

《白沙灣分區計劃大綱核准圖
編號 S/SK-HH/6 》的擬議修訂項目
**Proposed Amendments to the Approved
Hebe Haven Outline Zoning Plan No. S/SK-HH/6**

西貢區議會會議

Sai Kung District Council Meeting

7.5.2019



規劃署

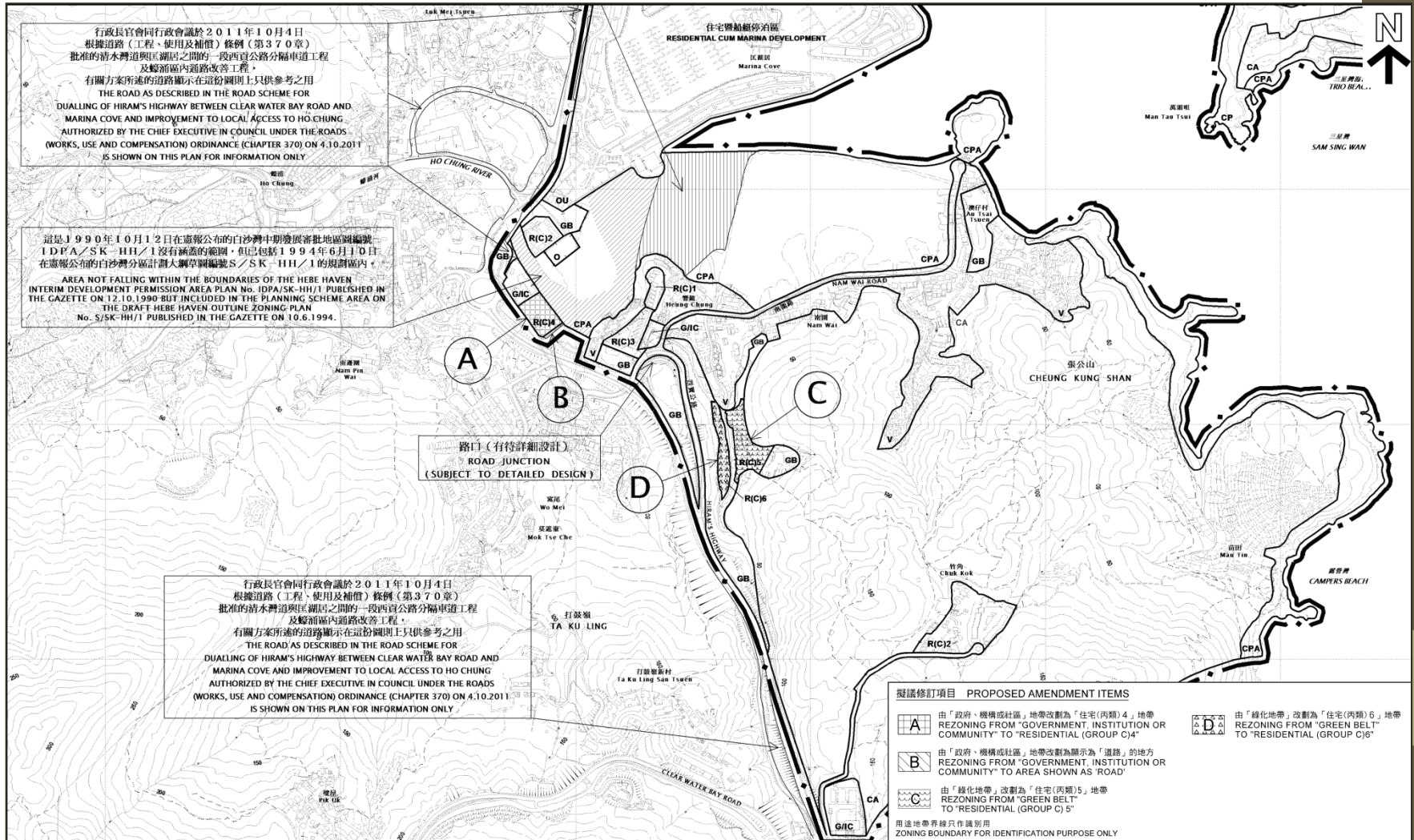
Planning Department

鑑於有迫切需要增加房屋供應，政府採取多管齊下的策略，增加短、中及長期的房屋用地供應。有兩塊位於西貢區的土地評定為具潛力發展私人房屋

To meet the pressing need for housing supply, the Government has adopted a multi-pronged strategy to increase housing land supply in the short, medium and long term. Two sites in Sai Kung have been identified as potential residential sites for private housing development

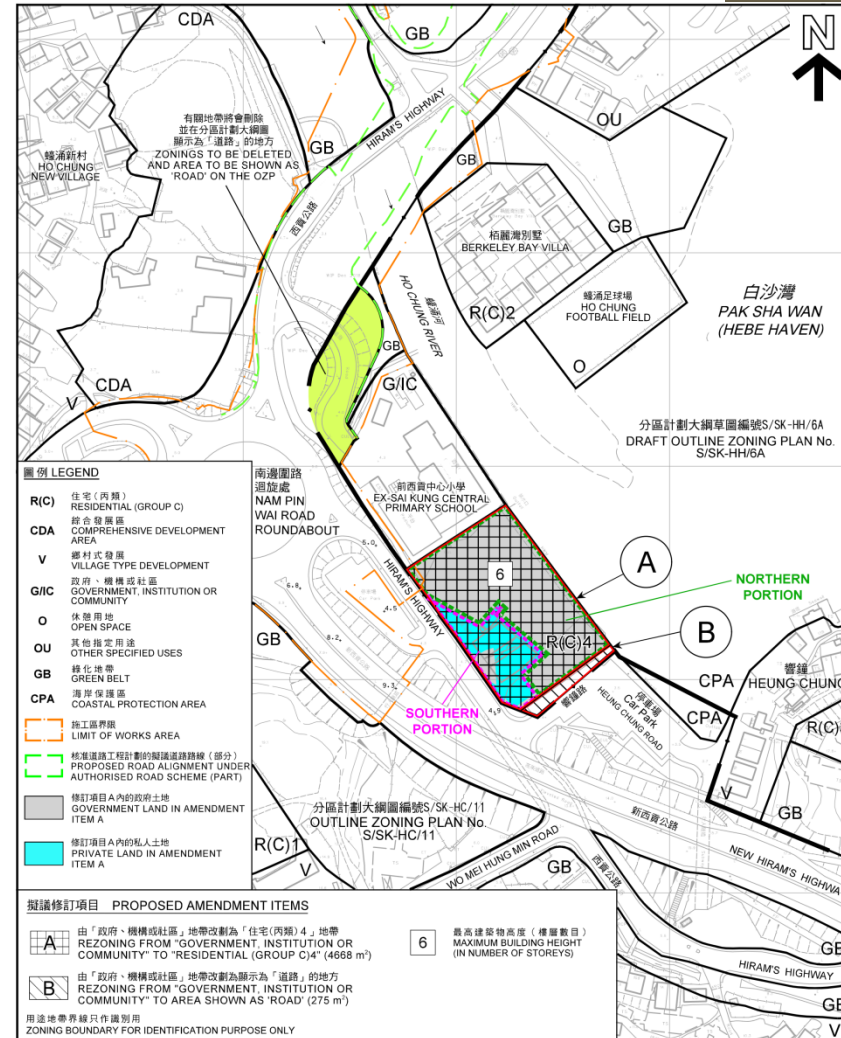
白沙灣分區計劃大綱核准圖 編號 S/SK-HH/6 的擬議修訂

Proposed Amendments to the Approved Hebe Haven Outline Zoning Plan No. S/SK-HH/6



修訂項目 A Amendment Item A

「政府、機構或社區」地帶改劃為「住宅(丙類)4」地帶
Rezoning from "G/IC" to "R(C)4"



- 約 4,668 平方米 (包括私人土地約 991 平方米)
About 4,668 m² (including private lots of about 991 m²)
- 最高地積比率限定為 1.5 倍
Maximum plot ratio : 1.5
- 最大上蓋面積為 40%
Maximum site coverage : 40%
- 最高建築物高度為 6 層 (地庫除外)
Maximum building height : 6 storeys (excluding basements)

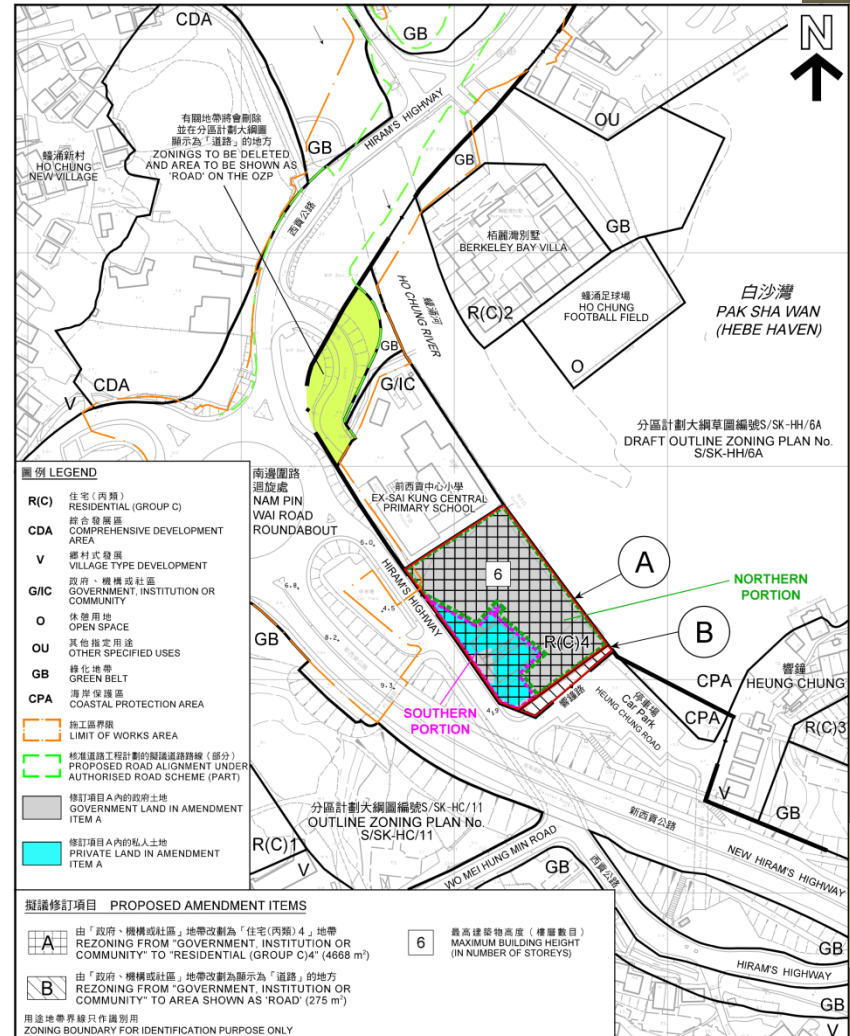
修訂項目 B Amendment Item B

「政府、機構或社區」地帶改劃為顯示為「道路」的地方
Rezoning from "G/IC" to area shown as 'Road'



- 為反映現有停車場用途，建議把近響鐘路一塊約 275 平方米的土地由「政府、機構或社區」地帶改劃為顯示為「道路」的地方

An area of about 275m² at Heung Chung Road which is part of an existing car park is proposed to be rezoned from "G/IC" to area shown as 'Road' to reflect its existing car park use



修訂項目 C Amendment Item C

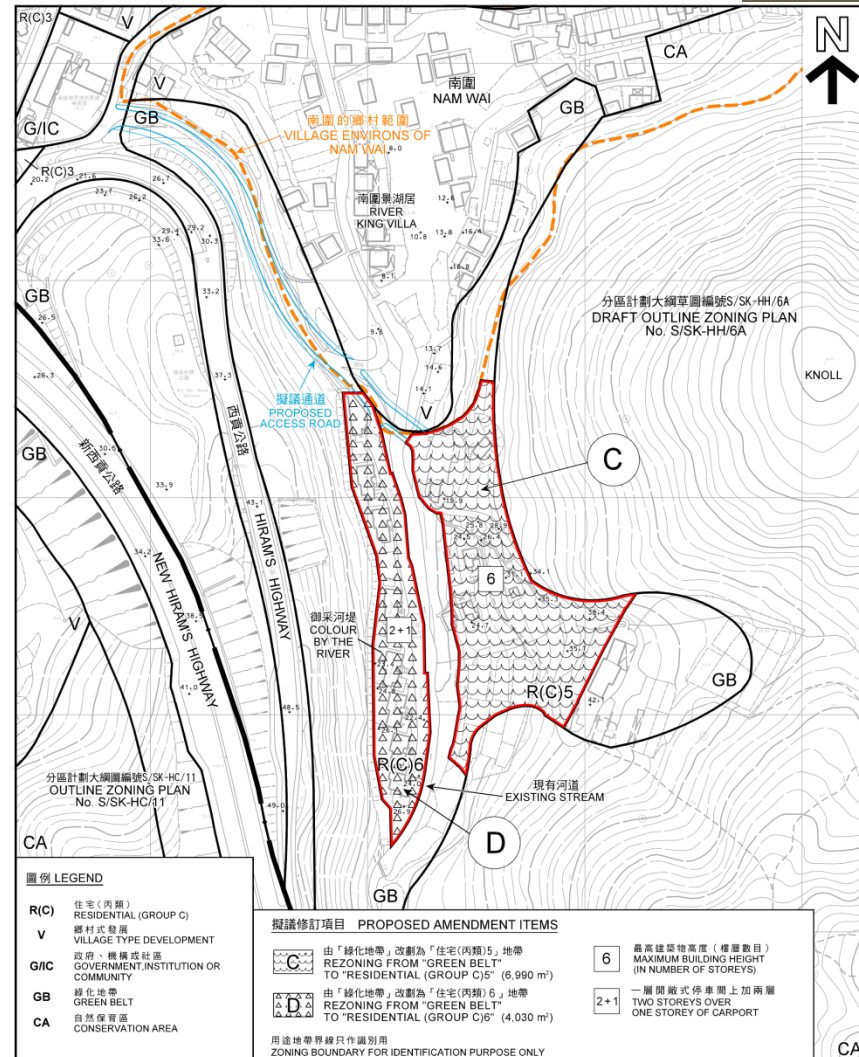
「綠化地帶」改劃為「住宅(丙類)5」地帶
Rezoning from "GB" to "R(C)5"

擬議的「住宅(丙類)5」地帶
Proposed "R(C)5" zone

御采河堤
Colour By The River



- 約 6,990 平方米
About 6,990 m²
- 最高地積比率限定為 1.3 倍
Maximum plot ratio : 1.3
- 最大上蓋面積為 40%
Maximum site coverage : 40%
- 最高建築物高度為 6 層 (地庫除外)
Maximum building height : 6 storeys (excluding basements)

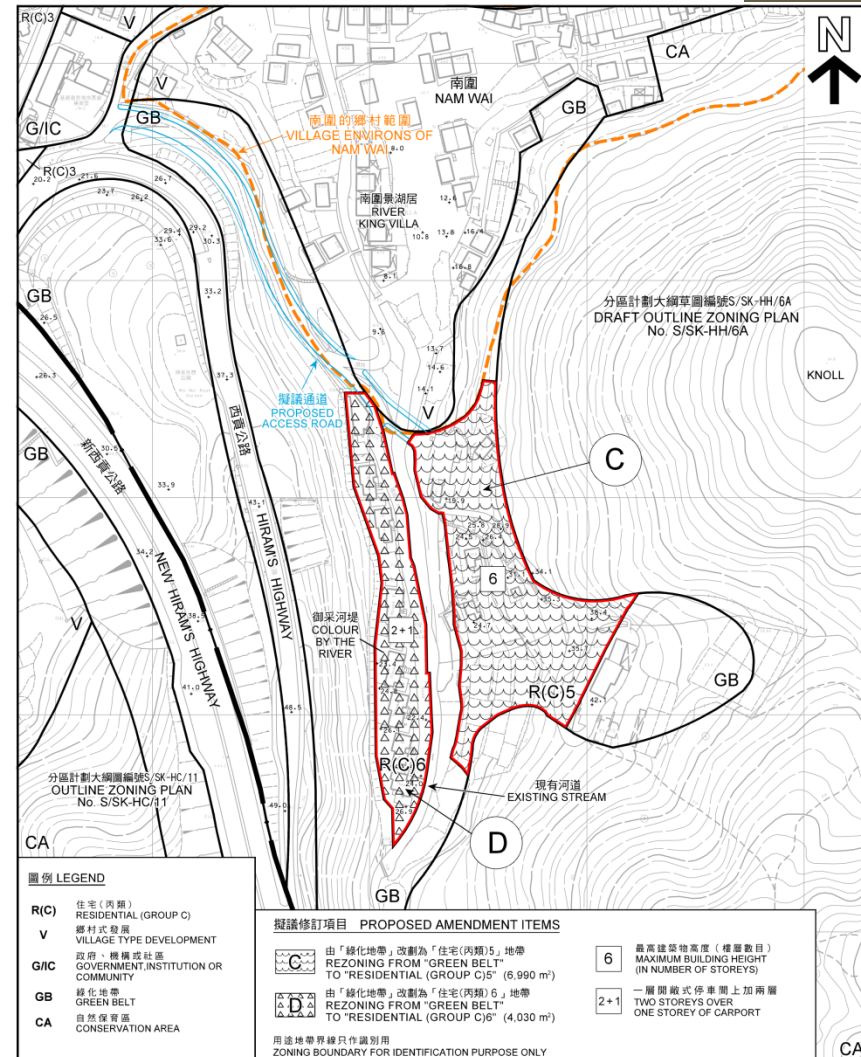


修訂項目 D Amendment Item D

「綠化地帶」改劃為「住宅(丙類)6」地帶
Rezoning from "GB" to "R(C)6"



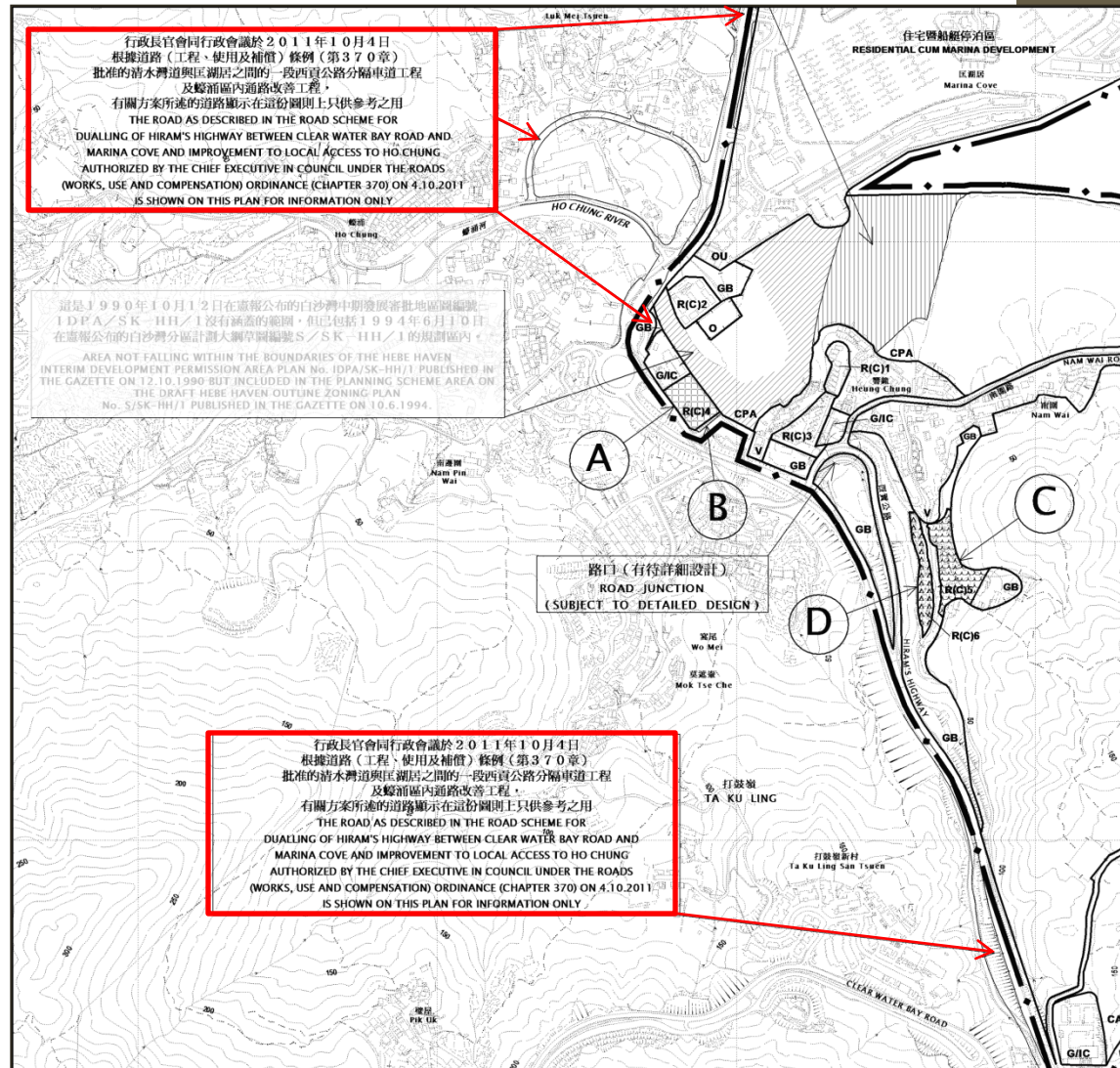
- 現有住宅發展「御采河堤」，佔地約 4,030 平方米
Existing residential development 'Colour By The River' with site area of about 4,030 m²
- 最高地積比率限定為 0.35 倍
Maximum plot ratio : 0.35
- 最大上蓋面積為 20%
Maximum site coverage : 20%
- 最高建築物高度為 11 米及一層開敞式停車間上加兩層
Maximum building height : 11m and 2 storeys over 1 storey of carport



納入核准的道路工程計劃

Inclusion of Authorised Road Scheme

- 核准的「清水灣道與匡湖居之間的一段西貢公路分隔車道工程及蠔涌區內通路改善工程」會顯示在分區計劃大綱圖上
- The authorised road scheme of the “Dualling of Hiram’s Highway between Clear Water Bay Road and Marina Cove and Improvement to Local Access to Ho Chung” is shown on the OZP



《註釋》及《說明書》

Notes and Explanatory Statement

修訂分區計劃大綱核准圖的《註釋》及《說明書》，以反映以上的修訂項目

The Notes and Explanatory Statement of the OZP will be revised to take into account the proposed amendments as mentioned above

下一階段 **Next Stage**

議員的意見以及擬議修訂項目將提交城市規劃委員會考慮。根據《城市規劃條例》，展示分區計劃大綱圖上的修訂項目供公眾查閱，為期兩個月

Members' comments and proposed amendments would be submitted to the Town Planning Board for consideration. In accordance with the Town Planning Ordinance, the amendments on the OZP will be exhibited for public inspection for a period of two months

徵詢意見 **Advice Sought**

歡迎議員就《白沙灣分區計劃大綱核准圖編號 S/SK-HH/6》的擬議修訂項目提出意見

Members are invited to provide comments on the proposed amendments to the approved Hebe Haven Outline Zoning Plan No. S/SK-HH/6

謝 謝