

**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) –
Further Information No. 4**

Appendix II

Replacement Pages of the Visual Impact Assessment

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 viewers.
- 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 is determined taking into account the activity of the **public viewers**, 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 Viewers**; 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 viewers will be identified.
 - Each VP and potential visual impacts of the Proposed Development Scheme on the public viewers will be analysed based on the photomontages prepared from the selected VPs.
 - The overall visual impact will be assessed and conclusion on the visual acceptability of the Proposed Development will be made.

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 zone of visual influence 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 **viewers** only and no private **viewers**, 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 public viewers. Selected VPs shall cover public views from easily accessible and popular area from different directions. When selecting VPs, priority shall be given to major public open space, public focal points, open spaces, existing/future pedestrian node, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints.

5.2.2 In this VIA, a total of 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	Pick-up Point at Stanley Plaza
VP7	Stanely Village Road
VP8	Near Stanely Waterfront Playground
VP9	Stanley Ma Hang Park Hill Top Plaza

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 +75mPD) 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 **public viewer** 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.

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 public viewers represented in each VP.




Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

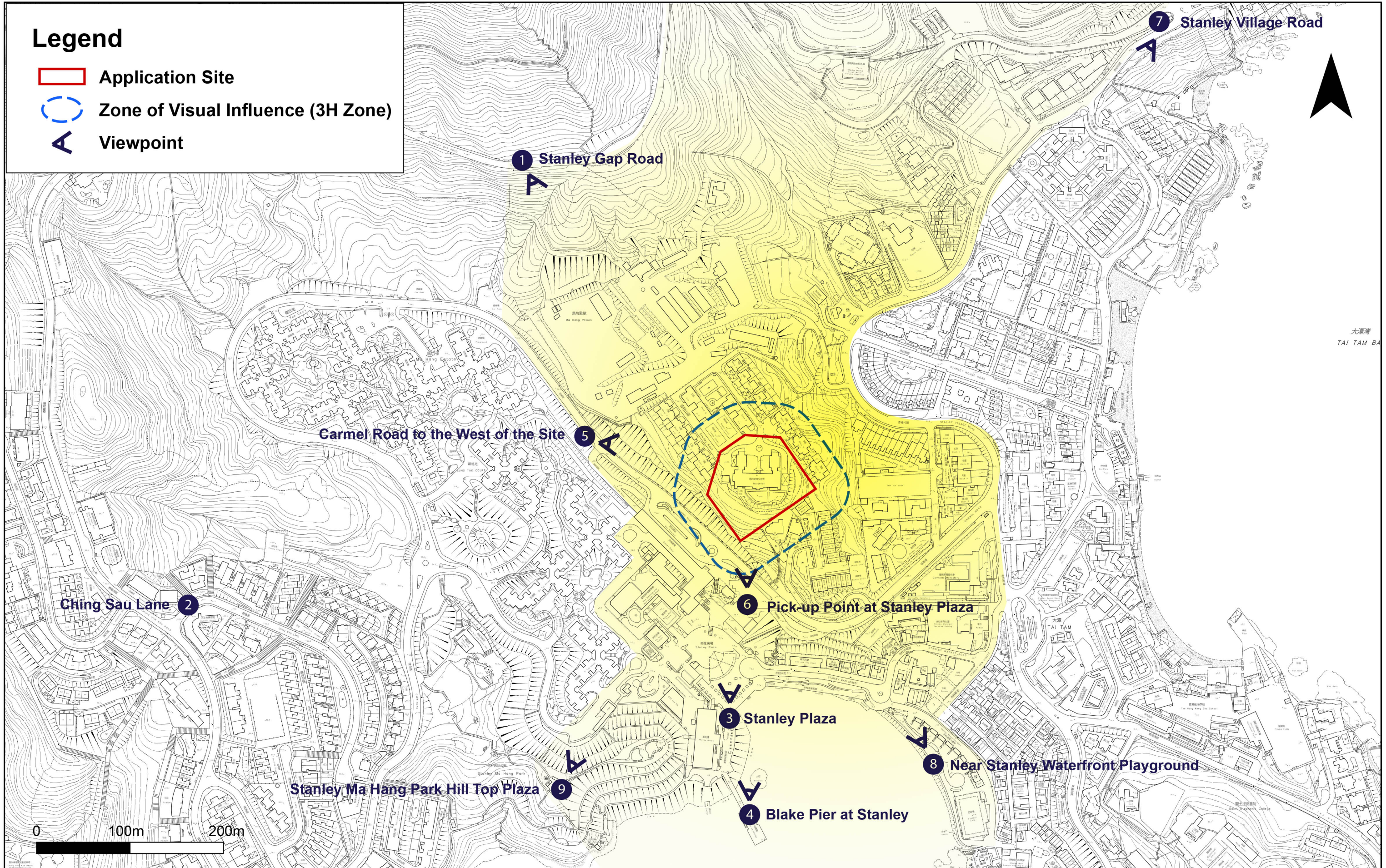
Viewpoint	Location	Sensitivity of the Public Viewers	Magnitude of Visual Change	Visual Impact due to Proposed Development
VP1	Stanley Gap Road	Medium	Slight	Slightly Adverse
VP2	Ching Sau Lane	Low to Medium	Slight	Slightly Adverse
VP3	Stanley Plaza	High	Moderate	Moderately Adverse
VP4	Blake Pier at Stanley	High	Slight	Slightly Adverse
VP5	Carmel Road to the West of the Site	Low	Negligible	Negligible
VP6	Pick-up Point at Stanley Plaza	Low	Slight	Slightly Adverse
VP7	Stanley Village Road	Low	Negligible	Negligible
VP8	Near Stanley Waterfront Playground	High	Negligible	Negligible
VP9	Stanley Ma Hang Park Hill Top Plaza	High	Slight	Slightly Adverse

7.1.2 VP1, VP2, 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 VP3 is located at a comparatively more sensitive location. The magnitude of visual change is considered moderate as 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, the openness of the plaza, serenity and lush green environment will all be maintained. Thus, the visual impact is considered to be moderately adverse.

Legend

-  Application Site
-  Zone of Visual Influence (3H Zone)
-  Viewpoint



Location of Visual Sensitive Viewpoints

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Figure 5.1

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