

**S16 PLANNING APPLICATION  
APPROVED SHOUSON HILL AND REPULSE BAY  
OUTLINE ZONING PLAN NO. S/H17/13**

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

## **SUPPORTING PLANNING STATEMENT**

---

**October 2025**

**Applicant:**

**Blue Water Group Management Limited**

**Consultancy Team:**

**KTA Planning Ltd.**

**Aurecon Hong Kong Ltd.**

**CM Wong & Associates Ltd.**

**Ko Landscape Architects Ltd.**

**Kwong Wah Consultants Ltd.**

**LANBASE Surveyors Ltd.**

**MVA Hong Kong Ltd.**



S3068a/PS/V04



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## **Executive Summary**

The Applicant, Blue Water Group Management Limited is seeking approval from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance for the minor relaxation of site coverage restriction for the permitted house development at No. 66 Deep Water Bay Road, Shouson Hill, Hong Kong ("the Site"). The Site falls within an area zoned "Residential (Group C) 3" ("R(C)3") on the Approved Shouson Hill and Repulse Bay Outline Zoning Plan No. S/H17/13 ("Approved OZP").

The Applicant seeks to redevelop the Site into two 3-storey houses on top of 1 storey of carports. Minor relaxation of site coverage restriction from 25% to not more than 37% is sought to allow more design flexibility and to bring about enhancement to the overall aesthetic coherence of the area through adoption of innovative building design.

The proposed minor relaxation of site coverage restriction is justified on the following grounds:

- The Proposal will be in-line with the general guidelines established by the TPB in relation to the relaxation of domestic site coverage control.
- The Proposed Development would respect the existing character of the Area.
- The Proposed Development has incorporated interesting building design with ample greenery provision at multi-levels to soften the form of the buildings and enhance the sense of visual integration. Compared with the existing rigid and bulky building form, the Proposed Development could bring about visual enhancement to the surrounding.
- The Proposed Development would Continue to Meet the prevailing planning Intention of the "Residential (Group C)" Zone.
- The approval of this planning application is consistent with TPB's previous decisions.
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment.

In light of justifications given throughout the Supporting Planning Statement, we sincerely request the TPB to give favourable consideration to this Planning Application.

## 申請摘要

(內文如有差異，應以英文版本為準)

申請人 Blue Water Group Management Limited 擬就《城市規劃條例》第 16 條向城市規劃委員會(下稱「城規會」)申請略為放寬在香港壽臣山深水灣道 66 號的上蓋面積作經常准許之「屋宇」用途。申請地點主要位於壽臣山及淺水灣分區計劃核准大綱圖編號 S/H17/13 (下稱「核准圖」)的「住宅(丙類)」地帶內。

申請人計劃在申請地點興建兩棟三層高的屋宇，以及一層開敞式停車間。申請人希望將申請地點的上蓋面積限制由 25%略為放寬至不多於 37%，以容許更大的設計彈性並透過具創意的設計優化區內環境。

擬議發展的主要理據如下：

- 擬議發展將符合城市規劃委員會就放寬住宅上蓋面積限制所制定的一般性指引。
- 擬議發展項目將尊重並保持該區的現有特色。
- 與現時的建築物相比，擬議發展加入了具創意的建築設計，並採用多層式綠化，以柔化建築形態並與周邊環境融合。
- 擬議發展將繼續符合「住宅(丙類)」地帶的規劃意向。
- 批准此規劃申請與城規會過往的決定一致。
- 多個技術評估報告均證明擬議發展將不會對地區造成不良影響。

基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會支持。

## **Executive Summary**

申請摘要

### **Table of Contents**

|           |                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b> | <b>INTRODUCTION</b>                                                                                                                   |
| 1.1       | Purpose                                                                                                                               |
| 1.2       | Report Structure                                                                                                                      |
| <b>2.</b> | <b>SITE AND PLANNING CONTEXT</b>                                                                                                      |
| 2.1       | Site Location and Existing Condition                                                                                                  |
| 2.2       | Development History of the Site                                                                                                       |
| 2.3       | Land Status                                                                                                                           |
| 2.4       | Planning Context                                                                                                                      |
| 2.5       | Surrounding Land Use Context                                                                                                          |
| 2.6       | Accessibility                                                                                                                         |
| <b>3.</b> | <b>THE PROPOSED DEVELOPMENT SCHEME</b>                                                                                                |
| 3.1       | The Indicative Development Scheme                                                                                                     |
| 3.2       | Key Design Considerations                                                                                                             |
| 3.3       | Landscape Proposal                                                                                                                    |
| 3.4       | Access Arrangement and Transportation Provisions                                                                                      |
| <b>4.</b> | <b>PLANNING MERITS AND JUSTIFICATIONS</b>                                                                                             |
| 4.1       | In-line with the General Guideline Established by the Town Planning Board in relation to Relaxation of Domestic Site Coverage Control |
| 4.2       | The Proposed Development Would Respect the Existing Character of the Area                                                             |
| 4.3       | The Proposed Development Will Bring About Visual Enhancement to the Locality                                                          |
| 4.4       | Continue to Meet the Prevailing Planning Intention of the "Residential (Group C)" Zone                                                |
| 4.5       | The Approval of the Planning Application is Consistent with Town Planning Board's Decision on Previous Decision                       |
| 4.6       | The Proposal is Technically Feasible                                                                                                  |
| <b>5.</b> | <b>SUMMARY AND CONCLUSION</b>                                                                                                         |

### **List of Figures**

|             |                                                                                                                                |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|
| Figure 2.1  | Site Location Plan                                                                                                             |
| Figure 2.2  | Lot Index Plan                                                                                                                 |
| Figure 2.3  | Zoning Context Plan (Extracted from Approved Shouson Hill & Repulse Bay OZP No. S/H17/13)                                      |
| Figure 2.4  | Discrepancy of Site Boundary and "R(C)3" Zoning Boundary (Extracted from Approved Shouson Hill & Repulse Bay OZP No. S/H17/13) |
| Figure 2.5  | Surrounding Land Use                                                                                                           |
| Figure 3.1a | Existing Building in the Site and Topographical and Physical Setting in the Vicinity                                           |
| Figure 3.1b | Responsive Development Profile with the Existing Topographical and Physical Setting in the Vicinity                            |
| Figure 3.2  | Sensible Building Height Responding to the Existing Topographical Features of Shouson Hill                                     |
| Figure 3.3  | Terraced Design adopted at the Proposed Development                                                                            |
| Figure 3.4a | Site Coverage Comparison on G/F                                                                                                |
| Figure 3.4b | Site Coverage Comparison on 1/F                                                                                                |
| Figure 3.4c | Site Coverage Comparison on 2/F                                                                                                |
| Figure 3.5  | Special Landscape Treatment at Basement Façade                                                                                 |
| Figure 3.6  | Landscape Master Plan (Overall)                                                                                                |

### **List of Tables**

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Table 2.1 | Maximum Plot Ratio and Site Coverage of "R(C)" Zone                 |
| Table 3.1 | Key Development Parameters                                          |
| Table 3.2 | Proposed Parking Provisions                                         |
| Table 4.1 | Similar Planning Applications Approved by the TPB in Previous Years |

### **List of Photos**

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Photo 2.1 | Existing Site Condition as viewed from the Main Entrance  |
| Photo 2.2 | Existing Site Condition as viewed from the Lower Platform |

### **Appendices**

|            |                                     |
|------------|-------------------------------------|
| Appendix 1 | Architectural Drawings              |
| Appendix 2 | Landscape Design Proposal           |
| Appendix 3 | Traffic Assessment Report           |
| Appendix 4 | Visual Impact Assessment            |
| Appendix 5 | Environmental Assessment            |
| Appendix 6 | Sewerage Impact Assessment          |
| Appendix 7 | Drainage Impact Assessment          |
| Appendix 8 | Geotechnical Planning Review Report |

**S16 Planning Application  
Approved Shouson Hill and Repulse Bay OZP No. S/H17/13**

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

---

**Supporting Planning Statement**

**1 INTRODUCTION**

**1.1 Purpose**

1.1.1 This Supporting Planning Statement is prepared and submitted on behalf of Blue Water Group Management Limited ("the Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of site coverage restriction from 25% to not more than 37% for permitted house development at No.66 Deep Water Bay Road, Shouson Hill, Hong Kong ("the Application Site" or "the Site"). The Site falls within area zoned "Residential (Group C) 3" ("R(C)3") on the Approved Shouson Hill and Repulse Bay Outline Zoning Plan ("Approved OZP") No. S/H17/13. This Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

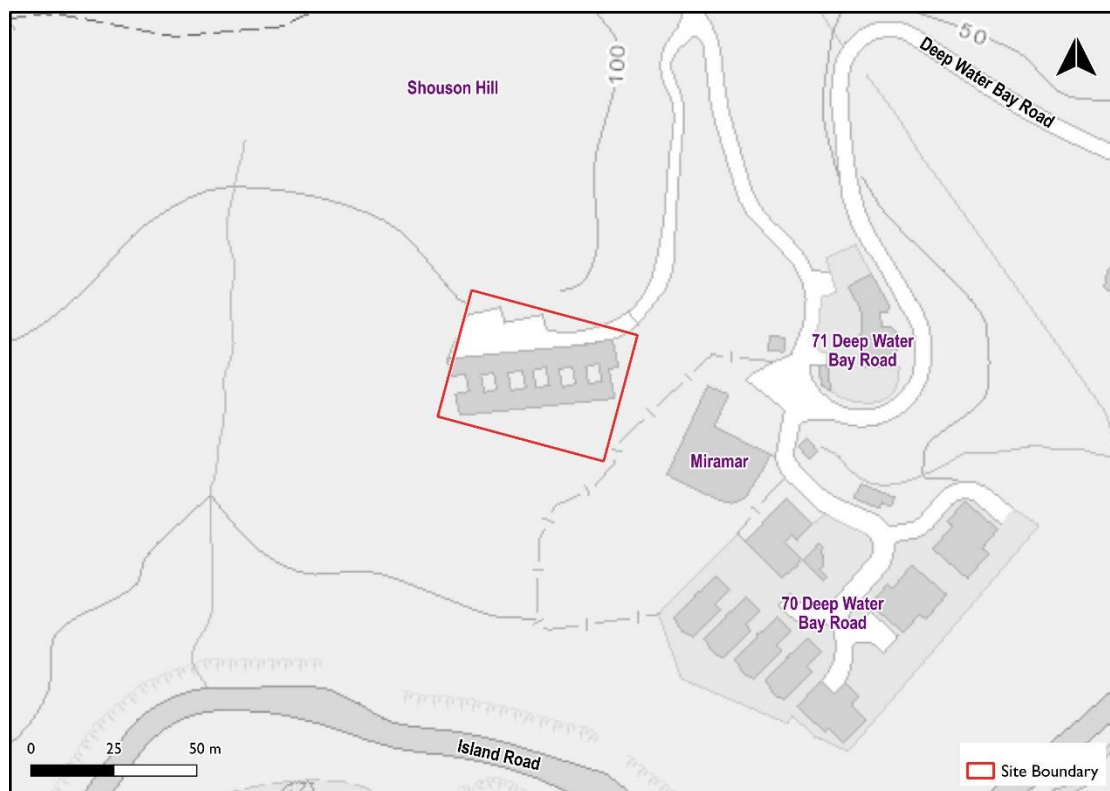
**1.2 Report Structure**

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. Schematic layout of the Proposed Development will be described in Section 3. The planning merits and justifications of the Proposed Development are included in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

## 2 SITE AND PLANNING CONTEXT

### 2.1 Site Location and Existing Condition

2.1.1 The Site is located at No. 66 Deep Water Bay Road, Shouson Hill, Hong Kong, overlooking Deep Water Bay to its south. The Site is currently occupied by 6 nos. of 4-storey houses with carports completed in 1990. The existing buildings and main entrance are situated at level of about 91mPD (**Photo 2.1** refers), while the swimming pool and outdoor garden are located on the lower platform at about 85mPD (**Photo 2.2** refers). The total area of the Site is about 2,043.869 sq.m. Vehicular access to the Site is via a local access (right-of-way) leading to Deep Water Bay Road.



**Figure 2.1 Site Location Plan**



**Photo 2.1 Existing Site Condition as viewed from the Main Entrance**



**Photo 2.2 Existing Site Condition as viewed from the Lower Platform**

## **2.2 Development History of the Site**

- 2.2.1 A house was erected within the Site before 1980. It was later demolished around 1984 to make way for the development of the existing 6 nos. of 4-storey houses with carports completed in 1990.

## **2.3 Land Status**

- 2.3.1 The Site is registered as Rural Building Lot (RBL) No. 573 (**Figure 2.2** refers). According to the prevailing lease executed on 4 April 1968 and varied by a Deed of Variation on 9 May 1988, the existing lease governing the lot is restricted to residential purpose. The Site is also restricted to a maximum of 3 storeys (excluding single storey carport) with a maximum GFA of 1,532.89m<sup>2</sup> and maximum site coverage of 25%.





**Figure 2.2 Lot Index Plan**

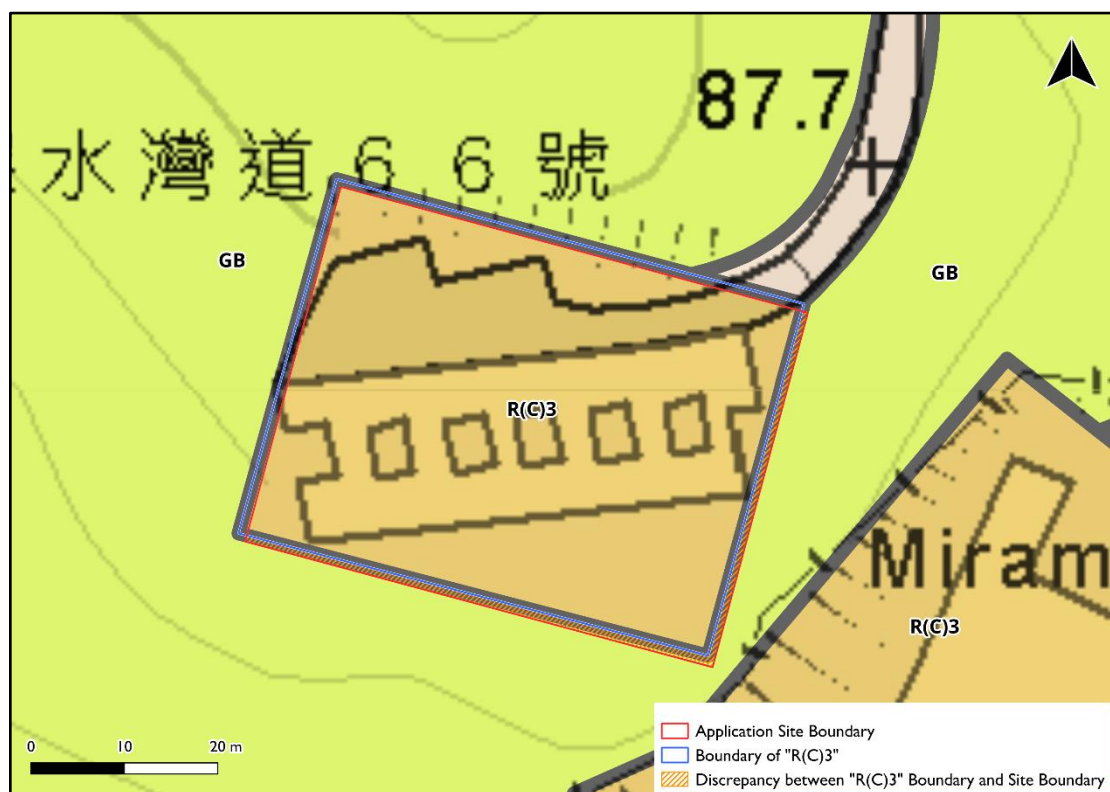
## 2.4 Planning Context

### ***Statutory Planning Context***

- 2.4.1 The Site is mainly zoned “Residential (Group C) 3” (i.e. about 1971.615 sq.m., 96.5%) on the Approved Shouson Hill & Repulse Bay Outline Zoning Plan (“Approved OZP”) No. S/H17/13, while a minor portion of the Site along the southern and eastern boundaries is zoned “Green Belt” (i.e. about 72.254 sq.m., 3.5%) due to discrepancies between the lot and zoning boundaries on the Approved OZP. (**Figures 2.3 and 2.4** refer).
- 2.4.2 According to the Statutory Notes of the Approved OZP, the “R(C)” zone is “*intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board*”. ‘House’ is column 1 use which is always permitted.



**Figure 2.3** Zoning Context Plan (Extracted from Approved Shouson Hill & Repulse Bay OZP No. S/H17/13)



**Figure 2.4** Discrepancy of Site Boundary and “R(C)3” Zoning Boundary (Extracted from Approved Shouson Hill & Repulse Bay OZP No. S/H17/13)

2.4.3 Under the “Remarks” section of the Statutory Notes attached to the Approved OZP, it is stated that development falling within the “R(C)3” sub-area of the “R(C)” zone is subjected to a maximum 3 storeys in addition to 1 storey of carports or the height of existing building, whichever is the greater. The “R(C)” zone also stipulates the maximum plot ratio and site coverage restrictions in accordance with the number of storeys used for domestic purposes as follows.

**Table 2.1** Maximum Plot Ratio and Site Coverage of “R(C)” Zone

| Height-<br>No. of Storeys<br>Used for Domestic Purposes | Maximum<br>Plot Ratio | Maximum Site<br>Coverage (%) |
|---------------------------------------------------------|-----------------------|------------------------------|
| 3                                                       | 0.75                  | 25                           |

2.4.4 It is also stated that “*based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Town Planning Board (“TPB”) on application under section 16 of the Town Planning Ordinance*”.

### ***Non-Statutory Planning Context***

#### Explanatory Statement of the Approved OZP

- 2.4.5 As stated in the Explanatory Statement ("ES") of the Approved OZP, the building height, site coverage and plot ratio restrictions under the "R(C)" zone are closely based on those imposed administratively by the Government in Special Control Areas and are intended:

- (a) to preserve the existing amenities and characters of the Area;
- (b) to preserve significant public views;
- (c) to avoid overburdening the access road system; and
- (d) to avoid excessive development.

- 2.4.6 The purpose of the provision for minor relaxation of the development restrictions is to allow the TPB to consider proposals for building layout and design which, while not strictly complying with the stated restrictions, meet the planning objectives. It is also hoped to encourage imaginative designs which are adapted to the characteristics of particular sites, and overcome the need for stiling or allow for the conservation of environmentally important natural features or mature vegetation. Each proposal will be considered strictly on its own merits.

#### Special Control Area (SCA/H16/2)

- 2.4.7 The Site falls within a Special Control Area ("SCA") (No. SCA/H16/2) which has been established since 1980 to provide the necessary administrative planning control (through lease conditions as well as OZPs) over the developments in the area. The purposes of SCA are to avoid overburdening the existing road network and to restrict intensive development having regard to the geotechnical, topographical and infrastructural constraints of the area. It is also designated to preserve the well-established residential character and amenity value of the area, which is mainly an attractive and prestigious garden estate comprising low-rise house developments. Most of the residential developments within the SCA are located along hillsides intermixed with the natural landscape features, amidst a pleasant and tranquil living environment. Such a character of the area is well established and there has not been any drastic change in the past years.

#### TPB's General Guidelines in Relation to the Relaxation of Domestic Site Coverage Control

- 2.4.8 According to Chapter 2 of the Hong Kong Planning Standards and Guidelines ("HKPSG"), the Site is located in Residential Zone 3 ("R3"). In 2000, the TPB agreed as a general guideline to adopt the relaxation of the maximum domestic site coverage to 66% and 50% respectively for sites falling within Residential Zone 2 and Residential Zone 3 in the Metro and New Town areas and to 40% for sites in the rural areas and those falling

within Residential Zone 4 Area in the New Towns<sup>1</sup>. The main purpose is to provide design flexibility to cater for site constraint and innovative design. As the control on plot ratio and building height would remain unchanged, a relaxation of site coverage restriction would not increase the development intensity of the Site.

## **2.5 Surrounding Land Use Context**

2.5.1 The Site and its surrounding area are characterized by generally hilly with steep ravines covered by dense vegetation. Majority of the Site falling within an area zoned "R(C)3" is located in a low-rise residential neighbourhood embraced by a vast vegetated area in Shouson Hill (**Figure 2.5** refers). Details of the surrounding land uses are as follows:

- To the northwest of the Site is Shouson Hill (at level of about 148.1mPD) zoned "Green Belt", and to the further north is Shouson Hill residential area zoned "R(C)3";
- To the northeast is a local access connected to Deep Water Bay Road;
- To the east and southeast are 4 low-density residential developments, namely Miramar, No.70, No.71 and No.72 Deep Water Bay Road, which are also zoned as "R(C)3"; and
- To the immediate south is a vegetated slope leading down to Island Road. Further to the south and southeast is Deep Water Bay area, where various recreational facilities including The Hong Kong Golf Club, Deep Water Bay Beach and Barbecue Area are located at the east of Deep Water Bay.

---

<sup>1</sup> MPC Paper No. A/H17/141A prepared by Planning Department for consideration by the TPB on 28 January 2022





Figure 2.5 Surrounding Land Use Context

## 2.6 Accessibility

- 2.6.1 Vehicular access to the Site is via the Right-of-Way located off Deep Water Bay Road. The Deep Water Bay area is accessible by taxi and mini-bus that is routed along Deep Water Bay Road.

### 3 THE PROPOSED DEVELOPMENT SCHEME

#### 3.1 The Indicative Development Scheme

3.1.1 Schematic drawings for the Proposed House Development are presented in **Appendix 1** of this Supporting Planning Statement. The Proposed Development includes two 3-storey houses on top of 1-storey of basement carports. Based on a plot ratio of about 0.75 and a site area of about 2,043.869 sq.m, a total gross floor area (GFA) of about 1,532.902 sq.m. To overcome the site coverage restriction under the “R(C)3” zone which dictates 25% for a 3-storey domestic building, a minor relaxation of site coverage restriction from 25% to not more than 37% is sought. It is anticipated that the Proposed Development would be completed by 2029. **Table 3.1** summarizes the key development data of the Proposed Development.

**Table 3.1 Key Development Parameters**

| Key Parameters              |                                          |
|-----------------------------|------------------------------------------|
| Site Area                   | About 2,043.869m <sup>2</sup>            |
| Total Plot Ratio            | About 0.75                               |
| Total GFA                   | About 1,532.902m <sup>2</sup>            |
| No. of House                | 2                                        |
| No. of Storey               | 3 storeys on top of 1 storey of carports |
| Building Height (Main Roof) | About 104.5mPD                           |
| Site Coverage               | Not more than 37%                        |

3.1.2 The predominant use of the carport level would be for car parking purpose with not less than 50% of the carport level areas dedicated for car parking use (including carpark associated uses such as driveways and ramps). The relevant calculation and layout is included at **Appendix 1**.

#### 3.2 Key Design Considerations

3.2.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure that the Scheme is designed to create a high-quality development in harmony with surrounding environment. The Proposed Development adopts a number of sensitive design measures to respond positively to the surrounding low-density residential neighbourhood as follows:

##### ***Responding to the Existing Topography***

3.2.2 The architectural design of the Proposed Development is intricately aligned with the Site's natural topography and slopes. The building form and height have been calibrated to harmonize with the existing southward sloping of

Shouson Hill. This not only ensures that the Proposed Development is visually integrated with its surroundings but also enhances the overall aesthetic coherence of the neighborhood. A stepping height profile descending from Shouson Hill towards Deep Water Bay will be maintained upon redevelopment (**Figures 3.1a** and **3.1b** refer). The design respects the undulations of the terrain, allowing the structure to nestle within the landscape while maintaining compatibility with adjacent developments.



**Figure 3.1a** Existing Building in the Site and Topographical and Physical Setting in the Vicinity



**Figure 3.1b** Responsive Development Profile with the Existing Topographical and Physical Setting in the Vicinity



### ***Adoption of Sensible Building Height***

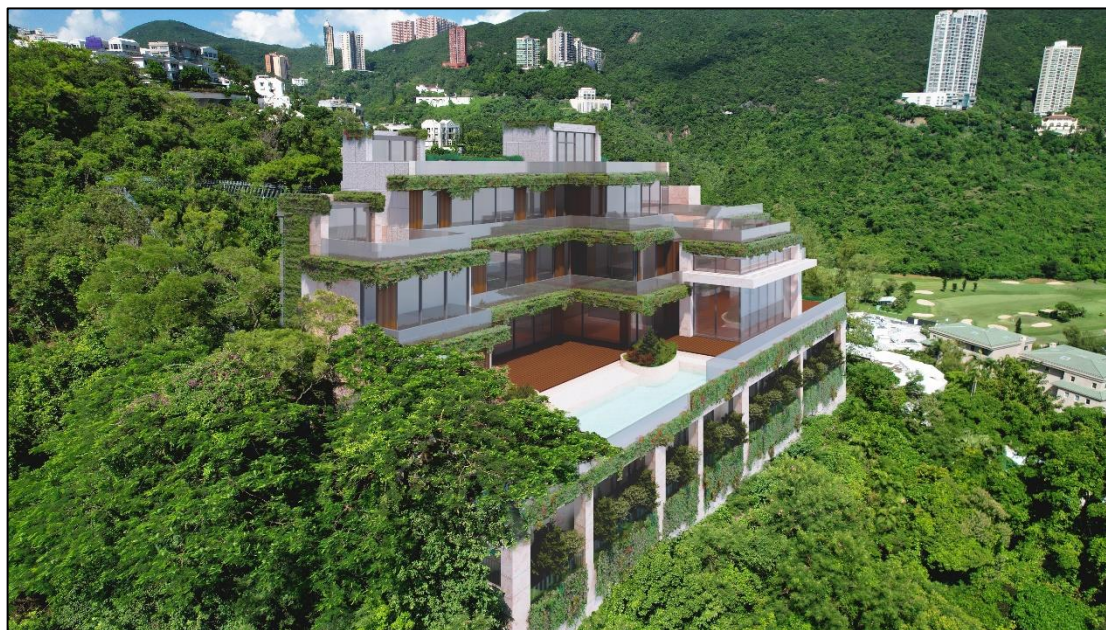
- 3.2.3 The Proposed Development is designed with a building height of about +104.5mPD, which is similar to that of the existing buildings (i.e. about +103.055mPD) (**Figures 3.1a and 3.1b** refer). This careful consideration of building height promotes visual continuity and spatial harmony within the area. By responding to the topographical features, the design achieves a balance that respects both the skyline and the human scale, ensuring compatibility with surrounding developments (**Figure 3.2** refers). The sensible building height profile would align with the ridgeline of Shouson Hill behind and blend in more harmoniously with the surrounding neighbourhood. This approach mitigates any potential disruption to the ambient character of the locality while reinforcing a sense of place.



**Figure 3.2** Sensible Building Height Responding to the Existing Topographical Features of Shouson Hill

### ***Innovative Building Design***

- 3.2.4 In contrast with the traditional rectangular and rigid building form, the Proposed Development features a terraced architectural style. This innovative design includes outdoor terraces at multiple levels, i.e. ground level, 1/F and 2/F, which fosters a seamless indoor-outdoor connection. Particularly along the facade facing Deep Water Bay, these terraces serve as inviting spaces for social interaction and relaxation. This thoughtful design would create visual relief and enhance the architectural interest of the structure. It will not only enrich the user experience but also contributes positively to the overall visual landscape (**Figure 3.3** refers).



**Figure 3.3** Terraced Design adopted at the Proposed Development

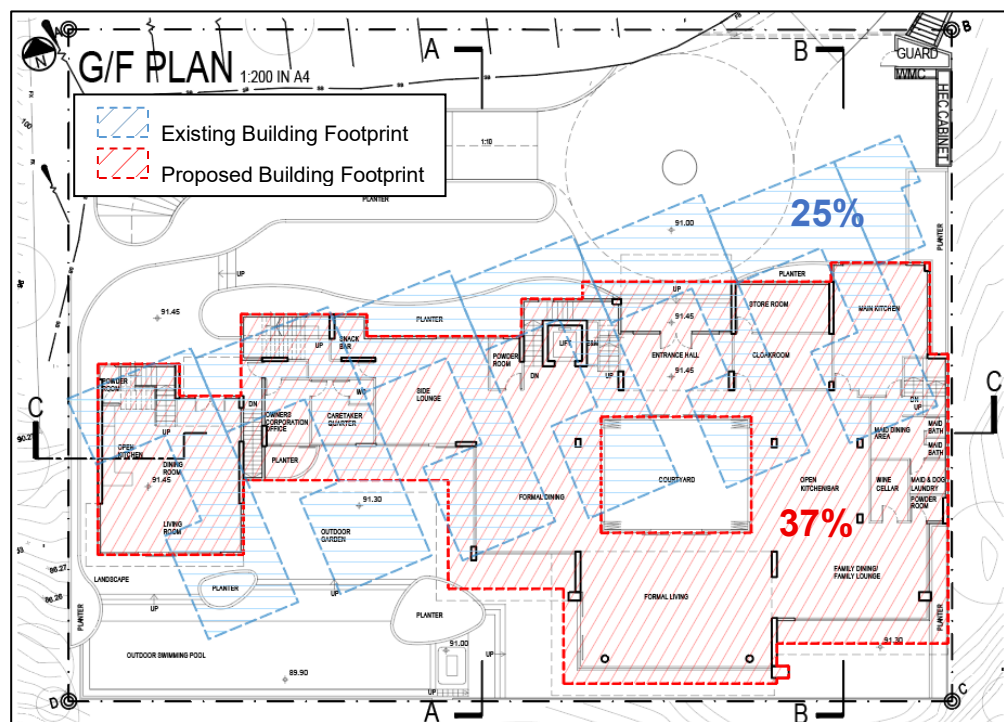
#### ***Adaptive Building Footprint Design***

- 3.2.5 Terraced designed resulting from building setbacks of various facades has been incorporated in the Proposed Development. The larger footprint at G/F has allowed a gradual descending of footprint at 1/F and 2/F with site coverage of about 29% and 15% respectively (**Figures 3.4a to 3.4c** refer). The increased design flexibility enabled by the proposed minor relaxation of site coverage restriction allows varied building profiles and incorporation of terraces for greenery opportunities while reducing the building bulk when viewed from various key sensitive viewpoints.

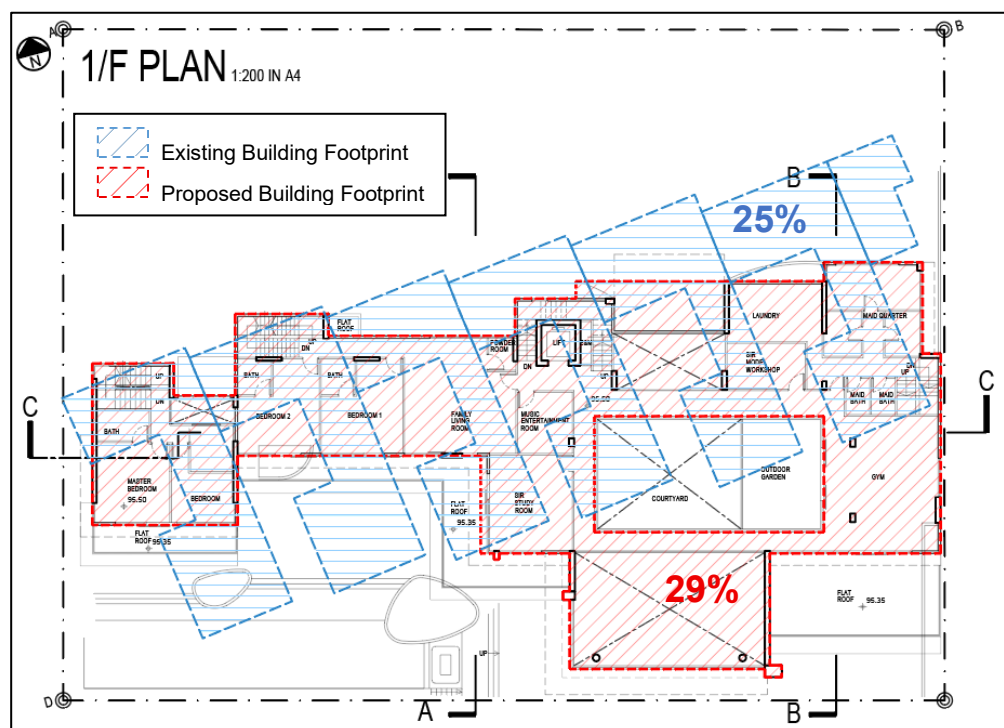
#### ***Optimised Floor-to-Floor Height***

- 3.2.6 The Proposed Development incorporates optimized floor-to-floor height to enhance spatial quality and functionality. With a height of approximately 4.5m per floor, the design not only ensures adequate headroom and flexibility for residential use, but also maximise natural sunlight penetration deeper into the interior spaces. Such design could enhance the overall comfort and foster a healthier, safer, and more energy-efficient living environment.

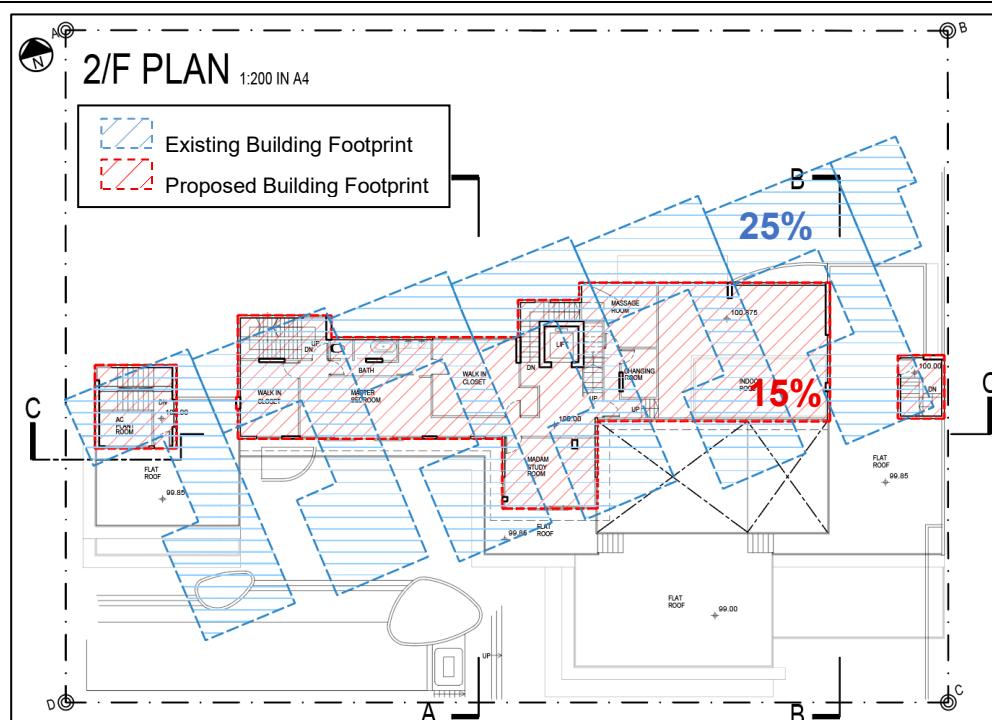




**Figure 3.4a Site Coverage Comparison on G/F**



**Figure 3.4b Site Coverage Comparison on 1/F**



**Figure 3.4c Site Coverage Comparison on 2/F**

### ***Greenery Coverage***

- 3.2.7 Not less than 20% greenery coverage of site area will be provided at the Proposed Development, including external landscape area, courtyard and greenery buffer along the southeastern and southwestern boundaries of the Site. By integrating ample landscape treatment, the Proposed Development enhances its aesthetic appeal while promoting sense of visual integration with the surrounding vegetated environment.

### ***Special Landscape Treatment***

- 3.2.8 To minimize the visual bulk of the Proposed Development as far as practicable, a special landscape treatment is devised in particular for the façade of the underground carports. The basement level is purposely setback for the provision of approximately 2m wide planting strip. This design effectively breaks the massing of the building and reduces the visual impact of the basement carport. Additionally, the extensive landscape treatment including edge plantings and vertical green walls would function as a green buffer that softens the transition between the built environment and natural surroundings. This landscaping design not only softens the concrete edges but also contributes to the overall environmental quality, promoting a more pleasant and visually appealing atmosphere (**Figure 3.5** refers).

- 3.2.9 Edge planting and vertical greening are integrated to enhance the transition between the Proposed Development and its surroundings. Planters with native shrubs and trailing plants are incorporated along balcony edges on G/F, 1/F, 2/F, and R/F, while vertical greening on the southeastern facade minimizes perceived building bulk and reinforces Shouson Hill's rural character. This multi-level greening approach mitigates potential visual impacts, ensuring a seamless integration with adjacent vegetated areas and the existing building structure.

### ***Neighbourhood Compatibility***

- 3.2.10 The existing low-density residential neighborhood and overall amenities of Shouson Hill will be maintained and enhanced in the context of this Planning Application. The use of timber materials on the outdoor terraces and extensive greenery would blend the Proposed Development with the existing natural environment. Taking into account the surrounding low-rise house developments along the Deep Water Bay Road, it is considered highly compatible with both the tranquil residential area and the natural setting.



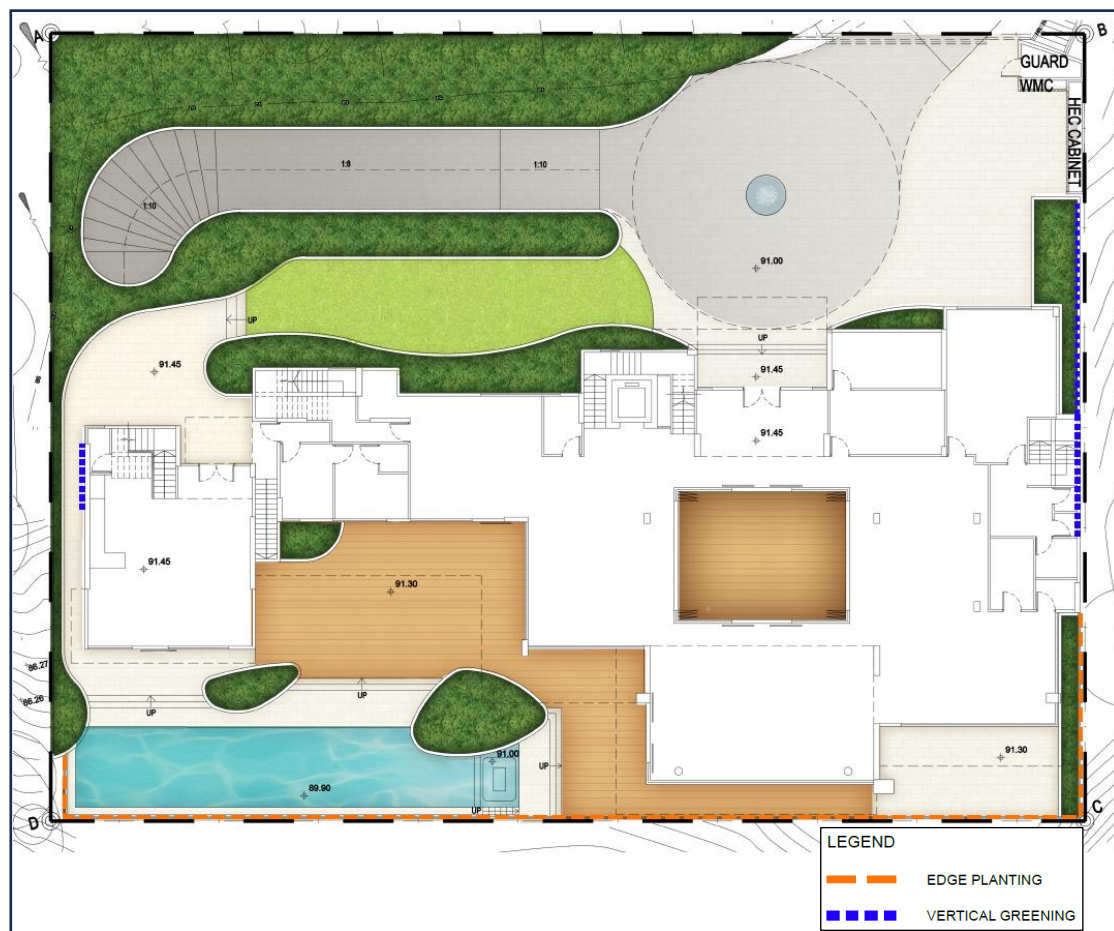
**Figure 3.5 Special Landscape Treatment at Basement Façade**

## **3.3 Landscape Design Considerations**

- 3.3.1 The proposed landscaped areas are designed to create a green and inviting environment for recreational and passive needs of future users while seamlessly integrating with the surrounding rural residential character. The landscape provisions for the Proposed Development are mainly on the B/F, G/F, 1/F and 2/F. The multi-level greenery design features a variety of



planters with tall shrubs and trailing plants, including a 2m wide planting strip along the southwestern building façade on basement floor, which serves as a landscape buffer and enhances visual appeal from the south. Shaded trees and shrubs will be strategically placed at the entrance and along the vehicular ramp, fostering a welcoming atmosphere. Additionally, trailing plants along the southeastern edge on G/F and 2/F as well as the vertical green wall will soften the form of the building and enhance visual integration with the surroundings environment. An open-air courtyard garden has also been proposed in the center of the Proposed Development to provide an outdoor area for relaxation and recreation, while allowing natural light to penetrate interior space. Overall, the landscape design not only can promote a human-nature harmonious environment, but also bring visual enhancement from both the views along Deep Water Bay Road and neighboring properties.



**Figure 3.6 Landscape Master Plan (Overall)**



### **3.4 Access Arrangement and Transportation Provisions**

- 3.4.1 Vehicular access to the Proposed Development will be provided via the ingress/egress point off Deep Water Bay Road. It is proposed to have a total of 4 nos. of private car parking spaces (**Table 3.2** refers).

**Table 3.2 Internal Transport Facilities Provision**

| Types of Facilities       |  | Proposed Provision |
|---------------------------|--|--------------------|
| <b>Car Parking Spaces</b> |  |                    |
| • Residential             |  | 4 nos.             |
| <b>Total</b>              |  | <b>4 nos.</b>      |

## **4 PLANNING MERITS AND JUSTIFICATIONS**

### **4.1 In-line with the General Guideline Established by the Town Planning Board in relation to Relaxation of Domestic Site Coverage Control**

4.1.1 As mentioned in **Section 2.4.8**, the TPB has agreed to adopt the relaxation of the maximum domestic site coverage to 50% for sites falling within Residential Zone 3 Areas in the Metro area upon application to the TPB under section 16 of the Town Planning Ordinance. The purpose for relaxation is to allow "design flexibility to cater for site constraint and innovative design". This Planning Application for minor relaxation of site coverage restriction from 25% to not more than 37% is way below the maximum permissible site coverage of 50%. The relaxation of site coverage restriction has allowed considerable design flexibility for the incorporation of a terraced building design with variations in building height. By responding to the existing topographical features, the Proposed Development would continue to respect the skyline while in keeping with the rural residential character of the surrounding setting. The Proposed Development with setback of various facades would help to create visual relief and contribute positively to the overall visual landscape. It will be in-line with the general guidelines established by the TPB in relation to the relaxation of domestic site coverage control.

### **4.2 The Proposed Development Would Respect the Existing Character of the Area**

4.2.1 The Site is adjacent to various low-rise and low-density residential developments in the Shouson Hill residential area. The Proposed Development is permitted as of right under the "R(C)3" zone and is in-line with the planning intention for low-rise, low density residential developments". The Proposed Development with plot ratio of about 0.75 and building height of about 104.5mPD is similar with the existing residential buildings which is considered compatible with the adjacent low-rise residential developments within the various "R(C)" zones in the vicinity. By responding positively to the existing setting which is naturally vegetated with low-rise residential neighbourhood, the Applicant has carefully considered the building orientation, form and facade setback to achieve an interesting building design. Not less than 20% of greenery coverage will be incorporated in the Proposed Development including landscape area, courtyard, outdoor terraces and greenery along the southeastern and southwestern boundary of the Site. A special landscape treatment is proposed at the basement carport façade with approximately 2m wide setback for the provision of landscape planting to effectively break down the visual mass of the structure and soften the transition between the built environment and natural landscape in the surrounding context. This building and landscaping design would contribute to the overall

environmental quality and respect the existing character of the area.

#### **4.3 The Proposed Development Will Bring About Enhancement to the Overall Aesthetic Coherence of the Area**

4.3.1 The Visual Impact Assessment ("VIA") in **Appendix 4** analysed the visual appraisal of the Proposed Development with minor relaxation of site coverage in terms of visual composition, visual obstruction, effect on public views and effect on visual resources against existing condition. The photomontages revealed that the Proposed Development would result in negligible to enhanced visual change from the chosen public viewpoints.

4.3.2 Compared with the existing rigid and bulky building blocks, the Proposed Development has adopted an interesting built form, creative articulation of building edges, variations in building height and façade setback. The larger footprint at G/F has allowed a gradual descending of footprint at 1/F and 2/F with site coverage of about 29% and 15% respectively. Varying levels of flat roof and stepped built form have been incorporated in the building design. The form and mass of the proposed building would create a more synergistic and visually permeable layout amidst the backdrop of Shouson Hill which would not affect the visual openness towards the visual resources. Ample greenery at multiple levels have been proposed to soften the building bulk and enhance the sense of visual integration, in particular the building edges fronting onto low-rise residential cluster at its southeast. With the introduction of special landscape treatment at the basement façade, the perceived building bulk could also be reduced. It is believed that the interesting and sensitive architectural design will bring enhancement to the overall aesthetic coherence of the area.

#### **4.4 Continue to Meet the Prevailing Planning Intention of the "Residential (Group C)" Zone**

4.4.1 The Proposed Development is in line with the statutory planning intention in respect of the "R(C)3" zone for low-rise, low-density residential development. "House" use is always permitted under "R(C)3" zoning. The proposed plot ratio of 0.75 and 3 domestic storeys with 1 storey of carports are conforming to the development parameters of the "R(C)3" zone.

4.4.2 It is stated in the "Remarks" section of the Statutory Notes that *"based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio, site coverage and building height restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance"*. The proposed minor relaxation of site coverage restriction will enable the Proposed Development to accommodate the permissible PR in a larger floorplate and allow more design flexibility in the domestic block to soften the building bulk and to enable a development

that can better fit in with the rural residential setting and the local character.

4.4.3 Furthermore, the proposed minor relaxation of site coverage restriction would not jeopardize the intentions for imposing various development restrictions on the "R(C)" zone, including (i) to preserve the existing amenities and characters of the Area; (ii) to preserve significant public views; (iii) to avoid overburdening the access road system; and (iv) to avoid excessive development.

4.4.4 The Proposed Development is designed to harmonize with the established character and amenities of the area. The architecture, building orientation, setbacks, and landscaping treatment would ensure that the redevelopment could seamlessly integrate into the existing residential neighborhood. While the building height of the Proposed Development would be maintained as 3-storey, the low-rise nature of the area could be preserved and no significant public views are affected as demonstrated in the VIA (**Appendix 4** refers).

#### 4.5 The Approval of the Planning Application is Consistent with Town Planning Board's Decision on Previous Decision

4.5.1 There are a number of approved Planning Applications for minor relaxation of site coverage restriction in the "R(C)" zone within the same OZP. **Table 4.1** set out briefly the details of similar Planning Applications approved by the TPB in the previous years.

**Table 4.1 Similar Planning Applications Approved by the TPB in previous years**

|   | Planning Application No. | Address                                              | Zoning              | Applied Uses                                                                | Date of Approval |
|---|--------------------------|------------------------------------------------------|---------------------|-----------------------------------------------------------------------------|------------------|
| 1 | A/H17/99                 | 40 Island Road                                       | "R(C)2" and "OU(P)" | Minor relaxation of site coverage restriction from 25% to not exceeding 27% | 4/4/2003         |
| 2 | A/H17/101                | 11 and 12 Headland Road, South Bay                   | "R(C)3"             | Minor relaxation of site coverage restriction from 25% to not exceeding 35% | 25/6/2004        |
| 3 | A/H17/102                | 77 Deep Water Bay Road (within Special Control Area) | "R(C)3"             | Minor relaxation of site coverage restriction from 25% to not exceeding 34% | 15/8/2003        |
| 4 | A/H17/107                | 14 Headland Road                                     | "R(C)3"             | Minor relaxation of site coverage restriction from 25% to not exceeding 39% | 26/3/2004        |
| 5 | A/H17/108                | 20 Repulse Bay Road                                  | "R(C)3"             | Minor relaxation of site coverage restriction from 25% to not exceeding 48% | 30/4/2004        |

|    | Planning Application No. | Address                            | Zoning  | Applied Uses                                                                                                | Date of Approval |
|----|--------------------------|------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|------------------|
| 6  | A/H17/115                | 14 Headland Road                   | "R(C)3" | Minor relaxation of site coverage restriction from 25% to not exceeding 35%                                 | 28/4/2006        |
| 7  | A/H17/116                | 11 and 12 Headland Road, South Bay | "R(C)3" | Minor relaxation of site coverage restriction from 25% to not exceeding 35%                                 | 7/7/2006         |
| 8  | A/H17/117                | 38 Repulse Bay Road                | "R(C)3" | Minor relaxation of site coverage restriction from 25% to not exceeding 40%                                 | 14/9/2007        |
| 9  | A/H17/125                | 15 South Bay Road, Repulse Bay     | "R(C)5" | Minor relaxation of site coverage restriction from 25% to 29% for permitted house development               | 5/8/2011         |
| 10 | A/H17/126                | 15 South Bay Road, Repulse Bay     | "R(C)5" | Minor relaxation of site coverage restriction from 25% to 29% for permitted house development               | 18/11/2011       |
| 11 | A/H17/130                | 36 Repulse Bay Road                | "R(C)3" | Minor relaxation of site coverage restriction from 25% to 29.83% for permitted 3-storey house redevelopment | 16/8/2013        |
| 12 | A/H17/132                | 7 Headland Road, South Bay         | "R(C)3" | Minor relaxation of site coverage restriction from 25% to 27% for permitted flat development                | 25/4/2014        |
| 13 | A/H17/136                | 2 Headland Road, South Bay         | "R(C)3" | Minor relaxation of site coverage restriction from 25% to 30% for permitted flat development                | 3/2/2017         |
| 14 | A/H17/140                | 39 South Bay Road, South Bay       | "R(C)5" | Minor relaxation of site coverage restriction from 22.5% to 28% for permitted 'Flat' use                    | 4/10/2019        |
| 15 | A/H17/141                | 92 Repulse Bay Road, Repulse Bay   | "R(C)5" | Minor relaxation of site coverage restriction from 22.5% to 30% for permitted 'Flat' use                    | 28/1/2022        |

4.5.2 A total of 15 Planning Applications have been approved by the TPB for minor relaxation of site coverage restriction since 2003 in the vicinity of the Site. Thus, the approval of the current Planning Application involving minor relaxation of site coverage restriction from 25% to not more than 37% in the will be consistent with TPB's previous decisions.



## **4.6 The Proposal is Technically Feasible**

### ***Tree Aspect (Appendix 2 refers)***

- 4.6.1 The building footprint has taken into account five existing trees with Diameter at Breast Height ("DBH") larger than 95mm. All 5 nos. of trees are already dead and unavoidably come into conflict with the development of the proposed ramp connecting the basement carpark. To compensate for the loss, 5 nos. of Heavy Standard Trees (DBH of 80 to 150mm) will be planted. Sufficient soil depth (about 1200mm) and planting density (not less than 5m spacing) will be reserved for the proposed compensatory trees. It is concluded that the Proposed Development includes necessary measures to mitigate the loss of existing trees while ensuring the preservation of surrounding vegetation.

### ***Traffic Aspect (Appendix 3 refers)***

- 4.6.2 As mentioned in **Section 3.4**, an underground basement carport with 4 private car parking spaces would be provided. The swept path analysis for maneuvering on the ground and basement floors, as detailed in the Traffic Review Report (**Appendix 3** refers), demonstrates that sufficient horizontal clearance can be provided. Additionally, the traffic review assessed the potential impact on the surrounding road network. As the site is being redeveloped from six houses to two, the vehicular traffic generation and attraction of the proposed development will decrease compared to existing conditions. Therefore, adverse traffic impacts are not anticipated from a traffic engineering perspective.

### ***Visual Aspect (Appendix 4 refers)***

- 4.6.3 A total of 4 public viewing points (VPs) were identified to assess the visual impact of the Proposed Development. As seen from the photomontages in the Visual Impact Assessment ("VIA"), the overall visual impact caused by the Proposed Development will be negligible. VP1 to VP4 provide mid-range and distant views of the Proposed Development. With the proposed terraced design and carefully thought-out building form and disposition, it will be visually compatible with the surrounding settings and respect on the topographical settings of Shouson Hill. While the Proposed Development will continue to blend in well with the existing low-rise residential developments, the visual impacts of these VPs would be negligible.

### ***Air Quality Aspect (Appendix 5 refers)***

- 4.6.4 The air quality impact assessment indicates that potential air quality impacts during both construction and operational phases are minimal. During construction, fugitive dust is the primary concern. However, effective dust control measures will be implemented in accordance with the Air Pollution Control (Construction Dust) Regulation to mitigate the potential impact. For

the operational phase, the redevelopment with the same use is not expected to introduce additional air pollution sources, ensuring that air quality remains comparable to existing conditions. With the implementation of the recommended environmental mitigation measures, no adverse environment impact from the proposed development is anticipated.

**Noise Aspects (Appendix 5 refers)**

- 4.6.5 The noise impact assessment evaluates potential noise impacts during construction and operation. Construction activities will primarily use powered mechanical equipment. With noise mitigation measures implemented, including the use of temporary acoustic barriers, and avoiding simultaneous operation of noisy equipment, the potential impacts on nearby noise-sensitive receivers could be minimized. The operational phase will include fixed plant noise sources, which are expected to comply with acceptable noise levels. With the implementation of the recommended environmental mitigation measures, no adverse environment impact from the proposed development is anticipated.

**Waste Management Aspect (Appendix 5 refers)**

- 4.6.6 Review on the potential impact from waste management perspective has been conducted. During construction, the potential waste generated from the existing building has been categorized into construction and demolition materials, chemical waste, and general refuse. Management practices will focus on minimizing waste generation, encouraging recycling, and ensuring proper disposal methods. Moreover, a Waste Management Plan will be developed to outline handling procedures, aiming to mitigate environmental impacts associated with waste. With the implementation of the recommended environmental mitigation measures, no adverse environment impact from the proposed development is anticipated.

**Water Quality Aspect (Appendix 5 refers)**

- 4.6.7 The potential water quality impacts during construction phase will primarily arise from surface runoff and accidental chemical spills. To prevent contamination, good site practices should be implemented and complied with the Water Pollution Control Ordinance. During operation, the proposed development is expected to manage surface runoff effectively, ensuring compliance with local regulations and minimal adverse impacts on water quality. With the implementation of the recommended environmental mitigation measures, no adverse environment impact from the proposed development is anticipated.

***Sewerage Aspect (Appendix 6 refers)***

- 4.6.8 The potential sewerage impact arising from the Site has been quantitatively assessed by comparing the estimated sewage flow from the Proposed Development and the capacity of the existing sewerage system in the vicinity. While the Proposed Development will have reduced population and the size of swimming pool, the overall sewerage discharge from the site will be reduced by 15.2%. The existing permanent sewerage facilities, comprising underground vitrified clay pipe with 150mm diameter and manholes, the government sewer at Deep Water Bay Road has sufficient capacity for the sewerage discharge from the site. The SIA concludes that the Proposed Development would not have adverse impact to the sewerage facility at the vicinity.

***Drainage Aspect (Appendix 7 refers)***

- 4.6.9 The Drainage Impact Assessment has been conducted to assess the potential impact on existing drainage infrastructure and evaluates changes in stormwater runoff resulting from the Proposed Development. Compared with the existing condition of the Site, the Proposed Development improves drainage efficiency by consolidating runoff into a single discharge point at the southwestern corner of the Site. No uncontrolled runoff will flow onto government slopes or adjacent property. While the assessment illustrated that the utilization rate of the 600mm U-channel is only 12.7%, there is sufficient capacity to accommodate the increased flows and no adverse impacts are anticipated on the existing drainage infrastructure.

***Geotechnical Aspect (Appendix 8 refers)***

- 4.6.10 To assess the geology of the Site and identify potential geotechnical constraints, a Geotechnical Planning Review Report has been prepared. According to the Hong Kong Geological Survey Map Sheet, no fault or photo lineament has been recorded within or in the vicinity of the Site. Furthermore, various landslides inventories and studies recorded that none relict or recent landslides are observed within and in the surrounding of the Site. The schematic geotechnical works for the Proposed Development has also been included in the report to demonstrate that the Proposed Development is geotechnically viable. Any geotechnical features within the site will be upgraded to meet current engineering standards if required. A comprehensive site investigation is recommended to confirm subsurface conditions, which will inform the foundation design and excavation plans. A monitoring program will also be implemented to ensure safety during the demolition and construction phases.

## **5. SUMMARY AND CONCLUSION**

- 5.1 In light of the above, it is evident that the proposed minor relaxation of site coverage restriction for the permitted house development at the Site should be favourably considered by the TPB from land use planning perspective.
- 5.2 The Planning Department is respectfully requested to give favourable consideration to support the Planning Application in planning context based on the following:
- a) The Applicant is seeking approval from the TPB under Section 16 of the Town Planning Ordinance for the proposed minor relaxation of site coverage restriction from 25% to not more than 37% for the permitted house development at the Site.
  - b) The Proposal will be in-line with the general guidelines established by the TPB in relation to the relaxation of domestic site coverage control.
  - c) The Proposed Development would respect the existing character of the Area.
  - d) The Proposed Development has incorporated interesting building design with ample greenery provision at multi-levels to soften the form of the buildings and enhance the sense of visual integration. Compared with the existing rigid and bulky building form, the Proposed Development could bring about visual enhancement to the surrounding.
  - e) The Proposed Development would Continue to Meet the Prevailing Planning Intention of the "Residential (Group C)" Zone.
  - f) The approval of this planning application is consistent with TPB's previous decisions.
  - g) Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment.