

Appendix 5

Replacement Pages of Visual Impact Assessment



Existing Condition



Proposed Development



Key Plan



Viewpoint 2 – Bus Stop at Monte Verde, Repulse Bay Road

Proposed Minor Relaxation of Site Coverage Restriction
for Permitted House Redevelopment in
“Residential (Group C) 3” Zone,
No. 66 Deep Water Bay Road,
Shouson Hill, Hong Kong

Visual Impact Assessment

Figure 6.2

Date: 19 November 2025

7. CONCLUSION

- 7.1.1 Based on the analysis on evaluating the potential visual impact of the Proposed Development as compared with the existing condition in terms of 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 with the minor relaxation of SCR from 25% to not more than 37% to the identified to the sensitive viewers represented in each VP.

Table 7.1 Summary of Assessment of Visual Impact at the Viewpoints

Viewpoint	Location	Visual Sensitivity	Magnitude of Visual Change	Visual Impact due to Proposed Development
VP1	Deep Water Bay Beach Barbecue Area	High	Negligible	Negligible
VP2	Bus Stop near Monte Verde, Repulse Bay Road	Medium	Negligible	Negligible
VP3	Mills and Chung Path	Medium	Negligible	Negligible
VP4	Cable Car at Ocean Park	High	Negligible	Negligible

- 7.1.2 VP1 and VP2 provide the mid-range view towards the Proposed Development from the east direction. Upon minor relaxation of SCR from 25% to not more than 37%, the Proposed Development will replace existing buildings at the Site. With the proposed terraced design and carefully thought-out building form and disposition, the Proposed Development will be visually compatible with the surrounding settings while maintain visual openness from these two viewpoints. Nevertheless, the proposed building height has paid respect on the topographical settings of the area and continue to blend in well with the existing low-rise residential cluster. Therefore, the visual impact anticipated from VP1 and VP2 are negligible.
- 7.1.3 VP3 illustrates a close-up view towards the Proposed Development from the southwestern direction. As illustrated in **Figure 6.3**, the lower portion of the Proposed Development will be concealed behind the lush greenery at the slope after minor relaxation of SCR. The proposed terraced design and carefully thought-out building height contributed to the reduction of visual mass when viewing from this viewpoint. The staggered design at the Proposed Development would break down the building bulk, which allows additional visual access to the open sky view. This will maintain the visual openness of the Site from this VP and provide visual access to the key visual resource. Hence, the visual impact by the Proposed Development from this VP will be negligible after the minor relaxation of SCR.
- 7.1.4 VP4 illustrated a distant view to the Proposed Development from the southwestern direction. With the incorporation of carefully thought-out building height, form and disposition, the Proposed Development would respond to the topographical setting of

Shouson Hill and existing residential developments in the area. It will continue to form part of the development clusters along Deep Water Bay Road and blend in well with the surrounding settings. Although the building structure would be slightly extended towards the east due to the minor relaxation of SCR, the adoption of terraced design and staggered building mass has replaced the rectangular and rigid buildings on-site which would contribute to a more harmonised view when compared to the existing buildings. Thus, the visual impact associated with the Proposed Development will be negligible.

- 7.1.5 In view of the above, it is considered that the Proposed Development would be congruous to the surrounding character and intensity of the adjacent developments upon the minor relaxation of SCR. The overall visual impact rating for all viewpoints will be negligible. Therefore, the Proposed Development with the minor relaxation of site coverage restriction from 25% to not more than 37% is considered no significant adverse impact in the visual context.