Appendix 4

Visual Impact Assessment

APPROVED SHOUSON HILL & 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

VISUAL IMPACT ASSESSMENT

September 2025

Applicant:
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Prepared by:
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Visual Impact Assessment

1. INTRODUCTION

1.1 Purpose

1.1.1 This Visual Impact Assessment ("VIA") report is prepared on behalf of Blue Water Group Management Limited ("the Applicant") in support of a S16 Planning Application for the proposed minor relaxation of Site Coverage Restriction ("SCR") from 25% to not more than 37% for permitted house development at No. 66 Deep Water Bay Road, Hong Kong ("the Site") (**Figure 1.1** refers). The Site is currently zoned "Residential (Group C) 3" on the Approved Shouson Hill and Repulse Bay Outline Zoning Plan ("Approved OZP") No. S/H17/13.

1.1.2 This VIA evaluates, in accordance with the "*Town Planning Board Guidelines on Submission of Visual Impact Assessment for Planning Applications to TPB*" ("TPB PG-No. 41"), the anticipated visual impact of the Proposed Development on public viewers relevant to the Site and concludes with recommendation on mitigation measures if necessary.

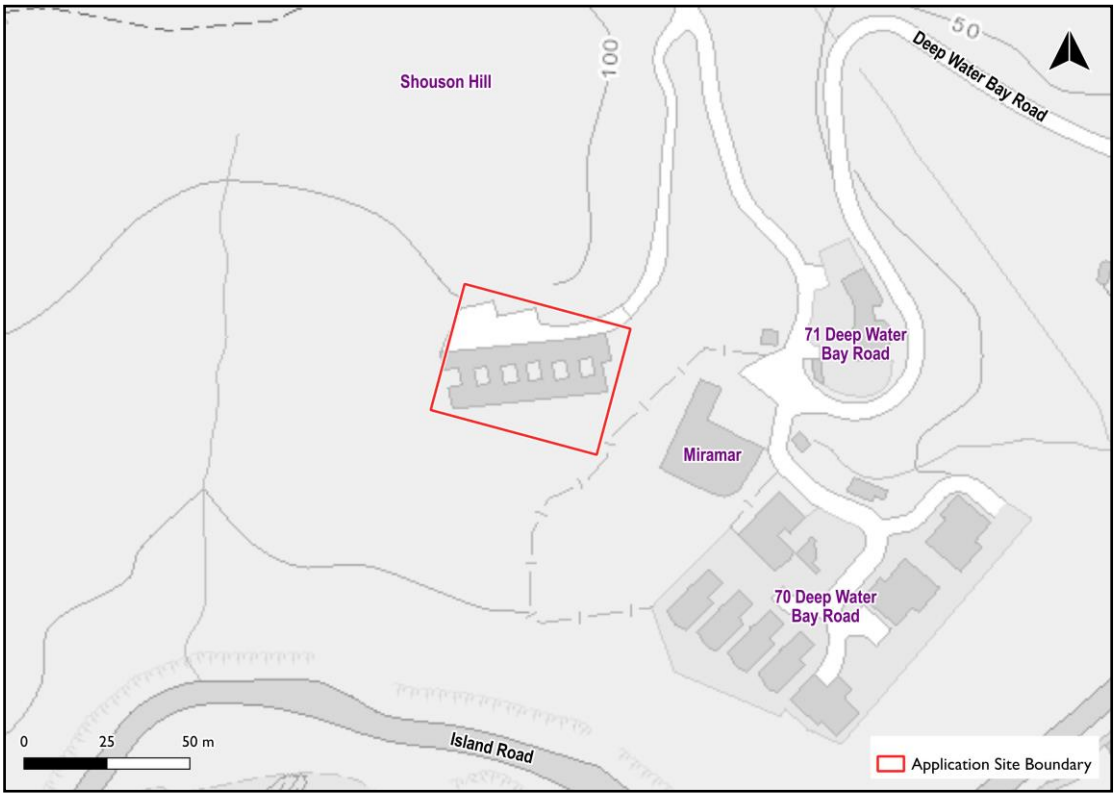


Figure 1.1 Site Location Plan

1.2 Report Structure

1.2.1 Following this introductory section, the methodology adopted in this assessment will be set out in Section 2. The baseline review of the assessment area is included in Section 3. Section 4 includes the Proposed Development Scheme and discussion on the design considerations. Visual envelope, visually sensitive receivers and their representative viewpoints will be identified and analyzed in Section 5, followed by assessment of the visual impacts, if any in Section 6. Section 7 concludes this VIA.

2. METHODOLOGY

2.1 Visual Impact Assessment Approach

2.1.1 This VIA aims at evaluating the potential visual impact of the Proposed Development with the minor relaxation of SCR from 25% to not more than 37% by evaluating the visual impact of Proposed Development with maximum site coverage of 37% on public viewers / sensitive viewers as compared with the existing houses with site coverage of about 25%.

2.1.2 According to TPB PG-No. 41, the overall visual impact shall be assessed based on i) the sensitivity of the key public viewers; ii) visual resources and visual amenities likely to be affected; iii) the magnitude, extent and duration of impact and any resultant improvement or degradation in the visual quality and character of the surrounding area; and iv) the planning intention and known planned developments of the area. Visual Impacts could be either beneficial or adverse.

2.1.3 Visual sensitivity of public viewers / sensitive viewers is determined taking into account the activity of the sensitive viewers, the duration and distance over which the Proposed Development would remain visible, and the public perception of the value attached to the view being assessed. Visual sensitivity is qualitatively graded from high to low.

2.1.4 Visual changes could be positive or negative and they are not necessarily mutually exclusive. In considering the effect of visual changes, it covers the following four aspects:

- the total effect on the **Visual Composition** of the surrounding context;
- the degree of **Visual Obstruction** to key public viewing points;
- the visual **Effect on Public Viewer** / **Sensitive Viewer**; and
- the **Effect on Visual Resources**.

2.1.5 The magnitude of visual changes will be qualitatively graded as Substantial, Moderate, Slight or Negligible.

2.1.6 The VIA will be undertaken in the following steps:

- A baseline review will be conducted to capture the existing visual elements in the surroundings and the planning context of the Site.

- The Indicative Development Scheme for the Site will be briefly presented.

- The Visual Envelope ("VE") will be determined based on the size and distance of the Proposed Development and appropriate public viewpoints ("VPs") to represent the view from public viewers will be identified.

- Each VP and potential visual impacts of the Indicative Development Scheme on the public viewers will be analysed based on the photomontages prepared from

the selected VPs.

- The overall visual impact will be assessed and conclusion on no significant adverse visual impact due to the Proposed Development will be made.

3. BASELINE REVIEW

3.1 Site Location and Existing Condition

3.1.1 The Site is located at No. 66 Deep Water Bay Road, Shouson Hill, Hong Kong. Positioned at the southeastern slope of Shouson Hill, 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, while the swimming pool and outdoor garden are located on the lower platform level at about 85mPD. The total area of the Site is about 2,043.869 sq.m. Vehicular access is via the existing right-of-way off Deep Water Bay Road.

Figure 3.1 Aerial Photo of the Site and Surrounding Context

3.2 Existing Visual Elements in the Surrounding Context

3.2.1 The visual outlook of an area is shaped by a combined composition of all the visual elements which come into sight of the viewers. The Site is situated in a rural setting characterised by low-rise residential developments and vegetations. Key visual elements in the surrounding context of the Site are included in **Figure 3.2** and summarized below:

- Deep Water Bay is a key natural visual resource in the Southern District that offers visual openness and the view of the South China Sea. It is located to the south of the Site.

- To the immediate north and northwest of the Site is Shouson Hill with the top level of about +148.1mPD. The lush greenery at the knoll serves as a green backdrop which is considered as key visual resources in the surrounding area;

- To the further north and west of the Site beyond Shouson Hill is a low-rise development cluster with various houses developments including 3 Shouson Hill Road (i.e. about +28.1mPD to +28.9mPD) and Bello Horizonte (i.e. about +114.5mPD to +115.7mPD). With the variation in building height and sufficient building separation, these low-rise developments would not break the visual harmony and create obstruction to the surrounding areas;

- Ocean Park and the Hong Kong Country Club formed a low-rise recreational cluster in the Wong Chuk Hang area. The characteristic of the low-rise recreational facilities maintains the visual openness of the area.

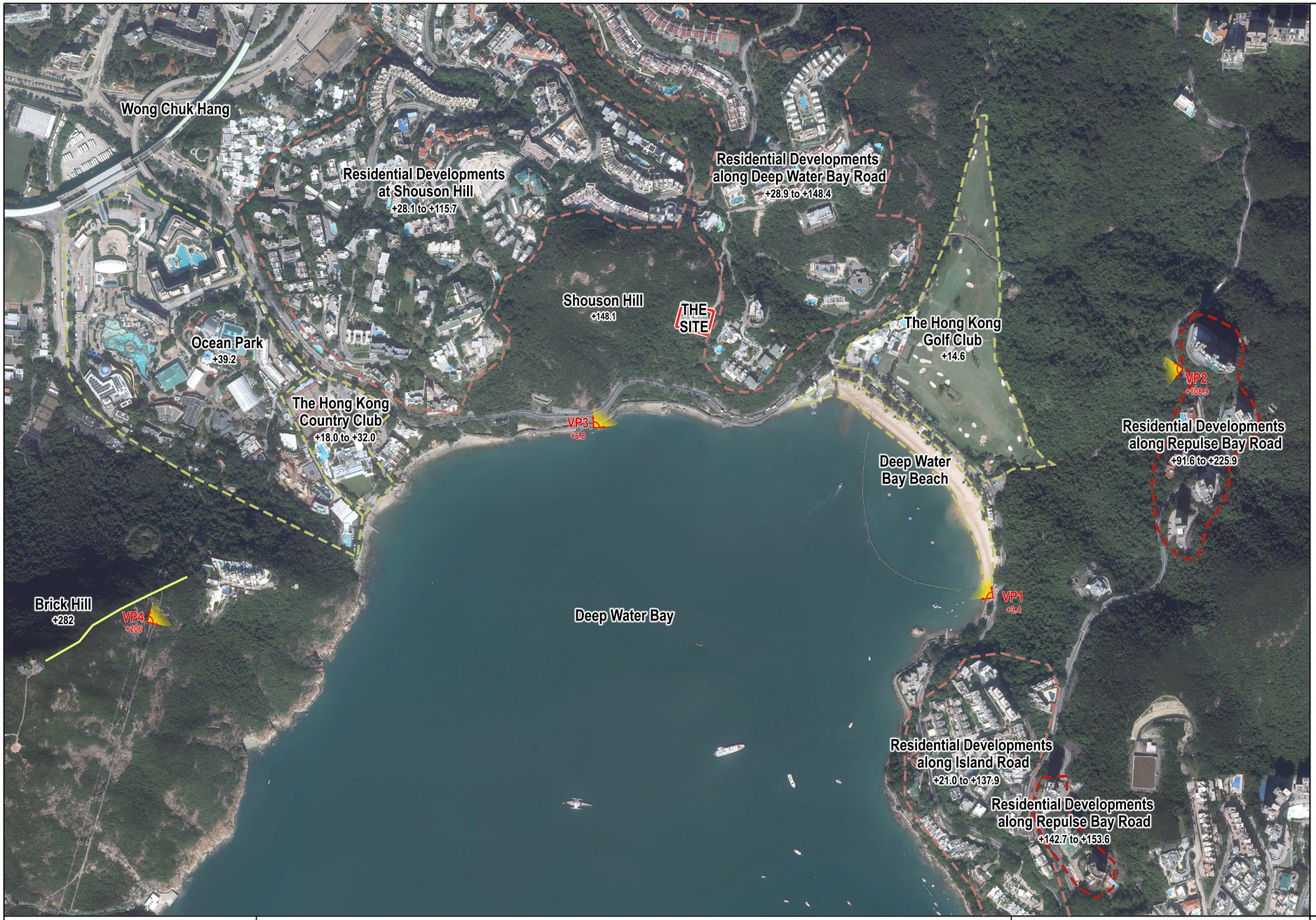
- Brick Hill is situated to the southwest of the Site. The mountain backdrop and the lush greenery at the slope of Brick Hill serve as visual relief for the viewers. Similar to Deep Water Bay, it is also considered as the key visual resources in the area.

- To the east and southeast of the Site are some low-rise residential developments along Deep Water Bay Road including Miramar (i.e. about +72.4mPD), 70 & 72 Deep Water Bay Road (i.e. about +59.8mPD to +63.8mPD) and 71 Deep Water Bay Road (i.e. about +81.2mPD). They form a low-rise development cluster along Deep Water Bay Road;

- The Hong Kong Golf Club is situated to the east of the Site beneath the Shouson Hill. It comprises a clubhouse building and a 9-hole golf course. The golf course with ample greenery provides visual openness and visual relief to the Deep Water Bay Area.

- To the further east beyond Hong Kong Golf Club are the cluster of mid-rise residential developments along Repulse Bay Road. While the area is dominated by low-rise developments, the incompatible building height of these residential developments may affect the visual openness of the area and create visual obstruction to the greenery.

3.2.2 The existing visual quality of the Application Site can be regarded as good in general The Site is located in a rural setting characterized by a mix of low-rise residential developments and greenery. Existing trees at Shouson Hill, Brick Hill, The Hong Kong Golf Club and the Deep Water Bay provide visual relief to the area.



Legend

- Application Site Boundary
- VP1 Deep Water Bay Beach Barbecue Area
- VP2 Bus Stop near Monte Verde, Repulse Bay Road
- VP3 Mills and Chung Path
- VP4 Cable Car at Ocean Park
- +00.00 Existing Levels (about)
- VP Viewing Points

Visual Element/ Resources/Detractors

- Ridgeline
- Recreational Use
- Low-rise Residential Development
- Mid-rise Residential Development

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Key Visual Elements

Proposed Minor Relaxation of Site Coverage Restriction for Permitted House Redevelopment in "Residential (Group C) 3" and "Green Belt" Zones, No. 66 Deep Water Bay Road, Shouson Hill, Hong Kong

Visual Impact Assessment

Figure 3.2

Scale: 1:16,000

Date: 22 September 2025

3.3 Statutory Zoning Context

3.3.1 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 at the south 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 3.3 and 3.4** refer).

3.3.2 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.

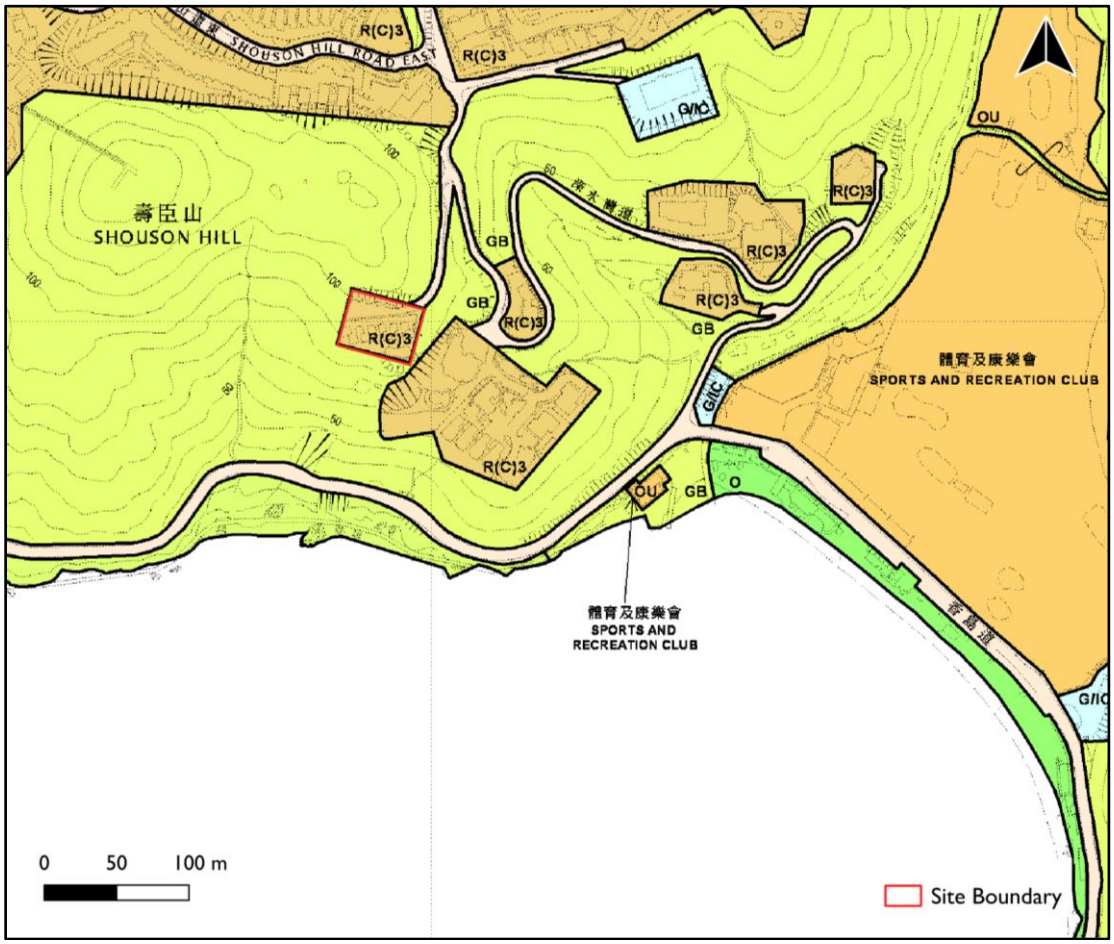


Figure 3.3 Zoning Context Plan (Extracted from Approved Shouson Hill & Repulse Bay OZP No. S/H17/13)

Figure 3.4 Discrepancy of Site Boundary and "R(C)3" Zoning Boundary (Extracted from Approved Shouson Hill & Repulse Bay OZP No. S/H17/13)

3.3.3 Under the "Remarks" section of the Statutory Notes, 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 3.1 Maximum Plot Ratio and Site Coverage

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

3.3.4 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*".

4. THE PROPOSED DEVELOPMENT

4.1 The Indicative Development Scheme

4.1.1 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 4.1** summarizes the key development data of the Proposed Development.

Table 4.1 Key Development Parameters

Key Parameters	
Site Area	About 2,043.869m^2
Total Plot Ratio	About 0.75
Total GFA	About 1532.902m^2
No. of House	2
No. of Storey	3 storeys in addition to 1 storey of carports
Building Height (Main Roof)	About 104.5mPD
Site Coverage	Not more than 37%

4.2 Key Design Considerations

4.2.1 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 and Slopes

4.2.2 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 4.1a** and **4.1b** refer). The design respects the undulations of the terrain, allowing the structure to nestle within the landscape while maintaining compatibility with adjacent developments

Figure 4.1a Existing Building in the Site and Topographical and Physical Setting in the Vicinity

Figure 4.1b Responsive Development Profile with the Existing Topographical and Physical Setting in the Vicinity

Adoption of Sensible Building Height

4.2.3 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 4.1a and 4.1b** 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 4.2** 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 4.2 Sensible Building Height Responding to the Existing Topographical Features of Shouson Hill

Innovative Building Design

4.2.4 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 4.3** refers).

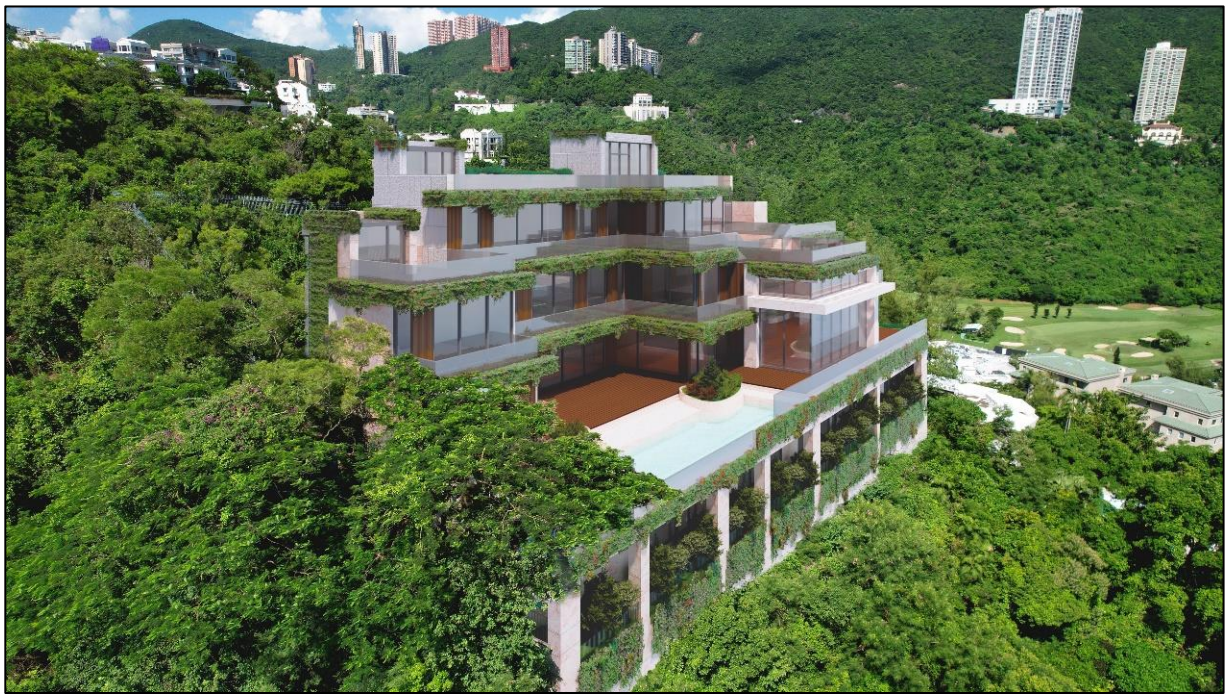


Figure 4.3 Terraced Design adopted at the Proposed Development

Adaptive Building Footprint Design

4.2.5 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 4.4a** to **4.4c** 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

4.2.6 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.

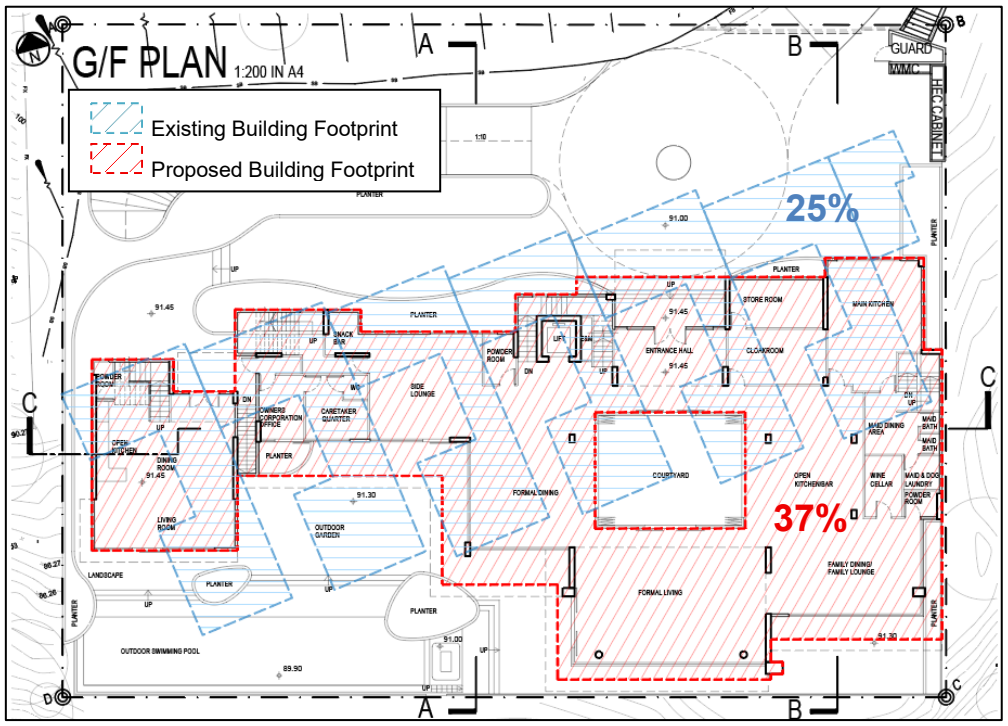


Figure 3.4a Site Coverage Comparison on G/F

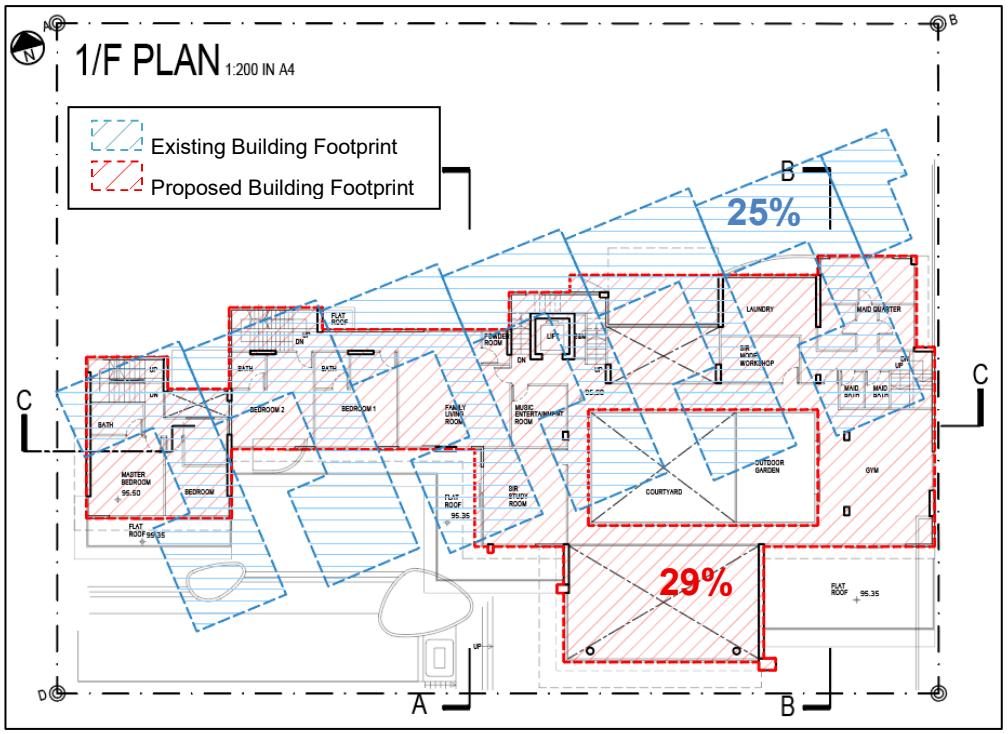


Figure 3.4b Site Coverage Comparison on 1/F

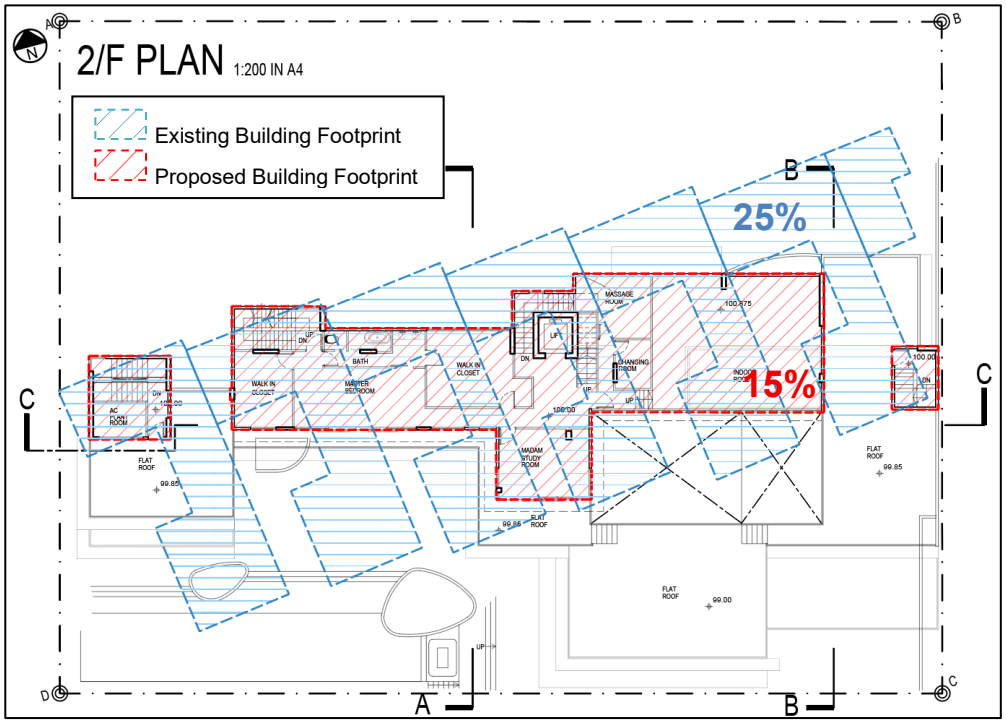


Figure 3.4b Site Coverage Comparison on 1/F

Greenery Coverage

4.2.7 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

4.2.8 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 soften the concrete edges but also contributes to the overall environmental quality, promoting a more pleasant and visually appealing atmosphere (**Figure 4.5** refers).

4.2.9 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

4.2.10 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 4.5 Special Landscape Treatment at Basement Façade

5 IDENTIFICATION OF SENSITIVE VIEWERS AND SELECTION OF VIEWPOINTS

5.1 Identifying Visual Envelope and Sensitive Viewers

5.1.1 The Visual Envelope ("VE") or the zone of visual influence of the Proposed Development is determined by the existing topography and building in the vicinity of the Site. As prescribed in the Town Planning Board Guideline No. 41, size of Proposed Development, the distance of the development and its potential visibility from selected viewing points, and the actual site and surrounding topographical conditions are considered as the key factor on determining VE. Some of the views to the Proposed Development are substantially blocked by the mountainous topography including Shouson Hill, Brick Hill and Violet Hill.

5.1.2 Furthermore, as prescribed in the TPB PG-NO. 41, the viewers will tend to see the building as part of a group rather than as a single building when the viewing distance equals to three times the height of the building from the Site (i.e. the 3H zone). Therefore, 3H zone could also be used as a reference in determining the assessment area. Since the actual maximum building height of the Proposed Development will be 18m, the assessment area covers a radial area of about 54m from the façade of the Proposed Development.

5.1.3 The VE covers the area where direct sight towards the Proposed Development is presented in **Figure 5.1**. Since protecting private view is not the purview of the TPB, this VIA focuses primarily on public sensitive viewers only and private sensitive viewers, such as residents of private development and users of developments with restricted/exclusive accesses will not be identified.

5.2 Selection of Viewpoints

5.2.1 Representative VPs within the VE were selected for assessing the visual impact to the sensitive viewers. Selected VPs shall cover public views from easily accessible and popular area from different directions. With reference to para. 4.5 of TPB PG-No. 41, when selecting VPs for the subject application, priority shall be given to major public open space, public focal points, open spaces, existing/future pedestrian node, key pedestrian/vehicular corridor, and existing major vistas will be considered as major visual sensitive viewpoints.

5.2.2 In this VIA, a total of four VPs are selected for further assessment on the visual impact of the Proposed Development, which are summarized in **Table 5.1** and shown in **Figure 5.1**. The VPs included both close-up and distant views which cover the views from different directions.

Table 5.1 Selected Visually Sensitive Viewpoints

Viewpoint No.	Description
VP1	Deep Water Bay Beach Barbecue Area
VP2	Bus Stop near Monte Verde, Repulse Bay Road
VP3	Mills and Chung Path
VP4	Cable Car at Ocean Park

VP1 – Deep Water Bay Beach Barbecue Area

5.2.3 Deep Water Bay Beach is one of the major beaches in the Southern District. It is a popular spot for leisure and recreational activities during the weekends and holidays. This VP is taken at the barbecue area of Deep Water Bay Beach to the southeast of the Site with a distance of about 614m. With the level at about +3.4mPD, this VP captures the view of the Deep Water Bay Beach, Shouson Hill and the open sky view. It is selected as a distant viewpoint to assess the possible impact of the sensitive viewers i.e. visitors at the barbecue spot as well as the beach engaging in passive and active recreational activities.

VP2 – Bus Stop near Monte Verde, Repulse Bay Road

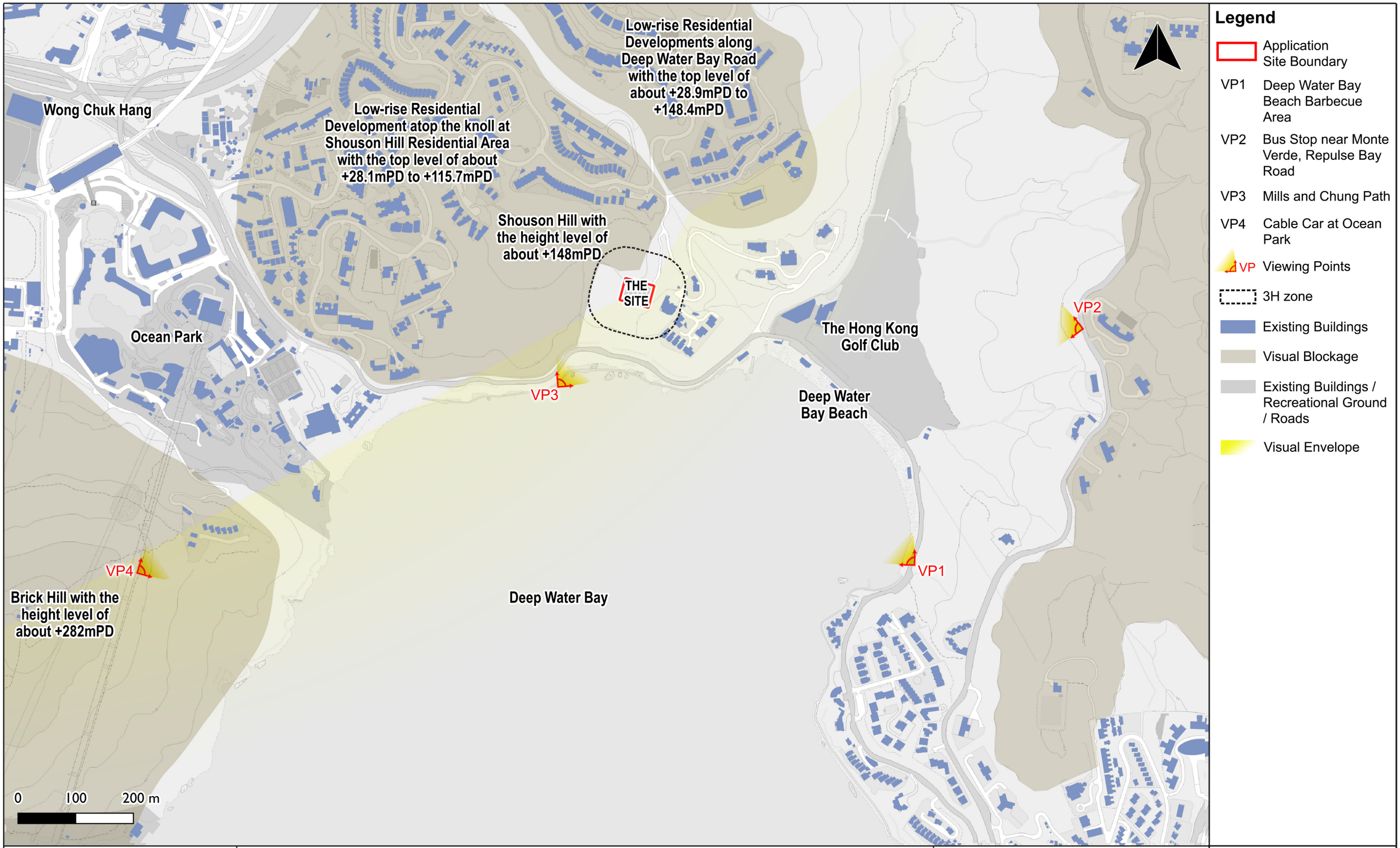
5.2.4 VP2 is taken at the Bus Stop at the Repulse Bay Road across from the entrance of Monte Verde with a distance of about 752m to the east of the Site. At the level of +108.9mPD, the VP capture the open view of the Deep Water Bay and Shouson Hill, as well as the open sky view. The sensitive receivers of this VP would be passengers waiting for bus service as well as pedestrians walking along the footpath of Repulse Bay Road.

VP3 – Mills and Chung Path

5.2.5 Mills and Chung Path is a coastal boardwalk situated under Island Road of Deep Water Bay. It offers a gorgeous view of the Deep Water Bay, Brick Hill and South China Sea. The VP is taken at the boardwalk to the southwest of the Site with a distance of about 200m. At the level of about +6.8mPD, the VP captures the view of the Site and the lush greenery at the slope, as well as the open sky view. This VP is selected to assess the impact of the sensitive viewers i.e. visitor walking or jogging along the boardwalk.

VP4 – Cable Car at Ocean Park

5.2.6 Ocean Park is the largest theme park in Hong Kong with various attractions including roller coasters, animal exhibits and aquariums. It consists of two main attraction areas (i.e. the Waterfront and the Summit) which is separated by Brick Hill. The cable car system is the main transportation within the theme park. This VP is taken at the cable car route to the southwest of the Site with a distance of about 958m. At a level of about +206mPD, the VP captures the view of Shouson Hill, Deep Water Bay, Violet Hill and the open sky view. As Ocean Park is a popular destination for both locals and tourists, sensitive viewers of this VP are the visitors of the theme park enjoying the scenic view during their ride in the cable cars.



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Visual Enevelope and Location of Viewpoints

Proposed Minor Relaxation of Site Coverage Restriction for Permitted House Redevelopment in "Residential (Group C) 3" and "Green Belt" Zones, No. 66 Deep Water Bay Road, Shouson Hill, Hong Kong

Visual Impact Assessment

Figure 5.1

Scale: 1:16,000

Date: 22 September 2025

Table 5.1 Identified Visually Sensitive Viewpoints with Preliminary Analysis

Viewpoints (VPs)	Distance/ Direction	Height in mPD (Approx.)	Nature of VP	Popularity by Public	Visual Sensitivity[1]	Visual Quality[2]
VP1: Deep Water Bay Beach Barbecue Area	Approx. 614m/ Southeast	+3.4mPD	Passive Recreation	Frequent (at weekends and public holidays)	High	Good
VP2: Bus Stop near Monte Verde, Repulse Bay Road	Approx. 752m/ East	+108.9mPD	Transient	Transient	Medium	Good
VP3: Mills and Chung Path	Approx. 200m/ Southwest	+6.8mPD	Active / Passive Recreation	Transient	Medium	Fair
VP4: Cable Car at Ocean Park	Approx. 958m/ Southwest	+206mPD	Transient	Frequent	High	Good

[1] Visual sensitivity is determined by the types of activities sensitive viewers are engaging in and the duration and distance over which the proposed development would remain visible. For example, people engaging in active recreational activities such as playing basketball or football at the VP are less sensitive to visual change than passive recreational activities.

[2] Visual quality is assessed based on the openness and permeability of the view as well as the visibility of visual resources including prominent ridgelines, the harbour, natural coastlines, open sea horizon, skyline, scenic areas, valued landscape, special landmark, heritage features to be preserved.

6 ASSESSMENT OF VISUAL IMPACTS

6.1 General

6.1.1 The primary objective of this VIA is for evaluating the visual impact of the proposed minor relaxation of site coverage restriction ("SCR") from 25% to not more than 37% for the Permitted House Development. The assessment will focus on evaluating the potential visual impact of the Proposed Development as compared with the existing buildings at the Site. The relevant assessments in relation to visual composition, visual obstruction, effects on public views and effects on visual resources are focused on the changes to be brought about by the proposed minor relaxation of the SCR of the Site.

6.2 VP1 – Deep Water Bay Beach Barbecue Area

Visual Composition

6.2.1 VP1 is a mid-range viewpoint taken at the Deep Water Bay Beach Barbecue area with the distance of about 614m to the southeast of the Site. It captures a panoramic view of Deep Water Bay and the beach in the foreground. Some low-rise residential developments along Deep Water Bay Road and Shouson Hill are captured in the middle ground while high-rise developments at Wong Chuk Hang, ridgeline of the mountains in Hong Kong Island and the open sky view are captured in the backdrop. Upon completion, the Proposed Development will replace the existing buildings at the Site. Despite the minor relaxation of the SCR will lead to the alteration of building disposition and mass. The Proposed Development will be congruous to the surrounding settings in terms of development scale and building form.

Visual Obstruction

6.2.2 As illustrated in **Figure 6.1**, the existing houses are standing at a prominent location underneath Shouson Hill. Upon redevelopment, the Proposed Development will maintain the visual openness by the incorporation of terraced design with variations in building height made possible by the relaxation of SCR to not more than 37%. With a compatible building height to the surrounding settings, the Proposed Development will not affect the visual openness especially towards the ridgeline of Shouson Hill with an interesting built form.

Effect on Public Viewers

6.2.3 As mentioned in paragraph 6.2.1, this VP is taken at the barbecue area of Deep Water Bay Beach which is a popular recreation outlet during weekends and holidays. This VP also represented the view from the Deep Water Bay Beach. Therefore, the selected sensitive viewers of this viewpoint will be visitors engaging in both active and passive recreational activities at the beach, and the barbecue spots. As the sensitive viewers might spend considerable time engaging in passive recreational activities while enjoying the scenic view of Deep Water Bay, their visual sensitivity will be high. Upon redevelopment, the Proposed Development will replace the existing buildings at

the Site. With the incorporation of carefully thought-out building height and disposition, it will blend in well with other residential developments along Deep Water Bay Road and continue to respond positively to the ridgeline of Shouson Hill after the minor relaxation of SCR. Given its visual compatibility to surrounding context and will not create any obstruction to the existing greenery, the magnitude of visual change experienced by public viewers due to minor relaxation of SCR is considered negligible.

Effect of Visual Resources

6.2.4 The key visual resources at this VP are the Deep Water Bay at the foreground, vegetations at the slope of Shouson Hill at the middle ground, mountainous view of Hong Kong Island as well as the open sky view at the background. Upon completion, the Proposed Development will not affect the view towards most of the key visual resources. With the provision of greenery of not less than 20% and landscape treatment along southwestern boundary, the change of the visual impact due to the Proposed Development is considered negligible.

6.2.5 It is anticipated that the overall visual impact rating for the VP1 is negligible.

Existing Condition

Proposed Development

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Viewpoint 1 – Deep Water Bay Beach Barbecue Area

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

Figure 6.1

Visual Impact Assessment

Date: 18 September 2025

6.3 VP2 – Bus Stop near Monte Verde, Repulse Bay Road

Visual Composition

6.3.1 This VP is a distant viewpoint taken at the bus stop across from Monte Verde at Repulse Bay Road to the east of the Site with a distance of about 752m. With a level of about +108.9mPD, this VP captures the view of Deep Water Bay, Shouson Hill, the Site and the residential developments in the vicinity including 70 and 72 Deep Water Bay Road, Miramar and 71 Deep Water Bay Road in the foreground. Greenery at Brick Hill, high-rise developments at Wong Chuk Hang, and the mountains of Hong Kong Island as well as the open sky view formed the background. Compare to the existing buildings at the Site, the incorporation of terraced design in Proposed Development will maintain the visual composition by respecting the topographical setting of Shouson Hill. The proposed building height and form are compatible with the existing residential developments in the area. It is anticipated that the Proposed Development will continue to form part of the residential cluster in the foreground. Therefore, it is considered not incongruous with the surroundings when viewing from this VP.

Visual Obstruction

6.3.2 From **Figure 6.2**, the prominent visual resources in this VP are the open view to the Deep Water Bay and lush greenery at Shouson Hill in the foreground, as well as the Brick Hill and mountains in Hong Kong Island at the backdrop. Due to the rectangular box shape design in the existing building at the Site, a slight loss of visual access towards existing greenery at Shouson Hill is resulted. Upon redevelopment, the Proposed Development with the incorporation of terraced design and carefully thought-out building height and form will maintain visual openness and create visual access towards the greenery behind the Site. Meanwhile, the visual access towards Deep Water Bay and greenery at Brick Hill, as well as the ridgeline of mountains at the backdrop and the open sky view will not be affected after minor relaxation of SCR. Therefore, it is anticipated that the visual obstruction caused by the Proposed Development is considered negligible.

Effect on Public Viewers

6.3.3 The sensitive viewers of this VP will mainly be pedestrians walking along the footpath and passengers waiting for bus services along Repulse Bay Road. Although the nature of the sensitive viewers is transient, it is anticipated that sensitive viewers will enjoy the open view of Deep Water Bay while waiting for the bus service. Therefore, their visual sensitivity is medium. Compared to the existing rigid and dull building blocks at the Site, the Proposed Development will enhance the view by introducing terraced building design with compatible building height. The provision of landscape treatment including edge planting at the eastern elevation and newly planted tree at the rear of the Site, as well as the existing tree outside Site Boundary to the immediate east of the Site will further soften the visual bulk of the Proposed Development. Hence,

the magnitude of visual change by public viewers due to minor relaxation of SCR is considered negligible.

Effect of Visual Resources

6.3.4 The view towards Deep Water Bay, open sky view and greenery setting at the mountains in both foreground and background are the visual resources of this VP. As compared to the existing view, Proposed Development will not affect the visual resources identified in this VP. In fact, the proposed landscape treatments including edge planting at the eastern elevation and newly planted tree at the rear of the Site, as well as the existing greenery to the immediate east of the Site will integrate the Proposed Development with the existing rural setting. No discernible change in magnitude of the visual impact due to the Proposed Development is anticipated.

6.3.5 Therefore, it is anticipated that the overall visual impact rating for the VP2 is negligible.

Existing Condition

Proposed Development

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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

Figure 6.2

Visual Impact Assessment

Date: 18 September 2025

6.4 VP3 – Mills and Chung Path

Visual Composition

6.4.1 Mills and Chung Path is a coastal boardwalk underneath Island Road which offers a gorgeous view of the Deep Water Bay, Brick Hill and South China Sea. VP3 is a close-up viewpoint at Mills and Chung Path to the southwest of the Site with a distance of about 200m. Situated at a level of about +6.8mPD, this VP captures the retaining wall below Island Road in the foreground. The southeastern elevation of the Site and lush greenery at the slope are captured in the middle ground. 70 and 72 Deep Water Bay Road and the open sky view formed the backdrop of this VP. Only the upper portion of the Proposed Development will be visible from this VP while the lower portion is shielded off by the existing vegetations at the slope. With the incorporation of terraced design and the shifting in building orientation, less structures will be visible as compared with the existing development at the viewpoint. Apart from the reduced visual mass of building at the Site upon redevelopment, no alteration, adjustment or change on visual composition is resulted. Therefore, the anticipated impact on the visual composition from this viewpoint is considered negligible.

Visual Obstruction

6.4.2 According to **Figure 6.3**, the prominent visual resources in this VP are the lush greenery at the slope to the south and southwest of the Site, and the open sky view. The visual access towards the lush vegetations at the slope will not be altered. The proposed terraced design and carefully thought-out building height contributed to the minor reduction of visual mass and building bulk when viewing from this viewpoint. Thus, the Proposed Development with minor relaxation of SCR will maintain the visual openness of this VP and will not incur any visual obstruction to the key visual resources as compared with the existing buildings at the Site.

Effect on Public Viewers

6.4.3 The sensitive viewers, who are mainly pedestrians and joggers engaging in active and passive recreational activities along Mills and Chung Path. They will likely enjoy a panoramic view towards Deep Water Bay and South China Sea, rather than looking up towards the Site. Hence, their visual sensitivity will be medium. The Proposed Development will replace the view of existing building at the Site with the staggered design. Although the site coverage of the Proposed Development will be increased, it will not affect the view towards the greenery at the slope. It is anticipated that the Proposed Development with smaller visual mass will blend in with the surrounding greenery setting. Thus, the magnitude of visual change experienced by public viewers due to the minor relaxation of SCR is considered negligible.

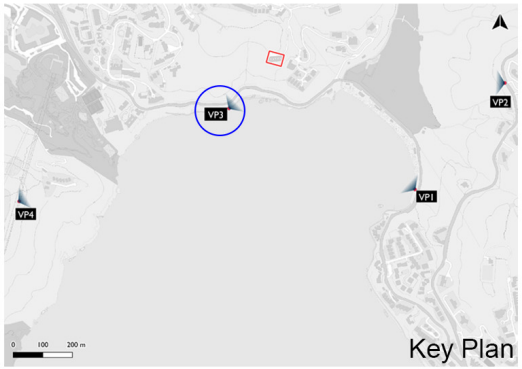
Effect of Visual Resources

6.4.4 With the incorporation of terraced design and carefully thought-out building disposition, the Proposed Development with the relaxation of SCR will maintain visual access towards the open sky. Meanwhile, other visual resources including lush greenery at the slope and the remaining open sky view will not be affected. The visual condition, quality and character will not be degraded by the Proposed Development.

6.4.5 Therefore, it is anticipated that the overall visual impact rating for the VP3 is negligible.

Existing Condition

Proposed Development



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Viewpoint 3 – Mills and Chung Path

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

Figure 6.3

Visual Impact Assessment

Date: 18 September 2025

6.5 VP4 – Cable Car at Ocean Park

Visual Composition

6.5.1 This VP is taken from the cable car at Ocean Park between two main attraction areas (i.e. the Waterfront and the Summit) with a distance of about 958m to the southwest of the Site. At a level of about +206mPD, VP4 captures an open view of Deep Water Bay, Shouson Hill and the low-rise residential cluster at the foreground. Mountains including Jardine's Lookout, Mount Parker and Violet Hill, mid-rise residential developments along Repulse Bay Road, as well as the open sky view are captured at the backdrop. The Proposed Development will be a new visual feature to replace existing buildings at the Site. Nonetheless, various design considerations have been adopted in the Proposed Development with the intention to maintain the compatibility when viewing from this VP. The carefully thought-out building height and disposition would respect the topographical setting of Shouson Hill and existing low-rise residential developments in the area. The Proposed Development will continue to form part of the development clusters along Deep Water Bay Road and blend in well with the surrounding settings.

Visual Obstruction

6.5.2 As illustrated in **Figure 6.4**, the view towards Deep Water Bay in the foreground, mountain backdrop and the open sky view are identified as the prominent visual resources in this VP. The visual access towards the existing greenery will be similar with alteration of building mass upon the minor relaxation of SCR. It is anticipated that the visual openness of this VP will not be degraded with the adoption of terraced design.

Effect on Public Viewers

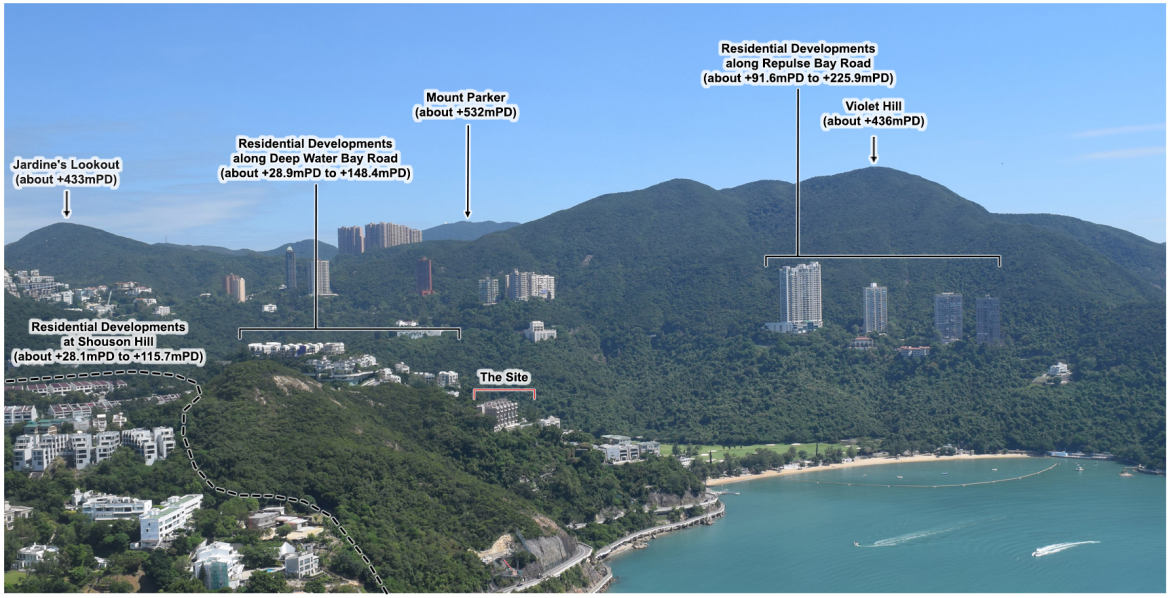
6.5.3 The cable car system is one of the most iconic attractions in Ocean Park with high popularity. The sensitive viewers of this VP would be the visitors of Ocean Park travelling between the attraction areas. They will enjoy the scenic view of Deep Water Bay and mountainous view of southeastern Hong Kong Island from the VP. Thus, the visual sensitivity of the sensitive viewers will be considered as high. With the proposed carefully thought-out building form as well as the compatible building height responding positively to the topographical and physical setting, the Proposed Development will blend in well with the existing residential cluster along Deep Water Bay Road and the greenery setting. Hence, it is anticipated that the magnitude of visual change experienced by public viewers due to the minor relaxation of SCR is considered negligible.

Effect on Visual Resources

6.5.4 The Proposed Development with the relaxation of SCR will maintain similar the view towards the greenery backdrop upon relaxation of SCR. The access to other key

visual resources including the view of Deep Water Bay, mountain backdrop at southeastern Hong Kong Islands and the open sky view will not be affected. With the adoption of various design measures including terraced building disposition, compatible building height in respect to the topographical and physical settings, the Proposed Development would contribute to a harmonised view when viewing from the VP. Therefore, the visual condition, quality and character will not be altered by the Proposed Development.

6.5.5 Therefore, it is anticipated that the overall visual impact rating for the VP4 is negligible.



Existing Condition

Proposed Development

KTA PLANNING LIMITED 規劃顧問有限公司	Viewpoint 4 – Cable Car at Ocean Park	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	Figure 6.4
		Visual Impact Assessment	Date: 18 September 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 ranging from negligible to enhanced. 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.