

Appendix VI

Visual Impact Assessment

**Application for Proposed Minor Relaxation of
Maximum Building Height and Site Coverage
Restrictions, and Proposed Filling and Excavation of
Land Associated with Landscape/Tree Planting
Works, Partly in “Residential (Group C)1” and
Partly in “Green Belt” Zones at Lot No. 1109 RP in
D.D. 253, 8 Ka Shue Road, Sai Kung,
New Territories**

Visual Impact Assessment

Applicant : Double One Ltd.
Planning Consultant : Vision Planning Consultants Ltd.
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1. Introduction

- 1.1. This report on Visual Impact Assessment (“**VIA**”) is prepared in accordance with the ‘Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to the Town Planning Board’ (“TPB PG-No. 41”) in support of a s.16 planning application for minor relaxation of building height (“**BH**”) restriction from 18m to 21.4m (measured from the Basement floor level to the main roof level of the building) and site coverage (“**SC**”) from 30% to 34% for a proposed redevelopment scheme (the “**Proposed Scheme**”) at Lot No. 1109 RP in D. D. 253 (the “**Subject Site**”), 8 Ka Shue Road, Sai Kung (**Plan 1**).
- 1.2. The Subject Site falls within two land use zonings on the Approved Tseng Lan Shue Outline Zoning Plan (“**OZP**”) No. S/SK-TLS/10 (**Plan 1**) (i.e. partly within “Residential (Group C)1” (“**R(C)1**”) zone (Area A in **Plan 2**) and partly within “Green Belt” (“**GB**”) zone (Area B in **Plan 2**).
- 1.3. In order to retain the land use planning intention of “GB” zone, the whole Area B is planned solely for landscaping/tree planting purposes. All building construction works in association with the proposed redevelopment will be confined within Area A (in the “R(C)1” sub-zone) (**Plan 2**).
- 1.4. Having considered the following factors, the Applicant intends to supply high-end high ceiling residential units to meet the soaring market demand:
 - (i) substantial site constraint (i.e. limited site area and configurations);
 - (ii) needs to provide on-site high headroom electricity transformer with stringent maintenance access requirements, relaxation of BH and SC restrictions is unavoidable due to (i) above;
 - (iii) unique site location and surrounding environment, as outlined in paragraph 3.9 of the Planning Statement);
 - (iv) the outdated building height requirement to meet today’s building requirements;
 - (v) a high demand for high ceiling apartments in the market not only for local, but also for overseas’ homebuyers or tenants with families being targeted in our strategic economic policy objectives for “*competing for enterprises*” and “*competing for talents*”;

- (vi) "R(C)" type residential development should have its own internal living quality deviated from others type of urban high-rise, high-density residential developments in ceiling heights term; and
- (vii) as one of the international cities in the World, Hong Kong should have adequate accommodation choices for various group of homebuyers or users as long as situation permits.

1.5. The Proposed Scheme comprises two 5-storey residential blocks each over one level of basement car port (with overall resultant BH of 21.4m or +249mPD). The special spatial planning of the Proposed Scheme has taken into account how to blend it in with its surrounding natural setting, to provide possible building separation, to offer multi-level landscaping treatment, to ensure better and greater on-site privacy and security, and to enable the provision of high headroom requirement facilities, such as the electricity transformer with stringent maintenance access, and so on.

1.6. The Block Plan, Section Diagrams and Landscape Plan of the Proposed Scheme are attached in **Plans 3 to 8** respectively. Details of floor layout plans, development parameters and planning justifications of the Proposed Scheme are provided in the Planning Statement. The overall resultant building height of the Proposed Scheme is at +249mPD. A best possible achievable building separation between Tower 1 and Tower 2 is 5m (**Plan 7** and **Plan 8**).

2. Surrounding Local Context

2.1. The general physical setting in the vicinity of the Subject Site is shown in **Plan 9**. The Subject Site is located at the northeast of Ka Shue Road, Sai Kung. The surrounding visual context of the Subject Site is dominated by low-rise and low-density residential neighbourhoods accessible via Ka Shue Road and vegetated slopes.

2.2. A group of low-rise and low-density residential developments (village type developments at Tseng Lan Shue, Hillview Court, Clearwater Bay Knoll, Cloud Court, The Woods and Pak Shek Wo San Tsuen) with BHs ranging from about +194.4mPD to +253.7mPD are located in the vicinity of the Subject Site, as shown in **Plan 9**. The absolute BH of the Proposed Scheme above ground is only

21.4m (or +249mPD), it blends in well with its surrounding physical developments, particularly when compared to the BH level in Hillview Court (at +252.9mPD to +253.7mPD) (**Plan 9**). Therefore, the Proposed Scheme is not incompatible with its surrounding development profile in terms of the local BH setting.

3. The Assessment

3.1. At an early assessment stage, a total of seven visually sensitive public viewing points ("VPs") were identified in the local- and district-wide contexts (**Plan 10**). However, after site visit, only five are considered appropriate for this VIA, as the Proposed Scheme cannot be viewed from two unselected VPs because they are either screened off or filtered completely by existing vegetation or structures. The identified Visual Envelope of the Proposed Scheme is also shown in **Plan 10**.

3.2. The existing visual conditions of the two unselected VPs (i.e. VP A and VP B) are shown in **Plan 11**. Photomontages of the Proposed Scheme at the five selected VPs (i.e. VP 1 – VP 5), as illustrated in **Plan 12 - 16**, are produced to facilitate this assessment.

VP 1 – Wilson Trail Section 4 (Plan 12)

3.3. VP 1 is located about 368m southwest of the Subject Site at Wilson Trail Section 4 (**Plan 10**).

Visual Elements & Visual Sensitivity

3.4. Photo A1 in **Plan 12** shows the existing conditions of VP 1. The main public viewers at this VP are travellers along Wilson Trail Section 4 and recreational users of the Pavilion of Tseng Lan Shue. It represents a long viewing distance from the Subject Site.

3.5. Visual elements at this VP primarily comprise street/roadside plantings and street furniture in the foreground; open-air carpark and village type developments at Tseng Lan Shue and dense vegetation/roadside trees in the middle ground; whereas Hillview Court, Blocks E and F of Clear Water Bay Apartments and the open sky view form the background of the Subject Site. Having considered the transient nature of travellers and recreational users at this VP and the existing dense vegetation/roadside trees and presence of village houses at Tseng Lan Shue, the visual sensitivity at this VP is **low**.

Visual Composition

- 3.6. Upon completion of the Proposed Scheme, the overall visual composition at this VP, as shown in Photo A2 of **Plan 12**, will largely be dominated by the low-rise, low-density village type developments at Tseng Lan Shue, and the adjacent residential developments (i.e. Hillview Court and Blocks E & F of Clear Water Bay Apartments) as well as existing dense vegetation/roadside trees. The Proposed Scheme (5 storeys on top of one level basement car port) will blend in with foreground village houses in Tseng Lan Shue (up to about +235mPD) in BH and background low-rise and low-density residential developments (up to about +253.7mPD) in BH, and is considered not incompatible.

Visual Obstruction & Effect on Visual Resources

- 3.7. The Proposed Scheme would be largely screened off by existing vegetation and roadside trees and village houses at Tseng Lan Shue. As only a minor portion of the Proposed Scheme would be visible at this VP, and the Proposed Scheme would not reduce the visual access to the open sky view and would not affect the visual openness of the area, the visual sensitivity is considered **low**.

Effect on Public Viewers

- 3.8. As a substantial part of the Proposed Scheme would be screened off by existing vegetation/roadside trees and village houses at Tseng Lan Shue, and as the Proposed Scheme would not result in reduction of the visual access to the open sky view and visual openness at this VP, the magnitude of visual changes at the VP are **negligible**.

Resultant Visual Impact

- 3.9. Considering the low visual sensitivity and negligible degree of visual changes at this VP, the overall resultant visual impact is **negligible**.

VP 2 – Ka Shue Road (Plan 13)

- 3.10. VP 2 is located about 22m southwest of the Subject Site outside Block 7 of Hillview Court (**Plan 10**). It represents a short viewing distance from the Subject Site.

Visual Elements & Visual Sensitivity

- 3.11. Public viewers at this VP primarily consist of road users and transient pedestrians of Ka Shue Road. Visual elements comprise Ka Shue Road at the foreground, roadside planters in the middle ground; as well as Blocks E & F of Clear Water Bay Apartments (about +243mPD) and the open sky view in the background (Photo B1 in **Plan 13**). Having considered the low-rise and low-density character of this area and the open sky view, visual sensitivity at this VP is **medium**.

Visual Composition

- 3.12. Visual composition at this VP is characterised by low-rise and low-density residential blocks of the Clear Water Bay Apartments in the backdrop. The absolute BH of the Proposed Scheme of only 5 storeys on top of one level of basement car port with an overall resultant BH at +249mPD is not incompatible to the adjacent Blocks E and F of Clear Water Bay Apartments (about +243mPD) and +253.7mPD at Hillview Court.
- 3.13. To reduce the hardlines of the Proposed Scheme, design merits are proposed, including a building gap (approximately 5m) to reduce wall effect and promote better air ventilation, as well as enhancing visual permeability along Ka Shue Road. The proposed setback of approximately 2m along Ka Shue Road and landscape greenery will provide a buffer and landscape articulation to mitigate the resultant visual impact and soften the building edges. Trees and shrubs plantings facing Ka Shue Road will also provide green shading and create a pleasant and tranquil walking environment for the neighbourhood.

Visual Obstruction & Effect on Visual Resources

- 3.14. Although the Proposed Scheme will reduce visual access to the open sky view and visual openness slightly at this VP, landscaping treatments (i.e. rooftop greening and greenery fencing) and building separation of about 5m (Photo B2 in **Plan 13**) are proposed to enhance the visual amenity and permeability of the Proposed Scheme.

Effect on Public Viewers

- 3.15. The proposed design merits (i.e. building gap and landscape treatments) will contribute to visual improvement of the Proposed Scheme at this VP. Considering the proposed mitigation measures, the magnitude of visual change at this VP due to the Proposed Scheme is **moderate**.

Resultant Visual Impact

- 3.16. Considering the medium visual sensitivity and moderate degree of visual changes at this close-up VP, the overall resultant visual impact after adoption of mitigation measures (including the provision of building separation and landscape treatments) is **moderately adverse** and thus tolerable.

VP 3 – Junction of Clear Water Bay Road and Pak Shek Wo San Tsuen Road (Plan 14)

- 3.17. VP 3 is located about 196m southeast of the Subject Site representing public viewers at Clear Water Bay Road and Pak Shek Wo San Tsuen Road (**Plan 10**).

Visual Elements & Visual Sensitivity

- 3.18. Public viewers primarily consist of road users and pedestrians of Clear Water Bay Road and Pak Shek Wo San Tsuen Road (Photo C1 in **Plan 14**). Visual elements identified at this VP include Clear Water Bay Road and existing dense roadside plantings/trees and railings in the foreground. In the middle ground, roadside trees along Pak Shek Wo San Tsuen Road have already filtered off a large portion of residential developments (i.e. Blocks C & D and Blocks E & F of Clear Water Bay Apartments (about +243mPD) as well as The Woods (about +208.5mPD)).
- 3.19. In the background, the sky view is intervened by tall and dense roadside trees. Having considered the transient nature of road users and pedestrians at this VP, and the Proposed Scheme being largely screened off by roadside trees, the visual sensitivity at this VP is **low**.

Visual Composition

- 3.20. Visual composition at this VP is dominated by tall and dense roadside plantings/trees and railings along Clear Water Bay Road and Pak Shek Wo San Tsuen Road. The absolute BH of the Proposed Scheme of only 5 storeys over one level of Basement car park is not incompatible to the adjacent Blocks C & D and E & F of Clear Water Bay Apartments (about +243mPD). To mitigate the visual impact of the Proposed Scheme, rooftop greening is proposed (**Plan 5 and Plan 8**).

Visual Obstruction & Effect on Visual Resources

- 3.21. As shown in Photo C2 of **Plan 14**, the Proposed Scheme is largely screened off by tall and dense roadside vegetation/trees (**Plan 8**). Rooftop greening is proposed to enhance the visual quality and compatibility of the Proposed Scheme (**Plan 5** and **Plan 8**).

Effect on Public Viewers

- 3.22. Only a minor portion of the Proposed Scheme is visible at this VP as it is largely screened off by tall and dense roadside trees. As such, the magnitude of visual changes at this VP due to the Proposed Scheme is **slight**.

Resultant Visual Impact

- 3.23. Considering the low visual sensitivity and slight degree of visual changes, the overall resultant visual impact at this VP after adoption of mitigation measures (i.e. rooftop greening) (**Plan 5** and **Plan 8**) is **slightly adverse**.

VP 4 – Pak Shek Wo San Tsuen Road (Plan 15)

- 3.24. VP 4 is located about 140m northeast of the Subject Site at Pak Shek Wo San Tsuen Road near the ingress/egress of Clear Water Bay Knoll and is a medium range VP (**Plan 10**).

Visual Elements & Visual Sensitivity

- 3.25. Public viewers at this VP are pedestrians and road users of the Pak Shek Wo San Tsuen Road, as well as residents/visitors of Clear Water Bay Knoll, Cloud Court, The Woods and Pak Shek Wo San Tsuen. Visual elements identified at this VP consist of Pak Shek Wo San Tsuen Road and railings in the foreground; dense hillside trees/vegetations and Blocks E and F of Clear Water Bay Apartments form the middle ground. The open sky view in the background. Considering the distance between the VP and the Subject Site, and the middle ground being dominated by tall and dense hillside trees, visual sensitivity at this VP is **low**.

Visual Composition

- 3.26. Visual composition at this VP is dominated by existing tall and dense hillside trees near Pak Shek Wo San Tsuen Road. The absolute BH of the Proposed Scheme of only 5 storeys over one storey of car port is not incompatible to Blocks E and F of Clear Water Bay Apartments (about +243mPD) when viewed from this VP.

Landscape greenery at the rooftop of the Proposed Scheme will enhance the visual quality.

Visual Obstruction & Effect on Visual Resources

- 3.27. As shown in Photo D2 of **Plan 15**, the Proposed Scheme is largely screened off by tall and dense hillside trees. Rooftop greening is proposed to enhance the visual amenity of the Proposed Scheme.

Effect on Public Viewers

- 3.28. As the Proposed Scheme will be largely screened off by dense hillside trees which dominate the visual context, the magnitude of visual changes at this VP due to the Proposed Scheme is **slight**.

Resultant Visual Impact

- 3.29. Having considered the slight degree of visual changes and the low visual sensitivity, the resultant visual impact at this VP due to the Proposed Scheme is **slightly adverse**.

VP 5 – Ka Shue Road (near Hillview Court Club House) (Plan 16)

- 3.30. VP 5 is located about 13m west of the Subject Site at Ka Shue Road near the entrance of Hillview Court's Club House as a VP of short range (**Plan 10**). This VP offers a close-up view of the Proposed Scheme representing road users and pedestrians at Ka Shue Road and residents of Hillview Court (**Plan 16**).

Visual Elements & Visual Sensitivity

- 3.31. Public viewers at this VP are road users and pedestrians of Ka Shue Road and residents of Hillview Court. Visual elements identified at this VP consists of Ka Shue Road in the foreground; railings and roadside trees in the middle ground; and Blocks E & F of Clear Water Bay Apartments, mountain backdrop and the open sky view in the background. Considering the short viewing distance and direct view towards the Proposed Scheme, visual sensitivity at this VP is considered **medium**.

Visual Composition

- 3.32. Visual composition at this VP is characterised by low-rise and low-density residential blocks of the Clear Water Bay Apartments. The absolute BH of the Proposed Scheme of only 5 storeys over one level of basement car port is not

incompatible with the adjacent Blocks E and F of Clear Water Bay Apartments (about +243mPD). To reduce the hardlines of the Proposed Scheme, design merits including setback of approximately 2m along Ka Shue Road and landscape treatment are proposed to mitigate the visual impact of the Proposed Scheme and soften the building edges.

Visual Obstruction & Effect on Visual Resources

- 3.33. Although the Proposed Scheme will slightly reduce visual access to the open sky view and visual access when viewed from this VP, landscaping treatments such as rooftop greening, as shown in Photo E2 of **Plan 16**, will enhance the visual amenity of the Proposed Scheme.

Effect on Public Viewers

- 3.34. Blocks E and F of the Clear Water Bay Apartments (about +243mPD) are to the immediate east of the Subject Site when viewed from this VP. While the Proposed Scheme will obstruct part of the open sky view, with the special spatial building arrangements and landscaping treatments proposed, the magnitude of visual changes at this VP due to the Proposed Scheme is **moderate**.

Resultant Visual Impact

- 3.35. Having considered the moderate magnitude of visual change and the medium visual sensitivity, the overall resultant visual impact at this VP due to the Proposed Scheme is **moderately adverse**.

4. Conclusion

- 4.1. In view of the above, it can be concluded that the Proposed Scheme (5 storeys on top of one level of basement car port) under application for a proposed minor relaxation of building height restriction from 18m to 21.4m (with overall resultant BH at +249mPD) and site coverage from 30% to 34%, the Proposed Scheme will not result in any significantly adverse or unacceptable visual impact according to the five selected public viewing points.
- 4.2. The results of this VIA have demonstrated that two out of five selected VPs are moderately adverse, two are slightly adverse and the remaining one is negligible. The special spatial planning arrangements including building separation, landscaping treatments (including landscape/planting treatments along Ka Shue

Road and rooftop plantings) will effectively improve the visual quality so as to soften the building hardlines of the Proposed Scheme.

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