



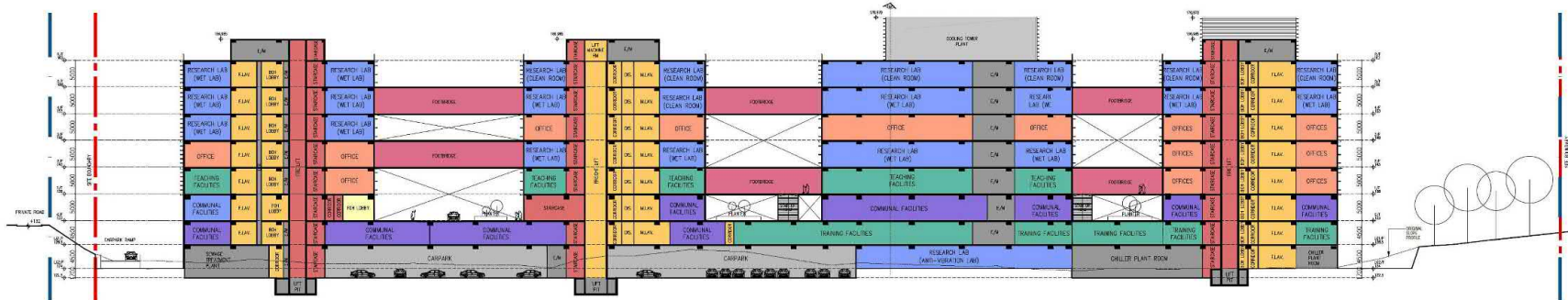
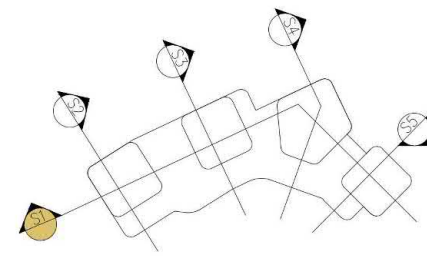
- LEGEND:
- PV PANEL
  - GREENERY— RF PLANTER
  - GREENERY— GF PLANTER
  - GREENERY— LANDSCAPE
  - VEHICLE ACCESS/CARPARK
  - PROPOSED DRAINAGE RESERVE ZONE
  - DEVELOPMENT SITE BOUNDARY
  - REZONING BOUNDARY



JOB TITLE  
**HKUST  
 INNOPARK 1.5  
 MASTER LAYOUT PLAN**

Scale   
 Date **NOV\_2023**  
 DRAWING NO. **INNO1.5\_016**

參考編號 <b>REFERENCE No.          M/SK/25/28</b>	繪圖 <b>DRAWING          1a</b>
--	--------------------------------------



**SCHEMATIC SECTION 1**



- LEGEND:
- |                       |                                      |                            |                                |
|-----------------------|--------------------------------------|----------------------------|--------------------------------|
| RESEARCH LABORATORIES | FRONT OF HOUSE CIRCULATION           | GREEN LANDSCAPE            | PEDESTRIAN BRIDGE              |
| OFFICE                | BACK OF HOUSE CIRCULATION/FACILITIES | VEHICLE ACCESS/CARPARK     | PROPOSED DRAINAGE RESERVE ZONE |
| COLLABORATIVE SPACE   | FIRE PROTECTED CIRCULATION           | EXTERNAL PEDESTRIAN ACCESS | REZONING BOUNDARY              |
| TEACHING SPACE        | PLANT ROOM                           | DEVELOPMENT SITE BOUNDARY  |                                |



JOB TITLE  
**HKUST  
 INNOPARK 1.5  
 SCHEMATIC SECTION 1**

Scale   
 DRAWING NO.  
 Date **NOV\_2023** **INNO1.5\_011**

參考編號  
**REFERENCE No.  
 M/SK/25/28**

繪圖  
**DRAWING  
 1b**





Figure 4.5 Landscape Master Plan





Figure 4.2 Artist's Impression of the Proposed Development (Aerial View)

參考編號 REFERENCE No. M/SK/25/28	繪圖 DRAWING 3a
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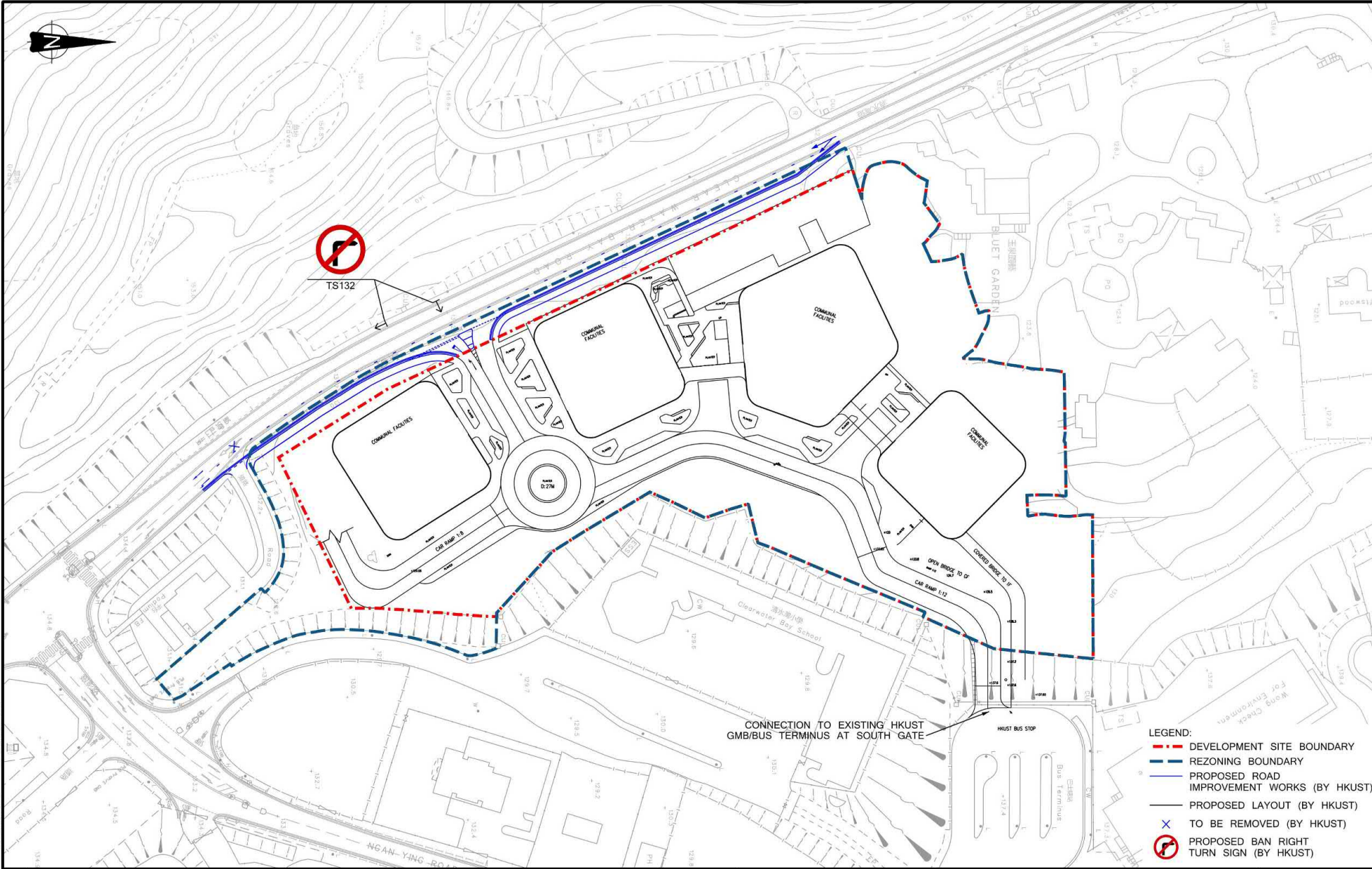
Figure 4.3 Artist's Impression of the Proposed Development (Connection with the Existing Campus)

參考編號 REFERENCE No. M/SK/25/28	繪圖 DRAWING 3b
-------------------------------------	---------------------





TS132



- LEGEND:**
- - - DEVELOPMENT SITE BOUNDARY
  - - - REZONING BOUNDARY
  - PROPOSED ROAD IMPROVEMENT WORKS (BY HKUST)
  - PROPOSED LAYOUT (BY HKUST)
  - X TO BE REMOVED (BY HKUST)
  - PROPOSED BAN RIGHT TURN SIGN (BY HKUST)

CONNECTION TO EXISTING HKUST GMB/BUS TERMINUS AT SOUTH GATE

HKUST BUS STOP

FILENAME: D:\OneDrive - SystraGroup\CBS\NEW\CHK\508433\01\IA\F21-C.dgn  
 PRINTED BY: cchan  
 DATE: 23-JUL-25  
 TIME: 5:02:17 PM

Rev.	Description	Checked	Date
C	MINOR AMENDMENT	PML	23JUL25
B	TD'S COMMENT INCORPORATED	PML	28APR25
A	TD'S COMMENT INCORPORATED	PML	28FEB25

Project Title  
**HKUST - TRAFFIC CONSULTANCY SERVICES FOR REZONING APPLICATION FOR SHAW FOUNDATION SITE AT CLEAR WATER BAY ROAD, SAI KUNG, HONG KONG**

Drawing Title  
**PROPOSED DEVELOPMENT LAYOUT PLAN - GROUND FLOOR (G/F)**

Designed HKH    Checked PML    Scale ██████    Date NOV 2024    Drawing No. **2.1**    Rev. C

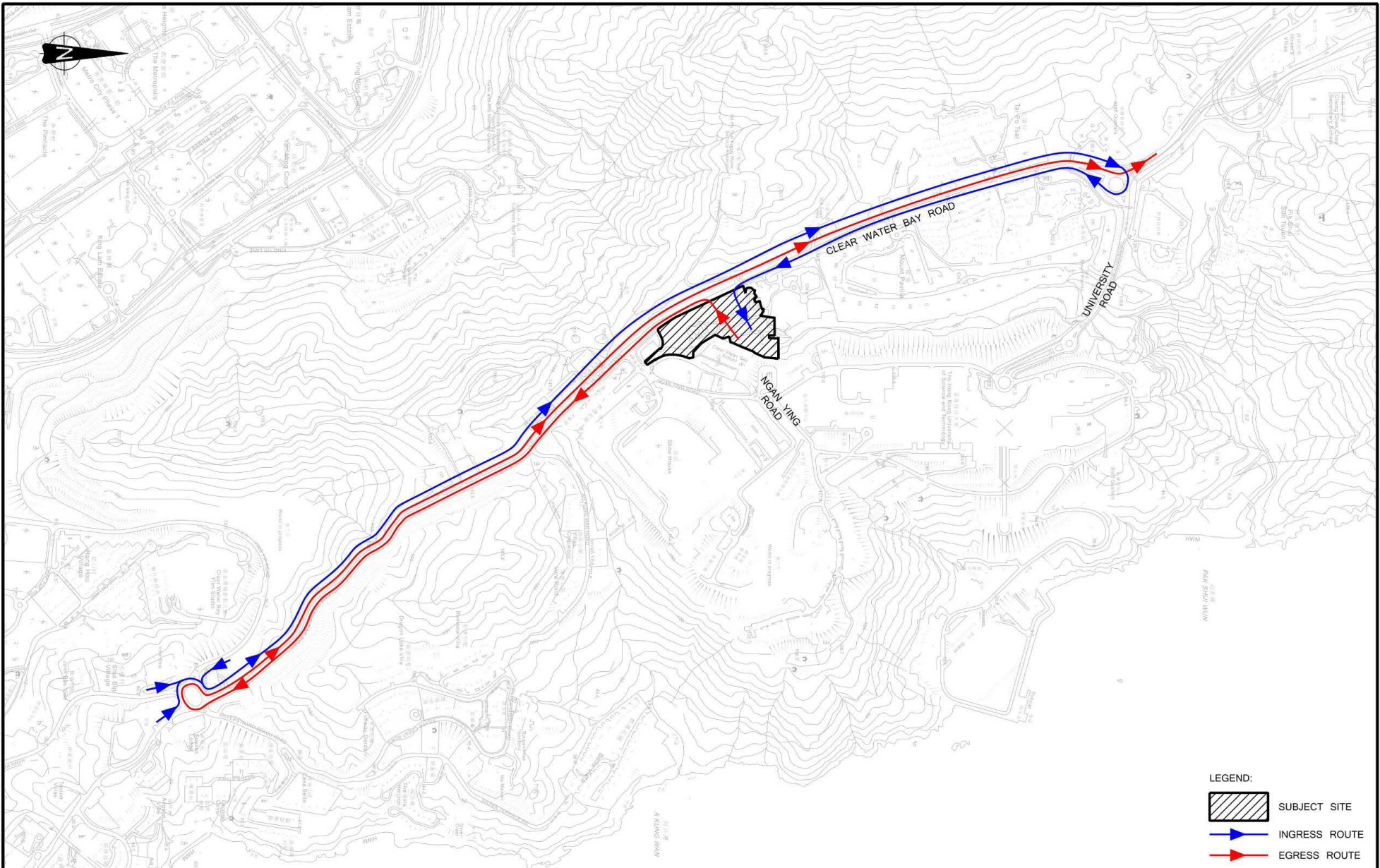





Original Size: A3

參考編號 <b>REFERENCE No.</b> <b>M/SK/25/28</b>	繪圖 <b>DRAWING</b> <b>4a</b>
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FILENAME: E:\OneDrive - SystraGroup\hcc\sk508433\10\hsk1.dgn  
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 DATE: 24 Jul 2025 TIME: 16:28:53



- LEGEND:
-  SUBJECT SITE
  -  INGRESS ROUTE
  -  EGRESS ROUTE

Rev.	Description	Checked	Date

Project Title  
**HKUST - TECHNICAL FEASIBILITY STUDY FOR THE SHAW STEAM SCHOOL SITE AND CLEAR WATER BAY ROAD SITE AT CLEAR WATER BAY ROAD, SAI KUNG, HONG KONG**

Drawing Title  
**DIVERSION ROUTE FOR RIGHT TURN TRAFFIC TO / FROM PROPOSED DEVELOPMENT**

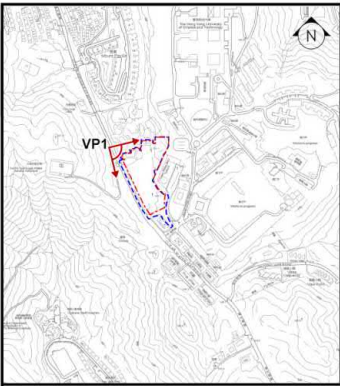
Designed HKH    Checked PML    Scale     Date JUL 2025    Drawing No. **2.3**    Rev. -



Original Size: A3

參考編號 REFERENCE No. <b>M/SK/25/28</b>	繪圖 DRAWING 4b
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Key Plan



EXISTING VIEW

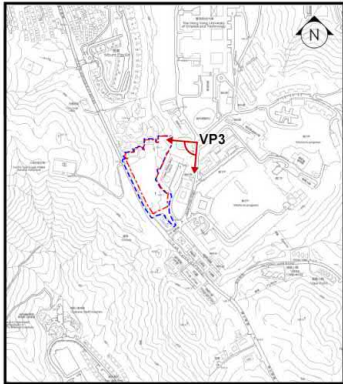


VIEW OF THE PROPOSED SCHEME

						Job Title			Drawing No.		 Planning, Urban Design, Landscape, Golf & Environmental Consultants URBIS Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662	
						PROPOSED CAMPUS EXTENSION OF HKUST, CLEAR WATER BAY, SAI KUNG			RL28/S5-VIA/VP01			
						Drawing Title			Scale			
						Pedestrian Footpath of Clear Water Bay Road (VP#1)			N.T.S.			
A	JUL 2025	Response to PlanD comment	OO	JN	TO	Drawn by	Checked by	Approved by	Date	NOV 2024	Job. No.	RL28
0	NOV 2024	Issue for VIA Rev.0 Draft	OO	JN	TO							

參考編號 REFERENCE No. M/SK/25/28	繪圖 DRAWING 5a
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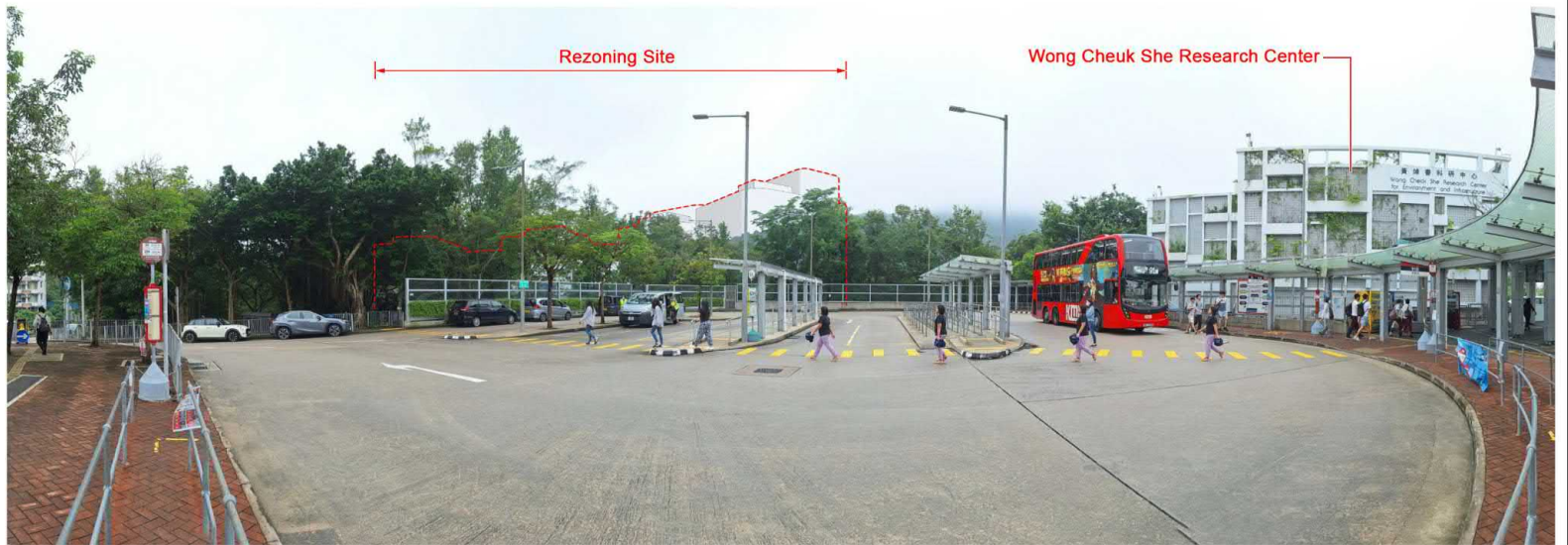




Key Plan



EXISTING VIEW



VIEW OF THE PROPOSED SCHEME

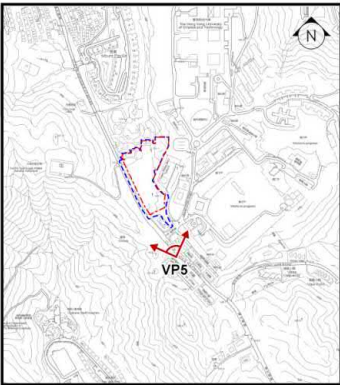
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						PROPOSED CAMPUS EXTENSION OF HKUST, CLEAR WATER BAY, SAI KUNG		RL28/S5-VIA/VP03	
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						The Bus and Mini-bus Terminus at the Southern Gate of HKUST (VP#3)		N.T.S.	
A	JUL 2025	Response to PlanD comment	OO	JN	TO				
0	NOV 2024	Issue for VIA Rev.0 Draft	OO	JN	TO				
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	Checked by	Approved by	Date
						OO	JN		NOV 2024
							Job. No.	RL28	



Planning, Urban Design, Landscape, Golf & Environmental Consultants  
 URBIS Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

參考編號 REFERENCE No. M/SK/25/28	繪圖 DRAWING 5b
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Key Plan



EXISTING VIEW



VIEW OF THE PROPOSED SCHEME

B	JUL 2025	Response to PlanD comment	OO	JN	TO														
A	FEB 2025	Issue for VIA Rev.A Draft	OO	JN	TO														
0	NOV 2024	Issue for VIA Rev.0 Draft	OO	JN	TO														
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	Checked by	Approved by	Date	NOV 2024	Job. No.	RL28							

Job Title  
PROPOSED CAMPUS EXTENSION OF HKUST,  
CLEAR WATER BAY, SAI KUNG

Drawing No.  
RL28/S5-VIA/VP05

Drawing Title  
Bus Stop along Clear Water Bay Road (VP#5)

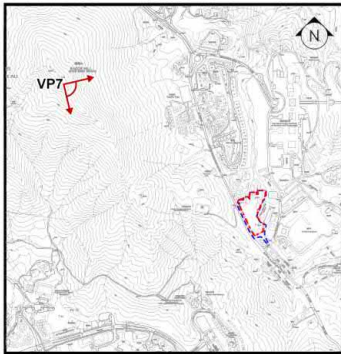
Scale  
N.T.S.

  
**URBIS Limited**  
 Planning, Urban Design, Landscape, Golf & Environmental Consultants  
 URBIS Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

參考編號 <b>REFERENCE No.</b> <b>M/SK/25/28</b>	繪圖 <b>DRAWING</b> 5c
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Key Plan



EXISTING VIEW



VIEW OF THE PROPOSED SCHEME

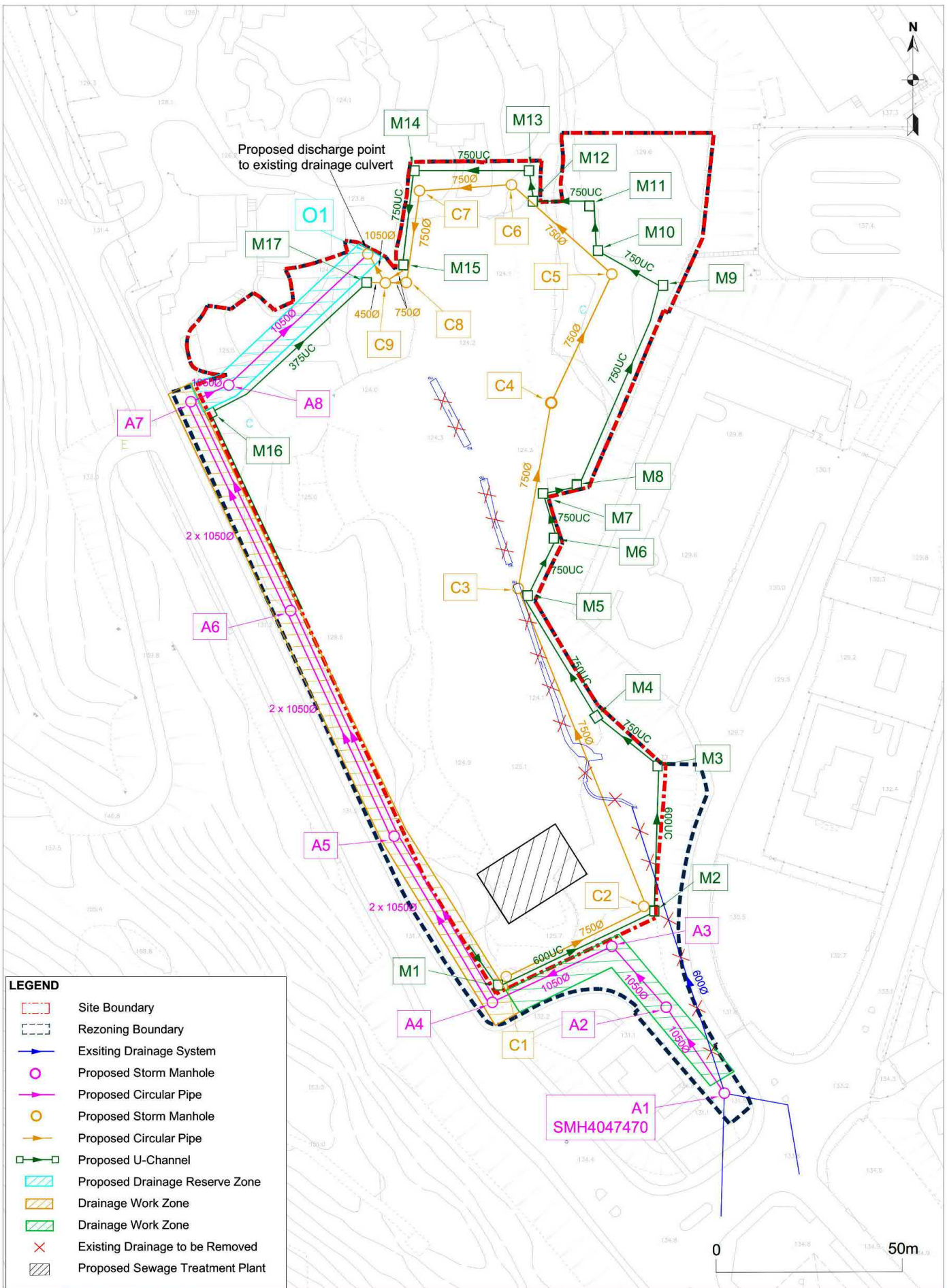
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							Drawing Title Hiking Trail near Razor Hill (VP#7)				Scale N.T.S.	
B	JUL 2025	Response to PlanD comment	OO	JN	TO							
A	FEB 2025	Issue for VIA Rev.A Draft	OO	JN	TO							
0	NOV 2024	Issue for VIA Rev.0 Draft	OO	JN	TO							
<b>Amendment No.</b>	<b>Date</b>	<b>Description</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>Approved by</b>	<b>Drawn by</b>	<b>Checked by</b>	<b>JN</b>	<b>Approved by</b>	<b>TO</b>	<b>Date</b> NOV 2024	<b>Job. No.</b> RL28


  
 Planning, Urban Design, Landscape, Golf & Environmental Consultants  
 URBIS Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 6662

參考編號 <b>REFERENCE No.</b> <b>M/SK/25/28</b>	繪圖 <b>DRAWING</b> <b>5d</b>
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LEGEND	
	Site Boundary
	Rezoning Boundary
	Existing Drainage System
	Proposed Storm Manhole
	Proposed Circular Pipe
	Proposed Storm Manhole
	Proposed Circular Pipe
	Proposed U-Channel
	Proposed Drainage Reserve Zone
	Drainage Work Zone
	Drainage Work Zone
	Existing Drainage to be Removed
	Proposed Sewage Treatment Plant

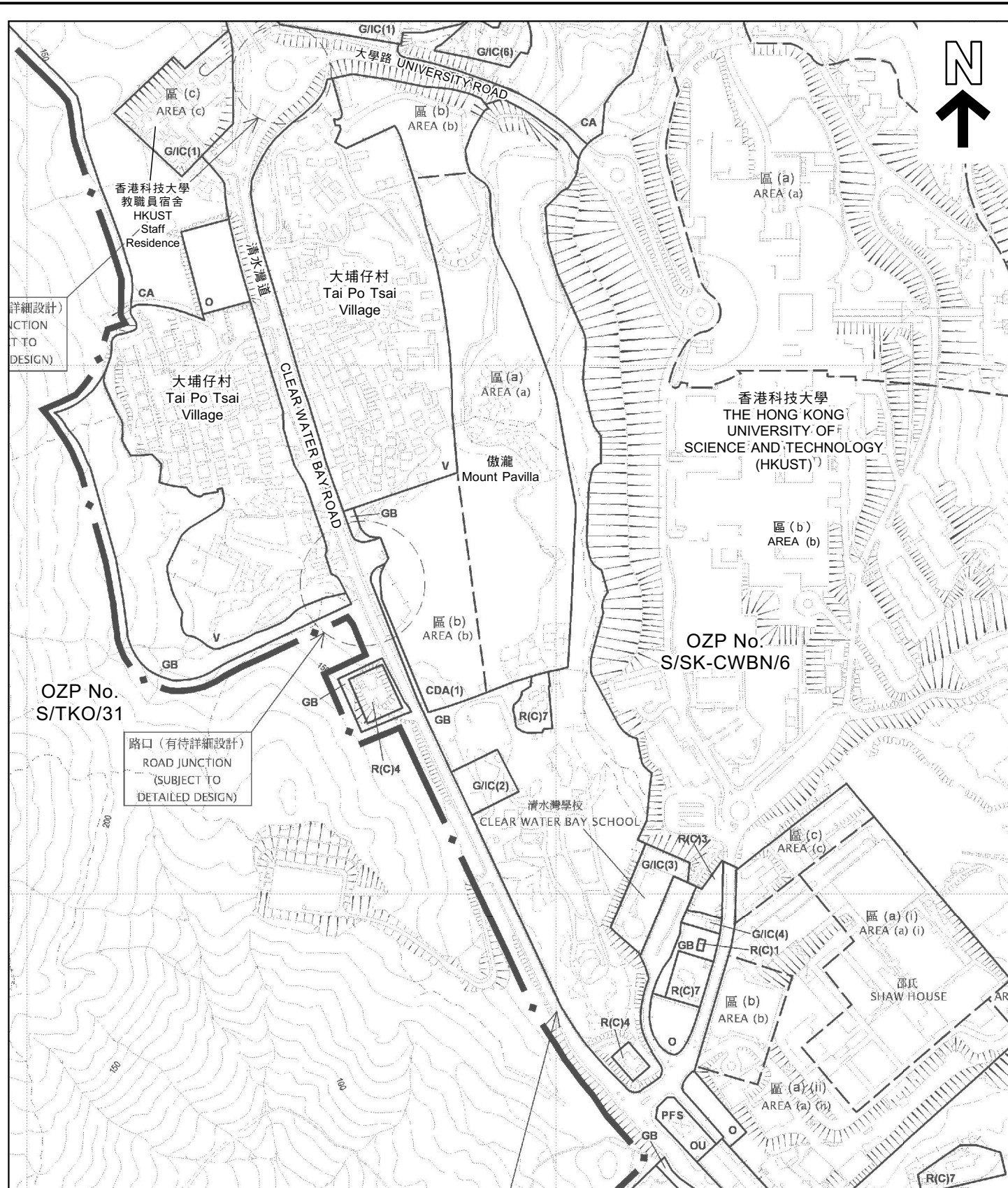
Proposed HKUST Campus Extension in Various Lots in D.D.229 and Adjoining Government Land, Clear Water Bay, Sai Kung  
Proposed Drainage Network

Figure 3.2  
Rev. 0

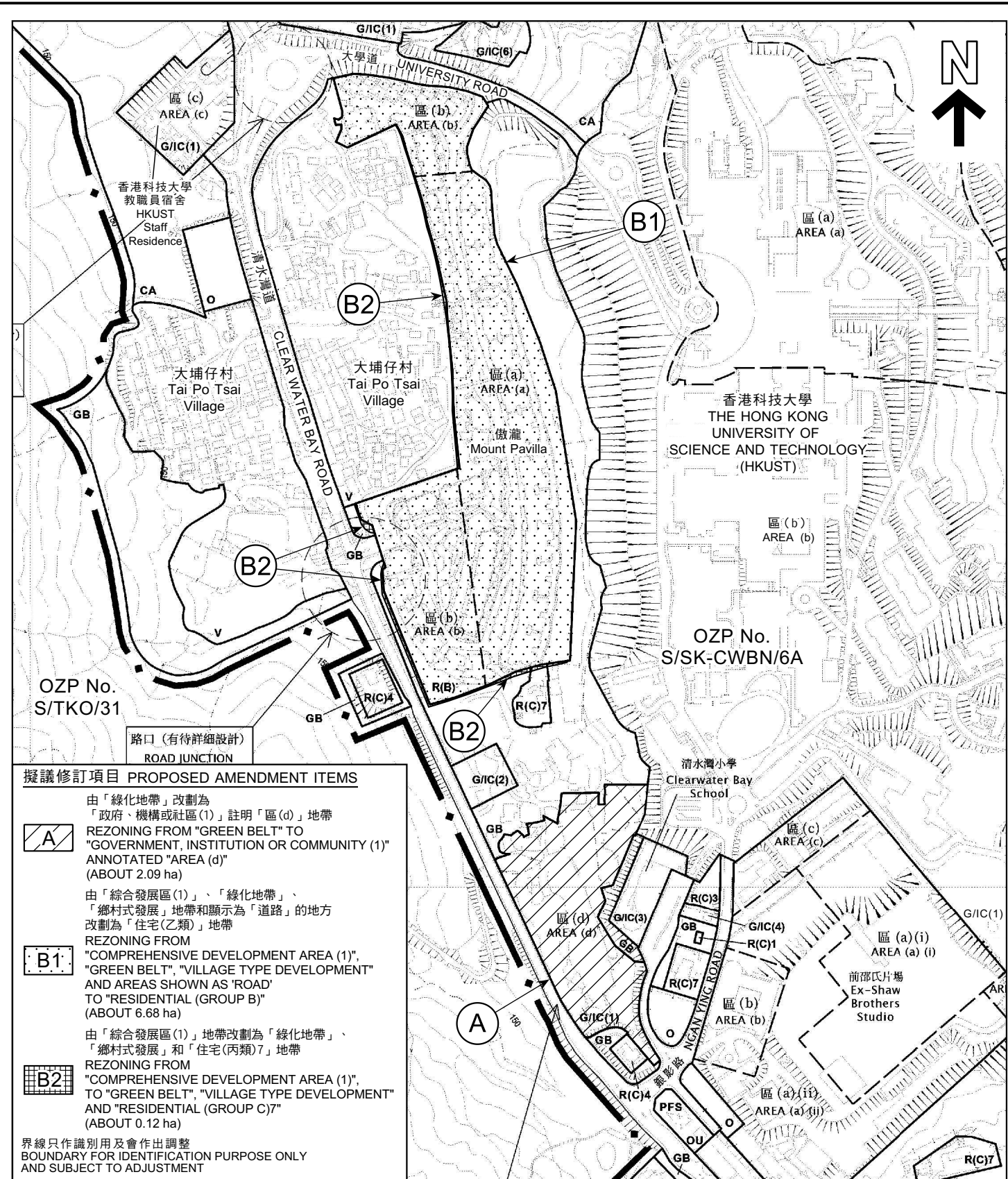


參考編號 REFERENCE No. M/SK/25/28	繪圖 DRAWING 6
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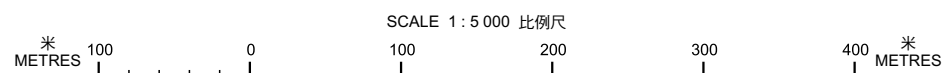
核准的清水灣半島北分區計劃大綱圖編號 S/SK-CWBN/6  
 APPROVED CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN No. S/SK-CWBN/6



核准的清水灣半島北分區計劃大綱圖編號 S/SK-CWBN/6 的擬議修訂  
 PROPOSED AMENDMENTS TO THE  
 APPROVED CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN No. S/SK-CWBN/6

本摘要圖於2025年8月29日擬備，  
 所根據的資料為於2013年12月3日  
 核准的分區計劃大綱圖編號S/SK-CWBN/6  
 EXTRACT PLAN PREPARED ON 29.8.2025  
 BASED ON OUTLINE ZONING PLAN No. S/SK-CWBN/6  
 APPROVED ON 3.12.2013

分區計劃大綱圖上現有與擬議用途地帶的比較  
 COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP



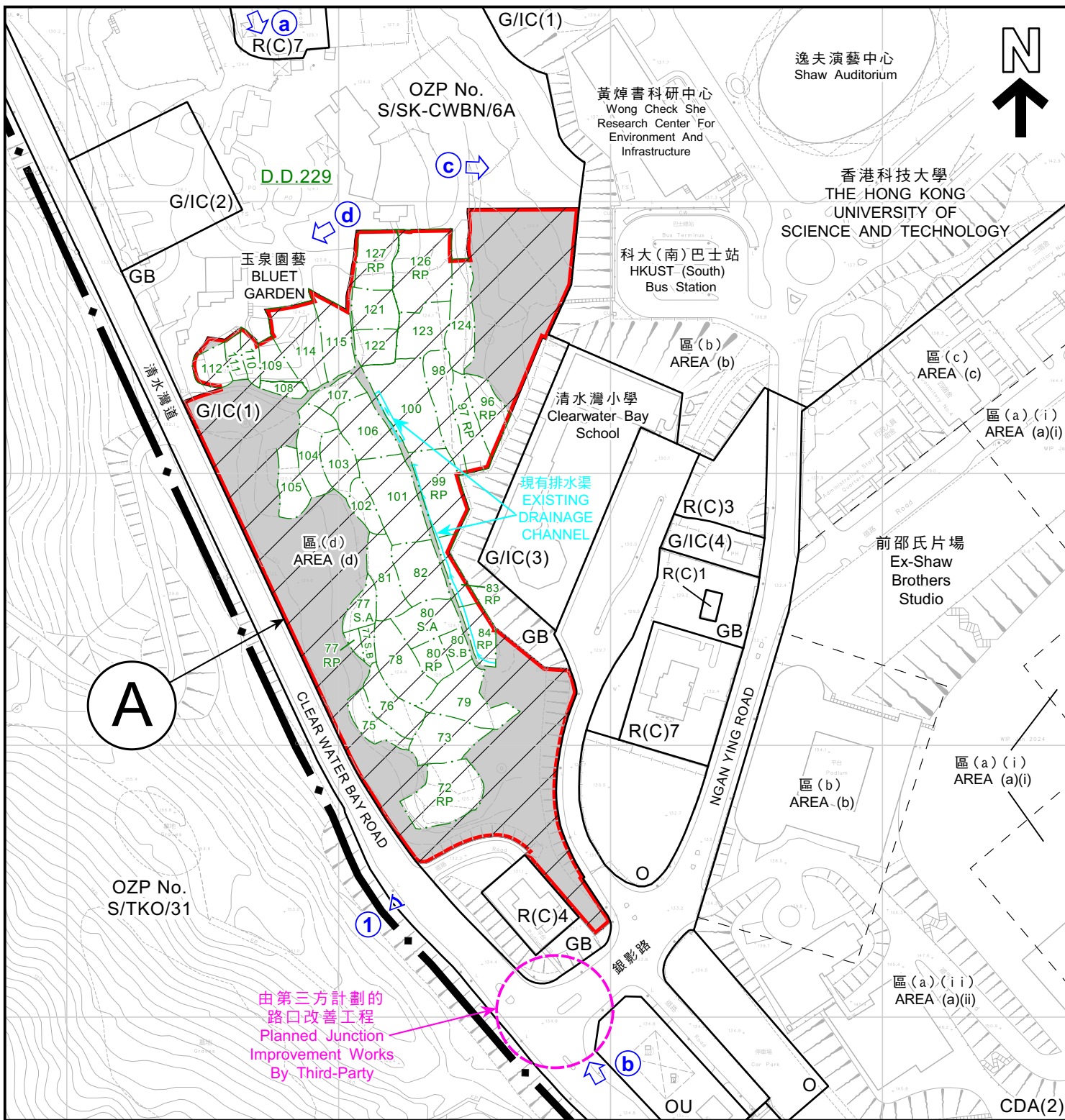
規劃署  
 PLANNING DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SK/25/28

圖 PLAN  
 1





**擬議修訂項目 PROPOSED AMENDMENT ITEM**



由「綠化地帶」改劃為「政府、機構或社區(1)」註明「區(d)」地帶  
 REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ANNOTATED "AREA (d)" (ABOUT 2.09 ha)

界線只作識別用及會作出調整  
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**圖例 LEGEND**

- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- OU** 其他指定用途  
OTHER SPECIFIED USES
- O** 休憩用地  
OPEN SPACE

**R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)

政府土地  
GOVERNMENT LAND

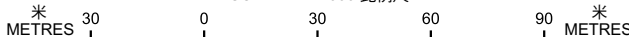
無人駕駛航拍的拍攝方向  
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

**平面圖 SITE PLAN**

清水灣半島北分區計劃大綱核准圖  
 編號S/SK-CWBN/6的擬議修訂項目A  
 PROPOSED AMENDMENT ITEM A  
 TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
 OUTLINE ZONING PLAN No. S/SK-CWBN/6

SCALE 1 : 2 000 比例尺



本摘要圖於2025年8月28日擬備，  
 所根據的資料為測量圖編號  
 11-NE-10D和15B及12-NW-6C和11A  
 EXTRACT PLAN PREPARED ON 28.8.2025  
 BASED ON SURVEY SHEETS No.  
 11-NE-10D & 15B AND 12-NW-6C & 11A

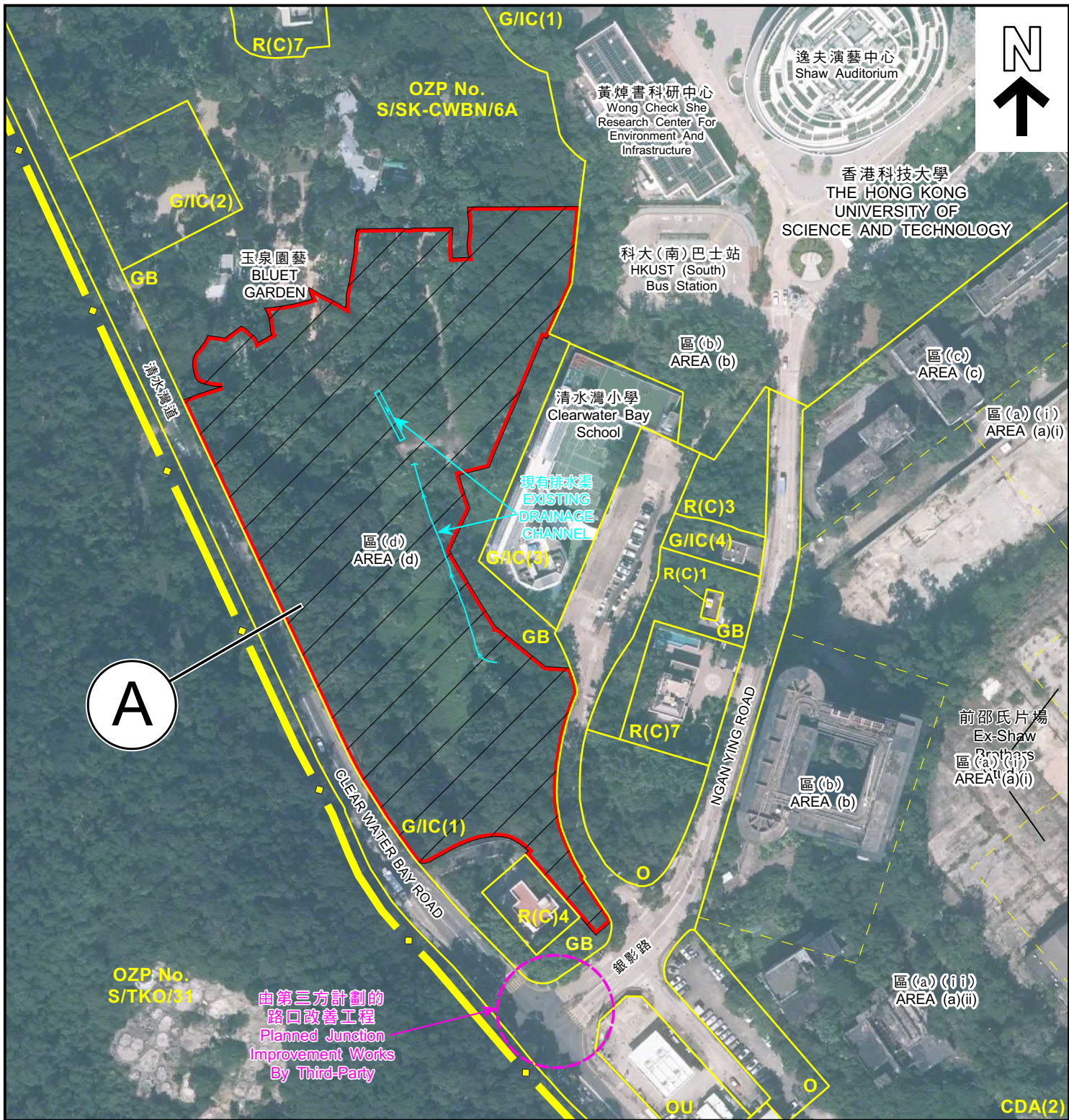
**規劃署  
 PLANNING  
 DEPARTMENT**



參考編號  
 REFERENCE No.  
**M/SK/25/28**

圖 PLAN  
**2a**





**擬議修訂項目 PROPOSED AMENDMENT ITEM**



由「綠化地帶」改劃為「政府、機構或社區(1)」註明「區(d)」地帶  
 REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ANNOTATED "AREA (d)" (ABOUT 2.09 ha)

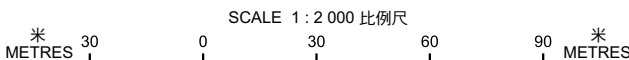
界線只作識別用及會作出調整  
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**圖例 LEGEND**

- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- G/I/C** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- OU** 其他指定用途  
OTHER SPECIFIED USES
- O** 休憩用地  
OPEN SPACE
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)

本摘要圖於2025年8月28日擬備  
 EXTRACT PLAN PREPARED ON 28.8.2025

**航攝照片 AERIAL PHOTO**  
 清水灣半島北分區計劃大綱核准圖  
 編號S/SK-CWBN/6的擬議修訂項目A  
 PROPOSED AMENDMENT ITEM A  
 TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
 OUTLINE ZONING PLAN No. S/SK-CWBN/6



**規劃署  
 PLANNING  
 DEPARTMENT**

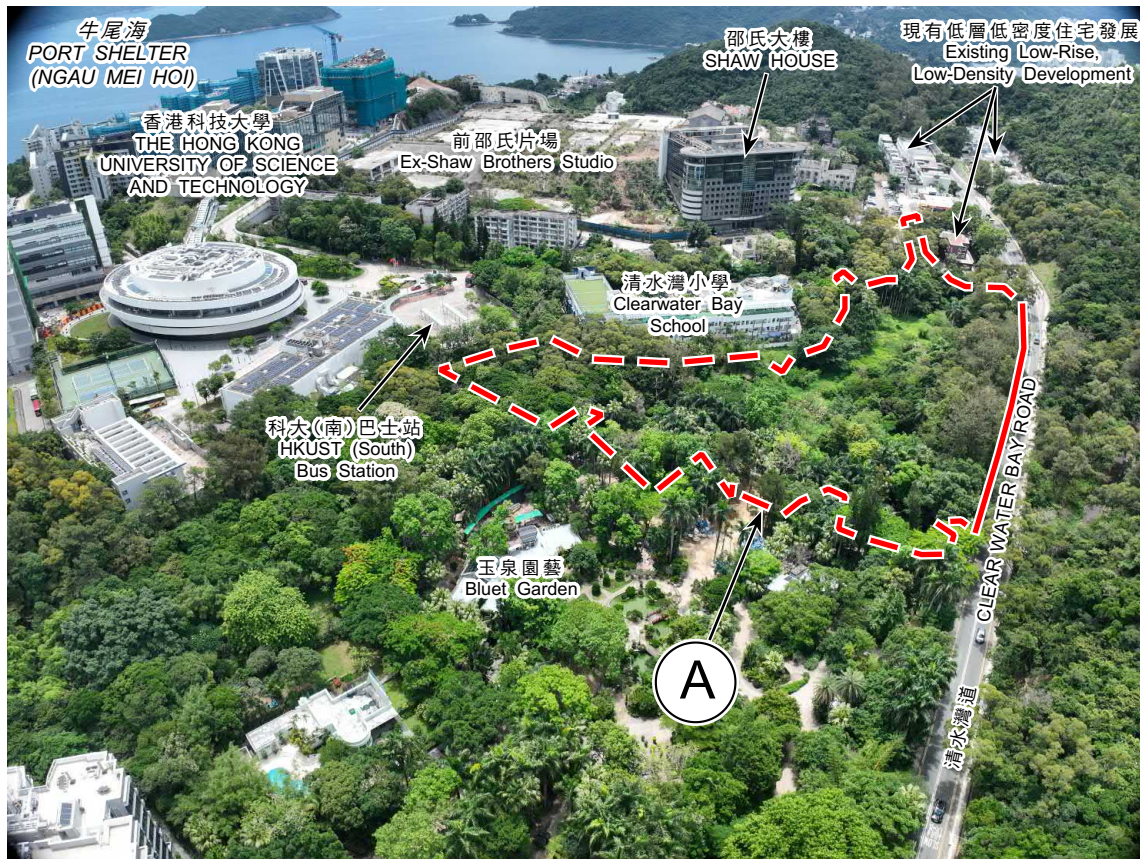


參考編號  
 REFERENCE No.  
**M/SK/25/28**

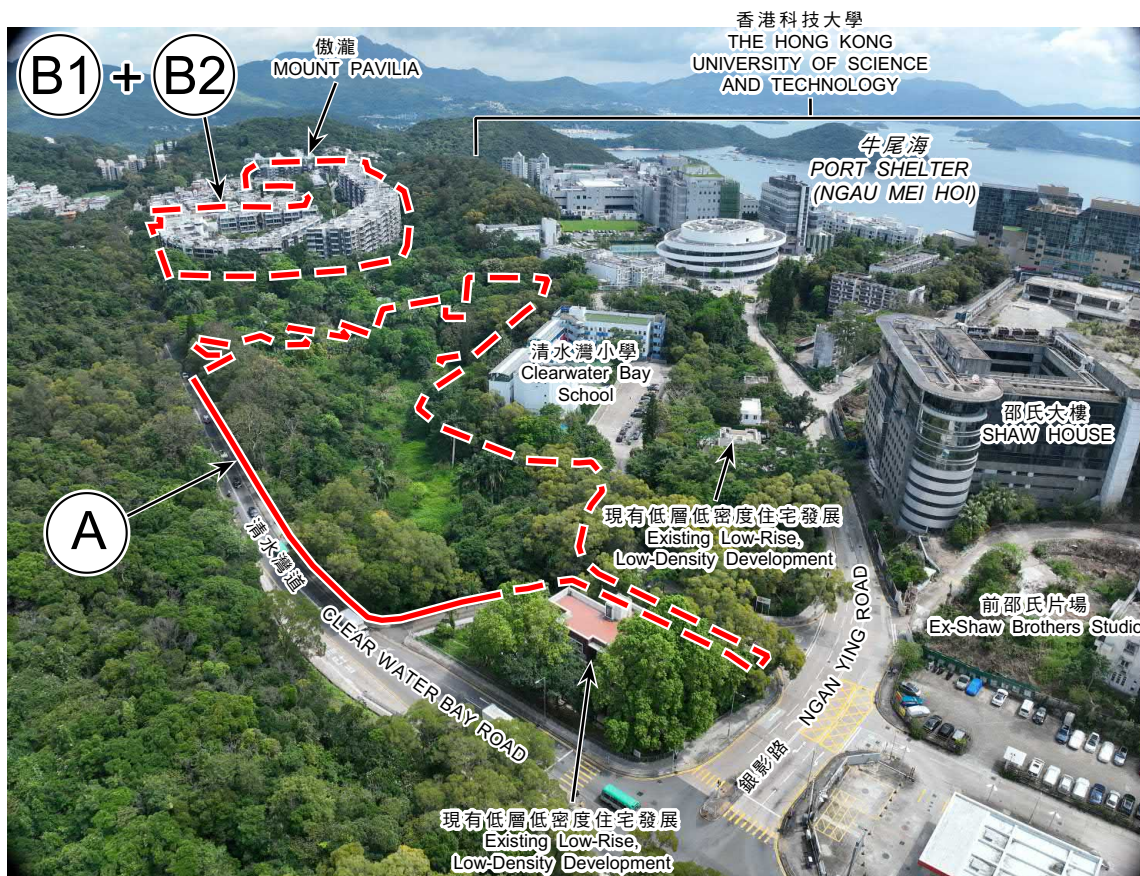
圖 PLAN  
**2b**



a



b



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本圖於2025年8月27日擬備，所根據的資料為攝於2025年5月21日的無人駕駛航拍照片  
PLAN PREPARED ON 27.8.2025  
BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO  
TAKEN ON 21.5.2025

清水灣半島北分區計劃大綱核准圖編號S/SK-CWBN/6的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

規劃署  
PLANNING  
DEPARTMENT

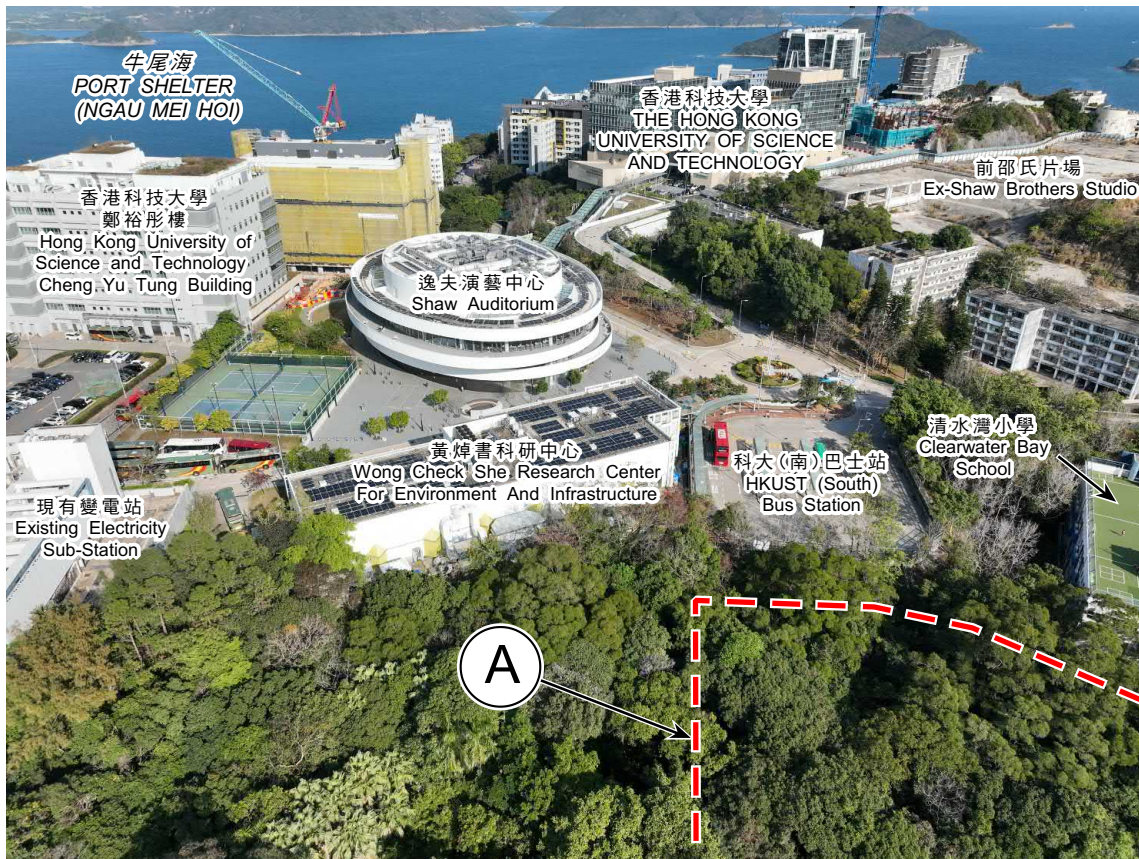


參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
2c



C



d



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

清水灣半島北分區計劃大綱核准圖編號S/SK-CWBN/6的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

規劃署  
PLANNING  
DEPARTMENT



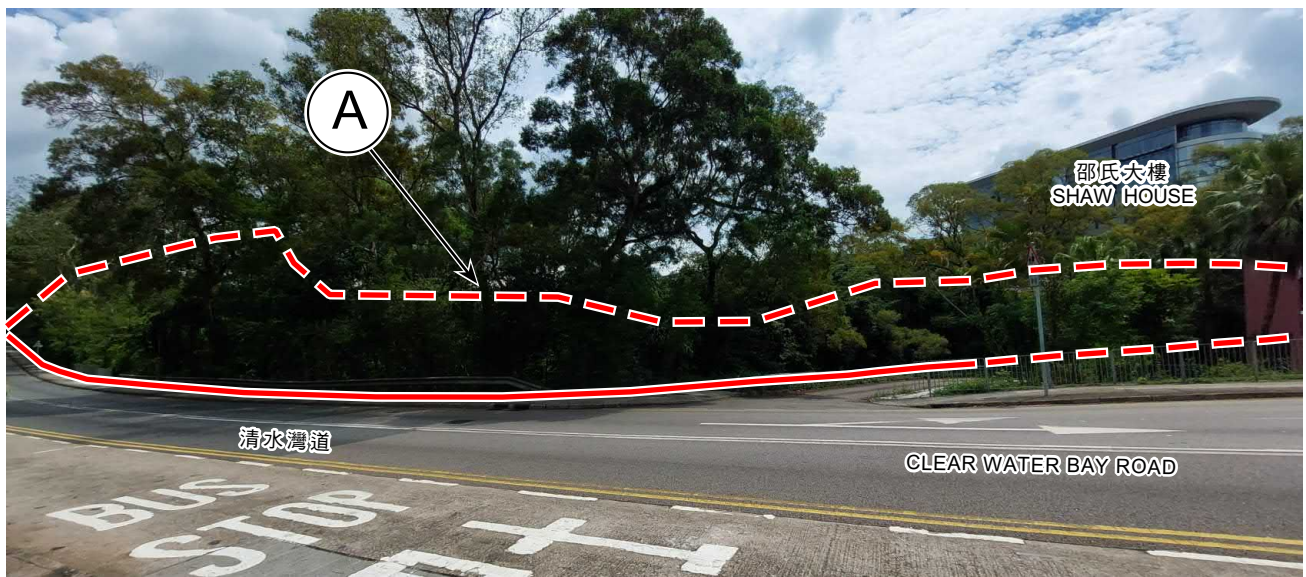
本圖於2025年8月25日擬備，所根據的資料  
為攝於2025年2月4日的無人駕駛航拍照片  
PLAN PREPARED ON 25.8.2025  
BASED ON UNMANNED AERIAL  
VEHICLE (UAV) PHOTO  
TAKEN ON 4.2.2025

參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
2d



1



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

清水灣半島北分區計劃大綱核准圖編號S/SK-CWBN/6的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

規 劃 署  
PLANNING  
DEPARTMENT

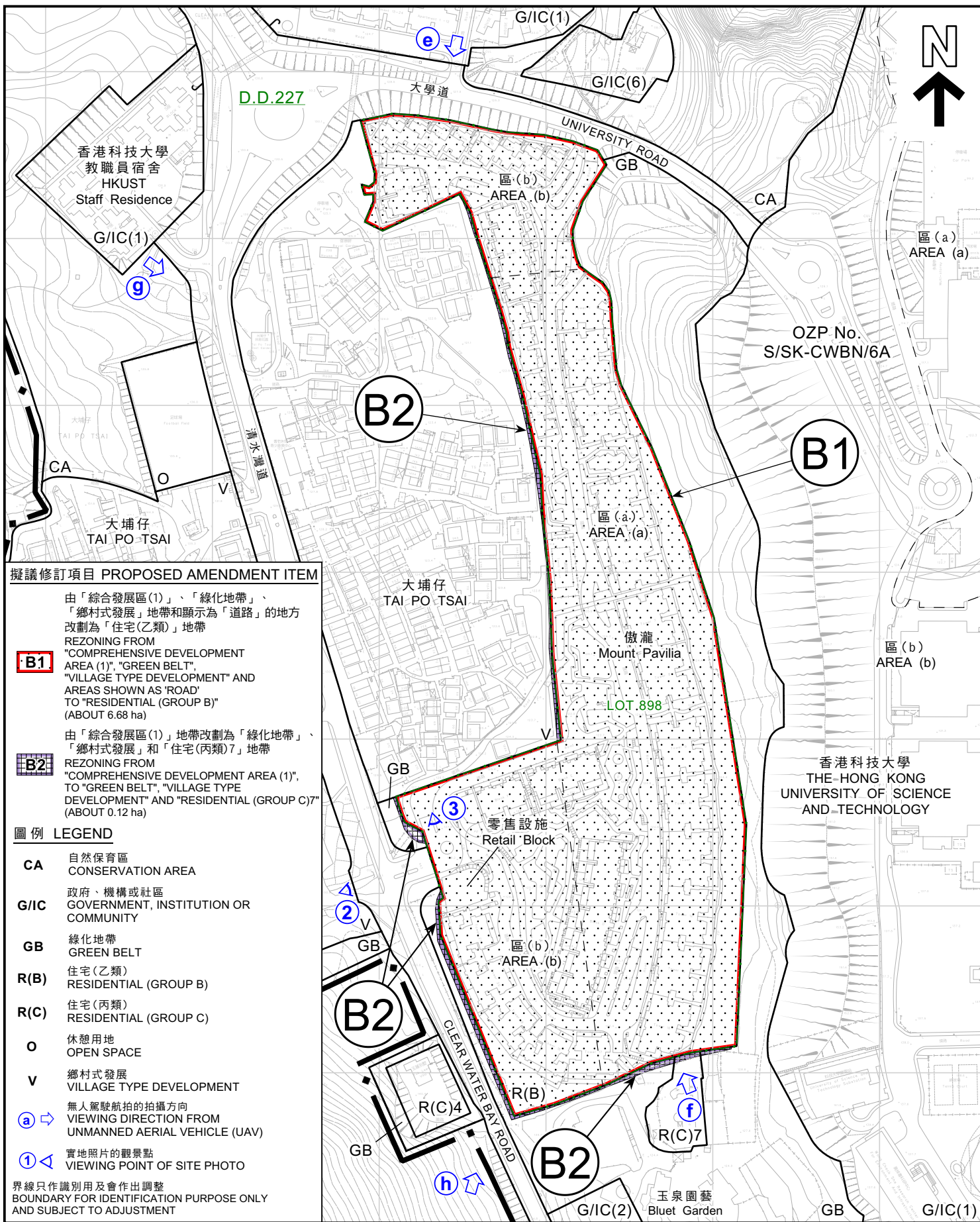


本圖於2025年8月25日擬備，所根據的資料  
為攝於2025年5月21日的實地照片  
PLAN PREPARED ON 25.8.2025  
BASED ON SITE PHOTO TAKEN ON  
21.5.2025

參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
2e





**擬議修訂項目 PROPOSED AMENDMENT ITEM**

由「綜合發展區(1)」、「綠化地帶」、「鄉村式發展」地帶和顯示為「道路」的地方改劃為「住宅(乙類)」地帶



REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA (1)", "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND AREAS SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP B)" (ABOUT 6.68 ha)

由「綜合發展區(1)」地帶改劃為「綠化地帶」、「鄉村式發展」和「住宅(丙類)7」地帶



REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA (1)", TO "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND "RESIDENTIAL (GROUP C)7" (ABOUT 0.12 ha)

**圖例 LEGEND**

- CA** 自然保育區  
CONSERVATION AREA
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- O** 休憩用地  
OPEN SPACE
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- a** → 無人駕駛航拍的拍攝方向  
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)
- 1** ◀ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用及會作出調整  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY AND SUBJECT TO ADJUSTMENT

**平面圖 SITE PLAN**

本摘要圖於2025年8月27日擬備，  
所根據的資料為測量圖編號  
11-NE-10B和10D及12-NW-6A和6C  
EXTRACT PLAN PREPARED ON 27.8.2025  
BASED ON SURVEY SHEETS No.  
11-NE-10B & 10D AND 12-NW-6A & 6C

清水灣半島北分區計劃大綱核准圖  
編號S/SK-CWBN/6的擬議修訂項目B1及B2  
PROPOSED AMENDMENT ITEM B1 AND B2  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

SCALE 1:3 000 比例尺  
米 METRES 60 0 60 120 米 METRES

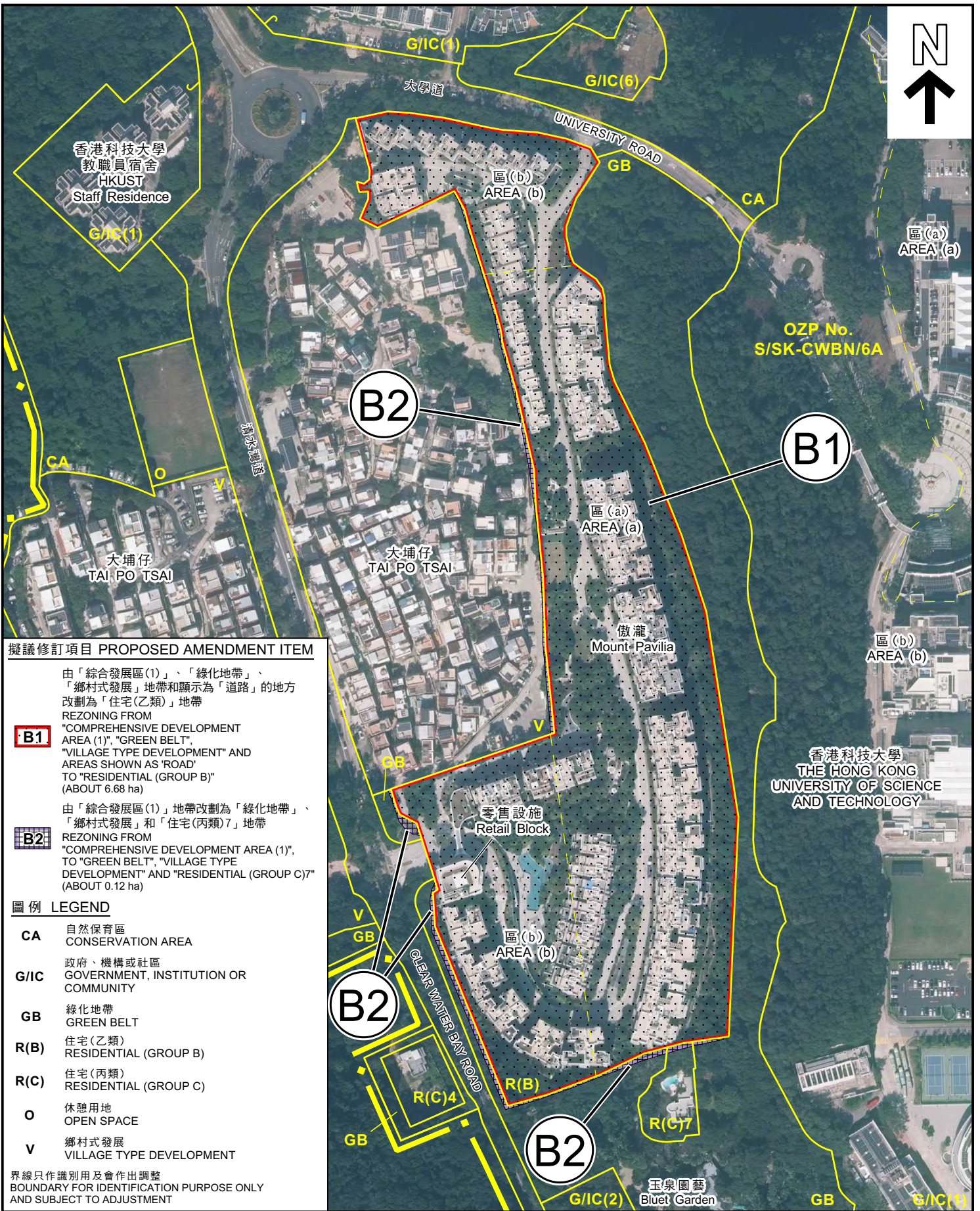
**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.  
**M/SK/25/28**

圖 PLAN  
**3a**





**擬議修訂項目 PROPOSED AMENDMENT ITEM**

由「綜合發展區(1)」、「綠化地帶」、「鄉村式發展」地帶和顯示為「道路」的地方改劃為「住宅(乙類)」地帶  
 REZONING FROM  
**B1** "COMPREHENSIVE DEVELOPMENT AREA (1)", "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND AREAS SHOWN AS 'ROAD' TO "RESIDENTIAL (GROUP B)" (ABOUT 6.68 ha)

由「綜合發展區(1)」地帶改劃為「綠化地帶」、「鄉村式發展」和「住宅(丙類)」地帶  
 REZONING FROM  
**B2** "COMPREHENSIVE DEVELOPMENT AREA (1)", TO "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND "RESIDENTIAL (GROUP C)7" (ABOUT 0.12 ha)

**圖例 LEGEND**

- CA** 自然保育區  
CONSERVATION AREA
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- O** 休憩用地  
OPEN SPACE
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

界線只作識別用及會作出調整  
 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY  
 AND SUBJECT TO ADJUSTMENT

**航攝照片 AERIAL PHOTO**

清水灣半島北分區計劃大綱核准圖  
 編號S/SK-CWBN/6的擬議修訂項目B1及B2  
 PROPOSED AMENDMENT ITEM B1 AND B2  
 TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
 OUTLINE ZONING PLAN No. S/SK-CWBN/6

**規劃署  
 PLANNING  
 DEPARTMENT**



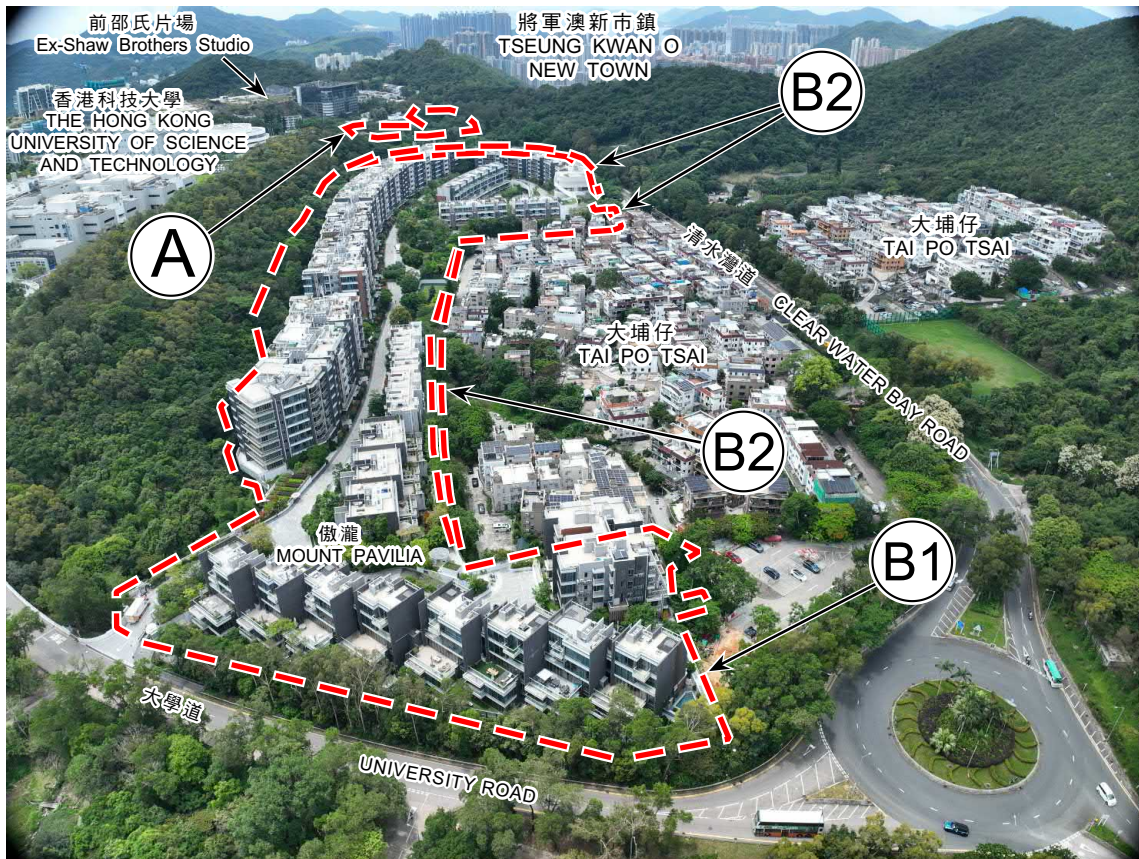
參考編號  
 REFERENCE No.  
**M/SK/25/28**

圖 **PLAN**  
**3b**

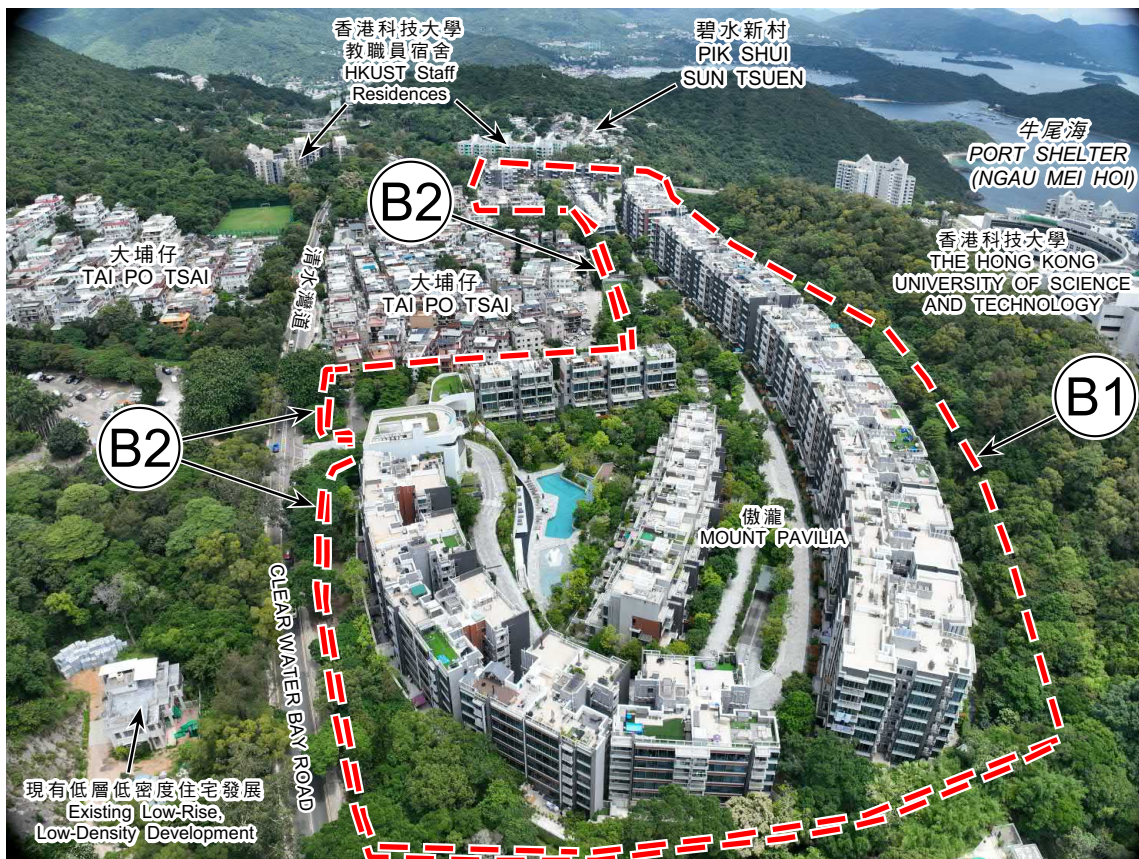
本摘要圖於2025年8月27日擬備  
 EXTRACT PLAN PREPARED ON 27.8.2025



e



f



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

本圖於2025年8月28日擬備，所根據的資料為攝於2025年5月21日的無人駕駛航拍照片  
PLAN PREPARED ON 28.8.2025  
BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTO  
TAKEN ON 21.5.2025

清水灣半島北分區計劃大綱核准圖編號S/SK-CWBN/6的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

規劃署  
PLANNING  
DEPARTMENT

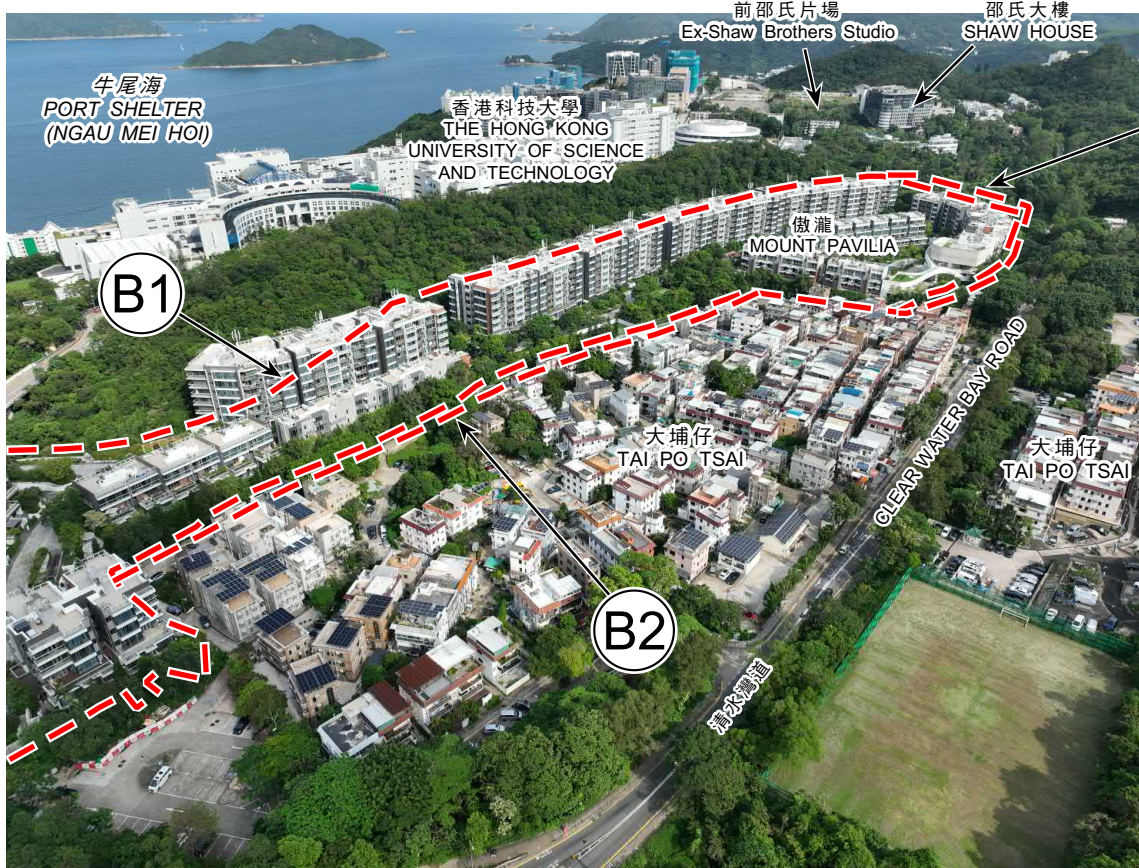


參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
3c



g



B2

B1

B2

h



B1

B2

B2

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTO

清水灣半島北分區計劃大綱核准圖編號S/SK-CWBN/6的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

本圖於2025年8月28日擬備，所根據的資料  
為攝於2025年8月21日的無人駕駛航拍照片  
PLAN PREPARED ON 28.8.2025  
BASED ON UNMANNED AERIAL  
VEHICLE (UAV) PHOTO  
TAKEN ON 21.8.2025

規劃署  
PLANNING  
DEPARTMENT

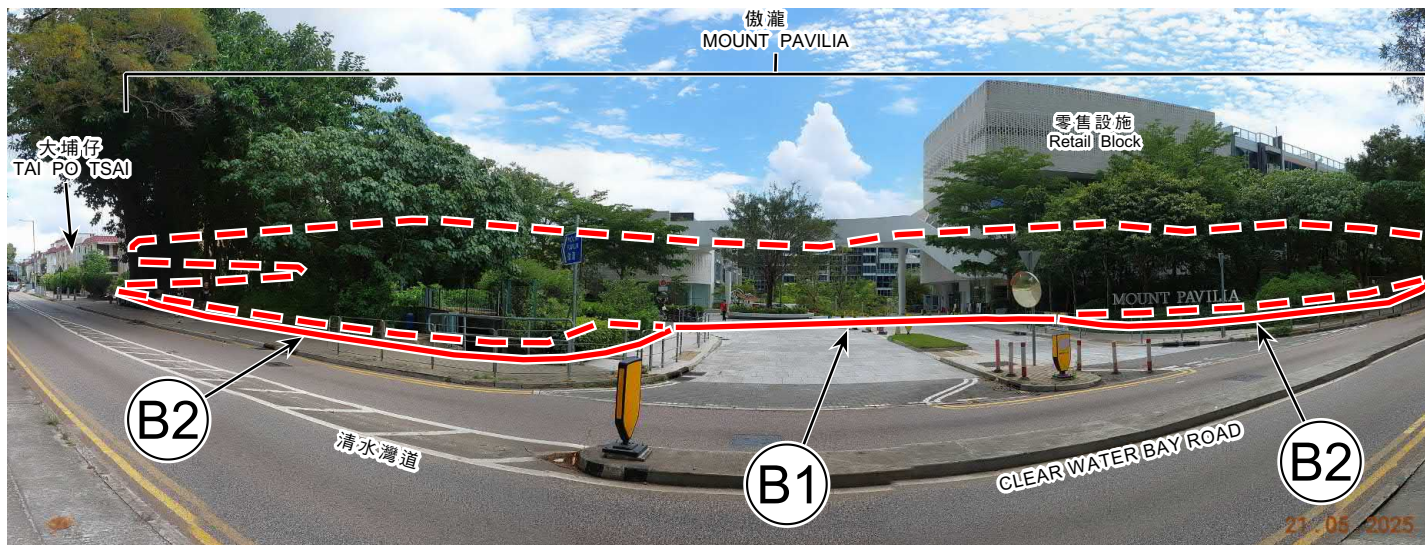


參考編號  
REFERENCE No.  
M/SK/25/28

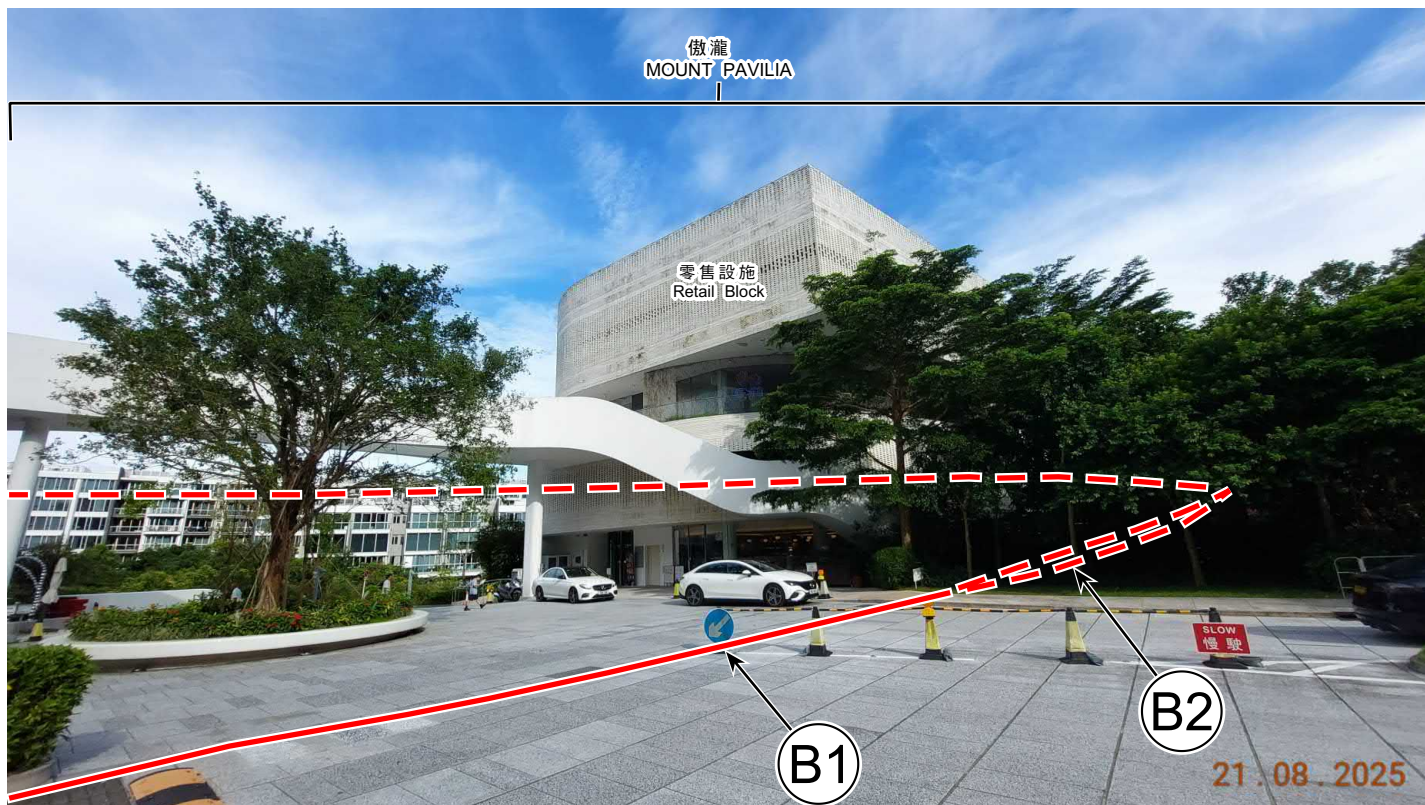
圖 PLAN  
3d



2



3



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

清水灣半島北分區計劃大綱核准圖編號S/SK-CWBN/6的擬議修訂  
PROPOSED AMENDMENTS  
TO THE APPROVED CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/6

規劃署  
PLANNING  
DEPARTMENT

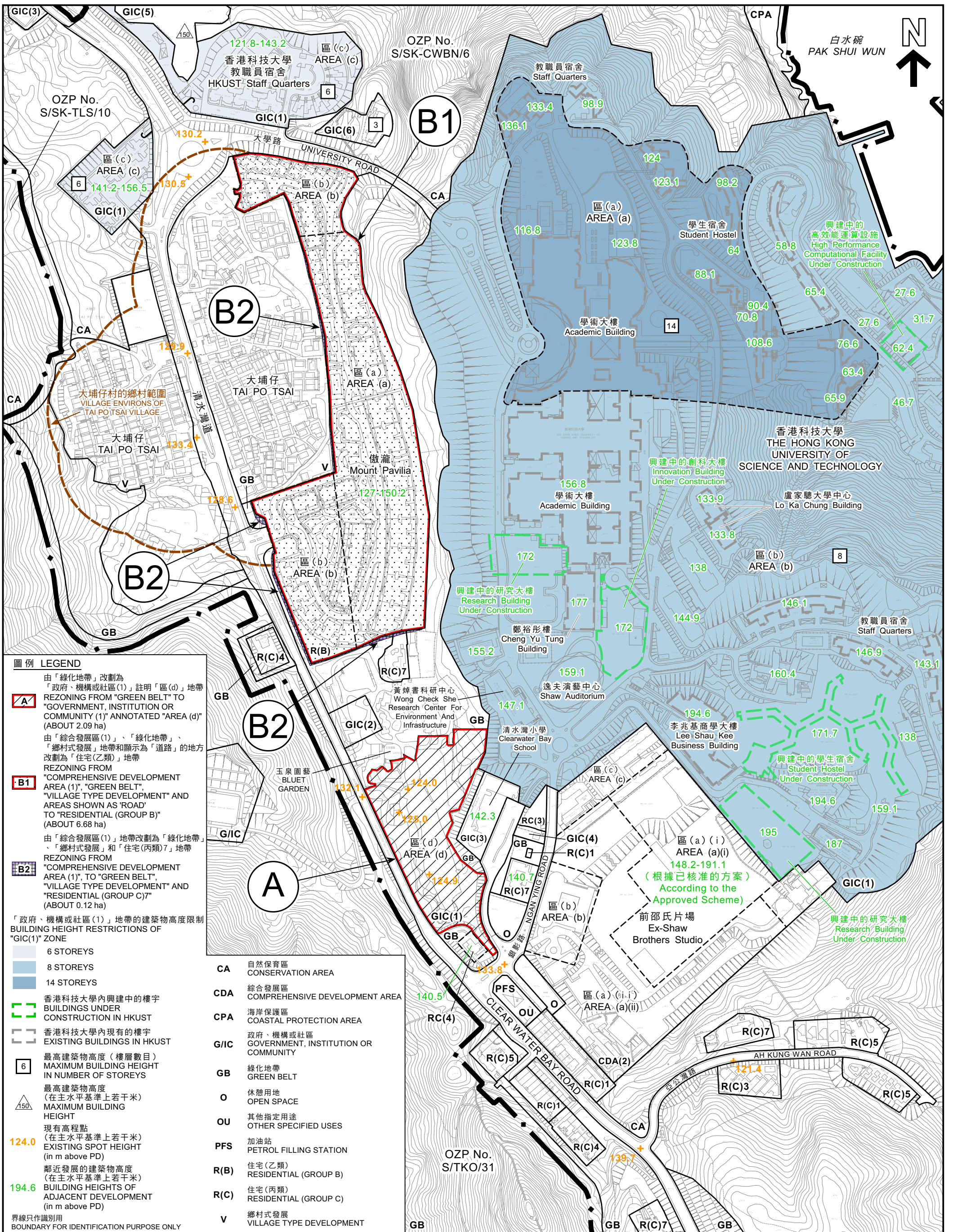


參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
3e

本圖於2025年8月28日擬備，所根據的資料  
為攝於2025年5月21日(上圖)及  
2025年8月21日(下圖)的實地照片  
PLAN PREPARED ON 28.8.2025  
BASED ON SITE PHOTOS  
TAKEN ON 21.5.2025 (UPPER PHOTO)  
AND 21.8.2025 (LOWER PHOTO)

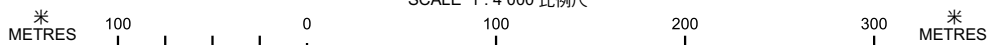




- 圖例 LEGEND**
- A** 由「綠化地帶」改劃為「政府、機構或社區(1)」註明「區(d)」地帶  
REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ANNOTATED "AREA (d)" (ABOUT 2.09 ha)
  - B1** 由「綜合發展區(1)」、「綠化地帶」、「鄉村式發展」地帶和顯示為「道路」的地方改劃為「住宅(乙類)」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA (1)", "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND AREAS SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP B)" (ABOUT 6.68 ha)
  - B2** 由「綜合發展區(1)」地帶改劃為「綠化地帶」、「鄉村式發展」和「住宅(丙類)7」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA (1)", TO "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND "RESIDENTIAL (GROUP C)7" (ABOUT 0.12 ha)
- 「政府、機構或社區(1)」地帶的建築物高度限制  
BUILDING HEIGHT RESTRICTIONS OF "GIC(1)" ZONE**
- 6** 6 STOREYS
  - 8** 8 STOREYS
  - 14** 14 STOREYS
- 香港科技大學內興建中的樓宇  
BUILDINGS UNDER CONSTRUCTION IN HKUST**
- 香港科技大學內現有的樓宇  
EXISTING BUILDINGS IN HKUST**
- 最高建築物高度 (樓層數目)  
MAXIMUM BUILDING HEIGHT IN NUMBER OF STOREYS**
- 最高建築物高度 (在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (IN m ABOVE PD)**
- 現有高程點 (在主水平基準上若干米)  
EXISTING SPOT HEIGHT (IN m ABOVE PD)**
- 鄰近發展的建築物高度 (在主水平基準上若干米)  
BUILDING HEIGHTS OF ADJACENT DEVELOPMENT (IN m ABOVE PD)**
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- CA** 自然保育區  
CONSERVATION AREA
  - CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
  - CPA** 海岸保護區  
COASTAL PROTECTION AREA
  - G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
  - GB** 綠化地帶  
GREEN BELT
  - O** 休憩用地  
OPEN SPACE
  - OU** 其他指定用途  
OTHER SPECIFIED USES
  - PFS** 加油站  
PETROL FILLING STATION
  - R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
  - R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
  - V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

擬議修訂項目附近的建築物高度  
SURROUNDING BUILDING HEIGHTS OF AMENDMENT ITEMS

SCALE 1:4 000 比例尺



本摘要圖於2025年9月1日擬備，  
所根據的資料為測量圖編號  
11-NE-10B、10D和15B及12-NW-6A、6C和11A  
EXTRACT PLAN PREPARED ON 1.9.2025  
BASED ON SURVEY SHEETS No.  
11-NE-10B, 10D & 15B AND 12-NW-6A, 6C & 11A

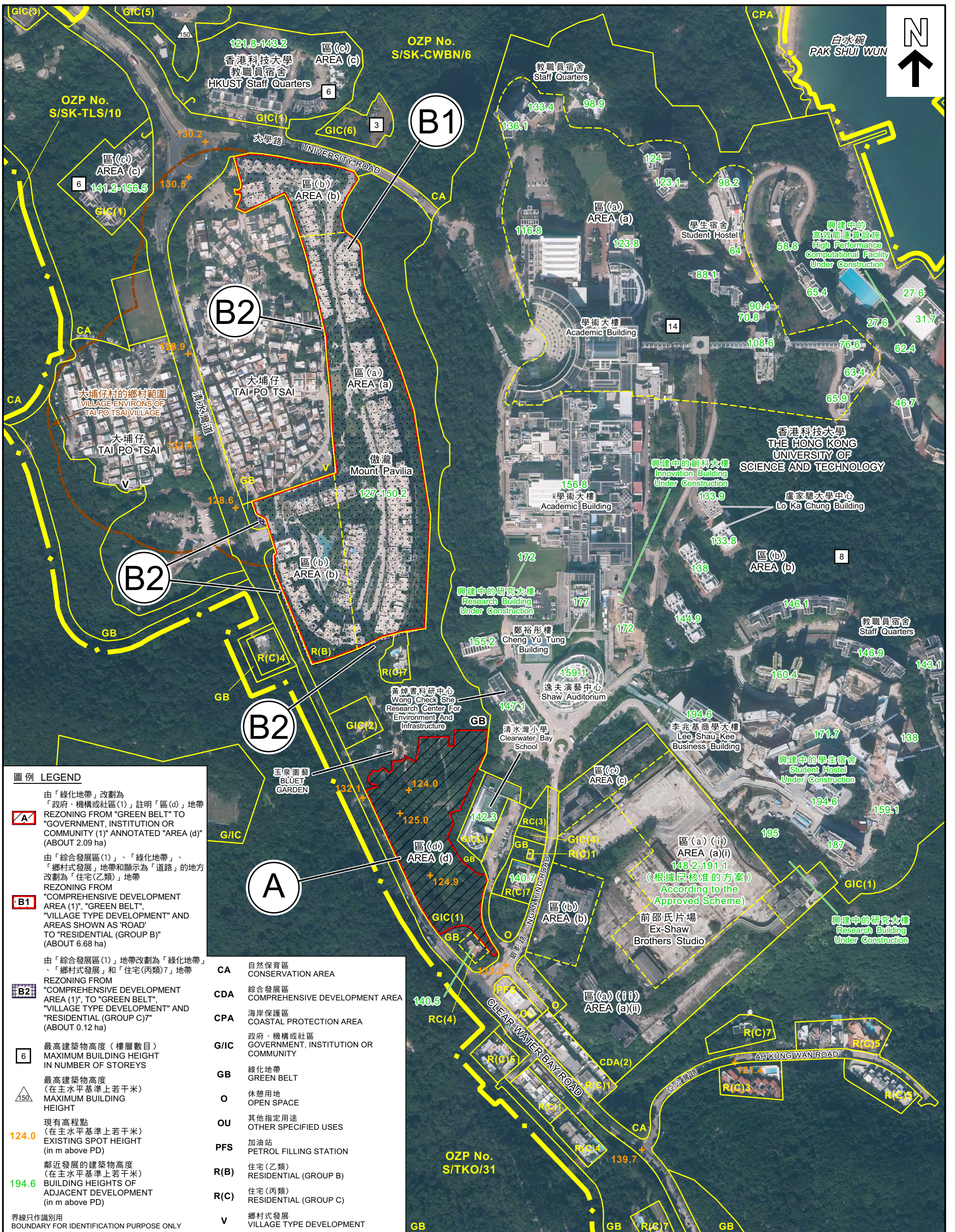
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
4a



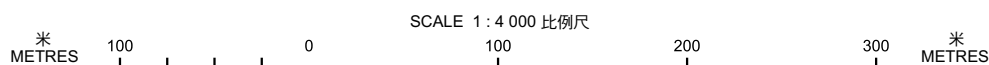


**圖例 LEGEND**

- A** 由「綠化地帶」改劃為「政府、機構或社區(1)」註明「區(d)」地帶  
REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY (1)" ANNOTATED "AREA (d)" (ABOUT 2.09 ha)
- B1** 由「綜合發展區(1)」、「綠化地帶」、「鄉村式發展」地帶和顯示為「道路」的地方改劃為「住宅(乙類)」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA (1)", "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND AREAS SHOWN AS "ROAD" TO "RESIDENTIAL (GROUP B)" (ABOUT 6.68 ha)
- B2** 由「綜合發展區(1)」地帶改劃為「綠化地帶」、「鄉村式發展」和「住宅(丙類)7」地帶  
REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA (1)", TO "GREEN BELT", "VILLAGE TYPE DEVELOPMENT" AND "RESIDENTIAL (GROUP C)7" (ABOUT 0.12 ha)
- 6** 最高建築物高度(樓層數目)  
MAXIMUM BUILDING HEIGHT IN NUMBER OF STOREYS
- 150** 最高建築物高度(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT (in m above PD)
- 124.0** 現有高程點(在主水平基準上若干米)  
EXISTING SPOT HEIGHT (in m above PD)
- 194.6** 鄰近發展的建築物高度(在主水平基準上若干米)  
BUILDING HEIGHTS OF ADJACENT DEVELOPMENT (in m above PD)
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

- CA** 自然保育區  
CONSERVATION AREA
- CDA** 綜合發展區  
COMPREHENSIVE DEVELOPMENT AREA
- CPA** 海岸保護區  
COASTAL PROTECTION AREA
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- PFS** 加油站  
PETROL FILLING STATION
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

擬議修訂項目附近的建築物高度  
SURROUNDING BUILDING HEIGHTS OF AMENDMENT ITEMS



本摘要圖於2025年9月1日擬備  
EXTRACT PLAN PREPARED ON 1.9.2025

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/SK/25/28

圖 PLAN  
4b