

**Draft Clear Water Bay Peninsula South  
Outline Zoning Plan No. S/SK-CWBS/B**

**1. Purpose**

This Paper is to brief Members on the contents of the Draft Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/B (**Appendix I**) and to seek their comments thereof.

**2. Background**

The draft Clear Water Bay Peninsula South Outline Zoning Plan (the Plan) is prepared to replace the current Clear Water Bay Peninsula South Development Permission Area (DPA) Plan No. DPA/SK-CWBS/2 so as to maintain statutory planning control over the Clear Water Bay Peninsula South area (the Area). Taking this opportunity, a comprehensive review has also been undertaken on the land use zonings of the Area. The draft Plan was submitted to the Town Planning Board (the Board) for consideration on 11.3.2005. The Board agreed that other than a minor proposed amendment, land use zonings of the Area should generally follow those earmarked on the DPA Plan. Details of the proposed revision is elaborated in paragraph 6.1 below.

**3. The Planning Scheme Area**

The Plan covers an area of about 425 hectares, bound in the west and northeast by Clear Water Bay Country Park, which also serves to separate the Area from Tseung Kwan O New Town. The Area is sea-bound on three sides, with Sheung Sze Wan to the north, Clear Water Bay to the east and Tai Miu Wan to the south-west (**Plan 1**).

**4. The Existing Situations**

4.1 Endowed with a scenic view, the Area is a connecting point where visitors to Clear Water Bay Country Park must pass through. It also includes two main beaches, i.e. the Clear Water Bay First and Second Beaches, with the latter being the most popular bathing beach in Sai Kung. The Area is therefore a hit spot for land-based and shore-based recreational activities. Moreover, at its southern tip is a privately owned Clear Water Bay Golf and Country Club, including a marina, a golf course and other sports facilities open to club members.

4.2 While environmental and ecological factors, and other local development requirements must be considered, the future development of the Area is also constrained by the traffic capacity of Clear Water Bay Road and the capacity of other

infrastructures. With a relatively high demand for Small House sites, it is therefore necessary to consolidate both the village and other residential developments so as to avoid causing undesirable disturbance to the natural environment and overtaxing the limited infrastructure.

- 4.3 According to the 2001 Census, the population of the Area was about 2 850 persons. It is estimated that the planned population of the Area would be about 7 300 persons, mainly attributed to future village expansion.

## **5. Planning Intention**

- 5.1 The general planning intention of the Area is to protect its natural landscape and rural character by conserving the ecologically sensitive areas such as undisturbed woodland and natural coastlines.
- 5.2 Apart from concentrating village developments around the existing villages for a more orderly development pattern, and for economic and efficient use of land, infrastructure and services, residential developments are mostly confined to the already established areas to avoid overtaxing the limited infrastructure in the Area and preserve the low-density and low-rise character of the Area.
- 5.3 Moreover, apart from protecting the scenic quality of the Area, efforts are made to provide facilities for land-based and shore-based recreational activities, so as to further bring out the potential of the Area for recreational development.

## **6. Land-use Zoning Proposals**

- 6.1 A piece of land at the junction of Tai Au Mun Road and Po Toi O Chuen Road (about 220m<sup>2</sup>) had been hard paved and used for car parking before the gazettal of the draft DPA on 26.7.2002. Subsequently, in response to the requests of local residents and the Commissioner for Tourism, a public car park has been constructed there for the convenience of locals and tourists. Since the site only occupies a small area with limited conservation value, it is therefore proposed to rezone the area from "Conservation Area" to "Road" to reflect the actual situation. Except for this proposed amendment, all other land uses and development constraints of the Area are formulated in accordance with the land use proposals in the current DPA Plan.
- 6.2 The "Village Type Development" Zone (about 36.81 hectares) includes the five recognized villages in the Area, namely Ha Yeung (including Mau Po, Siu Hang Hau and Leung Fai Tin), Sheung Sze Wan, Tai Hang Hau, Tai Wan Tau (including Tai Au Mun and Tsiu Wo) and Po Toi O, and areas which are considered suitable for expansion of these villages. Ha Yeung New Village is also zoned "Village Type Development" to retain the existing village character. The boundaries of this zone are drawn up with regard to the natural environment, physical landform, existing settlement, land status, availability of emergency vehicular access (EVA) and other site constraints infrastructure. The number of sites available in this zone for Small House developments have been reviewed and sufficient land in to cope with the

estimated Small House demand for the next 10 years has been reserved. In this regard, the boundaries for the "Village Type Development" Zone on the DPA Plan are suggested to be retained.

- 6.3 The "Residential (Group C)" Zone (about 0.19 hectares) mainly covers two single dwellings fronting Clear Water Bay Road to the north-east of Tai Wan Tau. This zone is intended for control of their future redevelopment plans, thereby retaining the existing character and intensity of the residential developments to blend in with the surrounding natural environment and rural character and to avoid overtaxing the limited infrastructure in the Area.
- 6.4 The "Government, Institution or Community" Zone (about 2.35 hectares) mainly includes homes for the aged, a monastery, a refuse collection point, a public toilet and a sewage treatment plant. The planning intention of this zone is to designate land for government, institution or community facilities to serve the needs of local residents and visiting tourists.
- 6.5 The "Open Space" Zone (about 2.38 hectares) covers two gazetted beaches, namely the Clear Water Bay First and Second Beaches, an open square in front of Tin Hau Temple and a local open space near Po Toi O Village. This zone is intended for the provision of open-air space to serve the recreational needs of local residents and visiting tourists.
- 6.6 The "Recreation" Zone (about 0.53 hectares) includes a land for shore-based recreational and related uses near the beaches of Clear Water Bay and Sheung Sze Wan. This zone is intended to designate existing recreational land and identify suitable locations for development of recreational facilities and related uses.
- 6.7 The Clearwater Bay Golf and Country Club and the pier are zoned "Other Specified Uses" (about 120.68 hectares).
- 6.8 The "Green Belt" Zone (about 28.04 hectares) is intended to prevent development from encroaching upon steep hill slopes and densely vegetated areas, thereby enhancing the protection of natural landscape and the preservation of rural character, as well as providing land for recreational activities in rural areas. The "Conservation Area" Zone (about 189.82 hectares) is intended to protect the existing natural features and landscape quality. This zone is also intended to protect the sensitive natural system within the area of Country Park and adjoining areas from damage by development. The "Coastal Protection Area" Zone (about 35.60 hectares) is intended to retain the natural coastlines, coastal features and coastal ecology, to protect the natural scenic features, and to avoid uncontrolled coastal developments. There is a general presumption against development within the above three zones.
- 6.9 Detailed land use zoning proposals are described in Section 9 of the Explanatory Statement of the draft OZP Plan (**Appendix III**).

7. **Consultation**

All those collected comments and suggestions will be reported back to the Board. Prior to exhibiting the Plan for public inspection, the Board will first consider the views of Members and the Hang Hau Rural Committee.

8. **Attachments**

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| <b>Plan 1</b>       | Location Plan for Clear Water Bay Peninsula South  |
| <b>Appendix I</b>   | The draft Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/B                          |
| <b>Appendix II</b>  | Notes of the draft Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/B                 |
| <b>Appendix III</b> | Explanatory Statement of the draft Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/B |

**SAI KUNG AND SHA TIN DISTRICT PLANNING OFFICE  
PLANNING DEPARTMENT  
APRIL 2005**



**DRAFT CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/B**

(Being a 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).

**DRAFT CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/B**

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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.

Remarks

(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 a maximum plot ratio of 0.5, a maximum site coverage of 25%, and a maximum building height of 9m and 3 storeys including carport 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) 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, or 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.

Remarks

(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 Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution Research, Design and Development Centre Rural Committee/Village Office School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade	Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Columbarium Correctional Institution Crematorium Driving School Eating Place (not elsewhere specified) Flat Funeral Facility 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) Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) Residential Institution Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo

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.

Remarks

(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 development permission area plan, whichever is the greater :

<b>Sub-areas</b>	<b>Number of Storeys</b>	<b>Building Height</b>
G/IC(1)	4 Storeys	12.50m
G/IC(2)	-	10.67m
G/IC(3)	2 Storeys	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.

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 Promenade 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.

RECREATION

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 Field Study/Education/Visitor Centre Government Use (Police Reporting Centre only) Holiday Camp On-Farm Domestic Structure Picnic Area Place of Recreation, Sports or Culture Public Convenience Rural Committee/Village Office Tent Camping Ground	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Eating Place Flat Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad 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) Marina Pier Place of Entertainment Private Club Public Utility Installation Public Vehicle Park (excluding container vehicle) Religious Institution Residential Institution Shop and Services Theme Park Utility Installation for Private Project Zoo

Planning Intention

This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

Remarks

(Please see next page)

RECREATION (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 a maximum building height of 5m with 1 storey 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 plot ratio and 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.

OTHER SPECIFIED USES

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 'Sports and Recreation Club and Marina' only

Golf Course	Eating Place
Marina	Government Refuse Collection Point
Marine Fuelling Station	Government Use (not elsewhere specified)
Pier	Public Utility Installation
Place of Recreation, Sports or Culture	Public Vehicle Park
Private Club	(excluding container vehicle)
	Religious Institution
	Residential Institution
	Shop and Services
	Social Welfare Facilities
	Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the sport and recreation club and marina development.

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 total building area of 13,934m<sup>2</sup> and the building height as specified for each sub-area 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 development permission area plan, whichever is the greater :

Sub-areas	Number of Storeys	Building Height
Area (a)	2 Storeys	10.67m
Area (b)	1 Storey	6.00m

- (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.

OTHER SPECIFIED USES

Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

For 'Pier' only

As specified on the Plan

Government Use  
 Marine Fuelling Station  
 Public Utility Installation  
 Utility Installation for Private Project

Planning Intention

This zone is intended primarily for pier development serving the needs of the community.

Remarks

Kiosks not greater than 10m<sup>2</sup> each in area and not more than 10 in number for uses as retail shop and service trades are considered as ancillary to "Pier" use.

**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 Country Park 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 Golf Course Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad 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.

**Remarks**

(Please see next page)

**GREEN BELT** (cont'd)

Remark

Any diversion of stream, filling of land/pond or excavation of land necessary 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.

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) Holiday Camp 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.

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, filling of land/pond or excavation of land necessary 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.

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.

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, filling of land/pond or excavation of land necessary 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.

DRAFT CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/B

EXPLANATORY STATEMENT

**DRAFT CLEAR WATER BAY PENINSULA SOUTH**  
**OUTLINE ZONING PLAN NO. S/SK-CWBS/B**

**EXPLANATORY STATEMENT**

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**DRAFT CLEAR WATER BAY PENINSULA SOUTH  
OUTLINE ZONING PLAN NO. S/SK-CWBS/B**

(Being a 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 draft Clear Water Bay Peninsula South Outline Zoning Plan (OZP) No. S/SK-CWBS/B. 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 South OZP was previously included in the draft Clear Water Bay Peninsula South Development Permission Area (DPA) Plan No. DPA/SK-CWBS/1, which was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance) on 26.7.2002.

2.2 On 17.6.2003, the Chief Executive in Council approved the draft Clear Water Bay Peninsula South DPA Plan under section 9(1)a of the Ordinance. Upon approval, the DPA Plan was renumbered as DPA/SK-CWBS/2. On 27.6.2003, the approved Clear Water Bay Peninsula South DPA Plan No. DPA/SK-CWBS/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 South DPA Plan would only be effective for a period of three years. Under the power delegated by the Chief Executive, the Secretary for Housing, Planning and Lands directed the Board on 19.3.2004, under section 3(1)(a) of the Ordinance, to prepare an OZP for the Clear Water Bay Peninsula South area.

2.4 On x.x.xxxx, the draft Clear Water Bay Peninsula South OZP No. S/SK-CWBS/1 (the Plan) 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 South area so that development and redevelopment within the Area can be put under statutory planning control. It also provides the

planning framework for preparing more detailed non-statutory plans, which form 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 boundaries between the land-use zones may be subject to minor adjustments as detailed planning proceeds.

#### 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 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 425ha, is located to the east of Tseung Kwan O (TKO) New Town and is separated from it by prominent mountain ridges at Ha Yeung Shan, High Junk Peak and Tin Ha Shan within the Clear Water Bay Country Park. The northern part of the Area matches with those of the draft Clear Water Bay Peninsula North Outline Zoning Plan No. S/SK-CWBN/1. It is bounded by Sheung Sze Wan in the north, Clear Water Bay Country Park in the west and north-east, Clear Water Bay in the east and Tai Miu Wan in the south-west. Clear Water Bay Road provides the main access to the Sai Kung Town, TKO New Town and East Kowloon.
- 5.2 The Area, comprising densely vegetated uplands and long stretch of scenic coastlines in close proximity to the Clear Water Bay Country Park, has unique attraction for both land-based and shore-based recreation serving territorial needs. Access to the country trails and popular spots of the Clear Water Bay Country Park, such as the look out and kite flying point at Tai Hang Tun, is via the Area. There are also two gazetted beaches i.e. the Clear Water Bay First and Second Beaches. The latter is the most popular bathing beach in Sai Kung. Clear Water Bay and Po Toi O are favourite anchored points for pleasure boats. The Clearwater Bay Golf and Country Club in the southern tip of the Peninsula includes a marina, a golf course and other sports facilities open to the club members.

## 6. POPULATION

According to the 2001 Census, the population of the Area was about 2 850 persons, mainly concentrated in the recognized villages as well as other village settlements. It is estimated that the planned population of the Area would be about 7 300 persons, mainly attributed to village expansion.

## 7. OPPORTUNITIES AND CONSTRAINTS

### 7.1 Opportunities

#### 7.1.1 Conservation Potential

The Area commands a prominent location at the south-eastern most part of Hong Kong overlooking Clear Water Bay. Comprising high quality landscape and natural habitats, the Area is one of the significant areas in Hong Kong worthy of conservation. The rocky coastlines are unique scenic features and natural assets which merit special protection. They also serve as natural buffers which would protect ecologically sensitive areas from encroachment by development. A variety of wildlife species including wild boars, bats, stray monkeys and pythons have been reported in the Area. These natural features serve as a counter balance to the developments in the surrounding area. They should be protected against encroachment and visual intrusion brought by developments.

#### 7.1.2 Recreational and Nature Education Potential

The Area, comprising vegetated uplands and scenic coastlines and in close proximity to Clear Water Bay Country Park has high potential for both shore-based and land-based recreational activities. The long stretch of coastlines extending from Tai Hang Tun in the east to Fat Tong Kok in the south and Tai Miu Wan in the west offers unparalleled opportunities for shore-based recreational facilities. The Area includes two popular gazetted beaches of Clear Water Bay First and Second Beaches. Popular anchored points for pleasure boats at Clear Water Bay and Po Toi O and a marina in the Clearwater Bay Golf and Country Club. The Clearwater Bay Golf and Country Club, a private recreation club in the southern part of the Peninsula is a prominent land-based attraction. It provides a golf course, tennis courts, clubhouse, restaurants, swimming pools and other facilities for its members.

### 7.2 Constraints

#### 7.2.1 Road Access

Clear Water Bay Road connecting the Area to the East Kowloon, TKO New Town and Sai Kung Town is a single two-lane carriageway. With the increase in village houses, normal weekday

trips to and from the Area by commuters have gradually increased. The development of TKO New Town has attracted more weekend and seasonal trips for recreational purposes. Tai Au Mun Road and Lung Ha Wan Road are single two-lane roads providing connection from Clear Water Bay Road to a large part of the Area in the south and north-east respectively. Accesses to individual villages in the Area are mostly substandard, narrow and steep.

#### 7.2.2 Limited Infrastructure Support

Public sewerage system is not available in the Area. At present, septic tanks and soakaway pits are generally used in traditional villages. They would only satisfy the requirements of individual dispersed plots and is a potential cause of pollution through leakage and overflow, adversely affecting the local drains and watercourses. There is no planned drainage improvement scheme for the Area. Developments in the Area should include proposals to discharge effectively any increased runoff without imposing adverse drainage impact on the surrounding area.

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

Provision of some Government, institution and community (GIC) facilities, such as primary and secondary schools, 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 met by TKO New Town.

#### 7.2.4 Geotechnical Aspect

A large proportion of the undeveloped land covered by the Plan consists of steep natural hillslopes. Such sites may be subject to natural terrain landslide hazards. In order to ensure safety of future development in these areas, assessments of terrain hazards will need to be undertaken in connection with any building proposals.

#### 7.2.5 Burial Grounds

Four sites are designated burial grounds for indigenous villagers. They are located to the east of Tai Hang Hau, to the south of Leung Fai Tin, to the north of Tai Wan Tau and to the east of Po Toi O. All of them are not suitable for development.

#### 7.2.6 Fish Culture Zone

Gazetted fish culture zone is located in the waters around Po Toi O. Any new development should not affect the water quality of the fish culture zone.

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 intensities.
- 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 regard, the Plan has reserved sufficient land for such development in the Area.
- 8.4 The Area plays an important role in catering for land-based and shore-based recreational needs. The setting will be suitably protected at planned locations in order to preserve their scenic quality and potential as countryside recreation and watersports centres.

9. LAND USE ZONINGS

- 9.1 Residential (Group C) ("R(C)") : Total Area 0.19 ha
- 9.1.1 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 Board. The existing character and intensity of the developments are maintained so as to blend in with the surrounding natural environment and rural character and to avoid overtaxing the limited infrastructure. Development in this zone is restricted to a maximum plot ratio (PR) of 0.5, a maximum site coverage (SC) of 25% and a building height not exceeding 9m and 3 storeys including carport, or the plot ratio, site coverage and height of the existing building(s), whichever is the greater.
- 9.1.2 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the PR, SC and building height restrictions stated in paragraph 9.1.1 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.1.3 Two single dwellings fronting Clear Water Bay Road to the north-east of Tai Wan Tau are under this zoning.

9.2 Village Type Development ("V") : Total Area 36.81 ha

- 9.2.1 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.
- 9.2.2 Development on land zoned "V", except otherwise specified, is subject to a maximum building height of 3 storeys (8.23m), or the height of the existing building(s), whichever is the greater.
- 9.2.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in paragraph 9.2.2 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.
- 9.2.4 This zone includes the five recognised villages in the Area, namely Ha Yeung (including Mau Po, Siu Hang Hau and Leung Fai Tin), Sheung Sze Wan, Tai Hang Hau, Tai Wan Tau (including Tai Au Mun and Tsiu Wo) and Po Toi O, and areas which are considered suitable for expansion of these villages. Another village settlement, namely Ha Yeung New Village, and some residential lots around the villages are also zoned "V" to retain the existing village character. 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 (EVA) provision and other site constraints. Sufficient land has been reserved within the zone to cope with the estimated Small House demand up to 2013.
- 9.2.5 In order to protect the natural coastline along the "V" zone in Sheung Sze Wan, special attention should be paid in the planning and allocation of Small Houses to ensure that adequate buffer would be preserved between the Small House developments and the high water mark. No Small House development should be allowed within the buffer area. Moreover, some areas zoned "V" are adjacent to steep natural terrain and may be affected by natural terrain hazards. New Small House development in these areas may be required to carry out a natural terrain hazard study and provision of necessary hazard mitigation measures.

9.2.6 The "V" zone of Tai Wan Tau Village is embraced by steep slopes with dense mature trees and at present has no vehicular access. An EVA is required for major development within this "V" zone. An EVA proposal and other technical assessments to address the infrastructure and other development constraints in the area should be submitted to the satisfaction of relevant Government departments for any application for grant of land for major Small House developments.

9.3 Government, Institution or Community ("G/IC") : Total Area 2.35 ha

- 9.3.1 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.
- 9.3.2 To maintain the existing and committed scale of development, this zone is sub-divided into three sub-areas with variations in maximum building heights. Four sites located to the east of Lung Ha Wan Road are under this zoning. The site of a Home for the Aged owned by Cham Shan Monastery Ltd. in the "G/IC(1)" sub-area is subject to a maximum building height not exceeding 12.50m with 4 storeys to reflect an approved redevelopment scheme. The Cham Shan Monastery sites in the "G/IC(2)" sub-area are subject to a maximum building height not exceeding 10.67m. The Tz'u Te Home for the Aged in the "G/IC(3)" sub-area is subject to a maximum building height not exceeding 7.62m with 2 storeys.
- 9.3.3 Other existing GIC uses include the Tai O Mun Store Beaches with a refuse collection point and a public toilet at the junction of Clear Water Bay Road and Lung Ha Wan Road, the sewage treatment plant and refuse collection point to the immediate west and north respectively of the public car park of Clear Water Bay Second Beach, and Tin Hau Temple to the west of the Clearwater Bay Golf and Country Club. They are within the "G/IC(3)" sub-area subject to a maximum building height of 7.62m with 2 storeys.
- 9.3.4 To preserve the existing amenity and character, no development or redevelopment on land under this zoning should exceed the building height restrictions set out in paragraphs 9.3.2 and 9.3.3 above or the height of the existing building(s), whichever is the greater. To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in paragraphs 9.3.2 and 9.3.3 may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.4 Open Space ("O") : Total Area 2.38 ha

- 9.4.1 This zone is intended primarily for the provision of outdoor public open-air space for active and/or passive recreational uses serving the needs of local residents as well as the general public.
- 9.4.2 Two gazetted beaches, namely the Clear Water Bay First and Second Beaches, together with their ancillary facilities have been zoned "O" for beach and beach-related facilities. Other sites within the "O" zones include an open square in front of Tin Hau Temple and a local open space near Po Toi O Village.

9.5 Recreation ("REC") : Total Area 0.53 ha

- 9.5.1 This zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.
- 9.5.2 There are two sites under this zoning. A piece of land to the immediate north of Clear Water Bay First Beach is occupied by the Clear Water Bay Winter Swimming Recreation Centre and a swimming pavilion providing facilities such as changing rooms and refreshment kiosk. Another site to the north-west of the beach in Sheung Sze Wan is also zoned "REC" for complementary and compatible shore-based recreational and related uses near the beach. Development in this site should pay due regard to the natural setting and ecologically sensitive nature of the beach area. The recreation development is restricted to a maximum building height not exceeding 5m with 1 storey, or the height of the existing building(s) including structure(s), whichever is the greater.
- 9.5.3 To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in paragraph 9.5.1 above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

9.6 Other Specified Uses ("OU") : Total Area 120.68 ha

This zone covers land annotated for the following specific uses :

9.6.1 Sports and Recreation Club and Marina

- (i) A large piece of land in the southern tip of the Area occupied by the Clearwater Bay Golf and Country Club is zoned "OU" annotated "Sports and Recreation Club and Marina". This zone is intended primarily for the sport and recreation club and marina development. To avoid visual intrusion at this prominent coastal location and overtaking the existing road

connection and infrastructure, the existing and committed scale of development should be retained and development within the site is subject to maximum total building area of 13,935m<sup>2</sup>. The site is sub-divided into two areas in respect of the building height restrictions. Area (a) comprising the main clubhouse, marina clubhouse and golf annex is subject to a maximum building height including structure not exceeding 10.67m with 2 storeys. Area (b) for the golf course, marina and other ancillary facilities is subject to a maximum building height including structure not exceeding 6m with 1 storey. Any development or redevelopment should not exceed the building height restrictions or the height of the existing building(s) including structure(s), whichever is the greater.

- (ii) To provide flexibility for innovative design adapted to the characteristics of particular sites, minor relaxation of the building height restriction stated in paragraph 9.6.1 (i) above may be considered by the Board through the planning permission system. Each proposal will be considered on its individual planning merits.

#### 9.6.2 Pier

This zone is intended primarily for pier development serving the needs of the community. The existing piers at Po Toi O Village and in front of Tin Hau Temple in Tai Miu Wan are within this zone.

#### 9.7 Green Belt ("GB") : Total Area 28.04 ha

- 9.7.1 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 in this zone will be strictly controlled. Development proposals will be considered by the Board on individual merits taking into account the relevant Town Planning Board Guidelines.
- 9.7.2 The sites zoned "GB" include the densely vegetated areas which are mainly scattered around the village settlements, a strip of cut slopes along the western side of Tai Au Mun Road, and the landscaped area adjoining the single dwelling in the eastern end of the Area. These "GB" zones are generally covered by natural vegetation and provide a buffer between the development and conservation areas or Country Park areas. Another "GB" to the north-east of Ha Yeung New Village is a piece of private land under Block Government lease currently used as car park.

#### 9.8 Conservation Area ("CA") : Total Area 189.82 ha

- 9.8.1 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.

- 9.8.2 The natural slopes and hills sandwiched between Sheung Sze Wan and Ha Yeung, to the east of Tai Hang Hau, to the south of Mau Po and around Tsiu Wo and Tai Wan Tau are extension of the surrounding ranges comprising mature woodland with a diversity of native species. A 'fung-shui' wood comprising mature trees is located to the further north-east of Tai Wan Tau Village. These areas are zoned "CA" for the preservation of natural features and the well-structured woodland.
- 9.8.3 Areas adjoining the Clear Water Bay Country Park around Clear Water Bay Road in the west and around Tai Hang Tuk and Tai Hang Tun in the east are zoned "CA" to safeguard the well-vegetated and undisturbed hillslopes extending from the Country Park. They also provide a buffer for the sensitive natural system in the Country Park.
- 9.8.4 Areas around Po Keng Teng to the south-east of Clearwater Bay Golf and Country Club are also designated as "CA" to safeguard the natural topographical features near the coast overlooking the open sea.

9.9 Coastal Protection Area ("CPA") : Total Area 35.60 ha

- 9.9.1 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.
- 9.9.2 "CPA" zones are designated along the coastline running from Tai Hang Tun in the east to Fat Tong Kok in the south and Tai Miu Wan in the south-west where rocky cliffs and reef, flat rocks, rock outcrops, sandy bay, caves, split islands are common. These coastal features are unique natural landscape resources which merit special protection. The "CPA" around Sheung Sze Wan serves to give protection to the inter-tidal sands below the high water mark in the Area, which is a territory-wide important habitat for seagrass species of conservation concern and other species worthy of preservation.

- 9.9.3 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.

## 10 COMMUNICATIONS

### 10.1 Road Network

The Area is currently served by Clear Water Bay Road, which is the major distributor linking the Area with Sai Kung Town in the north via Hiram's Highway and TKO New Town in the north-west via Hang Hau Road. Major internal access is mainly provided by two roads with connections to Clear Water Bay Road; Lung Ha Wan Road extending to the north-eastern part of the Area and Tai Au Mun Road providing access to the southern part.

### 10.2 Public Transport

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

## 11. UTILITIES SERVICES

11.1 There is no sewerage system in the Area at present. Septic tanks and soakaway pits are generally used in the villages. Future sewerage works comprising improvement to Ha Yeung, Sheung Sze Wan, Tai Hang Hau and Tai Au Mun will be considered when new development strategy arises.

11.2 Potable water supply is available in most parts of the Area except the area to the east of Tai Hang Hau. The Area is served by the Tai Po Tsai Fresh Water Service Reservoir. The capacity of this reservoir and the associated water works installation may have to be upgraded to cater for the increase in the planned population upon full development. The extension of the Tai Po Tsai Fresh Water Service Reservoir is proposed within the boundary of TKO New Town. Temporary main fresh water for flushing is provided as supply of seawater for flushing is not available.

11.3 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/structures/sites which are of historical significance and archaeological interest are located within the Area. They include Rock Inscription at Joss House Bay (which is a Declared Monument under the Antiquities and Monuments Ordinance), Ha Yeung Archaeological Site in the northern part of the Area, Tin Hau Temple in Tai Miu Wan (Grade I historic building), Hung Shing Kung in Po Toi O

Village (Grade III historic building). These heritage sites are worthy of preservation. 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 Sewerage Master Plan 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 developments and uses 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 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 26.7.2002 on land included in a plan of the Clear Water Bay Peninsula South DPA, may be subject to enforcement proceedings under the Ordinance.

**TOWN PLANNING BOARD  
MARCH 2005**