

**LegCo Panel on Planning, Lands and Works**

**Study on South East New Territories Development Strategy Review**  
**Stage 3 Public Consultation - Draft Recommended Development Strategy**

**Additional Information**

**Introduction**

1. The draft Recommended Development Strategy for South East New Territories (SENT) was presented to the LegCo Panel on Planning, Lands and Works on 5 February 2001. The Panel requested further information on the estimates of visitors to the Sai Kung area and the planning framework for the northern part of the Study Area.

**Visitors to Sai Kung**

2. The main objective of the Study on SENT Development Strategy Review is to formulate an up-to-date planning framework to guide long term development of the sub-region. In view of the tourism and recreation potential of the Study Area and the environmental and infrastructural implications of these activities, these uses are examined in particular in the Study and such opportunities are highlighted in the draft Recommended Development Strategy for consultation.
3. The Tourism and Recreation Framework prepared as part of the draft Strategy provides mainly the locations suitable for these activities and the types of development. Implementation of individual tourism/recreation project is subject to more detailed feasibility study to be conducted by the proponent. Projections of visitors to the Study Area are, however, prepared to indicate the level of visitation as well as input to the relevant technical assessments to ascertain the broad feasibility of the Strategy.

*Projection of Visitors*

4. On the basis of visitor statistics maintained by the relevant departments, sports and recreation bodies and the Hong Kong Tourist Association, the Study Consultants have estimated about 5.46 million visitors visiting the Study Area annually. Among them, about 5.4 million are local visitors [99%] and 0.058 million [1%] are overseas tourists. This is mainly due to the many existing recreation facilities

meeting the leisure pursuits of the local community whereas the area itself is located away from the tourism core area on both side of Victoria Harbour.

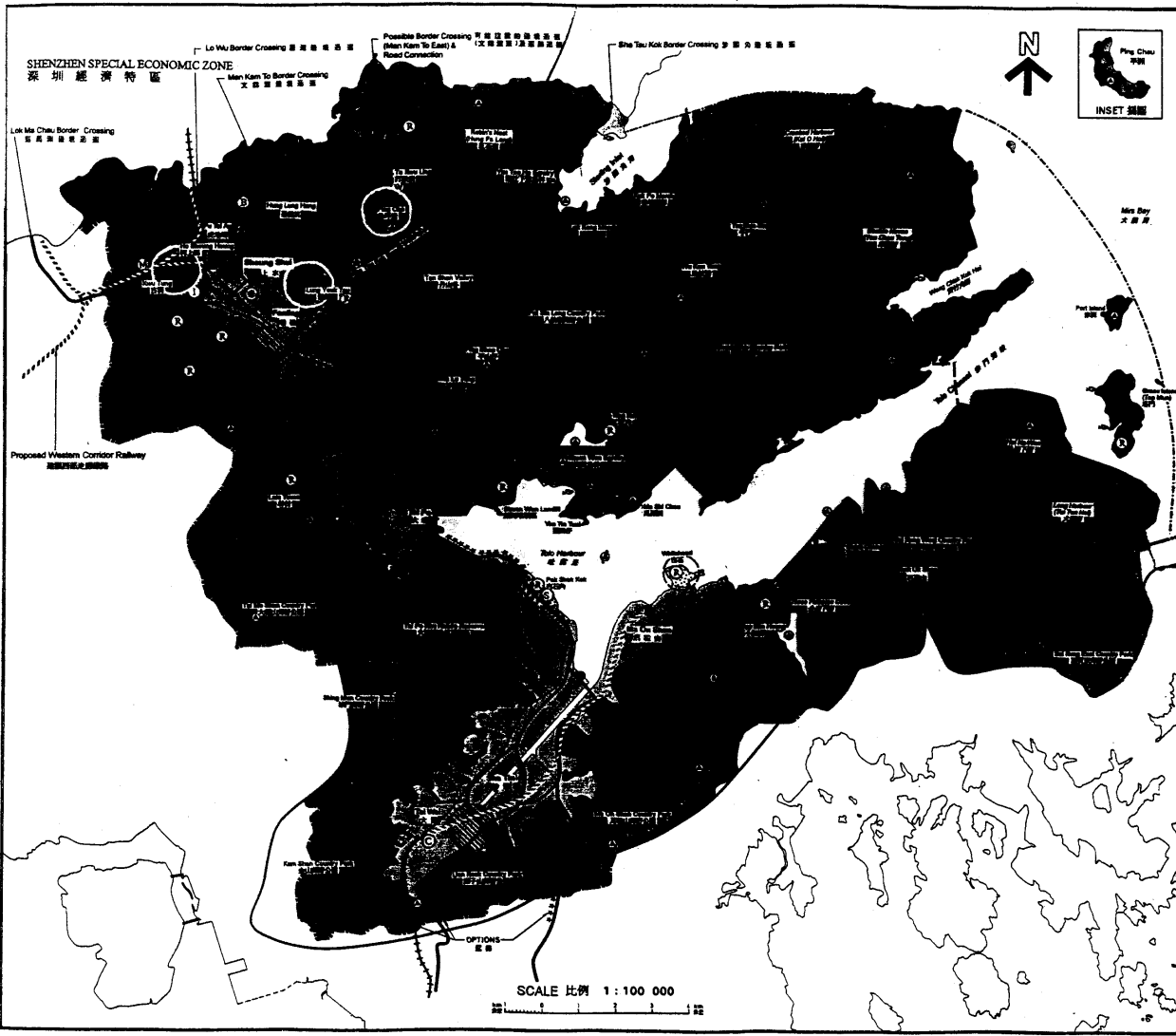
5. Country parks and bathing beaches are the two most popular visitor spots within the Study Area accounting for about 44% and 38% respectively of the total visitations. In view of the scale and nature of these recreation projects, the existing holiday camps, education centres, golf course, heritage sites and sports centres, despite their popularity with the respective interested groups, have attracted about 13% of the total visitations.
6. Based on the projected population growth of the territory, the Study has estimated the visitation from local community to increase to about 7.1 million by 2016. This has included a small increase arising from the tourism/recreation proposals recommended in the draft strategy. The Study has also estimated a modest growth in overseas tourist to the Study Area, taking cognizance of the current capture pattern and the tourist growth rate estimated by the Hong Kong Tourist Association.

#### *Tourism and Recreation Proposals*

7. In view of the existing visitation pattern to the Study Area, the draft Strategy has proposed a range of recreation uses to meet local demand, e.g. extension to country parks and bathing beaches, holiday camps, water sports centres, golf course, heritage sites, walking trails, etc., which are all comparable to the types currently provided. Besides, locations for resort hotels are also identified to enable extended visits by local visitors and encourage penetration of overseas tourists to the Study Area. Apart from the visitation pattern, the Study has also taken into account the existing natural scenery, the ecological assets and the opportunities for eco-tourism in deriving these tourism and recreation proposals.

#### **Planning Framework for Sai Kung North**

8. While most part of Sai Kung North is already covered by the Sai Kung Country Park, the area is covered by the North East New Territories Development Strategy adopted in 1996. Since the area forms an integral part of the Sai Kung Peninsula, it has been included as an "Area of Concern" where the recreation and conservation values have been explored and highlighted as part of the SENT Study. A copy of the Land Use Framework highlighting this part is attached at Annex 1.



**NOTATION 圖例**

- Strategic Land Use Zones:  
策略性土地用途分區:
- Existing Urban Area  
現有市區
  - Country Park / Special Area  
郊野公園/特別地區
  - Proposed Country Park / Special Area  
擬議郊野公園/特別地區
  - Existing Market Park  
現有市場公園
  - Islands Water Recreation Area  
島嶼水上康樂區
  - Countrywide Conservation Area  
全港性保育區
  - Islands Priority Area  
島嶼優先地區
  - Road Development Area  
道路發展區
  - Mixed Use 1  
混合用途一
  - Mixed Use 2  
混合用途二
  - Area of Strategic Importance  
具策略重要性地區
  - Landfill  
堆填區
  - Military Land (not due for residential development)  
軍事用地(不適合發展為住宅)
  - Strategic Growth Areas Recommended by TDOT  
土地發展局建議之策略增長區
  - Proposed Urban Residential Expansion Area  
擬議城市住宅擴展區
  - Landfilled Reclamation  
填海造地
  - Area of Transit Works - Expansion Planned / Programmed  
交通工程區 - 計劃/預備擴展
  - Proposed Commercial Mode  
擬議商業模式
  - Possible Site for a Manufacturing Yard  
可能之製造廠址
  - Expansion Scheme Park  
擴展計劃公園
  - Proposed Open Space / Recreation  
擬議開放空間/康樂
  - Proposed Water Storage Reservoir  
擬議水庫
  - Possible Site for a Bus Rapid Service Area  
可能之快線巴士站點
  - Area of Strategic Importance  
具策略重要性地區
  - Expansion Priority Area  
擴展優先地區
  - Park Culture Zone  
公園文化區
  - Suburban Area  
新市鎮
  - Area of Conservation Interest  
具保育興趣地區
  - Waste Transfer Station  
垃圾轉運站
  - Closed Area Boundary  
封閉區域邊界
  - Boundary Major Road  
主要道路邊界
  - Proposed Major Road  
擬議主要道路
  - Additional Highway Capacity Programmed / Requested  
預備/請求之額外公路容量
  - Boundary Rail  
鐵路邊界
  - Proposed Rail  
擬議鐵路
  - Islands Water and Reclamation Exchange Area  
島嶼水及填海交換區
  - Mrs Bay Air Quality Study Area  
文咸灣空氣質素研究區
  - Mrs Bay Water Quality Study Area  
文咸灣水質研究區
  - Area of Concern in the SERT Study  
SERT研究中之關注地區

**NORTH EAST NEW TERRITORIES  
DEVELOPMENT STRATEGY REVIEW  
新界東北發展策略檢討**

**LAND USE FRAMEWORK  
土地用途大綱**