

《井欄樹分區計劃大綱核准圖編號 S/SK-TLS/5》
的擬議修訂項目

1. 目的

本文件旨在就《井欄樹分區計劃大綱核准圖編號 S/SK-TLS/5》的擬議修訂項目，徵詢議員的意見。

2. 背景

《井欄樹分區計劃大綱核准圖編號 S/SK-TLS/5》(附錄 I)已於二零零零年七月七日展示，以供公眾查閱。二零零三年十二月九日，行政長官會同行政會議把該分區計劃大綱核准圖發還城市規劃委員會(下稱「城規會」)以作出修訂；發還公告已於二零零四年二月二十七日在憲報公布。

3. 該分區計劃大綱核准圖的擬議修訂項目

現建議就《井欄樹分區計劃大綱核准圖編號 S/SK-TLS/5》作出以下修訂(於附錄 II 所載編號 S/SK-TLS/5C 的圖則上顯示)：

修訂項目 A 項 – 把白石窩的一塊土地由「住宅(丁類)」地帶改劃為「住宅(丙類)3」地帶 (面積約為 0.15 公頃)

擬議修訂項目主要是反映該地段上一項快將完成的住宅發展，並避免同一個地段位於兩個不同的用途地帶內。

修訂項目 B 項 – 把位於馬游塘的恩光學校西北面的一塊土地由「自然保育區」地帶改劃為「綠化地帶」（面積約為 0.60 公頃）

擬議修訂項目主要是反映一條通往馬游塘現有配水庫的道路，以及毗鄰多個人造和天然斜坡。

修訂項目 C 項 – 把位於馬游塘的恩光學校西面的一塊土地由「自然保育區」地帶改劃為「住宅(丁類)」地帶（面積約為 0.17 公頃）

把有關土地改劃為「住宅(丁類)」地帶的建議，旨在透過重建以改善現時有關地區內建築物殘舊破落的情況。有關土地現時被一些住用構築物和工場佔用。

4. 該分區計劃大綱圖《註釋》的擬議修訂項目

本處借此機會，根據城規會於二零零三年通過採納的《法定圖則註釋總表》修訂本，更新該分區計劃大綱圖的《註釋》。有關修訂的主要目的，在於使土地和建築物的用途更具彈性，以及把更多不會對規劃造成重大影響的用途或發展，列為有當然權利進行的用途或發展。本處還把各個土地用途地帶的規劃意向，加入《註釋》內，使其成為該分區計劃大綱圖的一部分，讓公眾更加了解和確切知道各個土地用途地帶的規劃意向。上述修訂項目主要屬技術上的修訂。本處先前分別於二零零三年八月五日、二零零四年一月十九日和二零零四年二月二十四日舉行的西貢區議會會議上，在討論大網仔及斬竹灣分區計劃大綱草圖、北港及沙角尾分區計劃大綱圖和白沙灣分區計劃大綱圖時，已向議員簡介因應《法定圖則註釋總表》所作出的修訂。

5. 該分區計劃大綱圖《說明書》的修訂項目

此外，本處又借此機會，更新該分區計劃大綱圖的《說明書》，以反映上述擬議修訂項目和規劃區最新的規劃情況。

6. 結論

- 6.1 鄉郊及新市鎮規劃小組委員會已於二零零四年三月十二日同意該分區計劃大綱圖的擬議修訂項目，並認為適宜把該等修訂項目提交西貢區議會和坑口鄉事委員會審議，以徵詢其意見。待諮詢西貢區議會和坑口鄉事委員會後，城規會便會根據《城市規劃條例》，在憲報公布經修訂的分區計劃大綱圖，以徵詢公眾的意見，徵詢期為兩個月。
- 6.2 整份經修訂的分區計劃大綱圖(包括已收納上述擬議修訂項目的《註釋》和《說明書》)會存放在西貢區議會的秘書處，以供市民參考。

7. 附件

附錄 I 《井欄樹分區計劃大綱核准圖編號 S/SK-TLS/5》

附錄 II 《井欄樹分區計劃大綱草圖編號 S/SK-TLS/5C》

規劃署
西貢規劃處
二零零四年四月

**Proposed Amendments to the
Approved Tseng Lan Shue Outline Zoning Plan No. S/SK-TLS/5**

1. Purpose

This paper is to seek Members' views on the proposed amendments to the approved Tseng Lan Shue Outline Zoning Plan (OZP) No. S/SK-TLS/5.

2. Background

The approved Tseng Lan Shue OZP No. S/SK-TLS/5 (**Appendix I**) was exhibited for public inspection on 7.7.2000. On 9.12.2003, the Chief Executive in Council (CE in C) referred the approved OZP to the Town Planning Board (TPB) for amendment. The reference back of the OZP was notified in the Gazette on 27.2.2004.

3. Proposed Amendments to the Approved OZP

The following amendments to the approved Tseng Lan Shue OZP No. S/SK-TLS/5 (as shown on the Plan No. S/SK-TLS/5C at **Appendix II**) are proposed :

Amendment Item A – Rezoning of a site at Pak Shek Wo from “Residential (Group D)” (“R(D)”) to “Residential (Group C)3” (about 0.15ha)

The proposed amendment is mainly to reflect a residential development on the lot which is near completion and to avoid a single lot straddling two different zonings .

Amendment Item B : Rezoning of an area to the north-west of Sunnyside School in Ma Yau Tong from “Conservation Area” (“CA”) to “Green Belt” (about 0.60ha)

The proposed amendment is mainly to reflect the road leading to the existing service reservoir in Ma Yau Tong and the adjacent man-made and natural slopes.

Amendment Item C : Rezoning of an area to the west of Sunnyside School in Ma Yau Tong from “CA” to “R(D)” (about 0.17ha)

The proposed rezoning to “R(D)” is to encourage improvement and upgrading of the area which are currently in dilapidated condition through redevelopment. The site is currently occupied by several domestic structures and workshops.

4. Proposed Amendments to the Notes of the OZP

Opportunity has been taken to update the Notes of the OZP to incorporate the revised Master Schedule of Notes to Statutory Plans (MSN) endorsed by the TPB in 2003. The revisions are mainly to provide greater flexibility in the use of land and buildings, and to permit as of right more uses or developments which have no significant planning implications. Furthermore, the planning intentions for various zones are included in the Notes and form part of the OZP to allow the public to have better understanding and greater certainty in the planning intentions of individual zones. These amendments are mainly technical in nature. Members have previously been briefed on the MSN related amendments in the context of the draft Tai Mong Tsai and Tsam Chuk Wan OZP, the Pak Kong and Sha Kok Mei OZP and the Hebe Haven OZP discussed at the Sai Kung District Council (SKDC) meetings held on 5.8.2003, 19.1.2004 and 24.2.2004 respectively.

5. Revision of the Explanatory Statement of the OZP

Opportunity has also been taken to update the Explanatory Statement (ES) of the OZP to reflect the above proposed amendments and the latest planning circumstances in the Planning Scheme Area.

6. Consultation

6.1 The proposed amendments to the OZP have been agreed by the RNTPC on 12.3.2004 and are considered suitable for submission to the SKDC and Hang Hau Rural Committee (HHRC) for consultation. After consultation with SKDC and HHRC, the amended OZP will be gazetted for public consultation under the Town Planning Ordinance for two months.

6.2 A complete set of the amended OZP, including its Notes and ES incorporating the proposed amendments, will be deposited at the Secretariat of the SKDC for Members' reference.

7. Attachments

Appendix I	Approved Tseng Lan Shue OZP No. S/SK-TLS/5
Appendix II	Draft Tseng Lan Shue OZP No. S/SK-TLS/5C

**SAI KUNG DISTRICT PLANNING OFFICE
PLANNING DEPARTMENT
APRIL 2004**