

Appendix G

Visual Impact Assessment

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D.221 and Adjoining Government Land at Sha Ha, Sai Kung

VISUAL IMPACT ASSESSMENT

FEBRUARY 2025

Landscape Government
Submission Consultant

Axxa Group Limited



axxa group

Table of Contents

- 1.0 Introduction**
- 2.0 Outline of the Visual Impact Assessment**
- 3.0 Visual Context and Visual Elements**
- 4.0 The Development Proposal**
- 5.0 Assessment Area**
- 6.0 Identification and Classification of Viewing Points**
- 7.0 Assessment of Visual Impacts**
- 8.0 Conclusion**

Appendices

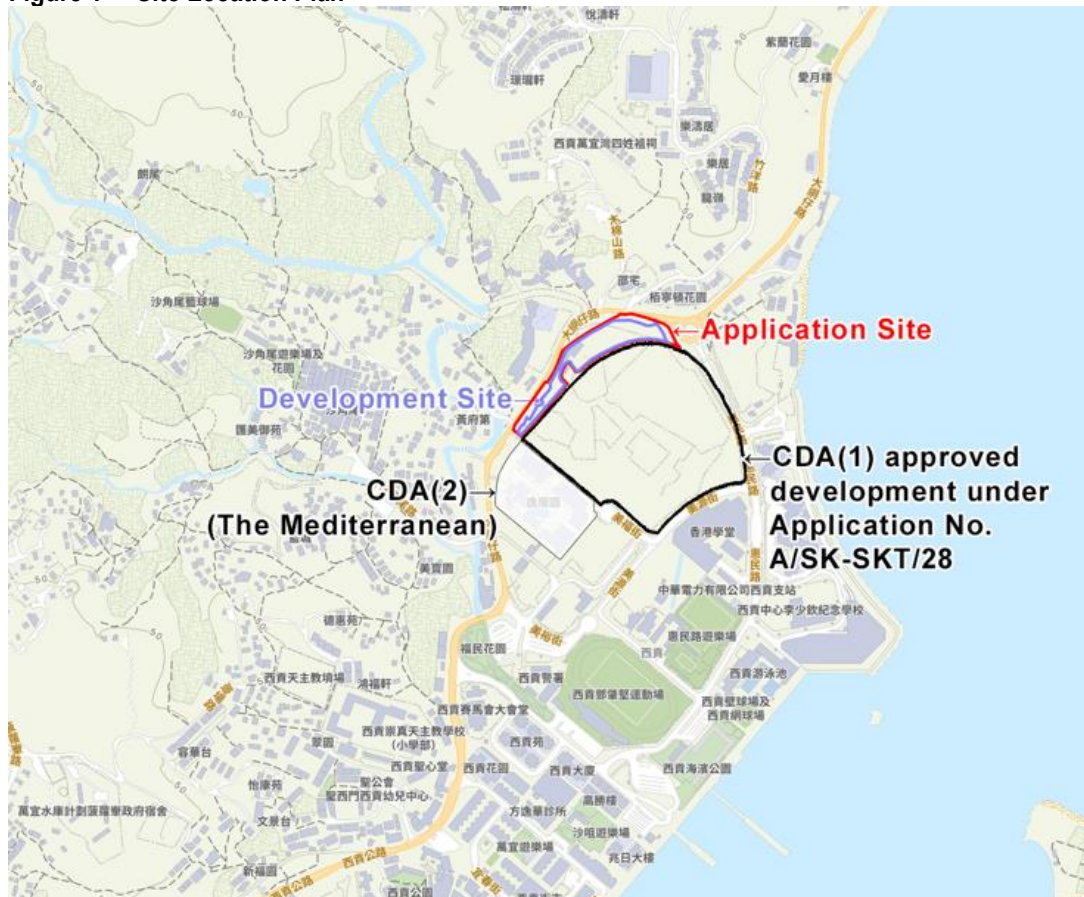
- APPENDIX A Landscape Master Plan**
- APPENDIX B Visual Envelope and Location of Viewpoints for Assessment**
- APPENDIX C Photomontages of Viewpoints (C1 to C6)**

1.0 Introduction

1.1 This Visual Impact Assessment (VIA) is submitted in accordance with the Town Planning Board Guidelines No. 41 – Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board ('TPB PG No. 41') in order to evaluate the visual compatibility and degree of anticipated visual impacts on Visually Sensitive Receivers from public Viewpoints ('VP's) for Proposed Residential Development at Various Lots in D.D.221 and Adjoining Government Land at Sha Ha, Sai Kung.

Location of the Site is shown in **Figure 1**.

Figure 1 Site Location Plan



2.0 Outline of the Visual Impact Assessment

The outline for this VIA is set out below:

- Section 3 outlines the visual context and visual elements of the Site.
- Section 4 summarizes the development proposal.
- Section 5 identifies the Assessment Area.
- Section 6 and 7 identify and classify the VPs.
- Section 8 concludes the VIA.

3.0 Visual Context and Visual Elements

2.1 The Subject Site, as shown in **Figure 1**, is located at Tai Mong Tsai Road to the north and Wai Man Road to the east. The Application Site has an approximate area of 9,038m² (Development Site is about 7,614m²) and currently occupied by temporary storage of construction materials with thicket of vegetation. It has been in an

area shown as 'Road' on the Outline Zoning Plan since 2006. A portion of the Application Site currently falls within the extent of Hiram's Highway Improvement Works – Stage 2 as temporary works area under the gazettal in 2020 and 2021. Abutting the Subject Site to the south is a residential development zoned as "Comprehensive Development Area (1)"("CDA(1)"), its development was approved under Planning Application No. A/SK-SKT/28. A completed residential development, namely the Mediterranean, is also located to the south in an "CDA(2)" zone.

- To its immediate west is the rural settlement with typical urban peripheral village landscape such as Sha Kok Mei, Wan Kong Tsuen, Kap Pin Long and Tan Cheung.
- To its immediate east is a series of waterfront recreational facilities for tourism related uses.
- To its immediate north the visual envelope for the Proposed Development is largely bounded by Wai Man Road and low-rise, low density residential developments such as Burlingame Garden and Hunlicar Garden.
- The main views to the south are largely limited to the mid-rise residential development such as "CDA(1)" approved development under Application No. A/SK-SKT/28 and "CDA(2)" the Mediterranean with 8-storey residential towers.

4.0 The Development Proposal

The Proposed Development consists of 3 nos. of 10-storey residential blocks with the following specific measures to mitigate potential residual visual impacts:

- Integration of the proposed development with the existing and planned landscape context.
- The building height of not more than 10-storey is compatible with the adjacent mid-rise residential development such as "CDA(1)" approved development under Application No. A/SK-SKT/28 and "CDA(2)" the Mediterranean with 8-storey residential towers.
- Disposition and elongated arrangement of residential towers serves to create an articulated building frontage and to add visual interest and break the visual monotony.
- The building arrangement would enable an introduction of visual corridors (10m, 15m and 7.5m). These corridors vary from 7.5 to 15m wide, are stretching across the site from north to south and northwest to southeast direction, and aligning with those in the "CDA(1)" development to the south under Planning Application No. A/SK-SKT/28.
- In order to screen out any adverse visual elements of the building mass, tree buffer planting is provided along the site boundary.
- To create a greater sense of integration by adoption of architectural form similar to the existing urban context and the nearby built form.
- The adoption of recessive colours for the building finishes and colour blocking to reduce the collective visual mass of the development.

The following **Table 1** shows the Development Parameters for the Proposed Development.

Table 1 Development Schedule

Development Parameters	
Application Site Area	About 9,038m ²
Development Site Area	About 7,614m ²
Plot Ratio	About 1.5
G.F.A.	About 11,421m ²
Building Height (No. of Storeys)	10 storeys* (excluding a 1 storey basement)
Site Coverage	Not more than 42%
Number of Residential Blocks	3

*Remarks: With the site formation level of the Application Site at about +11mPD, the proposed building height is about +46mPD (subject to detailed design).

5.0 Assessment Area

The Assessment Area of this VIA is as shown in 'Location of Viewpoints for Assessment' in **Appendix B**:

- The Visual Envelope is determined having regard to the size of the Proposed Development, the distance of the development and its potential visibility from the selected viewing points. As noted in TPB PG-No. 41, when the viewer is at a distance equal to three times the height of a building (i.e. 35m x 3 = 105m), the view will tend to see the building as part of a group rather than as a single building.
- Six viewpoints (VP1-6) are selected to encompass the main VPs extending north along Wai Man Road, south along Mei Yuen Street and Mei Fuk Street, and long-distance view from the west to Kap Pin Long.

6.0 Identification and Classification of Viewing Points

This VIA adopts six (6) public VPs from within the Assessment Area. These are set out in **Table 2**.

Table 2 Identification and Classification of Viewing Points (VPs)

Viewing Points	Description	Sensitive Receivers	Justification on VP Selection
VP1	View from Tai Mong Tsai Road and Wai Man Road Roundabout	Vehicular Users	A major highway and a key circulation route
VP2	View from Muk Min Shan Bus Stop	Pedestrians	A key transport node for pedestrians from Chuk Yeung Road and Muk Min Shan Village, facing proposed visual corridor
VP3	View from Tai Mong Tsai Road adjacent to Wang Kong Tsuen	Vehicular Users	Future vehicular access point facing proposed visual corridor
VP4	View from the Junction of Mei Yuen Street and Mei Fuk Street	Pedestrians	Publicly accessible route facing proposed visual corridor
VP5	View from the Junction of Mei Yuen Street and Wai Man Road	Pedestrians	Publicly accessible route facing proposed visual corridor
VP6	View from Kap Pin Long	Pedestrians	Elevated view from pedestrians of Kap Pin Long

Views from the Northeast

VP 1: View from Tai Mong Tsai Road and Wai Man Road Roundabout – This VP shows the view available to the south for vehicular users of Tai Mong Tsai Road and Wai Man Road Roundabout, at a distance of approximately 70m from the Proposed Development. This VP is selected for photomontage as it is a major highway and at key circulation route with direct frontage view of the Site. At this view, the lower parts of the Proposed Development will be partially screened by the existing trees and proposed tree buffer planting along the boundaries, this will nonetheless constitute moderate magnitude of impact to the existing views despite that the visual receivers at this viewing point are transient in nature. In terms of the scale of development, the Proposed Development of not more than 10-storey is compatible with the adjacent mid-rise residential development such as “CDA(1)” approved development under Application No. A/SK-SKT/28 and “CDA(2)” the Mediterranean with 8-storey residential towers. The adoption of articulated building façade adds visual interest, scale and character to the environment. The choice of finishes will seek to reduce visual prominence of the Proposed Development and provide visual integration of the structures within the existing urban context. Given the location of this VP being a gateway to Sai Kung city centre and transient nature of vehicular users, the visual sensitivity of this VP is considered **moderate**.

Views from the North

VP 2: View from Muk Min Shan Bus Stop – This VP shows the view available to the south for pedestrians from low-rise developments of Chuk Yeung Road and Muk Min Shan Village, at a distance of approximately 20m from the Proposed Development. Various mitigation measures such as the introduction of a 10m-wide visual corridor to create a visually permeable development frontage and to enable visual access to the landscape from north to south of the Subject Site. The design breaks up the Proposed Development into smaller components to soften the architectural form. The adoption of articulated building façade adds visual interest, scale and character to the environment. The choice of finishes will seek to reduce visual prominence of the Proposed Development and provide visual integration of the structures within the existing urban context. Existing roadside vegetation along the boundaries of the Proposed Development serve to partially screen views of the building structure. This effect will be enhanced as the vegetation mature and grow in size. Given the transient nature of pedestrians but being in close proximity to the Proposed Development, the visual sensitivity of this VP is considered **moderate**.

Views from the Northwest

VP 3: View from Tai Mong Tsai Road adjacent to Wang Kong Tsuen – This VP shows the view available to the southeast for vehicular users from Tai Mong Tsai Road fronting the main entrance of the Proposed Development, at a distance of approximately 15m from the Proposed Development. At this view, 2-storey clubhouse of the Proposed Development in the foreground is substantially screened by existing trees and proposed tree buffer planting. In terms of development scale and choice of finishes, it is compatible with “CDA(1)” approved development under Application No. A/SK-SKT/28 which serves as a background of the Proposed Development in this VP. The effect of existing trees and proposed tree buffer planting will be enhanced as the trees mature and grow in size (it is possible for trees to double in height as they mature enhancing the screening effect). Given the transient nature of vehicular users, the visual sensitivity of this VP is considered **low**.

Views from the South

VP 4: View from the Junction of Mei Yuen Street and Mei Fuk Street – This VP shows the view available to the north for pedestrians at the junction of Mei Yuen Street and Mei Fuk Street, at a distance of approximately 300m from the Proposed Development. This VP is selected for photomontage as it is publicly accessible and frequently used by pedestrians in Sai Kung Town Centre, and located at the proposed 10m-wide visual corridor. At this view, the Proposed Development is completely obscured by the dense buffer planting of “CDA(1)” approved development under Application No. A/SK-SKT/28, Given considerable distance of the Proposed Development and the transient nature of pedestrians, the visual sensitivity of this VP is considered **low**.

Views from the Southeast

VP 5: View from the Junction of Mei Yuen Street and Wai Man Road (adjacent to Hong Kong Academy) – This VP shows the view available to the northwest for pedestrians at the junction of Mei Yuen Street and Wai Man Road at a distance of approximately 330m from the Proposed Development. This VP is selected for photomontage as it is publicly accessible and frequently used by pedestrians in Sai Kung Town Centre, and located at the proposed 15m-wide visual corridor. At this view, the Proposed Development is obscured by the dense buffer planting of “CDA(1)” approved development under Application No. A/SK-SKT/28. Continuation of view to the green backdrop formed by the mountain range is available from this VP. Given the considerable distance of the Proposed Development and transient nature of pedestrians, the visual sensitivity of this VP is considered **low**.

Views from the Southwest

VP 6: View from Kap Ping Long – This VP shows an elevated view available to the pedestrians from Kap Pin Long, at a distance of approximately 250m from the Proposed Development. At this view, the Proposed Development is nestled within a rural context and is screened off by village house developments. Given the considerable distance of the Proposed Development and transient nature of pedestrians, the visual sensitivity of this VP is considered **low**.

7.0 Assessment of Visual Impacts

The visual assessment is carried out on the basis of visual composition, visual obstruction, effect on public viewers and effect on visual resources. **Table 3** summarizes the major considerations to be discussed for each appraisal component.

Table 3: Appraisal Components

Appraisal Components	Major Considerations
Visual Composition	Visual composition is the total visual effect of all the visual elements due to their variation in location, massing, height, disposition, scale, form, proportion and character vis-à-vis the overall visual backdrop. Visual composition may result in visual balance, compatibility, harmony, unity or contrast. The appraisal should have due regard to the overall visual context and character within the wider and local contexts.
Visual Obstruction	A development may cause views in its foreground or background to be intercepted or blocked. The appraisal should assess the degree of visual obstruction and loss of views or visual openness due to the Proposed Development from all key public viewing points within the assessment area.
Effect on Public Viewers	The effects of visual changes from key public viewing points with direct sightlines to the Proposed Development should be assessed and demonstrated in VIA. The changes in views to the existing and future public viewers should be compared before and after the Proposed Development. The effects of the visual changes can be graded qualitatively in terms of magnitude as substantial, moderate, slight or negligible.
Effect on Visual Resources	The condition, quality and character of the assessment area may change positively or negatively as a result of a development. The Applicant should appraise if the Proposed Development may improve or degrade the condition, quality and character of the assessment area, and any on-site and off-site visual impact such as that on the visual resources, visual amenities, area of special character, natural and built heritage, sky view, streetscape, townscape and public realm related to the Development.

TPB PG No. 41 sets out the classifications of visual impact and its associated description. The classifications are tabulated in **Table 4** to appraise the Overall Visual Resultant Impact of the Proposed Development on the Visual Sensitive Receivers at the VPs.

Table 4: Classification of Overall Resultant Visual Impact

Classification of Overall Resultant Visual Impact	Description
Enhanced	If the Proposed Development in overall terms will improve the visual quality and complement the visual character of its setting from most of the identified key public viewing points.
Partly Enhanced/ Partly Adverse	If the Proposed Development will exhibit enhanced visual effects to some of the identified key public viewing points and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other key public viewing points.
Negligible	If the Proposed Development will, with or without mitigation measures, in overall terms have insignificant visual impacts on most of the identified key public viewing points, or the visual effects would be screened or filtered by other distracting visual elements in the assessment area.
Slight Adverse	If the Proposed Development will, with or without mitigation measures, result in overall terms in some negative visual effects to most of the identified key public viewing points.
Moderately Adverse	If the Proposed Development will, with or without mitigation measures, result in overall terms in negative visual effects to most of the key identified key public viewing points.
Significantly Adverse	If the Proposed Development will in overall terms cause serious and detrimental visual impacts on most of the identified key public viewing points even with mitigation measures.

Table 5 summarizes the findings of the VIA of the Proposed Development based on the above criteria and the 'Photomontages of Viewpoints' in **Appendix C** illustrate the existing situation and future situation with the Proposed Development.

Table 5: Summary of the VIA for the Proposed Development

VP	Visual Composition	Visual Obstruction	Effect on Public Viewers	Effect on Visual Resources	Overall
<p>VP 1: Vehicular users of Tai Mong Tsai Road and Wai Man Road Roundabout</p> <p>Photomontage Appendix C1 refers</p>	At this view, the Proposed Development and future development of CDA(1) form a major component of the overall view, accompanied by existing road structures, existing roadside vegetation and mountain range.	Visual openness is expected to be partially blocked by the upper portion of Tower 3 of the Proposed Development. Nevertheless, its degree of visual obstruction is in tune with the future development of CDA(1).	The Proposed Development will cause moderate visual changes. Nevertheless, lower part of the Proposed Development will be partially screened by the roadside trees and proposed tree buffer planting.	<p>There is moderate adverse impact on the existing visual resources.</p> <p>Mitigation measures will be adopted:</p> <ul style="list-style-type: none"> - Buffer tree planting along the building edges and site boundary at street level; - Scale and disposition is proposed to be in tune with the "CDA(1)" approved development under Application No. A/SK-SKT/28); - Use of subdued colour and building materials to blend with the surroundings. 	Moderately Adverse
<p>VP 2: Pedestrians at transport node of Muk Min Shan Bus Stop</p> <p>Photomontage Appendix C2 refers</p>	At this view, the Proposed Development forms a major component of the overall view, accompanied by existing road structures and existing roadside vegetation.	Visual openness is expected to be partially blocked by the upper portion of Tower 2 and 3 of the Proposed Development, although visual access is made possible by the 10m-wide visual corridor between Towers T2 and T3.	The Proposed Development will cause moderate visual changes. Nevertheless, lower part of the Proposed Development will be partially screened by existing roadside vegetation and proposed tree buffer planting.	<p>There is moderate adverse impact on the existing visual resources.</p> <p>Mitigation measures will be adopted:</p> <ul style="list-style-type: none"> - A 10m-wide visual corridor from north to south allows visual access; - Buffer planting along the building edges and site boundary at street level; - Scale and disposition is proposed to be in tune with the "CDA(1)" approved development under Application No. A/SK-SKT/28); - Use of subdued colour and building materials to blend with the surroundings. 	Moderately Adverse
<p>VP 3: Vehicular users of Tai Mong Tsai Road adjacent to Wang Kong Tsuen</p> <p>Photomontage Appendix C3 refers</p>	At this view, the main entrance of the Proposed Development forms a major component of the overall view, accompanied by existing road structures and existing roadside vegetation.	No important views and key visual openness are expected to be blocked by the 2-storey clubhouse of the Proposed Development. Nevertheless, visual openness is expected to be partially blocked by the future development of CDA(1).	The Proposed Development will not cause significant visual changes as the existing view is characterized by dominance of the proposed tree buffer planting in the foreground.	<p>There is slight adverse impact on the existing visual resources.</p> <p>Mitigation measures will be adopted:</p> <ul style="list-style-type: none"> - Buffer tree planting along the building edges and site boundary at street level; - Use of subdued colour and building materials to blend with the surroundings. 	Slightly Adverse
<p>VP 4: Pedestrians at the Junction of Mei Yuen Street and Mei Fuk Street</p> <p>Photomontage Appendix C4 refers</p>	At this view, the Proposed Development is blocked by the upper portion of future residential blocks of CDA(1) and existing trees at the low viewing level.	No important views and key visual openness are expected to be blocked.	The Proposed Development will not cause significant visual changes as the existing view is characterized by dominance of the proposed tree buffer planting in the foreground.	Existing visual resources will not be affected by the Proposed Development.	Negligible
<p>VP 5: Pedestrians at the Junction of Mei Yuen Street and Wai Man Road</p> <p>Photomontage Appendix C5 refers</p>	At this view, the Proposed Development is blocked by the upper portion of future residential blocks of CDA(1) and existing trees at the low viewing level.	No important views and key visual openness are expected to be blocked.	The Proposed Development will not cause significant visual changes as the existing view is characterized by dominance of the proposed tree buffer planting in the foreground.	Existing visual resources will not be affected by the Proposed Development.	Negligible
<p>VP 6: Pedestrians of Kap Pin Long</p> <p>Photomontage Appendix C6 refers</p>	At this view, the Proposed Development is blocked by the village house developments and existing vegetation.	No important views and key visual openness are expected to be blocked.	The Proposed Development will not cause significant visual changes as the existing view is characterized by dominance of existing village houses in the foreground	Existing visual resources will not be affected by the Proposed Development.	Negligible

8.0 **Conclusion**

The predicted visual impacts generally range from moderately adverse to negligible from identified views towards the development. The most significant impacts will be experienced by the vehicular users of Tai Mong Tsai Road and Wai Man Road Roundabout, pedestrians using Muk Min Bus Stop and the vehicular users from Tai Mong Tsai Road at the main entrance of the Proposed Development. However, it should be noted that the Proposed Development is in tune with the "CDA(1)" approved development under Application No. A/SK-SKT/28 in terms of scale and disposition, and is located within the context of existing mid-rise residential and urban fringe developments. Furthermore, the Proposed Development introduces visual corridors between residential towers which sought to increase, as far as possible, the visual permeability of the development frontage. In addition, the landscaping at the lower levels, as well as buffer tree planting along the periphery of the Proposed Development will serve to soften the form of the structures. In considering all of the above, the scale of the Proposed Development in these views is compatible with the surrounding area. The overall visual impact of the Proposed Development is **negligible to moderately adverse with mitigation measures.**

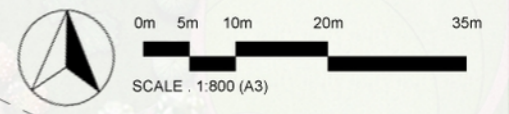
APPENDIX A

Landscape Master Plan

LEGEND:

- - - APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY
- EXISTING TREE GROUP
(Outside Application Site Boundary)
- TREES CURRENTLY MAINTAINED BY HyD
(Outside Development Site Boundary)
- T38 PROPOSED RETAINED TREES (5 nos.)
- PROPOSED NEW TREES (44 nos.)
- PROPOSED BUFFER PLANTING
- PROPOSED LAWN
- PROPOSED SHRUBS AND GROUNDCOVERS
- PROPOSED SWIMMING POOL
- PROPOSED WATER FEATURE
- PROPOSED PAVING
- PROPOSED EVA/ACCESS ROAD
- EXISTING SLOPE
- +7.00 PROPOSED LEVELS
- ▲ VEHICULAR ACCESS
- ▲ PEDESTRIAN ACCESS

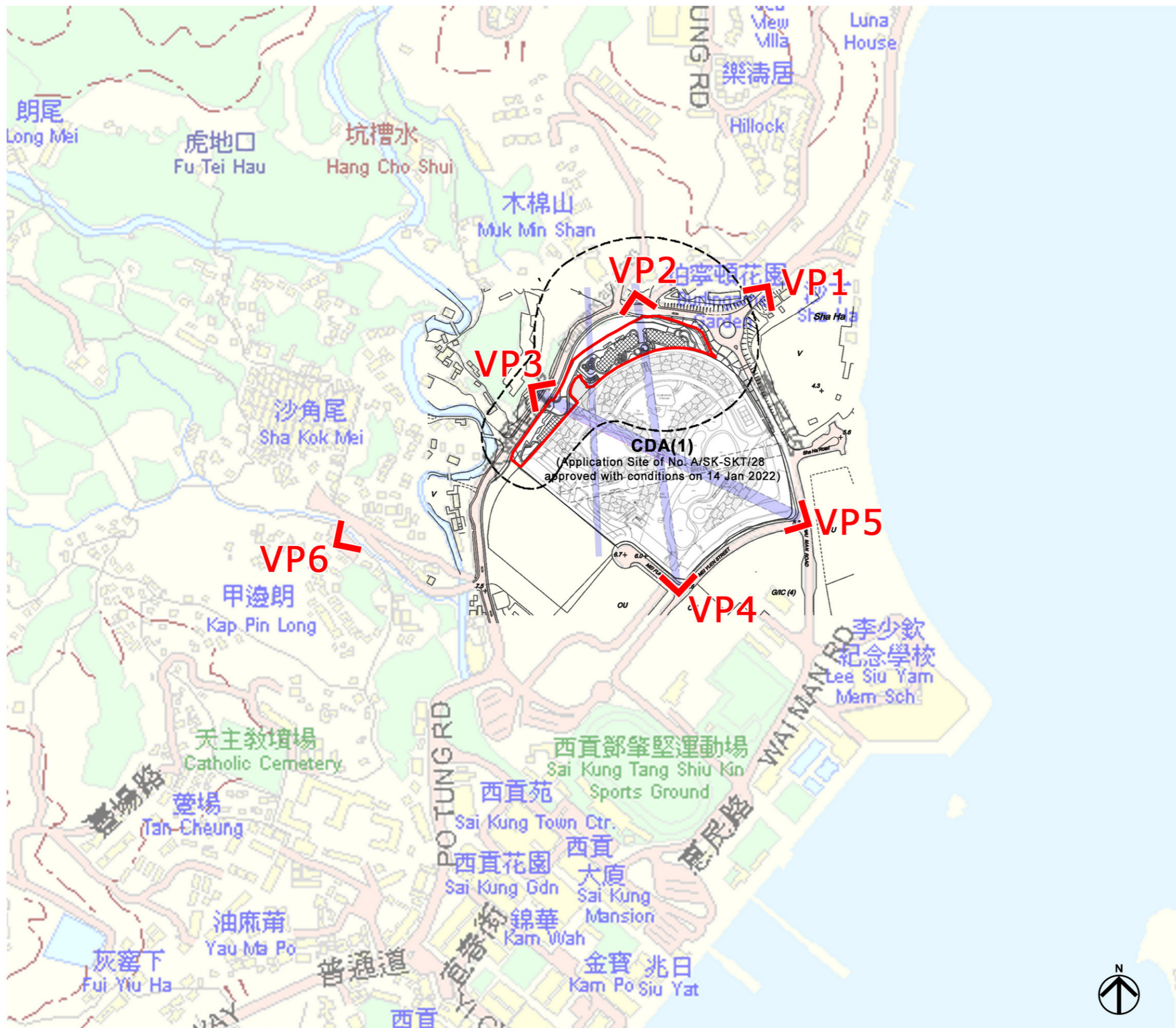
- LANDSCAPE COMPONENTS:**
- 1 Arrival Plaza
 - 2 Landscape Garden
 - 3 Children Play Area
 - 4 Leisure Garden
 - 5 Outdoor Swimming Pool



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APPENDIX B

Visual Envelope and Location of Viewpoints for Assessment



- LEGEND:**
- PROPOSED DEVELOPMENT
 - PROPOSED BUILDING
 - INITIAL ASSESSMENT AREA BOUNDARY
 - VISUAL CORRIDOR
 - ↙ VIEWING POINTS

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
 Visual Envelope and Location of Viewpoints for Assessment

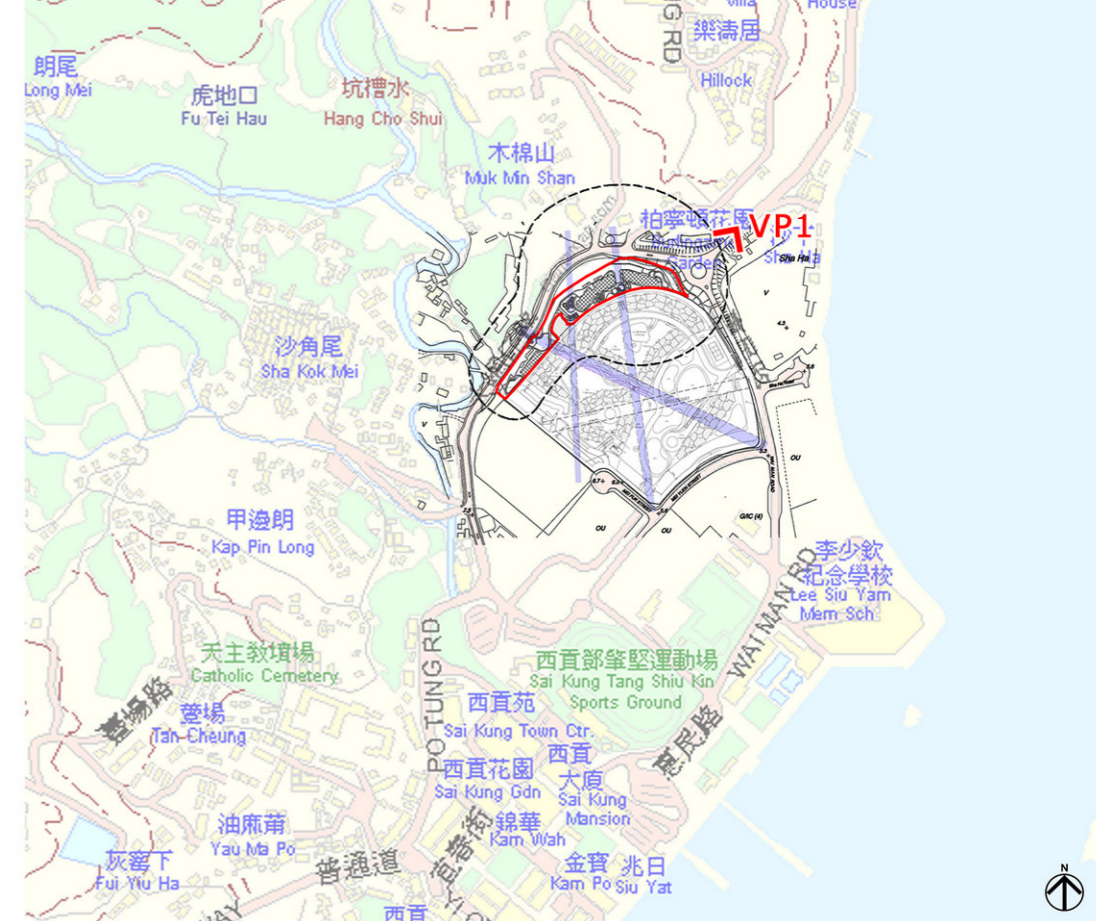
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APPENDIX C

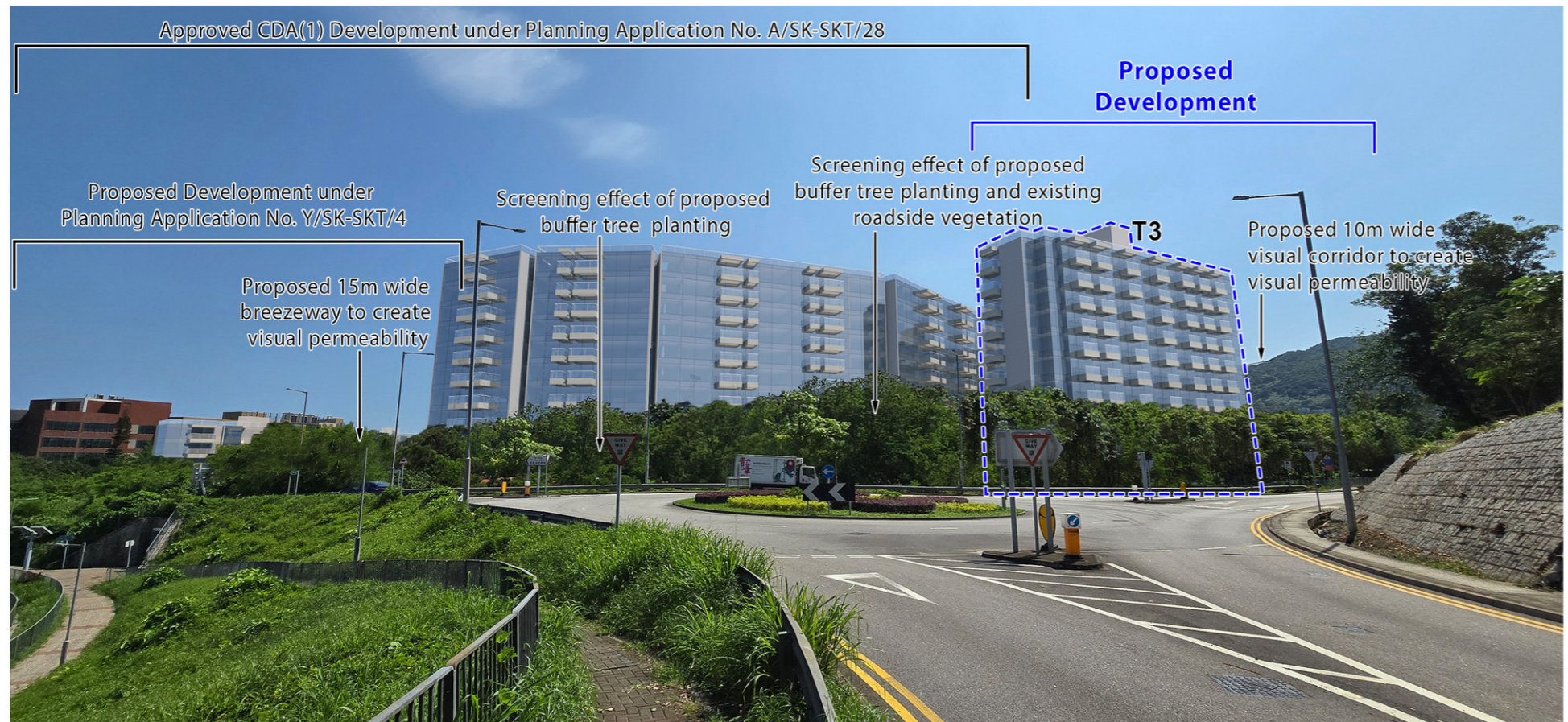
Photomontages of Viewpoints (C1 – C6)



VP1 : View from Tai Mong Tsai Road and Wai Man Road Roundabout (EXISTING CONDITION)



LOCATION PLAN



VP1 : View from Tai Mong Tsai Road and Wai Man Road Roundabout (YEAR 10 OF OPERATIONAL PHASE)

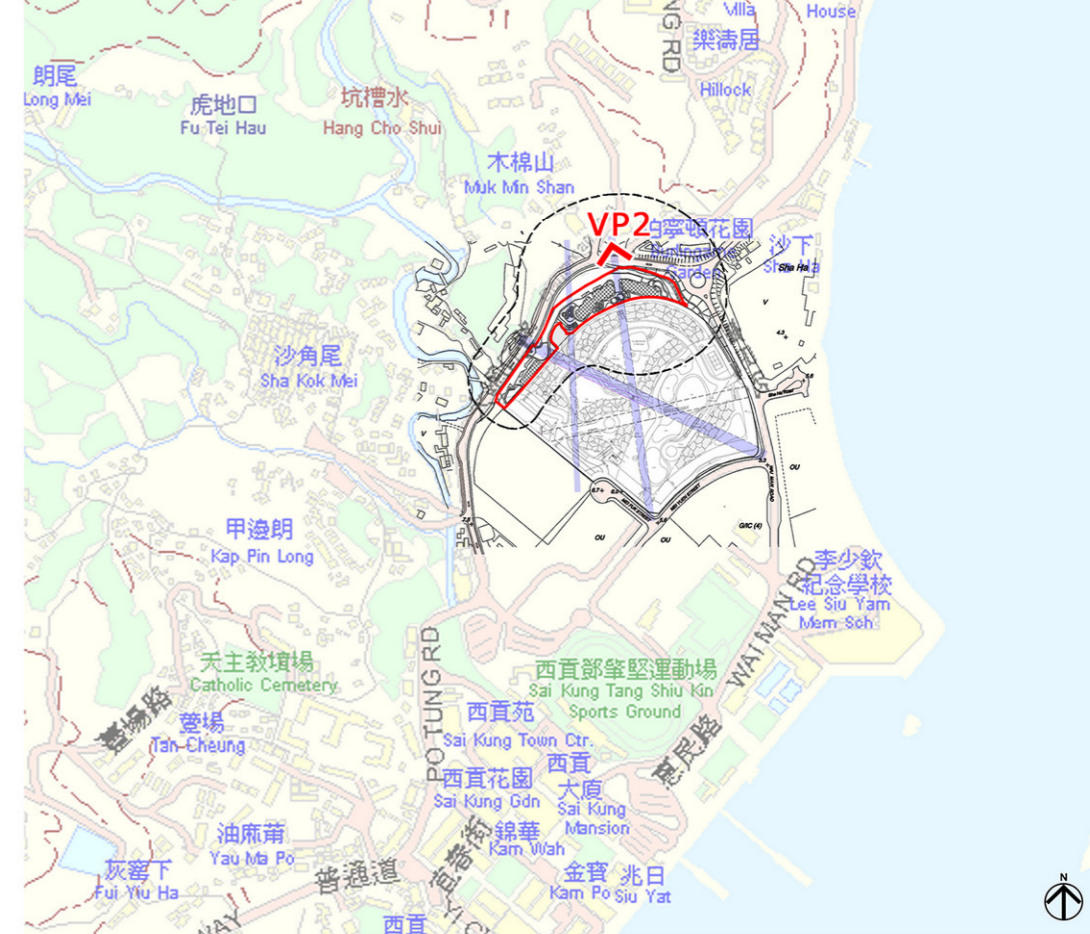
Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
 Photomontage of Viewpoint VP1

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 Date : SEP 2024
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Existing roadside vegetation

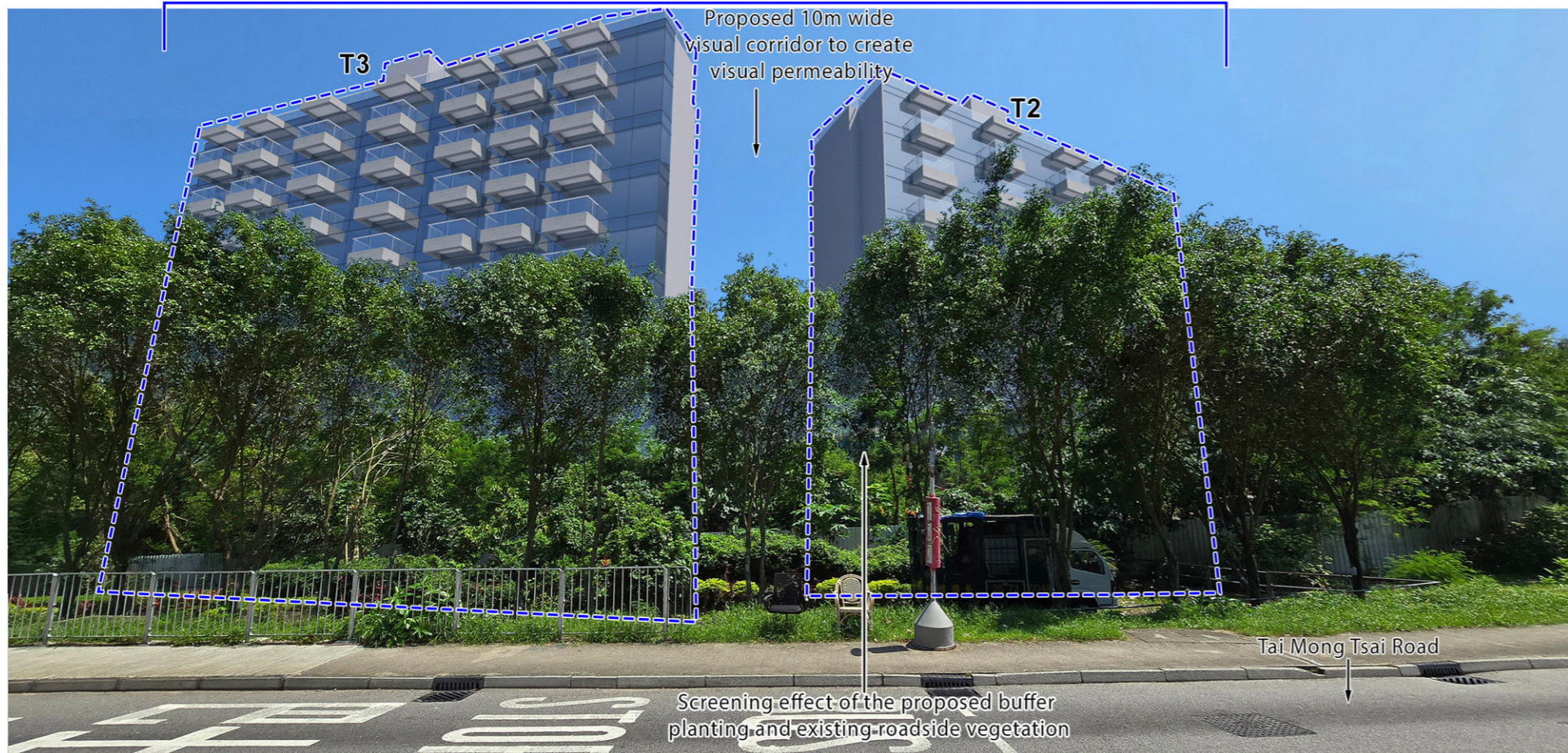


VP2 : View from Muk Min Shan Road Bus Stop (EXISTING CONDITION)



LOCATION PLAN

Proposed Development



VP2 : View from Muk Min Shan Road Bus Stop (YEAR 10 OF OPERATIONAL PHASE)

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
Photomontage of Viewpoint VP2

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Date : SEP 2024
Scale : (A3)



VP3 : View from Tai Mong Tsai Road adjacent to Wang Kong Tsuen (EXISTING CONDITION)



LOCATION PLAN



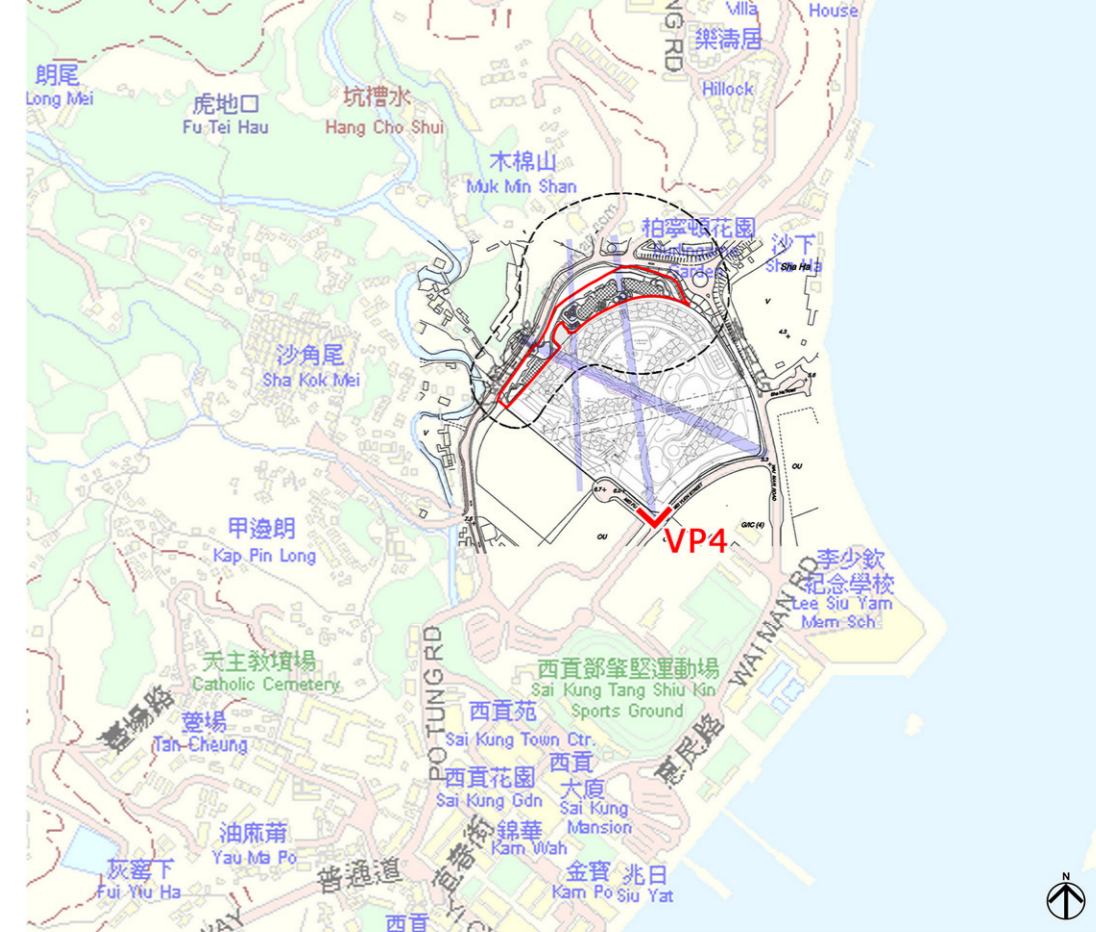
VP3 : View from Tai Mong Tsai Road adjacent to Wang Kong Tsuen (YEAR 10 OF OPERATIONAL PHASE)

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
 Photomontage of Viewpoint VP3

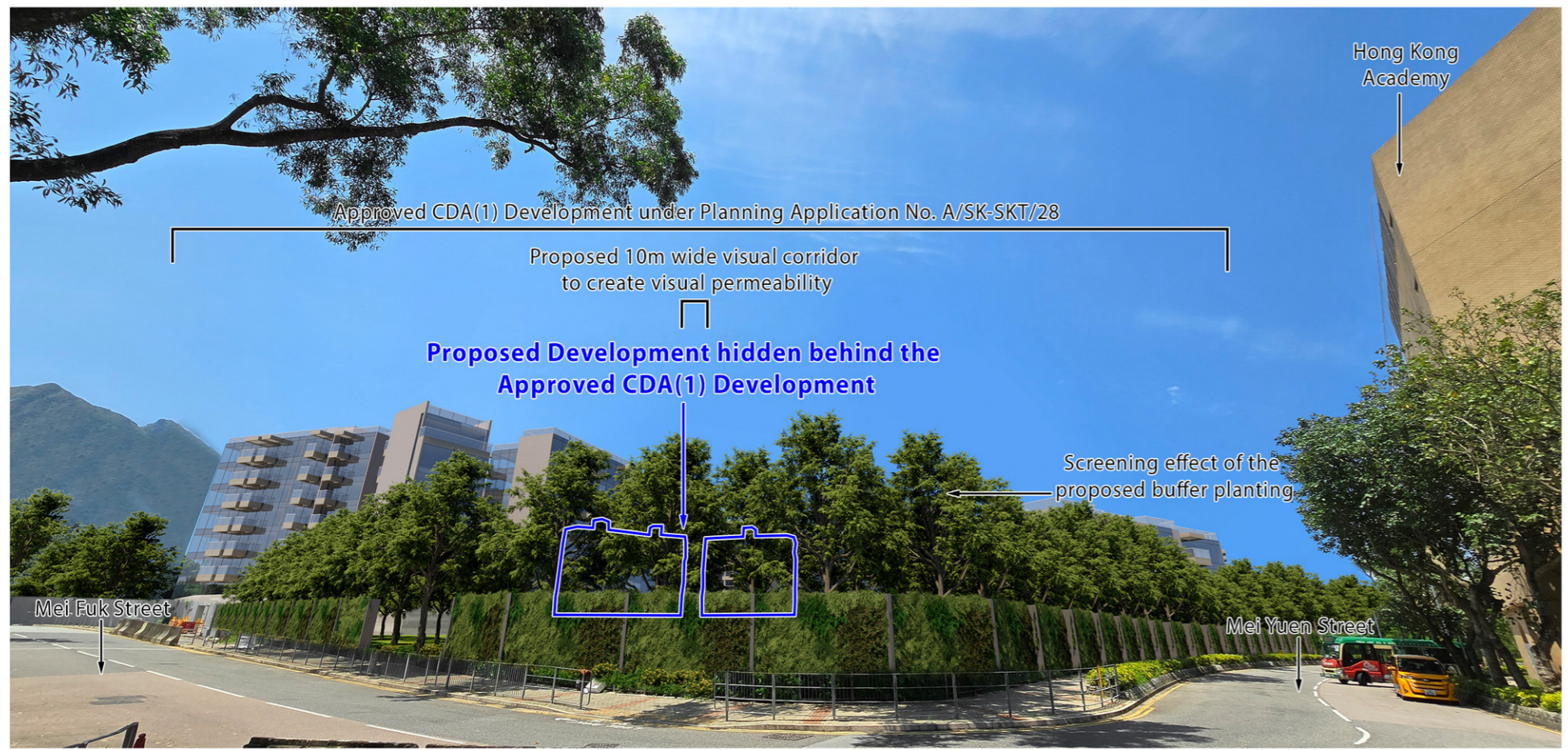
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VP4 : View from the Junction of Mei Yuen Street and Mei Fuk Street (EXISTING CONDITION)



LOCATION PLAN



VP4 : View from the Junction of Mei Yuen Street and Mei Fuk Street (YEAR 10 OF OPERATIONAL PHASE)

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
 Photomontage of Viewpoint VP4

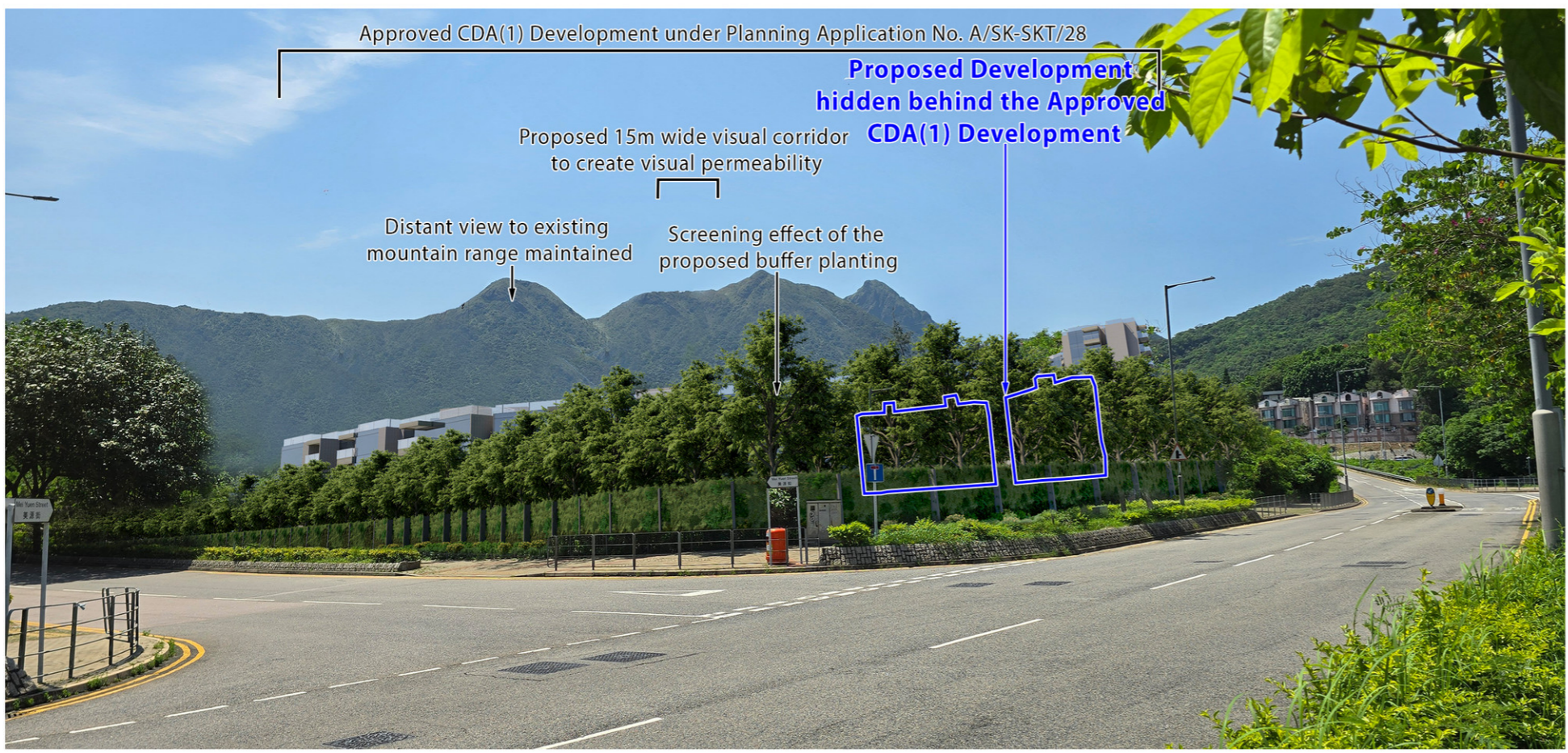
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VP5 : View from the Junction of Mei Yuen Street and Wai Man Road (EXISTING CONDITION)



LOCATION PLAN



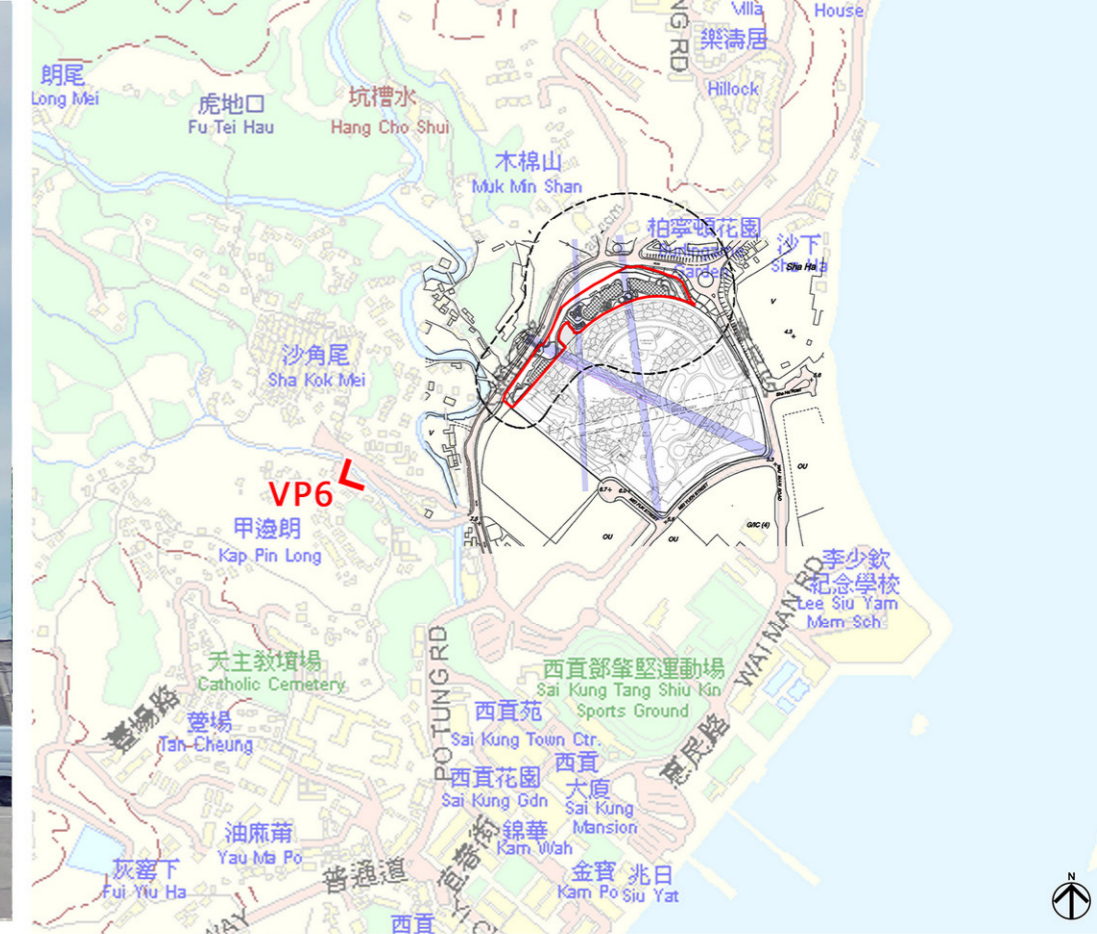
VP5 : View from the Junction of Mei Yuen Street and Wai Man Road (YEAR 10 OF OPERATIONAL PHASE)

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
Photomontage of Viewpoint VP5

Dwg. No. : 2024205-PVP-05
 Date : NOV 2024
 Scale : (A3)



VP6 : View from Kap Pin Long (EXISTING CONDITION)



LOCATION PLAN



VP6 : View from Kap Pin Long (YEAR 10 OF OPERATIONAL PHASE)

Section 16 Planning Application for Proposed Residential Development at Various Lots in D.D. 221 and Adjoining Government Land at Sha Ha, Sai Kung
 Photomontage of Viewpoint VP6

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 Date : FEB 2025
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