

# **Appendix X**

## *Visual Impact Assessment*

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## **VISUAL IMPACT ASSESSMENT**

### **1. OBJECTIVE**

- 1.1. This report of the 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**”). The site under this rezoning request involves Lots Nos. 148 S.A RP (Part), 148 S.B RP (Part), 149 RP, 150 S.A, 150 S.B and 151 in D.D. 206 and adjoining Government Land (“**GL**”) (hereinafter collectively called the “**Subject Site**”), west of Wu Kai Sha Road, Ma On Shan, New Territories (**Plan 1**).
- 1.2. The Subject Site covers a total land area of about 4,325m<sup>2</sup>. The Applicant intends to propose an amendment to the Draft Ma On Shan Outline Zoning Plan No. S/MOS/27 (“**OZP**”) to rezone the Subject Site from “Government, Institution or Community” (“**G/IC**”) to “Residential (Group B)6” (“**R(B)6**”) to include social welfare facility (RCHE only) and public vehicle park (excluding container vehicle).
- 1.3. The objective of this VIA aims to assess the likely effects of the visual changes due to the proposed rezoning scheme at the Subject Site both in the local and district-wide contexts. The proposed rezoning development comprises four building blocks: two 16-storey residential blocks with main roof levels up to 55.65mPD, one 2-storey clubhouse with main roof level up to 14mPD; and one standalone 7-storey residential care homes for the elderly (“**RCHE**”) block with main roof level up to 27.05mPD.
- 1.4. All these four building blocks are proposed to be on top of 3 levels of basement carpark (the upper one is solely for ancillary parking provision in accordance with the Hong Kong Planning Standards and Guidelines (“**HKPSG**”) to serve the on-site proposed development; and the lower two levels are being planned as the public vehicle park (“**PVP**”).



## **2. SURROUNDING CONTEXTS**

- 2.1. The Subject Site is located southwest of the junction of Wu Kai Sha Road and Yiu Sha Road (**Plan 1** and **Plan 2**); Wu Kai Sha Youth Village is located to its south and southwest separated by a local road; Wu Kai Sha Village is situated about 140m away to its farther southeast; a strip of 20m wide waterfront “Open Space” (“O”) zoning (likely to be a new section of waterfront promenade to connect to Ma On Shan Promenade and Wu Kai Sha Pier in future) is being planned more than 30m to the west and north-west of the Subject Site (**Plan 2**); and a huge residential development, known as Double Cove (迎海) is about 30m northeast of the Subject Site (**Plan 2**), this huge waterfront development contains a total of 27 housing blocks with building heights ranged from 12 to 35 storeys providing 4,000 private flats.
- 2.2. Within 500m neighbourhood catchment radius of the Subject Site, several large-scale residential developments are already located. They are: St. Barths (雲海) (7 blocks and 2 to 12 storeys), Altissimo (泓碧) (4 blocks and 2 to 15 storeys), Lake Silver (銀湖) (38 to 46 storeys), Monte Vista (翠擁華庭) (32 storeys), Lee On Estate (利安邨) (35 storeys), Villa Athena (雅典居) (26 to 27 storeys) and Villa Oceania (海典居) (16 storeys) (**Plan 2**).
- 2.3. Compared to the Subject Site, Villa Oceania, a group of eight 16-storey residential blocks each with main roof level up to 60mPD as shown in **Plan 2**, shares very similar geographical setting in the area in terms of local urban planning and design context. Villa Oceania is closely enclosed by Ma On Shan Park (to its immediately east, north and west sides) and Ma On Shan Promenade (to its north-east side) (**Plan 2**).
- 2.4. A road extension, about 25m to 30m wide, as shown in **Plan 1** and **Plan 2**, has been designated on the statutory OZP intentionally to provide greater accessibility to connect Yiu Sha Road to On Chun Street and Sai Sha Road.

Upon completion of this planned road extension, the existing rural development at Wu Kai Sha New Village (3 storeys rural housing development) and a group of 26-27 storeys tall residential development, known as Villa Athena, will then be separated physically.

- 2.5. Medium to high residential developments near low-rise rural settlements are not uncommon in this part of the Wu Kai Sha Area. Villa Oceania (16-storey with permissible building height limit of 60mPD) is being located about 120m away from a cluster of single-storey houses; and Villa Athena (26-27 storeys with permissible building height limit of 110mPD) is being located about 68m away from Wu Kai Sha New Village (3 storeys) as shown in **Plan 2**.
- 2.6. Presently, the Subject Site is occupied by a temporary convenient vehicles’ holding area. It falls within an area zoned G/IC on the OZP as shown in **Plan 1**. This rezoning request aims to up-zone a piece of long under-utilised land resources into a medium-rise residential development [i.e., from “G/IC” zone to “R(C)6’ zone to make the best use of the long-under-utilised land resources to meet the needs of the community in a comprehensive land use planning manner.

### **3. INDICATIVE REZONING SCHEME**

- 3.1. The proposed indicative rezoning scheme comprises a total of 4 building blocks: two 16-storey residential blocks (Block A and Block B); one 2-storey ancillary club house; and one freestanding 7-storey RCHE (about 178 bed spaces). **Plan 3** is the Master Layout Plan (“**MLP**”) of the proposed rezoning scheme. All these proposed building blocks are planned to be developed on top of a 3-level basement car park [i.e. the upper one will be allocated for ancillary car park provision to serve the whole development above ground, and the lower two levels will be used as a PVP (about 124 parking spaces) to serve the local community].
- 3.2. **Plans 4 and 5** are the indicative section diagrams of the proposed rezoning scheme.

- 3.3. Key special urban design considerations have been incorporated as outlined below:
- i. Providing a building separation of not less than 15m between Block A and Block B to maintain the local visual and wind permeability;
  - ii. Adopting a compatible building height with development(s) sharing similar site context, i.e., Villa Oceania (16-storey with permissible building height limit up to 60mPD) and Villa Athena (26-27 storeys with permissible building height limit up to 110mPD) (see paragraph 2.5 above);
  - iii. Adopting a stepped-height design concept (16-storey residential towers and one 7-storey RCHE);
  - iv. Providing peripheral building set-back areas, ranged from at least 1.5m to 9.7m, for better and managed landscaping treatment and shared-use pedestrian passage (connect Yiu Sha Road and Wu Kai Sha Beach; and
  - v. Keeping at least 30m away from the planned promenade (zoned as “O”)
- 3.4. In view of the above, the overall building height of the two residential blocks is proposed to be 16-storey and 55.65mPD up to the main roof level (**Plan 4 and Plan 5**). Compared to those adopted in Villa Oceania and Villa Athena, the building height under the proposed rezoning scheme is more than compatible in terms of urban design setting.
- 3.5. Details of the proposed rezoning scheme are provided in the main text of this Planning Statement.

## **4. THE ASSESSMENT**

### **A. Selection of Public Viewing Points**

- 4.1. At the early stage of this VIA, a total of 8 initial public viewing points (“VPs”) were identified within a visual range from 30m to 2.3km at various potential VPs that may possibly be viewed the Subject Site (**Plan 6**). These VPs represent the short-range (close-up), medium-range and long-range viewing contexts for the VIA.

- 4.2. After site inspections, only 6 of them are selected for this VIA (i.e., VP1 to VP6) as other VPs (i.e., VP7 and VP8) are already filtered off/blocked by existing vegetations or those high-rise building structures surrounding the Subject Site. **Plan 7** shows the site photographs taken at these two unselected VPs. Noting the fact that the Subject Site has been closely surrounded by high-rise and high-density urban developments, it can hardly be viewed clearly from the nearest mountain ridgelines. As such no other long-range VP was considered.
- 4.3. Photomontage at each selected VP showing the likely effects of the visual changes have been provided by the project architect to facilitate this VIA exercise.

## **B. Assessment of Selected VPs**

### **VP1 – Footbridge across Sai Sha Road**

- 4.4 **Visual Composition:** this is a mid-range public viewing point and is about 450m southeast of the Subject Site (**Plan 6**). It was taken at the footbridge across Sai Sha Road connecting MTR Wu Kai Sha Station to Double Cove. Photo 1A on **Plan 8** shows the existing visual composition behind the Subject Site from this VP. The key visual elements include: residential building developments on the two sides (35-storey Double Cove on the right and 27-storeys Villa Athena on the left); groups of green vegetations/trees; section of Sai Sha Road; roadside signages and railings; and boundary fence walls of Double Cove (photo 1A on **Plan 8**).
- 4.5 Photo 1B in **Plan 8** shows the changes in the overall visual context due to the proposed development at this VP. The total visual effect is not incompatible with its surrounding settings. With the proposed development, it can be treated as an extension of the building developments on the two sides. The proposed 15m-wide building separation contribute a significant visual effect to create an effective visual permeable opening to make the proposed development blend in well with the surrounding built environment. The visual sensitivity at this VP

is low to medium as viewers will not normally stay still for a long period of time at this location.

- 4.6 **Visual Obstruction and Effect on Visual Resources:** as shown in Photo 1B on **Plan 8**, the proposed development will cause minor visual obstruction to the sky view or the visual openness yet the visual permeability due to the proposed development at the Subject Site remains visually tolerable taking into account the small scale in development and provision of 15m building separation between the proposed building blocks.
- 4.7 **Effect on Public Viewers:** despite the proposed development will cause minor visual obstruction to the sky view at this VP, the exposed upper part of the proposed development is not incompatible with its surrounding physical settings (the 35-storey Double Cove on the left and 27-storey Villa Athena on the right). The proposed 15m-wide building separation has provided a substantial effect to enhance the visual permeability of the proposed development at this VP. The overall panoramic view and the openness sky view at this VP remain largely unaffected when compared to the existing situation. Therefore, the magnitude of visual changes on the public viewers at this VP is moderate.
- 4.8 **Resultant Overall Impact:** in view of the low-to-medium visual sensitivity and the moderate magnitude of visual changes, the visual impact experienced at this VP due to the proposed rezoning scheme will be **slightly to moderately adverse** when compared to those in existing visual conditions.

#### **VP2 – Footbridge across Yiu Sha Road**

- 4.9 **Visual Composition:** this VP is a short-range public viewing point and is about 280m northeast away from the Subject Site (**Plan 6**). It was taken at the footbridge across Yiu Sha Road connecting St. Barths to Double Cove Summit (**Plan 6**). Photo 2A on **Plan 9** shows the existing visual composition in front of the Subject Site from this VP. The foreground visual elements include section of Yiu Sha Road, roadside vegetations/trees and the 3 5-storey Double Cove

Summit, and the backdrop visual elements are groups of high-rise high-density residential developments and mountain ridgelines.

- 4.10 The visual sensitivity at this VP is low as viewers at this VP will not normally stay still for a long period of time and, in fact, the backdrop of this viewing context has already occupied by groups of existing high-rise development and mountain ridgelines.
- 4.11 **Visual Obstruction and Effect on Visual Resources:** as shown in photo 2B on **Plan 9**, the proposed rezoning development will completely integrate into the existing building clusters without any effect of visual changes to the existing the viewing backdrop. No visual obstruction to the sky view will be resulted at this VP.
- 4.12 **Effect on Public Viewers:** as the photomontage shows in photo 2B, the proposed rezoning development is basically absorbed by its surrounding high-rise development. No part of the sky view or building hardlines of the proposed development can be obviously viewed at this VP. The effects of visual changes in terms of visual magnitude at this VP is negligible when compared to the existing condition.
- 4.13 **Resultant Overall Impact:** in view of the low visual sensitivity and the negligible visual magnitude, the resultant overall impact due to the proposed rezoning development at this VP is **negligible**.

### **VP3 – Wu Kai Sha Beach**

- 4.14 **Visual Composition:** this VP is a short-range public viewing point at Wu Kai Sha Beach and is about 80m north of the Subject Site (**Plan 6**). Photo 3A on **Plan 10** shows the existing visual composition between the Subject Site at this VP. The foreground visual elements of this VP include sandy beach with water sport activities and equipment, tall and densely grown vegetations and 35-storey Double Cove. The visual backdrop elements include groups of high-rise

residential clusters and mountain ridgelines (photo 3A).

- 4.15 Compared to the existing visual context, the proposed rezoning development, as shown in Photo 3B, can be treated as an extension of the existing high-rise development profile at this VP. The potential viewers at this VP are water sportsmen, sport operators, workers, swimmers and other passive beach users. In view of the following factors, the visual sensitivity at this VP is medium: (i) a group of tall and densely grown vegetations setting as an affective foreground visual element in front of the Subject Site; (ii) most of the viewers will not normally keep their heads up when walking towards the Subject Site; (iii) most of the beach users will spend most of time looking towards the sea under normal circumstances; and (iv) the implementation of the planned waterfront promenade, as shown in **Plan 2**, will bring in the area more dynamic visual attractions within this VP.
- 4.16 **Visual Obstruction and Effect on Visual Resources:** compared to the existing condition (**Plan 10**), the proposed rezoning development slight touches a minor part of the existing mountain ridgelines at the long-range visual backdrop. Nevertheless, the proposed 16-storey building mass with a 15m-wide building separation is not incompatible with its surrounding high-rise urbanised development profile at this VP (phot 3B).
- 4.17 **Effect on Public Viewers:** the proposed rezoning development blends in well with the surrounding development despite of the resultant loss of visual permeability. However, considering that the low zone of the Proposed Development is screened off by existing vegetation, the visual effect on public viewers is considered insignificant. Therefore, the magnitude of visual changes on the public viewers at this VP will be slight to moderate.
- 4.18 **Resultant Overall Impact:** in view of the slight to medium visual sensitivity and the slight to moderate magnitude of visual changes, the resultant overall visual impact at this VP due to the proposed rezoning development will be

**slightly to moderately adverse** when compared to existing condition.

**VP4 – Footpath at the Eastern Tip of the Wu Kai Sha Youth Village (“WKS YV”)**

- 4.19 **Visual Composition:** this VP is a short-range public viewing point and is about 30m southeast to the Subject Site (photo 4A in **Plan 11**). It was taken at the footpath along the eastern fringe of WKS YV connecting between the Subject Site and the Wu Kai Sha Village (**Plan 6**). The existing visual composition at this VP is shown in photo 4A and the viewers are mainly transient pedestrians, users of the visitors and workers of the WKS YV, as well as the residents of the Wu Kai Sha village. The foreground visual elements are primarily the informal entrance of the WKS YV on the left and overgrown at both sides of the footpath. The visual backdrop element is mainly the façade of the proposed 2-storey clubhouse and 16-storey residential block partially screened by the foreground vegetation (photo 4A). Considering the transient nature of public viewers at this VP, visual sensitivity at this VP is **low**.
- 4.20 **Visual Obstruction and Effect on Visual Resources:** While foreground and surrounding vegetation will help partially screen the proposed 16-storey residential tower at the Subject Site from view, particularly the 2-storey clubhouse and the 7-storey RCHE building. Yet, the residential tower will block part of the open sky as shown in photo 4B in **Plan 11**. To help mitigate the effects of visual obstruction, peripheral landscape treatments have been proposed at ground level .
- 4.21 **Effect on Public Viewers:** At this VP, the many parts of the proposed rezoning scheme will be screened off by the existing roadside vegetations. In view of this, the visual effect on public viewers at this VP will be medium.
- 4.22 **Resultant Overall Impact:** in light of the low visual sensitivity of transient public viewers and medium degree of visual changes, the resultant overall visual impact experienced at this VP due to the proposed rezoning development will



be **moderately adverse** when compared to the existing visual context.

#### **VP5 – Near Wu Kai Sha Pier**

- 4.23 **Visual Composition:** this VP is a mid-range public viewing point and is about 470m southwest to the Subject Site (photo 5A in **Plan 12**). It was taken at the footbridge leading to Wu Kai Pier (**Plan 6**). The existing visual composition at this VP is shown in photo 5A and the viewers are users of the piers and visitors. The foreground visual elements include: water body of Tolo Harbour; sandy shore; shoreline vegetations and inland tree plantings. The visual backdrop elements are mainly high-rise residential developments with building heights ranged, from right to left, from 35-storey at Lee On Estate, to 46-storey Lake Silver, to 35-storey Double Cove, 15-storey Altissimo and 12-storey St. Barths (photo 5A).
- 4.24 The visual sensitivity at this VP is low not only because there is a continued line of building visual backdrop, but the openness sunset sky view is on the other side of the footbridge making the visual attractiveness of this VP insignificant.
- 4.25 **Visual Obstruction and Effect on Visual Resources:** as shown in photo 5B on **Plan 12**, the proposed 16-storey rezoning development at the Subject Site will completely integrate with the visual building backdrop and to be treated as an extension of the existing building profile without affecting the existing visual openness, sky view or visual permeability at this VP. As such, the magnitude of visual change due to the proposed rezoning development is negligible.
- 4.26 **Effect on Public Viewers:** the proposed rezoning development blends in well with its surrounding building development context with no effect on additional visual obstruction or visual permeability when compared to that in the existing visual context (**Plan 12**). In view of this, the visual effect on public viewers at this VP will be negligible.
- 4.27 **Resultant Overall Impact:** in light of the low visual sensitivity and negligible

effects of visual changes, the resultant overall visual impact experienced at this VP due to the proposed rezoning development will be **negligible** when compared to the existing visual context.

#### **VP6 – at Ma On Shan Promenade**

- 4.28 **Visual Composition:** this VP is a long-range public viewing point and is about 700m southwest to the Subject Site (photo 6A in **Plan 13**). It was taken along the Ma On Shan promenade at the northwest fringe of the Ma On Shan Park (**Plan 6**). The existing visual composition at this VP is shown in photo 6A and the main public viewers are users and visitors of the open spaces. Visual elements at this VP primarily consists of the Wu Kai Sha pier, existing landscape of WKSYP, water body of Tolo Harbour; sandy shore; shoreline vegetations and inland tree plantings. The backdrop is formed primarily by high-rise residential developments as mentioned in paragraph. 4.23 (photo 6A). Considering the background is largely characterised by medium- to high- rise developments, visual sensitivity at this VP is **low**.
- 4.29 **Visual Obstruction and Effect on Visual Resources:** similar to VP 5, the proposed 16-storey rezoning development at the Subject Site blends in well with the nearby built development setting. As viewed from this VP, the proposed development forms a continuation of building structures among the existing building profile. In view of the solid backdrop and being clearly sandwiched by surrounding developments, the proposed development, as shown in photo 6B in Plan 13, blends in well with the surrounding settings. No significant adverse visual effect due to the proposed development at this VP is anticipated.
- 4.30 **Effect on Public Viewers:** in view of the above, and having considered the long-range viewing distance from the Subject Site and the limited change to the overall visual composition under the solid backdrop of the surrounding developments, the magnitude of visual change due to the proposed rezoning development at this VP is considered to be negligible.

4.31 **Resultant Overall Impact:** given the low visual sensitivity and negligible effects of visual changes, the resultant overall visual impact experienced at this VP due to the proposed rezoning development will be **negligible** when compared to the existing visual context.

## **5. CONCLUSION**

5.1. The results of the above assessment have demonstrated that among the six selected public viewing points, three are of negligible visual impact, two are of slightly to moderately adverse visual impact and one moderately adverse visual impact when compared to those in the existing visual contexts. This also proves that the scale and the building height proposed in the indicative rezoning scheme is not incompatible with its surrounding development settings. Indeed, the proposed 15m-wide building separation contributes a very significant input to provide a meaningful visual permeability corridor at various VPs.

5.2. The proposed rezoning scheme at the Subject Site is hence acceptable from the visual impact assessment standpoint.

**Vision Planning Consultants Limited**

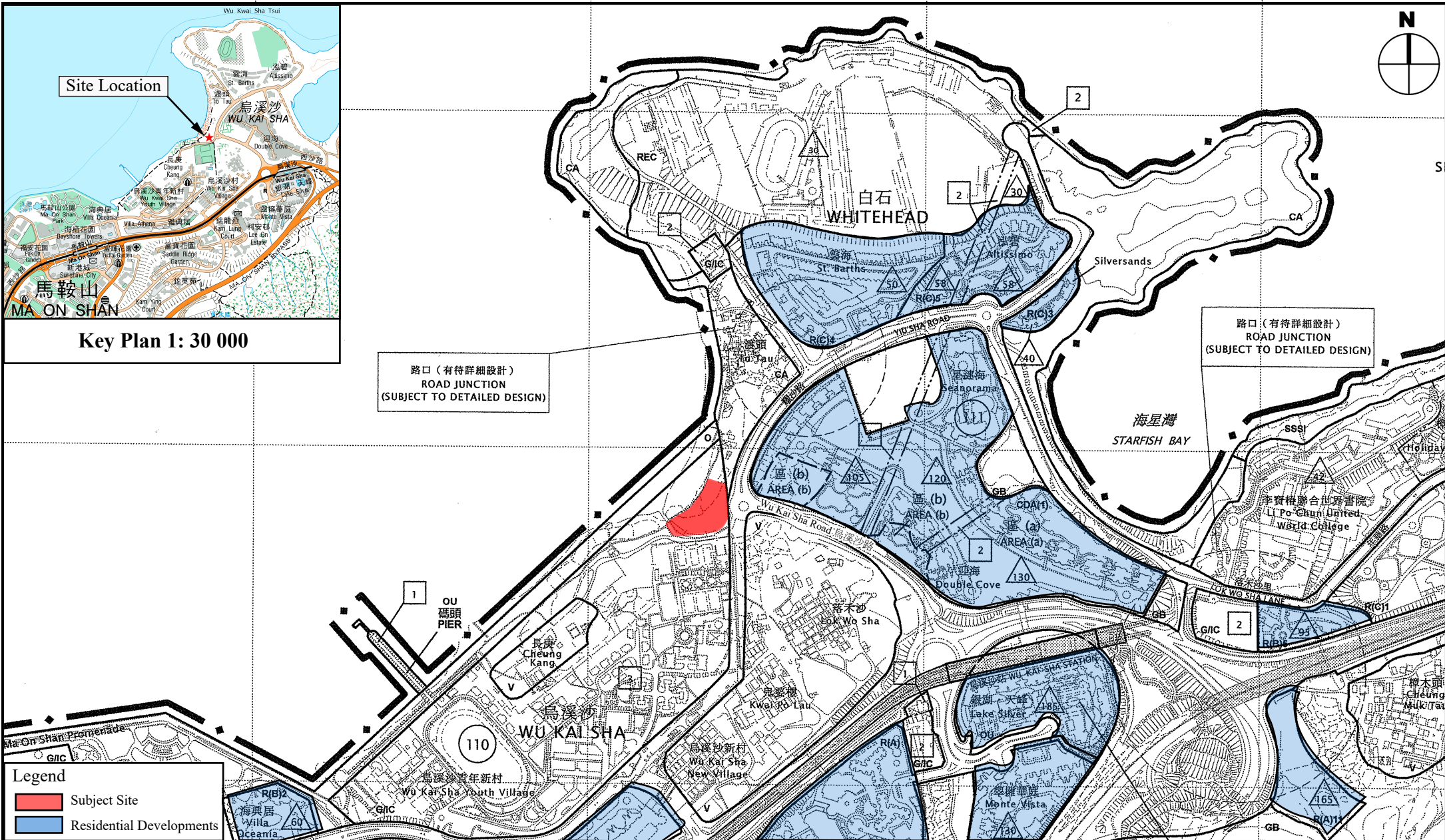
**25<sup>th</sup> October 2023**



Key Plan 1: 30 000

路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)

路口 (有待詳細設計)  
ROAD JUNCTION  
(SUBJECT TO DETAILED DESIGN)



Legend

- Subject Site
- Residential Developments

Site Location Plan

(Base Plan Extracted from the Draft Ma On Shan OZP No. S/MOS/27)

Plan 1

1: 7 500



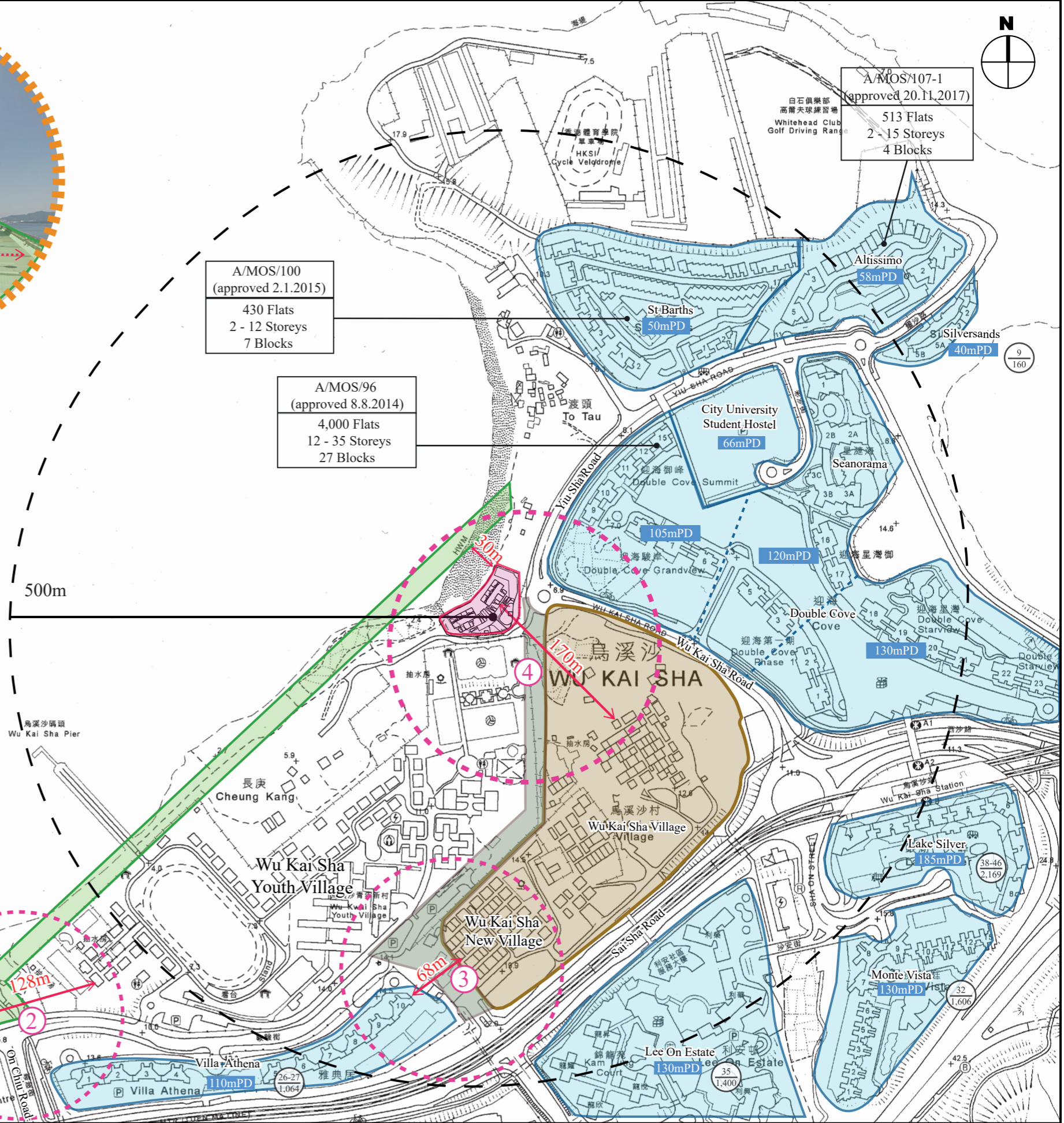
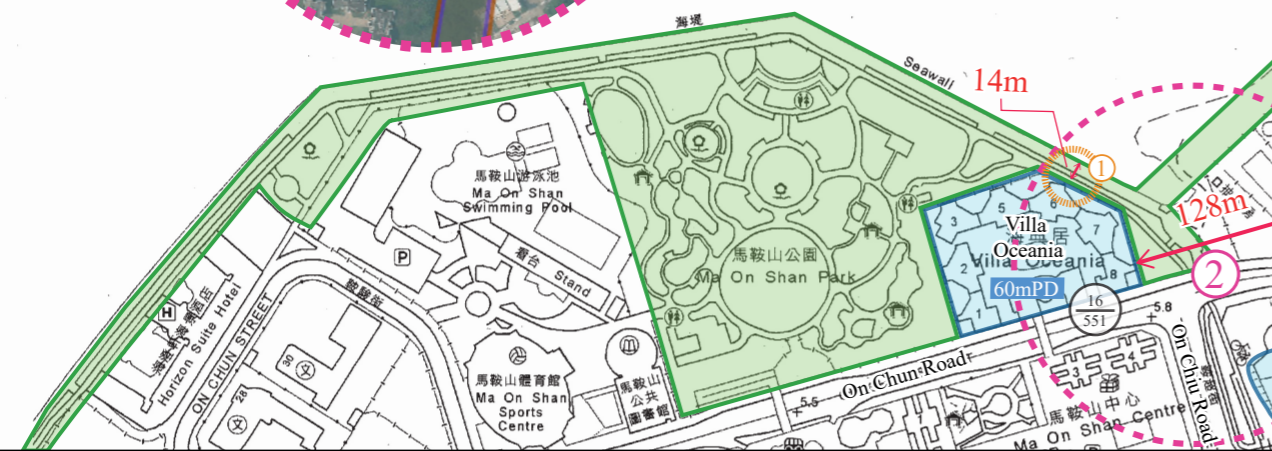
弘域城市規劃顧問有限公司  
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**Legend**

- Subject Site
- Residential Developments
- "Open Space" ("O") Zone
- "Village Type Development" ("V") Zone
- Planned Road Extension
- 58mPD Building Height Restriction
- 26-27  
1,064 Number of Storey(s)  
Number of Unit(s)



**Building Height Profiles of in the Vicinity of the Subject Site**  
(Base Plan Extracted from the Government Survey Sheets No. 7-NE-B and 7-NE-D)

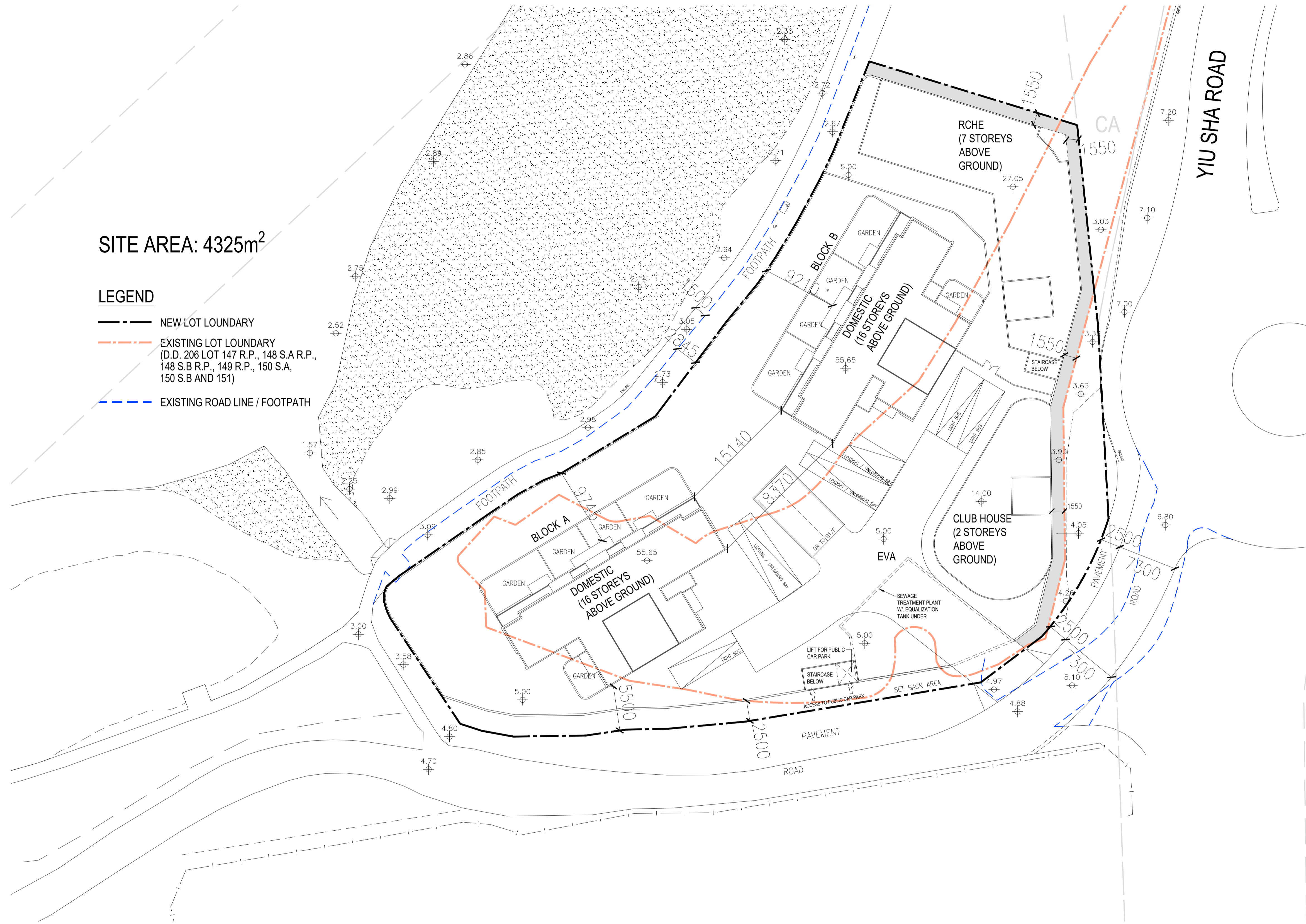
**Plan 2**

**1 : 5 000**

**VISION**

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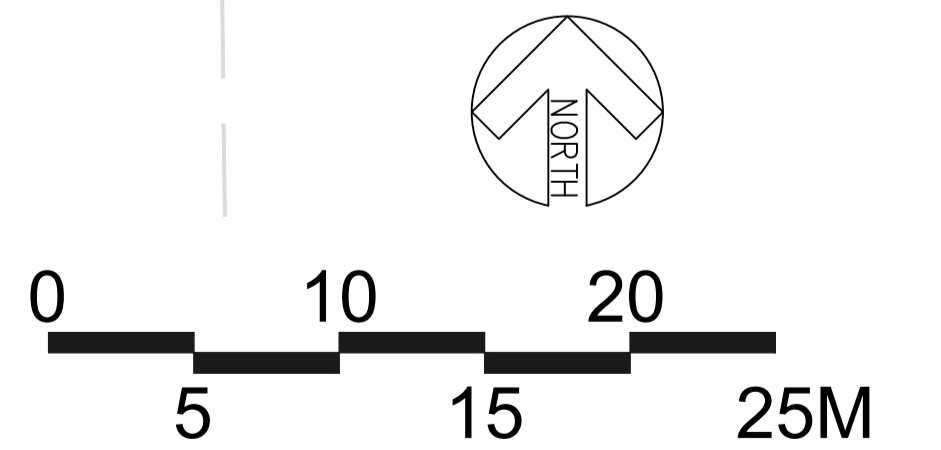




SITE AREA: 4325m<sup>2</sup>

**LEGEND**

- NEW LOT LOUNDRARY
- EXISTING LOT LOUNDRARY (D.D. 206 LOT 147 R.P., 148 S.A R.P., 148 S.B R.P., 149 R.P., 150 S.A, 150 S.B AND 151)
- EXISTING ROAD LINE / FOOTPATH



**GENERAL NOTES**  
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.  
 2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.  
 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2023.9.29

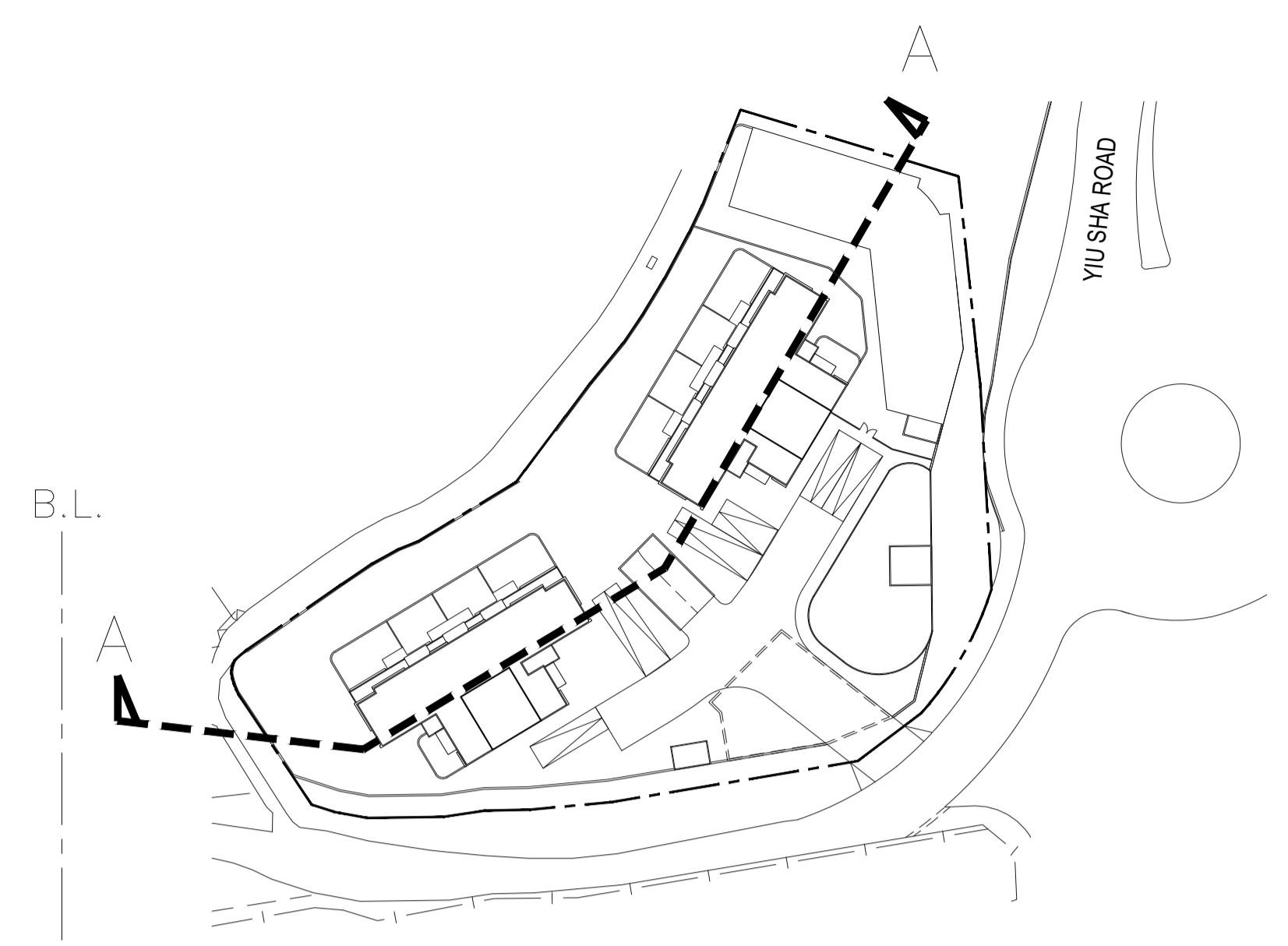
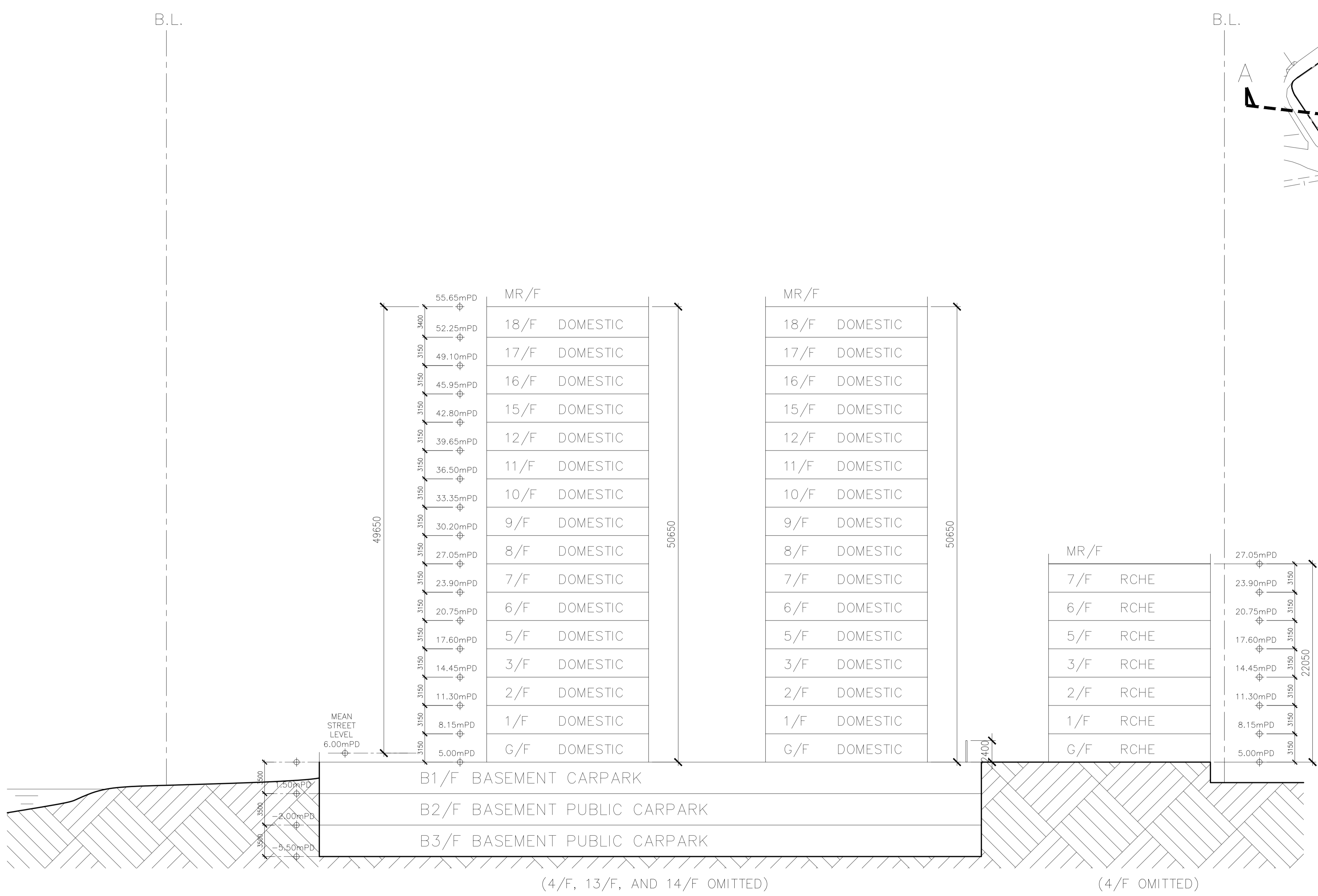
**Project:**  
 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

**Drawing Title:**  
 MASTER LAYOUT PLAN

**Drawing No.:**  
 MP-01

**Architect:**

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# Plan 4

GENERAL NOTES  
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 4. ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

2023.9.29

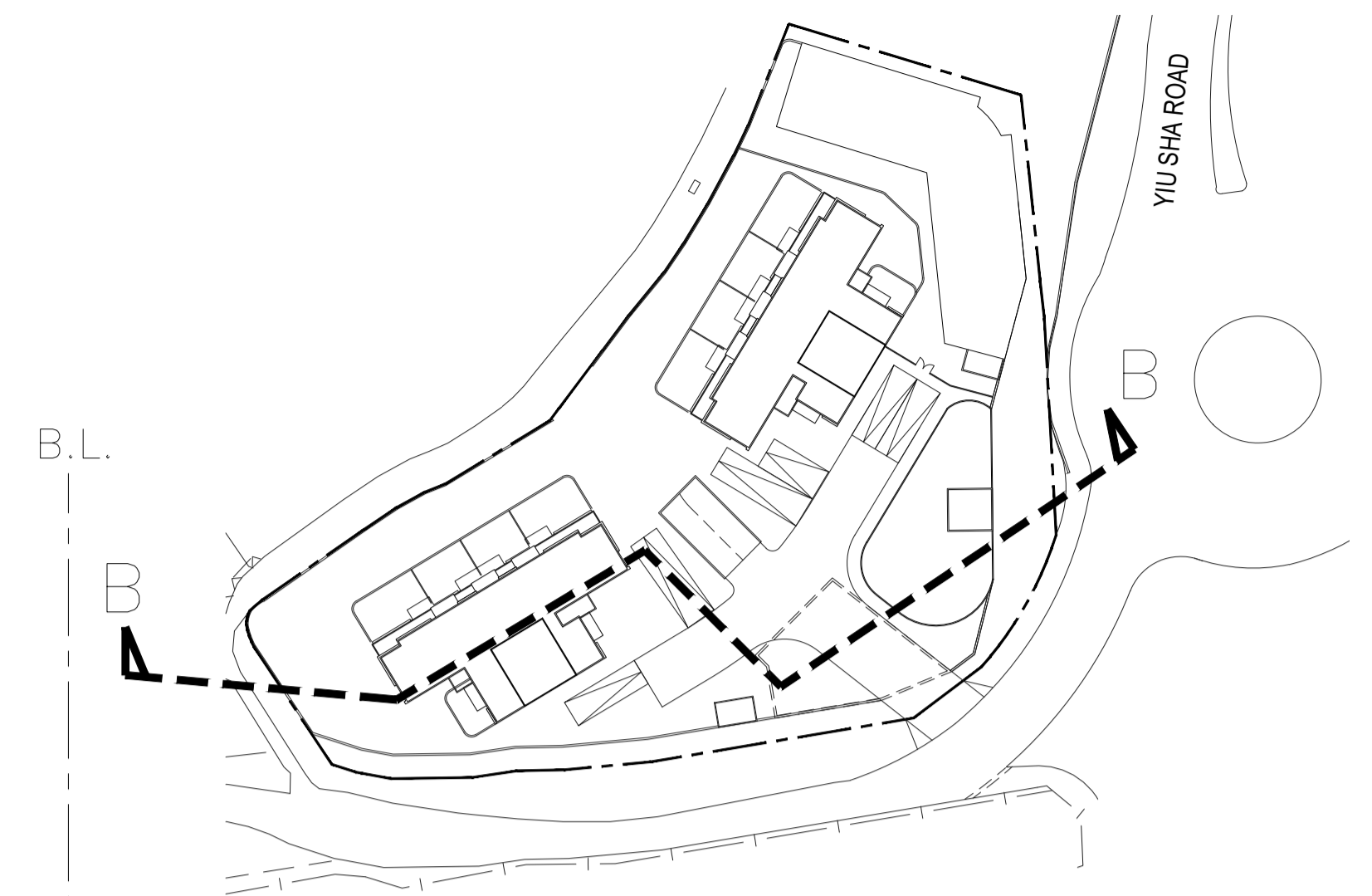
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 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

**Drawing Title:**  
 SCHEMATIC SECTION A-A

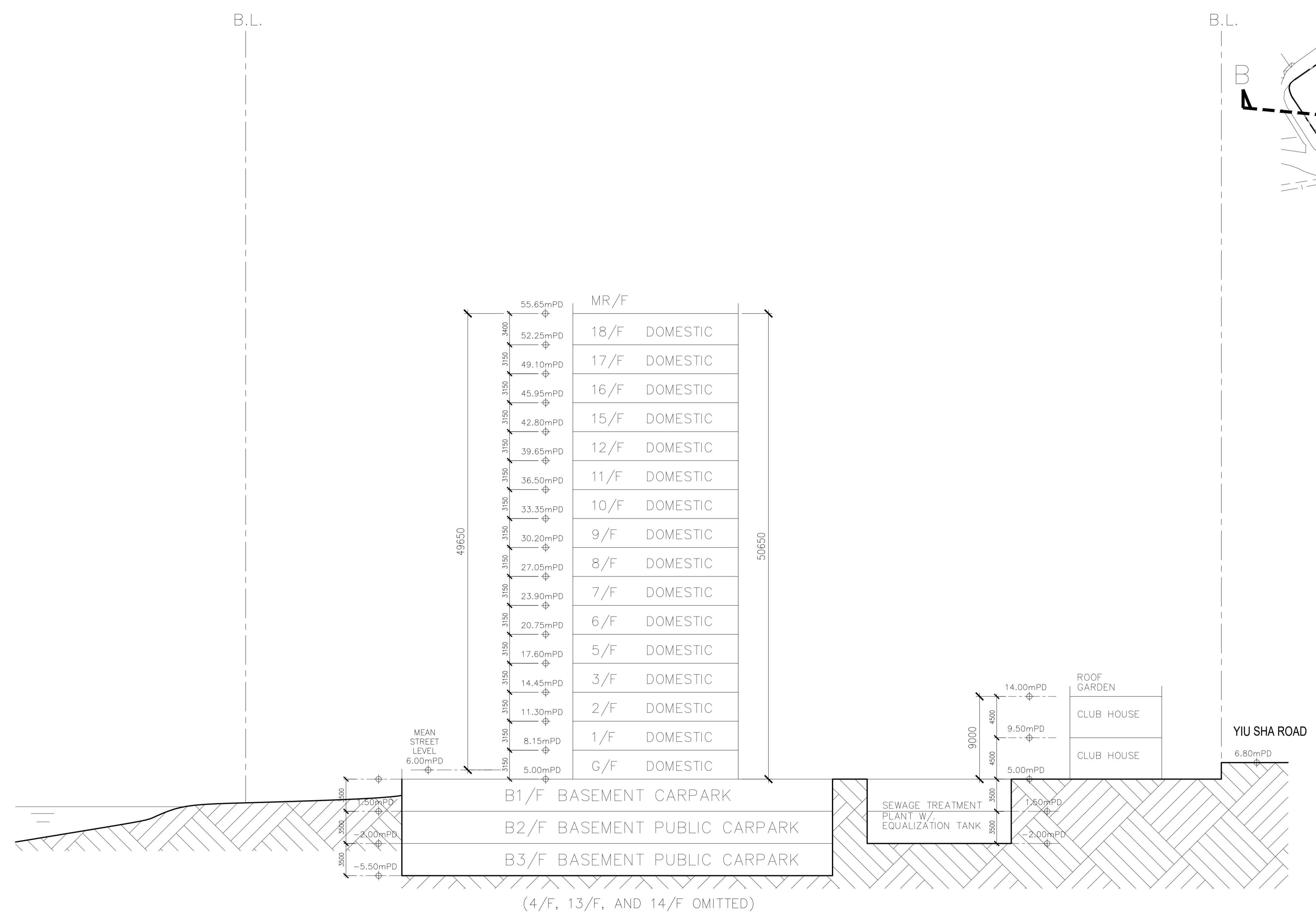
**Drawing No.:**  
 GP-12

**Architect:**

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# Plan 5



GENERAL NOTES  
 1. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.  
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 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH THE WORK.  
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2023.9.29

**Project:**  
 PROPOSED REZONING FROM "GOVERNMENT, INSTITUTION OR COMMUNITY" TO "RESIDENTIAL (GROUP B)6" ZONE TO INCLUDE SOCIAL WELFARE FACILITY (RCHE ONLY) AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) AT LOTS NOS. 148 S.A RP (PART), 148 S.B RP (PART), 149 RP, 150 S.A, 150 S.B AND 151 IN D.D. 206 AND ADJOINING GOVERNMENT LAND, WEST OF WU KAI SHA ROAD, MA ON SHAN, NEW TERRITORIES

**Drawing Title:**  
 SCHEMATIC SECTION B-B

**Drawing No.:**  
 GP-13






**Architect:**

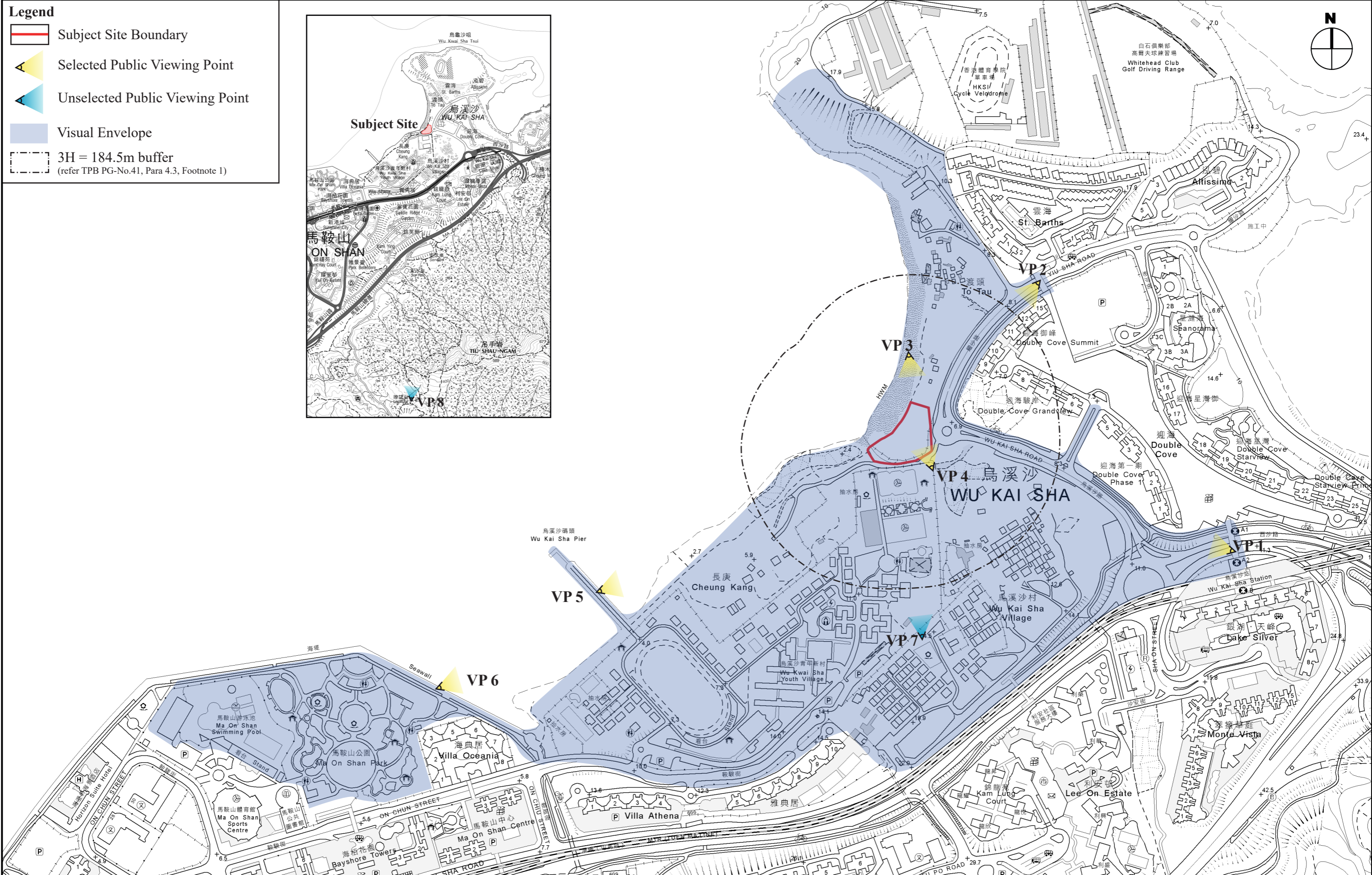
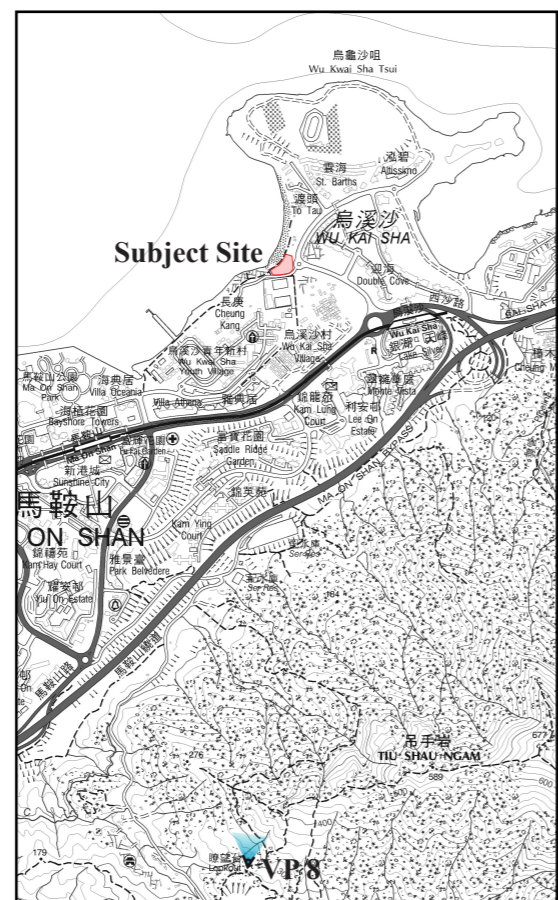

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 721-725 Nathan Road, Kowloon  
 Tel: (852) 3422 3082, Fax: (852) 3428 2269



**Legend**

-  Subject Site Boundary
-  Selected Public Viewing Point
-  Unselected Public Viewing Point
-  Visual Envelope
-  3H = 184.5m buffer (refer TPB PG-No.41, Para 4.3, Footnote 1)



**Location of Public Viewing Points**

(Base Plan Extracted from the Government Survey Sheets No. 7-NE-B and 7-NE-D)

Plan 6

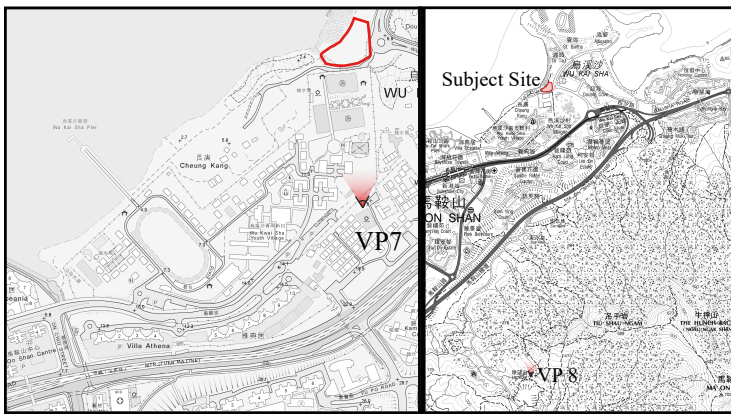
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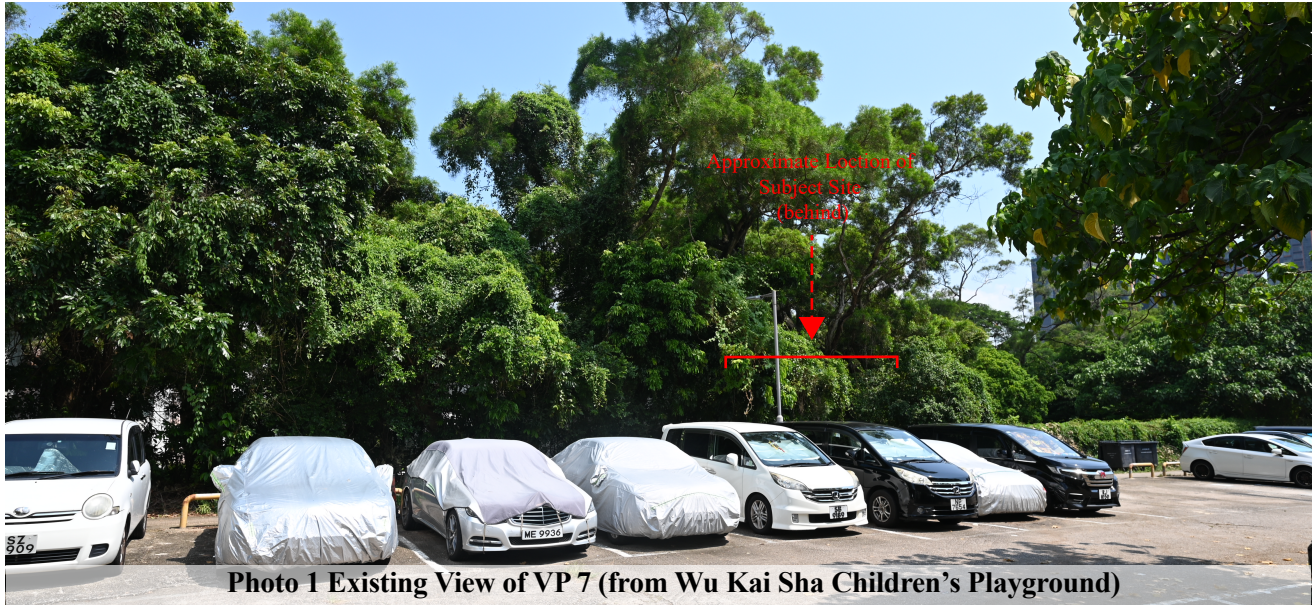
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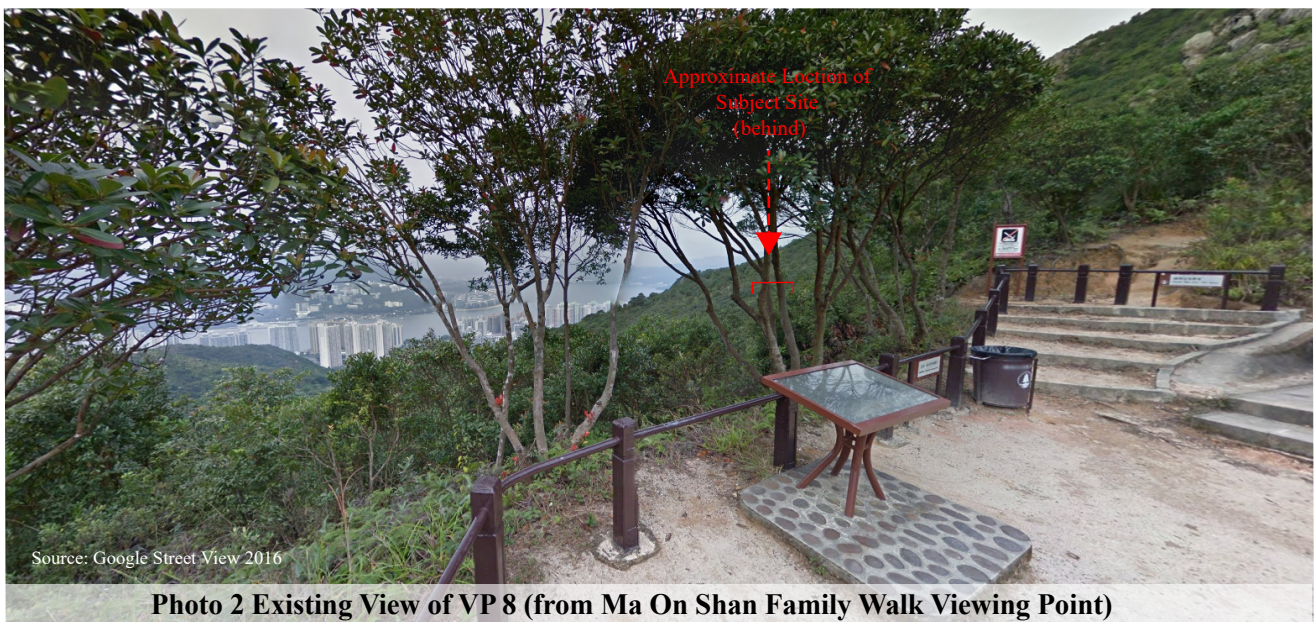




**Location of VPs 7 & 8**



**Photo 1 Existing View of VP 7 (from Wu Kai Sha Children's Playground)**



**Photo 2 Existing View of VP 8 (from Ma On Shan Family Walk Viewing Point)**

**Unselected Public Viewing Points**

**Plan 7**

**N.T.S**

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**Location of VP 1**



**Photo 1A Existing View**



**Photo 1B View with Indicative Scheme**

**Viewing Point 1:**  
**From the elevated footbridge connecting**  
**Double Cove Summit and Wu Kai Sha MTR Station**

**Plan 8**

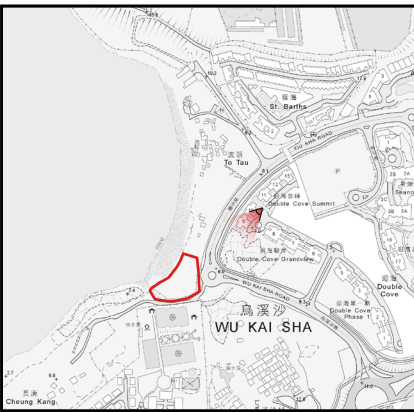
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**Location of VP 2**



**Photo 2A Existing View**



**Photo 2B View with Indicative Scheme**

**Viewing Point 2:**  
From footbridge connecting Double Cove  
and St. Barths across Yiu Sha Road

**Plan 9**

**N.T.S**



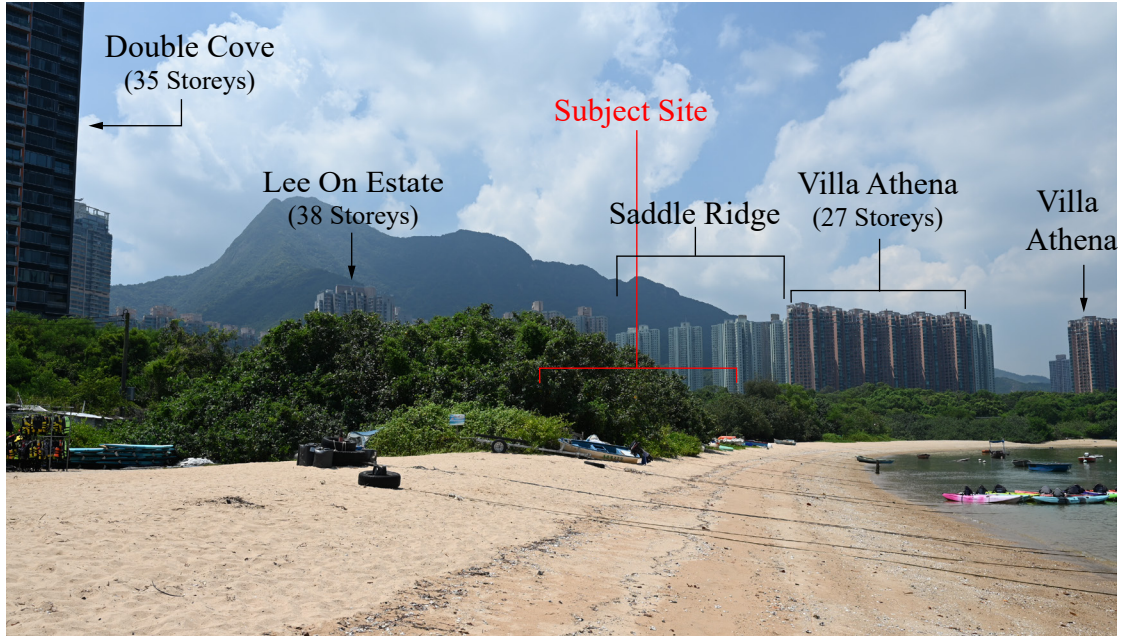
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**Location of VP 3**



**Photo 3A Existing View**



**Photo 3B View with Indicative Scheme**

**Viewing Point 3:  
From Wu Kai Sha Beach**

**Plan 10**

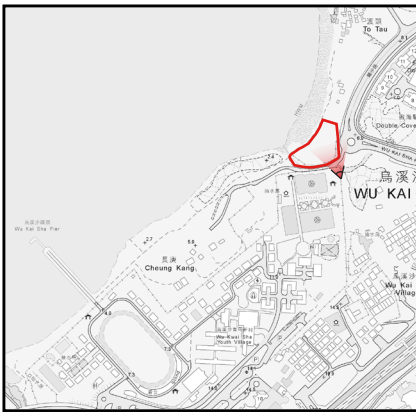
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**Location of VP 4**



**Photo 4A Existing View**



**Photo 4B View with Indicative Scheme**

**Viewing Point 4:**  
From the Footpath at the Eastern Tip of the Wu Kai Sha Youth Village

**Plan 11**

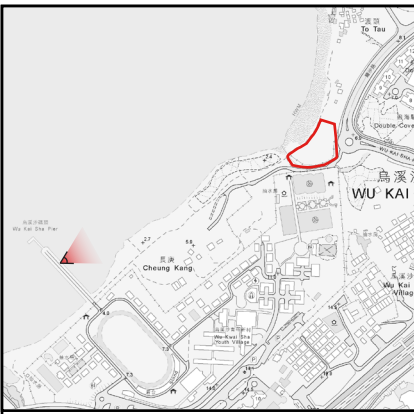
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**Location of VP 5**



**Photo 5A Existing View**



**Photo 5B View with Indicative Scheme**

**Viewing Point 5:  
From Wu Kai Sha Pier**

**Plan 12**

**N.T.S**



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**Location of VP 6**



**Photo 6A Existing View**



**Photo 6B View with Indicative Scheme**

**Viewing Point 6:  
From Ma On Shan Promenade**

**Plan 13**

**N.T.S**



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