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Clerk to Panel

Legislative Council

Legislative Council Building

8 Jackson Road

Central, Hong Kong

(Attn: Ms Sarah Yuen)

Dear Ms Yuen,

Panel on Planning, Lands and Works
South East New Territories Development Strategy Review

I refer to your letter of 25 April 2005 on the above subject. As requested, our response to the issues raised at the meeting of Legislative Council (LegCo) Members with Sai Kung District Council members on 7 April 2005 is set out below for your reference.

Latest Position of South East New Territories Development Strategy Review (SENT DSR)

In order to balance the needs for conservation and development, the Government has formulated territorial and sub-regional plans to guide developments throughout Hong Kong. For SENT, the relevant sub-regional plan on the South East New Territories Development Strategy (SENT DS) was reviewed in 2001.

Recognizing the tourism and recreation development potential of the area, the Strategy aims to enhance the role of the sub-region as the 'Leisure Garden of Hong Kong' by promoting conservation, enhancing visitor

attractions and achieving sustainable development. Various proposals have been made, including a tourist gateway for the Sai Kung Town as well as other recreational developments at High Island, Kau Sai Chau, Sharp Island, Hebe Haven, Ho Chung and Clear Water Bay.

The Sai Kung District Council and the LegCo Panel on Planning, Lands and Works were briefed on the review findings in November 2001 and January 2002 respectively. Since then, various government departments have carried out works in accordance with the SENT DS. The District Management Committee (DMC) chaired by District Officer (Sai Kung) has been co-ordinating the efforts of the Government and the local community in the course of development of the projects. Progress on individual projects is regularly reported to the Sai Kung District Council, the Sai Kung Rural Committee and the DMC. The latest position on implementation of SENT DS proposals is reported to LegCo as per our letter of 24 March 2005 (copy attached).

Resort Development in Tai Long Wan

Tai Long Wan is a valuable scenic area. There are places of high conservation value, a site of special scientific interest as well as village house clusters with historical value. The balance between conservation and development needs was thoroughly deliberated by the Town Planning Board in 2001 when the draft Tai Long Wan Outline Zoning Plan (OZP) was gazetted. As a result, the Board decided to adopt a conservation approach so as to preserve the natural environment, ecology and heritage value of the area. Planning permission is required for any demolition of or addition, alteration and/or modification to the existing buildings as well as construction of New Territories Exempted Houses within the 'Village Type Development' zone. The said OZP was subsequently authorized on 25 September 2001. In the light of the above, resort development would not be compatible with the planning intention of the area.

We would be happy to answer further queries from Members on the development of SENT.

Yours faithfully,

(Miss Christine Chow)
for Secretary for Housing, Planning and Lands

c.c. D of Plan (Attn: Mr Raymond Wong)

b.c.c. AA/SHPL

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

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香港中環
昃臣道8號立法會大樓
立法會秘書處秘書長
(經辦人：徐偉誠先生)

徐先生：

立法會議員在2005年4月7日
與西貢區議會議員舉行的會議及午餐聚會

謝謝你於本年三月七日的來信。根據各有關政策局（包括環境運輸及工務局及衛生福利及食物局）和部門提供的資料，我現付上有關實施《新界東南發展策略建議》最新情況的中英文資料供議員參閱。

房屋及規劃地政局局長

(鄭港涌

A handwritten signature in black ink, appearing to be '鄭港涌' (Cheng Heung Tung), written over a circular stamp.

代行)

二零零五年三月二十四日

副本送：

| | | |
|------------|-------------|--------------|
| 衛生福利及食物局局長 | (經辦人：區蘊詩女士) | 傳真：2136 3281 |
| 環境運輸及工務局局長 | (經辦人：陳瑞緯先生) | 傳真：2136 3321 |
| | (經辦人：余賜堅先生) | 傳真：2868 5261 |
| | (經辦人：卜國明先生) | 傳真：2801 5034 |
| 規劃署署長 | (經辦人：黃偉民先生) | 傳真：2522 8524 |

實施新界東南發展策略最新情況

背景

新界東南發展策略是一個概括的規劃大綱，旨在為該次區域的未來發展提供指引。該策略的目的是通過自然保育，增加旅遊景點及促進可持續發展，以加強這個次區域作為「香港的消閒花園」的角色。

2. 有關策略提出的各項建議，視乎建議性質而定，將會由政府或私營機構實施。由西貢民政事務專員出任主席的西貢地區管理委員會，將在發展進行期間，統籌有關工作和擔任政府與當地居民之間的橋樑。

3. 多個政府部門已根據新界東南發展策略，展開其職責範圍內的工程。政府亦定期向西貢區議會／西貢鄉事委員會匯報個別工程的進展。二零零四年十一月二日，西貢地區管理委員會已在會議上聽取各項有關建議的實施進度。

最新情況

4. 各有關部門就著多項持續進行工程的進展，撮述匯報如下。

地區層面的規劃大綱

5. 二零零三年，政府通過了西貢市發展大綱圖，目標是使西貢市能進一步發揮「旅遊門廊」的功能。徵詢西貢區議會和西貢鄉事委員會的意見後，城市規劃委員會於二零零五年三月四日公布西貢市分區計劃大綱草圖，以供公眾查閱。該圖是首份涵蓋西貢市的法定圖則。

6. 徵詢西貢區議會和西貢鄉事委員會的意見後，城市規劃委員會分別於二零零四年二月及六月，在憲報刊登收納了多項修訂的北港及沙角尾分區計劃大綱草圖和白沙灣分區計劃大綱草圖，以便改善和保育鄉郊環境。二零零四年十二月，當局核准北港及沙角尾分區計劃大綱草圖。城市規劃委員會亦於二零零四年公布修訂涵蓋井欄樹、蠔涌、以及大浪灣地區的法定圖則。

旅遊和康樂建議

7. 地政總署已在二零零五至二零零六年度的供申請售賣土地一覽表(俗稱「勾地表」)中，包括一幅位於西貢市第四區的土地。該幅土地是預留作商業及與旅遊業有關的用途，包括酒店。
8. 康樂及文化事務署現正進行沙咀運動場、萬宜遊樂場、以及宜春街籃球場的改善工程，預計於二零零五年年底完成。
9. 漁農自然護理署現正進行多項工程，以改善康樂地點和遠足徑，提供更多郊野公園資訊牌，以及在蕉坑獅子會自然教育中心增加教育設施。此外，多年來漁農自然護理署積極進行郊野公園生境管理及綠化計劃。該署於去年在西貢的郊野公園種植了約 94 000 株樹木。

改善和保育鄉郊環境的建議

10. 在大浪灣、浪茄、白腊和果洲群島一帶設立海岸公園的可行性研究剛完成，漁農自然護理署現正考慮該研究的建議。為免珊瑚群落受到船錨損毀，漁農自然護理署在沙塘口山甕缸灣和橋咀洲的珊瑚區，放置了珊瑚標誌浮標。
11. 在擬議修訂的《漁業保護條例》(第 171 章)中，漁農自然護理署提出多項漁業管理建議，當中包括設立漁業保護區(漁護區)。吐露港及牛尾海是重要的魚類產卵及育苗場，漁農自然護理署將會建議指定這兩片水域為漁護區。該署會在決定擬議的漁護區的選址前，再諮詢公眾的意見。預計《漁業保護(修訂)條例草案》可於二零零五年呈交立法會考慮。

其他基礎設施改善工程

12. 渠務署現正進行牛尾海污水收集系統工程，把公共污水設施擴展至西貢區內沒有污水渠的地方。至於排水工程方面，渠務署正在規劃蠔涌河、北港河近大涌口一段，以及沙下河及西貢河的改善工程，視乎資源，有關工程預計於二零零九年完成。

13. 水務署會密切留意實施新界東南發展策略檢討研究各發展建議的進展，因應時間籌劃興建供水系統，以配合有關發展計劃。

二零零五年三月

Latest Position on Implementation of the South East New Territories Development Strategy

Background

The South East New Territories Development Strategy (SENT DS) is a broad planning framework to guide future development of the sub-region. The Strategy aims to enhance the role of the sub-region as the 'Leisure Garden of Hong Kong' by promoting conservation, enhancing visitor attractions and achieving sustainable development.

2. Depending on the nature of the proposals, the implementation of the SENT DS proposals has to be effected not only by the Government, but by the private sector as well. The District Management Committee (DMC) chaired by District Officer (Sai Kung) would play a co-ordinating role between the Government and the local community in the course of development of the projects.

3. The various government departments have already carried out works in accordance with the SENT DS. Progress is regularly reported to the Sai Kung District Council/Sai Kung Rural Committee and the DMC. The progress of various proposals put forward in the SENT DS was reported to the Sai Kung District Management Committee on November 2004.

Latest Position

4. The progress of implementation of the SENT DS proposals, as reported by the relevant departments, is summarized as follows.

District Planning Framework

5. The Sai Kung Town Outline Development Plan (ODP) was approved by Government in 2003. It aims to enhance the role of Sai Kung town as a 'tourism gateway'. After consulting the Sai Kung

District Council and Sai Kung Rural Committee, the draft Sai Kung Town Outline Zoning Plan (OZP) was gazetted by the Town Planning Board (TPB) on 4 March 2005. It is the first statutory plan covering Sai Kung town.

6. To facilitate the upgrading and conservation of the rural areas, the draft Pak Kong and Sha Kok Mei OZP and Hebe Haven OZP incorporating amendments were gazetted in February 2004 and June 2004 respectively by the TPB after consulting the Sai Kung District Council and Sai Kung Rural Committee. In December 2004, the draft Pak Kong and Sha Kok Mei OZP was approved by the Government. Amendments to other statutory plans covering the Tseng Lan Shue, Ho Chung and Tai Long Wan areas were gazetted in 2004.

Tourism and Recreation Proposals

7. Lands Department has included in the 2005-2006 List of Sites for Sale by Application (the "Application List") a site intended for commercial and tourism-related developments including hotel at Sai Kung Town Area 4.

8. Renovation works on the Sha Tsui Playground, Man Yee Playground and the basketball courts at Yi Chun Street are being undertaken by the Leisure and Cultural Services Department. The renovation works are scheduled for completion by end 2005.

9. Agriculture, Fisheries and Conservation Department (AFCD) has been upgrading recreational sites and hiking trails, signs in the country parks, and educational facilities in the Lions Nature Education Centre at Tsiu Hang. Over the years, AFCD has implemented an active tree planting programme within country parks. About 94,000 trees were planted last year in the country parks in Sai Kung.

Rural Upgrading and Conservation Proposals

10. The Study on the potential marine park covering Tai Long Wan, Long Ke to Pak Lap as well as Ninepin Groups has been completed recently. AFCD is now considering the study findings. To protect

coral communities from anchor damage, coral marker buoys have been installed in the coral area at Ung Kong Wan of Bluff Island and Sharp Island.

11. The designation of Fisheries Protection Area has been included as one of the management measures to be implemented under the proposed amendments to the Fisheries Protection Ordinance (Cap. 171). Tolo Harbour and Port Shelter, which have been identified as important fish spawning and nursery grounds, will be proposed for designation as Fisheries Protection Areas. AFCD will consult the public again before deciding the locations of the proposed Fisheries Protection Areas. The Fisheries Protection (Amendment) Bill will be submitted to the Legislative Council for consideration in 2005.

Other Infrastructure Improvement

12. Drainage Services Department has been implementing the Port Shelter Sewerage Master Plan to extend public sewerage to unsewered areas in Sai Kung district. As regards the drainage works, various drainage improvement works for the Ho Chung River, Pak Kong River near Tai Chung Hau section and Sha Ha and Sai Kung River are under planning by the Drainage Services Department. These drainage improvement works are scheduled for completion by 2009, subject to availability of funds

13. Water Supplies Department will closely monitor the progress of the development proposals under the SENT DS Study and plan for the water supply system to cope with the progress of the proposals. .

March 2005