. The main building at the Site has a very different style of architecture and stands out from other existing buildings. The Proposed Development, particularly the East and West Extension Blocks, are barely visible from the VP as these are largely shielded by Stanley Knoll. Eastern Extension Block (at +75.4mPD) echoes with the relatively taller buildings in Stanley Knoll, whilst Western Extension Block (at +67.7mPD) echoes with the east-west descending building heights within Stanley Knoll. Hence, these new elements of the Proposed Development are considered in harmony with the nearby buildings.

Visual Obstruction

6.2.2 As illustrated in **Figure 6.1**, this VP offers an overview of the suburban townscape at Stanley with an open sky view and sea view in the background. Given only a small portion of the new elements are visible from this VP, the Proposed Development would not affect the visual openness and lead to any major visual obstruction to this VP. Technically speaking, a minute portion of Stanley Bay would be blocked by the West Extension Block; yet the magnitude of change is so small in comparison with the massive sea view that a VSR perceives. Not least, the existing vegetation at the foreground partially block the view towards Stanley Bay. As such, the degree of visual obstruction is considered minor.

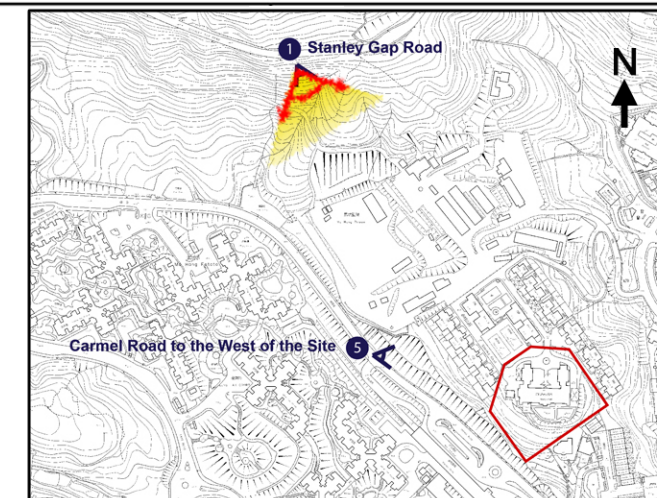
Effect on Public Viewers

- 6.2.3 The VSRs of this viewpoint would mainly be the hikers of Wilson Trail Section 1. Their sensitivity is therefore considered to be medium. Since this VP is located on a narrow carriageway without a proper place for viewing, VSRs are not expected to stay for a long period of time. The new elements of the Proposed Development appear in harmony with the nearby buildings, the effect on the visual experience is negligible.

Effect of Visual Resources

- 6.2.4 The main building of the Proposed Development is one of the major visual resources at this VP. The green pitched roof and red-brick structure will be largely retained. Not least, existing vegetation in the foreground and the openness towards the sea and outlying islands would also be largely maintained. Therefore it is considered that the visual condition, quality and character will be maintained upon completion of the Proposed Development.

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



PLANNING LIMITED
 規劃顧問有限公司

Photomontage viewing from Stanley Gap Road (VP1)

Proposed Residential Development
 with Minor Relaxation of Plot Ratio, Building
 Height and Site Coverage Restrictions
 at 44 Stanley Village Road in Stanley

Visual Impact Assessment

Figure 6.1

Date: 6 October 2024

6.3 VP2 – Ching Sau Lane

Visual Composition

- 6.3.1 VP2 is a distant viewpoint taken from the west of the Site with the distance of about 570m. It captures the carriageway and boundary walls of existing developments in the foreground and Shek O Peak and D’Aguilar Peak in the background. The distinctive green pitched roof and red-brick structure is partly visible from the VP in between existing vegetation. The West Extension Block will be blocked by existing development, whereas the East Extension Block will be partly visible. As the scale of the East Extension Block is comparatively small, it appears as a natural extension of the main building. Therefore, the new elements of the Proposed Development is considered compatible with the surrounding context.

Visual Obstruction

- 6.3.2 As shown in **Figure 6.2**, Shek O Peak and D’Aguilar Peak are visible at the backdrop. The East Extension Block, which appears as a natural extension of the main building of the Proposed Development, will partially obstruction the view towards Shek O Peak. Yet, the East Extension Block is only taking up a tiny portion of the mountain backdrop and the branches of an existing vegetation in the foreground partially blocks the view towards that direction, thus the visual obstruction is considered minor.

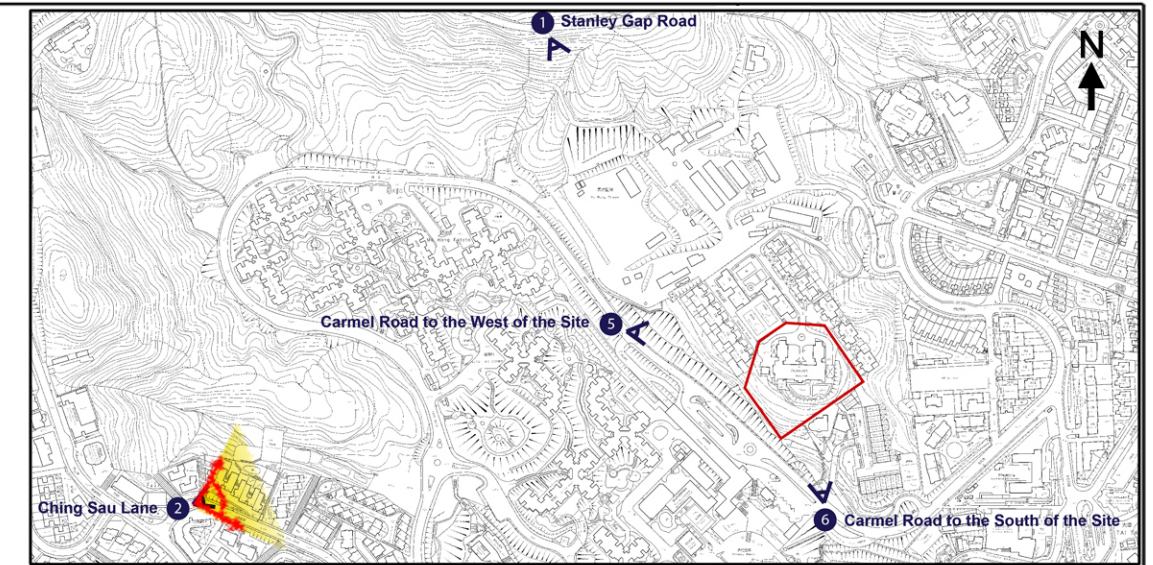
Effect on Public Viewers

- 6.3.3 This VP is selected to represent the views from the west. Therefore, their visual sensitivity will be low to medium. As discussed above, the main building will be retained and the East Extension Block appears as a natural extension of the main building. Hence, the visual change to be experienced by the VSRs from this VP will be slight.

Effect of Visual Resources

- 6.3.4 The existing boundary walls and peripheral greenery in the foreground, as well as the ridgeline of Shek O Peak and D’Aguilar Peak in the background are the visual resources of this VP. The Proposed Development would inevitably obstruct a tiny portion of Shek O Peak, but this small portion located above the existing fence wall carries very limited significance. The visual access towards the peripheral greenery in the foreground will not be affected. The Proposed Development would largely be in harmony with the condition, quality and character of the assessment area.

EXISTING CONDITION



PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

Photomontage viewing from Ching Sau Lane (VP2)

Proposed Residential Development
with Minor Relaxation of Plot Ratio, Building
Height and Site Coverage Restrictions
at 44 Stanley Village Road in Stanley

Figure 6.2

Visual Impact Assessment

Date: 6 October 2024

6.4 VP3 – Stanley Plaza

Visual Composition

- 6.4.1 VP3 is a close-up viewpoint taken at a famous tourist attraction in Stanley. It is located at about 200m to the south of the Site. Despite the close distance, there is a huge level difference between VP3 and the Site, at +6.3mPD and the upper platform is at +63.5mPD. There are numerous tall and mature trees within the plaza and these trees dominate the view at this VP. The Twins (about 386m) and the upper portion of Stanley Plaza are visible from this VP. The south façade and the new building at the lower platform will be visible on top of the tree crown. The new element appears compatible with the surrounding context and the proposed height adheres to the previous approval obtained from the Town Planning Board in 2021 under TPB Ref.: A/H19/82.

Visual Obstruction

- 6.4.2 As shown in **Figure 6.3**, the openness of the plaza and the view towards The Twins will both be maintained. The main building of the Proposed Development will continue to be partially hidden by the existing mature trees within Stanley Plaza, while the new addition at the lower platform would only block a small corner of the main building. At the same time, the new addition would also obstruct part of the view towards the sky. Therefore, the degree of visual obstruction by the Proposed Development to this VP is considered slightly adverse.

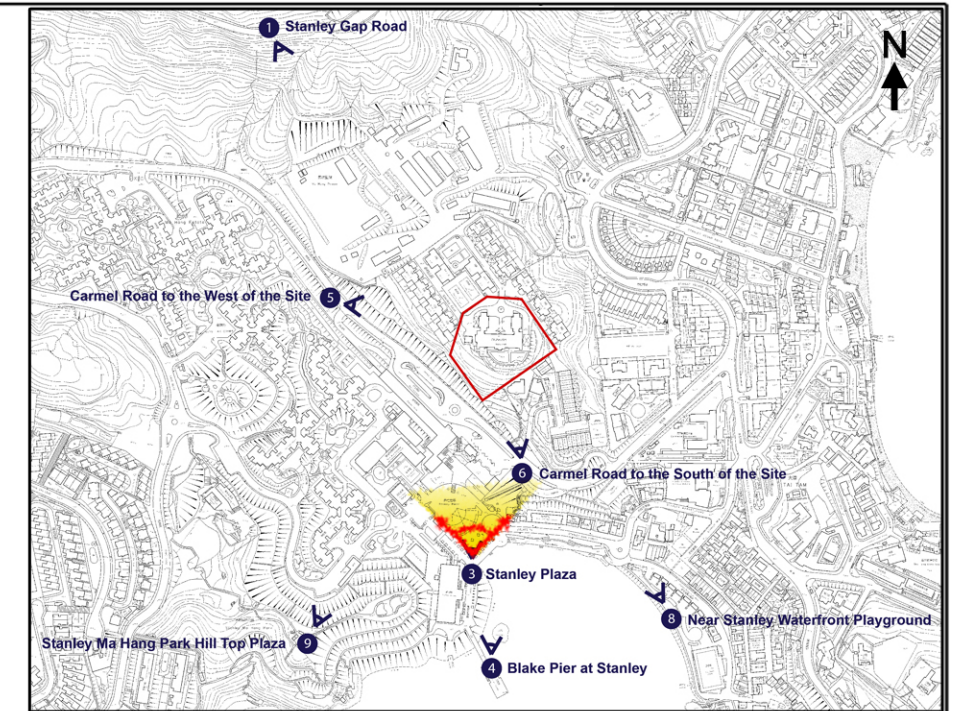
Effect on Public Viewers

- 6.4.3 VSRs at this VP will be enjoying the serene environment of the plaza on weekdays and the vibrant environment during weekends, their visual sensibility is considered high. The openness of the plaza, serenity and lush green environment will all be maintained. A small portion of the new residential portion at the lower platform will be visible from this VP. Given that the new portion visible is low-rise in nature and its building height is visually comparable to the pitched roof of Stanley Plaza, it is considered that this new addition is visually compatible with the surrounding. Not least, majority of the main building of Maryknoll House will continue to be visible from this VP, with only a small corner being blocked by the new addition; therefore, the visual change on the VSRs at this VP is considered moderate.

Effect of Visual Resources

- 6.4.4 The visual amenity of this VP is predominantly contributed by the tall and mature trees within the open area and this will be maintained. While the main building of Maryknoll House will be retained, the new portion at the lower platform will inevitably affect a small portion of the skyline and townscape. Through creating a stepped height profile with the nearby buildings and having a lower building height to expose the main building to the public, the Proposed Development would not degrade the condition, quality and character of the area.

EXISTING CONDITION



PROPOSED DEVELOPMENT



PLANNING LIMITED
 規劃顧問有限公司

Photomontage viewing from Stanley Plaza (VP3)

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley

Figure 6.3

Visual Impact Assessment

Date: 6 October 2024

6.5 VP4 – Blake Pier at Stanley

Visual Composition

- 6.5.1 VP4 is taken at a very similar direction as VP3, but further away from the Site to capture a wider spectrum to uncover the character of the area. Standing in front of Blake Pier at Stanley, Murray House, The Twins and some existing low-rise developments can be seen from the left to right. Not least, the scenic townscape is accompanied by a row of existing vegetation along the waterfront. Due to the distance (325m away from the Site), level difference (+6.5mPD at VP4 and +63.5mPD at the upper platform) and the existence of massive existing vegetation, only a small portion of the West Extension Block is visible from this VP. The Proposed Development is considered compatible with the visual composition characterized by a suburban setting view.

Visual Obstruction

- 6.5.2 According to **Figure 6.4**, major elements that are visible at this VP create, by and large, a skyline of a uniform height. The small portion of West Extension Block obstruct a tiny portion of the skyview without affecting the overall skyline. VSRs will continue to enjoy the existing panoramic view towards the suburban townscape, heritage features and landscaping. The degree of visual obstruction is considered slight.

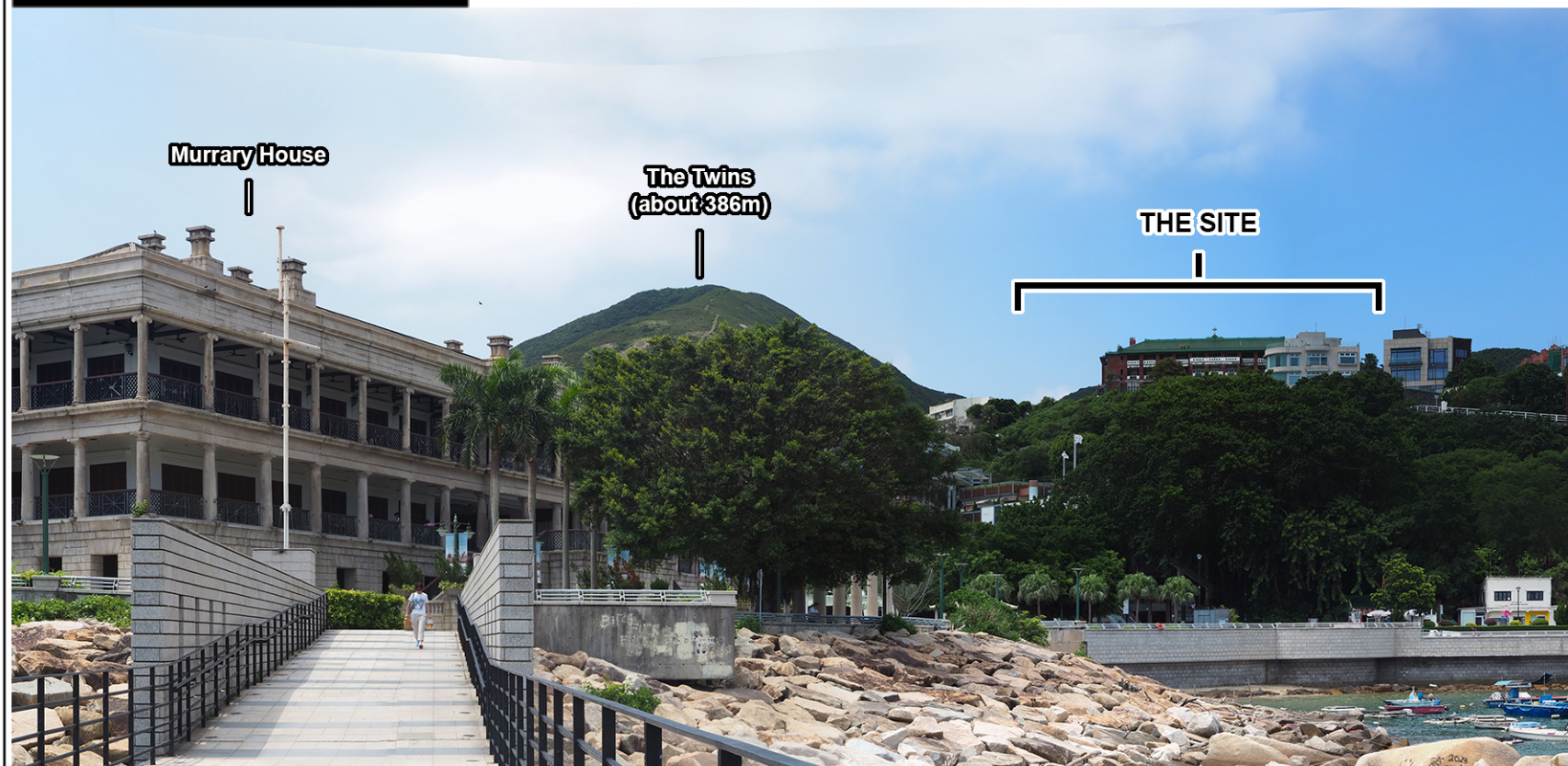
Effect on Public Viewers

- 6.5.3 The visual sensitivity of the VSRs on this VP is high as these people are mostly visitors who are visiting the historic artefacts – Blake Pier at Stanley and Murry House. The scenic townscape and the landscaping will continue to dominate the view from this VP. The very small portion of the West Extension Block will emerge on top of the existing vegetation, yet the magnitude of change is slight.

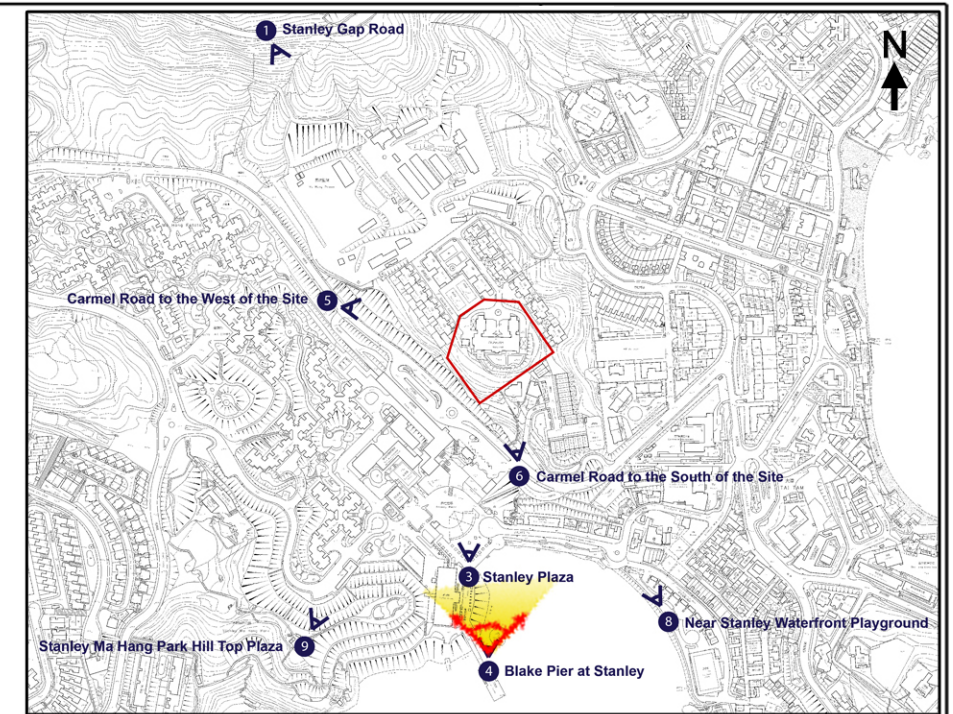
Effect on Visual Resources

- 6.5.4 The condition, quality and character of the assessment area would be largely maintained upon completion of the Proposed Development. The affluent scenic townscape with open sky view, historic features, mountain backdrop and ample greenery will be maintained and will not be affected by the small portion of West Extension Block to be visible at this VP.

EXISTING CONDITION



PROPOSED DEVELOPMENT



Photomontage viewing from Blake Pier at Stanley (VP4)

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley

Figure 6.4

Visual Impact Assessment

Date: 6 October 2024

6.6 VP5 – Carmel Road to the West of the Site & VP6 - Carmel Road to the East of the Site

Visual Composition

- 6.6.1 These VPs are taken at a close distance, just 110-150m away from the Site to the west and east respectively. Due to the topography, only the carriageway, man-made retaining structure and some extensive hillside vegetation are captured into these VPs. The Site, including the retained main building of Maryknoll House, is completely blocked by the existing vegetation and not visible from both VPs. Thus, the Proposed Development would have no impact to the visual composition at these VPs.

Visual Obstruction

- 6.6.2 As shown in **Figure 6.5** and **Figure 6.6**, the massive hillside vegetation has completely blocked the view towards the Site and these vegetation would not be affected, therefore the Proposed Development behind these trees would not bring any visual obstruction.

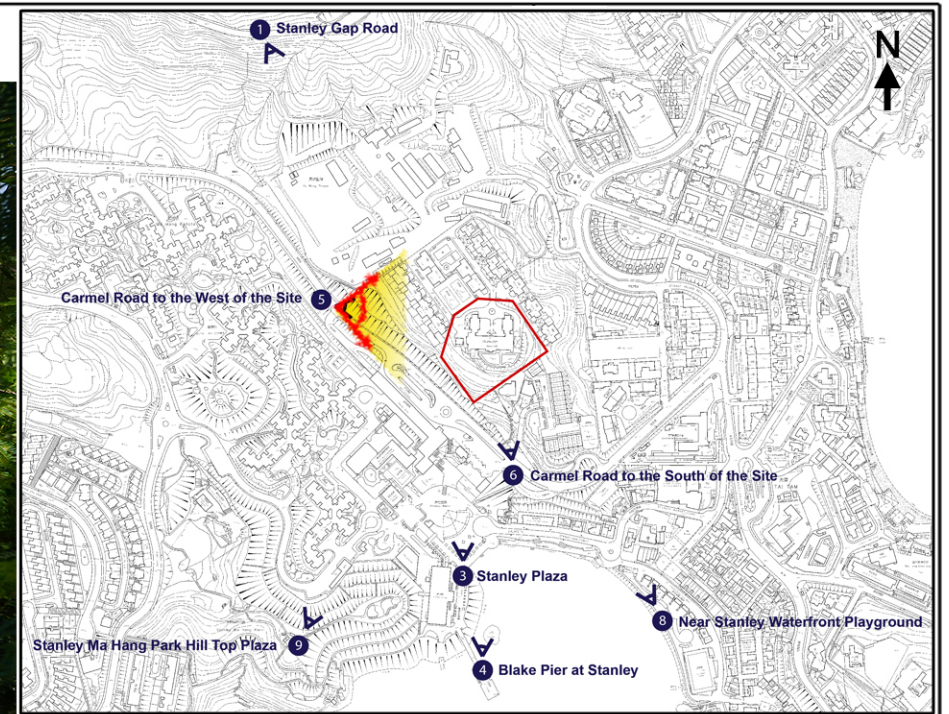
Effect on Public Viewers

- 6.6.3 The visual sensitivity of the VSRs on these VPs are low as pedestrians would most probably be concentrating on road traffic and would only have a glimpse on the surrounding settings. Even they do, this existing vegetation will not be affected by the Proposed Development; therefore the effect on public viewers is negligible.

Effect on Visual Resources

- 6.6.4 The condition, quality and character of the assessment area will be maintained.

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Carmel Road to the West of the Site (VP5)

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley

Figure 6.5

Visual Impact Assessment

Date: 6 October 2024

EXISTING CONDITION



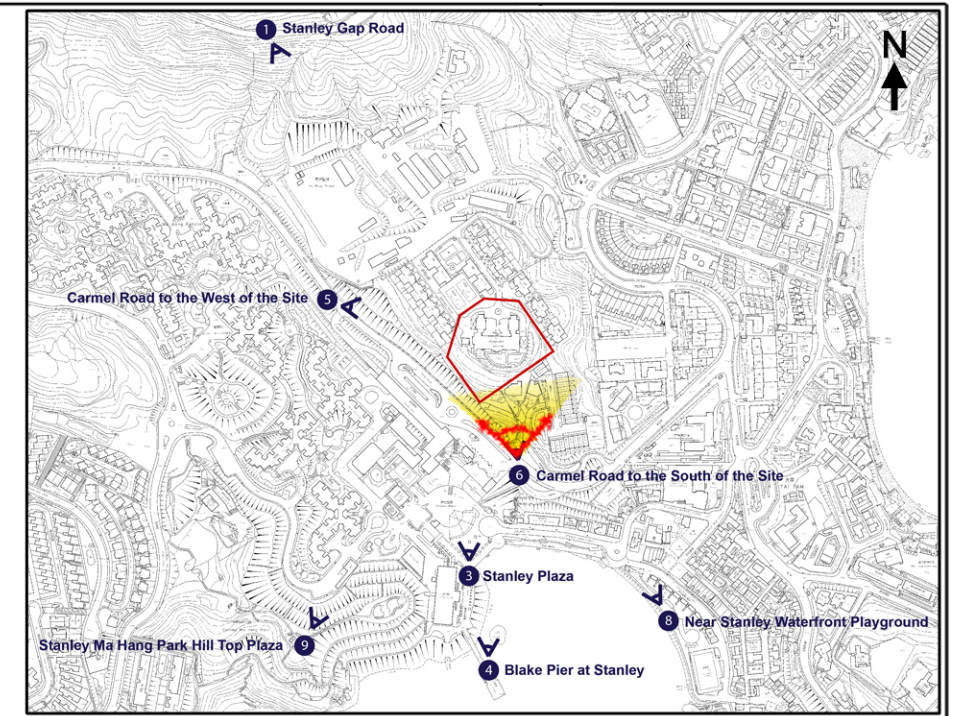
THE SITE

PROPOSED DEVELOPMENT



Building profile hidden by the terrain
Maryknoll building south facade
Lower deck extension

THE SITE



Key Plan



PLANNING LIMITED
規劃顧問有限公司

Photomontage viewing from Carmel Road to the South of the Site (VP6)

Proposed Residential Development
with Minor Relaxation of Plot Ratio, Building
Height and Site Coverage Restrictions
at 44 Stanley Village Road in Stanley

Figure 6.6

Visual Impact Assessment

Date: 6 October 2024

6.7 VP7 – Stanely Village Road

Visual Composition

- 6.7.1 VP7 is distant viewpoint taken at a bus stop at the intersection of Stanley Gap Road/Tai Tam Road and Stanley Village Road with the distance of about 620m to the northeast of the Site. This VP captured Che Pau Teng (about +177mPD) and some sea view in the background and the existing low-rise developments in the foreground. The area is characterised by its low-rise and lush green living environment. The Site is located on the right-hand-side and is largely hidden by the roadside and other existing vegetation. Since no new addition will be taller than the existing building at the Site, the Proposed Development will continue to be visually blocked by the vegetation. There will be no change to the visual composition and the character of the area will remain.

Visual Obstruction

- 6.7.2 As illustrated in **Figure 6.7**, the Proposed Development will continue to be hidden by the existing vegetation in the foreground. The Proposed Development will not bring visual obstruction to any features.

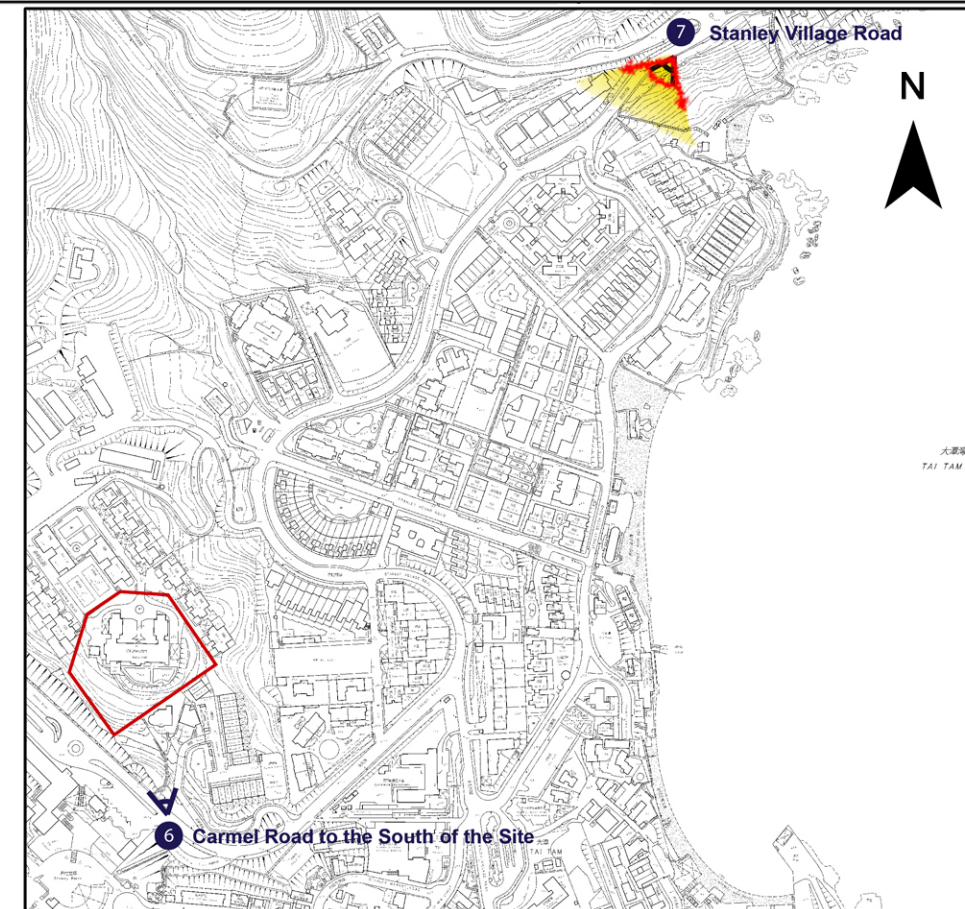
Effect on Public Viewers

- 6.7.3 This VP is a transient VP. The potential VSRs are bus patrons who are waiting for buses to come from east and this scenic view would most probably be located at their back. Hence, the visual sensitivity of the potential VSRs is considered low. Nevertheless, the Proposed Development will not be visible from this VP; therefore, the effects of the visual change would be negligible.

Effect on Visual Resources

- 6.7.4 All visual resources will be retained thus there will be no impact on visual resources.

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



PLANNING LIMITED
 規劃顧問有限公司

Photomontage viewing from Stanley Village Road (VP7)

Proposed Residential Development
 with Minor Relaxation of Plot Ratio, Building
 Height and Site Coverage Restrictions
 at 44 Stanley Village Road in Stanley

Figure 6.7

Visual Impact Assessment

Date: 6 October 2024

6.8 VP8 – Near Stanely Waterfront Playground

Visual Composition

- 6.8.1 This VP is a mid-range viewpoint taken at the waterfront promenade with a distance of about 310m to the southeast of the Site. It captured the bay view and existing developments along the waterfront in the foreground; Murray House is also visible at the far end. These features contribute the existing townscape. Existing mid-rise developments near the waterfront on Stanley Main Street will block the view towards the Site. There will be no change to the visual composition and the character of the area will remain.

Visual Obstruction

- 6.8.2 The photomontage in **Figure 6.8** illustrates that the first row of buildings near the waterfront would block the view towards the Site. As such, the Proposed Development at the back of these existing developments would not further obstruct other elements.

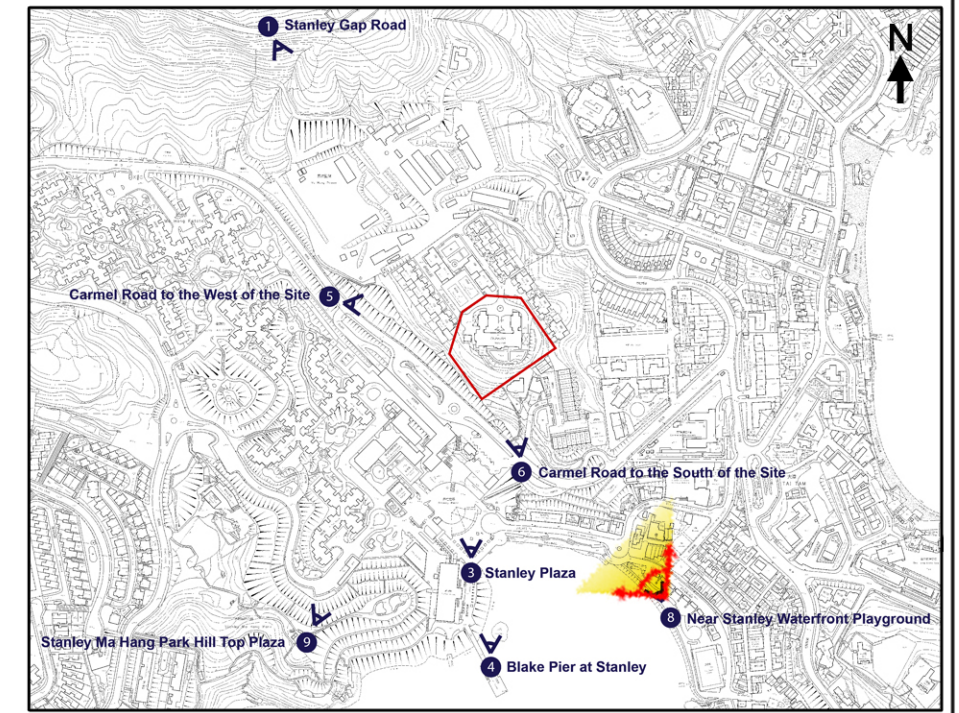
Effect on Public Viewers

- 6.8.3 The VSRs, which are mostly the general public who are having a leisure walk along the waterfront the promenade and enjoying the scenic bay view towards Stanley Bay. The VSRs might stop during their leisure walking activities to seek for high quality views and their visual sensitivity will be high. View towards the Proposed Development will be completely blocked, hence VSRs at this VP will experience no visual change.

Effect on Visual Resources

- 6.8.4 The bay view, Murray House suburban setting and greenery along the waterfront will remain untouched. Therefore, the impact on visual condition, quality and character by the Proposed Development will be negligible.

EXISTING CONDITION



PROPOSED DEVELOPMENT



PLANNING LIMITED
規劃顧問有限公司

Photomontage viewing from Near Stanley Waterfront Playground (VP8)

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley

Figure 6.8

Visual Impact Assessment

Date: 6 October 2024

6.9 VP9 – Stanley Ma Hang Park Hill Top Plaza

Visual Composition

- 6.9.1 Similar with VP8, this VP is a mid-range viewpoint taken at a distance of about 350m to the southwest of the Site. Stanley Ma Hang Park is a large open space with an area of about 5.5 ha. and is largely covered with vegetation. Out of the various zones, the Site is only visible from Stanley Ma Hang Park Hill Top Plaza. Main building of Maryknoll House and several existing residential developments are visible on top of the tree crowns. The proposed West Extension Block will be blocked by the existing vegetation within the park. Whereas, the proposed East Extension Block will be visible behind No. 20 Carmel Road and in front of The Manhattan on Tai Tam Road. The Proposed Development will blend in well with the suburban townscape view above the tree crown. Therefore, the Proposed Development is considered visually compatible to the surroundings settings from this VP.

Visual Obstruction

- 6.9.2 As illustrated in **Figure 6.9**, the only obstruction to be brought by the Proposed Development is the blocking the view towards another built development (i.e. The Manhattan) which is located far apart. No obstruction to other elements nor loss of view and openness will be anticipated.

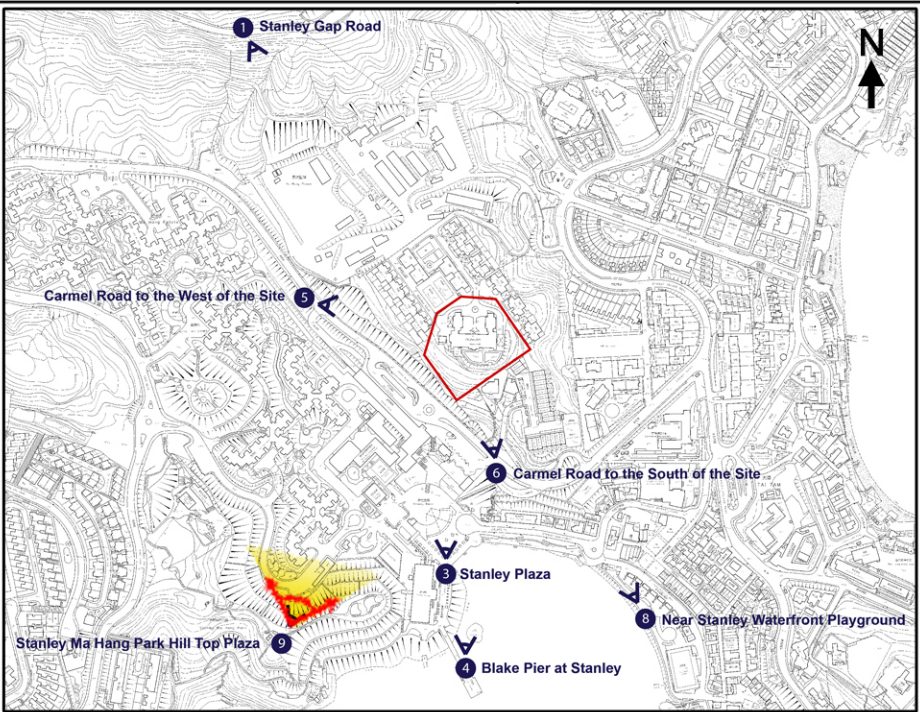
Effect on Public Viewers

- 6.9.3 The visual sensitivity of VSRs at Stanley Ma Hang Park Hill Top Plaza is considered high owing to the nature of their activities within the park. Since the existing vegetation within the park dominates the view and the proposed East Extension Block will be replacing the tall existing building from behind, the effect of visual change would be slight.

Effect on Visual Resources

- 6.9.4 Existing vegetation within the park remains and the skyview are the major visual resources at this VP. While these will be largely maintained, the slight visual change to the suburban fabric would not affect the visual condition, quality at this VP.

EXISTING CONDITION



Key Plan

PROPOSED DEVELOPMENT



Photomontage viewing from Stanley Ma Hang Park Hill Top Plaza (VP9)

Proposed Residential Development with Minor Relaxation of Plot Ratio, Building Height and Site Coverage Restrictions at 44 Stanley Village Road in Stanley

Visual Impact Assessment

Figure 6.9

Date: 6 October 2024

7 CONCLUSION

7.1.1 Based on the analysis on the appraisal of visual impact on Visual Composition, Visual Obstruction, Effect on Public Views and Effect on Visual Resources, **Table 7.1** below presents the overall visual impact caused by the Proposed Development to the VSRs represented in each VP.

Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Visual Impact due to Proposed Development
VP1	Stanley Gap Road	Slightly Adverse
VP2	Ching Sau Lane	Slightly Adverse
VP3	Stanley Plaza	Slightly Adverse
VP4	Blake Pier at Stanley	Slightly Adverse
VP5	Carmel Road to the West of the Site	Negligible
VP6	Carmel Road to the South of the Site	Negligible
VP7	Stanely Village Road	Negligible
VP8	Near Stanely Waterfront Playground	Negligible
VP9	Stanley Ma Hang Park Hill Top Plaza	Slightly Adverse

7.1.2 VP1 to VP4 and VP9 capture the view towards the suburban townscape in Stanley. Existing low-rise developments and abundant greenery contribute to the character of the area. Given that the main building (i.e. Maryknoll House) within the Site will be maintained and the proposed East Extension Block, West Extension Block and the new additions at the lower platform will all be low-rise in nature, these new additions would not be significantly noticeable from these VPs and will form a natural extension of the existing suburban fabric. Thus, the visual impact to be brought by the Proposed Development would be slightly adverse from these viewpoints.

7.1.3 VP5 to VP8 includes both mid-range and close-up viewpoints. Existing features, including vegetation, man-made slope feature and buildings block views towards the Site in the foreground, thus the Proposed Development will not be directly visible from these VPs.

7.1.4 In views of the above, it is considered that the Proposed Development will not cause unacceptable visual impact.