

(資料來源：由申請人於2025年12月19日提交的進一步資料)
(Source: Further information submitted by
the applicant on 19.12.2025)

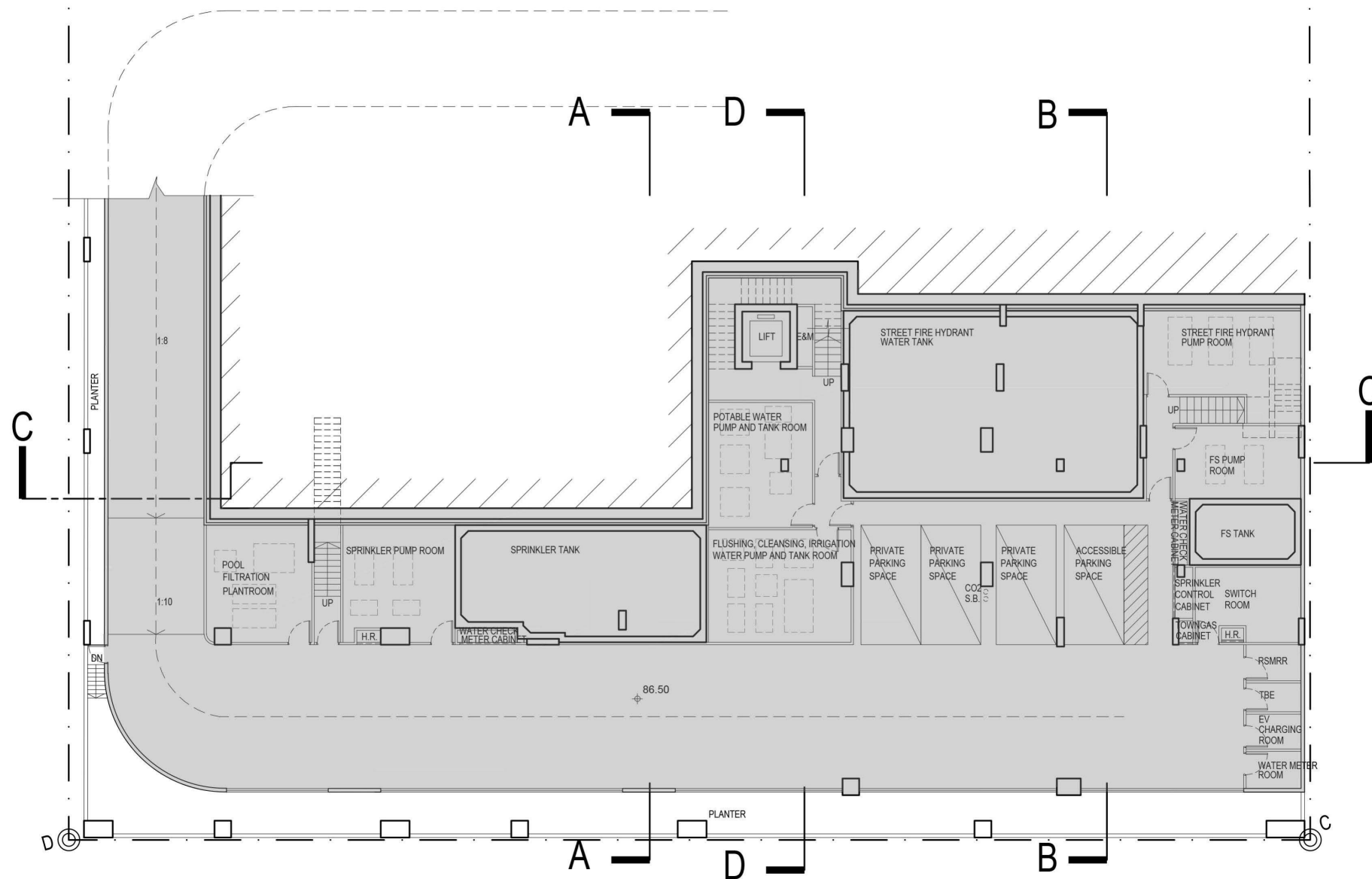
參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 1



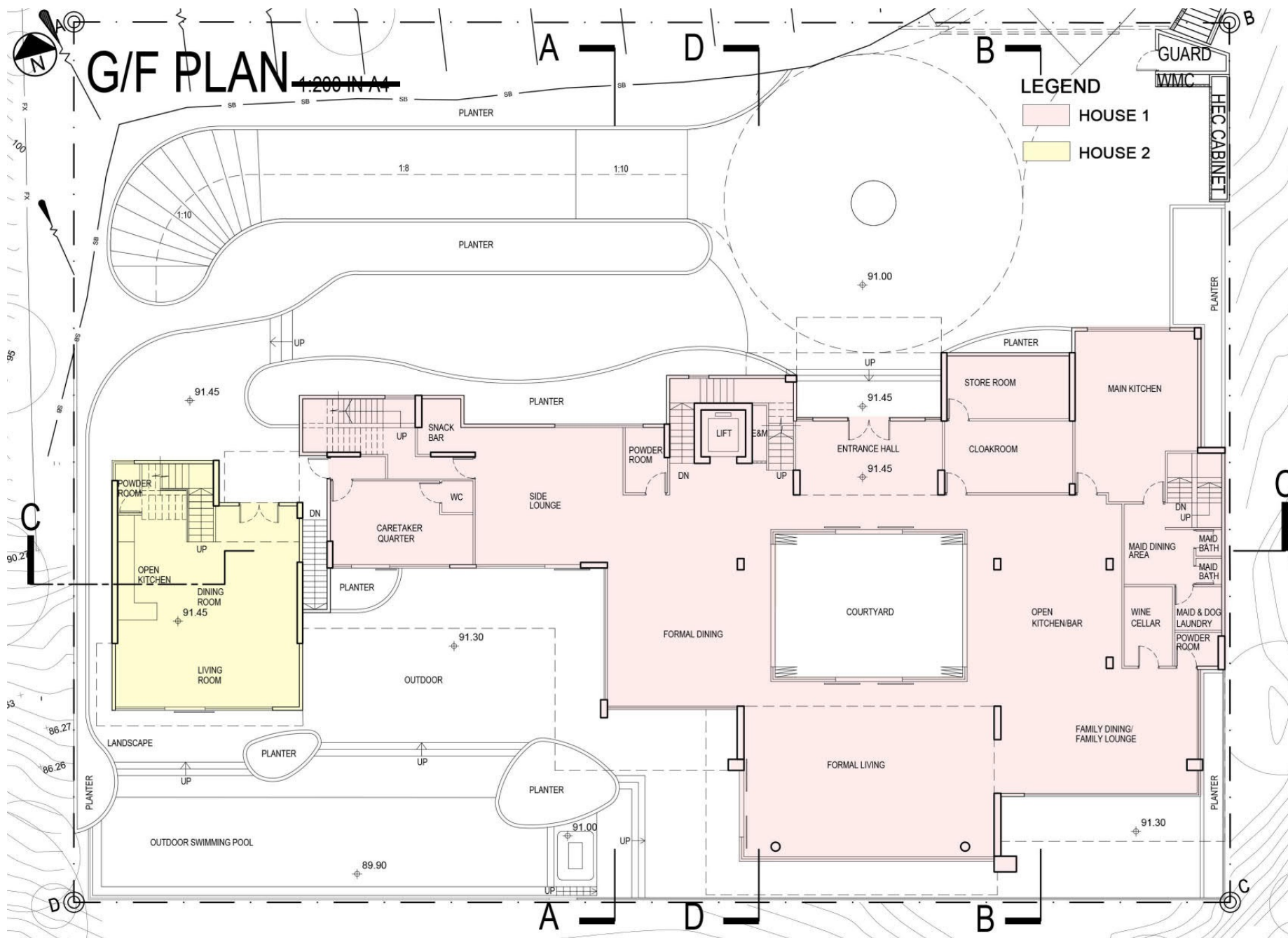
~~4.200 IN A4~~

☐ CARPARK/E&M



參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 2



(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by
the applicant on 28.11.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 3



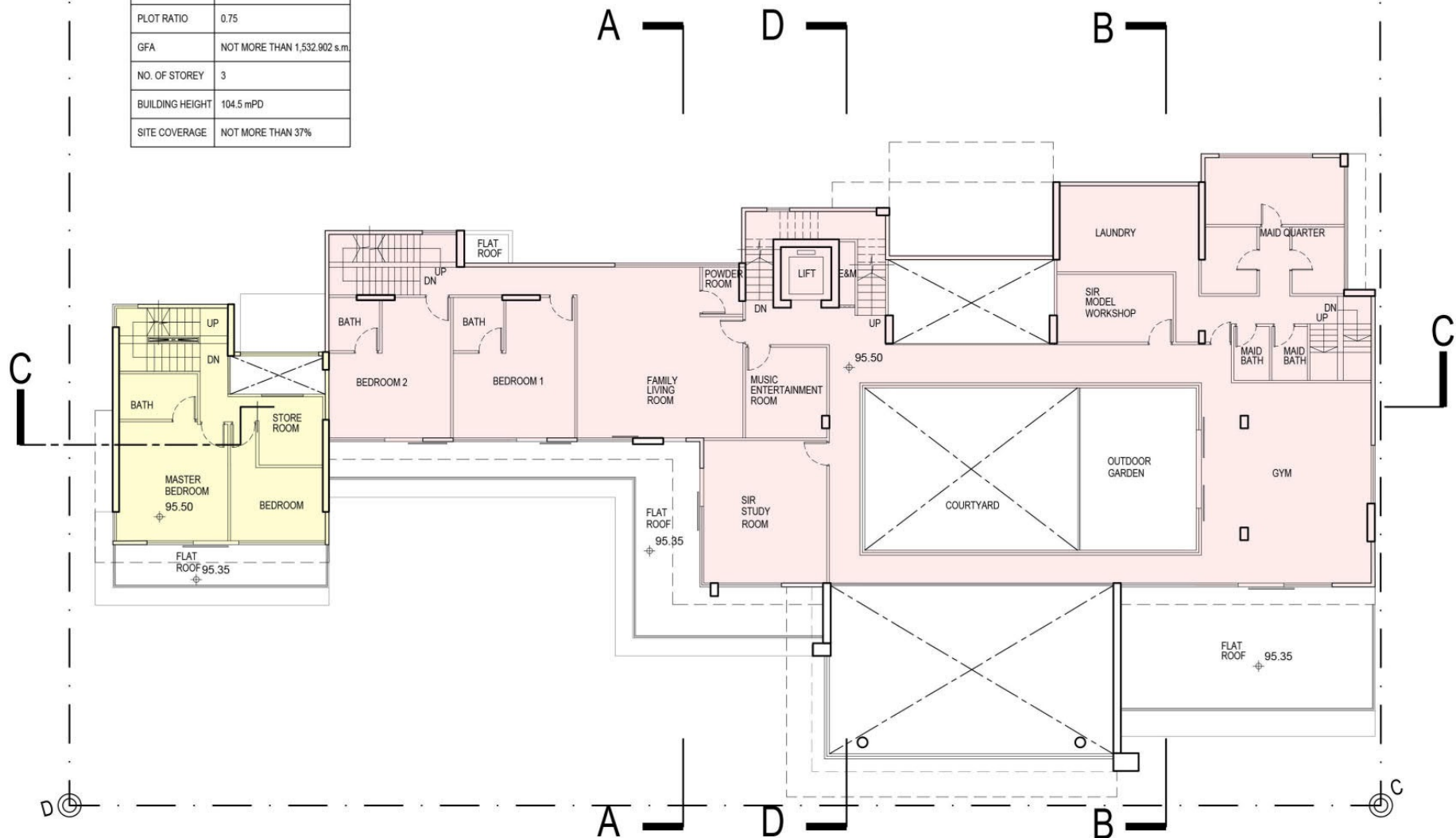
1/F PLAN

1:200 IN A4

DEVELOPMENT SCHEDULE	
SITE AREA	2,043.869 s.m.
PLOT RATIO	0.75
GFA	NOT MORE THAN 1,532.902 s.m.
NO. OF STOREY	3
BUILDING HEIGHT	104.5 mPD
SITE COVERAGE	NOT MORE THAN 37%

LEGEND

- HOUSE 1
- HOUSE 2



(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by the applicant on 28.11.2025)

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REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 4

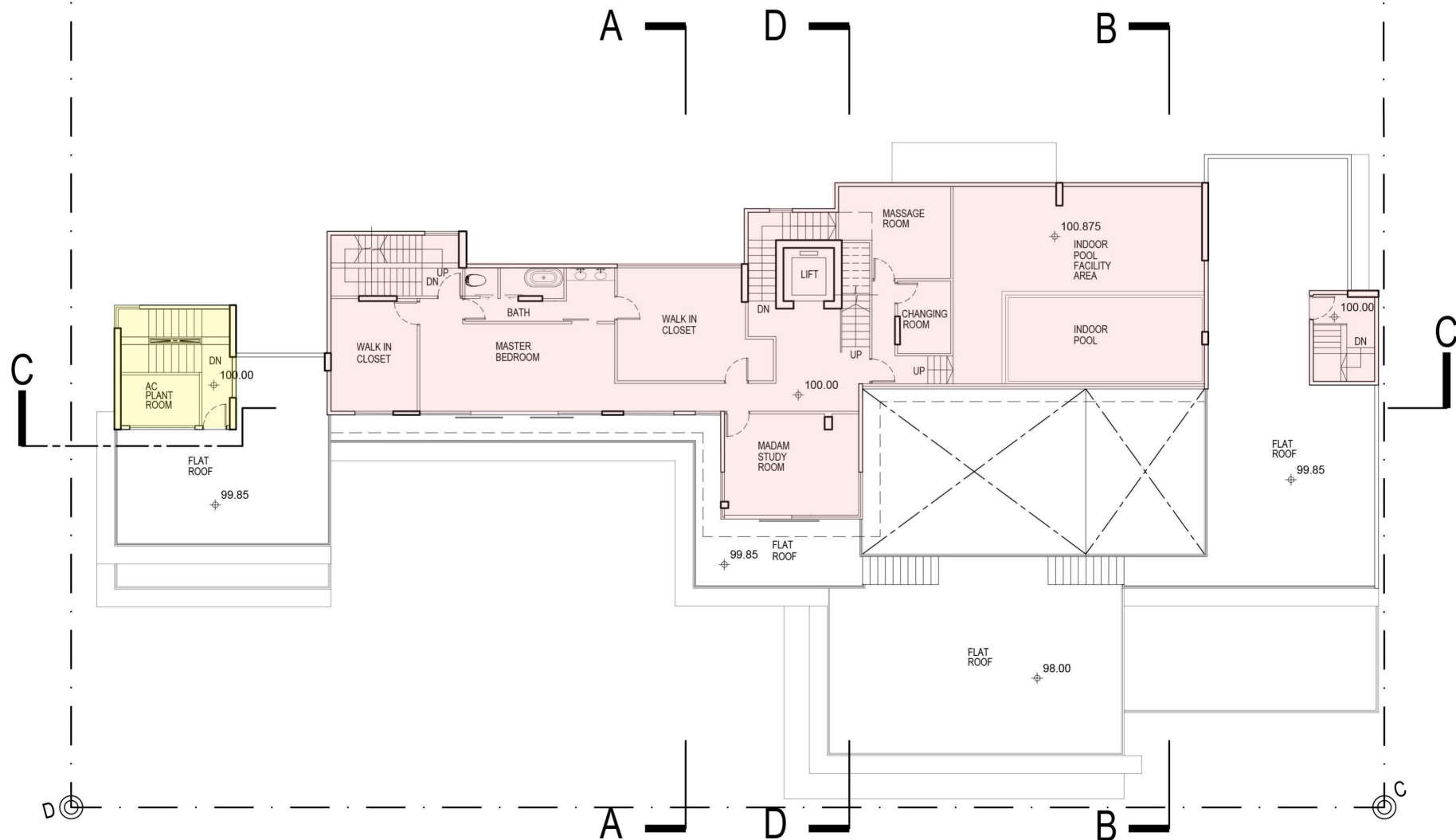


2/F PLAN

1:200 IN A4

LEGEND

- HOUSE 1
- HOUSE 2



(資料來源：由申請人於2025年12月19日提交的進一步資料)
(Source: Further information submitted by
the applicant on 19.12.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 5

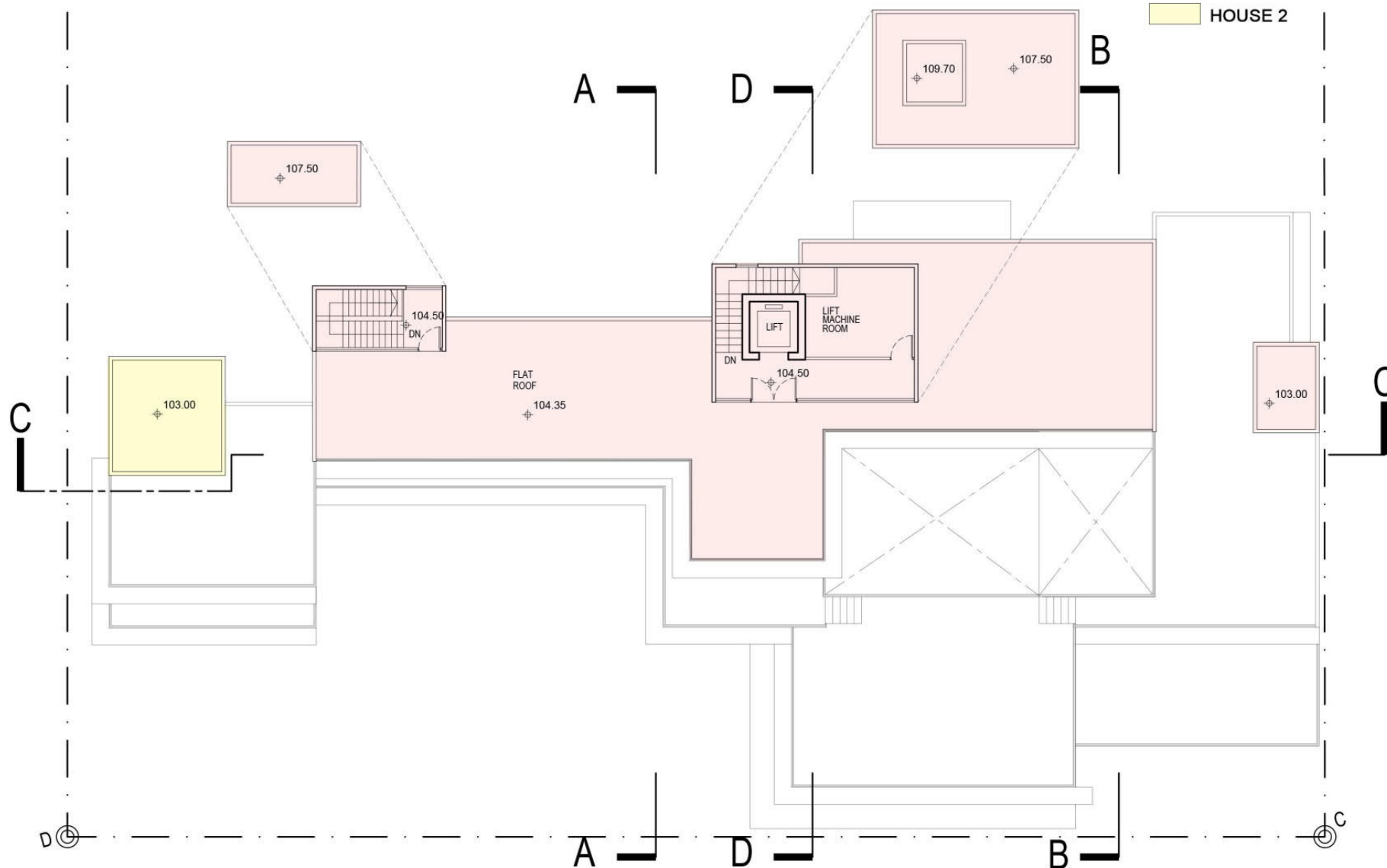


R/F PLAN

1:200 IN A4

LEGEND

- HOUSE 1
- HOUSE 2



(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by
the applicant on 28.11.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 6

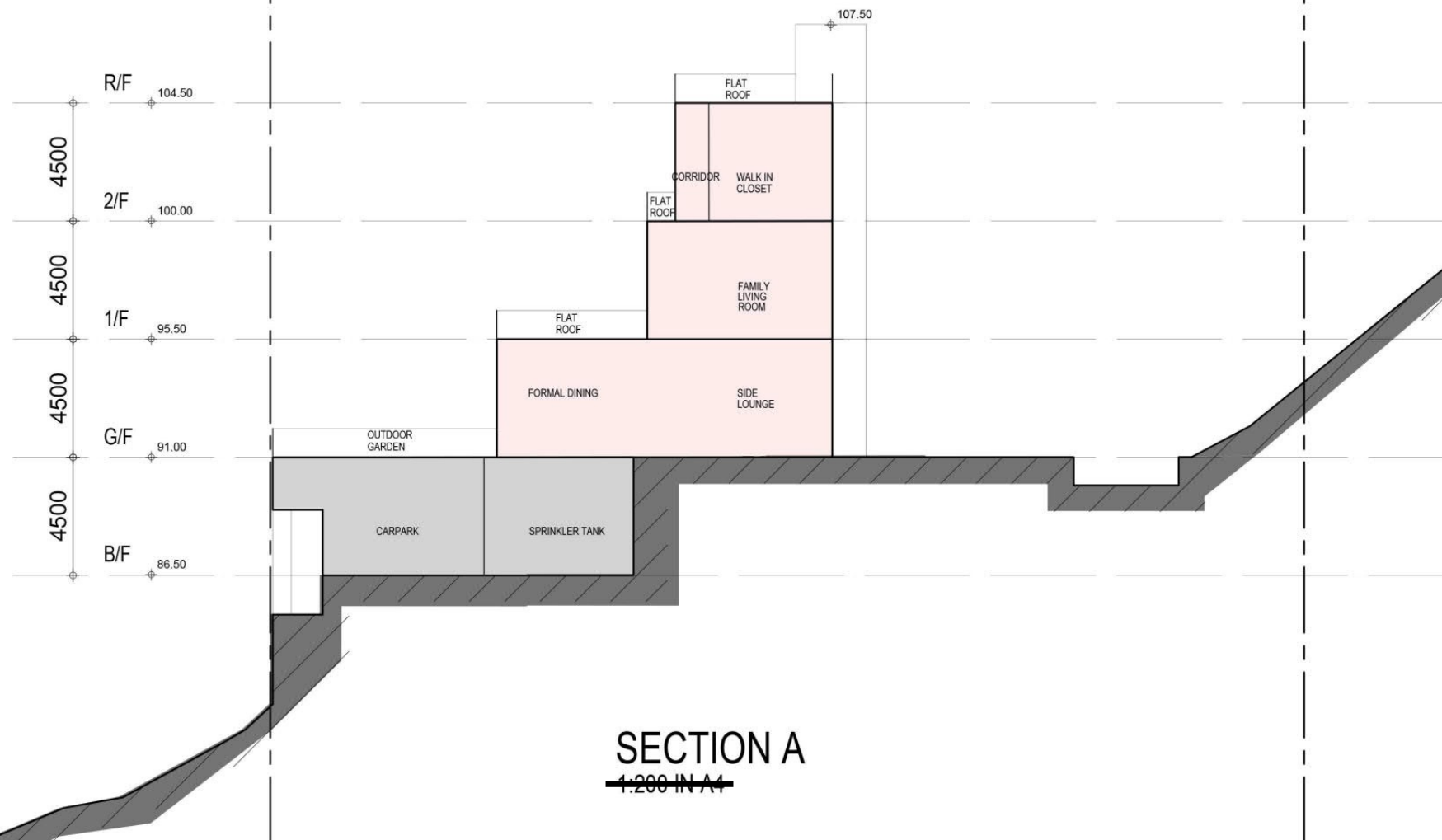
LEGEND

HOUSE 1

CARPARK/E&M

SITE
BOUNDARY

SITE
BOUNDARY



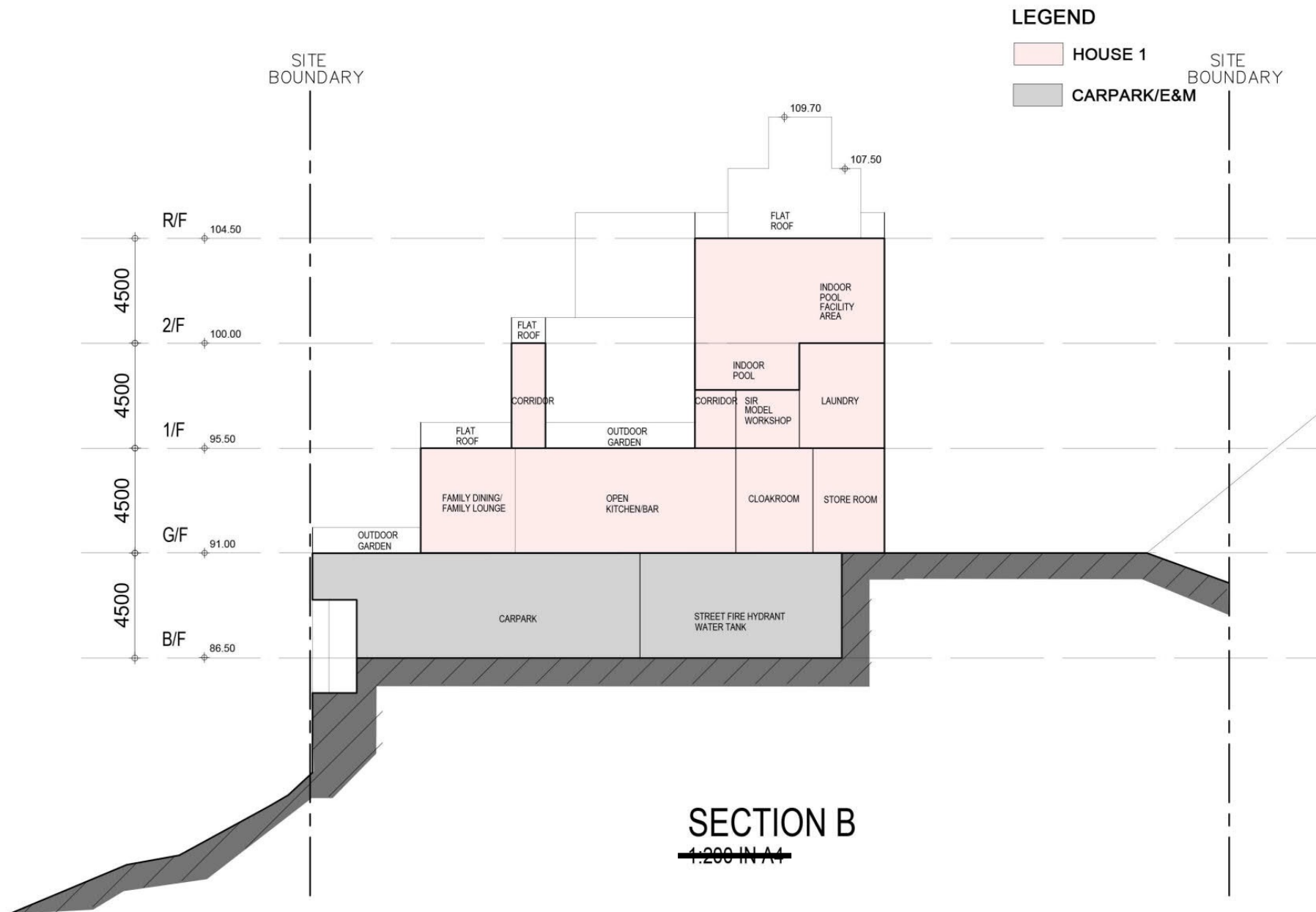
(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by
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參考編號

REFERENCE No.
A/H17/144

繪圖

DRAWING
A - 7



(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by the applicant on 28.11.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 8

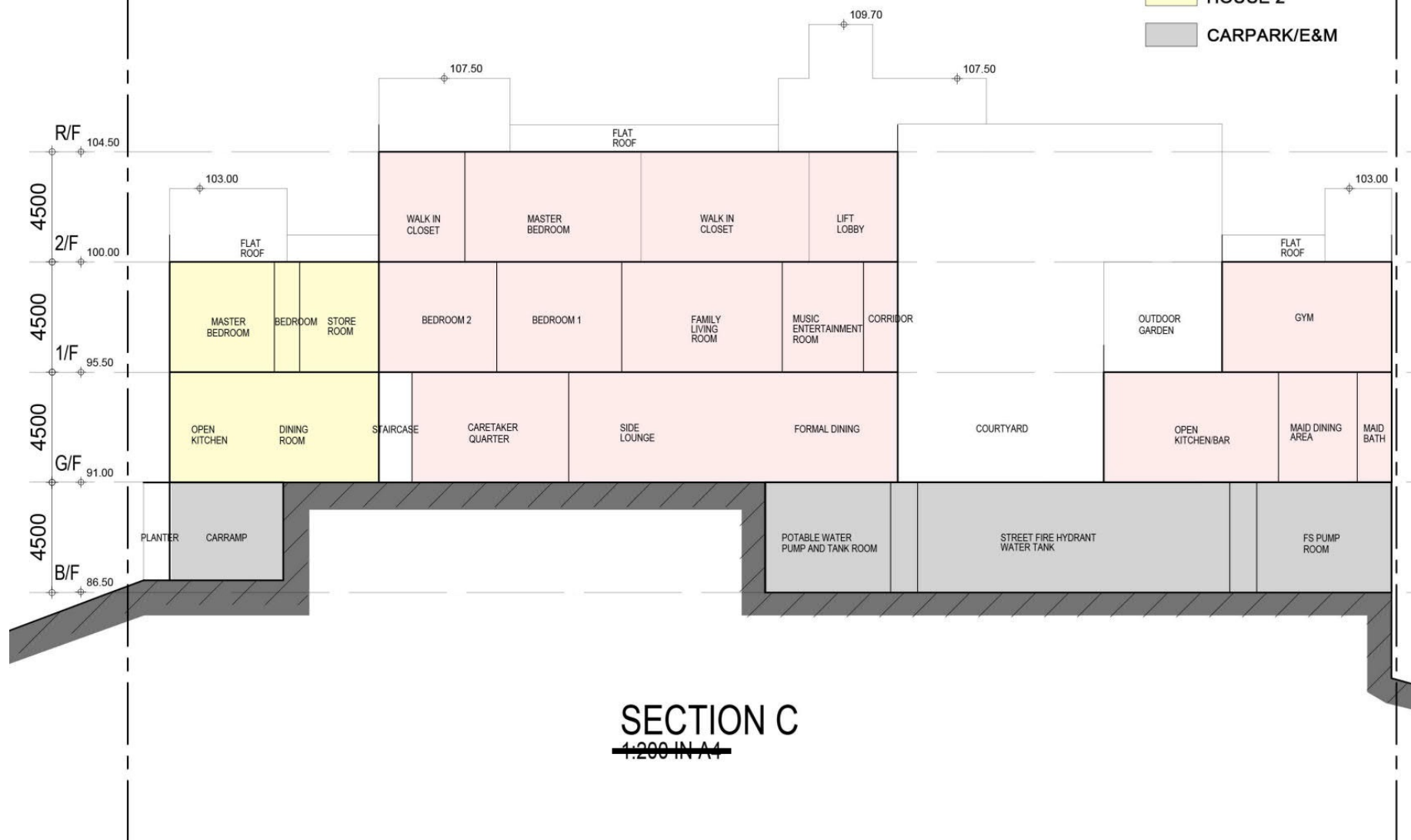
LEGEND

HOUSE 1

HOUSE 2

CARPARK/E&M

SITE
BOUNDARY



SECTION C 1:200 IN A4

(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by
the applicant on 28.11.2025)

參考編號

REFERENCE No.
A/H17/144

繪圖

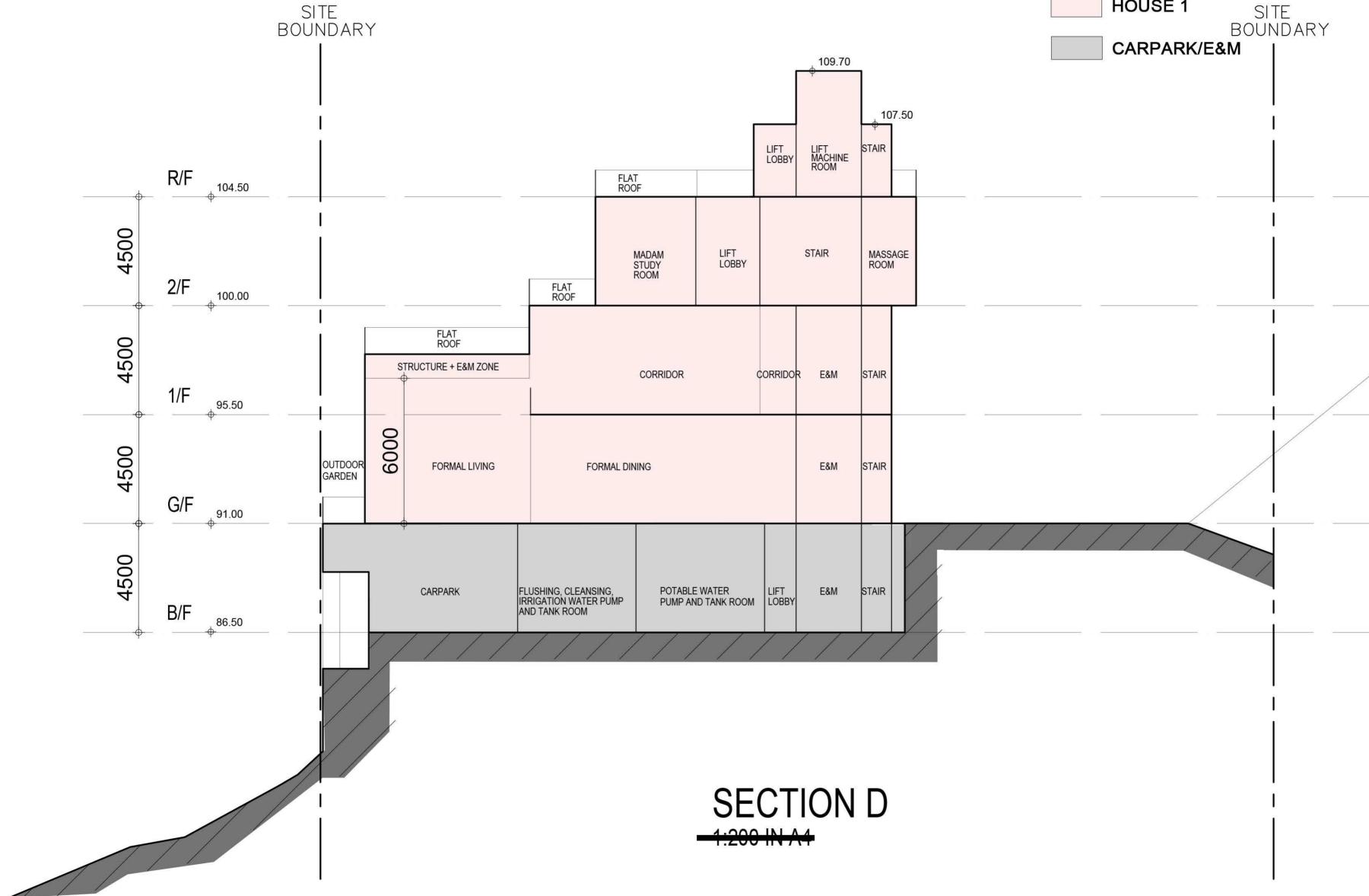
DRAWING
A - 9

LEGEND

HOUSE 1

CARPARK/E&M

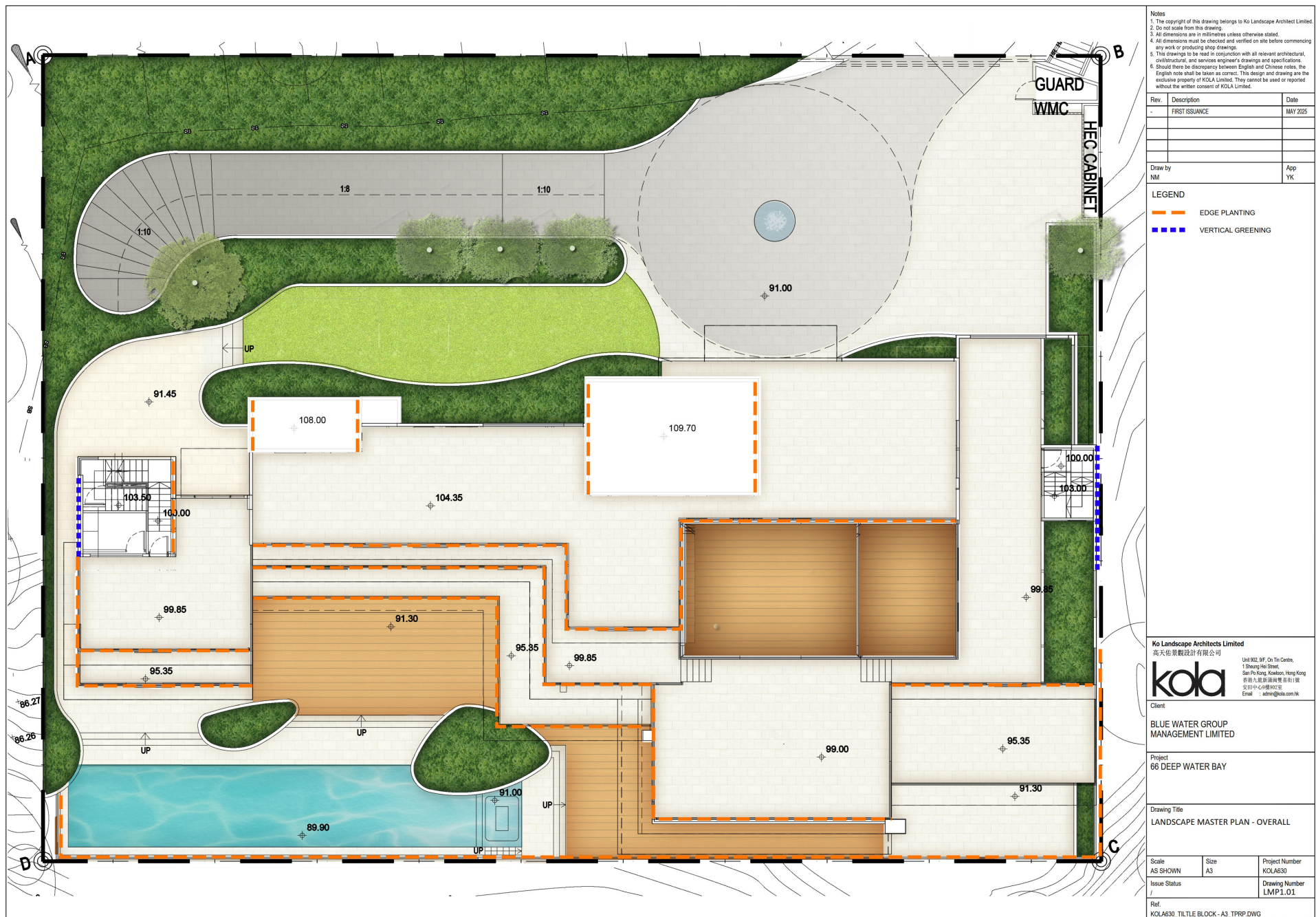
SITE
BOUNDARY



(資料來源：由申請人於2025年12月19日提交的進一步資料)
(Source: Further information submitted by the applicant on 19.12.2025)

參考編號
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A/H17/144

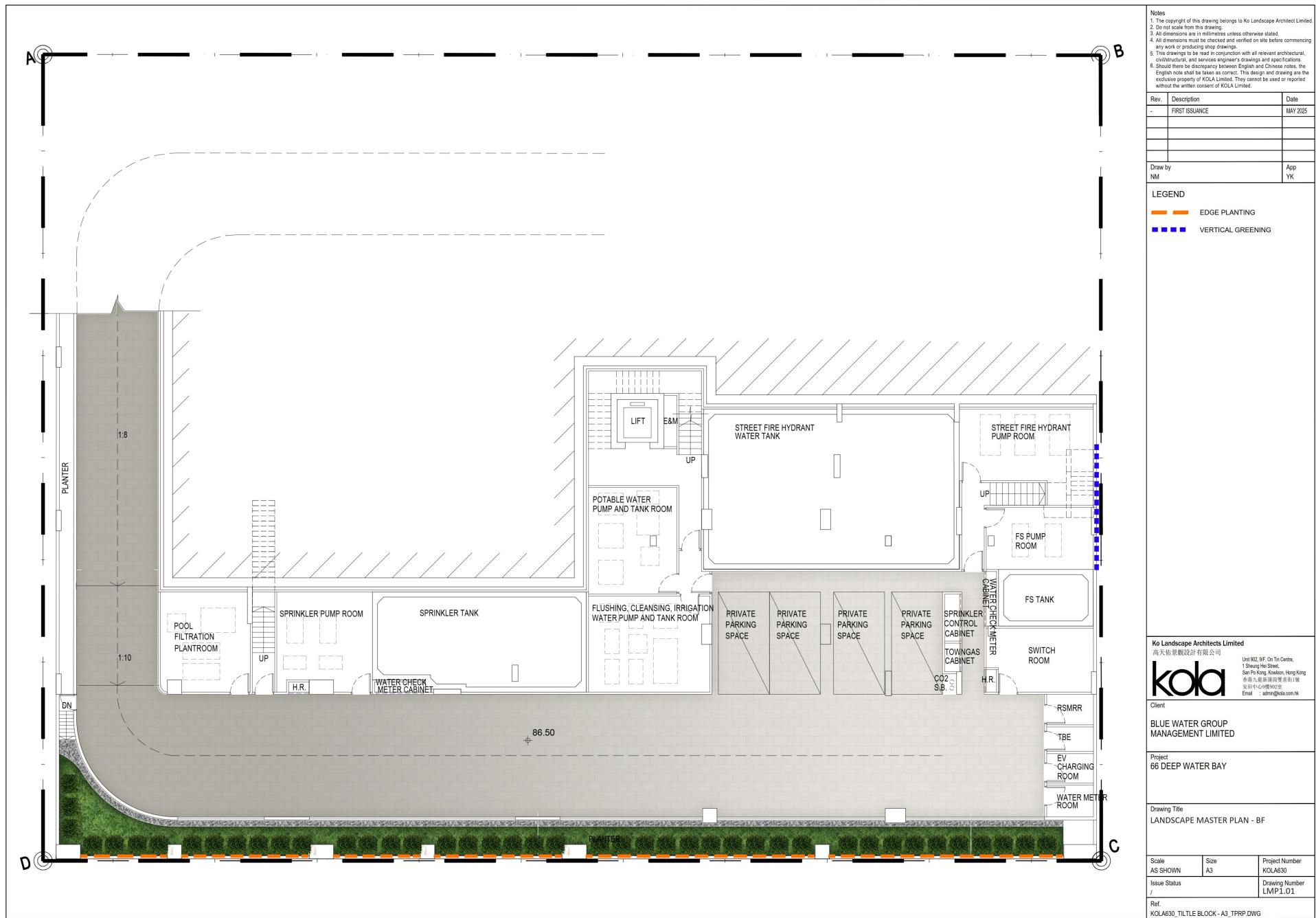
繪圖
DRAWING
A - 10



(資料來源:由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 11



Ko Landscape Architects Limited
高天佑景觀設計有限公司

Unit B02, B/F, On Tin Centre,
1 Sheung Hoi Street,
San Po Kong, Kowloon, Hong Kong
香港上環德輔道中11號
壹田中心B座02室
Email : admin@kola.com.hk

Client

BLUE WATER GROUP
MANAGEMENT LIMITED

Project

66 DEEP WATER BAY

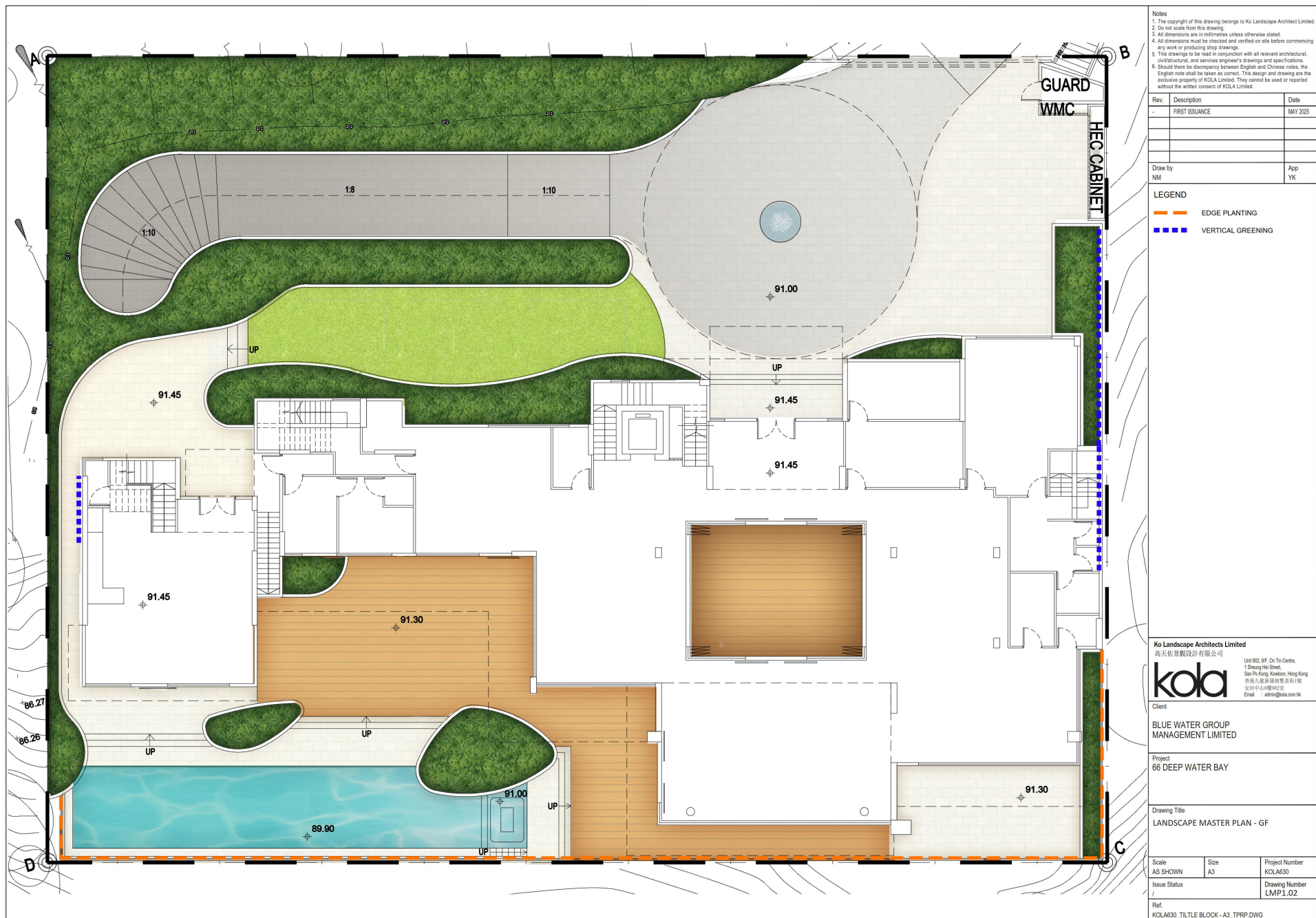
Drawing Title

LANDSCAPE MASTER PLAN - BF

Scale	Size	Project Number
AS SHOWN	A3	KOLA630
Issue Status	/	Drawing Number LMP1.01
Ref.	KOLA630_TILTLE BLOCK - A3_TPRP.DWG	

(資料來源：由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號 REFERENCE No. A/H17/144	繪圖 DRAWING A - 12
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(資料來源: 由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 13



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

(資料來源：由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 14



Figure 3.3 Terraced Design adopted at the Proposed Development

(資料來源：由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 15



Existing Condition



Proposed Development



Key Plan



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

Visual Impact Assessment

Figure 6.1

Date: 18 September 2025

(資料來源：由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 16



Existing Condition



Proposed Development



Key Plan



PLANNING LIMITED
規劃顧問有限公司

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

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

Visual Impact Assessment

Figure 6.2

Date: 19 November 2025

(資料來源：由申請人於2025年11月28日提交的進一步資料)
(Source: Further information submitted by
the applicant on 28.11.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 17



Existing Condition



Proposed Development



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

Visual Impact Assessment

Figure 6.3

Date: 18 September 2025

(資料來源：由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 18



Existing Condition



Proposed Development



Key Plan



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

(資料來源：由申請人於2025年10月23日提交)
(Source: Submitted by the applicant on 23.10.2025)

參考編號
REFERENCE No.
A/H17/144

繪圖
DRAWING
A - 19

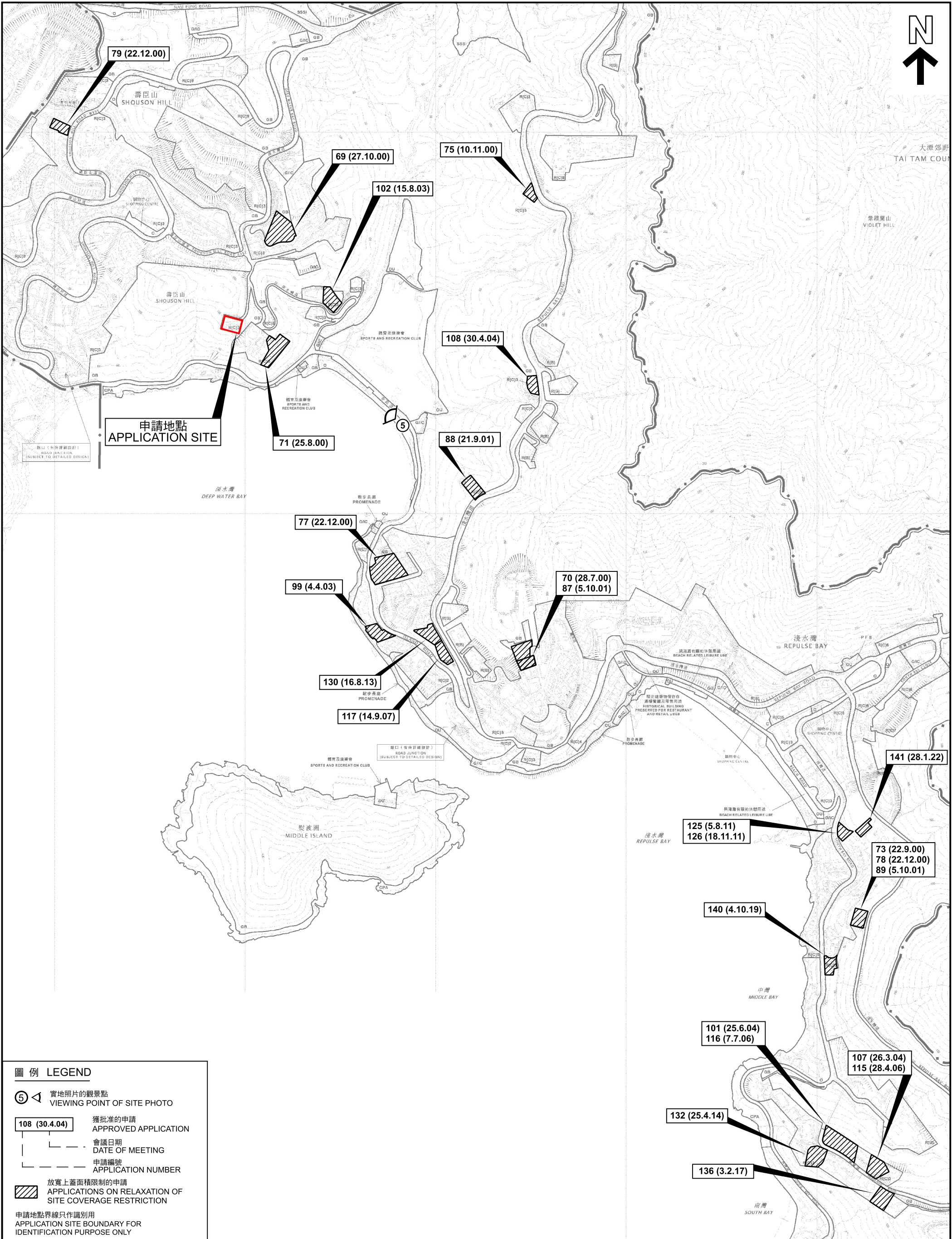


圖 例 LEGEND

5

實地照片的觀景點
VIEWING POINT OF SITE PHOTO

108 (30.4.04)

獲批准的申請
APPROVED APPLICATION

—

會議日期
DATE OF MEETING

—

申請編號
APPLICATION NUMBER

放寬上蓋面積限制的申請
APPLICATIONS ON RELAXATION OF
SITE COVERAGE RESTRICTION

申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議略為放寬上蓋面積限制，以作准許的屋宇用途
香港壽臣山深水灣道66號
(鄉郊建屋地段第573號)

PROPOSED MINOR RELAXATION OF SITE COVERAGE RESTRICTION FOR PERMITTED HOUSE USE
NO. 66 DEEP WATER BAY ROAD, SHOUSON HILL, HONG KONG
(RURAL BUILDING LOT NO.573)

SCALE 1 : 9 000 比例尺

米 100 0 100 200 300 400 500 600 700 800 900 米
METRES METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/H17/144

圖 PLAN
A - 1

本摘要圖於2026年1月28日擬備，
所根據的資料為於2013年11月5日
核准的分區計劃大綱圖編號S/H17/13
EXTRACT PLAN PREPARED ON
8.1.2026 BASED ON OUTLINE ZONING PLAN
No. S/H17/13 APPROVED ON 5.11.2013



申請地點
APPLICATION SITE



深水灣道66號
66 DEEP WATER BAY ROAD

MIRAMAR



DEEP WATER BAY ROAD

香島道

ISLAND ROAD

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年11月3日擬備，所根據的資料為地政總署於2024年8月7日拍得的航攝照片編號E226063C

EXTRACT PLAN PREPARED ON
3.11.2025 BASED ON AERIAL PHOTO No.
E226063C TAKEN ON 7.8.2024
BY LANDS DEPARTMENT

擬議略為放寬上蓋面積限制，以作准許的屋宇用途
香港壽臣山深水灣道66號（鄉郊建屋地段第573號）
PROPOSED MINOR RELAXATION OF
SITE COVERAGE RESTRICTION FOR PERMITTED HOUSE USE
NO. 66 DEEP WATER BAY ROAD, SHOUSON HILL,
HONG KONG (RURAL BUILDING LOT NO.573)



規劃署
Planning Department

參考編號
REFERENCE No.
A/H17/144

圖 PLAN
A - 3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年12月22日擬備，所根據的資料為攝於2025年10月28日的實地照片

PLAN PREPARED ON 22.12.2025
BASED ON SITE PHOTOS
TAKEN ON 28.10.2025

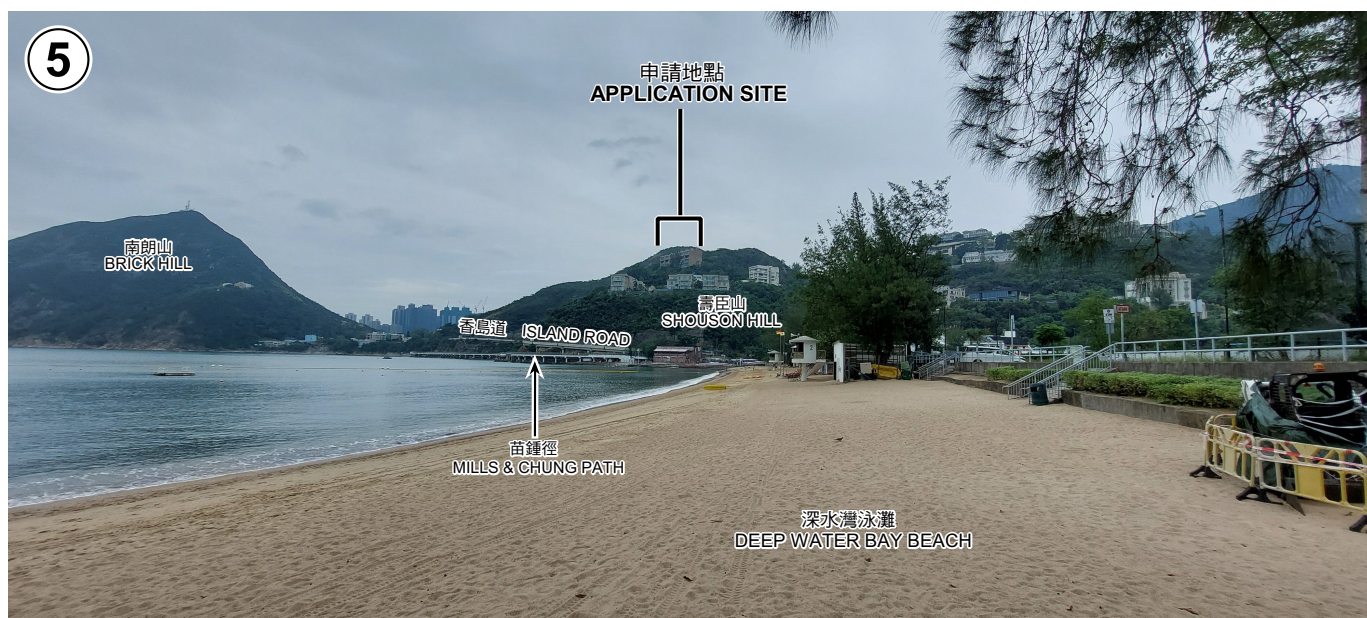
擬議略為放寬上蓋面積限制，以作准許的屋宇用途
香港壽臣山深水灣道66號（鄉郊建屋地段第573號）
PROPOSED MINOR RELAXATION OF
SITE COVERAGE RESTRICTION FOR PERMITTED HOUSE USE
NO. 66 DEEP WATER BAY ROAD, SHOUSON HILL,
HONG KONG (RURAL BUILDING LOT NO.573)



規劃署
Planning Department

參考編號
REFERENCE No.
A/H17/144

圖 PLAN
A - 4a



申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年12月22日擬備，所根據的資料為攝於2025年10月28日的實地照片

PLAN PREPARED ON 22.12.2025
BASED ON SITE PHOTOS
TAKEN ON 28.10.2025

擬議略為放寬上蓋面積限制，以作准許的屋宇用途
香港壽臣山深水灣道66號（鄉郊建屋地段第573號）
PROPOSED MINOR RELAXATION OF
SITE COVERAGE RESTRICTION FOR PERMITTED HOUSE USE
NO. 66 DEEP WATER BAY ROAD, SHOUSON HILL,
HONG KONG (RURAL BUILDING LOT NO.573)



規劃署
Planning Department

參考編號
REFERENCE No.
A/H17/144

圖 PLAN
A - 4b