
Attachment 2

Replacement Pages of Visual Impact Assessment

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3 Visual Conditions of Viewing Points

- 3.1 According to TPB PG-No. 41A, the assessment area of a VIA should cover area of visual influence (AVI) within which the Proposed Development is profoundly visible from public viewers. When determining the AVI, the size of Proposed Development, visual context, popular public gathering spaces, distance of the development, its potential visibility from the selected public viewing points (VPs) and the actual site and surrounding topographical conditions by ground inspection have been taken into account.
- 3.2 Having regard to the scale and height of the Proposed Development, the subject AVI extends to Sai Wan Ho to the east, Shau Kei Wan to the south, Taikoo Place to the west and Quarry Bay Park to the north (**Figure 3.1** refers).
- 3.3 According to TPB PG-No. 41A, for harbourfront development, the assessment area may have to be extended to the opposite side of the harbour and ridgelines in the visual backdrop of the development. Given the Application Site is located in the north shore of Hong Kong Island, the view from **Waterfront Promenade at Kai Tak Development** will be assessed as per Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 11: Urban Design Guidelines. In gist, a total of 5 VPs are selected (**Figure 3.1** refers). The following sections will describe the existing visual conditions at these VPs.

VP 5 – Waterfront Promenade at Kai Tak Development

- 3.16 This key VP, about 2.8km north to the Application Site, is selected according to TPB PG-No. 41A and HKPSG Chapter 11. According to TPB PG-No. 41A, given the publicly recognised importance of the harbour and ridgelines as our natural visual resources, all VIAs should demonstrate whether and how the Proposed Development would cause impact on the views to ridgelines and harbour if the site location is within the assessment area where views to ridgelines and the harbour may be reduced or blocked. As the Application Site is located in the harbourfront in Quarry Bay, Waterfront Promenade at Kai Tak Development, among other strategic VPs listed in HKPSG Chapter 11, was chosen as one of the VPs in this VIA.
- 3.17 The quality of existing view is good. It provides a long distance panoramic view to Hong Kong Island East area. Victoria Harbour forms the foreground of the view from this VP. Along the north shore of Hong Kong Island, buildings from Sai Wan Ho to North Point are visible in front of the ridgeline of Mount Parker, Mount Butler and Siu Ma Shan, with an open sky view atop. The buildings form an interesting building height profile. Major buildings from left to right are: Lei King Wan, Taikoo Shing, Taikoo Place, Kerry Centre, North Point Government Offices and K11 ATELIER King's Road. In general, buildings closer to the harbour have lower building heights, such as Taikoo Shing, Lei King Wan, etc. Behind these developments there are taller buildings, such as Mount Parker Residences, east HONG KONG, Kerry Centre, Prosperity Millennia Plaza, etc. In the middle of the view is Taikoo Place. One Island East and One Taikoo Place have intruded into the ridgeline. Two Taikoo Place has intruded into the 20% building free zone. The office building cluster of Taikoo Place forms the centre of the view from this VP with highest BH.
- 3.18 The public viewers at this VP are mainly recreational users jogging or taking a rest along the promenade.



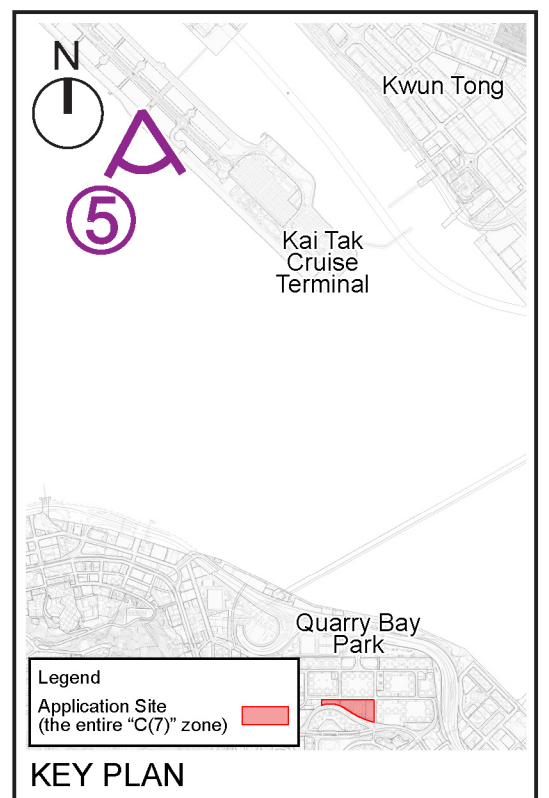
Existing condition at Waterfront Promenade at Kai Tak Development

distracted to these buildings instead of 1111 King's Road. Thus, the overall sensitivity of public viewers at this VP is low.

- 4.16 Although the increase in BH is noticeable from this VP, the greenery of sky garden helps to visually break down the mass of 1111 King's Road, making it less bulky to viewers. Due to the transient nature of the public viewers and minor changes in visual composition, visual impact at this VP is anticipated to be negligible to slight.

VP 5 – Waterfront Promenade at Kai Tak Development (Photomontage in **Figure 4.5**)

- 4.17 This location offers partial view of the Proposed Development. Part of the existing 1111 King's Road and all the new storeys proposed will be visible. The increase in BH will partially block the view towards Tung Hei Court at the back. However, it should be noted that 1111 King's Road at 135mPD will already block the view towards Tung Hei Court. The increase in BH above 135mPD will only block minor portion of Mount Parker behind. Yet, the ridgeline of Mount Parker and the 20% building free zone remain unaffected. Other visual elements in the view, such as Victoria Harbour, vista of open sky view and other existing buildings, remain unchanged.
- 4.18 From a broader perspective, the overall building height profile along the north shore of Hong Kong Island is maintained. Building height increases towards inland area. Skyscrapers still concentrate in the centre of the view from this VP, i.e. Taikoo Place. Upon completion of the Proposed Development, 1111 King's Road is still generally lower than the buildings in Taikoo Place. The quality of view remains to be good. Therefore, the magnitude of visual change at this VP is slight.
- 4.19 Public viewers at this VP are mostly of transient nature. When they look over to the north shore of Hong Kong Island, they are likely to appreciate the skyline as a whole, instead of focusing on 1111 King's Road individually. The building cluster that catches the attention of public viewers will still be Taikoo Place, which is taller than the ridgeline and is located at the centre of this view. However, **given the promenade is popular and the users are mainly recreational users who enjoy the panoramic view of Victoria Harbour**, the sensitivity of public viewers at this VP is anticipated to be **high**. The overall visual impact at this VP is considered to be slight.



Existing Condition



Proposed Scheme

5 Conclusion

- 5.1 This VIA was prepared in order to evaluate the visual impacts on public viewers from major VPs. Visual impacts arising from the increased BH of 1111 King’s Road from 135mPD to 165mPD are assessed.
- 5.2 5 VPs, including 1 strategic VP at **Waterfront Promenade at Kai Tak Development**, have been selected to assess the overall visual impact of the Proposed Development. With reference to the analysis in preceding paragraphs, and as illustrated on the photomontages taken at selected VPs, the overall visual impacts at all VPs range from negligible to slight.

Table 5.1 Summary of Visual Impact at each VP

	Magnitude of Visual Change <i>(Negligible, Slight, Moderate, Substantial)</i>	Sensitivity of Public Viewers <i>(Low, Medium, High)</i>	Resultant Overall Visual Impact <i>(Beneficial, negligible, slight, moderate, substantial)</i>
VP1: Sai Wan Ho Playground	Slight	Low	Negligible to slight
VP2: Shau Kei Wan Service Reservoir Playground	Slight	Low	Slight
VP3: Taikoo Park	Negligible	Low	Negligible
VP4: Quarry Bay Park	Slight	Low	Negligible to slight
VP5: Waterfront Promenade at Kai Tak Development	Slight	High	Slight

- 5.3 Despite there is an increase in the BH of 1111 King’s Road, it should be noted that the Application Site lies in a highly urbanised setting with a number of skyscrapers