

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/SK-CWBN/10

- Applicant** : The Shaw Foundation Hong Kong Limited, X Tech Advisors Limited and Hong Kong X Foundation Limited represented by Kenneth To & Associates Limited
- Site** : Various Lots in D.D. 229 and Adjoining Government Land, Clear Water Bay, Sai Kung, New Territories
- Site Area** : About 18,033m² (including about 6,655m² government land)
- Land Status** : (a) Private Land (63.1%)
(i) Old Schedule Agricultural Lot held under Block Government Lease
(ii) Restricted to agricultural purpose

(b) Government Land (36.9%)
- Plans** : Approved Clear Water Bay Peninsular North Outline Zoning Plan (OZP) No. S/SK-CWBN/6
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : To rezone the application site from “GB” to “Government, Institution or Community(7)” (“G/IC(7)”) and amend the Notes of the zone applicable to the application site

1. The Proposal

- 1.1 The applicants propose to rezone the application site (the Site) (**Plan Z-1**) from “GB” to “G/IC(7)” to facilitate the proposed Science, Technology, Engineering, Arts and Mathematics and Innovation Secondary School (the STEAM School) development at the Site. The proposed “G/IC(7)” sub-zone will be subject to a maximum gross floor area (GFA) of 32,000m², maximum building heights (BHs) of 148mPD for the southern portion and 156mPD for the northern portion and a 3m wide non-building area (NBA) along the western boundary of the Site. According to the Notes of the OZP for “G/IC” zone, ‘School’ is a Column 1 use, which is always permitted. The amendments to the Remarks of the Notes of “G/IC” zone, and BH restrictions and NBA of the Site proposed by the applicants is at **Appendix II**.
- 1.2 The Site is generally covered by vegetation and currently vacant. A large area of the Site was previously occupied by a commercial plant nursery. According to the indicative scheme submitted by the applicants, the proposed development consists

of four interconnected school blocks of 4 to 7 storeys with a maximum GFA of about 32,000m² and BHs ranging from 148mPD to 156mPD. Target number of students is 1,050 and the average GFA per student is about 30.5m². The anticipated completion year of the proposed development is 2026. The Master Layout Plan (MLP), Floor Plans, Section Plan, Landscape Master Plan (LMP), Tree Recommendation Plan and photomontages of the indicative scheme submitted by applicants are at **Drawings Z-1 to Z-16**. Major development parameters of the proposed development are summarised as follows:

Development Parameters	Proposed Scheme
Site Area	about 18,033m ² (including 6,655m ² of government land)
GFA	About 32,000m ² (including 4,500m ² covered area , i.e. outdoor space under the footprint of the buildings and footbridges connecting the school blocks mainly for flexible learning and outdoor activities)
Site Coverage (SC)	About 37% (G/F and above) About 60% (LG2/F – LG1/F)
Plot Ratio (PR)	About 1.77 [#]
No. of Storeys	4 to 7 storeys (including two storeys of lower ground levels)
No. of Blocks	4
BH	+148mPD to +156mPD (about 24m to 32m)
No. of Carparking Spaces	Private car parking spaces: 32
	School bus lay-bys: 8
	Private car/Taxi lay-bys: 1
Private Open Space	Not less than 1,212m ²
Proposed Floor Uses	
LG2/F	Laboratories, Sports Hall, Staff Canteen, Gymnasium, Library
LG1/F	Aquatics Centre, Studios, Classrooms, Laboratories, Car Park
G/F	Entrances, Classrooms, Administration Office
1/F - 4/F	Classrooms, Laboratories, Administration Office
R/F	Robotic Garden, Outdoor Sport Ground, Outdoor Steam Gallery/Drone Platform, Staff Recreation Garden, Green Roof

The PR is approximately 1.53 if the covered area is excluded from the PR calculation

- 1.3 As regards the proposed access road, as indicated on **Drawings Z-20 and Z-21**, the applicants propose a left-in/left-out access on Clear Water Bay (CWB) Road at the south-western boundary of the Site. For traffic from Tseung Kwan O to the Site, it would be de-toured via the round-about of CWB Road/University Road (**Drawing Z-22**), whereas for the egress traffic from the Site to Sai Kung/Kowloon, it is proposed to be de-toured via the roundabout of CWB Road/ Hang Hau Road (**Drawing Z-23**). The applicants propose in the submitted Traffic Impact Assessment (TIA) to widen a continuous section of about 220m along CWB Road southbound (**Drawings Z-20 and Z-21**, and **Appendix Ia**). The applicants will take up the design and construction of the proposed road widening works. Besides, a minimum of 5m building setback within the Site (i.e. including a 3m NBA) will be provided from the proposed widened CWB Road as a buffer distance for a local distributor to avoid vehicular emission impact and to facilitate future maintenance of CWB Road (**Drawing Z-1**). To stay away from the morning and evening traffic peaks at CWB Road, the applicants propose a staggered school schedule in three sections for different grades (i.e. the bell schedule¹ mentioned in the supporting statement at **Appendices Ia and Ib**). Besides, a mandatory school bus policy for students is proposed. All students will be required to take the school bus or public transport. No visitor car parking space is proposed.
- 1.4 According to the LMP (**Drawings Z-13 to Z-15**) and Tree Preservation Proposal (**Drawings Z-16 and Z-18 and Appendix Ia**) submitted by the applicants, there are 618 existing trees within the Site. No old and valuable tree is identified. The applicants propose to retain 228 trees and transplant one tree with relatively higher amenity value and better condition in landscape areas within the Site. The remaining 389 trees are proposed to be felled. 105 new trees and 284 tree whips for compensatory planting are proposed within the Site. Besides, the proposed road improvement and drainage works outside the Site will involve felling of 140 existing trees and transplanting of three trees (**Drawing Z-17**). A total of 30 new trees will be planted in the roadside planting area along CWB Road to provide shading for pedestrian (**Drawing Z-19**).
- 1.5 According to the Drainage Impact Assessment (DIA) (**Appendix Ia**) submitted by the applicants, the existing storm drainage at the southern portion of the Site and the existing drainage channel running across from the south to north of the Site will be demolished (**Drawing Z-24**). The applicants propose to construct a 1,050mm diameter stormwater drain network partly within the Site and partly outside the Site boundary underneath CWB Road and slope area to the south of the Site. Two 7.5 wide drainage reserve areas are also proposed at the northern side of the Site and outside the southern boundary of the Site to protect the stormwater drain. A 375mm and 600mm wide u-channel and a 600mm wide storm drain are proposed along the Site to collect and convey surface runoff. The whole new stormwater drain will be designed and constructed by the applicants. The proposed stormwater drain outside the Site and within the proposed drainage reserve areas of the Site will be handed over to the Government for management and maintenance upon completion.
- 1.6 An Environmental Assessment (EA) is submitted to demonstrate the environmental impact of the proposal. With the implementation of the recommended mitigation measures, adverse impacts on air quality, noise, water quality, waste disposal,

¹ The class of Middle School (Lower) (i.e. Grades 6, 7 & 8), Middle School (Upper) (Grades 9 & 10) and Senior School (Grades 11 & 12) will start at 9:30, 9:45 and 10:00, and will end at 16:00, 16:15 and 16:30 respectively.

ecology, and land contamination aspects would not be envisaged from the proposed development. According to Sewerage Impact Assessment (SIA) submitted by the applicants, a proposed sewage pumping station (**Drawing Z-25**) will be provided within the Site. Sewage flow generated from the proposed development will discharge to a proposed manhole and subsequently discharge to the existing sewerage system. The applicants have also conducted Water Supply Impact Assessment (WSIA), Visual Impact Assessment (VIA), Geotechnical Planning Review (GPR) and Quantitative Risk Assessment (QRA) to demonstrate the technical feasibility of the proposal (**Appendices Ia and Ib**).

1.7 In support of the application, the applicants have submitted the following documents:

- (a) Application Form dated 20.4.2020 (Appendix I)
- (b) Further Information (FI) received on 6.5.2021 providing (Appendices Ia & Ib)
a Consolidated Supporting Planning Statement and Technical Assessments – Volume 1 & 2 which supersedes the original Supporting Planning Statements and all previous FI submissions² (*accepted and exempted from publication and recounting requirements*)

1.8 On 10.7.2020 and 9.10.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application as requested by the applicants to allow submission of FI. The applicants submitted FIs as indicated in paragraph 1.7 above.

2. **Justifications from the Applicants**

The justifications put forth by the applicants in support of the application are detailed in Section 6 of the supporting planning statement (**Appendix Ia**). They are summarised as follows:

- (a) the proposed STEAM School is in line with government's policies on promoting Science, Technology, Engineering and Mathematics (STEM) education in the 2015, 2016, 2017 and 2018 Policy Addresses. The proposed STEAM School will be the first fully integrated STEAM and innovation secondary school in Hong Kong. The provision of high-end teaching and learning facilities would facilitate STEAM education in the secondary system of Hong Kong, nurture Information & Technology (I&T) talents, contribute to the I&T development in the long run and enhance the long-term competitiveness of Hong Kong to be a successful smart city;
- (b) the Site is an ideal location for the proposed STEAM School. It is in close proximity to the Hong Kong University of Science and Technology (HKUST). The proposed "G/IC(7)" zone naturally forms an extension of the existing "G/IC" zones and aims to form part of the Eastern Knowledge and Technology Corridor as identified under the Hong Kong 2030+, and achieve a synergy effect with other facilities in the

² A total of 4 previous FI submissions (dated 15.12.2020, 8.3.2021, 11.3.2021 and 22.4.2021) to respond to departmental comments and revise relevant technical assessments have been received, of which 3 submissions are accepted and not exempted from publication and 1 submission is accepted and exempted from publication.

Corridor;

- (c) the proposed STEAM School will contribute to the community in that the major event spaces will be open to the community on an as-available basis for organising STEAM related events and competitions. The STEAM facilities will also be open to students, teachers and the public as a learning and community centre when appropriate. The proposed STEAM School development will also involve road widening works of a section of CWB Road which could help to enhance the traffic situation of the CWB area. The design and construction of the proposed road widening works will be taken up by the applicants. The widened section of CWB Road will be handed over to the Government for public use;
- (d) the applicants are fully committed in providing land and financial resource for the proposed STEAM School which will be non-profit making in nature with at least 50% of the students from local families;
- (e) a substantial portion of the Site falls within private land. The government land involved is peripheral sloping area surrounding the Site and strips of land interlocked by private lots which are not suitable for separate alienation or development. The major part of the Site has been used for commercial nursery for decades. The central part is largely flat and suitable for development;
- (f) the scale of the proposed STEAM School is considered appropriate in Hong Kong context with reference made to two local international schools including Harrow International School Hong Kong and Hong Kong Academy which have GFA of 31.2m² and 38.7m² per student respectively;
- (g) the building layout of the proposed STEAM School is sensibly designed to ensure it is visually compatible with the surrounding context. Appropriate landscape measures will be adopted to maintain landscape buffer function to the surrounding;
- (h) relevant technical assessments have been carried out. The proposed STEAM School is technically feasible and will not result in insurmountable impacts to the surrounding environment;
- (i) since the proposed STEAM School is the first STEM School in Hong Kong with the uniqueness in terms of its location, school design and facility planning, it will not set an undesirable precedent for similar applications; and
- (j) the applicants have approached and consulted Sai Kung District Council (SKDC), Sai Kung District School Heads Association, Hang Hau Rural Committee (HHRC), HKUST, English School Foundation (ESF) Headquarters, ESF Clearwater Bay Primary School, and Bluet Garden, etc. regarding the development of the proposed STEAM School, and have taken note of their views and concerns on site selection, building design, traffic, environment and operation arrangement, etc. The applicants will further liaise with relevant stakeholders when appropriate.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole land owners. Detailed information would be deposited at the meeting for Members’ inspection. The “owner’s consent/notification” requirement is not

applicable on the government land portion of the Site.

4. Previous Applications

- 4.1 There is no previous rezoning application in respect of the Site, whilst part of the Site is the subject of three previous section 16 applications (No. A/SK-CWBN/13, A/SK-CWBN/19 and A/SK-CWBN/38).
- 4.2 Application No. A/SK-CWBN/13 for proposed Holiday Camp and Filling of Land (about 3m) was rejected by the Committee of the Board on 10.9.2010 on the grounds that the proposed development of a holiday camp was not in line with the planning intention of the “GB” zone and does not comply with the TPB Guidelines No. 10 in that there was insufficient information to demonstrate the proposed holiday camp use would not create adverse impacts on the surrounding areas; and approval of the application would set an undesirable precedent for similar applications.
- 4.3 Application No. A/SK-CWBN/19 for proposed Holiday Camp, Education Centre and Filling of land (i.e. Levelling of Maximum 0.5m) and an Environmental Education Centre with 2 structures was rejected by the Board on review on 25.5.2012 on the grounds that the proposed development of a holiday camp and environmental education centre was not in line with the planning intention of the “GB” zone; the proposed development does not comply with the TPB Guidelines No. 10 in that there was no exceptional circumstance to approve the proposed development within the “GB” zone; and approval of the application would set an undesirable precedent for similar applications.
- 4.4 Application No. A/SK-CWBN/38 for proposed Filling and Excavation of Land for Permitted Agricultural Use with Ancillary Agriculture Sheds and Emergency Vehicular Access was rejected by the Board on review on 3.6.2016 on the grounds that the proposed development did not comply with the TPB Guidelines No. 10 in that extensive clearance of existing natural vegetation would be involved and would cause adverse landscape impact on the surrounding environment; and approval of the application would set an undesirable precedent for similar applications.

5. Similar Rezoning Application

There is no similar application within the same “GB” zone on the OZP.

6. The Site and Its Surrounding Areas (Plans Z-1 to Z-3 and Photos on Plans Z-4a to Z-4c)

- 6.1 The Site:
 - (a) is located along CWB Road;
 - (b) is situated at a gentle vegetated slope within a shallow valley rising from the northeast to the southwest of the Site. A large area of the Site was

previously occupied by a commercial plant nursery namely Bluet Garden mainly used for replanting nursery stock and ready-for-sale plants. The Site is currently vacant; and

- (c) has an existing drainage channel running across the central portion in a south to north direction.

6.2 The surrounding areas have the following characteristics:

- (a) to its immediate north is occupied by the remaining portion of Bluet Garden within the same “GB” zone and the planned Hang Hau Fire Station within the “G/IC(2)” zone;
- (b) to its further north is a mid-rise comprehensive residential development called Mount Pavilia within the “Comprehensive Development Area(1)” (“CDA(1)”) zone;
- (c) to its immediate east and northeast are Clearwater Bay School within “G/IC(3)” zone and the HKUST within “G/IC(1)” zone;
- (d) to its south and southeast across a local road are occupied by some low-rise residential developments within “R(C)1”, “R(C)4” and “R(C)7” zones, a pumping station within “G/IC(4)” zone and vacant land within “Open Space” zone and “R(C)3” zone;
- (e) to its further southeast across Ngan Ying Road is the Former Shaw Studio Compound which is the subject of an approved application No. A/SK-CWBN/48 for proposed comprehensive development for residential, commercial and residential institution use;
- (f) to its further southeast is a cluster of low-rise residential developments along CWB Road and Ah Kung Wan Road; and
- (g) to its further southwest and west across CWB Road are mainly vegetated slopes within “GB” zone on the draft Tseung Kwan O OZP No. S/TKO/27.

7. Planning Intention

The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.

8. Comments from Relevant Government Departments

- 8.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 8.1.1 Comments of the District Lands Officer/Sai Kung, Lands Department (DLO/SK, LandsD):

- (a) no objection to the application;

Restriction on land use under lease

- (b) the Site falls within (i) private agricultural lots (the Lots), which are held under Block Government Lease (the Lease) in D.D. 229, and (ii) unleased & unallocated government land adjoining the Lots. As the Lots are demised for agriculture use under the Lease, the proposal is considered not acceptable under the Lease concerned;
- (c) should the applicants wish to pursue the proposal, they are required, upon approval of the application from the Board, to apply to District Lands Office for a land exchange. The land exchange, if approved, would be subject to such terms and conditions as considered appropriate including payable land premium and administrative fee. However, it must be reiterated that there is no guarantee that such application will be approved;

Ownership

- (d) the applicants shall provide detailed title/land ownership for his office checking at the land exchange stage;

Planning Approval/ Policy Support

- (e) the percentage of government land within the Site is about 36.9%. With the pre-requisite planning approval and policy support from the Education Bureau (EDB), as substantial government land is involved in the proposal (i.e. about 36.9% government land (6,655m²) as advised by the applicants), the applicants are required to justify the inclusion of the adjoining government land into the Site. His office would process the land exchange application subject to the planning approval and in accordance with the prevailing land policy including obtaining the relevant policy support from EDB as appropriate;

Vehicular Access Arrangement and Proposed Road Widening Works

- (f) the applicants shall seek comments from Transport Department (TD) and Highways Department (HyD) for the proposed vehicular accesses arrangement and proposed road widening works on the government land along CWB Road including whether transport study would be required. The applicants should comply with the requirement under the Roads (Works, Use and Compensation) Ordinance (Cap. 370);
- (g) the applicants propose a strip of non-building area along the site boundary abutting the proposed road widening works at CWB Road to facilitate the future maintenance of road works by HyD. The applicants shall seek comments from relevant departments including TD, HyD, Drainage Services Department (DSD) and

Civil Engineering and Development Department (CEDD);

- (h) it is understood that traffic condition of this section of CWB Road is a local concern. Traffic impact should be assessed and comments from TD should be sought;

Proposed Drainage Works and Drainage Reserved Area

- (i) the applicants in the proposal suggest to carry out drainage works within the Site to be designated as drainage reserve area and also outside the Site. The applicants shall seek comments from relevant departments including DSD for the proposed drainage reserve areas within the Site and the works to be carried out outside the Site as well as the proposed drainage system and the proposed demolition of the existing drainage channels, existing U-channel and overflow weir and existing storm drains. The future maintenance of the proposed drainage system should be ascertained by the applicants;

Graves

- (j) it is noted that the applicants propose to retain the existing two graves identified (**Plan Z-2**). During the recent site inspection conducted by his office, it is noted that there are at least three graves found existing on the Site. The applicants should update their record including to indicate the age, nature and type of the graves concerned and identify their existing accesses which should be retained. The applicants should advise whether the graves would be excluded from the application site for land exchange application and liaise with District Office and the posterities regarding their access arrangement. The applicants' proposal would be considered at the land exchange stage;

Other Land Status Information

- (k) it is noted that the STT SX1313 in connection with HKUST's sewage tunnel pipes and wells, inter alia, will be affected by the proposal (**Plan Z-2**). There is no guarantee that the said STT would be terminated or modified; or the alignment of the sewage tunnel pipes and wells would be diverted for the proposal; and

Other observations

- (l) detailed site survey would be required to be conducted by the applicants to ascertain if there are any footpaths within the Site.

Policy Support

8.1.2 Comments of the Secretary for Education (SED):

- (a) EDB considers that the STEAM School proposal, if materialised as illustrated, would give rise to a secondary school with high-

end teaching and learning facilities and strengths in delivering STEM/STEAM education. In addition, the Innovation and Technology Bureau (ITB) considers that the STEAM school proposal would help nurture I&T talent and contribute to the I&T development in Hong Kong in the long run. Noting ITB's in-principle policy support for the STEAM school proposal, EDB has provided in-principle policy support for the land exchange to facilitate the school's development. To ensure the delivery and quality of the school proposal, EDB will set out the service requirements and conditions and invite the proponent to sign an agreement with the Government; and

- (b) he has no objection to include the mandatory school bus policy and bell schedule proposed by the applicants in the service arrangement.

8.1.3 Comments of the Secretary for Innovation and Technology (S for IT):

the application, if approved, will allow for the development of the STEAM School, which would help nurture I&T talent and contribute to the I&T development in the long run. On this basis, he is pleased to offer in-principle support for the application.

8.1.4 Comments of the Head of Policy, Innovation and Co-ordination Office (Head of PICO):

- (a) the 2015 Policy Address announced that the curricula and learning activities of STEM will be renewed and enriched with a view to allowing primary and secondary students to fully unleash their potential in innovation. Subsequent Policy Addresses further reinforced Government's effort in promoting STEM education in Hong Kong. This term of the Government has specifically mentioned in the 2018 Policy Address that the Government is pleased to note that the applicants plan to set up the first school in Hong Kong with STEM as its main direction of curriculum planning, with the aim of nurturing local students interested in innovation and technology;
- (b) according to the applicant, the STEAM School targets to (i) promote STEAM education, (ii) boost innovation and technology development and (iii) share facilities with the community. Having considered the possible benefits to society, and the contribution to the achievement of Government's policy objectives, PICO has been providing inter-departmental consultation and co-ordination services to facilitate the proposal;
- (c) it is noted that EDB considers that the STEAM school proposal, if materialised as it proposes, would give rise to a secondary school with high-end teaching and learning facilities and strengths in delivering STEM/STEAM education. In addition, the ITB considers that the STEAM school proposal would help nurture I&T talent and contribute to the I&T development in

Hong Kong in the long run; and

- (d) the proposal was presented to the Land and Development Advisory Committee on 19.11.2019, and Members generally support the proposal with some suggestions related to the technical aspect of the proposal.

Strategic Planning

8.1.5 Comments of the Chief Town Planner/Strategic Planning, Planning Department (CTP/SP, PlanD):

- (a) the “Eastern Knowledge and Technology Corridor” (the Corridor) is one of the development axes under the preferred conceptual spatial framework of Hong Kong 2030+. The Corridor comprises different existing/planned I&T related developments in Kowloon, Tseung Kwan O, Tai Po and North District, such as the HKUST. With a concentration of universities, research institutes together with recommendations for professional services, financial institutions, venture capitalists, etc., the Corridor could help nurture a complete tech-ecosystems to spur I&T development in Hong Kong and collaborative efforts with Shenzhen; and
- (b) the proposed STEAM School is in close proximity to the HKUST. He has no comment on the proposed rezoning request from strategic planning aspect.

Traffic

8.1.6 Comments of the Commissioner for Transport (C for T):

- (a) it is noted that EDB has no objection to include the proposals including mandatory school bus policy and the bell schedule in the service agreement. In this regard, TD will monitor the general traffic condition in vicinity of the proposed STEAM school. If non-compliance on the school bus policy and the bell schedule is observed, TD would request the applicants to rectify and EDB will be notified and stringent enforcement action would be required from EDB if necessary; and
- (b) as the applicants commit to further review the internal transport facilities to provide additional pick-up/drop-off lay-bys for private cars and taxis at the detail design stage, the proposed internal transport facilities including parking provision, loading/unloading facilities should be further reviewed to the satisfaction of C for T.

8.1.7 Comments of the Commissioner of Police (C of P):

The CWB Road in the proximity of the proposed STEAM School is narrow and often results in traffic congestion. The additional school bus and public bus services will definitely bring in adverse impact to the

traffic profile. Adequate parking spaces and lay-bys should be considered and provided to avoid creating traffic queue on CWB Road and increasing the demand for parking spaces in the local area.

Environment

8.1.8 Comments of the Director of Environmental Protection (DEP):

- (a) no in-principle objection to the rezoning application; and
- (b) with reference to the EA report of the application (**Appendix Ib**), it is noted that with the implementation of proposed mitigation measures, there is no adverse environmental impact from the proposed development. His technical comments on the Noise Impact Assessment (NIA) could be addressed under the future land title document if the rezoning application is approved.

Nature Conservation

8.1.9 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

no comment on the application.

Urban Design and Visual

8.1.10 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) the Site is situated within a predominately low-rise and low-density setting, with BH of residential buildings along CWB Road ranging from 2 to 7 storeys/ from 127.3mPD to 160.3mPD (**Plan Z-5**). To its west across CWB Road is a vast extent of densely vegetated hillside area zoned “GB”. To its immediate northeast is the HKUST with BH ranging from 135.7mPD to 194.6mPD. To the east of the Site is Clearwater Bay School with a maximum BH of 142.3mPD. To its further east across Ngan Ying Road is the former Shaw Studio Complex, which is an overall Grade 1 historic buildings falling within an area zoned “CDA(2)” on the OZP and is the subject of an approved Section 16 planning application for comprehensive commercial, residential and residential institutions redevelopment cum heritage conservation with BH ranging from 2 storeys to 11 storeys/ 148.2mPD to 191.1mPD. Taking into account the above context, the proposed development at a BH of 148mPD and 156mPD is considered generally compatible with the existing/ committed developments in the surrounding area;
- (b) based on the indicative layout, the buildings appear to be of considerable bulk. Having reviewed the VIA (**Appendix Ia**), it is noted that the applicants have proposed various measures which may help mitigate some of the adverse visual impact

brought by the proposed development. These include, inter alia:

- (i) sensitive building design including locating major school facilities with large footprint at lower ground levels to hide their visual bulk by the existing topography, adopting stepped BH profile with BH descending from the north to south that is compatible with the existing low- to mid-rise residential and institutional characters;
 - (ii) using bridges/ elevated corridors above ground level to connect the four building blocks to reduce its building bulk;
 - (iii) use of greening along the Site periphery to soften the development when viewing from outside, especially along CWB Road; and
 - (iv) sensitive building façade and edge treatment;
- (c) apart from the above, it is also noted that the applicants have, in the LMP (**Drawings Z-13 to Z-15**), proposed landscape design elements which would further mitigate the possible adverse visual impact including the following:
- (i) the integration of the proposed development from landscape and visual perspectives with the existing residential and institutional character with aesthetically appropriate landscape treatments and through the use of neutral or earth colour palette and natural materials;
 - (ii) creation of continuous landscape buffer at the periphery of the Site, edge plantings on upper levels of buildings and roof garden forming multi-levelled greening and landscape framework to soften the development edge and providing screening effects; and
 - (iii) planting of new trees, whips and shrubs within the development to enhance the amenity and ecological value of the local landscape context; and
- (d) with the implementation of above visual mitigation and landscape measures, it is considered that the proposed development is not incompatible with the surrounding developments and significant adverse visual impact is not anticipated.

8.1.11 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

it is noted that the proposed development consists of 4 building blocks with height ranging from 148mPD to 156mPD which may not be incompatible with adjacent developments with BH ranging from 142.6mPD to 170mPD. As such, he has no comment from architectural

and visual impact point of view.

Landscape

8.1.12 Comments of the CTP/UD&L, PlanD:

- (a) according to aerial photo of 2019, the Site is situated in an area of miscellaneous urban fringe landscape character, surrounded by institutional buildings to the immediate east, residential buildings to the further north and the existing Shaw House to the southeast of the Site. Given that there is “G/IC(1)” zone located to the immediate east of the Site and similar land uses are found in proximity, the proposed use is considered not entirely incompatible with the surrounding landscape setting;
- (b) according to the aerial photo of 2019, clustered tree groups are observed at the peripheral of the Site. With reference to the Planning Statement (**Appendix Ia**), 389 existing trees within the Site will be affected by the proposed development and are proposed to be felled. 105 trees in heavy standard size, 284 tree whips and landscape provisions, including screen planting along site boundary, woodland planting on existing slope, edge planting on building façade, green roofs with lawn areas, sitting-out areas, running track, etc., are proposed at different levels of the development. In view that adequate landscape treatments are proposed within the development to improve the overall landscape quality, she has no in-principle objection to the application from landscape planning perspective;
- (c) the applicants are reminded that appropriate plant species, sufficient growing space, and provision of access for vegetation maintenance should be provided to ensure healthy and sustainable plant growth;
- (d) it is observed that the proposed road improvement works outside the Site boundary will fell 140 existing trees on government land. The applicants are reminded to seek comments and approval from the relevant authority/department(s) on the proposed tree removal work and compensatory planting proposal; and
- (e) the applicants are reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. The applicants should seek comments and approval from the relevant authority on the proposed tree works and compensatory planting proposal, where appropriate.

Water Supply

8.1.13 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

- (a) no objection to the application; and
- (b) the applicant shall be required to submit an updated WSIA and a proposal of water supply connection works to the satisfaction of WSD, and carry out the related works as may be required by WSD.

Sewerage

8.1.14 Comments of the Director of Environmental Protection (DEP):

with reference to the SIA report of the application (**Appendix Ib**), it is noted that with the implementation of proposed mitigation measures, there is no adverse environmental impact from the proposed development. His technical comments on the SIA could be addressed under the future land title document if the rezoning application is approved.

8.1.15 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/Mainland South, DSD):

- (a) no comment on the revised SIA from the sewerage viewpoint; and
- (b) the applicant should submit and implement the sewerage proposal to the satisfaction of DSD.

Drainage

8.1.16 Comments of the CE/Mainland South, DSD:

- (a) no comment on the revised DIA from the drainage viewpoint; and
- (b) the applicant should submit and implement the drainage proposal to the satisfaction of DSD.

Building Matters

8.1.17 Comments of the Chief Building Surveyor/New Territories East (2) & Rail, Buildings Department (CBS/NTE2 & Rail, BD):

- (a) no in-principle objection to the application under the Buildings Ordinance (BO) subject to the following comments:
 - (i) the applicants should provide documentary proof of ownership or realistic prospect of control of the land forming the Site when submitting new general building

plans of any proposed new building. Depending on the facts in each case, the failure to provide the particulars or documentary proof as mentioned above may lead the Building Authority to refuse to give the approval of the plans under section 16(1) of the BO;

- (ii) AP must be appointed to coordinate all non-exempted building works on leased land, which are subject to compliance with the BO;
- (iii) unless the Site abuts on a specified street complying with the requirements under Building (Planning) Regulations (B(P)R) 18A(3) and not less than 4.5m wide, the development intensity of the site, where applicable, should be determined by the Building Authority under B(P)R 19(3);
- (iv) the means of obtaining access to the proposed buildings from a street including the land status of the existing access road, where applicable, should be clarified to demonstrate compliance of B(P)R 5;
- (v) in determining for the purposes of regulations 20, 21 or 22 the area of site on which a building is erected, no account shall be taken of any part of any street or service land under B(P)R 23(2)(a);
- (vi) emergency vehicular access, where applicable, should be provided to the proposed building in compliance with the B(P)R 41D;
- (vii) PNAP APP-2, Hong Kong Planning Standards and Guidelines (HKPSG) and the advice of C for T will be referred to when determining exemption of GFA calculation for aboveground or underground carparking space;
- (viii) the applicants' attention is also drawn to the policy on GFA concessions under PNAP APP-151 in particular the 10% overall cap on GFA concessions and, where appropriate, the SBD requirements under PNAP APP-152;
- (ix) access and facilities for person with a disability should be provided in compliance with the B(P)R 72, in particular, every floor of a building shall be accessible by at least one passenger lift;
- (x) carparking spaces for persons with a disability should be provided in accordance with the Design Manual: Barrier Free Access 2008, Division 3, Paras. 8 and 9;
- (xi) all unauthorised building works/ structures, if any, should

be removed according to the provisions of the BO;

- (xii) it is reminded that the building is also required to comply with the building safety and other relevant requirements as may be imposed by the relevant licensing authority; and
- (xiii) detailed comments will be given during general building plans submission stage.

Fire Safety

8.1.18 Comments of the Director of Fire Services (D of FS):

- (a) no objection in principle to the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS;
- (b) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from relevant licensing authority; and
- (c) furthermore, the EVA provision in the Site shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administered by the BD.

Geotechnical

8.1.19 Comments of the Head of the Geotechnical Engineering Office, the Civil Engineering and Development Department (H(GEO), CEDD):

- (a) according to Section 4.6 of the GPR (**Appendix Ib**), the highest groundwater levels in the four monitoring stations range from 125.49mPD to 127.05mPD. However, the base level of the proposed development will be at 124mPD which is below the highest groundwater level. The Site would be vulnerable to flooding; and
- (b) according to Section 6 of GPR, four registered man-made features are likely to affect or be affected by the proposed development. As such, the applicants are reminded that any slopes and retaining walls affecting or being affected by the proposed development shall be assessed and the design of any necessary upgrading works shall be submitted to BD for approval.

Electricity Safety

8.1.20 Comments of the Director of Electrical and Mechanical Services (DEMS):

- (a) no comment on the application and the QRA (**Appendix Ib**) from

electricity supply safety aspect; and

- (b) in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawing, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Line (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the regulation when carrying out works in the vicinity of the electricity supply lines.

8.2 The following government departments have no objection to or no comment on the application:

- (a) Chief Highway Engineer/NT East, Highways Department;
- (b) Principal Project Coordinator, Special Duty Division, DSD;
- (c) Chief Engineer (Works), Home Affairs Department;
- (d) District Officer/Sai Kung, Home Affairs Department;
- (e) Project Manager/New Territories East, CEDD; and
- (f) Director of Leisure and Cultural Services.

9. Public Comments Received During Statutory Publication Periods

9.1 The application and FIs were published for public inspection on 8.5.2020, 29.12.2020 and 19.3.2021. During the statutory public inspection periods which ended on 29.5.2020, 19.1.2021 and 9.4.2021, a total of 282 comments were received (**Appendix III**), including 105 supporting comments from individuals, 158 objecting to and 19 raising concerns on the application from SKDC members, a HHRC member, Mount Pavilia Owners’ Committee, ESF, Bluet Garden Limited, Kadoorie Farm & Botanic Garden Corporation, Hong Kong Bird Watching Society, and individuals. 124 public comments with both supporting and objecting views are submitted in a standard format from the residents of Mount Pavilia.

9.2 The major supporting views of the public comments are summarised as follows:

- (a) the proposed STEAM School could facilitate the STEAM education, contribute to the I&T development;
- (b) the proposed STEAM School would provide more schooling options and benefit the educational needs. The curriculum of the proposed STEAM school would fill the gap in the educational needs;
- (c) with proximity to the HKUST and Clearwater Bay School, an addition of a new school at the Site would form part of an education hub which could create a pleasant academic atmosphere, add value to the local area and facilitate future development; and

- (d) the proposal shall come with the widening of CWB Road and other internal traffic arrangement and improvement to alleviate the traffic congestion.

9.3 The grounds of objection and concerns on the application are similar, the major comments are summarised as follows:

- (a) the three previous Section 16 applications at the Site were all rejected;
- (b) concerns on environment including:
 - irreversible loss of natural and landscape features, suspected to be a “destroy first, build later” case;
 - orientation of the school buildings would obstruct sunlight and natural wind to the adjacent primary school and cause visual impact to the local neighbourhood;
 - BH, design and layout of the proposed development is not compatible with the surrounding area;
 - will result in environmental and sewerage impacts to the surrounding environment;
 - no substantiation that the development would not have adverse impact to the slope stability to the adjacent areas;
- (c) concerns on traffic and transportation including:
 - proposed development will impose adverse traffic impact, CWB Road is already overloaded;
 - TIA is not comprehensive to reflect the real traffic condition;
 - proposed traffic arrangement might not be effective;
 - more traffic improvement measures should be explored and implemented prior to any further development;
 - the enforcement of a proposed mandatory school bus policy for secondary students and school schedule are doubtful;
 - other traffic arrangement and restrictions, such as prohibiting other private vehicles to enter and drop off at the proposed development and along this section of CWB Road, should be implemented;
 - the existing design of CWB Road cannot ensure pedestrian safety to the students;
 - insufficient public transport along CWB Road;
- (d) concerns on the provision of the STEAM School including:
 - with falling fertility rate and rising number of student studying abroad, there will be an increase in vacant places in the international schools and there are many empty campuses in Hong Kong. Alternative locations should be sought. The proposed scale and intensity of the school are not justifiable as an essential development;
 - the project proponents do not have educational and school management experience;
 - the proposed STEAM School cannot be considered as the first secondary school integrating ‘STEAM’ education;
- (e) other concerns including deficit of community and welfare facilities in Clearwater Bay area; an ancestral shrine within the Site and the proposed development will affect the fung shui of the shrine; and
- (f) consultations should be made prior to the approval of the development.

10. Planning Considerations and Assessments

The Proposal

- 10.1 The application is to rezone the Site from “GB” to “G/IC(7)” to facilitate the proposed STEAM School development. According to the indicative scheme submitted by the applicants, the proposed STEAM School development consists of four interconnected school blocks of 4 to 7 storeys with a maximum GFA of 32,000m² (i.e. a plot ratio of 1.77), maximum BHs of 148mPD for the southern portion and 156mPD for the northern portion and a 3m wide NBA along the southwestern boundary of the Site.

Policy Support

- 10.2 According to the 2018 Policy Address, the EDB has been promoting STEM education in primary and secondary schools and will continue to enhance the support for schools in providing students with more learning, exchange and competition opportunities. SED also offers in-principle support to the proposed STEAM School as it would help nurture I&T talent and contribute to the I&T development in the long run. SED considers that the STEAM School proposal, if materialised as illustrated, would give rise to a secondary school with high-end teaching and learning facilities and strengths in delivering STEM/STEAM education. Noting ITB’s in-principle policy support for the STEAM school proposal, EDB has provided in-principle policy support for the land exchange to facilitate the school’s development. To ensure the delivery and quality of the school proposal, EDB will set out the service requirements and conditions and invite the proponent to sign an agreement with the Government.

Land Use Compatibility

- 10.3 The Site falls within an area zone “GB” and is currently vacant. Majority part of the Site had been used as a commercial plant nursery for replanting nursery stock and ready-for-sale plants since the gazettal of the first Development Permission Area Plan in 2002. The remaining area in the government land is covered by clusters of tree groups along the peripheral of the Site. The Site is in close proximity to various existing and planned “G/IC” facilities, including the HKUST (“G/IC(1)”) to its immediate northeast, the planned Hang Hau Fire Station (“G/IC(2)”) to its north, and Clearwater Bay School (“G/IC(3)”) to its east. The proposed rezoning of the Site from “GB” to “G/IC(7)” to facilitate the proposed STEAM School is not incompatible with the surrounding land uses including clusters of educational establishments.

Development Intensity and Urban Design Aspect

- 10.4 According to the applicants, the proposed STEAM School is the first fully integrated STEAM and innovation secondary school in Hong Kong with the uniqueness of its school design and facility planning. Based on the indicative scheme submitted by the applicants, the proposed STEAM School has a total GFA of 32,000m² and BHs ranging from 148mPD to 156mPD (4-7 storeys). Target number of students is 1,050 and the average GFA per student is about 30.5m². Regarding the proposed GFA, the applicants have made reference to other local

international schools (for example, 31.2m² GFA per student in Harrow International School Hong Kong and 38.7m² GFA per student in Hong Kong Academy). To allow more space per student to accommodate STEAM education, the proposed total GFA of 32,000m² for a target of 1,050 students is not unreasonable to meet the requirements of the STEAM School.

- 10.5 The Site is situated within a predominately low-rise and low-density setting, with BHs of residential buildings along CWB Road ranging from 2 to 7 storeys/ from 127.3mPD to 160.3mPD. The BHs of the HKUST are ranging from 135.7mPD to 194.6mPD and whereas the Clearwater Bay School has a BH of 142.3mPD. To the further east of the Site across Ngan Ying Road is the comprehensive commercial, residential and residential institutions redevelopment cum heritage conservation at the former Shaw Studio Compound with building height ranging from 2 storeys to 11 storeys/ 148.2mPD to 191.1mPD which was approved under a Section 16 planning application (**Plan Z-5**). The applicants have submitted a VIA and proposed various measures and landscape design elements, such as sensitive building design and continuous landscape buffer, to mitigate the visual impact to the surrounding areas (**Drawings Z-13 to Z-15**). In view of the local context and with the implementation of the visual mitigation and landscape measures, CTP/UD&L, PlanD considers that the proposed development at BHs of 148mPD and 156mPD is not incompatible with the existing/committed developments in the surrounding areas and significant adverse visual impact is not anticipated. CA/CMD2, ArchSD also has no comment from architectural and visual perspectives.

Landscape Aspect

- 10.6 The Site was used as a plant nursery and is currently vacant. It is partly covered with clusters of trees in particular along the slope fronting CWB Road. It provides a green buffer along CWB Road for the educational uses and residential developments to the east and southeast. 389 existing trees within the Site will be affected by the proposed STEAM School development. No old and valuable tree is identified. CTP/UD&L, PlanD considers that the proposed STEAM School is considered not entirely incompatible with the surrounding landscape setting and has no in-principle objection to the application in view that adequate landscape treatments, including planting of 105 trees in heavy standard size, 284 tree whips and other landscape provisions (**Drawings Z-13 and Z-18**), screen planting along site boundary, woodland planting on existing slopes, edge planting on building façade, green roofs with lawn areas, sitting-out areas, etc. (**Drawing Z-13**), are proposed within the development to improve the overall landscape quality. To ensure the implementation of recommended landscape treatments, landscape clause could be incorporated, where appropriate, in the future land lease subject to the agreement of the land authority. Besides, DAFC has no comment on the application.

Traffic Aspect

- 10.7 The Site is proposed to be accessed via CWB Road with a left-in/left-out access. The applicants propose to widen a continuous section of about 220m along CWB Road southbound (**Drawings Z-20 and Z-21**). According to the TIA submitted by the applicants, the proposed STEAM School would not result in adverse traffic impact. The applicants propose to enforce mandatory school bus policy during

normal school days. SED has no objection to include the proposals including mandatory school bus policy and the staggered school schedule in the service agreement. In this regard, TD will monitor the general traffic condition in vicinity of the proposed STEAM School. If non-compliance on the school bus policy and the staggered school schedule is observed, TD would request the applicants to rectify and EDB will be notified and stringent enforcement action would be required from EDB if necessary. C of P advises that adequate parking spaces and lay-bys should be provided to avoid creating traffic queue on CWB Road and increasing the demand for parking spaces in the local area. The applicants have committed to further review the internal transport facilities to provide additional pick-up/drop-off lay-bys for private cars and taxis at the detail design stage, and the proposed internal transport facilities including parking provision, loading/unloading facilities should be further reviewed to the satisfaction of C for T (**Appendix Ia**). The requirement on the provision of internal transport facilities could be further considered in the future land exchange.

Other Technical Aspects

- 10.8 Other technical assessments including EA, DIA, SIA, GPR and QRA are submitted by the applicants. DEP has no in-principle objection to the rezoning application. It is noted from the EA that potential environmental issues would arise from the proposed development. With the implementation of proposed mitigation measures, there is unlikely any insurmountable environmental impact from the proposal. DEP and CE/MS, DSD have no comment on the proposed sewerage and drainage works, and the submitted SIA and DIA. Other relevant government departments, including CE/Construction, WSD, H(GEO), CEDD and DEMS, have no objection to/ no adverse comment on the application from technical aspects. The applicant shall further submit relevant revised technical assessments, including TIA, NIA, SIA, DIA and WSIA, etc. in the later stage to the satisfaction of the concerned government departments. Subject to the agreement of the land authority, the requirements for those submissions could be incorporated in the lease conditions of the Site at the land exchange stage where appropriate.

Previous Applications

- 10.9 Part of the Site is subject to three previous Section 16 applications (No. A/SK-CWBN/13, A/SK-CWBN/19 and A/SK-CWBN/38) for proposed holiday camp/ education centre/ filling and excavation of land for agricultural use which were rejected by the Committee and the Board on review on 10.9.2010, 25.5.2012 and 3.6.2016. The previous applications were rejected on the grounds that there were no strong planning justifications to justify a departure from the planning intention, and the proposed development would cause adverse landscape impact on the area. The applicants of the current rezoning application indicate that the proposed STEAM School facilities will be open to the students, teachers and the public as a learning and community centre when appropriate. The proposed development is supported by SED and S for IT on policy aspect. Although the existing greenery provided by the “GB” zone would be replaced by the proposed STEAM School under the rezoning application, the impact on amenity of the general area could be mitigated by adequate landscape treatments including screen planting along site boundary and woodland planting on existing slopes, as proposed within the development under the LMP to improve the overall landscape quality. The proposed STEAM School is considered not entirely incompatible with the

surrounding landscape setting.

Public Views

- 10.10 A total of 282 public comments were received, including 105 support, 158 object and 19 raise concerns on the application. The supporting comments on promoting STEAM education is noted. Regarding public comments objecting to or raising concerns on the application, mainly on traffic, environmental, visual, ecological and landscape grounds, the operation of the proposed school, the selection of the school site, concerns on land use compatibility and setting of undesirable precedent, the planning assessments in paragraphs 10.1 to 10.9 above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application to rezone the Site from “GB” to “G/IC(7)” with a maximum GFA of 32,000m² and maximum BHs of 148mPD and 156mPD for two sub-areas to facilitate the proposed STEAM School development.
- 11.2 Should the Committee decide to agree/partially agree to the application, the Chief Executive in Council would be requested to refer the approved Clear Water Bay Peninsular North OZP No. S/SK-CWBN/6 to the Board for amendment. The amendment to the approved OZP would be submitted to the Committee for approval prior to gazetting under the Ordinance.
- 11.3 Alternatively, should the Committee decide not to agree to the application, the following reasons are suggested for Members' consideration:
- (a) the Site forms an integral part of the “GB” zone. The “GB” zone serves as a green and visual buffer amidst the existing developed areas. The applicants fail to provide strong justification to rezone the Site for school development; and
 - (b) approval of the application would set an undesirable precedent for other similar applications within the “GB” zone. The cumulative effect would result in a general degradation to the natural environment and cause adverse landscape impact in the area.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 12.2 Should the Committee decide not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicants.

13. Attachments

Appendix I	Application Form received on 20.4.2020
Appendices Ia and Ib	FI received on 6.5.2021 providing Consolidated Supporting Statement and Technical Assessments – Volume 1 & 2
Appendix II	Schedule of Uses for “G/IC” zone and Proposed Building Height Restrictions and Non-building Area at the Site submitted by the applicants
Appendix III	Public Comments
Drawing Z-1	Layout Plan submitted by the applicants
Drawings Z-2 to Z-9	Floor Plans submitted by the applicants
Drawing Z-10	Section Plans submitted by the applicants
Drawings Z-11 to Z-12	Photomontages submitted by the applicants
Drawing Z-13	Landscape Master Plan submitted by the applicants
Drawings Z-14 to Z-15	Landscape Sections submitted by the applicants
Drawing Z-16	Tree Recommendation Plan (the Site) submitted by the applicants
Drawing Z-17	Location Plan of Affected Trees (Road Improvement and Utility Works)
Drawing Z-18	New Tree Planting Concept (the Site) submitted by the applicants
Drawing Z-19	New Tree Planting Concept (Road and Utility Works outside Site) submitted by the applicants
Drawing Z-20	Traffic Arrangement submitted by the applicants
Drawing Z-21	Traffic Improvement Works submitted by the applicants
Drawings Z-22 to Z-23	Proposed Major Ingress and Egress Routings submitted by the applicants
Drawing Z-24	Drainage System submitted by the applicants
Drawing Z-25	Sewerage System submitted by the applicants
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4a to Z-4c	Site Photos
Plan Z-5	Building Heights of Adjacent Developments

**PLANNING DEPARTMENT
MAY 2021**