

東丫及北丫分區計劃大綱草圖編號 S/SK-TA/C
DRAFT TUNG A & PAK A OUTLINE ZONING PLAN
No. S/SK-TA/C

西貢區議會文件編號 108/14

SKDC(M) Paper No. 108/14

13.5.2014

規劃署
**PLANNING
DEPARTMENT**

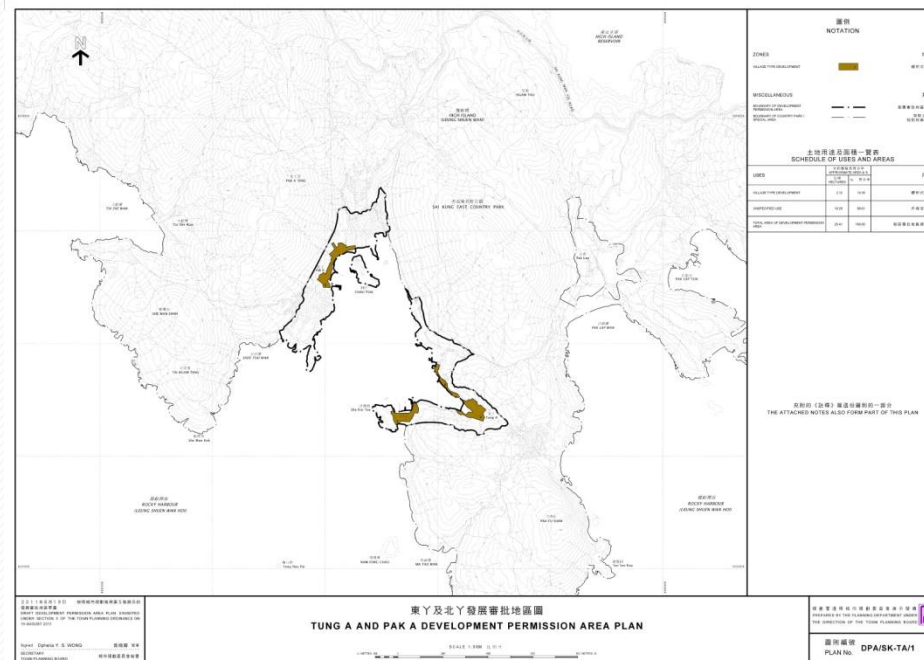
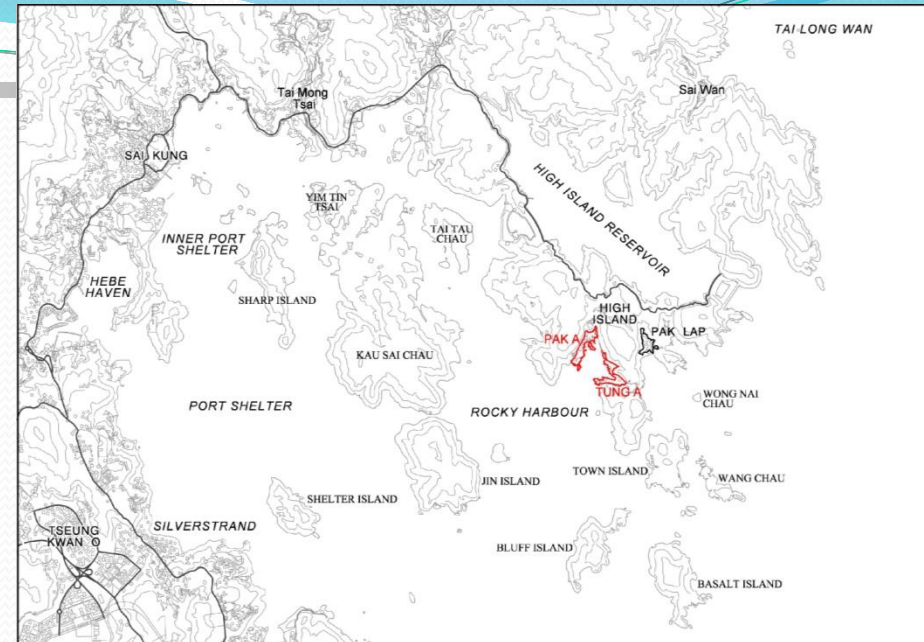


為何需要分區計劃大綱圖

Need for the OZP

位置圖 LOCATION PLAN

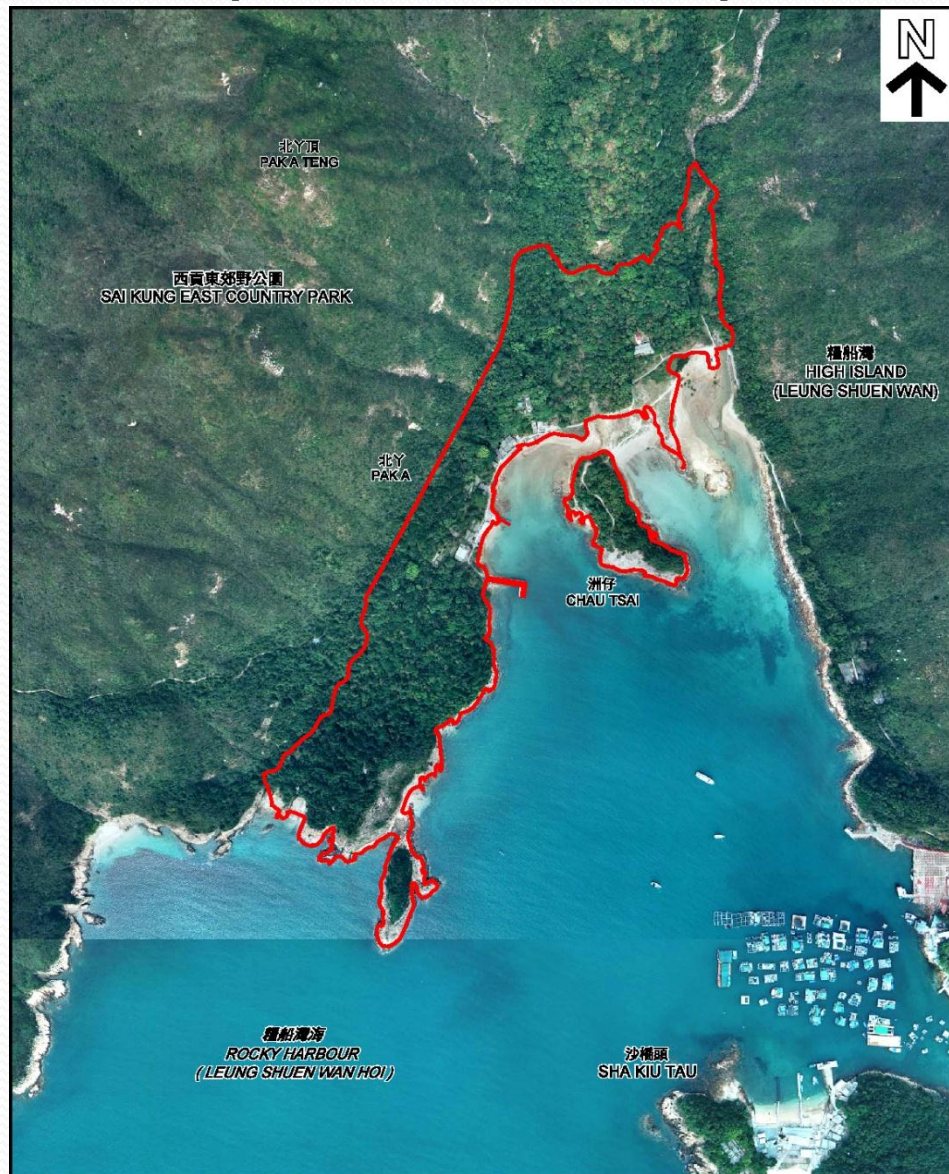
- 2011年8月19日，城規會根據條例第5條展示《東丫及北丫發展審批地區草圖編號DPA/SK-TA/1》，以供公眾查閱。
Draft Tung A and Pak A Development Permission Area (DPA) Plan No. DPA/SK-TA/1 was exhibited for public inspection on 19.8.2011 under section 5 of the Town Planning Ordinance
- 東丫及北丫發展審批地區圖的法定有效期為3年(至2014年8月19日完結)
Tung A and Pak A DPA Plan is effective only for a period of 3 years until 19.8.2014



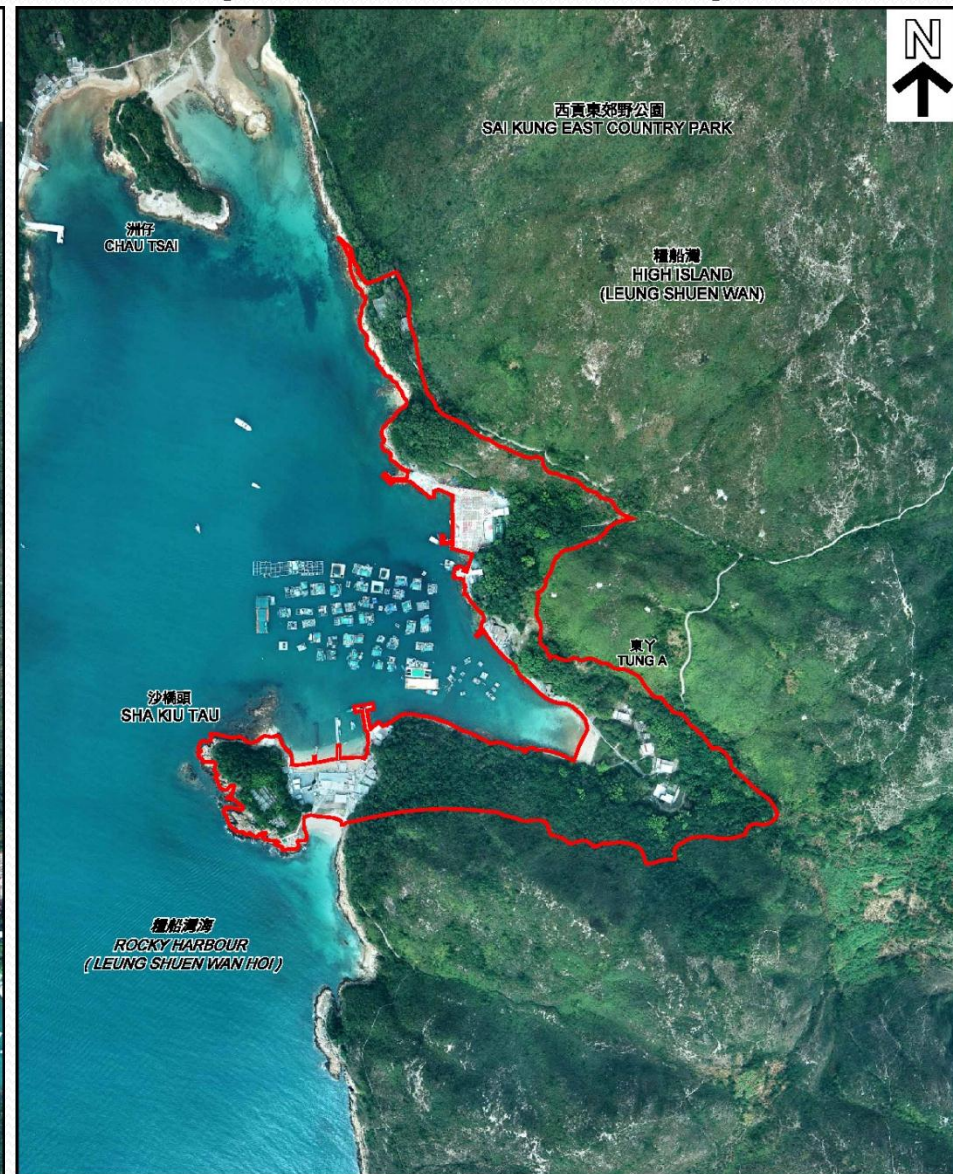
DPA/SK-TA/1

航攝照片 Aerial Photo

北丫 PAK A
(攝於 TAKEN ON 1.1.2013)



東丫 Tung A
(攝於 TAKEN ON 1.1.2013)



土地用途的建議

Land Use Proposals

- 發展審批地區圖刊憲後狀況大致不變

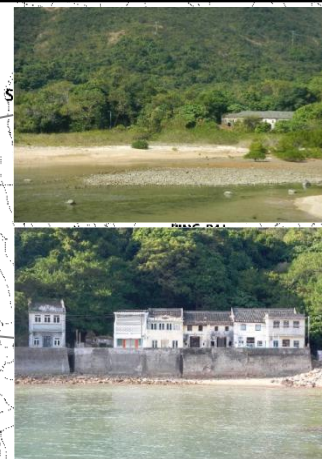
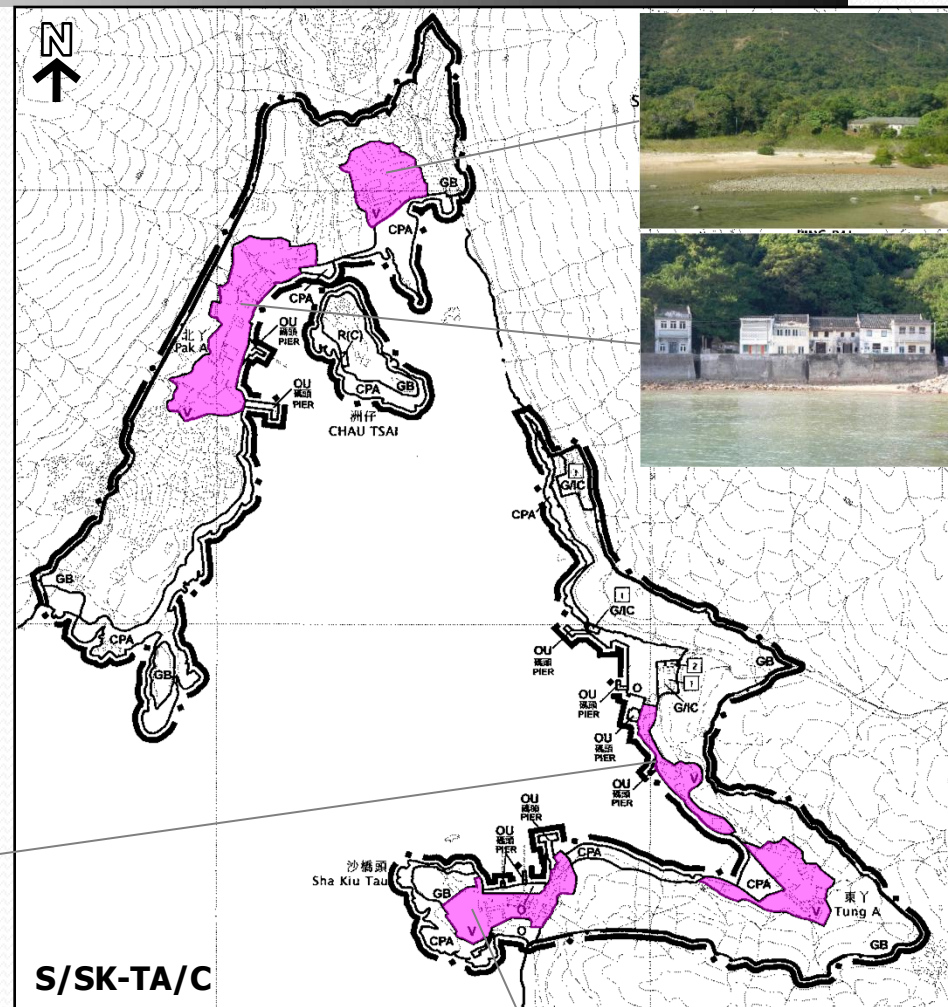
The conditions of the Area have remained largely unchanged since the gazettal of the DPA Plan in 2011

| 用途 Uses | 面積 Area (公頃ha) | 百分率 % |
|--|----------------|-------|
| 住宅 (丙類) Residential (Group C) | 0.01 | 0.05 |
| 鄉村式發展 Village Type Development | 3.45 | 16.90 |
| 政府、機構或社區 Government, Institution or Community | 0.27 | 1.32 |
| 休憩用地 Open Space | 0.51 | 2.50 |
| 其他指定用途 (碼頭) Other Specified Uses (Pier) | 0.11 | 0.54 |
| 綠化地帶 Green Belt | 13.46 | 65.95 |
| 海岸保護區 Coastal Protection Area | 2.60 | 12.74 |
| 規劃範圍總面積 Total Planning Scheme Area | 20.41 | 100 |

「鄉村式發展」地帶的土地 (3.45 公頃)

Land for "V" Zone (3.45 ha)

- 未處理的小型屋宇申請有 **1 宗 (北丫)**
Outstanding Small House application : 1 (Pak A)
- 預計未來**10**年小型屋宇需求有 **228 宗**
(東丫: **80** 北丫: **148**)
Forecast 10-year Small House demand : (Tung A : 80 & Pak A : 148)
- 建議的土地包括現時村落和休耕農地可容納興建約**79**間小型屋宇，滿足約**35%**未批核和預計未來**10**年小型屋宇需求
Proposed "V" including land for existing settlements, and additional including fallow agricultural land can develop 79 new Small Houses and meet about 35% of the outstanding and 10-year Small House Demand.



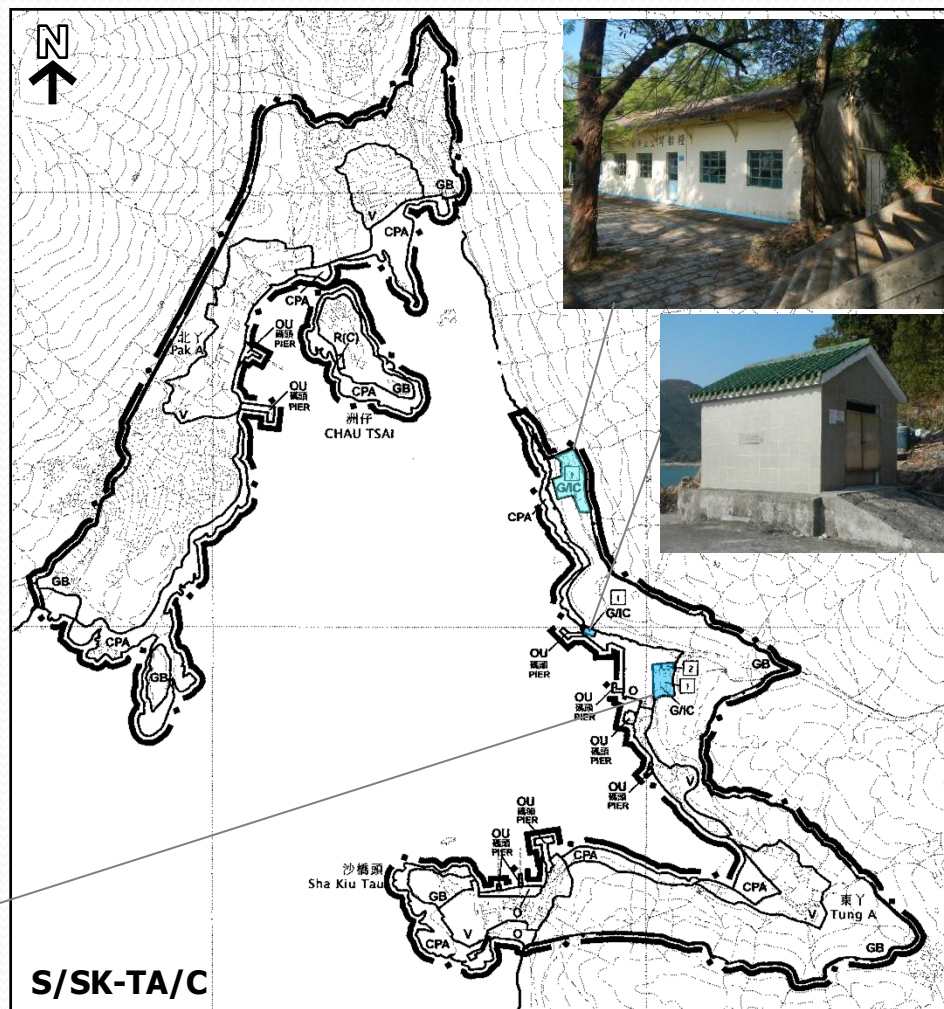
「政府、機構或社區」地帶的土地 (0.27公頃)

Land for "G/IC" Zone (0.27 ha)

政府、機構或社區地帶包括以下用途：

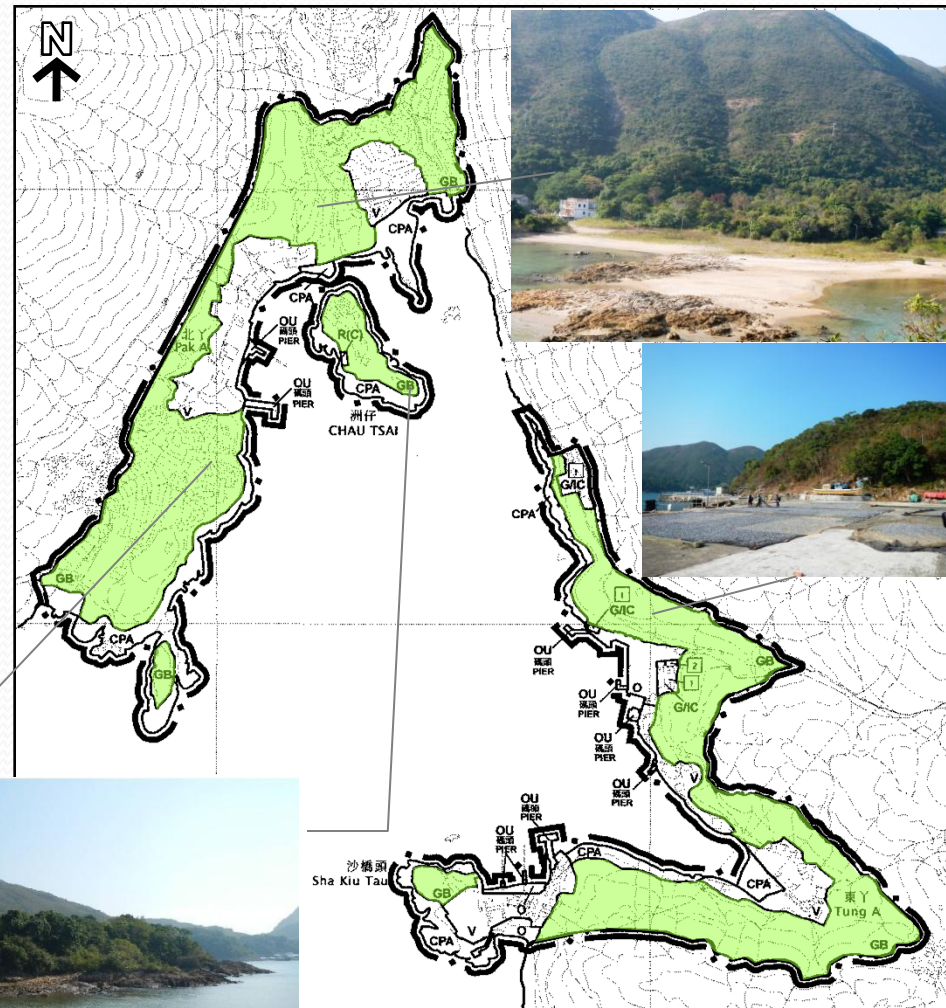
"G/IC" zone includes the following uses:

- 前糧船灣學校及其操場
ex-Leung Shuen Wan School and its playground
- 天后廟 (三級歷史建築物)
Tin Hau Temple (Grade 3 historic building)
- 鄉村辦事處
Village office
- 政府垃圾收集站
Government refuse collection point



「綠化地帶」的土地 (13.46公頃) Land for "GB" Zone (13.46 ha)

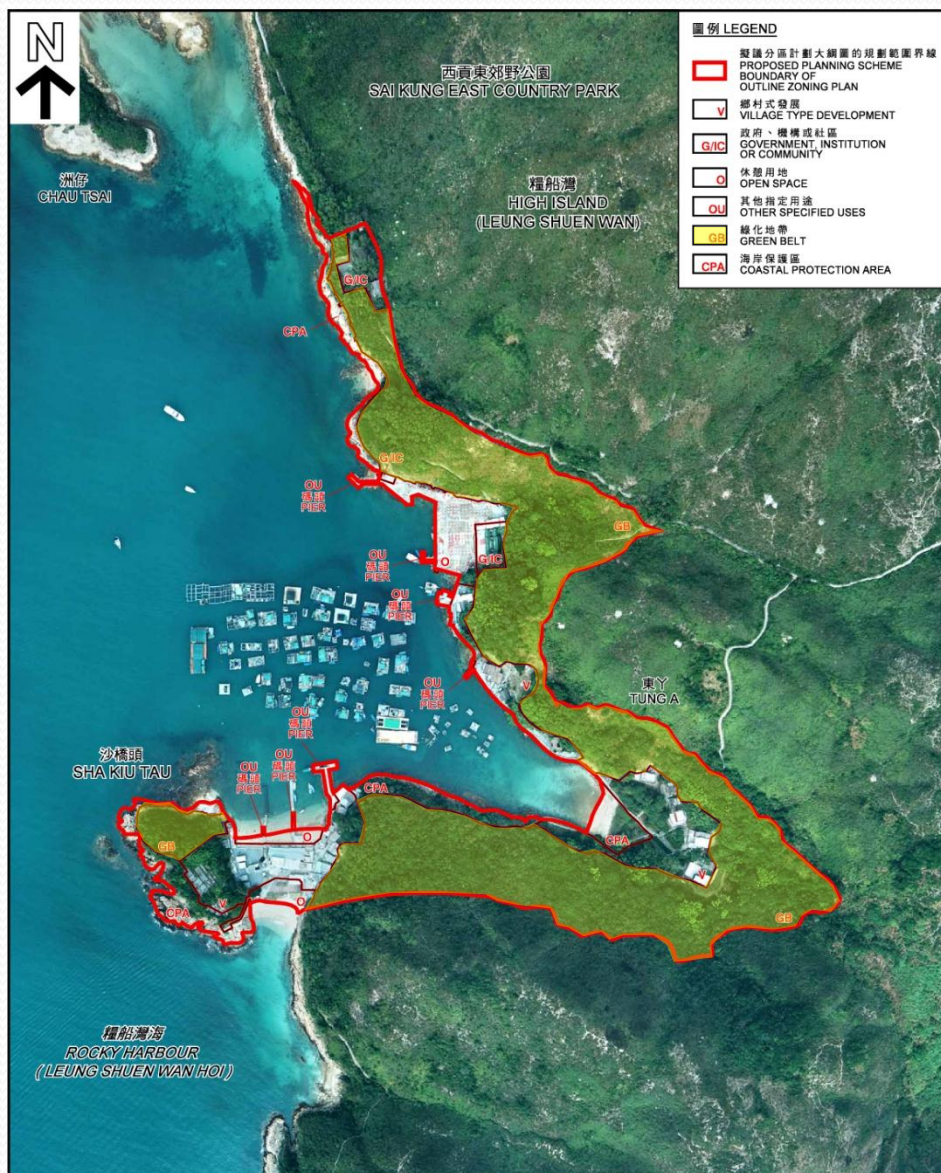
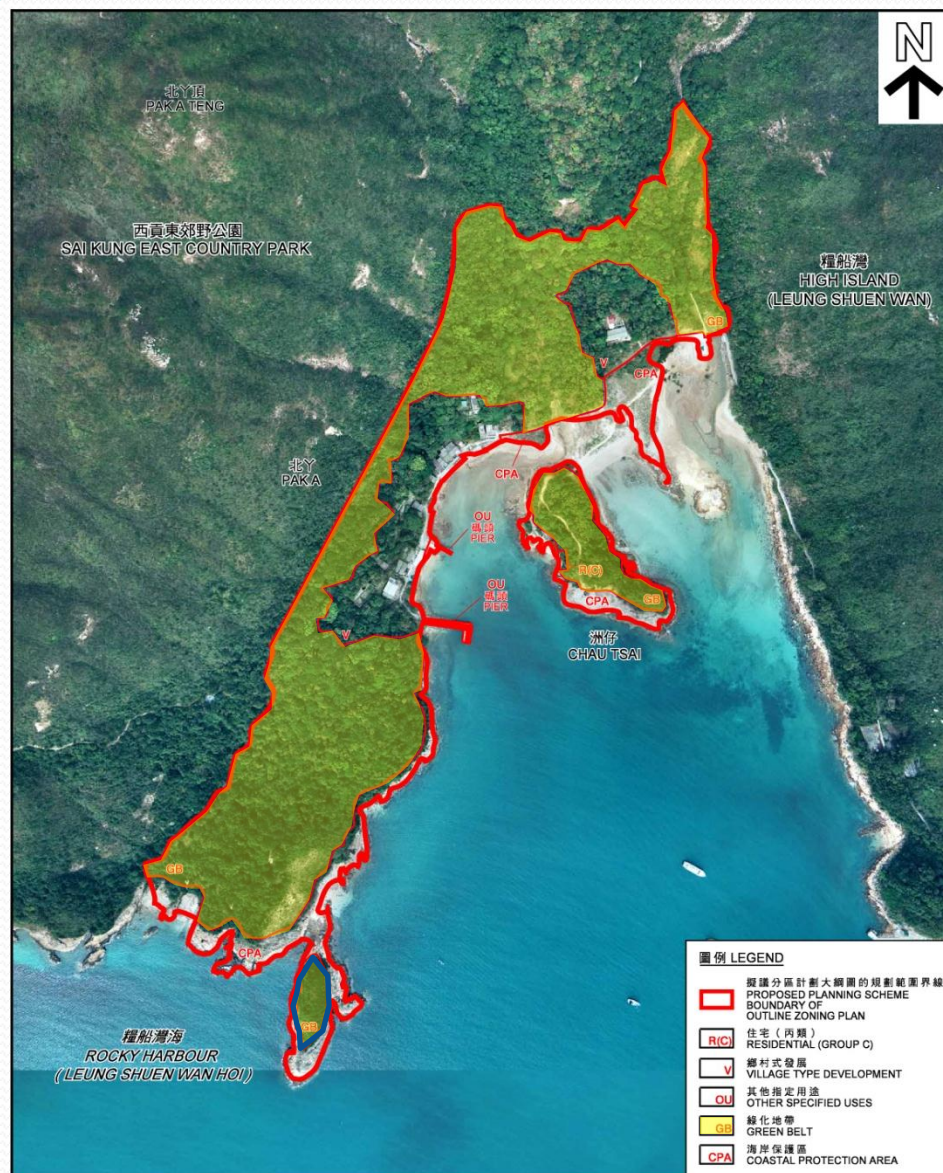
- 現況: 天然林木並與四周的西貢東郊野公園的植林融合
Existing: natural woodland and form a continuous stretch of well-established vegetation with those located at the adjacent SKECP
- 根據漁農自然護理署的資料顯示, 在密林區的大部分主要的本土植物種類包括受保護植物土沉香、香港大沙葉、紅花荷及具保育價值白桂木和紫彈朴
according to DAFC, these wooded areas consist largely of native species including a few protected species such as *Aquilaria sinensis* (土沉香), *Pavetta hongkongensis* (香港大沙葉), and *Rhodoleia championii* (紅花荷), as well as species of conservation interest including *Artocarpus hypargyreus* (白桂木) and *Celtis biondii* (紫彈朴)



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「綠化地帶」的土地 (13.46公頃)

Land for "GB" Zone (13.46 ha)

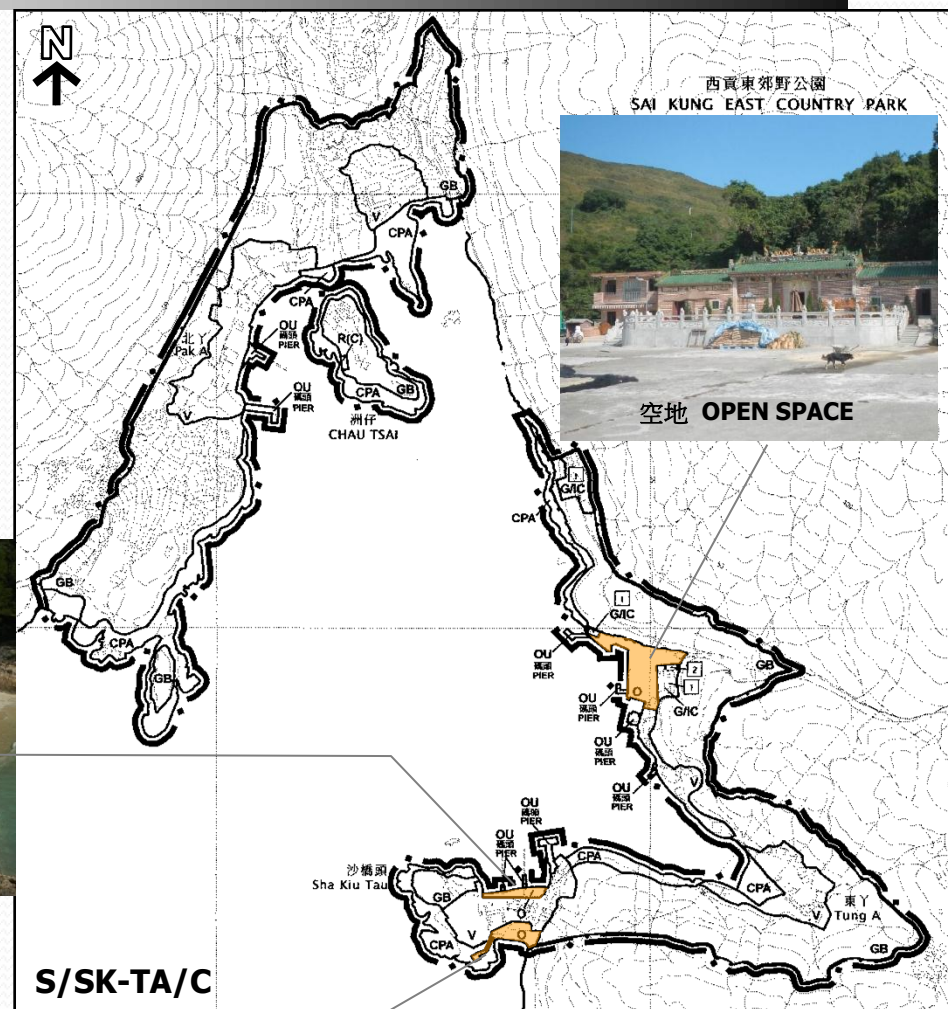


「休憩用地」地帶的土地 (0.51公頃)

Land for "O" Zone (0.51 ha)

以下用地劃為休憩用地
the following areas/facilities are zoned "O":

- 沙灘
sandy beaches
- 公眾的休憩地點及公廁
sitting-out-area with public convenience
- 天后廟前的空地
open space in front of Tin Hau Temple

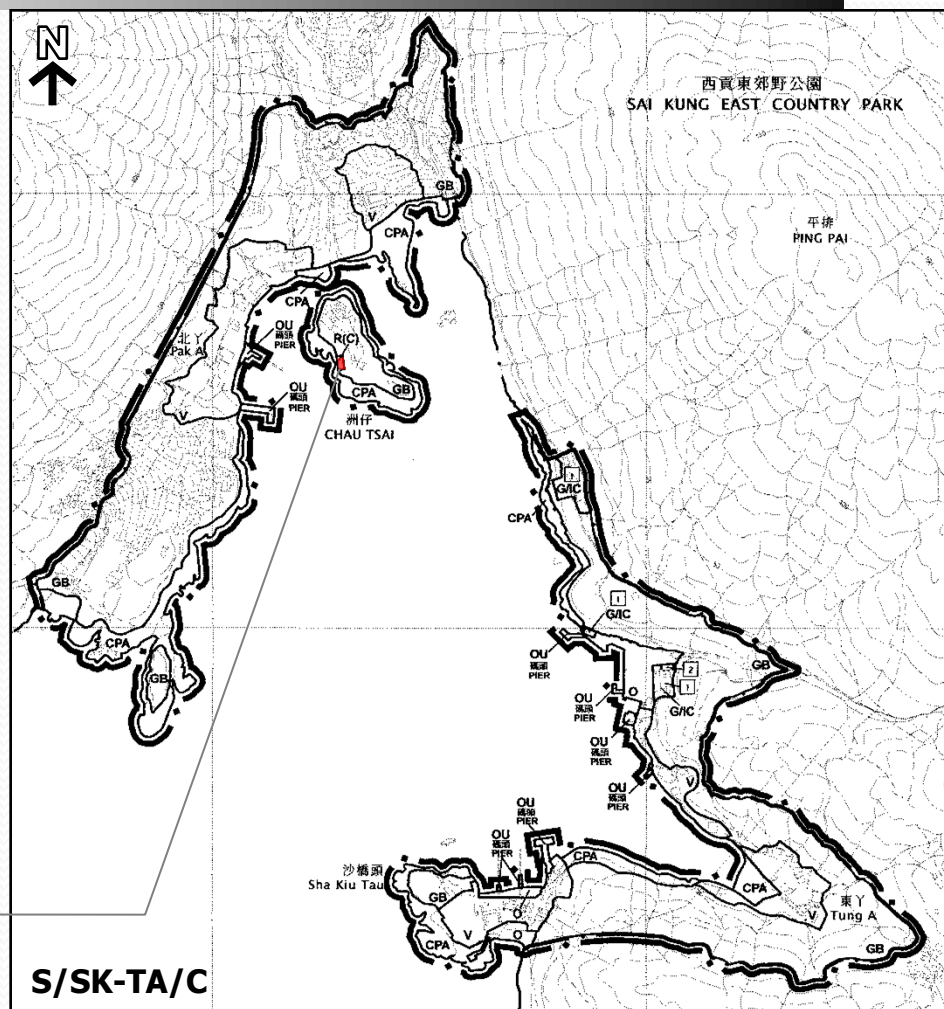


「住宅(丙類)」地帶的土地 (0.01公頃) Land for "R(C)" Zone (0.01 ha)

在 2013年1月11日城規會在有條件下,批准重建洲仔的荒廢村屋

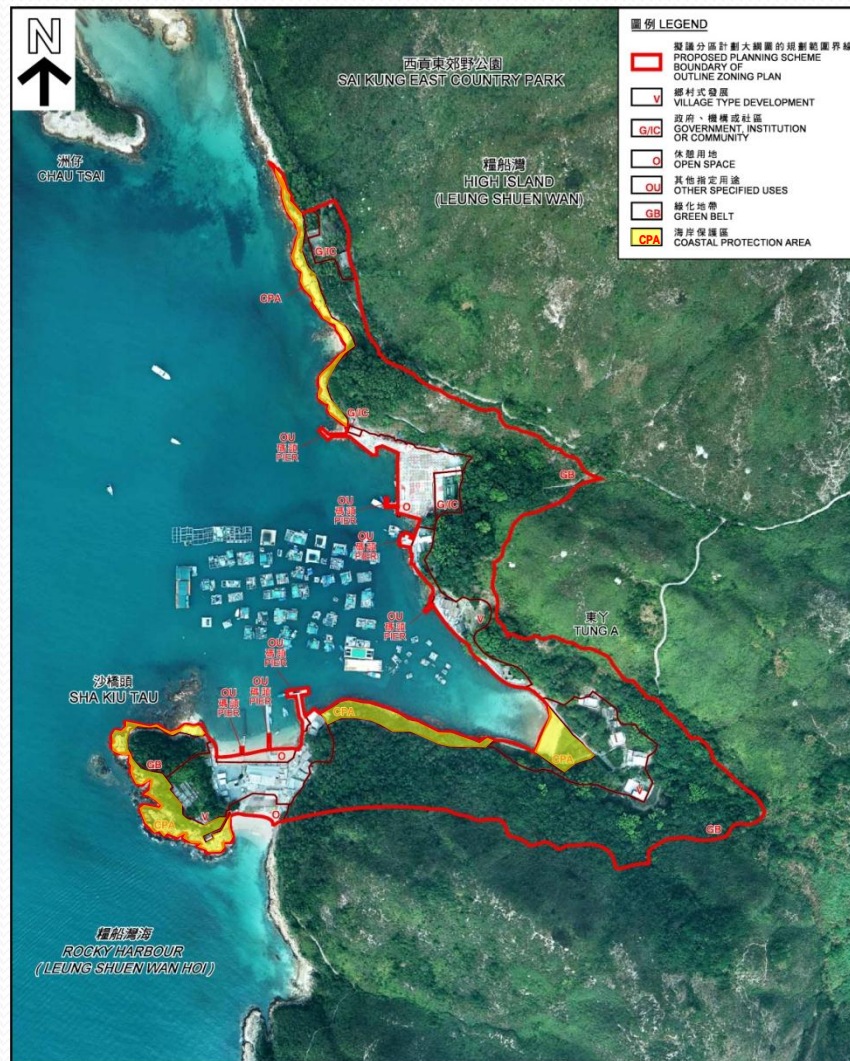
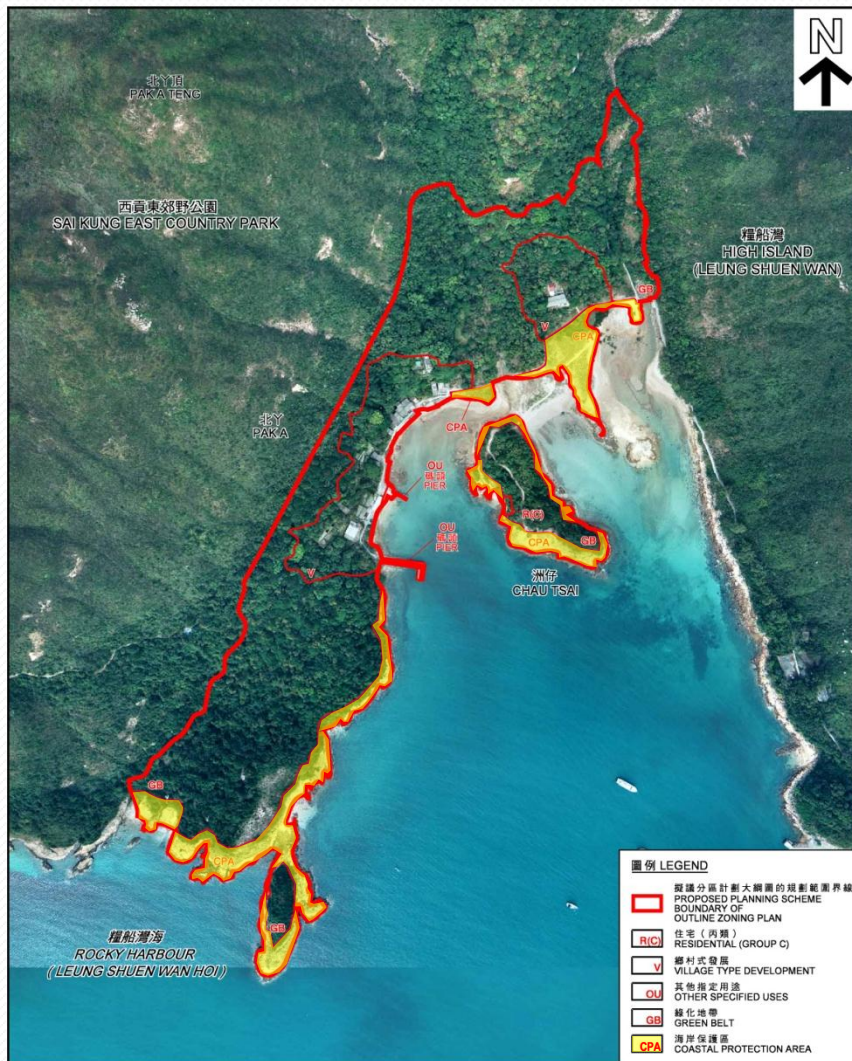
on 11.1.2013, the Town Planning Board approved with conditions the redevelopment of ruined houses on Chau Tsai :

- 地積比率 – 1.31
Plot Ratio – 1.31
- 上蓋面積 – 65.55 %
Site Coverage – 65.55%
- 建築物高度 – 2 層; 主水平基準面上13.12 米
Building Height – 2 storeys ; 13.12mPD



「海岸保護區」地帶的土地 (2.6公頃) Land for "CPA" Zone (2.6 ha)

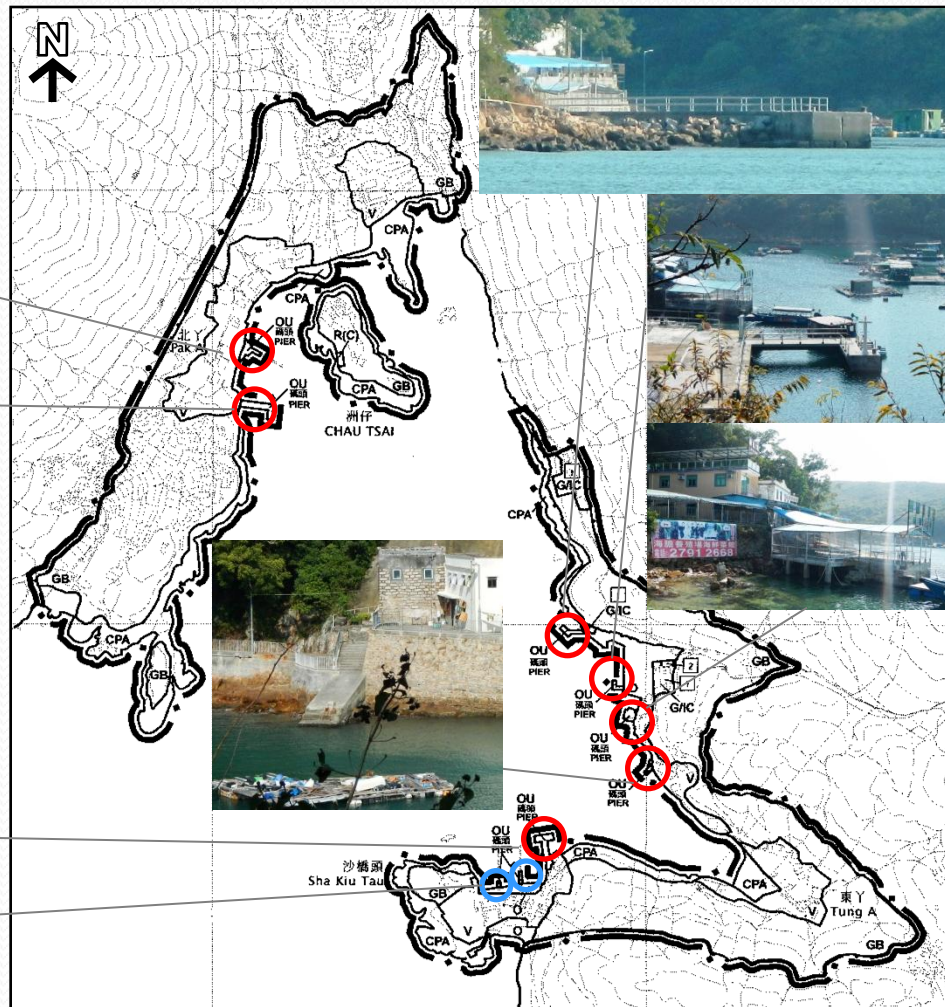
- 包括沿洲仔的岩岸和東丫及北丫面向糧船灣海的岩岸/沙岸
includes rocky coasts fringing Chau Tsai and the rocky/sandy coast of Tung A and Pak A facing Rocky Harbour



「其他指定用途(碼頭)」地帶的土地 (0.11公頃) Land for "OU(Pier)" Zone (0.11 ha)

在東丫共有7個碼頭(其中包括2個浮動渡頭)及2個碼頭位於北丫

there are 7 piers (including 2 floating jetties) in Tung A and 2 piers in Pak A



S/SK-TA/C

- 在**2013年12月2日**及**2014年4月16日**向西貢鄉事委員會進行諮詢，及於**2013年12月23日**一同作實地考察
Views of Sai Kung Rural Committee (SKRC) was sought during meetings held on 2.12.2013 and 16.4.2014. A joint site visit was also conducted on 23.12.2013
- 請各議員對《東丫及北丫分區計劃大綱草圖編號 S/SK-TA/C 》發表議見，而議員的意見將會經本署轉達城規會考慮
Members are requested to express their views on the draft Tung A and Pak A OZP No. S/SK-TA/C and Members' views will be conveyed to the Board for consideration



多謝
Thank You