

**Minutes of 949<sup>th</sup> Meeting of the  
Town Planning Board held on 11.12.2009**

**[Downgraded on 29.1.2010]**

**Agenda Item 8**

[Closed Meeting]

Proposed Amendments to the Draft Clear Water Bay North Outline Zoning Plan No. S/SK-CWBN/1 Arising from the Reconsideration of Objection No. 1  
(TPB Paper No. 8457)

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[The meeting was conducted in Cantonese.]

1. Mr. Edmund K.H. Leung, owning a property in the vicinity of the area, had declared interests on this item. Members noted that Mr. Edmund K.H. Leung had already left the meeting.

2. The following representatives of the Government were invited to the meeting at this point:

Mr. Alfred Lau - District Planning Officer/Sai Kung and Islands  
(DPO/SKIs), Planning Department (PlanD)

Ms. Ann Wong - Senior Town Planner/Sai Kung, PlanD

3. The Chairman extended a welcome and then invited Ms. Ann Wong to brief Members on the background to the Paper. Before starting off, Ms Wong rectified a typo in the last sentence of para. 3.1 of the Paper and said that the percentages of private and government land for the “Government, Institution or Community (6)” (“G/IC(6)”) zone

should be amended from “68% private land and 32% Government land” to “74% private land and 26% Government land”.

4. With the aid of the Powerpoint presentation, Ms. Ann Wong presented the application and covered the following main points as detailed in the Paper:

*Background*

- (a) on 31.7.2009, the Board gave reconsideration to Objection No. 1 to the draft OZP No. S/SK-CWBN/1 under section 6(6) of the pre-amended Town Planning Ordinance (the pre-amended Ordinance) in response to the judgment of the Court of First Instance on 6.11.2007;
- (b) of the two options submitted by the Objector, the Board decided not to uphold Option One, i.e. to rezone the Objection Sites from “Conservation Area” (“CA”) to “Residential (Group C)3”, “Village Type Development” and “Residential (Group C)6”, but to partially uphold Option Two i.e. to rezone the Objection Sites 1 and 3 for private hospital and staff quarters development. It was also agreed that the zoning boundary should basically follow the private landholding of the Objector. In pursuance of the Board’s decision, Objection Sites 1 (subject to the above-mentioned boundary adjustment) and 3 should be rezoned from “CA” to “G/IC(5)” and “G/IC(6)” respectively with amendments to the OZP Notes as set out in Appendix XI of the TPB paper No.8367. Furthermore, the Board decided not to rezone Site 2 of Option Two from “CA” to “Green Belt” (“GB”) to form an ancillary garden for the private hospital;

*Proposed Site Boundary for “G/IC(5)” and “G/IC(6)” zones*

- (c) taking into account private landholding and rationalization of non-alienable/intervening Government land including the decked over stream course, it was proposed that the site boundary for “G/IC(5)” and “G/IC(6)” zones be revised to about 9,832m<sup>2</sup> (80% private land and

20% Government land) and 2,943m<sup>2</sup> (74% private land and 26% Government land) respectively as shown on Plan 1 of the Paper;

- (d) the District Lands Officer/Sai Kung had no particular comments on the proposed amendments to the Objection Sites which comprised mainly private agricultural lots intermingled with some Government land. However, land exchange would be required to effect the proposed private hospital and staff quarters development should the proposed amendments be approved by the Board;

*Proposed OZP Amendments*

- (e) the proposed amendments to the OZP and Notes included:
  - (i) the rezoning of a site between Clear Water Bay Road and Pik Shui Sun Tsuen from “CA” to “G/IC(5)” (Item A1 of Annex C of the Paper); and a site between University Road and the Staff Quarters of Hong Kong University of Science and Technology from “CA” to “G/IC(6)” (Item A2 of Annex C of the Paper); and
  - (ii) incorporation of the Notes for the “G/IC(5)” and “G/IC(6)” zones; and
- (f) the Explanatory Statements (ES) of the draft OZP were also revised taking into account the above proposed amendments and the latest circumstances.

5. After deliberation, the Board agreed:

- (a) that the proposed amendments to the draft Clear Water Bay Peninsula North OZP No. S/SK-CWBN/1 as shown on Amendment Plan No. O/S/SK-CWBN/1-A1 and the draft Notes respectively at Annexes C and D of the Paper were suitable for notification under s.6(7) of the Ordinance;
- (b) to adopt the proposed amendments to the ES of the draft Clear Water

Bay Peninsula North OZP No. S/SK-CWBN/1 in relation to Amendment Plan No. O/S/SK-CWBN/1-A1 at Annex E of the Paper and that it should be attached to Annexes C and D of the Paper for notification under s.6(7) of the Ordinance; and

- (c) the suggested form of notification of the proposed amendments as set out in paragraph 6 of the Paper.