

**RURAL AND NEW TOWN PLANNING COMMITTEE  
OF THE TOWN PLANNING BOARD**

**RNTPC PAPER NO. 7/13  
FOR CONSIDERATION BY  
THE RURAL AND NEW TOWN PLANNING COMMITTEE  
ON 19.4.2013**

**Proposed Amendments to the  
Approved Clear Water Bay Peninsula North Outline Zoning Plan  
No. S/SK-CWBN/4**

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**1. Introduction**

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/4 (**Appendix II**) and its Notes (**Appendix III**) are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Appendix IV**) is an expression of the Town Planning Board's (the Board's) planning intentions and objectives for the various land use zonings of the OZP.

**2. Status of the Current Approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/4**

- 2.1 On 6.7.2010, the Chief Executive in Council (CE in C) under section 9(1)(a) of the Ordinance, approved the draft OZP which was subsequently renumbered as S/SK-CWBN/4. On 17.9.2010, the approved OZP No. S/SK-CWBN/4 (**Appendix I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 4.12.2012, the CE in C referred the approved OZP to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. On 14.12.2012, the reference was notified in the Gazette under section 12(2) of the Ordinance.

**3. Background**

- 3.1 The Government is committed to expanding land resources for Hong Kong through a multi-pronged approach to build up land reserve with a view to meeting housing, social and economic development needs. The 2013 Policy Address put forward various measures including review of green belt areas which are devegetated, deserted or formed, and considered suitable for rezoning for residential use. A site at the junction of Pik Sha Road and Clear Water Bay Road zoned "Green Belt" ("GB") on the approved OZP No. S/SK-CWBN/4 has been identified by the Government as having potential for housing development (the proposed housing site). It is Government land with a site area of about 0.13 ha (**Plans 1 to 3**).

- 3.2 The majority part of the proposed housing site was formed, paved and used as a works area for Government projects before the gazetting of the draft Clear Water Bay Peninsula North Development Permission Area Plan No. DPA/SK-CWBN/1 on 22.3.2002. It is currently vacant. There are some trees at the southeastern end of the proposed housing site. The Director of Leisure and Cultural Services (DLCS) has confirmed that there is no old and valuable tree on-site. The Director of Agriculture, Fisheries and Conservation has no comment from the ecological point of view on the proposed housing site. CTP/UD&L considers that the proposed residential development is compatible with the similar residential developments nearby, and would not have any significant adverse impact of on the landscape resource.
- 3.3 Having considered the above, assessments have been carried out in consultation with concerned departments on the rezoning proposals. The assessments have confirmed that the rezoning proposals would not cause any insurmountable technical problem. Details of the characteristics of the proposed housing site and its surroundings, planning assessments and the rezoning proposals are described in paragraphs 4 to 7 below.
- 3.4 There is an existing rural-type refuse collection point (RCP) to the immediate north of the proposed housing site, which has been in operation and used by the nearby residents for years. Opportunity has been taken to explore the feasibility of relocating the RCP to an alternative location. However, as no suitable alternative site could be identified for relocating the RCP, and the Director of Food and Environmental Hygiene (DFEH) considers it necessary to retain the RCP in-situ to continue the provision of refuse collection service to residential buildings in its vicinity (namely, Twin Bay Villas, Bayside Villas, Villa Tahoe, Lakeside Villa and Silver View Lodge), departments concerned have agreed to retain it. The feasibility of incorporating the RCP into the proposed housing development has also been explored. However, in view of small scale and the low-rise, low-density nature of the proposed housing development, as well as the narrow configuration of the proposed housing site, integration of the RCP into the proposed residential development is also considered not desirable. DFEH agrees to enhance the cleansing service and/or upgrade the RCP to further improve the condition as appropriate to minimize any possible nuisance to the adjoining proposed residential development. The site occupied by the existing RCP will also be given a proper zoning in this round of OZP amendment.

#### **4. The proposed housing sites for Rezoning**

- 4.1 The proposed housing site is located at the junction of Pik Sha Road and Clear Water Bay Road. It is currently largely formed, paved and vacant with some trees along its eastern and southeastern boundaries (**Plans 1 to 4b**). The surrounding areas of the proposed housing site (**Plan 2a**) are:
- (a) to its north and northwest are the low-rise (2 to 3 storeys high), low-density residential developments of Pik Sha Road and Silver Cape Road under the “Residential (Group C)” (“R(C)”) zonings. To its southwest across Clear Water Bay Road is a low-rise, low-density residential development, Twin Bay Villas, under the “R(C)” zoning; and

- (b) to its east, northeast and southeast is a densely wooded “Conservation Area” zone.
- 4.2 To the immediate north of the proposed housing site is a rural-type RCP managed by DFEH, serving the residential developments nearby (**Plans 2b** and **4a**).

## 5. The Rezoning Proposals

### The proposed “R(C)10” Zone for the Proposed Housing Site

- 5.1 The proposed housing site is proposed to be rezoned from “GB” to “R(C)10” with a maximum plot ratio (PR) of 0.6, a maximum site coverage (SC) of 30% and a maximum building height (BH) of 3 storeys (including carport) with the estimated capacity of producing 4 flats taking account of the following:

#### Compatibility with the Surrounding Landuses

- (a) The proposed “R(C)10” site (about 0.13 ha.) is located in an area predominated by the “R(C)” zoning (**Plan 2a**), the planning intention of which is to for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The PR and BH of these neighbouring houses ranges from 0.4 to 0.6 and 3 storeys high according to the development restrictions of the zonings. Given the above, the proposed PR of 0.6, SC of 30% with a maximum of 3 storeys (including carport) for the proposed housing site is optimal for residential developments in the area and will ensure compatibility with the development intensity of neighboring developments. Two photomontages to illustrate the development parameters of the proposed development are at **Plans 5a** and **5b**.

#### Visual and Air Ventilation

- (b) The proposed housing site is a piece of formed and vacant land at the junction of Pik Sha Road and Clear Water Bay Road. The area is typified by clusters of low-rise and low-density residential developments. The Chief Town Planner/Urban Design and Landscape of the Planning Department (CTP/UD&L, PlanD) considers that the scale of the proposed development under the proposed “R(C)10” zoning is not dissimilar to that of the nearby residential developments from the visual point of view. In view of the small site area and the low-rise, low-density nature of the proposed development, CTP/UD&L, PlanD advises that rezoning of the site to “R(C)10” will not create adverse impact on air ventilation of the area.

#### Environmental Impact

- (c) Being situated adjacent to Clear Water Bay Road, residential development at the proposed housing site may be susceptible to the noise and emission from the traffic of Clear Water Bay Road. Whilst having no objection to the residential development at the proposed housing site, the Director of Environmental Protection (DEP) advises that the noise and emission problems could be dealt with by mitigation measures at the detailed design stage, e.g. building line setback and noise barrier. In order to allow flexibility for the future developer to identify the most appropriate means to deal with the traffic

noise and emission issues, the lease conditions for the proposed residential development at the proposed housing site shall require the developer to conduct detailed noise and air quality assessments and provide environmental mitigation measures to the satisfaction of DEP.

- (d) Though the proposed housing site is in close proximity to the existing RCP, DFEH observes that the existing RCP is well received by nearby residents, and received no complaint on sanitary condition and odour problem in the past 3 years. To further improve the condition, DFEH would enhance the cleansing services and/or upgrade the RCP as appropriate. For members' information, current cleansing services include daily sweeping and refuse collection, and weekly washing services. In this regard, DEP has no objection to the rezoning proposals.

#### Traffic Impact

- (e) The proposed housing site is directly abutting Clear Water Bay Road, and is accessible via Pik Sha Road. Adverse traffic impact is not envisaged for the proposed rezoning of the proposed housing site to residential use in view of the marginal traffic impact due to the proposed residential development (about 2 houses or 4 flats). The Commissioner for Transport (C for T) has no objection to the proposed residential development at the proposed housing site.

#### Infrastructural Impact

- (f) As confirmed by concerned departments, including the Director of Water Supplies, the Director of Drainage Services, and C for T, the proposed residential development would not result in any adverse impact on infrastructural capacity in the area.

#### Landscape Impact

- (g) Although there are some trees at the southeastern end of the proposed housing site, DLCS has confirmed that there are no old and valuable trees on site. Therefore, the existing vegetation would not impose any constraint for the proposed residential development. The Director of Agriculture, Fisheries and Conservation has no comment from the ecological point of view on the proposed rezoning of the proposed housing site for residential use. CTP/UD&L, PlanD has no in-principle objection to the proposed residential development, but recommends screen planting along Clear Water Bay Road from the landscape point of view. Tree preservation and landscape clauses would be incorporated into the lease conditions.

#### The proposed "G/IC" Zone for the Existing RCP

5.2 The rural-type RCP to the immediate north of the proposed housing site is a single-storey stone structure, and has been in operation for nearly 30 years. The land allocated to DFEH for this RCP and its access (about 0.01 ha.) is proposed to be rezoned from "GB" to "Government, Institution or Community" ("G/IC") to reflect the existing use (**Plan 2b**). It is DFEH's intention to upgrade the existing RCP after completion of the neighboring "R(C)10" development to cope with the increasing volume of refuse. The upgrading works involves the replacement of the existing stone structure by an aluminium structure with design and decorative

greenery to match with the landscape features in the vicinity. The proposed “G/IC” zoning will facilitate such upgrading works.

5.3 The rezoning proposals have been circulated to the following Government departments for comments. No objection and no insurmountable problem for the proposed rezoning site have been raised by the Government departments consulted:

- (a) Director of Environmental Protection;
- (b) Director of Food and Environmental Hygiene;
- (c) Director of Leisure and Cultural Services;
- (d) Director of Social Welfare;
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Fire Services;
- (g) Commissioner for Transport;
- (h) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department;
- (i) Chief Engineer/Development(2), Water Supplies Department;
- (j) Chief Engineer/Sewerage Projects, Drainage Services Department;
- (k) Chief Engineer Mainland South, Drainage Services Department;
- (l) Chief Highway Engineer/New Territories East, Highways Department;
- (m) Chief Engineer 3/Major Works, Major Works Project Management Office, Highways Department;
- (n) Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department;
- (o) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (p) District Lands Officer/Sai Kung;
- (q) District Officer/Sai Kung; and
- (r) Project Manager (New Territories East), Civil Engineering and Development Department.

## **6. Proposed Amendments to Matters shown on the Plan**

**Amendment Item A : Rezoning of a site at the junction of Pik Sha Road and Clear Water Bay Road from “GB” to “R(C)10” [about 0.13 ha] (Plans 1 to 3)**

A piece of land at the junction of Pik Sha Road and Clear Water Bay Road is proposed to be rezoned from “GB” to “R(C)10” with a maximum PR of 0.6, a maximum SC of 30% and a maximum BH of 3 storeys (including carport).

**Amendment Item B : Rezoning of a site at Pik Sha Road from “GB” to “G/IC” [about 0.01 ha] (Plans 1 to 3)**

A piece of land at Pik Sha Road is proposed to be rezoned from “GB” to “G/IC” to reflect the existing RCP.

## **7. Proposed Amendments to the Notes of the OZP**

7.1 To accord with the above proposed amendment **Item A**, Remarks for the new “R(C)10” sub-area stipulating a maximum PR of 0.6, a maximum SC of 30% and a maximum BH of 3 storeys (including carports) are proposed to be added to Notes for the “R(C)” zone of the OZP.

- 7.2 Opportunity is taken to revise the exemption clause for gross floor area/plot ratio calculation in relation to caretaker's quarters in the Remarks of the Notes for "Comprehensive Development Area" and "R(C)" zones.
- 7.3 The above proposed amendments has been incorporated in the draft Notes at **Appendix III** with additions (*bold and italic* and deletions in ~~crossed-out~~) for Members' consideration.

## **8. Revision of the Explanatory Statement of the OZP**

- 8.1 The Explanatory Statement (ES) of the CWBN OZP has been revised to reflect the above amendments and to update the general information of various land use zones where appropriate.
- 8.2 The updated ES (with additions in *bold and italics* and deletions in ~~crossed-out~~) is at **Appendix IV** for Members' consideration.

## **9. Plan Number**

Upon gazette, the OZP will be renumbered as S/SK-CWBN/5.

## **10. Consultation**

- 10.1 The proposed amendments have been circulated to relevant Government departments for comments. Their comments have been incorporated where appropriate.
- 10.2 The Sai Kung District Council will be consulted on the amendments during the exhibition period of the draft OZP No. S/SK-CWBN/4A (to be renumbered as S/SK-CWBN/5 upon exhibition) for public inspection under section 5 of the Ordinance.

## **11. Decision Sought**

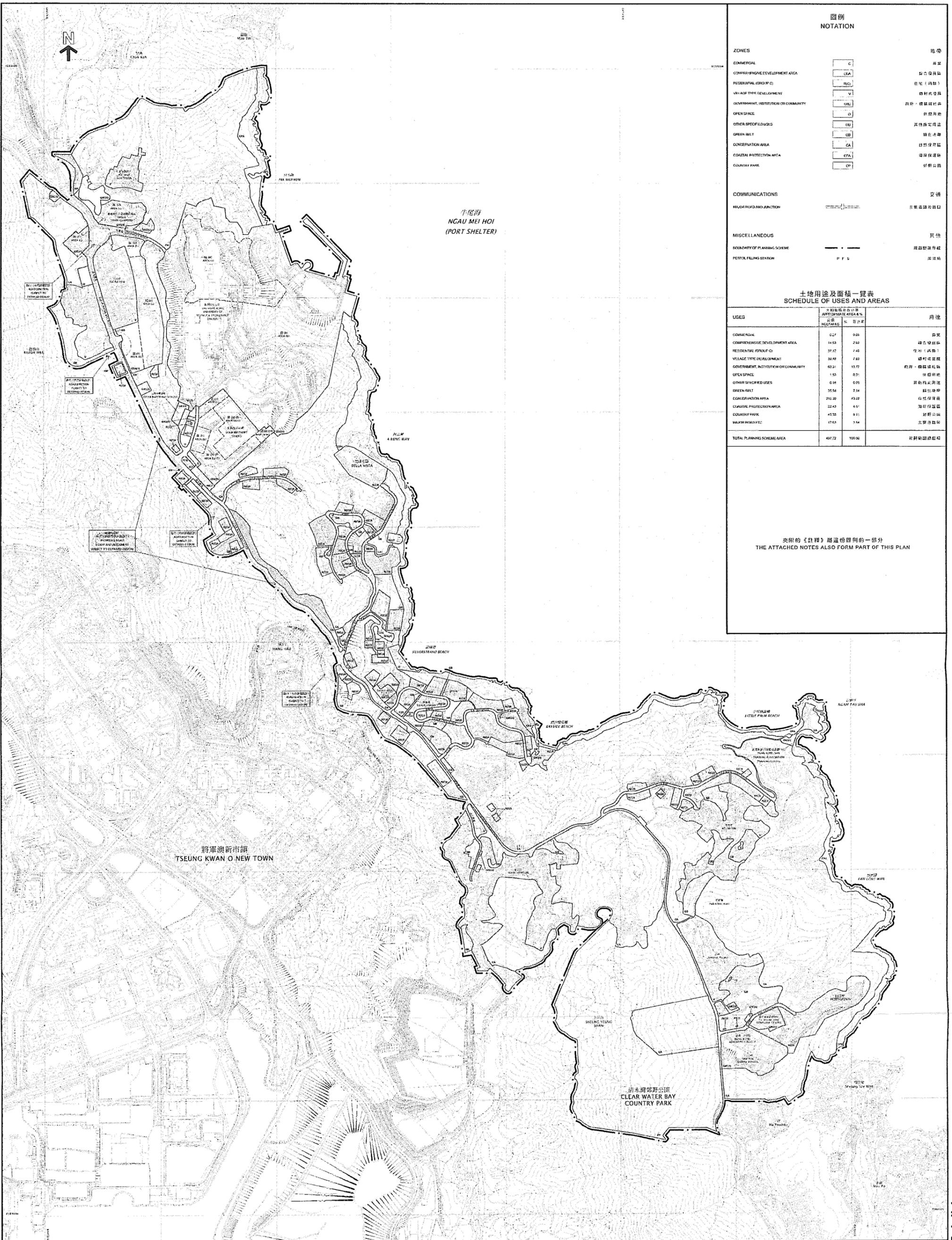
Members are invited to:

- (a) agree that the proposed amendments to the approved OZP No. S/SK-CWBN/4 as shown on the draft OZP No. S/SK-CWBN/4A (to be renumbered as S/SK-CWBN/5 upon exhibition) at **Appendix II** and the draft Notes at **Appendix III** are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Appendix IV** for the draft OZP No. S/SK-CWBN/4A (to be renumbered as S/SK-CWBN/5) as an expression of the planning intentions and objectives of the Board for various land use zonings on the Plan and the revised ES will be published together with the draft Plan.

**12. Attachments**

- Appendix I**    Approved Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/4 (Reduced Scale)
- Appendix II**    Draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/4A
- Appendix III**    Revised Notes of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/4A
- Appendix IV**    Revised Explanatory Statement of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/4A
- Plan 1**            Location Plan
- Plan 2**            Site Plans
- Plan 3**            Aerial Photo
- Plan 4**            Site Photos
- Plan 5**            Photomontages for Proposed Residential Development

**PLANNING DEPARTMENT  
APRIL 2013**



圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CEA	綜合發展區
RESIDENTIAL (GROUP C)	R(C)	住宅(組別C)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保護區
COASTAL PROTECTION AREA	CPA	海岸保護區
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃區界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	計劃區內佔地 百分比 %	佔地 公頃 HA	用途
COMMERCIAL	0.27	9.09	商業
COMPREHENSIVE DEVELOPMENT AREA	14.53	2,862	綜合發展區
RESIDENTIAL (GROUP C)	37.12	7,481	住宅(組別C)
VILLAGE TYPE DEVELOPMENT	38.48	7,821	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	60.31	13,172	政府、機構或社區
OPEN SPACE	1.53	311	休憩用地
OTHER SPECIFIED USES	0.16	32	其他指定用途
GREEN BELT	35.54	7,141	綠化地帶
CONSERVATION AREA	210.30	43,228	自然保護區
COASTAL PROTECTION AREA	22.43	4,511	海岸保護區
COUNTRY PARK	45.33	9,111	郊野公園
MAJOR ROAD ETC.	17.63	3,544	主要道路等
TOTAL PLANNING SCHEME AREA	497.72	101,000	計劃區總面積

夾附的《註釋》屬這份圖則的一部分  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於2010年7月6日 核准  
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER  
SECTION 15(1)(a) OF THE TOWN PLANNING ORDINANCE ON  
6 JULY 2010

Ms Manda CHAN 陳曼雲女士  
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的清水灣半島北分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
CLEAR WATER BAY PENINSULA NORTH - OUTLINE ZONING PLAN

SCALE 1:5000 1:10,000

此圖則係根據香港城市規劃委員會的指令而編製  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/SK-CWBN/4



圖例 NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP C)	RC(C)	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS		交通
MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PETROL FILLING STATION	P F S	加油站

土地用途及面積一覽表 SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分率	
COMMERCIAL	0.27	0.05	商業
COMPREHENSIVE DEVELOPMENT AREA	14.53	2.92	綜合發展區
RESIDENTIAL (GROUP C)	37.25	7.48	住宅(丙類)
VILLAGE TYPE DEVELOPMENT	38.48	7.83	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	68.32	13.73	政府、機構或社區
OPEN SPACE	1.53	0.31	休憩用地
OTHER SPECIFIED USES	0.16	0.03	其他指定用途
GREEN BELT	35.40	7.11	綠化地帶
CONSERVATION AREA	215.39	43.28	自然保育區
COASTAL PROTECTION AREA	22.43	4.51	海岸保護區
COUNTRY PARK	45.33	9.11	郊野公園
MAJOR ROAD ETC.	17.65	3.54	主要道路等
<b>TOTAL PLANNING SCHEME AREA</b>	<b>497.72</b>	<b>100.00</b>	<b>規劃範圍總面積</b>

夾附的《註釋》屬這份圖則的一部分，現經修訂並按照城市規劃條例第5條展示。  
 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/SK-CWBN/4 的修訂  
 AMENDMENTS TO APPROVED PLAN No. S/SK-CWBN/4

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按城市規劃條例第5條展示的修訂
AMENDMENT ITEM A	修訂項目A項
AMENDMENT ITEM B	修訂項目B項

(參看附表)  
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的清水灣半島北分區計劃大綱圖  
 TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
 CLEAR WATER BAY PENINSULA NORTH - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺  
 METRES 100 0 200 400 600 800 METRES

規劃署遵照城市規劃委員會指示擬備  
 PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/SK-CWBN/4A

**APPROVED DRAFT CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN NO. S/SK-CWBN/4A**

(Being an ~~Approved~~ *Draft* Plan for the Purposes of the Town Planning Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3) No action is required to make the use of any land or building which was in existence immediately before the first publication in the Gazette of the notice of the draft development permission area plan conform to this Plan, provided such use has continued since it came into existence. Any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (4) A use or development of any land or building permitted under an earlier draft or approved plan including development permission area plan for the area and effected or undertaken during the effective period of that plan is always permitted under this Plan. Any material change of such use or any other development (except minor alteration and/or modification to the completed development of the land or building which is always permitted) must be always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board.
- (5) Except to the extent that paragraph (3) or (4) applies, any use or development falling within the boundaries of the Plan and also within the boundaries of the draft development permission area plan, unless always permitted in terms of the Plan, shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without permission from the Town Planning Board.
- (6) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.

- (7) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (8) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (9) in relation to areas zoned “Conservation Area” or “Coastal Protection Area”:
- (a) maintenance, repair or demolition of a building;
  - (b) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, footpath, bus/public light bus stop or lay-by, cycle track, taxi rank, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (c) maintenance or repair of road, watercourse, nullah, sewer and drain;
  - (d) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities and waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (e) rebuilding of New Territories Exempted House;
  - (f) replacement of an existing domestic building i.e. a domestic building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, by a New Territories Exempted House; and
  - (g) provision, maintenance or repair of a grave of an indigenous New Territories villager or a locally based fisherman and his family members for which permission has been obtained from Government.
- (9) In areas zoned “Conservation Area” or “Coastal Protection Area”,
- (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
    - (iii) provision of amenity planting by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:  
  
provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (10) In any area shown as 'Road', all uses or developments except those specified in paragraphs (8)(a) to (8)(d) and (8)(g) above and those specified below require permission from the Town Planning Board:

road and on-street vehicle park.

- (11) (a) Except in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

- (b) Except as otherwise provided in paragraph (11)(a), and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Coastal Protection Area", temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years, or refuse to grant permission.

- (c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

- (12) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

- (13) In these Notes, unless the context otherwise requires or unless as expressly provided below, terms used in the Notes shall have the meanings as assigned under section 1A of the Town Planning Ordinance.

"Existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

"New Territories Exempted House" means a domestic building other than a guesthouse or a hotel; or a building primarily used for habitation, other than a guesthouse or a hotel, the ground floor of which may be used as 'Shop and Services' or 'Eating Place', the building works in respect of which are exempted by a certificate of exemption under Part III of the Buildings Ordinance (Application to the New Territories) Ordinance (Cap. 121).

**APPROVED DRAFT CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN NO. S/SK-CWBN/4A**

**Schedule of Uses**

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**COMMERCIAL**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Eating Place	Flat
Government Use (not elsewhere specified)	Government Refuse Collection Point
Information Technology and Telecommunications Industries	Hospital
Institutional Use (not elsewhere specified)	Petrol Filling Station
Library	Place of Entertainment
Off-course Betting Centre	Place of Recreation, Sports or Culture
Office	Private Club
Public Clinic	Recyclable Collection Centre
Public Convenience	Religious Institution
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	
School	
Shop and Services	
Social Welfare Facility	
Training Centre	
Utility Installation for Private Project	

**Planning Intention**

This zone is intended primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.

**Remarks**

- (a) On land designated “Commercial (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 1,023m<sup>2</sup> and a maximum building height of 2 storeys over one storey of carport, or the GFA and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.

(Please see next page)

**COMMERCIAL** (cont'd)

Remarks (cont'd)

- (b) On land designated “Commercial (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 1,764m<sup>2</sup> and a maximum building height of 2 storeys over 2 storeys of carport, or the GFA and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (c) In determining the maximum GFA for the purposes of paragraphs (a) and (b) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker’s office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (d) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions stated in paragraphs (a) and (b) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**COMPREHENSIVE DEVELOPMENT AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Broadcasting, Television and/or Film Studio Eating Place Educational Institution Flat Government Refuse Collection Point Government Use (not elsewhere specified) Hotel House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Market Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Research, Design and Development Centre School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project

**Planning Intention**

This zone is intended for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)Remarks

- (a) Pursuant to section 4A(2) of the Town Planning Ordinance, and except as otherwise expressly provided that it is not required by the Town Planning Board, an applicant for permission for development on land designated "Comprehensive Development Area" shall prepare a Master Layout Plan for the approval of the Town Planning Board and include therein the following information:
- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
  - (ii) the proposed total site area and gross floor area for various uses, total number of flats and flat size, where applicable;
  - (iii) the details and extent of Government, institution or community (GIC) and recreational facilities, public transport and parking facilities, and open space to be provided within the area;
  - (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
  - (v) the landscape and urban design proposals within the area;
  - (vi) the landscape and tree preservation proposal within the area;
  - (vii) programmes and phasing of building development in detail;
  - (viii) an environmental assessment report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
  - (ix) a drainage and sewerage impact assessment report to examine any possible drainage and sewerage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
  - (x) a traffic impact assessment report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
  - (xi) such other information as may be required by the Town Planning Board.

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)Remarks (cont'd)

- (b) The Master Layout Plan should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant lease conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters, design population, types of GIC facilities, and recreational and open space facilities.
- (c) On land designated "Comprehensive Development Area (1)", no new development or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the restrictions as set out below or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater :

Sub-areas	Maximum Plot Ratio		Maximum Site Coverage	Maximum Building Height (excluding basement(s))	
	Domestic	Non-Domestic		No. of Storeys	Building Height (m)
Area (a)	1.47	0.03	40%	8	24
Area (b)				6	18

- (d) On land designated "Comprehensive Development Area (2)" ("CDA(2)"), no new development or redevelopment shall result in a total development or redevelopment in excess of the restrictions as set out below or the plot ratio/GFA, site coverage and height of the existing domestic building, whichever is the greater. No addition, alteration and/or modification to an existing building (other than a building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan to which paragraph (e) below shall apply) shall result in a total development in excess of the restrictions as set out below or the plot ratio/GFA, site coverage and height of the building, whichever is the greater.

Sub-areas	Maximum Gross Floor Area (m <sup>2</sup> )		Maximum Plot Ratio		Maximum Site Coverage	Maximum Building Height (excluding basement(s))	
	Domestic	Non-Domestic	Domestic	Non-Domestic		No. of Storeys	Building Height (m)
Area (a)(i)	N.A.		1.5	N.A.	35%	8	24
Area (a)(ii)						6	18
Area (a)(iii)						3	9
Area (b)	N.A.	23 720	N.A.			5	22
Area (c)	4 000		N.A.			4	12

(Please see next page)

**COMPREHENSIVE DEVELOPMENT AREA** (cont'd)Remarks (cont'd)

- (e) On land designated "CDA(2)", no addition, alteration and/or modification to an existing building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan shall result in a total development in excess of the plot ratio/GFA, site coverage and height of the building.
- (f) In determining the maximum plot ratio/GFA/site coverage for the purposes of paragraphs (c), (d) and (e) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, ~~and~~ caretaker's office, ~~and~~ ~~or~~ caretaker's quarters, ~~or~~ ~~and~~ recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (g) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA, site coverage and building height restrictions stated in paragraphs (c) and (d) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**RESIDENTIAL (GROUP C)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre, Post Office only) House Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility Training Centre

**Planning Intention**

This zone is intended primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

(Please see next page)

**RESIDENTIAL (GROUP C)** (cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum plot ratio, site coverage and building height specified below, or the plot ratio, site coverage and height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater:

<b>Sub-area</b>	<b>Maximum Plot Ratio</b>	<b>Maximum Site Coverage</b>	<b>Number of Storeys</b>	<b>Building Height</b>
R(C)1	1	50%	3 storeys including carport	9m
R(C)2	0.75	37.5%	3 storeys including carport	9m
R(C)3	0.6	30%	3 storeys including carport	9m
R(C)4	0.5	25%	3 storeys including carport	9m
R(C)5	0.4	20%	3 storeys including carport	9m
R(C)6	0.3	20%	3 storeys including carport	9m
R(C)7	0.2	20%	3 storeys including carport	9m
R(C)8	0.4	20%	3 storeys including carport	9.55m
R(C)9	0.4	20%	5 storeys including carport	16.7m
<b><u>R(C)10</u></b>	<b><u>0.6</u></b>	<b><u>30%</u></b>	<b><u>3 storeys including carport</u></b>	<b><u>-</u></b>

- (b) In determining the relevant maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office ~~and, *or* caretaker's quarters, or~~ and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**VILLAGE TYPE DEVELOPMENT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre, Post Office only) House (New Territories Exempted House only) On-Farm Domestic Structure Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Burial Ground Eating Place Government Refuse Collection Point Government Use (not elsewhere specified)# House (not elsewhere specified) Institutional Use (not elsewhere specified)# Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation# Public Vehicle Park (excluding container vehicle) Religious Institution (not elsewhere specified)# Residential Institution# School# Shop and Services Social Welfare Facility# Utility Installation for Private Project

In addition, the following uses are always permitted on the ground floor of a New Territories Exempted House:

Eating Place  
 Library  
 School  
 Shop and Services

**Planning Intention**

The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Town Planning Board.

(Please see next page)

**VILLAGE TYPE DEVELOPMENT** (cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (except development or redevelopment to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater.
- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Animal Boarding Establishment
Animal Quarantine Centre (in Government building only)	Animal Quarantine Centre (not elsewhere specified)
Broadcasting, Television and/or Film Studio	Columbarium
Eating Place (Canteen, Cooked Food Centre only)	Correctional Institution
Educational Institution	Crematorium
Exhibition or Convention Hall	Driving School
Field Study/Education/Visitor Centre	Eating Place (not elsewhere specified)
Government Refuse Collection Point	Flat
Government Use (not elsewhere specified)	Funeral Facility
Hospital	Holiday Camp
Institutional Use (not elsewhere specified)	House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes)
Library	Off-course Betting Centre
Market	Office
Pier	Petrol Filling Station
Place of Recreation, Sports or Culture	Place of Entertainment
Public Clinic	Private Club
Public Convenience	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
Public Transport Terminus or Station	Refuse Disposal Installation (Refuse Transfer Station only)
Public Utility Installation	Residential Institution
Public Vehicle Park (excluding container vehicle)	Sewage Treatment/Screening Plant
Recyclable Collection Centre	Shop and Services
Religious Institution	Utility Installation for Private Project
Research, Design and Development Centre	Zoo
Rural Committee/Village Office	
School	
Service Reservoir	
Social Welfare Facility	
Training Centre	
Wholesale Trade	

**Planning Intention**

This zone is intended primarily for the provision of Government, institution or community 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.

(Please see next page)

**GOVERNMENT, INSTITUTION OR COMMUNITY** (cont'd)Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the building height as specified for each sub-area as set out below or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan, whichever is the greater :

<b>Sub-areas</b>	<b>Number of Storeys</b>	<b>Building Height</b>
G/IC(1) Area (a)	14 Storeys	-
G/IC(1) Area (b)	8 Storeys	-
G/IC(1) Area (c)	6 Storeys	-
G/IC(2)	-	30m
G/IC(3)	-	18m
G/IC(4)	-	7.62m

- (b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY (5)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Ambulance Depot Eating Place (Canteen only) Government Use Hospital Public Clinic Public Utility Installation Shop and Services Social Welfare Facility Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily for the provision of hospital 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 hospital providing medical services to meet community needs.

**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 1.5, a maximum site coverage of 30% and a maximum building height of 150mPD.
- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**GOVERNMENT, INSTITUTION OR COMMUNITY (6)**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
	Government Use House (Staff Quarters only) Public Utility Installation Shop and Services Social Welfare Facility Utility Installation for Private Project

**Planning Intention**

This zone is intended to provide land for staff quarters use directly related to or in support of the hospital providing medical services to meet community needs.

**Remarks**

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 0.4, a maximum site coverage of 20% and a maximum building height of 3 storeys including carport.
- (b) In determining the maximum plot ratio/site coverage for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office and caretaker's quarters, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/site coverage/building height restrictions stated in paragraph (a) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

**OPEN SPACE**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Aviary Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp Pier Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Service Reservoir Shop and Services Tent Camping Ground Utility Installation for Private Project

**Planning Intention**

This zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

**OTHER SPECIFIED USES**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For 'Petrol Filling Station' Only

Petrol Filling Station

Government Use  
Public Utility Installation

Planning Intention

This zone is intended primarily for the provision of petrol filling station serving the needs of the community.

**GREEN BELT**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Burial Ground Columbarium (within a Religious Institution or extension of existing Columbarium only) Crematorium (within a Religious Institution or extension of existing Crematorium only) Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House (other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution Rural Committee/Village Office School Service Reservoir Social Welfare Facility Utility Installation for Private Project

**Planning Intention**

The planning intention of this 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.

(Please see next page)

**GREEN BELT** (cont'd)

Remarks

- (a) Any excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
  
- (b) Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**CONSERVATION AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study /Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (Redevelopment only) Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

- \* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

**Planning Intention**

This zoning is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

**CONSERVATION AREA** (cont'd)

Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of stream or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**COASTAL PROTECTION AREA**

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Barbecue Spot Country Park* Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use Holiday Camp House (Redevelopment only) Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

- \* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

**Planning Intention**

This zoning is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

(Please see next page)

**COASTAL PROTECTION AREA** (cont'd)Remarks

- (a) No redevelopment, including alteration and/or modification, of an existing house shall result in a total redevelopment in excess of the plot ratio, site coverage and height of the house which was in existence on the date of the first publication in the Gazette of the notice of the draft development permission area plan.
- (b) Any diversion of stream or excavation of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.
- (c) Any filling of land/pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except maintenance or repair works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/1 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

**COUNTRY PARK**

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

~~APPROVED~~**DRAFT CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN NO. S/SK-CWBN/4A**

**EXPLANATORY STATEMENT**

**APPROVED DRAFT CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN NO. S/SK-CWBN/4A**

**EXPLANATORY STATEMENT**

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**APPROVED DRAFT CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN NO. S/SK-CWBN/4A**

(Being an ~~Approved~~ **Draft** Plan for the Purposes of the Town Planning Ordinance)

**EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the approved Clear Water Bay Peninsula North Outline Zoning Plan (OZP) No. S/SK-CWBN/4A. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

2.1 The land within the Clear Water Bay Peninsula North OZP was previously included in the draft Clear Water Bay Peninsula North Development Permission Area (DPA) Plan No. DPA/SK-CWBN/1, which was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on ~~22-3- March~~ 2002.

2.2 On ~~1-4- April~~ 2003, the Chief Executive in Council (*CE in C*), ***under section 9(1)(a) of the Ordinance***, approved the draft Clear Water Bay Peninsula North DPA Plan ~~under section 9(1)(a) of the Ordinance~~. ~~Upon approval, the DPA Plan~~ ***which*** was ***subsequently*** renumbered as DPA/SK-CWBN/2. On ~~11-4- April~~ 2003, the approved Clear Water Bay Peninsula North DPA Plan No. DPA/SK-CWBN/2 was exhibited for public inspection under section 9(5) of the Ordinance.

2.3 Pursuant to section 20(5) of the Ordinance, the Clear Water Bay Peninsula North DPA Plan will only be effective for a period of three years. Under the power delegated by the Chief Executive, the ***then*** Secretary for Housing, Planning and Lands directed the Board on ~~19-3- March~~ 2004, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Clear Water Bay Peninsula North area.

2.4 On ~~18-3- March~~ 2005, the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/1 was exhibited for public inspection under section 5 of the Ordinance. During the plan exhibition period, ~~7~~***seven*** valid objections were received. After giving preliminary and further considerations to the objections, the Board decided not to propose any amendment to the draft OZP to meet the objections.

2.5 On ~~9-12- December~~ 2005, the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/2, incorporating mainly amendments to the definition of “existing building” in the covering Notes, was exhibited for public inspection under

section 7 of the Ordinance. During the exhibition period, no objection was received.

- 2.6 On ~~31-10-~~ **October** 2006, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Clear Water Bay Peninsula North OZP, which was subsequently renumbered as S/SK-CWBN/3. On ~~10-11-~~ **November** 2006, the approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/3 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.7 In February 2006 and January 2007, the Objector of Objection No.1 (the Objection) lodged judicial reviews of the Board's decision not to propose amendment to the draft OZP No. S/SK-CWBN/1 to meet his objection, and of the CE in C's decision to approve the OZP respectively.
- 2.8 On ~~6-11-~~ **November** 2007, the Court of First Instance granted an order of certiorari to bring up and quash the decision of the Board not to amend the draft OZP to meet the Objection, and a similar order of certiorari to bring up and quash the decision of the CE in C to approve the draft OZP, insofar as they related to three of the objection sites, with a direction that the Objection relating to the three sites be remitted to the Board for reconsideration.
- 2.9 On ~~31-7-~~ **July** 2009, the Board reconsidered the Objection under section 6(6) of the pre-amended Ordinance, and decided to propose amendments to the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/1 to partially meet the Objection. The proposed amendments mainly involve the rezoning of an area between Clear Water Bay Road and Pik Shui Sun Tsuen ("PSST") from "Conservation Area" ("CA") to "Government, Institution or Community(5)" ("G/IC(5)") (i.e. Amendment Item A1) primarily for the provision of hospital facilities, and rezoning of another area between University Road and Staff Quarters of *the Hong Kong University of Science and Technology* (HKUST) from "CA" to "G/IC (6)" (i.e. Amendment Item A2) primarily for the provision of hospital staff quarters. Corresponding amendments have also been made to the Notes of the ~~Plan~~ **draft OZP**.
- 2.10 On ~~29-1-~~ **January** 2010, the proposed amendments, shown as Items A1 and A2 on the Amendment Plan No. O/S/SK-CWBN/1-A1, were notified under section 6(7) of the pre-amended Ordinance for two weeks, up to ~~12-2-~~ **February** 2010. Notes for the new "G/IC(5)" and "G/IC(6)" zones were also incorporated. Upon expiry of the notification period, seven further objections (FOs) were received. On ~~16-4-~~ **April** 2010, the Board considered the FOs under section 6(8) of the pre-amended Ordinance and decided not to uphold the FOs. The Board also agreed that the further amendment to the OZP No. S/SK-CWBN/1 as contained in Amendment Plan No. O/S/SK-CWBN/1-A1 in respect of the proposed amendments to Items A1 and A2 should be considered as amendments made by the Board under section 6(9) of the pre-amended Ordinance.
- 2.11 On 6 July 2010, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Clear Water Bay Peninsula North OZP, which was subsequently renumbered as S/SK-CWBN/4. On 17 September 2010, the approved Clear Water Bay Peninsula North OZP No. S/SK-CWBN/4 (~~the Plan~~) was exhibited for public inspection under section 9(5) of the Ordinance.

2.12 *On 4 December 2012, the CE in C referred the approved OZP No. S/SK-CWBN/4 to the Board for amendments under section 12(1)(b)(ii) of the Ordinance. The reference was notified in the Gazette on 14 December 2012 under section 12(2) of the Ordinance.*

2.13 *On 10 May 2013, the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/4A (the Plan), incorporating the amendments mainly to rezone a site at the junction of Pik Sha Road and Clear Water Bay Road from “Green Belt” to “Residential (Group C) 10” and corresponding amendments to the Notes of the OZP, was exhibited for public inspection under section 5 of the Ordinance.*

### 3. OBJECT OF THE PLAN

3.1 The object of the Plan is to indicate the broad land-use zonings for the Clear Water Bay Peninsula North area so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans, which forms the basis for public works planning and site reservation for various uses.

3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. It is a small-scale plan and the *road alignments and* boundaries between the land-use zones may be subject to minor adjustments as detailed planning and development proceed.

### 4. NOTES OF THE PLAN

4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Planning Scheme Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.

4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <http://www.info.gov.hk/tpb>.

### 5. THE PLANNING SCHEME AREA

5.1 The Planning Scheme Area (the Area), covering a total land area of about 498ha, is located to the immediate east of Tseung Kwan O New Town separated by the steep slopes of Razor Hill and Sheung Yeung Shan. It is fronting Ngau Mei Hoi (Port Shelter) in the east and bounded by steep wooded hillslopes in the north, west and south. The northern part *of the Area*, comprising the Tai Po Tsai, Silverstrand and Hang Hau Wing Lung Road areas,

is characterized by clusters of village houses and low-rise residential developments. The only major development in the Area is the ~~Hong Kong University of Science and Technology~~ (HKUST). The southern part of the Area, covering Mang Kung Uk, Pan Long Wan and Sheung Yeung, is generally rural and natural in character with villages scattered on foothills and valley floors. The Plan covers a small portion of the Clear Water Bay Country Park.

- 5.2 Residential developments in the Area are generally low-rise and low-density in character. The planning intention is to maintain it as a high-class residential area and to avoid overtaxing Clear Water Bay Road and other infrastructure. The Silverstrand and Hang Hau Wing Lung Road areas are the two major high-class residential areas. Other residential developments are scattered along Clear Water Bay Road, Ah Kung Wan Road and Pak To Avenue.

## 6. POPULATION

According to the ~~2006~~*2011* Population By-census, the population of the Area was about 12,100 persons, mainly concentrated in the residential areas of Silverstrand and recognised villages. It is estimated that the planned population of the Area, excluding residents in the HKUST, would be increased to about 15,600.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

#### 7.1.1 Conservation Potential

The Area, including the part within the Clear Water Bay Country Park, comprises large tracts of natural woodland which are worthy of conservation. They serve as a counterbalance to the developments in the surrounding area and provide scope for compatible recreational use.

#### 7.1.2 Recreational Potential

The long stretch of scenic coastline as well as Country Park areas are well endowed with recreational potential for both shore-based and land-based recreational activities. Silverstrand Beach is one of the popular gazetted beaches in Sai Kung. Other non-gazetted beaches, in particular the Little Palm Beach near Ng Fai Tin, which is a nursery diving area and the base of the Hong Kong Sail Training Association Training Centre, are also very popular for various kinds of water-sports. The Clear Water Bay Country Park and the surrounding countryside, however, are mainly used for land-based recreational activities, such as hiking.

#### 7.1.3 Potential for Low-rise, Low-density Residential Development

With a long stretch of coastline and a scenic mountain backdrop, the Area has a high potential for high-class housing. However, in order

to preserve the views from different parts of the Area, to complement with the surrounding rural landscape and not to overload the limited traffic capacity of the Clear Water Bay Road and other infrastructural provision, residential developments in the Area have to be low-rise and low-density.

## 7.2 Constraints

### 7.2.1 Road Access

Clear Water Bay Road, which connects the Area to East Kowloon, Tseung Kwan O New Town and Sai Kung Town is only a single two-lane carriageway. Its design capacity would not be able to cope with substantial increase in traffic due to the unplanned residential developments. Most other local roads in the Area are substandard, narrow and winding which need substantial upgrading. As some of them, such as those in Silverstrand, are under private ownership, there are problems in effecting their future improvement.

### 7.2.2 Limited Infrastructural Support

Apart from Silverstrand and areas adjoining the Shaw Brothers' Studio, where public sewerage is available, most of the areas covered by the Plan are still unsewered. Septic tanks and soakaway pits, which are generally used in traditional villages, would only be able to satisfy the requirements of individual dispersed plots and is a potential cause of pollution to the local drains and watercourses through leakage and overflow. Large-scale residential developments have to rely on package sewage treatment plants. Public sewerage system have been planned only to cover Pik Shui San Tsuen, Tai Po Tsai Village, developments adjoining the Shaw Brothers' Studio along Clear Water Bay Road, Silverstrand area and Mang Kung Uk.

### 7.2.3 Provision of Government, Institution and Community Facilities

Provision of some Government, institution and community (GIC) facilities, such as primary and secondary school places, children and youth centre, day nursery, social centre for the elderly and indoor recreational centre, are not adequate to meet the planned population of the Area. It is assumed that the shortfall of GIC facilities for the Area would be provided by Tseung Kwan O New Town.

### 7.2.4 Geotechnical Aspect

A large portion of the undeveloped land covered by the Plan consists of steep natural hillslopes. In order to ensure safety of future development in these areas, assessments of the potential hazards from the natural terrain will need to be undertaken in connection with any building proposals. Applications for development adjacent to steep slopes such as those in the northern and southern parts of the HKUST may not be acceptable on geotechnical grounds.

### 7.2.5 Burial Grounds

The five designated burial grounds in Tai Po Tsai, Ng Fai Tin, Mang Kung Uk and Sheung Yeung for indigenous villagers are not suitable for any development.

## 8. GENERAL PLANNING INTENTION

- 8.1 The general planning intention of the Area is to conserve the undisturbed woodland, long stretch of natural coastline and rural character by protecting the natural landscape, topographical features and ecologically sensitive areas from encroachment by development.
- 8.2 It is also the planning intention to preserve the predominant low-rise, low-density character of development and to avoid overtaxing the limited infrastructure in the Area by confining residential developments to the already established areas and maintaining such developments to their existing and committed development intensities. Moreover, the Area plays an important role in serving the educational and recreational needs for the territory and suitable sites have been demarcated for such purposes.
- 8.3 It is also intended to concentrate village developments around the existing villages for a more orderly development pattern, and economic and efficient use of land, infrastructure and services. In this regards, the Plan has reserved sufficient land for such development in the Area.

## 9 LAND USE ZONINGS

### 9.1 Commercial (“C”) : Total Area 0.27 ha

- 9.1.1 The planning intention of this zone is primarily for commercial developments, which may include shop, services and eating place, functioning mainly as local shopping centre serving the immediate neighbourhood.
- 9.1.2 The existing commercial block near the car park of Silverstrand Beach is zoned “C(1)” and the existing commercial complex at the junction of Clear Water Bay Road and Silver Cape Road is zoned “C(2)”. In order to preserve the low-rise and low-density character of the neighbourhood, developments in this zone are subject to gross floor area (GFA) and building height restrictions which are in line with the leases and existing scale of the two commercial developments. The restrictions are stipulated in the Notes of the Plan.
- 9.1.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the GFA and building height restrictions stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

- 9.2 Comprehensive Development Area (“CDA”) : Total Area 14.53 ha
- 9.2.1 The planning intention of this zone is for comprehensive development/redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints. A site to the immediate east of Tai Po Tsai Village and the Shaw Brothers’ Studio site are under this zoning. Comprehensive development of these two sites is necessary to blend in with the surrounding areas and to avoid overtaxing the infrastructure.
- 9.2.2 The “CDA(1)” site at Tai Po Tsai, covering about 6.68ha, is subject to a maximum domestic plot ratio (PR) of 1.47, a maximum non-domestic PR of 0.03, and a maximum site coverage (SC) of 40%. To create a stepped building height profile with decreasing heights towards the site peripheries and to avoid creating adverse visual impact, the “CDA(1)” site is divided into 2 sub-areas with different height restrictions. Buildings in the central part of the site, i.e. Area (a), is subject to a ~~maximum~~ height restriction of 8 storeys (24m) excluding basements, so as to avoid breaching the berm separating the development and the HKUST. Notwithstanding, in order to create a more interesting roof-line, there should be variation in height among the building blocks. View corridors should be provided between the building clusters. Buildings in Area (b) at the northern and western parts of the site abutting University Road and Clear Water Bay Road are subject to a building height restriction of 6 storeys (18m) excluding basements, with an intention to reduce visual impact along the road frontages.
- 9.2.3 According to the proposed development programme, the development scheme is divided into two phases. However, the population intake of Phase 2 of the development should tie in with the programme of Clear Water Bay Road improvement projects and the upgrading of the water supply system in the Area.
- 9.2.4 The “CDA(2)” site is for the redevelopment of the Shaw Brothers’ Studio site. With the planned relocation of the TV and film studios, the site has potential for redevelopment into low-density residential uses. Besides, the redevelopment would also include a local service centre for the Clear Water Bay Peninsula North area.
- 9.2.5 The site, covering about 7.85ha, is divided into 3 sub-areas for different land uses. Area (a) includes the Shaw Villa and the area intended for private residential development with an overall domestic PR of 1.5. Area (b) is intended for commercial use and comprises the existing Shaw House, which is a commercial block with car-parking facilities, and a proposed retail block. The total GFA for this commercial sub-area is restricted to a maximum of 23,720m<sup>2</sup>. A kindergarten should be included to serve the residents. Area (c) is for residential institution use with a maximum GFA of 4,000m<sup>2</sup>. The

residential institution block is intended for hostel use under central management. The maximum total SC of the Shaw Brothers' Studio redevelopment is 35%.

- 9.2.6 A stepped building height profile with the height decreasing from the central part of the site towards the coast and the peripheries should be adopted. Buildings in Area(a)(i) in the west and north are planned for a maximum **height** of 8 storeys (24m) excluding basements whereas buildings in Area (a)(ii) in the eastern and southern fringe areas are planned for a maximum **height** of 6 storeys (18m) excluding basements. The maximum height of the existing Shaw Villa site in Area(a)(iii) is restricted to a maximum of 3 storeys (9m) excluding basements. Moreover, in Area (a), lower heights should be adopted for the visually prominent platforms at the peripheries, close to the natural slopes in the south-eastern part of the site, and along the Clear Water Bay Road frontage so as to reduce the visual impact. The retail blocks proposed at the western fringe of the site, i.e. Area (b), is restricted to a maximum **height** of 5 storeys (22m) excluding basements upon redevelopment. The height for the proposed residential institution in Area (c) is restricted to a maximum of 4 storeys (12m) excluding basements.
- 9.2.7 The planning brief setting out the planning parameters, the special design requirements to integrate the development with the sub-urban character of the area and the provision of buffer open space between the development ~~with~~ and the adjacent Silver Bay Garden was endorsed by the Board on 19.9.2003 to guide the future development of the site.
- 9.2.8 The phasing of the development should tie in with the programme of Clear Water Bay Road improvement projects and the upgrading of the water supply system in the Area.
- 9.2.9 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR/GFA, SC and building height restrictions mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.10 Pursuant to section 4A(1) of the Ordinance, development/redevelopment within this zone is subject to the approval of the Board by way of a planning application under section 16 of the Ordinance. A **Master Layout Plan** (MLP) should be submitted together with the landscape master plan and relevant assessment reports and other materials as specified in the Notes of the Plan for the approval of the Board under section 4A(2) of the Ordinance. Development/redevelopment will be in accordance with an approved MLP and it should be ensured that the nature and scale will be in keeping with the surrounding natural and rural landscape and land uses and will not exert adverse impact on the limited road and other infrastructural provisions. A copy of the approved MLP shall be made available for public inspection in the Land Registry pursuant to

section 4A(3) of the Ordinance.

9.3 Residential (Group C) ("R(C)") : Total Area 37.425 ha

9.3.1 The planning intention of this zone is primarily for low-rise, low-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. With reference to the development parameters of the existing and committed residential developments, this zone can be divided into *nineteen* sub-areas :

- (a) "Residential (Group C)1" ("R(C)1") – residential developments in this sub-area are subject to a maximum PR of 1, a maximum SC of 50% and a building height not exceeding 9m and 3 storeys including carport.

This sub-area includes various residential sites mainly found along Clear Water Bay Road near and to the west of the Shaw Brothers' Studio site, to the north of Pak To Avenue and at the end of Pik Sha Road.

- (b) "Residential (Group C)2" ("R(C)2") – residential developments in this sub-area are subject to a maximum PR of 0.75, a maximum SC of 37.5% and a building height not exceeding 9m and 3 storeys including carport.

This sub-area includes various residential sites mainly found along Silverstrand Beach Road near the car-park for Silverstrand Beach and a site along Silver Terrace Road.

- (c) "Residential (Group C)3" ("R(C)3") – residential developments in this sub-area are subject to a maximum PR of 0.6, a maximum SC of 30% and a building height not exceeding 9m and 3 storeys including carport.

Existing residential sites within this sub-area are mainly found along Silver Cape Road, Pik Sha Road and Hang Hau Wing Lung Road. A proposed residential site to the immediate south of the HKUST also falls within this sub-area.

- (d) "Residential (Group C)4" ("R(C)4") – residential developments in this sub-area are subject to a maximum PR of 0.5, a maximum SC of 25% and a building height not exceeding 9m and 3 storeys including carport.

Sites under this sub-area are mainly found along Silver Cape Road and scattered along the entire stretch of Clear Water Bay Road.

- (e) "Residential (Group C)5" ("R(C)5") – residential developments in this sub-area are subject to a maximum PR of 0.4, a maximum SC of 20% and a building height not exceeding 9m and 3 storeys

including carport.

Existing residential sites within this sub-area include those at Ah Kung Wan Road and Silver Terrace Road. There is also a ~~proposed~~ residential site near Pik Sha Road.

- (f) “Residential (Group C)6” (“R(C)6”) – residential developments in this sub-area are subject to a maximum PR of 0.3, a maximum SC of 20% and a building height not exceeding 9m and 3 storeys including carport.

Existing residential sites within this sub-area are mainly found along Silver Crest Road and Silver Terrace Road.

- (g) “Residential (Group C)7” (“R(C)7”) – residential developments in this sub-area are subject to a maximum PR of 0.2, a maximum SC of 20% and a building height not exceeding 9m and 3 storeys including carport.

Existing residential sites in this sub-area are mainly found along Silver Terrace Road.

- (h) “Residential (Group C)8” (“R(C)8”) – the only residential development in this sub-area is the proposed villa and semi-detached houses of Lot 336 in DD 224 at Silver Crest Road. It is subject to a maximum PR of 0.4, a maximum SC of 20% and a building height not exceeding 9.55m and 3 storeys including carport. The height restriction is to ensure that view from the sloping Silver Crest Road will not be blocked.

- (i) “Residential (Group C)9” (“R(C)9”) – the only residential development in this sub-area is the existing mixed town house and flat development, known as “The Portofino”, at Pak To Avenue. It is subject to a maximum PR of 0.4, maximum SC of 20% and a building height not exceeding 16.7m and 5 storeys including carport.

- (j) ***“Residential (Group C)10” (“R(C)10”) – residential development in this sub-area is subject to a maximum PR of 0.6, a maximum SC of 30% and a building height not exceeding 3 storeys including carport.***

***A residential site at the junction of Pik Sha Road and Clear Water Bay Road is under this sub-area.***

- 9.3.2 The development restrictions of the above sub-areas are mainly to reflect the existing character and development intensity. They are also for the conservation of the existing character and intensity of the developments to blend in well with the surrounding natural environment and rural character, and not to overload the limited infrastructural facilities, particularly the transport network in the Area.

- 9.3.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR, SC and building height restrictions mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.3.4 Notwithstanding, it is worthy to note that some scattered areas outside existing private residential lots, though falling within this zone, may not be suitable for residential development. Their suitability for development or inclusion into adjoining lots for development should be assessed individually at the land administration stage based on their visual and amenity value, accessibility and geotechnical, environmental, infrastructure and traffic impacts.

9.4 Village Type Development (“V”) : Total Area 39.48 ha

- 9.4.1 The planning intention of this zone is to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone is primarily intended for development of Small Houses by indigenous villagers. It is also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House. Other commercial, community and recreational uses may be permitted on application to the Board.
- 9.4.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in the Notes may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.4.3 The boundaries of the “V” zones are drawn up with regard to the existing village ‘environs’, estimated Small House demand, local topography, emergency vehicular access provision and other site constraints. Areas of difficult terrain, dense vegetation, streamcourses and burial grounds are not included in this zone. Sufficient land has been reserved within the zone to cope with the estimated Small House demand up to 2013. However, since part of the “V” zones are adjacent to steep natural terrain and may be affected by natural terrain hazards, Small House developments in these areas may be required to carry out a natural terrain hazard study and provision of necessary hazard mitigation measures.
- 9.4.4 This zone includes the four ~~recognised~~**recognized** villages in the Area, namely Tai Po Tsai, Mang Kung Uk, Pan Long Wan (including Ng Fai Tin) as well as Sheung Yeung and areas which are considered suitable for expansion of these villages. Pik Shui Sun Tsuen in the north, which is not a ~~recognised~~**recognized** village, is also zoned “V” to

preserve the existing village character.

- 9.5 Government, Institution or Community (“G/IC”) : Total Area 68.342 ha
- 9.5.1 The planning intention of this zone is primarily for the provision of Government, institution or community 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.
- 9.5.2 To preserve the existing and proposed scale of development to ensure compatibility with the surrounding natural landscape and character, this zone is sub-divided into four sub-areas with variations in their height restrictions. On land under this zoning, any development or redevelopment should not exceed the maximum building height as set out in the Notes of the Plan.
- 9.5.3 The largest existing “G/IC” use in the Area is the HKUST ~~and~~**which together with** the associated quarters ~~which~~ are within the “G/IC(1)” zone. The northern core of the existing main campus is subject to a maximum height of 14 storeys. The existing/planned main campus along the east coast, in the southern part and on the south-east upland ~~are~~**is** subject to **a** maximum height ~~restriction~~ of 8 storeys. The main campus covers an extensive hilly area overlooking Ngau Mei Hoi. Lower heights should therefore be adopted for the visually prominent platforms and the coastal areas to create a stepped building height profile. The existing staff quarters near the junction of Clear Water Bay Road and University Road are subject to a maximum height ~~restriction~~ of 6 storeys. The proposed height restrictions for the HKUST generally reflect the existing heights and lease restrictions. Control on building heights is also provided under the ~~Master Layout Plan~~**MLP** prepared under the lease.
- 9.5.4 The proposed Hang Hau Fire Station to the south of Tai Po Tsai Village is zoned “G/IC(2)” subject to a maximum height of 30m.
- 9.5.5 The existing GIC uses which are zoned “G/IC(3)” are subject to a maximum height of 18m. Educational facilities fall within the “G/IC(3)” zone include the Clear Water Bay School at Ngan Ying Road, the Sam Yuk Middle School and Hong Kong Adventist College at Pak To Avenue, and the Hong Kong Sail Training Association Training Centre at Little Palm Beach. Other existing developments within the “G/IC(3)” zone include the telephone exchange building near the junction of Clear Water Bay Road and the Hiram’s Highway, the TV uplink and downlink centre at the Pak To Avenue, and two religious establishments i.e. the “P.I.M.E. House” in Silverstrand and a Buddhist monastery in Sheung Yeung respectively.
- 9.5.6 Government uses within the “G/IC(4)” zone with a ~~maximum~~ building height restriction of 7.62m include five Government sewage pumping stations under Stages 1 and 2 of the Port Shelter Sewerage Master Plan

(SMP) Study. Three of them are located in the Silverstrand area while the other two are near the Shaw Brothers' Studio site and in Mang Kung Uk. The proposed Government refuse collection points at Pik Sha Road and in Mang Kung Uk are also under this zoning. The existing GIC uses within this sub-area include the dormitories of the Seventh Day Adventists at Pak To Avenue and the Pik Sha Road Pumping Station.

9.5.7 The "G/IC(5)" and "G/IC(6)" zones near Pik Shui Sun Tsuen and the Staff Quarters of HKUST are intended for private hospital and its staff quarters uses respectively. ~~The~~*Development in the* "G/IC (5)" zone is restricted to a maximum ~~plot ratio~~*PR* of 1.5, a maximum ~~site coverage~~*SC* of 30% and a maximum building height of 150mPD while *development in* the "G/IC(6)" zone is restricted to a maximum ~~plot ratio~~*PR* of 0.4, a maximum ~~site coverage~~*SC* of 20% and a maximum building height of 3 storeys including carport.

9.5.8 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restrictions for "G/IC(1)" to "G/IC(6)" zones and the ~~plot ratio~~*PR* and the ~~site coverage~~*SC* restrictions for "G/IC(5)" and "G/IC(6)" zones mentioned above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

**9.5.9 *An existing refuse collection point near the junction of Pik Sha Road and Clear Water Bay Road is under the "G/IC" zoning.***

9.6 Open Space ("O") : Total Area 1.53 ha

9.6.1 The planning intention of this zone is primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

9.6.2 Sites zoned "O" include Silverstrand Beach which is a gazetted beach, a soccer pitch at Tai Po Tsai, the waterfront promenade at Bayside Beach, a sitting out area near the commercial complex at the junction of Clear Water Bay Road and Silver Cape Road and two proposed open spaces near the Shaw Brothers' Studio.

9.7 Other Specified Uses ("OU") : Total Area 0.16 ha

The planning intention of this zone is primarily for the provision of petrol filling station serving the needs of the community. The only "OU" site in the Area is the petrol filling station to the west of the Shaw Brothers' Studio. It also includes liquefied petroleum gas filling facilities.

9.8 Green Belt ("GB") : Total Area 35.540 ha

9.8.1 The planning intention of this 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. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.

- 9.8.2 The largest piece of land zoned “GB” comprises the hillslopes in the narrow wooded mound and foothills to the east and south of Tai Po Tsai Village. It provides a buffer between the HKUST and other developments. The other sites zoned “GB” include the heavily vegetated areas in Silverstrand, Mang Kung Uk, Pan Long Wan (including Ng Fai Tin), Sheung Yeung. Some also serve as amenity buffer separating developments from the roads.
- 9.8.3 As filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

9.9 Conservation Area (“CA”) : Total Area 215.39 ha

- 9.9.1 The planning intention of this zone is to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the areas, or are essential infrastructure projects with overriding public interest may be permitted.
- 9.9.2 The steep hillslopes to the south of Chuk Kok and west of Pak Shui Wun form part of a largely unspoilt range dividing the northern and southern parts of the Sai Kung hinterland. This natural landscape resource should be protected. Besides, the steep hillslopes with dense vegetation, to the north and south of Silverstrand, which are natural in character, are worthy of conservation.
- 9.9.3 The undisturbed natural woodland in Pan Long Wan (including Ng Fai Tin) and the fung-shui woods in Pan Long Wan and Mang Kung Uk are also worthy of conservation.
- 9.9.4 Diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

9.10 Coastal Protection Area (“CPA”) : Total Area 22.43 ha

- 9.10.1 The planning intention of this zone is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of

high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

9.10.2 There are a great variety of coastal features in the Area such as headland, rocky cliffs, rock outcrops, sandy bay, tombolo, caves and small coves, which are unique natural assets and/or features of high scenic value. The “CPA” zone also covers the unspoilt coastal areas near Pak Shui Wun and Silverstrand, and the rocky shore and bay area leading from the headland near Bayside Beach to Sheung Sze Wan.

9.10.3 To safeguard the ecology and character of the natural shoreline, no new residential development is permitted and any redevelopment of houses requires permission from the Board.

9.10.4 Diversion of stream, filling of land/pond or excavation of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such activities.

#### 9.11 Country Park (“CP”) : Total Area 45.33 ha

9.11.1 Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

9.11.2 The boundary of the “CP” zone follows that of the gazetted Clear Water Bay Country Park. The zone covers the densely vegetated hillslopes in the southern end of the Area. Within the country park, there are educational and recreational facilities for visitors, picnic sites, tree walk and family trails.

## 10. COMMUNICATIONS

### 10.1 Road Network

10.1.1 The Area is currently served by Clear Water Bay Road, which is the major distributor linking the Area with Sai Kung in the north via Hiram’s Highway and Tseung Kwan O New Town in the west via Hang Hau Road.

10.1.2 Government has planned to widen the existing Clear Water Bay Road from single 2-lane to dual 2-lane standard in two phases. The first phase will improve the section of about 600m long carriageway

between the University Road Junction in the north and the south of the Tai Po Tsai Village under the project “Improvement of Clear Water Bay Road adjacent to Tai Po Tsai Village”. The second phase will improve the section of about 1.6km long carriageway between the south of the Tai Po Tsai Village and the junction with Hang Hau Road under the project “Dualling of Clear Water Bay Road from Tai Po Tsai to Hang Hau Road”.

10.1.3 In view of the changing circumstances and the availability of more up-to-date traffic figures, concerned Government departments have been actively reviewing the need and the programme of various road improvement projects, including Clear Water Bay Road, in the Area.

10.1.4 There are other minor road works to improve the traffic in the Area. The Rural Planning and Improvement Strategy project “Mang Kung Uk – Improvement of Village Access Roads” has been completed. Land has also been reserved for the improvement of junctions and local access roads.

## 10.2 Transport Provision

The Area is served by public transport including franchised buses and mini-buses running along Clear Water Bay Road to and from Sai Kung Town, Tseung Kwan O New Town and East Kowloon. Many parts of the Area are accessible by taxis.

## 11. UTILITY SERVICES

### 11.1 Sewerage

11.1.1 Public sewerage is now available for Silverstrand and areas adjoining the Shaw Brothers’ Studio. For those unsewered parts in the Area, septic tanks and soakaway pits are generally used in traditional villages and communal septic tanks and private sewage treatment works are installed by large-scale residential developments.

11.1.2 The Area has been included in the various stages of the Port Shelter Sewerage Master Plan (SMP) sewerage works. Silverstrand and areas adjoining the Shaw Brothers’ Studio site are included in Stage 1 works which have been substantially completed. The sewerage works under Stage 1 and part of Stage 2 as recommended under the SMP, which include the provision of sewerage in Tan Cheung, Po Lo Che, Tui Min Hoi, Sai Kung Old Town, Silverstrand, Tai Wan and Sha Kok Mei as well as the Phase I upgrading of the Sai Kung Sewage Treatment Works, were already completed. The sewage collected from these areas is being discharged to Sai Kung Sewage Treatment Works or Tseung Kwan O Sewage Treatment Works for treatment and disposal. The construction of sewerage works under "Port Shelter Sewerage Stage 3-Sai Kung Area 4 Sewerage" and the detailed design of “Port Shelter Sewerage Stage 3-Mang Kung Uk Sewerage” are underway.

## 11.2 Water Supply

Potable water supply is available in most parts of the Area and is served by the Tai Po Tsai Fresh Water Service Reservoir. The capacity of this reservoir and the associated water works installation may need to be upgraded to cater for the increase in the planned population upon full development. An extension to the Tai Po Tsai Fresh Water Service Reservoir, which falls within the boundary of Tseung Kwan O New Town, is under study. Temporary fresh water mains for flushing is provided as supply of seawater for flushing is not available.

## 11.3 Electricity, Telephone and Gas

The Area is served with electricity and gas supplies. Local distribution lines are mainly overhead cable mounted on poles. The existing telephone network well serves the Area.

## 12. CULTURAL HERITAGE

Several buildings/villages/sites which are of historical significance and archaeological interest are located within the Area. These include an archaeological site at and around the estuary in Pak Shui Wun, the Hong Kong Adventist College and Sam Yuk Middle School (which are Grade III historic buildings) as well as several historical villages such as Tai Po Tsai, Mang Kung Uk (including Chan Uk Village, Hung Uk Village, O Mun Village and Wai Sum Village), Pan Long Wan, Ng Fai Tin and Sheung Yeung. They and their surrounding setting are worthy of preservation and the Antiquities and Monuments Office of the Leisure and Cultural Services Department should be consulted well in advance on any development or redevelopment affecting these sites and their immediate environs.

## 13. IMPLEMENTATION

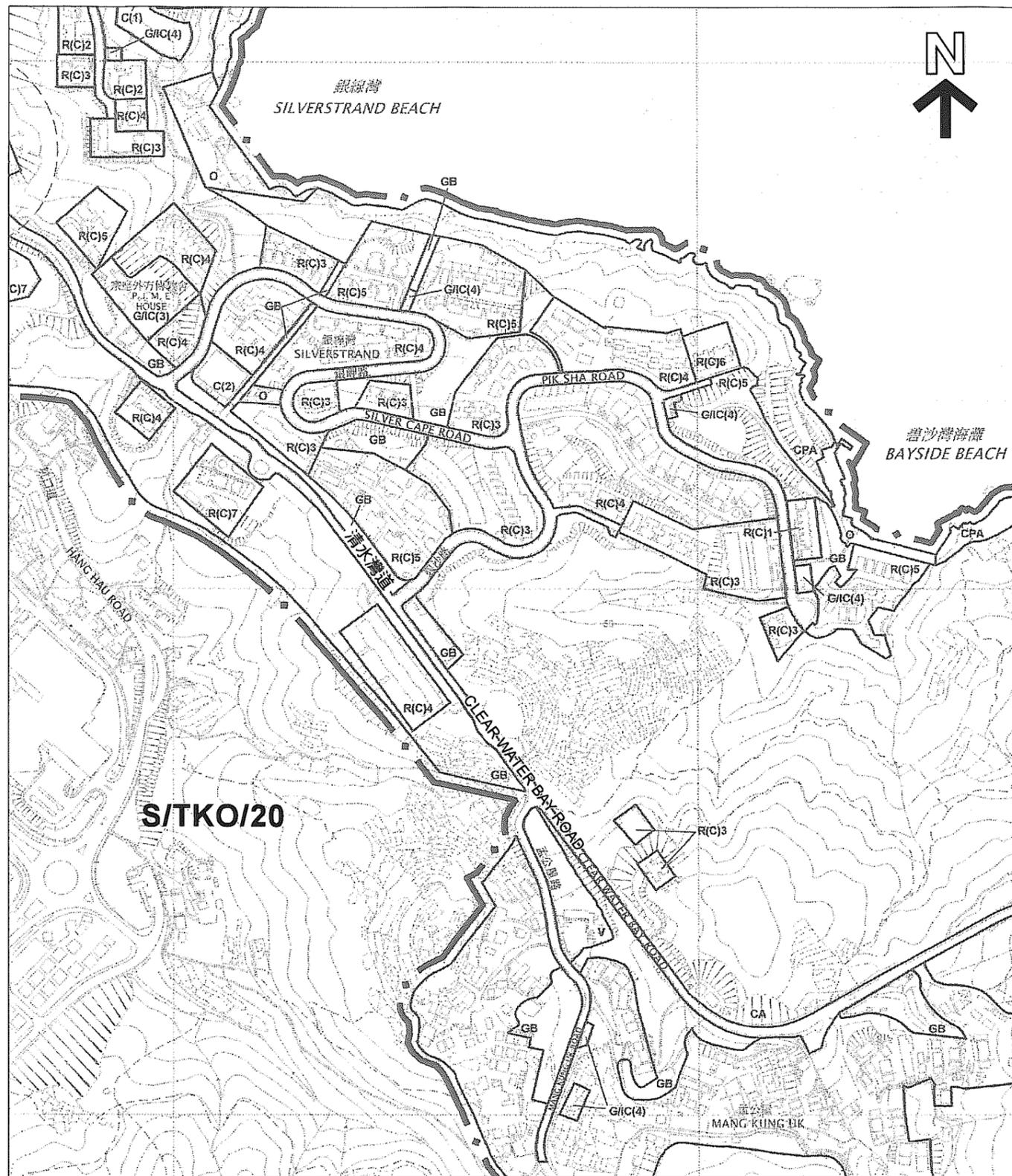
13.1 The Plan provides a broad land-use framework for development control and implementation of planning proposals for the Area. Detailed plans will be prepared as a basis for public works planning and private developments.

13.2 At present, there is no overall programme for the provision of infrastructure within the Area. The implementation process will be gradual and may stretch over a long period depending on the availability of resources. It will be undertaken through the participation of both the public and private sectors.

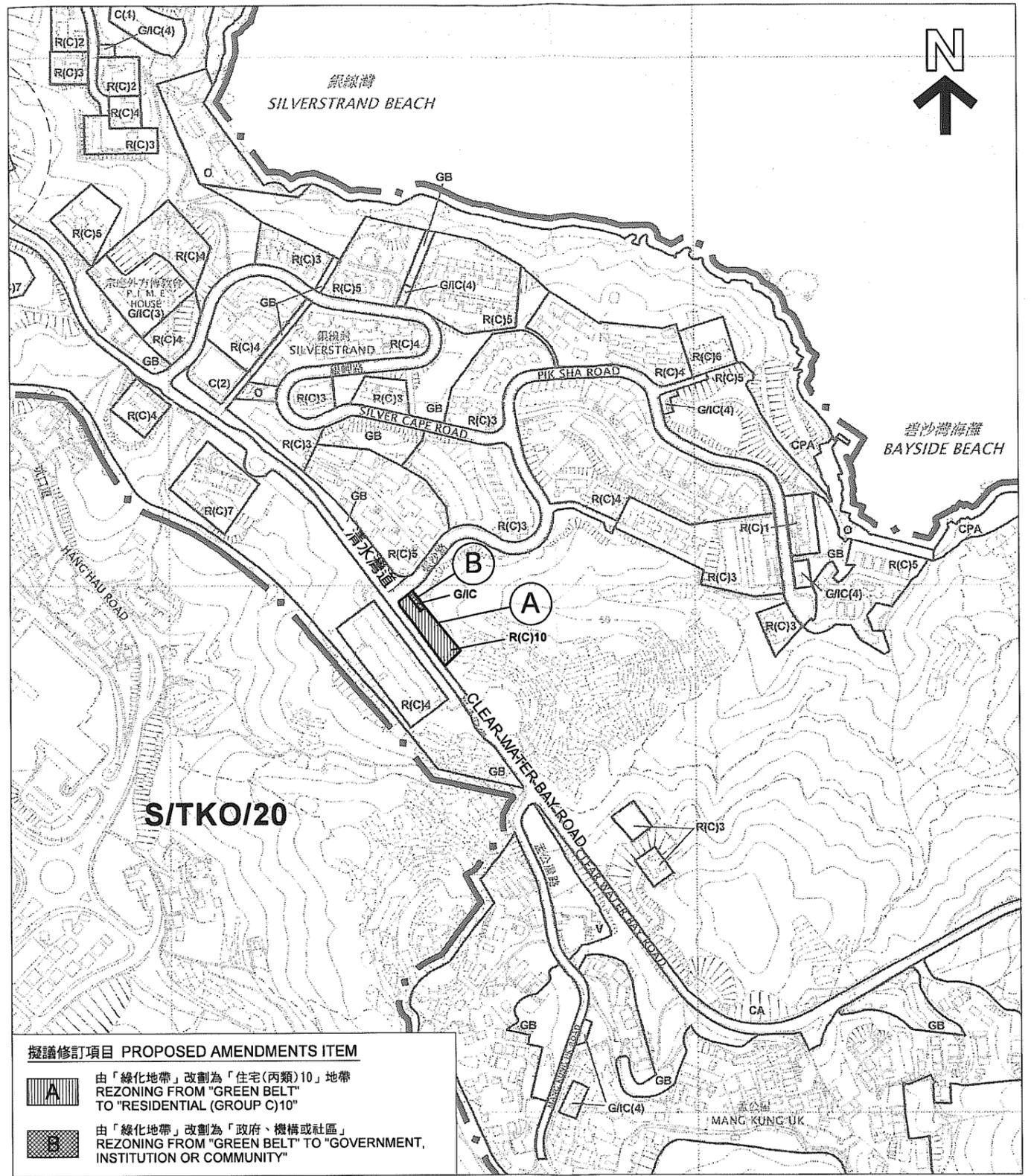
13.3 Roads, utility services installation and public works projects will be implemented through the Public Works Programme, the Rural Public Works Programme, the Port Shelter SMP for Sai Kung and the Local Public Works Improvement Programme subject to priority and resource availability. Private developments will be affected principally through private sector initiatives in accordance with the zoned uses indicated on the Plan, provided that their proposals meet Government requirements.

#### 14. PLANNING CONTROL

- 14.1 The types of permitted developments and uses within the Area are listed in the Notes to the Plan. Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- 14.2 Uses of land or building which were in existence immediately before the first publication in the Gazette of the notice of the draft DPA plan and which are not in compliance with the terms of the Plan may have adverse impact on the environment, drainage and traffic of the Area. Although no action is required to make such use conform to this Plan, any material change of such use or any other development (except minor alteration and/or modification to the development of the land or building in respect of such use which is always permitted) must be always permitted in terms of the Plan or, if permission is required, in accordance with a permission granted by the Board. The Board will consider these applications on their individual merits. Those alteration and/or modification works which may lead to an environmental improvement or upgrading to the Area may be considered favourably by the Board.
- 14.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all relevant planning considerations which may include the departmental plans and guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Technical Services Division of the Planning Department. Application forms and Guidance Notes for planning application can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.
- 14.4 Any development, other than those referred to in paragraph 14.1 above or in conformity with this Plan or with the permission of the Board, undertaken or continued on or after ~~22-3- March~~ 2002 on land included in a plan of the Clear Water Bay Peninsula North DPA, may be subject to enforcement proceedings under the Ordinance. Any diversion of stream, filling of land/pond or excavation of land in the relevant zones on or after the exhibition of the specific plan referred to in the Notes of the relevant zones without the permission from the Board may also be subject to enforcement proceedings.



核准的清水灣半島北分區計劃大綱圖編號S/SK-CWBN/4  
 APPROVED CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN No. S/SK-CWBN/4



**擬議修訂項目 PROPOSED AMENDMENTS ITEM**

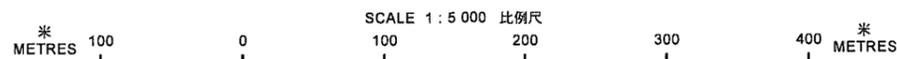
**A** 由「綠化地帶」改劃為「住宅(丙類)10」地帶  
 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)10"

**B** 由「綠化地帶」改劃為「政府、機構或社區」  
 REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"

核准的清水灣半島北分區計劃大綱圖編號S/SK-CWBN/4的擬議修訂  
 PROPOSED AMENDMENTS TO THE APPROVED  
 CLEAR WATER BAY PENINSULA NORTH OUTLINE ZONING PLAN No. S/SK-CWBN/4

**位置圖 LOCATION PLAN**

比較現存地點與擬議修訂項目A地點  
 COMPARISON OF THE EXISTING SITES AND PROPOSED AMENDMENTS ITEM A SITE AND ITEM B SITE



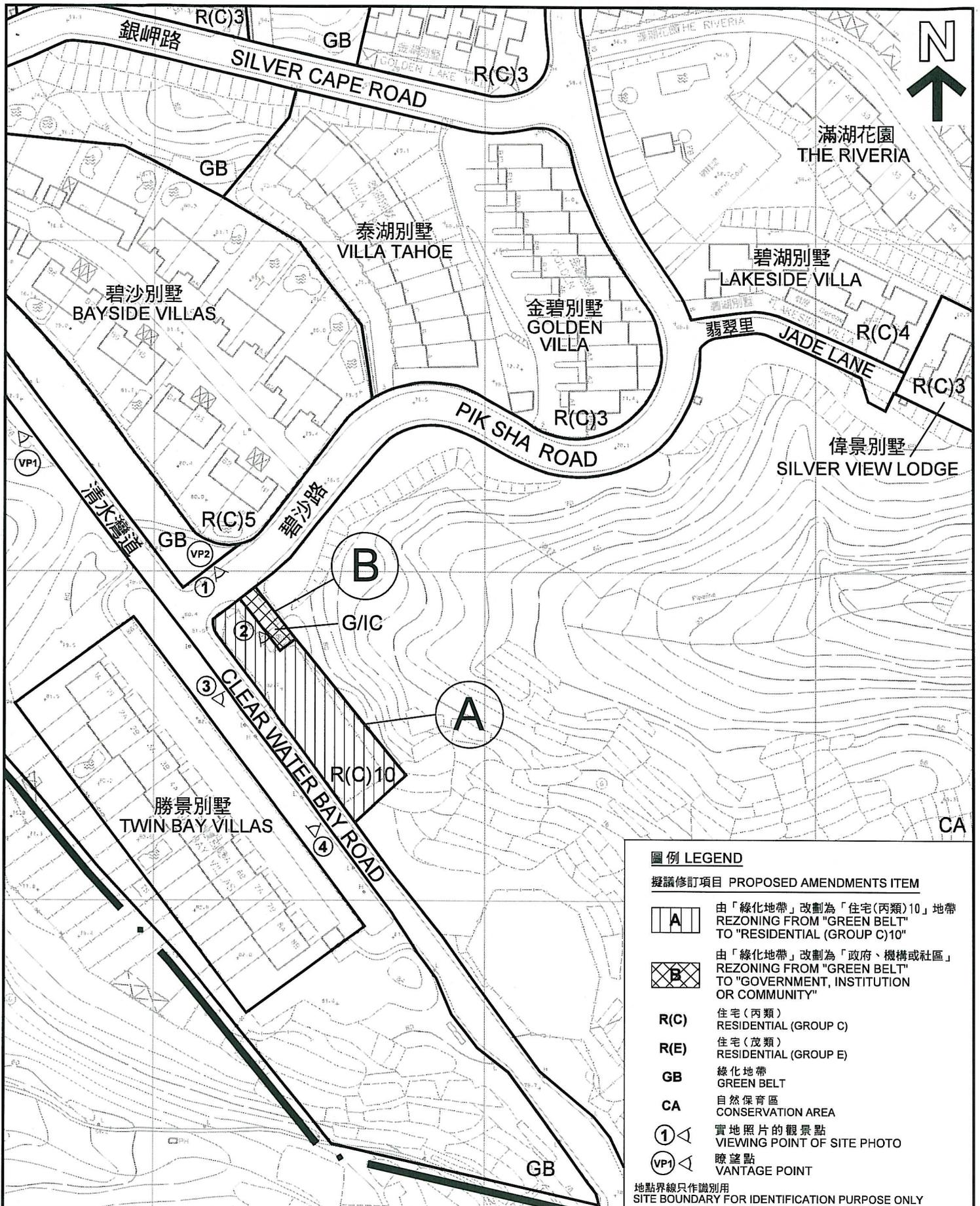
本摘要圖於2013年4月11日擬備，所根據的資料為  
 於2010年7月6日核准的分區計劃大綱圖編號S/SK-CWBN/4  
 EXTRACT PLAN PREPARED ON 11.4.2013 BASED ON  
 OUTLINE ZONING PLAN No. S/SK-CWBN/4 APPROVED ON 6.7.2010

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SK/13/08

圖 PLAN  
 1



**圖例 LEGEND**

**擬議修訂項目 PROPOSED AMENDMENTS ITEM**

	由「綠化地帶」改劃為「住宅(丙類)10」地帶 REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)10"
	由「綠化地帶」改劃為「政府、機構或社區」 REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
<b>R(C)</b>	住宅(丙類) RESIDENTIAL (GROUP C)
<b>R(E)</b>	住宅(戊類) RESIDENTIAL (GROUP E)
<b>GB</b>	綠化地帶 GREEN BELT
<b>CA</b>	自然保育區 CONSERVATION AREA
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
	瞭望點 VANTAGE POINT

地點界線只作識別用  
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**平面圖 SITE PLAN**

清水灣半島北分區計劃大綱核准圖  
編號S/SK-CWBN/4的擬議修訂  
PROPOSED AMENDMENTS TO APPROVED  
CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/4

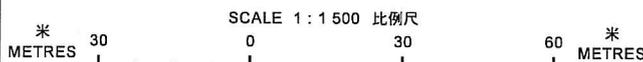
規劃署  
**PLANNING  
DEPARTMENT**

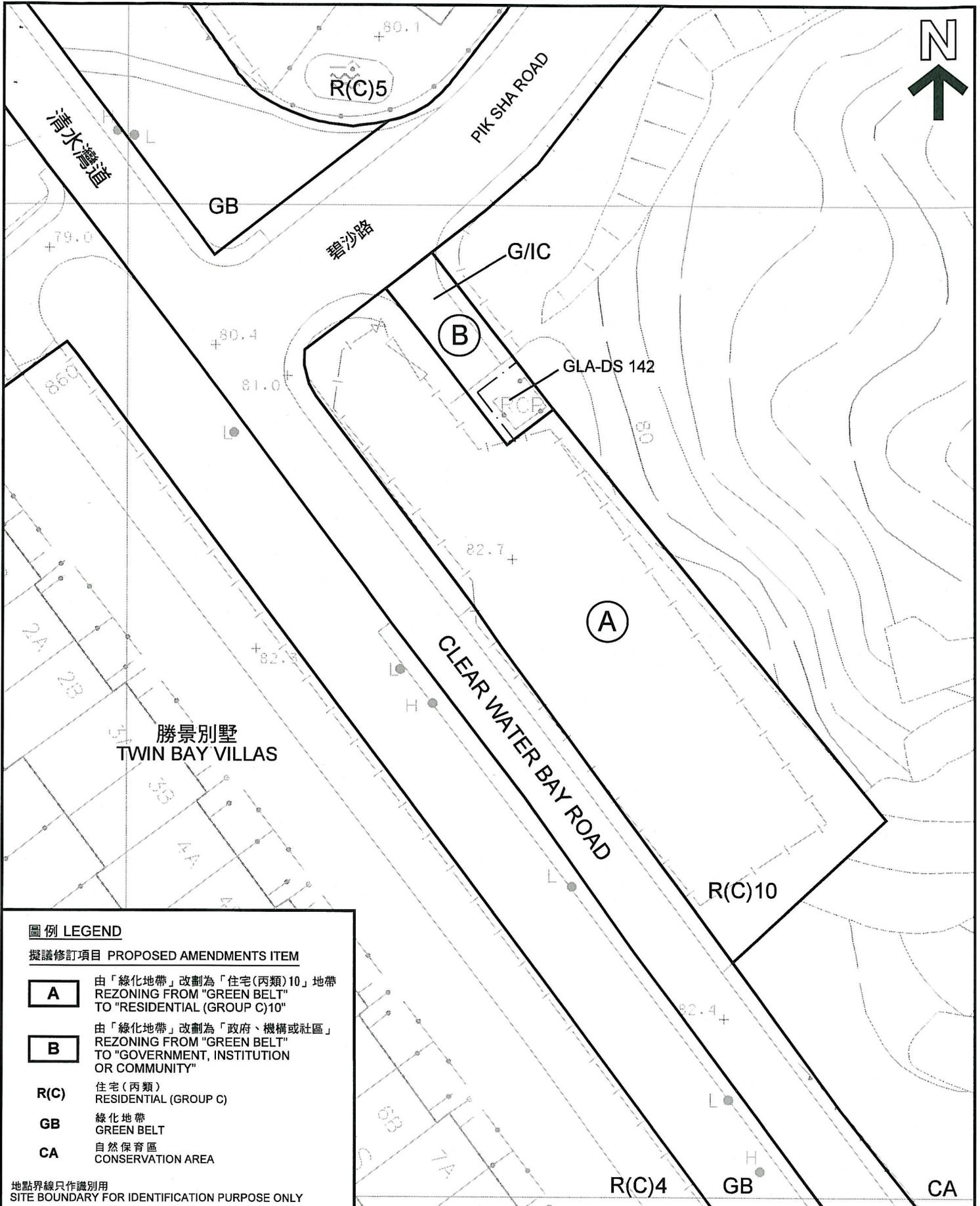


本摘要圖於2013年4月11日擬備，  
所根據的資料為測量圖編號12-NW-16B  
EXTRACT PLAN PREPARED ON 11.4.2013  
BASED ON SURVEY SHEET No. 12-NW-16B

參考編號  
REFERENCE No.  
M/SK/13/08

圖 PLAN  
2a





**圖例 LEGEND**

**擬議修訂項目 PROPOSED AMENDMENTS ITEM**

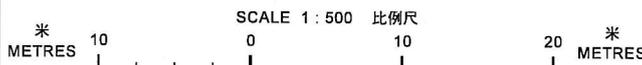
- A** 由「綠化地帶」改劃為「住宅(丙類)10」地帶  
REZONING FROM "GREEN BELT" TO "RESIDENTIAL (GROUP C)10"
- B** 由「綠化地帶」改劃為「政府、機構或社區」  
REZONING FROM "GREEN BELT" TO "GOVERNMENT, INSTITUTION OR COMMUNITY"
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- GB** 綠化地帶  
GREEN BELT
- CA** 自然保育區  
CONSERVATION AREA

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**平面圖 SITE PLAN**

清水灣半島北分區計劃大綱核准圖  
編號S/SK-CWBN/4的擬議修訂  
PROPOSED AMENDMENTS TO APPROVED  
CLEAR WATER BAY PENINSULA NORTH  
OUTLINE ZONING PLAN No. S/SK-CWBN/4

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EXTRACT PLAN PREPARED ON 11.4.2013  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SK/13/08

圖 PLAN  
2b



**圖例 LEGEND**

**擬議修訂項目 PROPOSED AMENDMENTS ITEM**

**A** 由「綠化地帶」改劃為「住宅(丙類)10」地帶  
 REZONING FROM "GREEN BELT"  
 TO "RESIDENTIAL (GROUP C)10"

**B** 由「綠化地帶」改劃為「政府、機構或社區」  
 REZONING FROM "GREEN BELT"  
 TO "GOVERNMENT, INSTITUTION  
 OR COMMUNITY"

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本摘要圖於2013年4月11日擬備，所根據的資料為地政總署於2012年9月28日拍得的航攝照片編號CS39616  
 EXTRACT PLAN PREPARED ON 11.4.2013  
 BASED ON AERIAL PHOTO No. CS39616 TAKEN ON 28.9.2012  
 BY LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

清水灣半島北分區計劃大綱核准圖  
 編號S/SK-CWBN/4的擬議修訂  
 PROPOSED AMENDMENTS TO APPROVED  
 CLEAR WATER BAY PENINSULA NORTH  
 OUTLINE ZONING PLAN No. S/SK-CWBN/4

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SK/13/08

圖 PLAN  
 3

1



攝於2013年2月25日的實地照片  
SITE PHOTO TAKEN ON 25.2.2013

2



攝於2013年3月15日的實地照片  
SITE PHOTO TAKEN ON 15.3.2013

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實地照片 SITE PHOTO

清水灣半島北分區計劃大綱核准圖  
編號S/SK-CWBN/4的擬議修訂  
PROPOSED AMENDMENT TO APPROVED  
CLEAR WATER BAY PENINSULA NORTH  
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DEPARTMENT



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REFERENCE No.  
M/SK/13/08

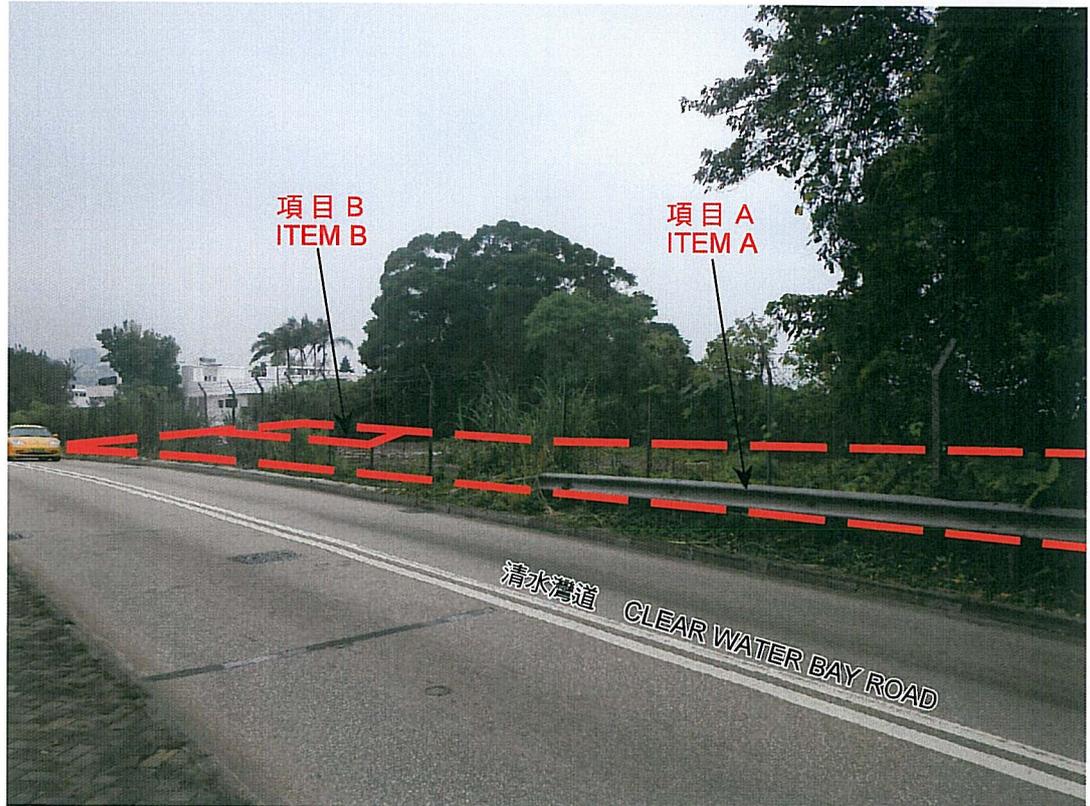
圖 PLAN  
4a

本圖於2013年4月11日擬備  
PLAN PREPARED ON 11.4.2013

3



4



地點界線只作識別用  
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IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

本圖於2013年4月11日擬備，所根據  
的資料為攝於2013年3月15日的實地照片  
PLAN PREPARED ON 11.4.2013  
BASED ON SITE PHOTO TAKEN ON 15.3.2013

清水灣半島北分區計劃大綱核准圖  
編號S/SK-CWBN/4的擬議修訂  
PROPOSED AMENDMENT TO APPROVED  
CLEAR WATER BAY PENINSULA NORTH  
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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/SK/13/08

圖 PLAN  
4b

VP1



現在 EXISTING



擬議 PROPOSED

合成照片 PHOTOMONTAGE

清水灣半島北分區計劃大綱核准圖  
 編號S/SK-CWBN/4的擬議修訂  
 PROPOSED AMENDMENT TO APPROVED  
 CLEAR WATER BAY PENINSULA NORTH  
 OUTLINE ZONING PLAN No. S/SK-CWBN/4

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SK/13/08

圖 PLAN  
 5a

本圖於2013年4月11日擬備，所根據  
 的資料為攝於2013年2月25日的實地照片  
 PLAN PREPARED ON 11.4.2013  
 BASED ON SITE PHOTO TAKEN ON 25.2.2013

VP2



現在 EXISTING



擬議 PROPOSED

合成照片 PHOTOMONTAGE

清水灣半島北分區計劃大綱核准圖  
 編號S/SK-CWBN/4的擬議修訂  
 PROPOSED AMENDMENT TO APPROVED  
 CLEAR WATER BAY PENINSULA NORTH  
 OUTLINE ZONING PLAN No. S/SK-CWBN/4

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 M/SK/13/08

圖 PLAN  
 5b

本圖於2013年4月11日擬備，所根據  
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