



**SCHEDULE OF AMENDMENTS TO
THE APPROVED CLEAR WATER BAY PENINSULA NORTH
OUTLINE ZONING PLAN NO. S/SK-CWBN/6
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from “Green Belt” (“GB”) to “Government, Institution or Community (1)” (“G/IC(1)”) annotated Area (d).
- Item B1 – Rezoning of a site to the east of Tai Po Tsai from “Comprehensive Development Area (1)” (“CDA(1)”), “GB”, “Village Type Development” (“V”) and areas shown as ‘Road’ to “Residential (Group B)” (“R(B)”).
- 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”.

II. Amendments to the Notes of the Plan

- (a) Revision to the Remarks of the Notes for “G/IC” zone to incorporate “G/IC(1)” annotated Area (d) with development restriction.
- (b) Revision to the Remarks of the Notes for “CDA” zone to delete “CDA(1)” sub-area.
- (c) Incorporation of a new set of Notes for “R(B)” zone with development restrictions.
- (d) Deletion of ‘Market’ from Column 2 of the Notes for “CDA” and “V” zones.
- (e) Revision of ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.
- (f) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.
- (g) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.
- (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.

《清水灣半島北分區計劃大綱草圖編號 S/SK-CWBN/7》

Draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/7

申述人名單
Index of Representations

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/SK-CWBN/7-R1	TPB/R/S/SK-CWBN/7-S2	Campus Development Office of The Hong Kong University of Science and Technology (HKUST)
TPB/R/S/SK-CWBN/7-R2	TPB/R/S/SK-CWBN/7-S3	Cheung Tsung Kong Alex (Director of Campus Management, Campus Management Office of HKUST)
TPB/R/S/SK-CWBN/7-R3	TPB/R/S/SK-CWBN/7-S9	Ho Wing Suen Christine (Associate Director of Campus Development, Campus Development Office of HKUST)
TPB/R/S/SK-CWBN/7-R4	TPB/R/S/SK-CWBN/7-S5	Lam Leung Yuk Frank (Associate Dean of Students' Office of HKUST)
TPB/R/S/SK-CWBN/7-R5	TPB/R/S/SK-CWBN/7-S4	Guo Yike (Provost of HKUST)
TPB/R/S/SK-CWBN/7-R6	TPB/R/S/SK-CWBN/7-S6	Tam Kar Yan (Vice-President for Administration & Business of HKUST)
TPB/R/S/SK-CWBN/7-R7	TPB/R/S/SK-CWBN/7-S10	Kwong Ka Sing John (Vice-President for Development of HKUST)
TPB/R/S/SK-CWBN/7-R8	TPB/R/S/SK-CWBN/7-S7	Tsang Kin Chung Terry
TPB/R/S/SK-CWBN/7-R9	TPB/R/S/SK-CWBN/7-S8	Yung Wing Ki Samuel
TPB/R/S/SK-CWBN/7-R10	TPB/R/S/SK-CWBN/7-S1	Mary Mulvihill

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁

< https://www.tpb.gov.hk/tc/plan_making/S_SK-CWBN_7.html > 查閱就《清水灣半島北分區計劃大綱草圖編號 S/SK-CWBN/7》提出的申述。

Representations in respect of the Draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/7 are available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at < https://www.tpb.gov.hk/en/plan_making/S_SK-CWBN_7.html >.

**Extract of the Minutes of
the Rural and New Town Planning Committee Meeting held on 5.9.2025**

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/6

(RNTPC Paper No. 9/25)

9. The Secretary reported that Amendment Item A (Item A) involved rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road (Item A Site) for campus extension of the Hong Kong University of Science and Technology (HKUST). Dr Venus Y.H. Lun had declared an interest on this item for being a special project director of a research and development centre which was hosted by HKUST and two other universities. The Committee noted that Dr Venus Y.H. Lun had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

10. The following representatives from the Planning Department (PlanD), the Education Bureau (EDB) and HKUST were invited to the meeting at this point:

PlanD

Mr Walter W.N. Kwong	-	District Planning Officer/Sai Kung and Islands (DPO/SKIs)
Ms Tammy S.N. Kong	-	Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Ms Sylvia L.Y. Lam	-	Town Planner/Sai Kung and Islands

EDB

Mr P.L. Cheng	-	Senior Executive Officer (Higher Education) (SEO (Higher Education))
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HKUST

Mr John Kwong]	
Mr Kit Leung]	Campus Development Office
Mr Joe Lui]	
Mr Sam Tsen]	

11. With the aid of a PowerPoint presentation, Ms Tammy S.N. Kong, STP/SKIs, PlanD briefed Members on the proposed amendments to the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP), technical considerations, consultation conducted and departmental comments as detailed in the Paper. Item A was related to campus extension of HKUST while Items B1 and B2 were to reflect a completed residential development and as-built conditions respectively. The proposed amendments mainly included:

- (a) Item A – rezoning of a site at the junction of Clear Water Bay Road and Ngan Ying Road from “Green Belt” (“GB”) to “Government, Institution or Community (1)” annotated Area (d) subject to a maximum building height (BH) of 8 storeys;
- (b) Item B1 – rezoning of a site to the east of Tai Po Tsai from “Comprehensive Development Area (1)” (“CDA(1)”), “GB”, “Village Type Development” (“V”) and areas shown as ‘Road’ to “Residential (Group B)” subject to a maximum domestic gross floor area (GFA) of 98,200m², a maximum non-domestic GFA of 2,000m², and a maximum BH of 24m in Area (a) and 18m in Area (b) both excluding basement(s); and
- (c) 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”.

12. There were also amendments to the Notes of the OZP consequential to the amendments to the Plan and to tally with the latest Master Schedule of Notes to Statutory Plans.

13. With the aid of a PowerPoint presentation, Mr John Kwong, HKUST’s

representative, brief Members on the following main points:

- (a) in response to the policy initiatives to develop Hong Kong into an international hub for post-secondary education and promote the “Study in Hong Kong” brand, the proportion of non-local students intake in HKUST last year had reached 40% and the number of non-local students was expected to increase further in the future;
- (b) HKUST was currently in shortage of teaching and learning space to address the growing student population. With the donation of private land from The Shaw Foundation (i.e. Item A Site) to HKUST, the proposed campus extension would provide additional educational space, research and ancillary facilities within a shorter timeframe for the future development of HKUST; and
- (c) if the proposal was supported by the Town Planning Board (the Board), HKUST would proceed with the implementation as soon as possible.

14. As the presentations of PlanD’s and HKUST’s representatives had been completed, the Chairperson invited questions from Members.

Student Admission and Accommodation

15. Some Members raised the following questions:

- (a) whether the increase in non-local students was at the undergraduate or postgraduate level, and whether the enrolment opportunities for local students would be affected;
- (b) arrangements for student hostels with respect to the increase in non-local student admission quota; and
- (c) any consideration given to the provision of additional student hostel in the proposed campus extension.

16. In response, Mr John Kwong, HKUST's representative, with the aid of a PowerPoint slide, made the following main points:

- (a) the enrolment of non-local students was on top of local student places and the study opportunities for local students would not be affected. To foster a vibrant and diverse academic community, HKUST had its own policy for student admission, under which 50% of the non-local student places would be allocated to students from the Mainland, Taiwan and Macau. There had been an increasing demand from non-local students for undergraduate and postgraduate courses at HKUST. To address the growing student population and the corresponding increase in teaching and supporting staff, there was an imminent need for expansion of infrastructure for additional teaching and research facilities to provide a conducive learning environment;
- (b) at present, there were about 4,000 student accommodation places. Besides, an addition of about 1,500 student accommodation places would be available within this year. In the medium to long term, HKUST would continue to explore suitable locations to provide more on-campus and off-campus student accommodations; and
- (c) although both teaching and learning facilities and student accommodations were requisite to address growing student population, the campus extension project was considered more suitable for the former as they were urgently required to meet the demand.

17. The Chairperson supplemented that the Chief Executive's 2023 Policy Address announced that to develop Hong Kong into an international hub for post-secondary education, the admission quota of non-local students to Government-funded post-secondary institutions would be increased to 40% of local student places for undergraduate studies. Mr P.L. Cheng, SEO (Higher Education), EDB added that the eight University Grants Committee-funded universities might admit non-local students by way of over-enrolment, and the number of such non-local students would be counted separately from local student

places so as to ensure that study opportunities for local students would not be affected.

18. The Chairperson said that to facilitate the policy initiative, the Board on 27.6.2025 agreed to expand the definition of ‘Hotel’ under Definition of Terms used in Statutory Plans to include student hostels supported by government policy, including those admitted into the pilot scheme jointly launched by the Development Bureau and EDB (i.e. eligible student hostels on a self-financing and privately-funded basis), encouraging the conversion of existing hotels and/or commercial/office buildings, e.g. those within “Commercial” zone, into student hostels without the need for planning permission. This policy would help meet the acute demand for student hostels of universities.

Traffic and Connectivity

19. A Member enquired about the traffic impact of the proposed campus extension on the nearby planned/committed developments particularly the redevelopment of the Ex-Shaw Brothers’ Studio which would share the same access road with the proposed campus extension. In response, Mr Walter W.N. Kwong, DPO/SKIs, PlanD, with the aid of a PowerPoint slide, said that the Ex-Shaw Brothers’ Studio, which was zoned “Comprehensive Development Area (2)” on the OZP and had obtained planning permission for redevelopment, was at the stage of land exchange and building plan submissions. It was expected that construction works would commence later. The Traffic Impact Assessment (TIA) conducted by HKUST had taken into account the redevelopment of the Ex-Shaw Brothers’ Studio and other planned/committed development projects, as well as the planned improvement at the junction of Clear Water Bay Road/Ngan Ying Road to be implemented by the project proponent of the redevelopment of the Ex-Shaw Brothers’ Studio, together with other road improvement works in the vicinity. The findings of TIA revealed that the proposed campus extension would not cause adverse traffic impact on the surrounding road network.

20. Another Member asked about the details of the pedestrian and transport connections between the existing main campus and the proposed campus extension. In response, Mr Joe Lui, HKUST’s representative, with the aid of a PowerPoint slide, said that the proposed campus extension was conveniently accessible from the existing South Bus Station (located next to the South Entrance of HKUST) which was located to the northeast of

Item A Site and from Clear Water Bay Road where public transport services including bus and minibus were available. To enhance pedestrian connectivity with the main campus, a covered footbridge connecting the proposed campus extension to the South Bus Station would be provided. In terms of vehicular access arrangement, a vehicular entrance on Clear Water Bay Road had been proposed for the campus extension, which would be connected to the main campus, including to the South Bus Station, through the internal roads of the proposed campus extension.

Environmental and Sewerage Aspects

21. A Member raised the following questions:

- (a) whether any assessment had been conducted to assess the ecological impact as Item A Site was zoned “GB” which was covered by trees; and
- (b) whether the proposed on-site sewage treatment system (STS) would be at tertiary treatment level, and whether the reclaimed water would be re-used.

22. In response, Mr Joe Lui, HKUST’s representative, made the following main points:

- (a) relevant technical assessments, including Environmental Assessment and tree surveys, had been conducted to support the proposed development, and no rare species were identified. Majority of the trees at the northern site boundary would be preserved in-situ while the felled trees would be compensated at a ratio of about 1:0.66 in terms of number; and
- (b) the treatment level of the proposed on-site underground STS could be explored at the detailed design stage and the reclaimed water could be used for other purposes such as irrigation.

Layout Design and Implementation Timeline

23. Noting that all the building blocks in the indicative scheme were 8 storeys, a

Member enquired whether there would be scope for BH variation to enhance the visual interest of the proposed development. In response, Mr Joe Lui, HKUST's representative, said that the BH of the proposed development was restricted to a maximum of 8 storeys due to site constraints. If there was BH variation, there would be a reduction in BH and hence a reduction in the floor area available for teaching and learning space. To add visual interest to the proposed development, the building layout and disposition would be further enhanced at the detailed design stage.

24. With regard to the Vice-chairperson's question on whether some of the land immediate north of Item A Site was privately owned by other land owner(s) and hence could not be included in Item A Site for rationalisation of site boundary and better site utilisation, Mr Walter W.N. Kwong, DPO/SKIs, PlanD, with the aid of a PowerPoint slide, explained that the land was privately owned while there was no information at hand on whether it was owned by the donor of Item A Site or other land owners. According to site observation, the plant nursery located to the north of Item A Site was still in operation.

25. A Member asked about the implementation timeframe of the campus extension project. In response, Mr John Kwong, HKUST's representative, said that if the project was agreed by the Board, HKUST would proceed to the land administration work and aimed to commence the construction works in 2027 for completion in about 3 to 4 years.

Others

26. Two Members raised the following questions:

- (a) noting that three existing graves would be preserved in the proposed scheme, whether HKUST had liaised with descendants of the three graves;
- (b) whether there would be any planning gain from the proposed campus extension project to the community; and
- (c) the financial arrangement for the campus extension.

27. In response, Messrs John Kwong and Joe Lui, HKUST's representatives, made

the following main points:

- (a) the relevant District Council and Rural Committee were consulted on the proposed campus extension including the preservation of the three graves in the Item A Site. While HKUST had not yet communicated with the descendants, it would liaise with them on the arrangement of the existing graves at a later stage of the project;
- (b) in terms of planning gains to the community, there would be more students and the campus extension project could attract top-notch professors/teaching staff who would help boost economic activities, such as catering and retail sectors as well as the rental demand for accommodation in the local area. As HKUST campus was open to the public, the campus extension project could provide communal space for public enjoyment and community activities; and
- (c) the project would be self-financed by HKUST and funded by donations.

28. The Chairperson remarked that the proposed campus extension was to echo the Government's policy to develop Hong Kong as an international hub for post-secondary education, for which policy support was given by EDB. Relevant technical assessments submitted demonstrated that there were no insurmountable problems, and there was no objection nor adverse comment from relevant government departments. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

29. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/6 and that the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6A at Attachment II of the Paper (to be renumbered as S/SK-CWBN/7 upon exhibition) and its Notes at Attachment III of the Paper are suitable for

public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and

(b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper 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 Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

30. Members noted that as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairperson thanked the government representatives and HKUST’s representatives for attending the meeting. They left the meeting at this point.]