

RURAL AND NEW TOWN PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

RNTPC Paper No. 9/25

**For consideration by
the Rural and New Town Planning Committee on 5.9.2025**

**PROPOSED AMENDMENTS TO
THE APPROVED CLEAR WATER BAY PENINSULA NORTH
OUTLINE ZONING PLAN NO. S/SK-CWBN/6**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/6 (**Attachment I**) as shown on the draft OZP No. S/SK-CWBN/6A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the draft OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 3.12.2013, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Clear Water Bay Peninsula North OZP which was subsequently renumbered as S/SK-CWBN/6. On 13.12.2013, the approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 28.9.2021, the CE in C referred the approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. On 8.10.2021, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

The Hong Kong University of Science and Technology (HKUST) Campus Extension

- 3.1 The campus of HKUST (the Main Campus) occupies approximately 60 hectares (ha) of land in the northern part of Clear Water Bay Peninsula which

falls within an area zoned “Government, Institution or Community (1)” (“G/IC(1)”)¹ on the OZP. Situated on an extensive hill area overlooking Port Shelter, the Main Campus comprises around various buildings across separate platforms following a stepped building height (BH) profile where major academic buildings are located on the upper terraces in the northern core near the two main entrances while student hostels, staff quarters and sporting facilities are located on different terraces at hillside and waterfront, all inter-connected by a network of roads, footbridges and elevators. Two additional clusters of staff quarters are located near the junction of Clear Water Bay Road and University Road (**Plans 4a** and **4b**). Upon completion of major new academic buildings and student hostel currently under construction or planning, the total gross floor area (GFA) of the Main Campus will reach about 580,000 m² (**Plans 1** and **2a**). In 2024-25 academic year, the campus accommodates around 10,000 undergraduate students and 7,000 postgraduate students, and over 4,500 academic, research and administrative staff.

- 3.2 The 2023 Policy Address set out the initiatives to develop Hong Kong into an international hub for post-secondary education. Starting from the 2024/25 academic year, the admission quota of non-local students to Government-funded post-secondary institutions will be doubled to 40% especially targeting students from Belt and Road countries and Mainland China. The 2024 Policy Address reaffirmed the commitment and launched the “Study in Hong Kong” brand, where local post-secondary institutions are encouraged to enhance collaboration and exchange with their counterparts around the world and to attract more overseas students to study in Hong Kong.
- 3.3 In response to the policy initiatives which align with HKUST’s strategic objective under the University Strategic Plan 2031, HKUST plans to gradually increase the proportion of non-local students intake to 40% in the next four years, and the number of student enrolment is anticipated to increase by at least 2,000 students. To address the growing student population and the corresponding increase in faculty members, HKUST needs an expansion of infrastructure for additional teaching and research facilities, along with other amenities that are essential for fostering a conducive learning environment. Given limited readily-available land within the Main Campus (see paragraph 4.4 below), HKUST has identified a site at the junction of Clear Water Bay Road and Ngan Ying Road² to the immediate southwest of its Main Campus for proposed campus extension to provide additional educational space, research and ancillary facilities for students and faculty members.

¹ The “G/IC(1)” zone has been divided into three sub-areas with different BH restrictions: Area (a) in the northern core is subject to a maximum BH of 14 storeys, Area (b) in the remaining part of Main Campus is subject to a maximum BH of 8 storeys while Area (c) in the staff quarters near the junction of Clear Water Bay Road and University Road is subject to a maximum BH of 6 storeys.

² The major portion of the site was the subject of a section 12A application (No. Y/SK-CWBN/10) jointly submitted by the landowner and an education organisation which was agreed by the Rural and New Town Planning Committee (the Committee) on 28.5.2021. The application proposed to rezone the site from “Green Belt” (“GB”) to “G/IC(7)” subject to relevant development restrictions for a proposed STEAM Secondary School. The applicant vide the letter of 12.6.2025 to the Board confirmed that the proposed secondary school would not be pursued in view of changing circumstances. Hence, amendments to the OZP in response to the agreed application would not be taken forward.

- 3.4 According to HKUST, the proposed campus extension is positioned not only to accommodate the growth in student intake but also to enhance the quality of education and research capabilities, and to foster a vibrant and diverse academic community. The project has the following overall objectives:
- (a) The growing faculty and research teams will create additional demand for office and laboratory spaces, whereas the influx of new students will require more teaching and learning spaces, as well as amenities and communal facilities. The proposed campus extension will address the corresponding demand for additional teaching and learning facilities.
 - (b) Beyond merely increasing the capacity, the campus extension will enhance the teaching quality through development of dedicated spaces for STEAM-related activities including maker spaces and collaborative areas that promote interdisciplinary learning.
 - (c) The new buildings will feature state-of-the-art technology infrastructure and cutting-edge laboratories dedicated to ground-breaking research, along with specialised learning spaces for talented students.
 - (d) The proposed campus extension will provide necessary floor space to foster cross-cultural exchange among local and non-local students. It will also accommodate new research facilities to encourage interdisciplinary collaboration.
- 3.5 Policy support is given by the Secretary for Education (SED) for the campus extension from higher education development perspective. The project will be self-financed by HKUST, with funding options such as loans and private donations being considered. To facilitate the project, it is proposed to rezone the site from “GB” to “G/IC(1)” (Amendment Item A).

Reflecting a Completed Residential Development

- 3.6 In the 2019 Review of “Comprehensive Development Area” (“CDA”) Sites (2019 CDA Review) agreed by the Rural and New Town Planning Committee (the Committee) on 17.5.2019, a completed residential development to the east of Tai Po Tsai namely Mount Pavilia currently zoned “CDA(1)” is proposed to be rezoned to suitable zoning to reflect its as-built conditions. It is therefore proposed to rezone the site to “Residential (Group B)” (“R(B)”) with appropriate development restrictions (Amendment Items B1 and B2).
- 3.7 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), where appropriate, and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments to the OZP

Amendment Item A – Rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from “GB” to “G/IC(1)” annotated Area (d) (about 2.09 ha) (Plans 1 and 2a, aerial photo in Plan 2b and site photos in Plans 2c to 2e)

The Site and Its Surroundings

- 4.1 The site (about 2.09ha) is abutting Clear Water Bay Road near its junction with Ngan Ying Road (**Plan 2a**). Situated in a gentle sloping ground rising from the northeast to the southwest, the central portion is relatively flat with trees and overgrown on formed platforms with paved footpaths in-between. Previously forming part of the adjoining commercial plant nursery mainly used for replanting nursery stock and ready-for-sale plants, the major part of the site is generally vacant and fenced off from the commercial plant nursery which is still under operation. The peripheral slopes are mainly covered by trees and vegetation while an existing drainage channel runs across the whole site (**Plans 2a and 2b**).
- 4.2 The site comprises private agricultural lots (about 1.2 ha or 55%) and adjoining unleased and unallocated Government land (GL) (about 0.9 ha or 45%). While the private land is currently not owned by HKUST, the landowner fully supports the development of HKUST and agrees to donate the land for the proposed campus extension. Land exchange is also required for granting the GL to enable the proposed campus development.
- 4.3 The surrounding areas are intermixed with existing and planned Government, Institution and Community (GIC) facilities, residential developments, open space and vegetated slopes along Clear Water Bay Road (**Plans 2a to 2d, 4a and 4b**):
 - (i) to the northeast and east are the existing and planned academic buildings, staff quarters and student hostels in the HKUST Main Campus in the “G/IC(1)” zone (subject to BH restrictions of 6, 8 and 14 storeys with an existing BH of about 28mPD to 195mPD), and English Schools Foundation Clearwater Bay School zoned “G/IC(3)” (subject to a BH restriction of 3 storeys) with an existing BH of 142mPD respectively. The HKUST South Bus Station is located to the immediate northeast;
 - (ii) to the immediate north is the remaining portion of the commercial plant nursery and vegetated areas in the “GB” zone and a planned fire station in the “G/IC(2)” zone;
 - (iii) to the east is an existing sewage pumping station zoned “G/IC(4)” and a planned open space in Ngan Ying Road;
 - (iv) the completed residential development namely Mount Pavilia zoned “CDA(1)” (with BHs ranging from 4 to 7 storeys with a maximum existing BH of 150mPD) and the proposed comprehensive

development for residential, commercial and residential institution use in the Ex-Shaw Brothers' Studio zoned "CDA(2)" (with approved BHs ranging from 3 storeys to 11 storeys and about 148 to 191mPD) are located to the further north and southeast across Ngan Ying Road respectively; and

- (v) to the further southwest and further west across Clear Water Bay Road are mainly vegetated slopes of Razor Hill within the "GB" zone.

Site Selection

- 4.4 HKUST has critically reviewed the land available within the Main Campus to provide sufficient space for expanding its scope on research, academic and teaching in achieving to provide world-class education. However, most of the undeveloped land in the Main Campus consists of steep and vegetated slopes and small, scattered areas, which limit the potential for development (**Plans 4a** and **4b**). In contrast, the proposed site offers sizable and flat land, making it ideal for accommodating additional educational and research facilities in a comparatively shorter timeframe. This site will enable HKUST to develop these facilities in an efficient and cost-effective manner, addressing the growing demand for space and supporting the university's development goals.
- 4.5 Given the site is immediately adjoining to the existing HKUST Main Campus with a five-minute walk, HKUST considers the site to be an ideal location for the proposed campus extension for creating synergy with various teaching and research facilities in the Main Campus. The proposed location can promote regular interaction between students, faculty members and experienced researchers between the Main Campus and the proposed campus extension. The site is also conveniently accessible from the nearby HKUST South Bus Station to its northeast and Clear Water Bay Road to its immediate southwest where public transport services including bus and minibus are available.

Rezoning Proposal

- 4.6 To support the rezoning, HKUST submitted an Indicative Scheme supported with planning report and a set of technical assessments (**Attachment V**). According to the Indicative Scheme, the proposed campus extension comprising four interconnected six-storey towers atop a two-storey podium (with a BH of about 40m) will have various teaching spaces, research laboratories (including wet laboratories), collaborative spaces, conference facilities, administration offices and other supporting facilities. It is planned to accommodate a total of about 2,000 students, 100 faculty staff and 380 non-faculty staff. No student hostel or staff quarter will be provided in the site. The anticipated completion year is in 2029. The indicative Master Layout Plan, section plan, Landscape Master Plan (LMP) and artist's impressions of the proposed campus extension are at **Drawings 1a, 1b, 2, 3a** and **3b** and major development parameters are summarised as follows:

Development Parameters of the Indicative Scheme	
Rezoning Area	About 2.09 ha
Development Site ^[1]	About 1.8 ha
GFA	About 45,300m ²
Plot Ratio (PR) ^[2]	About 2.6
Site Coverage (SC) ^[2]	Towers: About 29% Podium: About 56%
No. of Blocks	4 towers interconnected by footbridges at 1/F, 2/F and 4/F
BH	8 storeys (maximum 163mPD (about 39m to 40.7m))
Schedule of Accommodation ^[3]	Teaching and Learning Space About 7,300m ²
	Research Laboratories About 11,000m ²
	Amenities, Collaborative and Communal Facilities About 6,000m ²
	Staff Office About 5,000m ²
Main Floor Uses	<ul style="list-style-type: none"> • LG2/F: Research Laboratories, Carpark, Plant Room and Sewage Treatment Plant • LG1/F: Collaborative Space and Teaching Space • G/F: Lobby and Collaborative Space • 1/F to 5/F: Teaching Space, Research Laboratories and Administration Office • R/F: Plant Room, Green Roof
Estimated Population	Student 2,000
	Faculty Staff 100
	Non-faculty Staff 380
Greenery Provision ^[4]	Not less than 3,606m ² (not less than 20%)
Open Space Provision	Not less than 2,100m ²
Internal Transport Facilities	
Car Parking Space	Private car 99
	Motorcycle 10
Loading/Unloading (L/UL) Space	Taxi and private car: 7
	Light Goods Vehicle 8
	Medium/Heavy Goods Vehicle 4
	Refuse Collection Vehicle 1
	Sewage Collection Vehicle 1
Notes:	
^[1] Development site area excludes the adjoining GL along the southwestern boundary for proposed road improvement works and utility works.	
^[2] Calculated based on the development site area.	
^[3] In Net Operation Floor Area with a total of about 29,300m ² .	
^[4] Equivalent to not less than 20% of the development site area.	

Land Use Compatibility

- 4.7 The site is currently zoned “GB” on the OZP which is largely a piece of vacant formed flat land abutting Clear Water Bay Road with trees and vegetation along its peripheral slopes. With its proximity to existing and planned GIC facilities including HKUST Main Campus and Clearwater Bay School, low-density residential developments and planned open space, the proposed campus development is considered compatible with the surrounding land uses

which will become an extension of the existing education institution cluster in Clear Water Bay Peninsula North.

Urban Design and Visual Impact

- 4.8 The BH of the proposed campus extension (8 storeys with a maximum BH of 163mPD) is compatible to the existing education institution blocks including Clearwater Bay School (about 142mPD), buildings in HKUST Main Campus including the closest Wong Chek She Research Center for Environment and Infrastructure (about 147mPD) and the proposed comprehensive development in the Ex-Shaw Brothers' Studio (with approved BH ranging from 3 to 11 storeys and about 148mPD to 191mPD) in the vicinity (**Plans 4a and 4b**). As illustrated in the Indicative Scheme, the building design and disposition of the proposed campus extension are designed to minimise the visual mass, complement with the existing campus and integrate with the surrounding neighbourhood. With a site formation level lower than Clear Water Bay Road and the adjoining school, the two-storey podium having a larger development footprint will be visually hidden from the surrounding by the existing topography (**Drawing 3a**). All four towers atop podium will have a minimum building separation of 15m between towers for visual relief and wind flow (**Drawing 2**). The proposed campus extension will also be designed with green building principles to achieve BEAM Plus Neighbourhood Platinum Certification.
- 4.9 According to the Visual Impact Assessment (VIA) (**Appendix 4 of Attachment V**), the overall visual impact of the proposed campus extension to the public viewers at the seven viewpoints will only be slightly adverse or negligible. As illustrated by the photomontages of the VIA (**Drawings 5a to 5d**), with implementation of proposed mitigation measures including roadside periphery planting, edge planting, roof greening to soften the building mass and screening the development edge viewed from the surrounding street levels, the proposed development will be blended in well with the existing and planned medium-rise development in the surrounding, and is considered compatible with its landscape and visual context. The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed amendment to the OZP from urban design and visual point of view and considers the proposed development is not incompatible with the surrounding.

Traffic and Transport

- 4.10 The proposed development will be accessible at a proposed new ingress and egress point at Clear Water Bay Road (**Drawing 4a**) along its southwestern boundary under a 'left-in and left-out' arrangement³ to avoid cross-lane traffic. Moreover, HKUST has undertaken to carry out the design and construction of

³ Under this arrangement, there would be no right turn traffic into the site for vehicles traveling northbound of Clear Water Bay Road and from the site traveling southbound. Northbound ingress traffic is required to be routed via the roundabout of Clear Water Bay Road/University Road, whereas the southbound egress traffic to Sai Kung and Kowloon will be routed via the roundabout of Clear Water Bay Road/Hang Hau Road/Ying Yip Road (**Drawing 4b**).

an extra lane for Clear Water Bay Road immediate along the site for southbound traffic through setting back of development site boundary (**Drawing 4a**). Transport Department and Highways Department (HyD) have no objection to take up the traffic management and maintenance responsibilities for the widened carriageway and footpath upon satisfactory completion of design and construction. The details of design, implementation and programme are subject to further negotiation with relevant Government departments. To enhance the connectivity with the existing Main Campus, there will be an internal road and footbridge connecting the proposed development to HKUST South Bus Station (**Drawing 4a**).

- 4.11 A Traffic Impact Assessment (TIA) has been conducted (**Appendix 5 of Attachment V**) to ascertain the feasibility of the proposed campus extension from traffic engineering perspective taking into account all planned and committed developments and traffic improvement measures⁴ in the vicinity. The TIA demonstrates that all critical junctions and assessed road links along Clear Water Bay Road will be operating within capacity during the peak periods in design year 2032 with the proposed development.
- 4.12 Public transport services including bus and minibus are currently available in HKUST Main Campus and Clear Water Bay Road. The results of the public transport assessment demonstrate that most of the existing bus and minibus services in the vicinity would have sufficient capacity to cater for the additional passenger demand arising from the proposed development in design year 2032. The provision of these public transport services would be reviewed at later stage before completion of the campus extension. Besides, all the assessed footpaths and signalised crossings nearby would also operate within capacity in design year 2032. As regards the provision of internal transport facilities, the proposed parking and L/UL facilities indicated in the table in paragraph 4.6 above are derived with reference to the upper limit of the relevant requirements in the Hong Kong Planning Standards and Guidelines (HKPSG). Commissioner for Transport (C for T) and the Chief Highway Engineer/New Territories East, HyD (CHE/NTE, HyD) have no objection to the proposed development and rezoning proposal.

Landscape and Tree Preservation

- 4.13 The site is currently vacant and partly covered with overgrown and clusters of trees in particular along the slope fronting Clear Water Bay Road acting as a green buffer for the education institutions and residential developments to the east and southeast. According to the individual tree survey and broad-brush tree survey conducted in 2023 and 2024, and 2025 respectively (**Appendix 3 of Attachment V**), most of the existing trees are common species and no Registered Old and Valuable Trees have been identified. The majority of existing trees within the site are of poor to fair form, fair health and structural condition, medium to low amenity value. A total of 7 *Aquilaria sinensis* (±

⁴ Include the planned junction improvement works at the junction of Clear Water Bay Road/Ngan Ying Road to be implemented by the project proponent of the proposed “CDA” development at the ex-Shaw Brothers’ Studio; and the improvement works at the roundabout of Clear Water Bay Road/Hang Hau Road/Ying Yip Road being carried out by the Government (**Plan 2a**).

沉香) have also been identified in the tree surveys, and 4 of them are proposed to be felled due to potential conflict with the proposed development and the inferior quality of the trees rendering them unsuitable for transplanting. About 80 existing trees along northern edge of the site assessed with medium to high amenity value and with fair health form and structural condition not in conflict with the proposed development are recommended to be retained in situ.

- 4.14 An indicative LMP has been prepared (**Drawing 2**), which aims to make the development blend in with the surrounding landscape context and character, and to integrate the proposed campus extension with the existing sub-urban residential and education institution character with appropriate landscape treatments through organic and naturalistic design approach. There will be visible greening at the ground level, and the greenery coverage will be not less than 20% to comply with the Sustainable Building Design Guidelines. Besides, edge planting on upper levels of the buildings and roof garden are proposed to soften the development edge. Most of trees along the northern site boundary will be preserved in-situ, while existing vegetated areas in the north are preserved and designed for amenity purposes (**Drawing 2**).
- 4.15 According to the LMP, planting of total 446 new trees with a combination of high quality broadleaf, native and ornamental trees, whips and plant species⁵ is proposed resulting in a compensation ratio of about 1:0.66. The current planting proposal has maximised growing opportunities taking into account the existing site condition, and spacing and density of trees growing on the site. HKUST will further explore in the detailed design stage to minimise excavation of the existing topsoil and impacts to existing trees. The proposed development will also provide not less than 2,100m² (1m² per person) of open space including recreational facilities and outdoor learning areas for the use of students and faculty staff. Taking into account the landscape proposals, CTP/UD&L, PlanD considers that the proposed development is not incompatible with the surrounding environment and has no adverse comment on the proposed campus extension from landscape perspective.

Environment, Sewerage and Drainage

- 4.16 According to the Environmental Assessment (**Appendix 6 of Attachment V**), no adverse environmental impacts in terms of air quality, noise, water quality and land contamination are anticipated with the implementation of proposed mitigation measures. On air quality, fresh air intakes of the proposed development would be provided with reference to the recommended buffer distance under HKPSG to minimise any potential adverse air quality impact. The proposed on-site sewage treatment plant (STP) would be located underground and fully enclosed with odour treatment facilities at the exhaust points to minimise any adverse odour impact. The proposed building blocks will be installed with acoustic louvers/silencers and will not rely on openable windows for ventilation so that no adverse traffic noise and fixed noise impact to the proposed development would be anticipated.

⁵ The proposed compensatory planting includes 256 new trees in light standard sized stock, 60 new trees in standard/heavy standard sized stock, 93 new palm planting and 37 whips planting.

- 4.17 According to the Sewerage Impact Assessment (SIA) (**Appendix 8 of Attachment V**), the STP will treat the sewage generated at the site before it is discharged into the existing drainage system via the proposed drainage system. The SIA concludes that no adverse sewerage impact arising from the proposed campus extension is anticipated. The construction activities in the vicinity of watercourse/channels will adhere to relevant guidelines to minimise potential water quality impact. Besides, the STP will be designed and operated following the Water Pollution Control Ordinance requirements and relevant guidelines for proper collection, handling and disposal of wastewater arising from the proposed campus extension. Also, no potential land contamination issue was anticipated. Director of Environmental Protection (DEP) has no objection to the proposed amendments to the OZP from environmental planning perspective.
- 4.18 The Drainage Impact Assessment (**Appendix 7 of Attachment V**) concludes that the proposed and existing drainage systems have sufficient capacity to cater for the stormwater runoff from the proposed campus extension. HKUST proposes to replace the existing storm drainage and drainage channels at the site with a new drainage system comprising new circular drainage systems and a U-channel system with storm drains to collect/divert surface runoff and to mitigate the risk of flooding incidents during periods of heavy rainfall; and to provide a drainage reserve area in the northern part of the site for future maintenance works by the Government (**Drawing 6**). The proposed drainage works will be designed and constructed at HKUST's cost and will be handed over to the Government for management and maintenance upon completion. DEP and Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) have no adverse comment on the proposed amendments to the OZP from sewerage and drainage perspectives.

Other Technical Impacts

- 4.19 According to the Water Supply Impact Assessment (**Appendix 9 of Attachment V**), it is expected that the existing water supply infrastructure in the vicinity will have adequate spare capacity to cater for the expected increase in fresh water demand. In addition, the Geotechnical Planning Review Report (**Appendix 10 of Attachment V**) demonstrates that the proposed campus extension is feasible from geotechnical viewpoint. The Quantitative Risk Assessment (**Appendix 11 of Attachment V**) concludes that the individual risk and societal risk posed by the LPG filling activities in the adjoining petrol filling station during operational phase are in compliance with relevant risk guidelines, Chief Engineer/Construction, Water Supplies Department (CE/C, WSD), Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD) and Director of Electrical and Mechanical Services (DEMS) have no objection to the proposed amendment to the OZP from water supplies, geotechnical engineering and gas safety perspectives respectively.

Proposed Amendments to the OZP

- 4.20 Major part of the HKUST Main Campus is zoned “G/IC(1)” annotated Area (a) subject to a maximum BH of 8 storeys. To take forward the proposed campus extension project, it is proposed to rezone the site from “GB” to “G/IC(1)” annotated Area (d) subject to the same maximum BH of 8 storeys. It is also proposed to stipulate the maximum GFA of 45,300m² in the ES of the OZP.

Amendment Item B1 – Rezoning of a site to the east of Tai Po Tsai from “CDA(1)”, “GB”, “Village Type Development” (“V”) zones and areas shown as ‘Road’ to “Residential (Group B)” “R(B)” (about 6.68 ha) (Plans 1 and 3a, aerial photo in Plan 3b and site photos in Plans 3c to 3e)

- 4.21 Mount Pavilia is a medium-density residential development with a four-storey retail block for shop and restaurant uses to the east of Tai Po Tsai completed in 2016 which is zoned “CDA(1)” on the OZP subject to a maximum domestic and non-domestic PRs of 1.47 and 0.03, a maximum SC of 40% and a maximum BH of 6 storeys (18m) and 8 storeys (24m). In the 2019 CDA Review, the Committee agreed to rezone the site to reflect the completed residential development.
- 4.22 To reflect the as-built conditions of the completed residential development, it is proposed to rezone the site from “CDA(1)”, “GB”, “V” and areas shown as ‘Road’ to “R(B)” with stipulation of a maximum domestic GFA of 98,200m² and a maximum non-domestic GFA of 2,000m², and a maximum BH of 24m in Area (a) in the middle and 18m in Area (b) in the northern and western parts, both excluding basement(s) which are in line with the current development restrictions of “CDA(1)” zone.

Amendment Item B2 – Rezoning of four strips of land to the east of Tai Po Tsai from “CDA(1)” to “GB”, “V” and “Residential (Group C) 7” (“R(C)7”) (about 0.12 ha) (Plans 1 and 3a, aerial photo in Plan 3b and site photos in Plans 3c to 3e)

- 4.23 Due to detailed design and site setting out in implementation stage, there are four residual long strips of land along the lot boundary of Mount Pavilia which are not forming part of the completed residential development. It is proposed to rezone these strips of land from “CDA(1)” to “GB”, “V” and “R(C)7” zones to combine with the adjoining zonings and rationalise the zoning boundary.

5. Provision of GIC Facilities and Open Space

The proposed amendments to the OZP are mainly for rezoning for campus extension of the HKUST and reflecting as-built residential development, which do not have additional population implication. Therefore, there is no implication on the provision of the GIC facilities and open space within the district.

6. Proposed Amendments to Matters Shown on the Plan

The proposed amendments as shown on the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A (**Attachment II**) are as follows:

(a) Amendment Item A (about 2.09 ha)

Rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from “GB” to “G/IC(1)” annotated Area (d).

(b) Amendment Item B1 (about 6.68 ha)

Rezoning of a site to the east of Tai Po Tsai from “CDA(1)”, “GB”, “V” and areas shown as ‘Road’ to “R(B)”.

(c) Amendment Item B2 (about 0.12 ha)

Rezoning of four strips of land to the east of Tai Po Tsai from “CDA(1)” to “GB”, “V” and “R(C)7”.

7. Proposed Amendments to the Notes of the OZP

7.1 The proposed amendments to the Notes of the OZP (with addition in ***bold and italics*** and deletion in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

“G/IC” zone

- (a) In relation to Amendment Item A, the Remarks for “G/IC” zone will be revised to incorporate a new sub-area (d) with restriction on BH.

“CDA” zone

- (b) In relation to Amendment Item B1, the Notes and the Remarks for “CDA(1)” sub-area will be deleted.

“R(B)” zone

- (c) In relation to Amendment Item B1, a new set of Notes for the “R(B)” zone with restrictions on GFA and BH are incorporated.

Technical Amendments

- (d) On 11.1.2019, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes for “CDA” and “V” zones. ‘Shop and Services’ use in “G/IC” zone is also amended as ‘Shop and Services (not elsewhere specified)’ use to tally with the revised MSN.

- (e) On 8.3.2024, the Board promulgated another revised set of MSN. Under the revised MSN, ‘Government Refuse Collection Point’ and ‘Public Convenience’ are moved from Column 2 to Column 1 while ‘Field Study/Education/Visitor Centre’ use is added under Column 2 in the Notes for “V” zone. To effectuate these changes, updates have been made to the Notes for the “V” zone.
- (f) It is proposed to revise the exemption clause for ‘filling of land/pond or excavation of land’ in the Remarks of the “Conservation Area” and “Coastal Protection Area” zones according to the updated MSN such that public works co-ordinated or implemented by Government, and maintenance or repair works are exempted from the requirement of planning permission.

8. **Revision to the ES of the OZP**

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. **Plan Number**

Upon exhibition for public inspection, the OZP will be renumbered as S/SK-CWBN/7.

10. **Consultation**

Consultations with District Council and Rural Committee

- 10.1 Sai Kung District Council (SKDC) and Hang Hau Rural Committee (HHRC) were consulted on the campus extension proposal of HKUST and the proposed amendments to the OZP on 8.7.2025 and 15.7.2025 respectively, which were attended by the representatives of PlanD and HKUST.
- 10.2 Members of both SKDC and HHRC generally supported the proposed campus extension (**Amendment Item A**) while had no comment on other proposed amendments to the OZP. Some members acknowledged the development needs of the proposed campus extension, but have expressed concerns related to the potential traffic impacts on Clear Water Bay Road with suggestions of further widening of Clear Water Bay Road; and enhancement to HKUST student/staff shuttle bus services to alleviate the load of public transportation services in the area. Other suggestions and concerns raised include the potential visual impact of the proposed campus extension, access arrangement to the existing graves within the site and continuous dialogue between HKUST

and locals during construction stage and after completion of the campus extension.

- 10.3 Representatives of HKUST and PlanD responded at the meeting that relevant technical assessments concluded that the proposed campus extension has no insurmountable technical problem. The public transport and student/staff shuttle bus services can be reviewed at later stage before completion of the campus extension. The three existing graves at the site will be retained and pedestrian access to the graves will be provided to allow visit of descendants (**Drawing 2**). HKUST also agreed to continue engaging relevant stakeholders and duly take into account the local concerns in taking forward the campus extension project.

Departmental Consultation

- 10.4 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to the relevant B/Ds for comment. No objection or adverse comment has been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:
- (a) SED;
 - (b) C for T;
 - (c) CHE/NTE, HyD;
 - (d) District Lands Officer/Sai Kung, Lands Department;
 - (e) DEP;
 - (f) Director of Agriculture, Fisheries and Conservation;
 - (g) Chief Architect/3, Architectural Services Department;
 - (h) Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department;
 - (i) Project Manager (East), CEDD;
 - (j) H(GEO), CEDD;
 - (k) CE/MS, DSD;
 - (l) Principal Project Coordinator/System Management Division, DSD;
 - (m) DEMS;
 - (n) CE/C, WSD;
 - (o) Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau;
 - (p) Director of Food and Environmental Hygiene;
 - (q) Director of Social Welfare;
 - (r) Director of Fire Services;
 - (s) Commissioner of Police;
 - (t) Director of Leisure and Cultural Services;
 - (u) Director of Housing;
 - (v) District Officer (Sai Kung), Home Affairs Department; and
 - (w) CTP/UD&L, PlanD.

Public Consultation

- 10.5 If the proposed amendments are agreed by the Committee, the draft OZP No. S/SK-CWBN/6A (to be renumbered as S/SK-CWNB/7 upon exhibition) and

its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period. SKDC and HHRC will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 as shown on the draft OZP No. S/SK-CWBN/6A at **Attachment II** (to be renumbered as S/SK-CWBN/7 upon exhibition) and the draft Notes at **Attachment III** are suitable for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A (to be renumbered as S/SK-CWBN/7 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 (reduced scale)
Attachment II	Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A
Attachment III	Revised Notes of the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A
Attachment IV	Revised ES of the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A
Attachment V	Campus Extension Proposal submitted by HKUST
Drawings 1a and 1b	Indicative Master Layout Plan and Section Plan of HKUST Campus Extension
Drawing 2	Indicative LMP of HKUST Campus Extension
Drawings 3a and 3b	Artist's Impression of Amendment HKUST Campus Extension
Drawings 4a and 4b	Access Routes and Proposed Road Widening of HKUST Campus Extension
Drawings 5a to 5d	Photomontages of HKUST Campus Extension
Drawing 6	Proposed Drainage Network of HKUST Campus Extension
Plan 1	Comparison of Existing and Proposed Zonings on the OZP
Plans 2a to 2e	Amendment Item A – Site Plan, Aerial Photo and Site Photos
Plans 3a to 3e	Amendment Items B1 and B2 – Site Plan, Aerial Photo and Site Photos

Plans 4a and 4b

Surrounding Building Heights of the Amendment Items

PLANNING DEPARTMENT

SEPTEMBER 2025