

南區區議會會議

Southern District Council Meeting

14.7.2011

大綱

Outline

- 規劃署的工作

Functions of the Planning Department

- 南區的規劃

Planning in Southern District

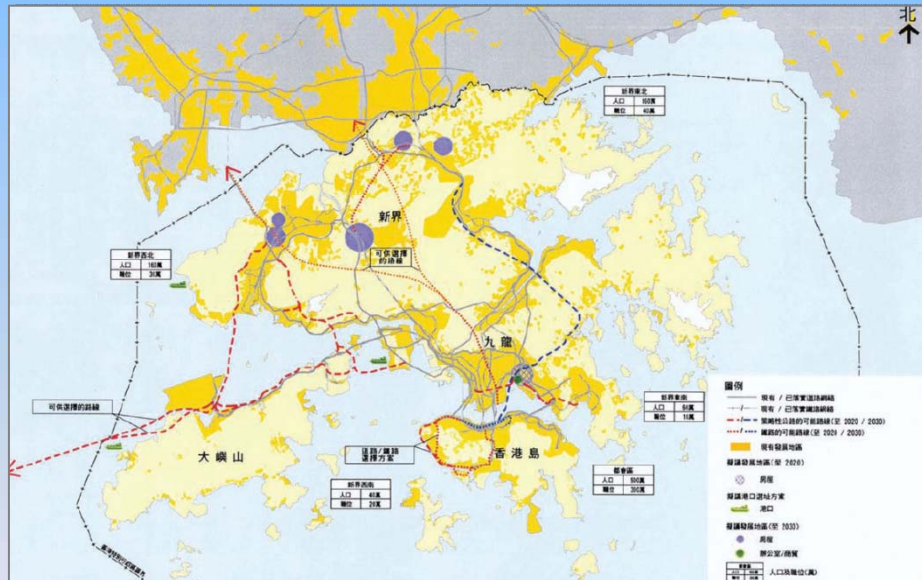


規劃署的工作

Functions of Planning Department

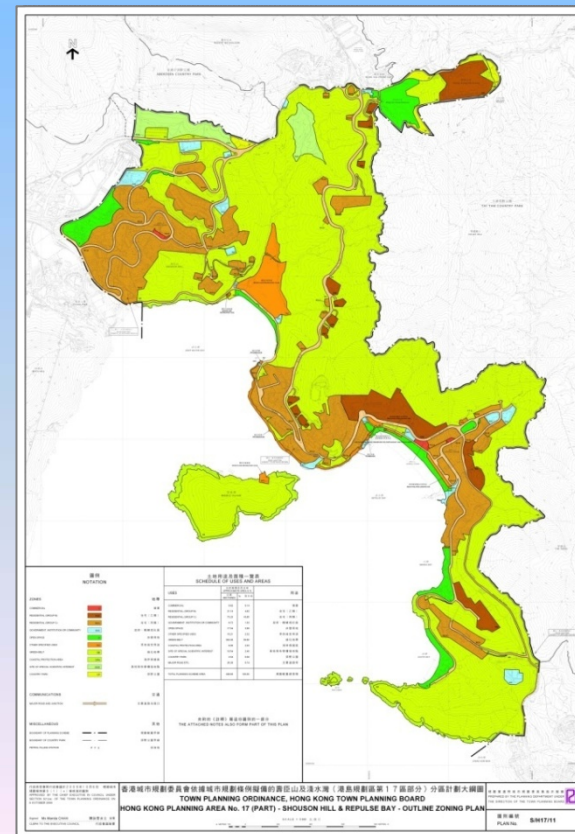
- 全港性的規劃

Territorial Planning



- 地區規劃

District Planning



全港性的規劃

Territorial Planning

- 「香港2030」研究
HK2030 Study
- 香港規劃標準與準則
Hong Kong Planning Standards and Guidelines
- 跨界交通基建研究
Cross-boundary Transport and Infrastructure Study
- 專題研究
Topical Studies
 - 2009年全港工業用地分區研究報告

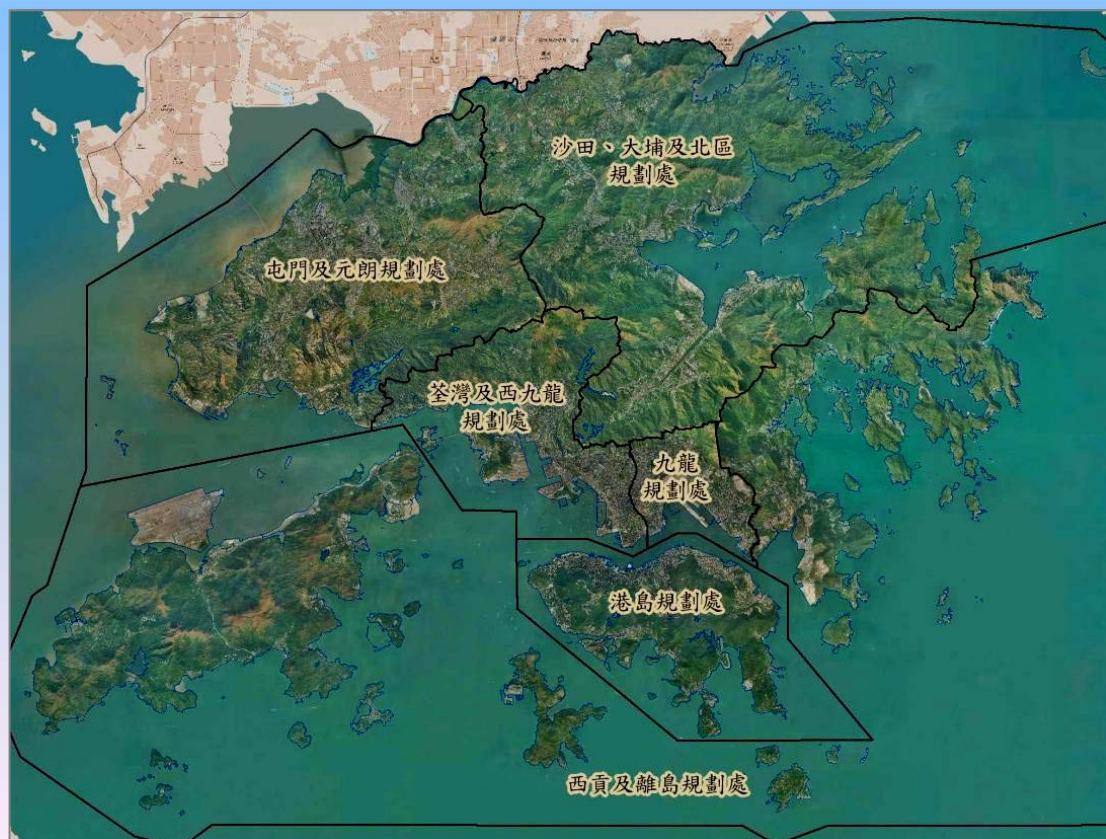


2009 Area Assessment of Industrial Land in the Territory

地區規劃

District Planning

- 6個分區規劃處
6 District Planning Offices

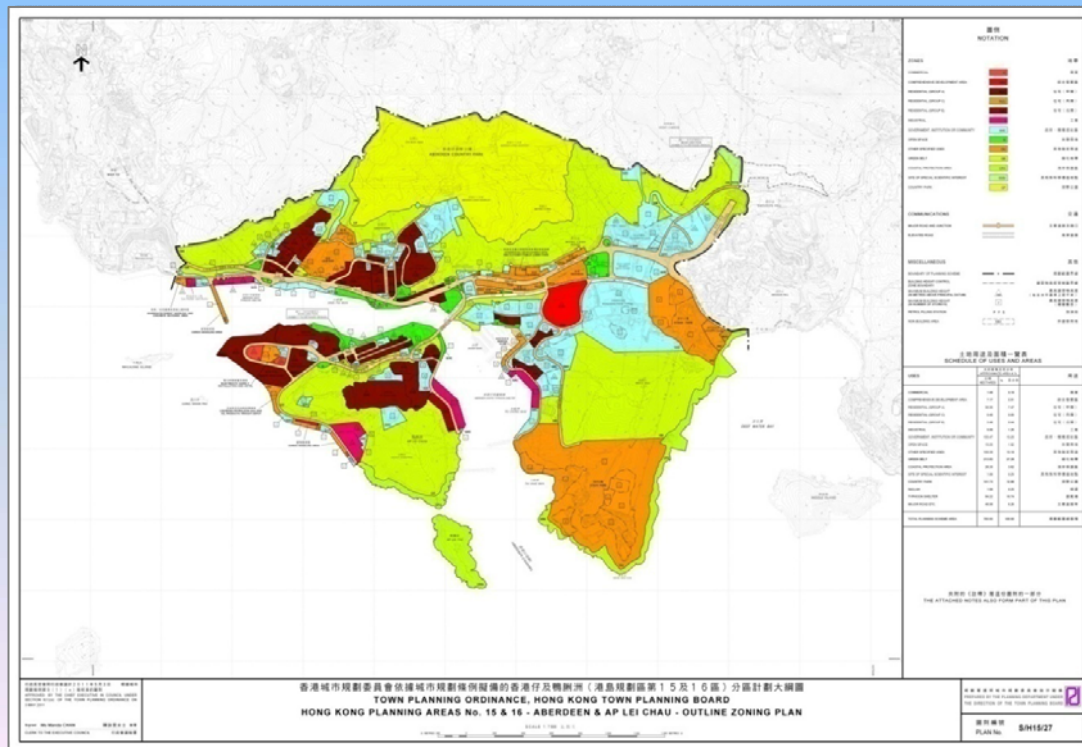


地區規劃

District Planning

- 擬備法定規劃圖則
Statutory Plan Making

- 處理規劃申請
Process Planning Applications



Form No. S16-1
表格第 S 16-1 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE (CAP. 131)

Applicable to Proposal Only Involving
Change of Use within Existing Building(s) or Part Thereof *

根據《城市規劃條例》（第131章）
第16條遞交的許可申請

適用於只涉及更改現有建築物或其部分內用途的建議 *

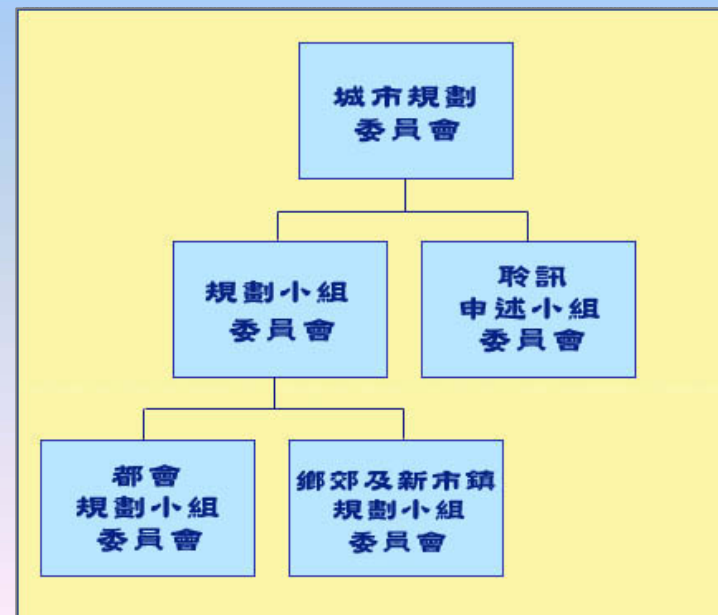
* Form No. S16-5 should be used if any portion of the application site is not within an existing building.
如申請地帶的任何部分並非在現有建築物內，應使用表格第 S 16-5 號。



地區規劃

District Planning

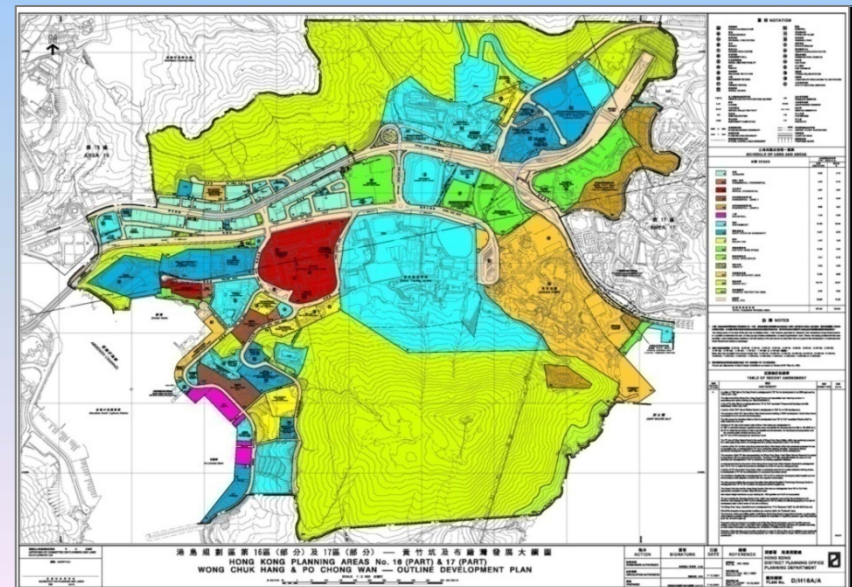
- 城市規劃委員會
Town Planning Board
- 按「城市規劃條例」組成
Formed under Town Planning Ordinance



地區規劃

District Planning

- 擬備規劃大綱圖及部門內部圖則
Prepare OZPs and departmental plans
- 就發展計劃及土地契約修訂提供規劃意見
Provide comments on development proposals and lease modification applications
- 擬備規劃大綱
Prepare Planning Briefs



公眾參與

Public Engagement

目標 Objectives

- 以人為本
People-oriented
- 共同規劃
Plan Together
- 聆聽不同聲音
Collect Different Views
- 建立社會共識
Social Consensus



公眾參與

Public Engagement

區議會 - 重要諮詢角色

DC - Important Consultation Party

- 收集區議員的意見
Consult DC Councillors
- 透過區議會取得市民意見
Collect Public Views through DC
- 報告規劃事宜及進度
Report Planning Matters and Progress
- 就地區事宜提供規劃意見
Provide Comments on District Matters



公眾參與

Public Engagement

2004年城市規劃(修訂)條例

Town Planning (Amendment) Ordinance

- 2005年6月開始實施
Implemented since June 2005
- 諮詢公眾成為法定程序
Statutory Public Consultation Procedures
- 提高規劃程序的透明度
Enhance Transparency of Planning Procedures
- 提供更多機會讓公眾參與
Encourage Public Engagement



規劃申請

Planning Application

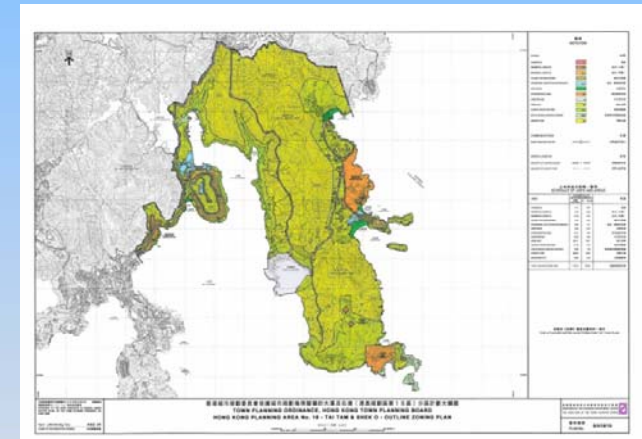
- 刊登報章及張貼公告
Newspaper and Notice
- 公眾可查閱有關資料並可向城規會表達意見
Public Inspection and Comments to TPB
- 發信諮詢區議員及分區委員
Consult DC/Area Committee
- 發信通知100呎範圍內的業主立案法團、
業主委員會、或管理委員會
Notify IOs, Management Offices and Owners within
100 feet of Application Site
- 在城規會的網頁可下載會議記錄
Download Minutes from TPB Website



制訂/修訂分區計劃大綱圖

OZP Preparation/amendment

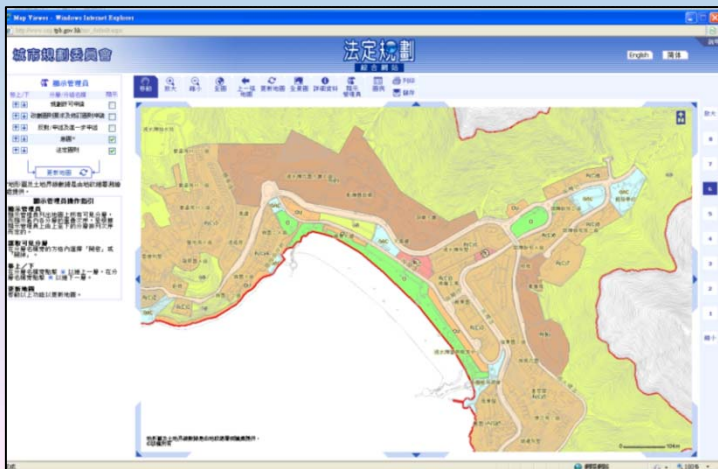
- 刊憲及刊登報章
Gazette and Newspaper
- 在規劃署及民政事務處展示新制訂/修訂的圖則
Exhibition of New/Amended Plans in PlanD and DO
- 諮詢區議會
Consult DC
- 公眾可向城規會提交申述及意見
Public Representations and Comments to TPB
- 開放城規會的會議
Open TPB Meeting
- 申述及提意見人士可出席城規會聆訊會議
Representers and Commenters to Attend Meeting
- 在城規會的網頁可下載會議紀錄
Download Minutes from TPB website



外展計劃

Outreaching Programme

- 鼓勵公眾對規劃有更多認識和參與
Promote Public Knowledge and Engagement in Planning
- 舉辦展覽及講座 Exhibitions and Seminars
- 香港規劃及基建展覽館
Hong Kong Planning & Infrastructure Exhibition Gallery
- 規劃署及城規會網站提供規劃資訊
Planning Information through PlanD and TPB Websites



外展計劃

Outreaching Programme

在2010年間，於區內的南島中學及新加坡國際學校提供規劃講座，以及在海怡廣場舉行規劃展覽

In 2010, visits to South Island School and Singapore International School, and planning exhibition held in Marina Square



南區概況

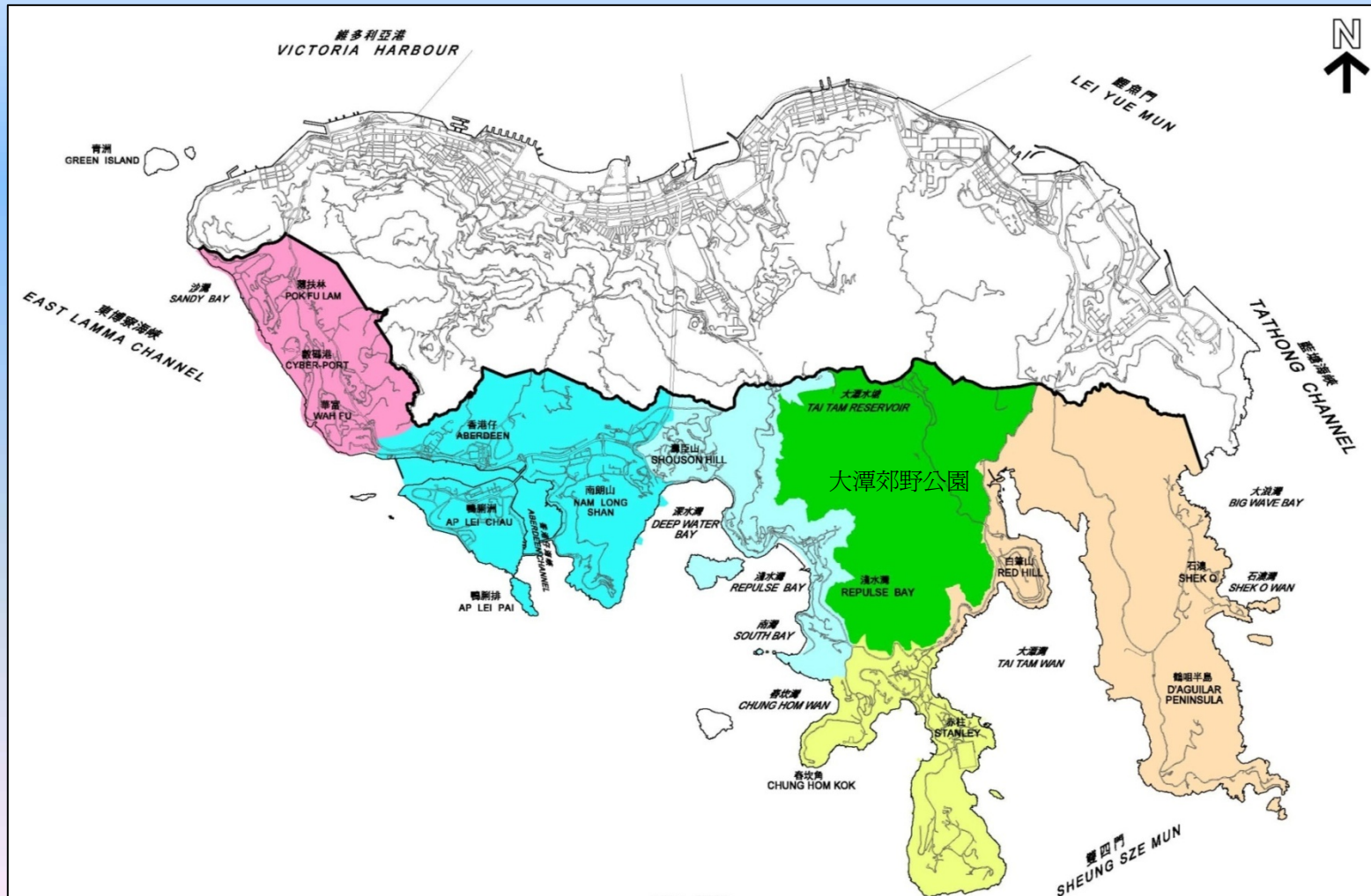
Overview

- 人口(2010年)：約27萬(佔全港約3.9%)
Population (2010) : about 270,000
(3.9% of total population of Hong Kong)
- 面積：約 4,000公頃
Area : about 4,000 hectares



5張法定分區計劃大綱圖覆蓋

Covered by 5 OZPs



南區規劃重點

Focus of Planning in Southern District

- 重整區內土地用途
Restructuring of Land uses
- 加設建築物高度限制
Imposing Building Height Restrictions
- 推動旅遊和康樂發展
Promoting Tourism and Recreation Development
- 保存自然景致
Conserving Natural Landscape

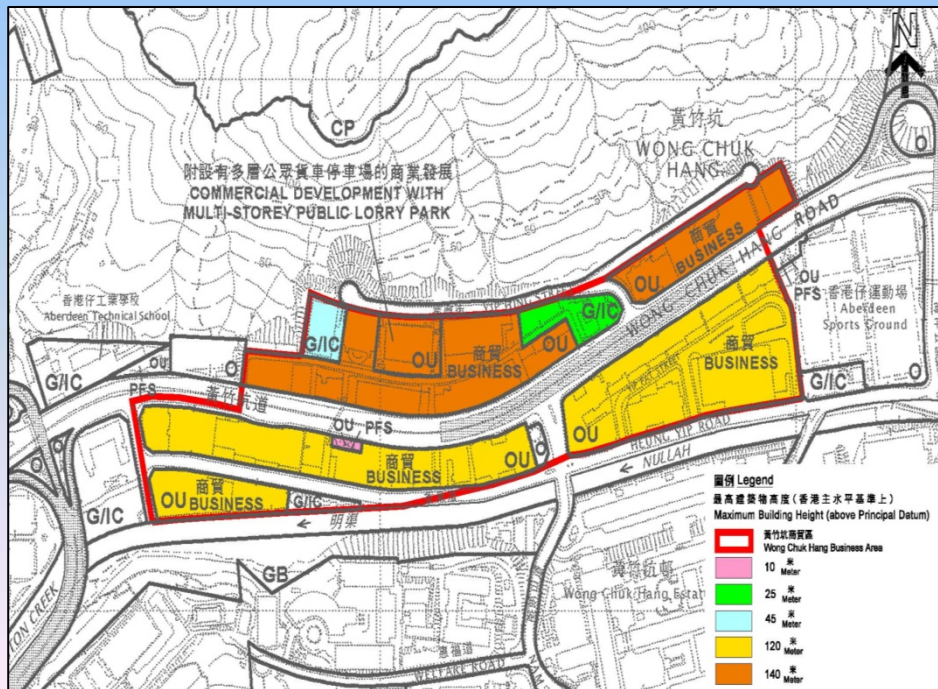


重整區內土地用途

Restructuring of Land Uses

黃竹坑工業區用地改劃為「其他指定用途」註明
「商貿」地帶

Wong Chuk Hang Industrial Area Rezoned to “Other Specified Uses (Business)”



重整區內土地用途

Restructuring of Land Uses



協助活化舊工廠大廈

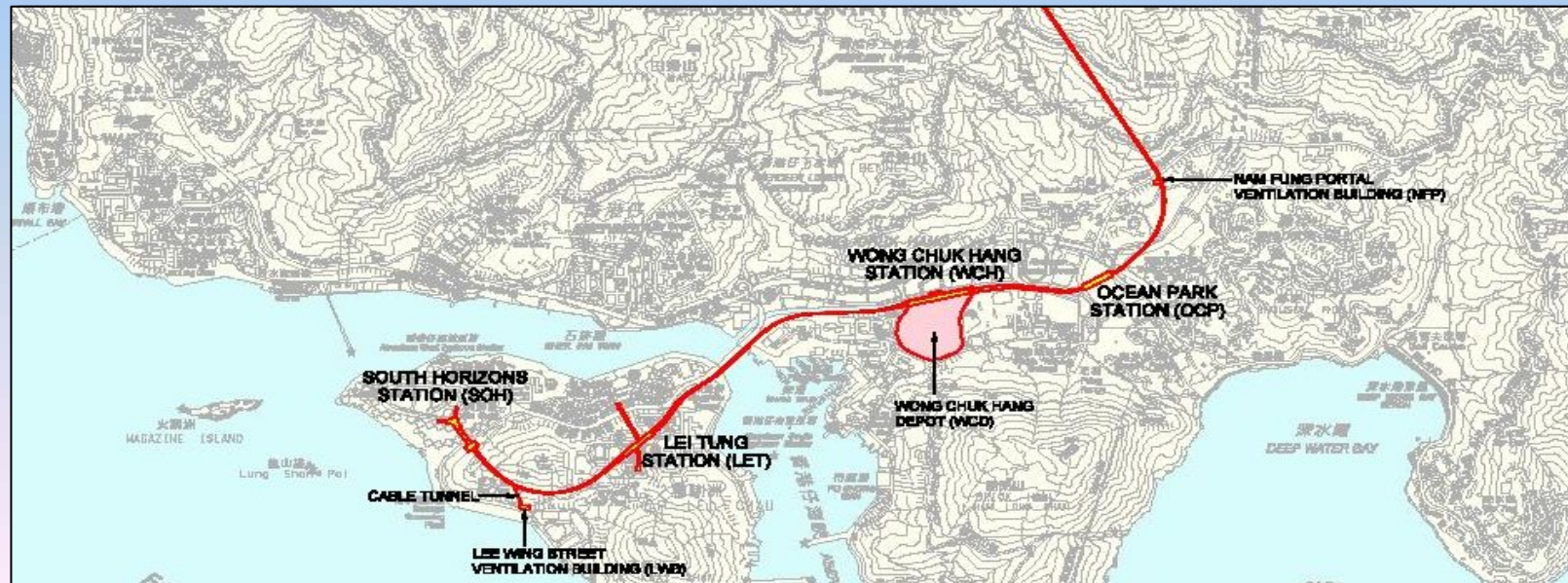
Help Revitalize Old Industrial Buildings



南港島線(東段)

South Island Line (East)

- 減輕路面交通（香港仔隧道）的負荷
Improve traffic condition (Aberdeen Tunnel)
- 推動旅遊及商業發展
Help boost tourism and commercial developments



南港島線(東段) - 前黃竹坑邨

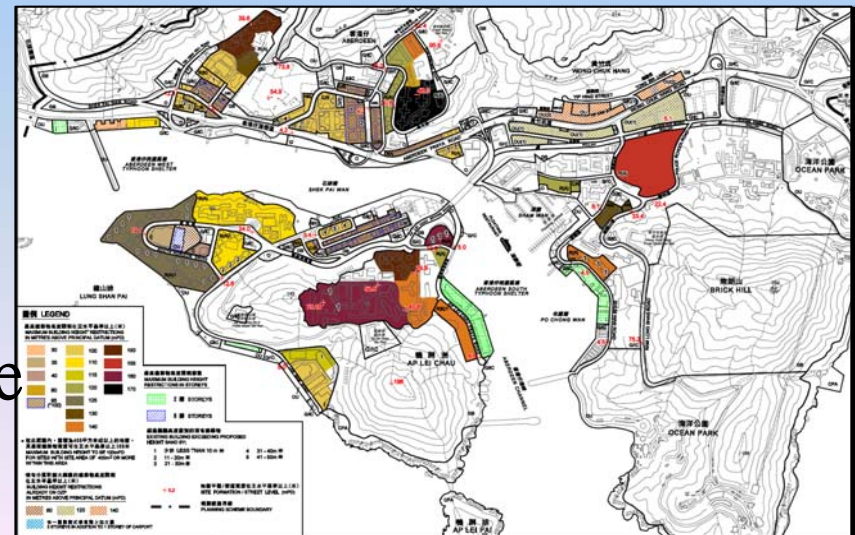
South Island Line (East) - Ex-Wong Chuk Hang Estate



加設建築物高度限制

Imposing Building Height (BH) Restrictions

- 南區大部分低密度住宅已有發展限制
Development restrictions imposed on most low-density residential areas
- 香港仔及鴨脷洲的高度限制檢討已完成
BH review for Aberdeen & Ap Lei Chau completed
- 薄扶林、壽臣山及淺水灣、大潭及石澳和赤柱將逐步加入高度限制
BH to be incorporated for Pok Fu Lam, Shouson Hill & Repulse Bay, Tai Tam & Shek O and Stanley



推動旅遊和康樂發展

Promoting Tourism and Recreation Development

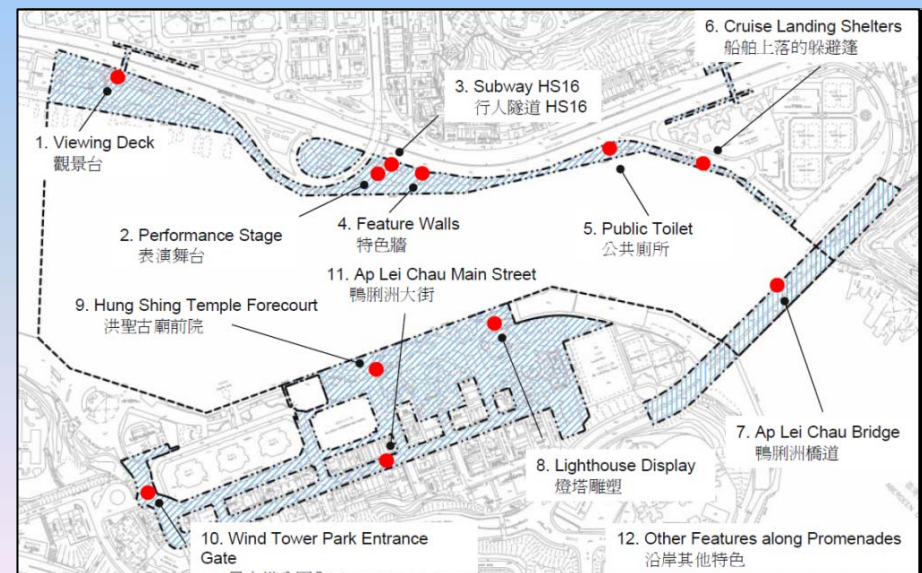
旅遊事務署 Tourism Commission

- 在香港仔港灣兩岸進行改善工程

Improvement works of the promenade on both sides of Aberdeen Harbour

- 探討其他長遠方案，加強香港仔的旅遊吸引力

Explore other longer term options to further enhance tourism appeal of Aberdeen



保存自然景致

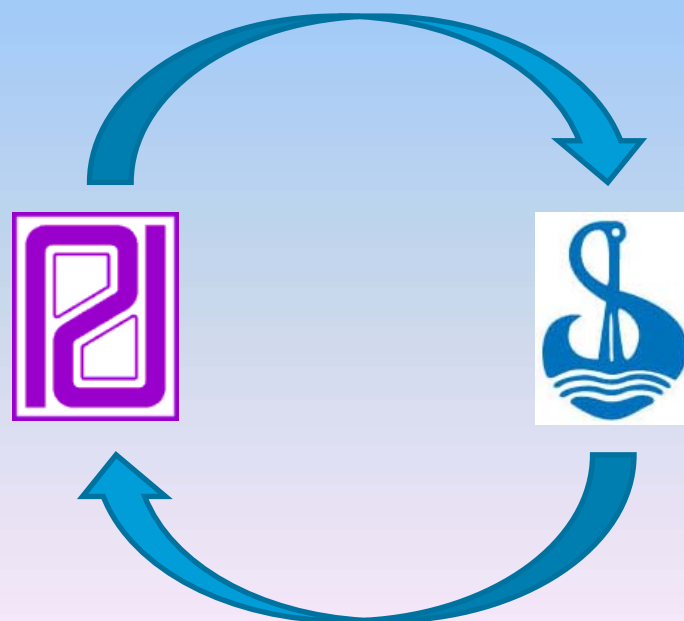
Conserving Natural Landscape

- 香港仔郊野公園及大潭郊野公園
Aberdeen Country Park and Tai Tam Country Park
- 南面海岸劃為「海岸保護區」地帶
“Coastal Protection Area” along the southern coastline



規劃署繼續與區議會 緊密聯繫並鼓勵社區參與

Planning Department Closely Work with Southern District
Council and Encourage Community Engagement



締造南區為一個
具備優質生活環境
充滿經濟活力的社區



Planning Southern District as
a Community with
High Quality Living Environment
and Vibrant Economy



多謝
Thank You

