

# **TOWN PLANNING BOARD**

**TPB Paper No. 11042**

**For Consideration by**  
**the Town Planning Board on 30.1.2026**

**DRAFT CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN NO. S/SK-CWBN/7**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/SK-CWBN/7-R1 TO R10**

**DRAFT CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN  
 NO. S/SK-CWBN/7**

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/SK-CWBN/7-R1 TO R10**

Subject of Representations	Representers (No. TPB/R/S/SK-CWBN/7-)
<p><b><u>Amendments to the Plan</u></b></p> <p><b><u>Item A</u></b>                  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).</p> <p><b><u>Amendments to the Notes of the Plan</u></b></p> <p>(f) Incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “Village Type Development” (“V”) zone; and corresponding deletion of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 2 of the Notes for “V” zone.</p> <p>(g) Incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone.</p> <p>(h) Revision to the Remarks of the Notes for “Conservation Area” (“CA”) and “Coastal Protection Area” (“CPA”) zones on filling of land/pond or excavation of land clause.</p>	<p><b>Total: 10</b></p> <p><b><u>Support Item A (Total: 9)</u></b></p> <p><u>Hong Kong University of Science and Technology (HKUST) and its Staff (7)</u>  <b>R1:</b> Campus Development Office  <b>R5:</b> Prof. Guo Yike (Provost)  <b>R7:</b> Ir. Kwong Ka Sing, John (Vice-President for Development)  <b>R6:</b> Prof. Tam Kar Yan (Vice-President for Administration &amp; Business)  <b>R2:</b> Mr. Cheung Tsung Kong, Alex (Director of Campus Management)  <b>R4:</b> Dr. Lam Leung Yuk, Frank (Associate Dean of Students’ Office)  <b>R3:</b> Ms. Ho Wing Suen, Christine (Associate Director of Campus Development)</p> <p><u>Alumni of HKUST (2)</u>  <b>R8</b> and <b>R9:</b> Individual</p> <p><b><u>Oppose Item A and Amendments to the Notes (f), (g) and (h) (Total: 1)</u></b></p> <p><b>R10:</b> Individual</p>

Note: The names of the representers are attached at **Annex III**. Soft copies of the submissions are sent to Town Planning Board (the Board) Members via electronic means; and are also available for public inspection at the Board’s website at [https://www.tpb.gov.hk/en/plan\\_making/S\\_SK-CWBN\\_7.html](https://www.tpb.gov.hk/en/plan_making/S_SK-CWBN_7.html) and the Planning Enquiry Counters of the Planning Department (PlanD) in North Point and Sha Tin. A set of hard copies is deposited at the Board’s Secretariat for Members’ inspection.

## 1. Introduction

- 1.1 On 26.9.2025, the draft Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/7 (the Plan) (**Annex I**), together with its Notes and Explanatory Statement (ES)<sup>1</sup>, were exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments incorporated into the OZP and its Notes is at **Annex II** and the locations of the amendment items are shown on **Plan H-1**.
- 1.2 During the two-month exhibition period, a total of 10 valid representations were received. On 12.12.2025, the Board agreed to consider all the representations collectively in one group.
- 1.3 This paper is to provide the Board with information for consideration of the representations. The list of representatives is at **Annex III**. The representatives have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

## 2. Background

### Item A – HKUST Campus Extension

- 2.1 In response to the Government’s policy initiatives as set out in the 2023 and 2024 Policy Addresses (PAs) to develop Hong Kong into an international hub for post-secondary education and promote the “Study in Hong Kong” brand, HKUST plans to gradually increase the proportion of non-local students intake to 40% in the next four years with an anticipated growth in enrollment of at least 2,000 students. To address the growing student population and the corresponding increase in faculty members, HKUST has identified a site at the junction of Clear Water Bay Road and Ngan Ying Road to the immediate southwest of its Main Campus for the proposed campus extension to provide additional educational space, research and ancillary facilities. The site comprises private agricultural lots and adjoining Government land (GL) where the landowner of the private lots has agreed to donate the land for the proposed campus extension. According to HKUST, the site is most ideal for their campus extension in a comparatively shorter timeframe which will enable developing the facilities in an efficient and cost-effective manner and create synergy with its Main Campus. Policy support has been given by the Secretary for Education (SED) from higher education development perspective. The project will be self-financed by HKUST, with funding options such as loans and private donations being considered.
- 2.2 According to HKUST’s Indicative Scheme, the proposed campus extension comprising four interconnected six-storey towers atop a two-storey podium (with an overall building height (BH) of about 40m) will provide various teaching spaces, research laboratories, collaborative spaces, conference facilities, administrative offices and other supporting facilities. The anticipated completion year is in 2029. Planning report and technical assessments submitted by HKUST confirmed the technical feasibility of the proposed campus extension on traffic, landscape, visual,

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<sup>1</sup> The Notes and ES are available at the Board’s website at:  
[https://www.tpb.gov.hk/en/plan\\_making/S\\_SK-CWBN\\_7.html](https://www.tpb.gov.hk/en/plan_making/S_SK-CWBN_7.html)

environment, sewerage, drainage, water supplies, geotechnical engineering and gas safety perspectives.

2.3 To facilitate the proposed campus extension of HKUST, the site has been rezoned from “GB” to “G/IC(1)” annotated Area (d) subject to a maximum BH of 8 storeys (**Item A**). The proposed gross floor area (GFA) of 45,300m<sup>2</sup> of the campus extension proposal is incorporated in the ES of the OZP.

**Items B1 and B2 – Reflecting a Completed Residential Development to the east of Tai Po Tsai**

2.4 A site to the east of Tai Po Tsai has been rezoned from “Comprehensive Development Area (1)” (“CDA(1)”), “GB”, “V” and areas shown as ‘Road’ to “Residential (Group B)” (“R(B)”) with stipulation of a maximum domestic GFA of 98,200m<sup>2</sup> and a maximum non-domestic GFA of 2,000m<sup>2</sup>, and a maximum BH of 24m in Area (a) in the middle and 18m in Area (b) in the northern and western parts (**Item B1**) to reflect a completed residential development, Mount Pavilia. Opportunity is also taken to rationalise the zoning boundary by rezoning four residual long strips of land along the completed residential development to adjoining zonings (**Item B2**). No representation was received on both items.

*Amendments to the Notes and the ES of the OZP*

2.5 In relation to the above amendment items, the following amendments to the Notes of the OZP have been made:

**“G/IC” zone**

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

**“CDA” zone**

(b) In relation to **Item B1**, the Notes and the Remarks for “CDA(1)” sub-area have been deleted.

**“R(B)” zone**

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

**Technical Amendments**

(d) Opportunity has been taken to revise the Notes for “CDA”, “V”, “CA” and “CPA” zones to align with the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), as appropriate.

2.6 The ES of the OZP has been suitably revised in view of the above amendments as well as to update the general information for various land use zones to reflect the latest status and planning circumstances of the Clear Water Bay Peninsula North

Planning Scheme Area (the Area) and to incorporate certain technical revisions.

#### The Draft OZP

2.7 On 5.9.2025, the Rural and New Town Planning Committee (RNTPC) agreed that the proposed amendments to the approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6 were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant RNTPC Paper No. 9/25 is available at the Board's website<sup>2</sup> and the extract of the minutes of the RNTPC's meeting is at **Annex IV**. Subsequently, the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 was gazetted on 26.9.2025.

### **3. Local Consultation**

#### Prior to Submission of the Proposed Amendments to RNTPC

3.1 Sai Kung District Council (SKDC) and Hang Hau Rural Committee (HHRC) were consulted on the HKUST campus extension proposal and the proposed amendments to the OZP on 8.7.2025 and 15.7.2025 respectively, which were both attended by representatives of HKUST and PlanD. Members of both SKDC and HHRC generally supported the proposed HKUST campus extension (**Item A**) while had no comment on other amendments to the OZP. Some members have expressed concerns on 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 including 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. Their views and comments have been incorporated into RNTPC Paper No. 9/25.

#### Upon Gazettal of the Draft OZP

3.2 Upon gazettal of the draft OZP on 26.9.2025, members of SKDC and HHRC were notified on the same date that members of the public can submit representations on the amendments in writing to the Secretary of the Board during the exhibition period of the draft OZP. No representation from SKDC and HHRC members was received.

### **4. The Representation Site and its Surrounding Areas (Plans H-2 and H-3)**

4.1 The representation site has the following characteristics:

#### ***Representation Site under Item A (Plans H-2a to H-2e)***

4.1.1 Representation site under **Item A** (about 2.09 ha) (**Item A Site**), comprising a gentle sloping ground abutting Clear Water Bay Road and near its junction

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<sup>2</sup> The RNTPC Paper No. 9/25 and its attachments are available at the Board's website at:  
[https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/772\\_rnt\\_agenda.html](https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/772_rnt_agenda.html)

with Ngan Ying Road, is zoned “G/IC(1)” annotated Area (d) subject to a maximum BH of 8 storeys. The site comprises private agricultural lots (about 1.2 ha or 55%) and adjoining unleased and unallocated GL (about 0.9 ha or 45%). Previously forming part of the adjoining commercial plant nursery, the major part of the **Item A** Site is generally vacant and fenced off from the plant nursery which is still under operation. The central portion is relatively flat with trees and overgrown on formed platforms with paved footpaths in-between, and the peripheral slopes are mainly covered by trees and vegetation while an existing drainage channel runs across the whole site. The site is conveniently accessible from the nearby HKUST South Bus Station and Clear Water Bay Road where public transport services are available.

4.1.2 The surrounding areas are intermixed with existing and planned government, institution and community (GIC) facilities, residential developments, open space and vegetated slopes. To the immediate northeast, east and north are the existing and planned academic buildings, staff quarters and student hostels with existing BHs of about 28mPD to 195mPD on different platforms in the HKUST Main Campus in the same “G/IC(1)” zone subject to BH restrictions of 6, 8 and 14 storeys (**Plans H-3a and H-3b**). There are also various GIC facilities and residential developments with existing BHs ranging from 142mPD to 150mPD in its vicinity (**Plans H-3a and H-3b**).

4.1.3 According to HKUST’s Indicative Scheme, the proposed campus extension comprises four interconnected six-storey towers atop a two-storey podium for provision of various teaching and learning spaces, research laboratories (including wet laboratories), collaborative spaces, conference facilities, administration offices and other supporting facilities. With the development site area of about 1.8 ha, the plot ratio (PR), site coverage and GFA of the campus extension are 2.6, 29% (tower) and 56% (podium) and 45,300m<sup>2</sup> respectively. The maximum BH is 8 storeys (maximum 163mPD (about 39m to 40.7m)). Internal transport facilities in accordance with Hong Kong Planning Standards and Guidelines, greenery of not less than 3,606 m<sup>2</sup> (not less than 20%) and open space of not less than 2,100 m<sup>2</sup> will also be provided. The campus extension 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. The indicative Master Layout Plan (MLP), section plan, Landscape Master Plan (LMP) and artist’s impressions of the proposed campus extension are at **Drawings H-1a to H-3b**.

#### 4.2 Planning Intention

The planning intention of the “G/IC(1)” zone under **Item A** is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

## 5. The Representations

### 5.1 Subject of Representations

5.1.1 A total of 10 valid representations were received which include:

- (a) seven representations submitted by HKUST, including one from Campus Development Office (**R1**) and six from its staff members (**R2** to **R7**). Two representations are submitted by alumni of HKUST (**R8** and **R9**). All these 9 representations support **Item A**; and
- (b) one representation submitted by an individual (**R10**) opposes **Item A** and amendments to the Notes (f), (g) and (h).

5.1.2 The major grounds and views of the representations as well as their proposals (if any), and PlanD's responses in consultation with the relevant government bureau/departments (B/Ds) are summarised in paragraphs 5.2 to 5.3 below.

### 5.2 Supportive Representations

Major Grounds/Views	Representation No.
(1) The proposed campus extension aligns with 2023 and 2024 PAs outlining the Government's vision of transforming Hong Kong into an international hub for higher education and promoting the "Study in Hong Kong" brand. It also responses to HKUST's strategic objective under the University Strategic Plan 2031.	<b>R1, R5 to R7 and R9</b>
(2) The campus extension proposal provides critical infrastructure to bolster the academic and research capabilities allowing HKUST to accommodate growing number of students and alleviating the shortage of teaching, learning and research facilities which hinder HKUST's ability to attract and retain top researchers and scholars and maintain the high standards of education and research.	<b>R1, R4 and R7</b>
(3) Most existing land within HKUST Main Campus has been developed while the remaining land is steep which poses constraints on further development. <b>Item A</b> Site covering about 2 hectares of relatively flat land allows development of larger and more efficient educational facilities. With the proposed covered footbridge and access road connecting to the existing HKUST Main Campus, the site is strategically located adjacent to the existing campus to facilitate efficient integration and accessibility.	<b>R1 and R7</b>

(4) The proposed campus extension exemplifies intelligent city planning by converting an underutilised space into a dynamic hub which can nurture learners, young talent and regional prosperity.	<b>R8</b>
(5) The campus extension which includes proposed road widening on Clear Water Bay Road for an additional vehicle lane fronting <b>Item A</b> Site will alleviate traffic congestion of Clear Water Bay Road and improve the transport between Tseung Kwan O and Choi Hung.	<b>R2</b>
(6) The design of the proposed campus extension which features building separation and building setback from Clear Water Bay Road can enhance natural ventilation and daylight at the area as well as integration with the surrounding environment.	<b>R3</b>
(7) The proposed campus extension will enhance HKUST's ability to foster a vibrant and diverse academic environment, further promoting economic and cultural development, fostering community integration and enhancing local competitiveness and community value.	<b>R1, R3 and R7</b>
<b>Responses</b>	
(a) The supportive views are noted.	

### 5.3 Adverse Representation

#### 5.3.1 Item A

##### 5.3.1.1 *Positioning and Site Selection of the Campus Extension*

<b>Major Grounds/Views</b>	<b>Representation No.</b>
(1) Campus development in metro area would be in contradiction to the Northern Metropolis (NM) Development Strategy.	<b>R10</b>
(2) Additional facilities should be built within the existing Main Campus of the HKUST.	<b>R10</b>
<b>Responses</b>	
(a) In response to (1):  At present, the Government has reserved about 100ha of land in the three New Development Areas in NM for developing the Northern Metropolis University Town (NMUT). The Government will progressively take forward the NMUT development in accordance with various objectives and strategies to support Hong Kong's development into an international post-secondary	

education hub. Currently, the relevant campus sites are at different stages of planning and development.

According to HKUST, while sharing the same endeavour to support the post-secondary education development in Hong Kong, HKUST's proposed campus extension at **Item A** Site differs in strategic positioning, development scale, and development timeline from the NMUT. The campus extension of HKUST at **Item A** Site is a self-funded project positioned to provide necessary infrastructure immediately next to its existing campus for non-local student population in the coming four years in view of the current spatial constraints of the teaching, learning and research facilities.

(b) In response to (2):

HKUST has critically reviewed the land availability within its Main Campus to provide sufficient space for research, academic and teaching. According to HKUST, 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. In contrast, the **Item A** Site has been considered by HKUST as the most ideal location for the proposed campus extension having regard to the size, land availability, accessibility to public transport, connectivity to other existing HKUST facilities and bus station, and cost-effectiveness of development (**Plan H-2a**). This piece of land is relatively sizable and flat, enabling HKUST to provide additional educational and research facilities in a comparatively shorter timeframe to address the growing demand for educational space in the short term.

#### 5.3.1.2 Planning Intention

Major Grounds/Views	Representation No.
(1) The rezoning of <b>Item A</b> Site will eliminate the “GB” zone along the adjoining Clear Water Bay Road. There is no justification for rezoning of vegetated, non-deserted or non-formed “GB” sites for uses other than residential uses. The “GB” zone should be retained for recreational and tourism purposes.	<b>R10</b>
(2) <b>Item A</b> Site is heavily vegetated. Tree compensation ratio is not enough and the suggested plantation of palm could not be regarded as trees. Further tree felling is expected to be carried out.	<b>R10</b>
Responses	
(a) In response to (1):	Previously forming part of the adjoining commercial plant nursery, <b>Item A</b> Site is currently largely a piece of vacant formed flat land partly covered with overgrown and clusters of trees ( <b>Plans H-2b to H-2d</b> ). According to the

Environmental Assessment submitted by HKUST, the site comprises formed platforms with paved footpaths in-between and peripheral slopes covered by trees and vegetation which has an overall low to moderate ecological value. In view of the proximity to existing and planned GIC facilities including HKUST Main Campus and Clearwater Bay School, and low and medium-density residential developments, 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. Taking into account the objectives of the campus extension, the existing landscape and ecological values, and the technical feasibility of the proposal, **Item A** Site is considered suitable to be rezoned for the proposed campus extension. Compared with the modest size of **Item A** Site (about 2.09 ha), there are still plenty of extensive “GB” and “CA” zones nearby including the “CA” zone in the woodland of A Kung Wan and Silverstrand and the “GB” zone across Clear Water Bay Road covering Razor Hill overlooking Tseung Kwan O New Town (**Annex I**) that are suitable for various passive recreational outlets, and educational and research purposes. Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment on the campus extension proposal from natural conservation point of view.

(b) In response to (2):

According to the tree surveys conducted by HKUST, amongst the 755 existing trees, most of the existing trees within the site are common species and no Registered Old and Valuable Trees have been identified. About 80 trees at the northern site boundary assessed with medium to high amenity value and with fair health form and structural condition would be preserved in-situ to create continuous landscape buffer and as roadside trees in providing shade for pedestrians (**Drawing H-2**). Due to potential conflict with the proposed development and the inferior quality of the trees rendering them unsuitable for transplanting, approximately 675 trees will be felled. Nevertheless, HKUST proposes to plant a total 446 new trees in a combination of high quality broadleaf, native and ornamental trees, whips and plant species at a compensation ratio of 1:0.66 which has maximised tree growing opportunities taking into account the existing site condition, and spacing and density of trees growing on the site. After removal of defective trees, whip planting will also be infilled between the preserved trees with shrub plant utilising native species to enhance the landscape amenity of the site. An indicative LMP (**Drawing H-2**) was prepared by HKUST, 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. Greenery area of not less than 20% of the site will be provided to comply with relevant standards and guidelines. HKUST will further explore various means to maximise greening opportunities and minimise impacts to existing trees in the detailed design stage. 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.

As advised by District Lands Office/Sai Kung, Lands Department (DLO/SK, LandsD), a tree preservation clause (e.g. a tree preservation and removal proposal) together with a landscaping clause may be considered to be incorporated in the lease conditions subject to comments from relevant departments.

#### 5.3.1.3 Traffic, Drainage and Visual Aspects

Major Grounds/Views	Representation No.
(1) There is no railway connection to HKUST while the bus service is not reliable. The proposed campus extension and the new development at Ex-Shaw Brothers' Studio may exacerbate the adverse traffic condition of the road networks in Sai Kung.	<b>R10</b>
(2) <b>Item A</b> Site is vulnerable to flooding, which would cause potential drainage impact to the vicinity. The development should have its own drainage system.	<b>R10</b>
(3) The proposed development would have negative visual impact, which has not been addressed.	<b>R10</b>
Responses	
(a) In response to (1):  The Traffic Impact Assessment (TIA) conducted by HKUST revealed that all critical junctions and road links will be operating within capacity during peak periods in design year 2032 and hence, the proposed campus extension would not cause adverse traffic impact on the surrounding road network. The assessment had taken into account the redevelopment of the Ex-Shaw Brothers' Studio and other planned and committed development projects, as well as the planned improvement at the junction of Clear Water Bay Road/Ngan Ying Road, together with other road improvement works in the area ( <b>Plan H-2a</b> ). In addition, the vehicles using the new ingress/egress of the proposed campus extension would follow a 'left-in and left-out' arrangement to prevent cross-lane traffic from entering Clear Water Bay Road in the opposite direction, so as to avoid disrupting traffic flow ( <b>Drawing H-4b</b> ). HKUST has also undertaken to carry out the design and construction of an extra lane for Clear Water Bay Road immediate along the site for southbound traffic through setting back of development site boundary ( <b>Drawing H-4a</b> ). Commissioner for Transport (C for T) and Chief Highways Engineer/New Territories East, Highways Department (CHE/NTE, HyD) have no adverse comment on the proposed traffic arrangement and 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 results of the public transport assessment in the TIA demonstrated 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. C for T has no adverse comment on the proposed campus extension and will keep monitoring the traffic condition. The need for traffic improvement measures would be reviewed from time to time based on the latest traffic situation.

(b) In response to (2):

A Drainage Impact Assessment (DIA) has been submitted by HKUST to ascertain the drainage feasibility of the proposed campus extension. According to the DIA, the existing storm drainage and drainage channels at the **Item A** Site will be replaced with a new drainage system comprising new circular drainage systems and a U-channel system with storm drains (**Drawing H-6**) 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.

The DIA concluded that with the proposed drainage system and mitigation measures in place, the proposed campus extension would have sufficient capacity to cater for the stormwater runoff from the proposed campus extension and would not cause adverse drainage impacts nor increase in flooding susceptibility of the surrounding areas. Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD) has no adverse comment from drainage perspective.

(c) In response to (3):

The BH of the proposed campus extension (8 storeys with a maximum BH of 163mPD) is considered compatible to the existing education institution and residential blocks including Clearwater Bay School (about 142mPD), the nearby buildings in HKUST Main Campus (about 134 to 195mPD) 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 H-3a and 3b**).

According to the Visual Impact Assessment submitted by HKUST, the overall visual impact of the proposed campus extension to the public viewers at the seven viewpoints will only be slightly adverse or negligible (**Drawings H-5a to H-5d**). With a site formation level lower than Clear Water Bay Road, the two-storey podium will be visually hidden from the surrounding by the existing topography (**Drawing H-3a**). Proposed mitigation measures including roadside periphery planting, edge planting, roof greening will be implemented to soften the building mass and screening the development edge viewed from the surrounding street levels. According to the Indicative Scheme submitted by the HKUST, a minimum building separation of 15m will be provided between towers for visual relief and wind flow (**Drawing H-2a**). CTP/UD&L, PlanD has no adverse comment from urban design and

visual points of view and considers the proposed development is not incompatible with the surroundings.

#### 5.3.1.4 Provision of Open Space

(1) There is no open space provided for the 380 non-faculty staff within the proposed campus extension.	<b>R10</b>
(a) In response to (1):  According to the LMP submitted by HKUST ( <b>Drawing H-2</b> ), open space of not less than 2,100m <sup>2</sup> has been proposed in the development which accommodates recreational facilities, landscape vistas, activity nodes and outdoor learning areas for the enjoyment of future students and staff.	

#### 5.3.2 Amendments to the Notes

<b>Major Grounds/Views</b>	<b>Representation No.</b>
(1) The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes in “V” zone deprives the community to comment on the location and design of these facilities.	<b>R10</b>
(2) The incorporation of ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes in “V” zone can be exploited for commercial operations.	<b>R10</b>
(3) The revision of the Remarks of the Notes for “CA” and “CPA” zones to exempt filling of land/pond or excavation of land pertaining to public works coordinated or implemented by the Government will allow the concerned works subject to minimal supervision, affecting the interests of the community from the process.	<b>R10</b>
<b>Responses</b>	
(a) In response to (1):  The incorporation of ‘Government Refuse Collection Point’ and ‘Public Convenience’ under Column 1 of the Notes for “V” zone, being in line with the latest MSN promulgated by the Board, is to streamline the provision of these common and essential facilities in village areas. Under the current practice, relevant B/Ds such as the Food and Environmental Hygiene Department would consult the concerned local residents/DCs/RCs on the provision of such facilities, as appropriate.	

(b) In response to (2):

Given the popularity of tours/visits to the villages in recent years, it is considered appropriate to add ‘Field Study/Education/Visitor Centre’ under Column 2 of the Notes for “V” zone to cater for the demand for such uses where appropriate, which is in line with the latest MSN promulgated by the Board. To ensure no insurmountable impacts on the surrounding areas and minimise the possible nuisance to the village environment, planning permission from the Board for such uses is required.

(c) In response to (3):

The incorporation of exemption clause for government works on filling of land or excavation of land pertaining to public works coordinated or implemented by the Government from the requirement for planning application in the conservation-related zones is in line with the latest MSN promulgated by the Board. The objective is to streamline the planning application process/mechanism. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Public works coordinated or implemented by the Government will be in compliance with relevant government requirements, prevailing ordinances and regulations. Statutory control over the developments in the conservation-related zones would not be undermined.

## **6. Departmental Consultation**

6.1 The following government B/Ds have been consulted and their comments, if any, have been incorporated in the above paragraphs, where appropriate:

- (a) SED;
- (b) C for T;
- (c) CHE/NTE, HyD;
- (d) DLO/SK, LandsD;
- (e) Director of Environmental Protection;
- (f) DAFC;
- (g) Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department;
- (h) Project Manager (East), Civil Engineering and Development Department (CEDD);
- (i) H(GEO), CEDD;
- (j) CE/MS, DSD;
- (k) Chief Engineer/Construction, Water Supplies Department;
- (l) Director of Fire Services;
- (m) Director of Leisure and Cultural Services;
- (n) District Officer (Sai Kung), Home Affairs Department; and
- (o) CTP/UD&L, PlanD.

## 7. Planning Department's Views

7.1 The supportive views of **R1** to **R9** on **Item A** are noted.

7.2 Based on the assessments in paragraph 5 above, PlanD does not support **R10** and considers that the OZP should not be amended to meet the representation for the following reasons:

### Item A

- (a) the proposed campus extension of The Hong Kong University of Science and Technology (HKUST) at the site under **Item A** will provide additional educational space, research and ancillary facilities near its existing Main Campus which is in response to Government's policy initiatives of post-secondary education. The Secretary for Education supports the proposal from higher education development perspective;
- (b) the proposed campus extension is considered compatible with the surrounding land uses comprising existing and planned government, institution and community facilities, residential developments and open space, which will become as an extension of the existing education institution cluster in Clear Water Bay Peninsula North. The zoning and relevant development restrictions of the Outline Zoning Plan are considered appropriate;
- (c) the technical assessments conducted by HKUST have demonstrated that the proposed campus extension is technically feasible. With mitigation measures in place, the proposed development will not cause significant adverse traffic, drainage, visual and landscape impacts to the surroundings. Concerned government bureau/departments have no objection to or no adverse comment on the proposal;

### Amendments to the Notes

- (d) the incorporation of 'Government Refuse Collection Point' and 'Public Convenience' under Column 1 and 'Field Study/Education/Visitor Centre' under Column 2 of the Notes for "Village Type Development" zone is in line with the latest Master Schedule of Notes to Statutory Plans (MSN) promulgated by the Town Planning Board (the Board). The provision of these facilities will follow the relevant Government procedures and/or require planning permission from the Board; and
- (e) the incorporation of the exemption clause that filling of land/pond or excavation of land related to public works coordinated or implemented by the Government are exempted from the requirement for planning application in the "Conservation Area" ("CA") and "Coastal Protection Area" ("CPA") zones is in line with the latest MSN promulgated by the Board and will streamline the planning application process. The exemption clause is only applicable to public works and minor works in which no major adverse impacts are anticipated. Statutory control over developments in the "CA" and "CPA" zones would not be undermined.

## 8. Decision Sought

- 8.1 The Board is invited to give consideration to the representations taking into consideration the points raised in the hearing session, and decide whether to propose/not to propose any amendment to the OZP to meet/partially meet the representations.
- 8.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the OZP, together with the Notes and updated ES, are suitable for submission under section 8(1)(a) of the Ordinance to the Chief Executive in Council for approval.

## 9. Attachments

<b>Annex I</b>	Draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/7 (reduced size)
<b>Annex II</b>	Schedule of Amendments to the Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/6
<b>Annex III</b>	List of Representers
<b>Annex IV</b>	Extract of the Minutes of the RNTPC Meeting held on 5.9.2025
<b>Drawings H-1a and H-1b</b>	Indicative MLP and Section Plan of HKUST Campus Extension ( <b>Item A</b> )
<b>Drawing H-2</b>	Indicative LMP of HKUST Campus Extension ( <b>Item A</b> )
<b>Drawings H-3a and H-3b</b>	Artist's Impression of Amendment HKUST Campus Extension ( <b>Item A</b> )
<b>Drawings H-4a and H-4b</b>	Access Routes and Proposed Road Widening of HKUST Campus Extension ( <b>Item A</b> )
<b>Drawings H-5a to H-5d</b>	Photomontages of HKUST Campus Extension ( <b>Item A</b> )
<b>Drawing H-6</b>	Proposed Drainage Network of HKUST Campus Extension ( <b>Item A</b> )
<b>Plan H-1</b>	Location Plan of the Amendment Item Sites
<b>Plans H-2a to 2e</b>	Site Plan, Aerial Photo and Site Photos of Representation Site ( <b>Item A</b> )
<b>Plans H-3a and H-3b</b>	Surrounding BHs of the <b>Items A, B1 and B2</b>