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tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S2

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:46
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A
附件: Campus Development Office.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R1

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by the Campus Development Office of The Hong Kong University of Science and Technology in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
填寫此表格之前，請先細閱有關「根據城市規劃條例提交及處理申述及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835 及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.tpb.gov.hk/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
- In accordance with the Town Planning Ordinance (the Ordinance), the Board will make available all representations received for public inspection as soon as reasonably practicable at the Board's website and the PECs. The representations will be available for public inspection until the Chief Executive in Council has made a decision on the plan in question under section 9 of the Ordinance.
根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Campus Development Office of The Hong Kong University of Science and Technology

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是是否有任何擬議修訂? 如有的話，請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
 若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



24 November 2025

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk)

Dear Sir/Madam,

Representation (Support) to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A Regarding HKUST Campus Extension at Shaw Foundation Site

I am writing on behalf of the Campus Development Office (CDO) at The Hong Kong University of Science and Technology (HKUST) to express our strong support for the OZP amendment concerning the HKUST Campus Extension at the Shaw Foundation Site, recently gazetted by the Town Planning Board.

The 2023 Policy Address outlined the government's vision for Hong Kong to become an international hub for higher education. This vision was reinforced in the 2024 Policy Address, which highlighted the importance of the "Study in Hong Kong" brand. The 2025 Policy Address will further raise the enrollment ceiling for self-financing non-local students to 50% for funded post-secondary institutions and 120% for funded research postgraduate programs, starting in the 2026/27 academic year.

HKUST is committed to providing world-class education and research while fostering a diverse university environment. In response to these policies, we are gradually increasing non-local student enrollment. However, our campus currently faces significant space shortages due to the rising number of students, faculty, and staff, creating an urgent need for expansion. The proposed Shaw Foundation Site extension will provide advanced facilities to enhance our teaching, research, and innovation capabilities.

We support the site selection for the following reasons:

1. **Capacity for Growth:** The site can accommodate the anticipated growth of non-local students, aligning with the 2023 Policy Address to increase enrollment by 2,000 students. The net operational area of the development will be approximately 30,000 square meters.
2. **Proximity to Campus:** The site is adjacent to the HKUST campus, with plans for a covered footbridge and access road connecting it to the South Gate Bus Stop, improving accessibility for students and faculty.
3. **Efficient Use of Resources:** Most existing campus land is fully developed, and remaining land is steep and costly to develop, requiring significant public funding and impacting the environment. The Shaw Foundation Site, covering 2.1 hectares of relatively flat land, allows for larger and more efficient educational facilities.
4. **Generous Donation:** The land donation from the Shaw Foundation is a generous contribution that benefits both the Government and the University.

The extension will serve both local and non-local undergraduate students and requires hiring 100 additional faculty members to maintain the current student-to-faculty ratio. New research laboratories will provide essential spaces for teaching and research.

Currently, classrooms and lecture halls operate at full capacity, with some classes extending into the late evening. This affects faculty and students' schedules and overall well-being. Research facilities are also constrained, limiting our ability to attract top scholars. The proposed extension will provide additional classrooms, laboratories, and collaborative spaces, creating a more conducive environment for learning and research. It will also support the University's Strategic Plan by enabling us to welcome more students, enhancing the diversity and vibrancy of our academic community.

Furthermore, the campus extension will benefit the Tseung Kwan O and Sai Kung districts by optimizing the environment, promoting community integration, and enhancing local competitiveness and community value.

In conclusion, the Campus Extension at the Shaw Foundation Site is crucial for accommodating increased non-local student enrollment and fostering innovation and excellence in education and research. We strongly support the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7.

Yours Sincerely,



Leung Ying Kit
Director of Campus Development
Campus Development Office
The Hong Kong University of Science and Technology

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tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S3

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:49
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [Cheung Tsung Kong Alex]
附件: Cheung Tsung Kong Alex.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R2

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by Cheung Tsung Kong Alex in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



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Full Name 姓名 / 名稱 (Mr./Mrs./Company/Organization* 先生/女士/公司/機構*)

Cheung Tsung Kong Alex

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NA

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3. Details of the Representation (use separate sheet if necessary)***申述詳情(如有需要，請另頁說明)***

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

draft Clear Water Bay Peninsula North OZP
No. S/SK-CWBN/7

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話，請註明詳情。

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



香港科技大學
THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

校園管理處
CAMPUS MANAGEMENT OFFICE

24 November 2025

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk)

Dear Sir/Madam,

Representation (Support) to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7
- Draft Amendment Item A Regarding HKUST Campus Extension at Shaw Foundation Site

I am writing on behalf of the Campus Management Office (CMO) at The Hong Kong University of Science and Technology (HKUST) to express our strong support for the OZP amendment concerning the HKUST Campus Extension at the Shaw Foundation Site.

The campus extension includes a plan for road widening on Clear Water Bay (CWB) Road, which will add an additional vehicle lane directly adjacent to the Shaw Foundation Site. I believe this improvement will alleviate traffic congestion on CWB Road and Ngan Ying Road. It is because the additional lane will provide more queuing spaces at the CWB Road, effectively lowering the possibility of traffic jams at the roundabout between the CWB Road and University Road, enhancing both the traffic from TKO to Choi Hung direction, as well as that from Choi Hung to TKO direction.

HKUST has established a long-term good relationship with the adjacent neighborhoods including the Clear Water Bay School, Fosun International and Mount Pavilia management office. We will strive to cooperate in joint hands to mitigate any operational issues in the vicinity including traffic arrangement, noise mitigation and construction works coordination. The communication channels will be maintained to facilitate any resolution of critical issues regarding the campus extension and operation.

We strongly support the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7. Thank you for your consideration of my representation.

Yours Sincerely,

Alex Cheung
Director of Campus Management
Campus Management Office
The Hong Kong University of Science and Technology

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tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S9

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 15:41
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [Ho Wing Suen Christine]
附件: Ho Wing Suen Christine.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R3

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the representation letter submitted by Ho Wing Suen Christine in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

Ho Wing Suen Christine

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) — 獲授權代理人（如適用）—

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
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* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話，請註明詳情。		

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
 若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



香港科技大學
THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

校園拓展處
CAMPUS DEVELOPMENT OFFICE

24 November 2025

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk)

Dear Sir/Madam,

Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 -
Draft Amendment Item A Regarding HKUST Campus Extension at Shaw Foundation Site

I am writing to express my strong support for the proposed amendment concerning the HKUST Campus Extension at the Shaw Foundation Site.

Having worked at HKUST for nearly a decade, I have witnessed firsthand its remarkable advancements in academic and research achievements. In my role overseeing the spatial development of the University, I fully understand the pressing need to accommodate the increasing number of students and staff, particularly in alignment with the government's vision for Hong Kong to become an international hub for higher education. This vision includes the goal of increasing non-local student enrollment, as outlined in the 2023 Policy Address.

As an architect, I commend the design of the Shaw Foundation Site Campus Extension, which demonstrates a thoughtful integration with the surrounding environment. The design features a strategic separation of buildings and a setback from Clear Water Bay Road, enhancing the natural ventilation and daylighting at the area.

As a resident of the Clear Water Bay Road region for many years, I believe that the campus extension will significantly benefit the Tseung Kwan O and Sai Kung districts. It will foster community integration and enhance the overall value of the community.

I strongly support the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7.

Yours Sincerely,

Christine Ho Wing Suen
Associate Director of Campus Development
Campus Development Office
The Hong Kong University of Science and Technology

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S5

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:52
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [LAM LEUNG YUK FRANK]
附件: LAM LEUNG YUK FRANK.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R4

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by LAM LEUNG YUK FRANK in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

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申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./ Ms./ Company/ Organization* 先生/女士/公司/機構*)

LAM LEUNG YUK FRANK

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./ Company/ Organization* 先生/女士/公司/機構*)

NA

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Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

draft Clear Water Bay Peninsula North OZP
No. S/SK-CWBN/7

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

Any proposed amendments to the plan? If yes, please specify the details.
對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

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☒ at the appropriate box 請在適當的方格內加上 ☒ 號



香港科技大學
THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

學務長辦公室
DEAN OF STUDENTS' OFFICE

24 November 2025

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk)

**Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 -
Draft Amendment Item A Regarding HKUST Campus Extension at Shaw Foundation Site**

I am writing to you in my capacity as the Associate Dean of Students' Office at The Hong Kong University of Science and Technology (HKUST) to express my strong support for the captioned amendment concerning the HKUST Campus Extension at the Shaw Foundation Site.

I am acutely aware of the pressing need for essential spaces that facilitate the holistic development of our students' university life. The current shortage of amenities and facilities is increasingly impacting our ability to provide a well-rounded educational experience. Our classrooms and lecture halls are operating at full capacity, leading to extended class times that often stretch into the late evening. This situation disrupts the academic schedules of both faculty and students, adversely affecting their work-life balance and overall well-being.

Moreover, the lack of adequate space extends beyond classrooms to essential research facilities. This shortage hinders our ability to attract and retain top researchers and scholars, which is vital for maintaining the high standards of education and research that HKUST is known for. A well-designed campus extension will not only alleviate these constraints but also create an environment that fosters collaboration, innovation, and personal growth among our students.

The proposed campus extension at the Shaw Foundation Site is strategically positioned to provide the necessary infrastructure to support our expanding student population. By increasing the availability of modern classrooms, laboratories, and collaborative spaces, we can enhance the quality of education and research at HKUST, ultimately contributing to the development of well-rounded graduates who are prepared to meet the challenges of the future.

In addition to addressing our current space constraints, the extension will also enrich the overall student experience by providing areas for extracurricular activities, social engagement, and community-building. These elements are crucial for nurturing a vibrant campus life that promotes personal development and well-being.

In conclusion, the proposed campus extension is essential for supporting the holistic development of our students and ensuring that HKUST remains a leader in higher education. I support the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 and seek the Town Planning Board to consider my representation.

Yours sincerely,

Prof. Frank Lam
Associate Dean of Students' Office
The Hong Kong University of Science and Technology

香港九龍清水灣 Clear Water Bay, Kowloon, Hong Kong

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tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S4

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:51
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [GUO, Yike]
附件: GUO, Yike.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R5

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by GUO, Yike in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



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	Date Received 收到日期	

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1. Person Making this Representation (known as "Representer" hereafter)
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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

GUO, Yike / The Hong Kong University of Science and Technology

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Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

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3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
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Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

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 若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

24 November 2025

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk)

Dear Sir/Madam,

Representation in Support of Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Amendment Item A Regarding HKUST Campus Extension at Shaw Foundation Site

I am writing to express my strong support for the captioned OZP amendment regarding the HKUST Campus Extension at the Shaw Foundation Site.

HKUST is a globally recognized institution that plays a pivotal role in advancing education, research, and innovation in Hong Kong and beyond. Established in 1991, the University has rapidly become an international leader in education and research. Our commitment to excellence is reflected in our consistently high rankings among the world's top universities.

The University is committed to making significant contributions to the nation's high-quality development through educational internationalization and innovation and technology through various initiatives including:

- National strategic priorities: HKUST is committed to aligning our research with national strategic needs, with a focus on breakthroughs in core technologies to contribute to building China into a leading science and technology powerhouse.
- Economic and technological development: The University supports economic development through initiatives like the Entrepreneurship Center, which fosters innovation in green technology and provides funding and mentorship to startups.

- Scientific research: Through collaborations and partnerships, HKUST contributes to national scientific and technological goals, such as our involvement with the Ministry of Science and Technology (MOST) to support state key laboratories.
- Fostering patriotism: The University actively works to instill a sense of national identity and patriotic commitment in its students through programs like its Student Flag Guard Team, aiming to cultivate a new generation with a global vision and devotion to the motherland.
- Healthcare development: HKUST is expanding our role in national healthcare development by establishing the city's third medical school to address the manpower needs in Hong Kong's healthcare sector.

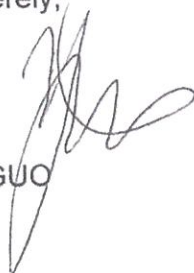
The proposed campus extension is essential for aligning with the government's vision of transforming Hong Kong into an international hub for higher education. By enhancing our infrastructure, we will significantly increase our capacity to accommodate a growing number of non-local students, thereby reinforcing the "Study in Hong Kong" initiative. This aligns with our strategic objectives to provide world-class education and research while attracting top-tier global talent.

In conclusion, the proposed campus extension is vital for the growth of HKUST. I give my full support to the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 and urge the Town Planning Board to consider our representation favorably.

Thank you for your attention to this important matter.

Yours Sincerely,

Prof. Yike GUO
Provost



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S6

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:53
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [TAM Kar Yan]
附件: TAM Kar Yan.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R6

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by TAM Kar Yan in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角道華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Processing of Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters (PECs) of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.tpb.gov.hk/>.
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- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the PECs of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The representation may be treated as not having been made if the required information is not provided.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文並備。倘若未能提供所需資料，則委員會可把有關申述視為不曾提出論。
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根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter) 提出此宗申述的人士（下稱「申述人」）
Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*) TAM Kar Yan Vice-President for Administration & Business of The Hong Kong University of Science and Technology (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)
Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*) NA (Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided) (注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary) [#] 申述詳情(如有需要, 請另頁說明) [#]		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。		

[#] If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

26 November 2025

Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point
Hong Kong

Dear Sir / Madam,

Draft Clear Water Bay Peninsula North Outline Zoning Plan ("OZP") No. S/SK-CWBN/7 – Proposed Amendment Item A concerning The Hong Kong University of Science and Technology ("HKUST") Campus Extension

I am writing to express my strong support for the proposed amendment to the approved Clear Water Bay Peninsula North OZP, which seeks to rezone a site at the junction of Clear Water Bay Road and Ngan Ying Road from Green Belt to Government, Institution, or Community to facilitate the HKUST Campus Extension Project ("Project").

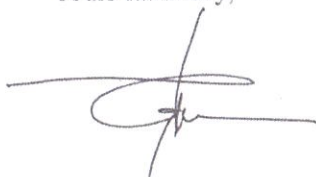
This Project is a critical initiative that will deliver substantial benefits to Hong Kong's development as an international education and innovation hub. It will significantly enhance the world-class education and research capabilities of HKUST.

The Project will provide essential infrastructure to accommodate the growth of non-local students, aligning with the Government's Policy Address 2023. The modern facilities will help the University attract global talent, promote diversity, inclusiveness, and openness, and establish best-in-class sustainable practices in line with the University's Strategic Plan 2031.

The HKUST Campus Extension is of paramount strategic importance. It is essential for the university to maintain its leadership in talent development and frontier research, directly supporting Hong Kong's competitiveness and its goal of becoming an international education and innovation hub.

I sincerely hope that the draft OZP will be approved. Thank you for your consideration.

Yours faithfully,



Kar Yan TAM
Vice President (Administration and Business)
The Hong Kong University of Science and Technology

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tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S10

寄件者: Sam Tsen
寄件日期: 2025年11月26日星期三 15:43
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [KWONG, Ka Sing John]
附件: KWONG, Ka Sing John.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R7

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the representation letter provided by KWONG, Ka Sing John in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	
	Date Received 收到日期	

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1. Person Making this Representation (known as "Representer" hereafter)

提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

KWONG, Ka Sing John

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. ~~Authorized Agent (if applicable)~~ 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

NA

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)

(注意：若個人提交，須填上與香港身份證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

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3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要，請另頁說明)*		
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Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項 [@]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
S/SK-CWBN/7 Draft Amendment Item A	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please refer to separate letter as attached.
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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



香港科技大學
THE HONG KONG
UNIVERSITY OF SCIENCE
AND TECHNOLOGY

副校長（發展）辦公室
Office of the Vice-President for Development

By Email (tpbpd@pland.gov.hk)

26 November 2025

Secretary, Town Planning Board
15th Floor, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

Representation in Support of Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Proposed Amendment Item A regarding HKUST Campus Extension at Shaw Foundation Site

I am writing to express my strong support for the proposed amendment concerning the HKUST Campus Extension at the Shaw Foundation Site.

In alignment with national policies, HKUST is dedicated to cultivating talent across various sectors, including innovative technology, artificial intelligence, life sciences, aerospace engineering, and the low-altitude economy. We are committed to promoting cross-cultural exchanges and collaborations among mainland, local, and international communities in education and innovation.

The proposed campus extension is essential for aligning with the government's vision of transforming Hong Kong into an international hub for higher education and enhancing the "Study in Hong Kong" brand. This extension will provide critical infrastructure to bolster our academic and research capabilities, allowing us to accommodate the growing number of non-local students. By expanding our campus with advanced facilities, we can better serve the educational needs of our community and attract top-tier global talent, thereby reinforcing Hong Kong's competitiveness on the international stage.

The Shaw Foundation Site is strategically located adjacent to our existing campus, facilitating efficient integration and accessibility. The generous land donation from the Shaw Foundation not only saves resources for both the Government and the University but also alleviates our current space constraints. This development will enhance our ability to foster a vibrant and diverse academic environment while bringing more young people and high-quality professionals to the Tseung Kwan O and Sai Kung districts, further promoting economic and cultural development.

I believe that the proposed campus extension is vital for HKUST's growth and for fulfilling our mission to be an international leader in education and research. I wholeheartedly support the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7. Thank you for considering my representation.

Yours sincerely,

Ir. John Kwong
Vice-President for Development

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S7

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:54
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [TSANG KIN CHUNG TERRY]
附件: TSANG KIN CHUNG TERRY.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R8

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 and the letter of representation submitted by TSANG KIN CHUNG TERRY, who is an alumni of HKUST in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



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	Date Received 收到日期	

- The representation should be made to the Town Planning Board (the Board) before the expiry of the specified plan exhibition period. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申述必須於指定的圖則展示期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。
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根據《城市規劃條例》（下稱「條例」），委員會會在合理地切實可行的情況下，盡快將所有收到的申述上載至委員會的網頁及存放於規劃資料查詢處供公眾查閱，直至行政長官會同行政會議根據條例第 9 條就有關圖則作出決定為止。

1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)

TSANG KIN CHUNG TERRY

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身分證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)

/

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(注意：若個人提交，須填上與香港身分證／護照所載的全名)

* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)*

申述詳情(如有需要, 請另頁說明)*

The plan to which the representation relates (please specify the name and number of the plan)
與申述相關的圖則 (請註明圖則名稱及編號)

S/SK-CWBN/7

Nature of and reasons for the representation 申述的性質及理由

Subject matters 有關事項 [®]	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由 [^]
Item A - Rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from "Green Belt" to "Government, Institution or Community (1)" annotated Area (d).	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	This underutilized space offers a neighbouring, high-value advantage. It will exemplify intelligent city planning by converting a dormant ground into a dynamic hub that nurtures learners, young talent, and regional prosperity—eco-conscious, streamlined, and transformative.
/	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	/
/	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	/

Any proposed amendments to the plan? If yes, please specify the details.

對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。

/

If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.
若申述超過 20 頁或有任何一頁大小超過 A4, 則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項, 如申述與圖則的修訂有關, 請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) may be treated as not having been made if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意, 條例第 6(3A)條訂明, 如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回/徵用/清理/取得任何土地的空置管有權而引起的補償或援助有關, 則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和/或已公布的補償政策處理。如對補償或援助事宜有意見, 可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

Submission Number:

TPB/R/S/SK-CWBN/7- S8

寄件者: Sam Tsen [REDACTED]
寄件日期: 2025年11月26日星期三 11:55
收件者: tpbpd/PLAND
主旨: Representation in Support to Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A [YUNG WING KI SAMUEL]
附件: YUNG WING KI SAMUEL.pdf
類別: Internet Email

Representation Number:

TPB/R/S/SK-CWBN/7- R9

Dear Town Planning Board Secretariat,

Please find attached the duly completed Form No. S6 submitted by YUNG WING KI SAMUEL, who is an alumni of HKUST in support for the Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 - Draft Amendment Item A for your processing.

Should you have any question, please feel free to contact the undersigned. Thank you!

Regards

Sam Tsen

Senior Manager (Development)
Campus Development Office



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	Date Received 收到日期	

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1. Person Making this Representation (known as "Representer" hereafter)
提出此宗申述的人士（下稱「申述人」）

Full Name 姓名 / 名稱 (Mr./Ms./Company/Organization* 先生/女士/公司/機構*)
YUNG WING KI SAMUEL

(Note: for submission by person, full name shown on Hong Kong Identity card/Passport must be provided)
(注意：若個人提交，須填上與香港身份證／護照所載的全名)

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Full Name 姓名 / 名稱 (Mr./ Ms./Company/Organization* 先生/女士/公司/機構*)
/

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* Delete as appropriate 請刪去不適用者

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

3. Details of the Representation (use separate sheet if necessary)* 申述詳情(如有需要, 請另頁說明)*		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)	S/SK-CWBN/7	
Nature of and reasons for the representation 申述的性質及理由		
Subject matters 有關事項®	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Item A - Rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from "Green Belt" to "Government, Institution or Community (1)" annotated Area (d).	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	HKUST's proposed extension is mission-critical to its 2031 Vision to become a University of Talents and an International Leader in Education and Research. Current facilities will have to be impressively enhanced to realize this goal. With the extension, HKUST will lock in global competitiveness and future-proof excellence for decades.
/	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	/
/	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	/
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話, 請註明詳情。 /		

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Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號

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Submission Number:

TPB/R/S/SK-CWBN/7- S1

tpbpd/PLAND

寄件者:

mm1947

寄件日期:

2025年11月26日星期三 4:34

收件者:

tpbpd/PLAND

主旨:

AMENDMENTS TO THE CLEAR WATER BAY PENINSULA NORTH OZP NO. S/SK-CWBN/6

Representation Number:

TPB/R/S/SK-CWBN/7- R10

類別:

Internet Email

AMENDMENTS TO THE CLEAR WATER BAY PENINSULA NORTH OZP NO. S/SK-CWBN/6

Dear TPB Members,

This is a FAKE CONSULTATION. Members of the public cannot access the supporting documents that have been lumped together in a 1,000+ page link. This cannot be downloaded in a basic domestic laptop. On a more powerful company system only the first 100 pages or so are available. Printout is not possible.

There is no directory and the even if there was the search function does not permit search by page number.

While I have been advised that the issue is related to a relocation of online government files, this does not legitimize the failure to provide access to the data pertaining to the application.

The Ordinance Cap 131 decrees that "The Board must also publish, during such period, the inspection information on the Board's website." The content must therefore be reasonably accessible.

Since the community can no longer participate in the Sec 12 application process, and many developments go directly to OZP, that the supporting documents are not readily accessible renders the 'consultation' meaningless.

Item A – about 2.09ha. Rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from "**Green Belt**" to "**G/IC(1)**" annotated Area (d).

PR 2.6 / 8 Storeys / SC 56% / OS 2,100sq.m / 120 Vehicle Parking

Note: NO OS PROVIDED FOR 380 Non Faculty Staff. Discrimination.

Another shocking example that our universities, instead of being at the forefront of environmental protection, view our natural resources as nothing more than disposable impediments to their insatiable empire building.

The trashing of GB is in contravention of the 2023 Policy Address stated that the government would not use Green Belt areas for large-scale development, as sufficient land for housing and other needs

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has been identified. Instead, the focus is on considering their use for recreational and tourism purposes.

Uphold previous objections to the elimination of the remaining GB on this section of Clearwater Bay Road. In addition, the footprint has been increased as have the PR and height.

Y/SK-CWBN/10 Approved 28 May 2021 but not taken forward

Shaw Foundation - Various Lots in D.D. 229 and adjoining Government Land, Clear Water Bay

Site area: About 18,033sq.m Includes Government Land of about 6,655sq.m

Zoning: "Green Belt"

Proposed Amendment: Rezone to "GIC (7) / Fee Paying School for 1,000 students / 4 Blocks / PR 1.7 / 4-7 Storeys / SC 60% / OS 1,212sq.m / 41 Vehicle Parking

The site is Green Belt. While under the excuse of land for housing, policy support was extended to rezone for residential use sites in Green Belt areas **which are devegetated, deserted or formed**, there is no such justification for trashing GB for other uses. This site is not de-vegetated. Plant nurseries on some of the site, while not ideal, have been tolerated on this zoning as being generally compatible with the planning intention. The number of trees is proof that the site has an active eco-system.

The additional area incorporated into the plan is heavy wooded as the number of trees to be felled has significantly increased. It is Government land as the original plans was one third GL but the amount has now been increased to 0.9ha, 45% of the site.

Y/SK-CWBN/10 – 618 trees on site of which 389 were to be felled and "105 new trees and 284 tree whips for compensatory planting were proposed within the Site."

The number of trees on the site is now 700+ (cannot access the Tree Survey on Appendix). 80 trees along the northern border are to be preserved, the remainder felled. According to the LMP, *planting of total 446 new trees with a combination of high quality broadleaf, native and ornamental trees, whips and plant species is proposed* resulting in a compensation ratio of about 1:0.66. So not only a net loss of around 200 trees the new trees include 90 palm trees that are technically plants.

Checking the layout there is also a suspicion that there will be further tree felling in order to provide connectivity between the project and the main campus.

It is clear from the wording that additional facilities could be built on the existing 60ha footprint but the GB is easier to develop and will allow HKUST to expand onto a significant amount of GL for free.

Consequently, underlying negative issues have been side lined.

The paper for the approved facility included references to: "*as the base level of the proposed development might be lower than the highest groundwater level, **the Site would be vulnerable to flooding**. A Drainage Impact Assessment had been carried out for the proposed development and a **further review of the data would be conducted to examine the flooding susceptibility of the***

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Site. *The proposed development would have its own drainage system to collect surface runoff for discharging via the proposed drainage connection.*

Traffic. No MTR, unreliable bus service as the roads in the Sai Kung area are often grid locked. The nearby Shaw Studio development will increase traffic.

In the original plan, various traffic improvement measures were proposed, including widening of a section of Clear Water Bay (CWB) Road southbound, adoption of a mandatory school bus policy and staggered school schedule, and provision of additional internal transport facilities. This indicates that there is clearly a limitation to the road capacity. But the planned development would double the number of commuters. But of course this issue is glossed over.

The considerable and negative Visual Impact has not been addressed.

As usual the responses are tailored to make it appear that there will be no negative impact.

It appears that the development is related to the fake consultation re the establishment of a third medical school. There was never any doubt that HKUST would be chosen so the exercise was redundant. That this plan was formulated before the outcome confirms this.

This is a cause for concern as the new medical school was touted as a key component of the Northern Metropolis development and was to be located at Ngau Tam Mei. However, there are already indications that it will remain at Clearwater Bay. Staff will certainly be reluctant to move from the bucolic location close to the waterfront to an area surrounded by high rises with few amenities and what will be a construction site for decades to come as happened at Kai Tak. This will deprive the NT of much needed services and job opportunities.

That so many people will be relocated to NT but job and recreational opportunities are concentrated on the Kowloon Peninsula and HK Islands will continue to be a prevailing problem for the society.

The plan should be rejected as it is in contradiction to the NM Development Strategy and the urgent need to provide a more balanced provision of services and opportunities territory wide. The HKUST location is not compatible with the promised integration into the GBA. Resources and capital that should be invested in the Northern Metropolis are being diverted to locations that are not in need of stimulus.

Item B1 – about 6.68 ha. Rezoning of a site to the east of Tai Po Tsai from “Comprehensive Development Area (1)”, “GB”, “V” and areas shown as ‘Road’ to “Res (Group B)”.

NWD Mount Pavilia to reflect its as-built conditions. BHs ranging from 4 to 7 storeys / PR 1.5 / SC 40%

Item B2 – about 0.12ha. Rezoning of four strips of land to the east of Tai Po Tsai from “CDA(1)” to “GB”, “V” and “Res (Group C)”

Four strips of land on boundary of Mount Pavilia. To rationalise the zoning boundary

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Housekeeping

Amendments to the Notes of the Plan

1. f) Incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 of the Notes for the "V" zone; and corresponding deletion of 'Government Refuse Collection Point' and 'Public Convenience' under Column 2 of the Notes for the "V" zone.

OBJECT. COL 2 ENSURES THAT THE UTILITY IS SUBJECT TO PUBLIC SCRUTINY AND THAT LOCATION AND DESIGN ARE NOT INTRUSIVE, TOO BULKY OR AN EYE SORE

(g) Incorporation of 'Field Study/Education/Visitor Centre' and 'Hotel (Holiday House only)' under Column 2 of the Notes for the "V" zone

OBJECT. THE PLANNING INTENTION OF "V" ZONE IS TO PROVIDE FAMILY HOMES FOR INDIGENOUS VILLAGERS. THE PROPOSED AMENDMENTS ENCOURAGE THE ALREADY RAMPANT ABUSE OF THE NTEH POLICY THAT HAS RESULTED IN MOST OF THE RECENT DEVELOPMENTS BEING ACTUALLY UNITS FOR SALE TO OUTSIDERS

(h) Revision to the Remarks of the Notes for "Conservation Area" and "Coastal Protection Area" zones on filling of land/pond or excavation of land clause in accordance with the Master Schedule of Notes to Statutory Plans.

STRONGEST OBJECTIONS. THIS GIVES THE GOVERNMENT UNFETTERED AND UNACCOUNTABLE POWER TO BASICALLY DO WHATEVER IT WANTS AND MAKES A MOCKERY OF THE ENTIRE PLANNING PROCESS AS THERE IS NO POINT IN PROPOSING CONSERVATION PROJECTS WHEN THE LOTS CONCERNED CAN BE FILLED IN BY HKSAR WHENEVER IT PLEASES WITHOUT BEING SUBJECT TO EVEN MINIMAL SUPERVISION. THE INTERESTS OF THE COMMUNITY WILL BE ENTIRELY ELIMINATED FROM THE PROCESS.

THE ONLY EXEMPTIONS ALLOWED SHOULD BE FOR MAINTENANCE AND REPAIR OF EXISTING STRUCTURES

IN ADDITION, STRONG OBJECTIONS TO WORDING THAT DOES NOT DESCRIBE THE INTENTION OF THE AMENDMENT

Mary Mulvihill

From: tpbpd <tpbpd@pland.gov.hk>

To: [REDACTED]

Date: Tuesday, 25 November 2025 5:28 PM HKT

Subject: Re: Clear Water Bay OZP

Dear Mary,

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The proposed amendments to the Clear Water Bay Peninsula North OZP as shown on the draft OZP No. S/SK-CWBN/7 are mainly related to the campus extension of the Hong Kong University of Science and Technology and reflecting the as-built condition of a developed residential development. As there is no additional population arising from the proposed amendments or has no implication on the provision of the community facilities, open space and recreational facilities in the district, the relevant TPB paper did not provide such summary table.

Town Planning Board Secretariat

From: mm1947 [REDACTED]
Sent: Thursday, November 20, 2025 2:14 AM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: Clear Water Bay OZP

Dear TPB,

Another 'consultation' that effectively denies the community of access to the details.

Over 1,000 page long Appendix and imposible to download on normal home computers. Can be downloaded on more powerful commercial systems BUT does not allow print.

No Directory provided to assist interesed parties in identifying the pages allocation.

The HKPSG is usually as the end but having spent some time scrolling through the file could not find it.

Please provide copy if it is available.

Regards

Mary