

關乎申請編號 A/TKO/94 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TKO/94

(a) 申請編號 Application no.	A/TKO/94		
(b) 位置／地址 Location/Address	將軍澳第 65C 區的將軍澳市地段第 112 號和第 124 號及第 68B 區的將軍澳市地段第 93 號和第 126 號 Tseung Kwan O Town Lot Nos. 112 & 124 in Area 65C and Tseung Kwan O Town Lot Nos. 93 & 126 in Area 68B, Tseung Kwan O		
(c) 地盤面積 Site area	約 About 87,696.00 平方米 m ² (包括政府土地約 Includes Government Land of about 87,696.00 平方米 m ²)		
(d) 圖則 Plan	將軍澳分區計劃大綱核准圖編號 S/TKO/20 Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/20		
(e) 地帶 Zoning	「住宅(甲類)4」及「住宅(甲類)6」 "Residential (Group A) 4" and "Residential (Group A) 6"		
(f) 申請用途／發展 Applied Use/ Development	擬議略為放寬地積比率、上蓋面積和建築物高度限制，以作准許的「住宅(甲類)」發展 Proposed Minor Relaxation of Plot Ratio, Site Coverage and Building Height Restrictions for permitted Residential (Group A) Development		
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	將軍澳市地段第 112 號劃作「住宅(甲類)4」住用 TKOTL No. 112 in "R(A)4" zone Domestic Sub-area (a) 區		3.3 (總 overall) 5
	將軍澳市地段第 124 號劃作「住宅(甲類)4」住用 TKOTL No. 124 in "R(A)4" zone Domestic Sub-area (a) 區		3.3 (總 overall) 5
	將軍澳市地段第 93 號劃作「住宅(甲類)6」住用 TKOTL No. 93 "R(A)6" zone Domestic Sub-area (a) 區 Sub-area (c) 區		2.4 (總 overall) 3 4
	將軍澳市地段第 126 號劃作「住宅(甲類)6」住用 TKOTL No. 126 "R(A)6" zone Domestic Sub-area (a) 區 Sub-area (c) 區		2.4 (總 overall) 3 4

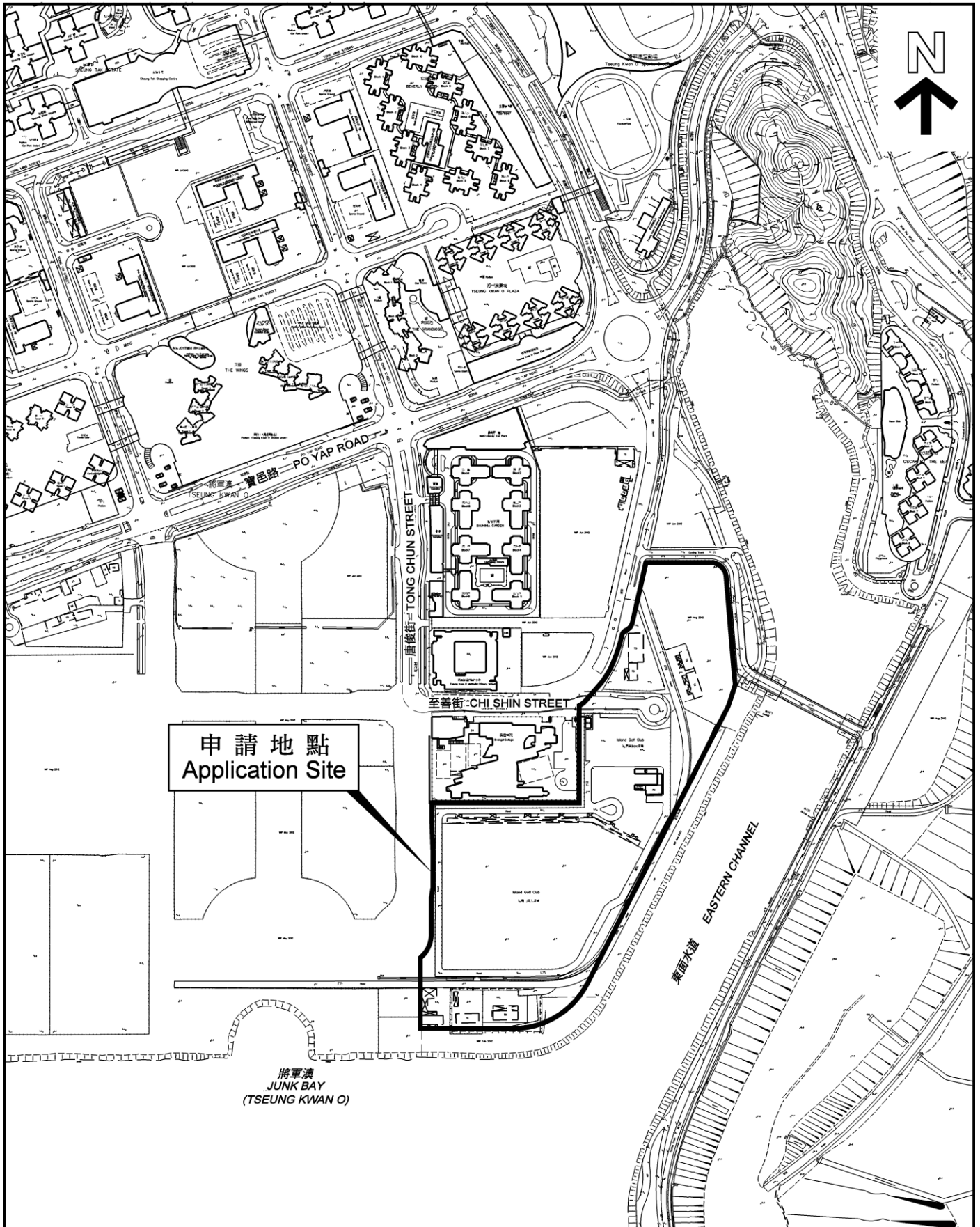
	將軍澳市地段第 112 號劃作「住宅(甲類)4」 非住用 (總 0.5 維持不變) TKOTL No. 112 in “R(A)4” zone Non-domestic (overall 0.5 remain unchanged) Sub-area (a) 區		1
	將軍澳市地段第 124 號劃作「住宅(甲類)4」 非住用 (總 0.5 維持不變) TKOTL No. 124 in “R(A)4” zone Non-domestic (overall 0.5 remain unchanged) Sub-area (a) 區		1
	將軍澳市地段第 93 號劃作「住宅(甲類)6」 非住用 (總 0.5 維持不變) TKOTL No. 93 “R(A)6” zone Non-domestic (overall 0.5 remain unchanged) Sub-area (a) 區		1
	將軍澳市地段第 126 號劃作「住宅(甲類)6」 非住用 (總 0.5 維持不變) TKOTL No. 126 “R(A)6” zone Non-domestic (overall 0.5 remain unchanged) Sub-area (a) 區		1
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(i) 建築物高度／ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	
		- 米 (主水平基準以上)	
		- mPD	
		- 層 storey(s)	
	非住用 Non-domestic	- 米 m	
		- 米 (主水平基準以上)	
		- mPD	
		- 層 storey(s)	

	將軍澳市地段第 112 號綜合用途 TKOTL 112 Composite Sub-area (a) 區 Sub-area (b) 區	85 米 (主水平基準以上) mPD 45 米 (主水平基準以上) mPD
	將軍澳市地段第 124 號綜合用途 TKOTL 124 Composite Sub-area (a) 區 Sub-area (b) 區	85 米 (主水平基準以上) mPD 45 米 (主水平基準以上) mPD
	將軍澳市地段第 93 號綜合用途 TKOTL 93 Composite Sub-area (a) 區 Sub-area (b) 區	65 米 (主水平基準以上) mPD 45 米 (主水平基準以上) mPD
	將軍澳市地段第 126 號綜合用途 TKOTL 126 Composite Sub-area (a) 區 Sub-area (b) 區	65 米 (主水平基準以上) mPD 45 米 (主水平基準以上) mPD
(j) 上蓋面積 Site coverage	將軍澳市地段第 112 號(總 50% 維持不變) TKOTL 112 (overall 50% remain unchanged) Sub-area (a) 區 65% 將軍澳市地段第 124 號(總 50% 維持不變) TKOTL 124 (overall 50% remain unchanged) Sub-area (a) 區 65% 將軍澳市地段第 93 號(總 50% 維持不變) TKOTL 93 (overall 50% remain unchanged) Sub-area (a) 區 55% 將軍澳市地段第 126 號(總 50% 維持不變) TKOTL 126 (overall 50% remain unchanged) Sub-area (a) 區 55% -	
(k) 單位數目 No. of units	-	
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²
	- 公眾 Public	- 平方米 m ²
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	-	

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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A/TKO/94



**Proposed Minor Relaxation of
Development Restrictions for
Four Land Sale Sites in Town Centre South,
Tseung Kwan O (TKO)**

Executive Summary

The application, as submitted by the District Land Officer/Sai Kung, seeks the approval of the Town Planning Board (the Board) under s16 for minor relaxation of the development restrictions for four Government sites at Areas 65C and 68B in Tseung Kwan O. They comprise TKOTLs 112 & 124 zoned “R(A)4” and TKOTLs 93 & 126 zoned “R(A)6” (the Sites) for private residential and commercial uses on the approved TKO Outline Zoning Plan No. S/TKO/20 (the OZP).

The Sites are located along the waterfront at the south-eastern corner of Town Centre South to the south-east of Bauhinia Garden, which is an existing Private Sector Participation Scheme. Restrictions on maximum domestic and non-domestic plot ratio, maximum site coverage and maximum building height are stipulated in the OZP for individual “Residential (A)” sub-zones and their sub-areas within Town Centre South to ensure the implementation of a stepped height building profile descending towards the waterfront as recommended by the Feasibility Study for Further Development of Tseung Kwan O (Feasibility Study) completed in 2005.

As part of the Government’s effort to increase land resources and flat production to meet the community’s imminent housing demand, opportunity has been taken to explore the feasibility of slightly increasing the development intensity of the last 4 land sale sites in TKO South, i.e. the Sites, with a view to increasing flat production.

The proposed scheme has been derived from careful layout testing and urban design assessments with a view to attaining an optimal increase in flat supply from the subject 4 sites while maintaining the stepped building height profile of Town Centre South and the overall visual quality of the townscape. Due consideration has also been given to not exceeding the capacity of the engineering infrastructure already provided.

According to the proposed scheme, the maximum domestic plot ratio for the two northern sites (TKOTLs 112 and 124) in “R(A)4” zone is proposed to be increased from 3 to 3.3 and the maximum building height for Sub-areas (a) and (b) to be increased from 65mPD/35mPD to 85mPD/45mPD respectively. The overall non-domestic plot ratio and overall site coverage shall be maintained at 0.5 and 50% respectively. In order to provide the architects with the choice of locating more commercial uses within the Sub-area (a) portion of the individual site, the non-domestic plot ratio and site coverage for Sub-area (a) are proposed to be relaxed from 0.5 to 1 and from 50% to 65% respectively.

For the two southern sites (TKOTLs 93 and 126) in “R(A)6” zone, the maximum domestic plot ratio is proposed to be increased from 2 to 2.4 and the maximum building height for Sub-areas (a) and (b) to be increased from 50mPD/35mPD to

65mPD/45mPD respectively. The overall non-domestic plot ratio and overall site coverage shall be maintained at 0.5 and 50% respectively but the non-domestic plot ratio and site coverage for Sub-area (a) are proposed to be relaxed from 0.5 to 1 and from 50% to 55% respectively to allow for design flexibility.

The proposal will facilitate the additional provision of about 433 flats. As demonstrated by the technical assessments conducted, the proposed increases in development intensity and building height will not adversely affect air ventilation or visual quality of the area or the stepped height building profile as recommended by the Feasibility Study. As the modest increase in flat production will not exceed the capacity of the transport and engineering infrastructure already provided, relevant departments have no adverse comment on the proposal and the majority of SKDC members was in support of or had no objection to the proposal.

To further improve the amenity value of the waterfront area, the Government will ensure, through the land administration system, that public walkways be provided at suitable locations to facilitate better pedestrian and visual connection with the waterfront. In addition, for the two southern sites, a 15m wide non-building area is required to be provided across the middle of the site in a north-south direction to prevent over-size buildings that may affect air ventilation and visual permeability along the waterfront area. Furthermore, the developers of the Sites will be required to submit Master Layout Plan for the prior approval of relevant departments so that they can provide timely advice to ensure that the development will be in compliance with the design concept for the Town Centre South area, before the submission of detailed building plans.

The Board is requested to consider the merits of the proposal and give favorable consideration to the application.

November 2012

建議略為放寬將軍澳市中心南部 四幅供出售用地的發展限制

行政摘要

西貢地政專員根據《城市規劃條例》第 16 條提交這宗申請，要求城市規劃委員會(下稱「城規會」)批准略為放寬將軍澳第 65C 區及第 68B 區四幅政府供出售土地的發展限制。這四幅土地包括在《將軍澳分區計劃大綱核准圖編號 S/TKO/20》(下稱「分區計劃大綱圖」)上劃為「住宅(甲類)4」地帶的將軍澳市地段第 112 號和第 124 號及劃為「住宅(甲類)6」地帶的將軍澳市地段第 93 號和第 126 號(下稱「有關用地」)。

有關用地位於市中心南部的東南角海旁，即寶盈花園(私人機構參建居屋計劃屋苑)及在「住宅(甲類)3」地帶正在興建的公屋發展的東南面。分區計劃大綱圖對市中心南部個別「住宅(甲類)」小區及其支區的最高住用和非住用地積比率、最大上蓋面積和最高建築物高度作出了限制，以執行二零零五年完成的「將軍澳進一步發展的可行性研究」(下稱「可行性研究」)所建議的設計理念，使建築物高度朝海旁方向遞減，構成梯級狀的高度輪廓。

政府致力增加土地資源和建屋量，以應付市民迫切的住屋需求。將軍澳南部尚餘最後四幅供出售用地(即有關用地)，我們遂藉此機會探討是否可稍微提高該四幅用地的發展密度，以增加建屋量。

建議方案是根據仔細的布局測試和城市設計評估而訂出的，務求可適當地增加有關用地可供應的單位數目之餘，又不損市中心南部建築物將構成的梯級狀高度輪廓和該處整體的景貌。我們亦已適當顧及增幅不超越現有基礎設施的容量。

根據建議方案，我們建議把北部那兩幅位於「住宅(甲類)4」地帶的用地(將軍澳市地段第 112 號及第 124 號)的最高住用地積比率由 3 倍增加至 3.3 倍，並提高每幅地內的支區(a)和(b)的最高建築物高度，前者由主水平基準上 65 米提高至主水平基準上 85 米，後者由主水平基準上 35 米提高至主水平基準上 45 米。每幅土地的總非住用地積比率 0.5 倍和總上蓋面積 50% 將保持不變，但為方便建築師可考慮把較多商業用途設於地盤內的支區(a)，故建議把支區(a)的

非住用地積比率限制由 0.5 倍放寬至 1 倍，上蓋面積限制由 50% 放寬至 65%。

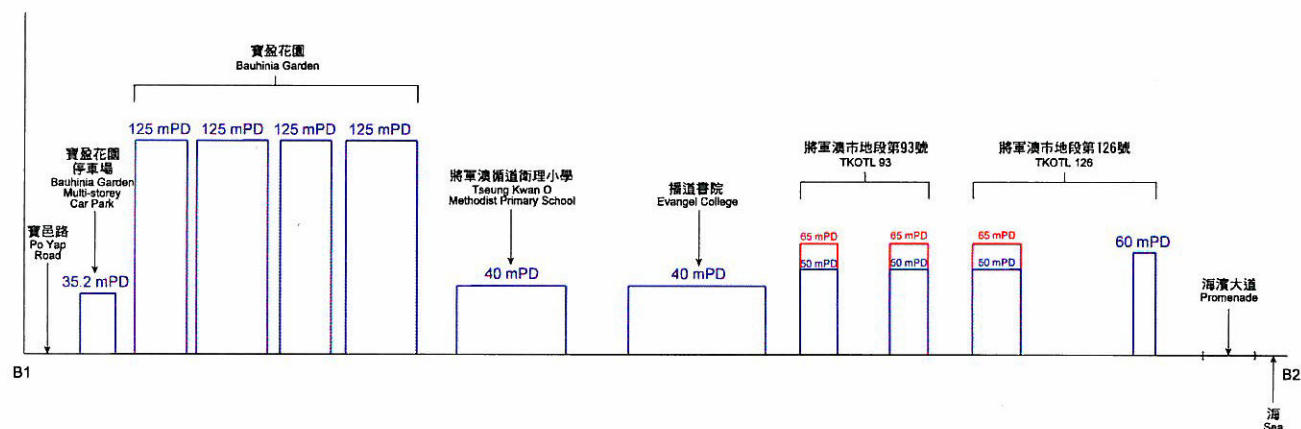
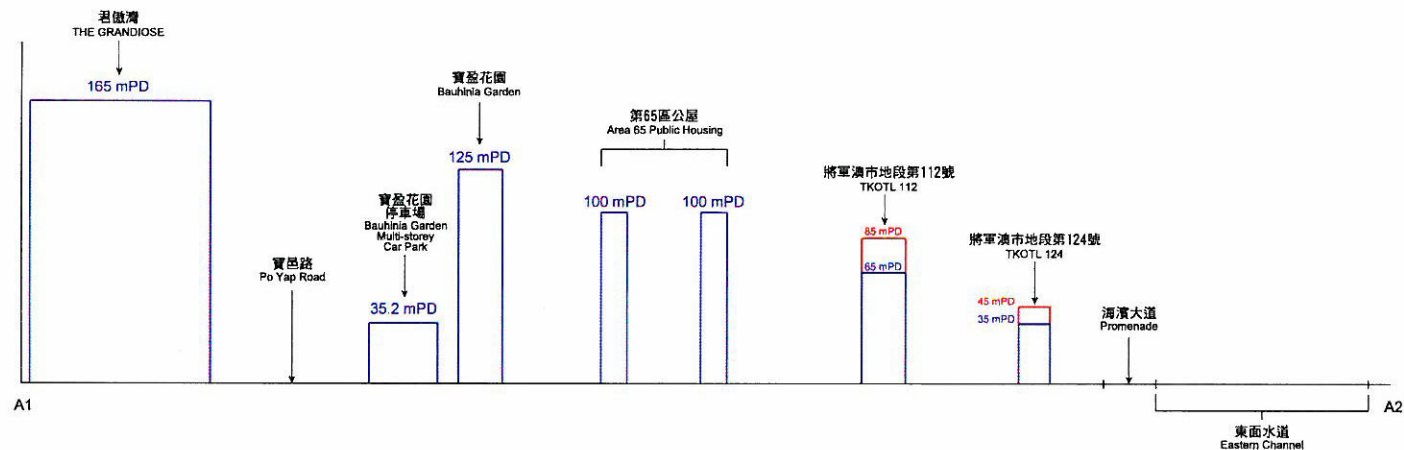
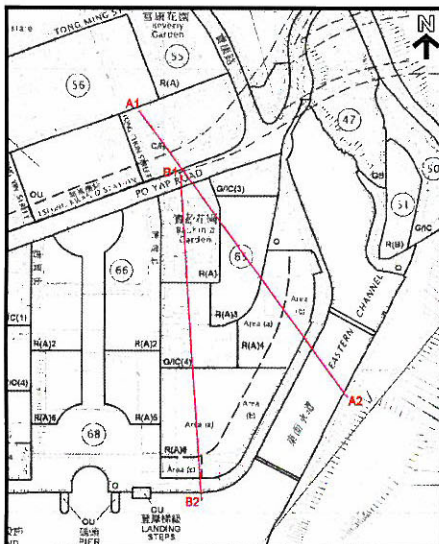
至於南部那兩幅位於「住宅(甲類)6」地帶的用地(將軍澳市地段第 93 號及第 126 號)，則建議把最高住用地積比率由 2 倍增加至 2.4 倍，並提高每幅地內的支區(a)和(b)的最高建築物高度，分別是支區(a)由主水平基準上 50 米提高至主水平基準上 65 米，支區(b)則由主水平基準上 35 米提高至主水平基準上 45 米。每幅土地的總非住用地積比率 0.5 倍和總上蓋面積 50% 將保持不變，但亦同樣建議把支區(a)的非住用地積比率限制由 0.5 倍放寬至 1 倍，上蓋面積限制則由 50% 放寬至 55%，令設計更為靈活。

這項建議能使有關用地所提供的單位數目增加約 433 個。根據所進行的技術評估，按建議提高有關用地的發展密度和建築物高度，將不會對該區的通風和景觀質素或「可行性研究」建議的建築物梯級狀高度輪廓造成負面影響。由於建屋量只微增，亦不會超過現有交通和基礎設施的容量，故相關的政府部門對這項建議沒有負面意見，大多數西貢區議員亦支持或不反對這項建議。

為進一步優化海旁地區的環境，政府會通過批地過程確保在合適地點闢設通往海邊的行人通道，使行人有更多機會望到或達到海濱；並在南面臨海的兩幅土地中間設 15 米闊的南北向非建築區，藉此避免體積過大的建築物阻礙海濱區的通風及視線；亦會要求有關用地的發展商在提交詳細的建築圖則前先提交總綱發展藍圖，讓相關的政府部門可適時地提供意見，確保有關發展和市中心南部的整體設計理念相符。

請城規會有關建議的優點從優考慮這宗申請。

二零一二年十一月



圖例 LEGEND

- 在現行分區計劃大綱圖許可的最高建築物高度
MAXIMUM BUILDING HEIGHT PERMITTED UNDER
CURRENT OUTLINE ZONING PLAN
- 擬議略為放寬建築物高度限制的高度概況
HEIGHT PROFILE WITH PROPOSED MINOR RELAXATION
OF MAXIMUM BUILDING HEIGHT

本摘要圖於2012年11月7日擬備
EXTRACT PLAN PREPARED ON 7.11.2012

橫切面 CROSS SECTIONS

擬議略為放寬建築物高度限制的高度概況
HEIGHT PROFILE WITH PROPOSED MINOR RELAXATION
OF MAXIMUM BUILDING HEIGHT

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/12/30

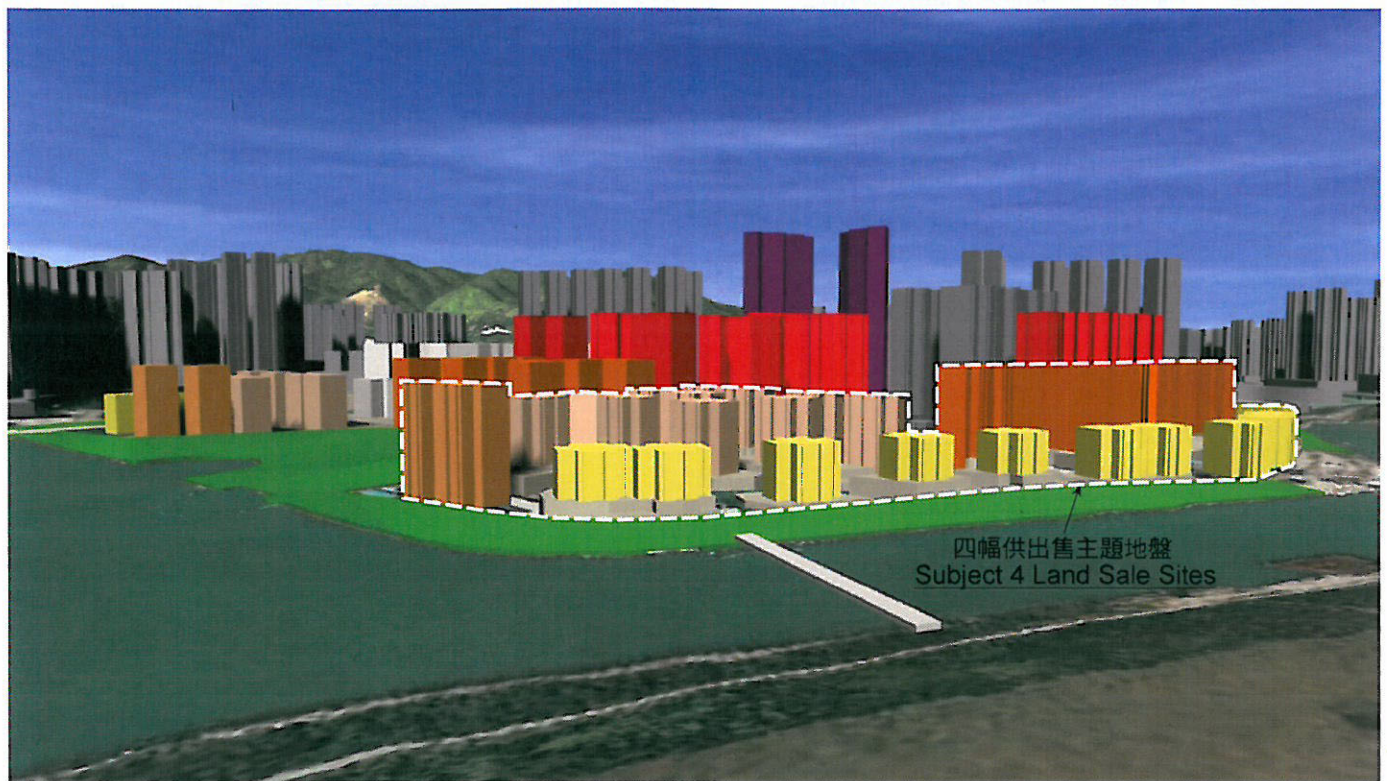
圖 PLAN
A

申請編號 Application No. : A / T K O / 9 4

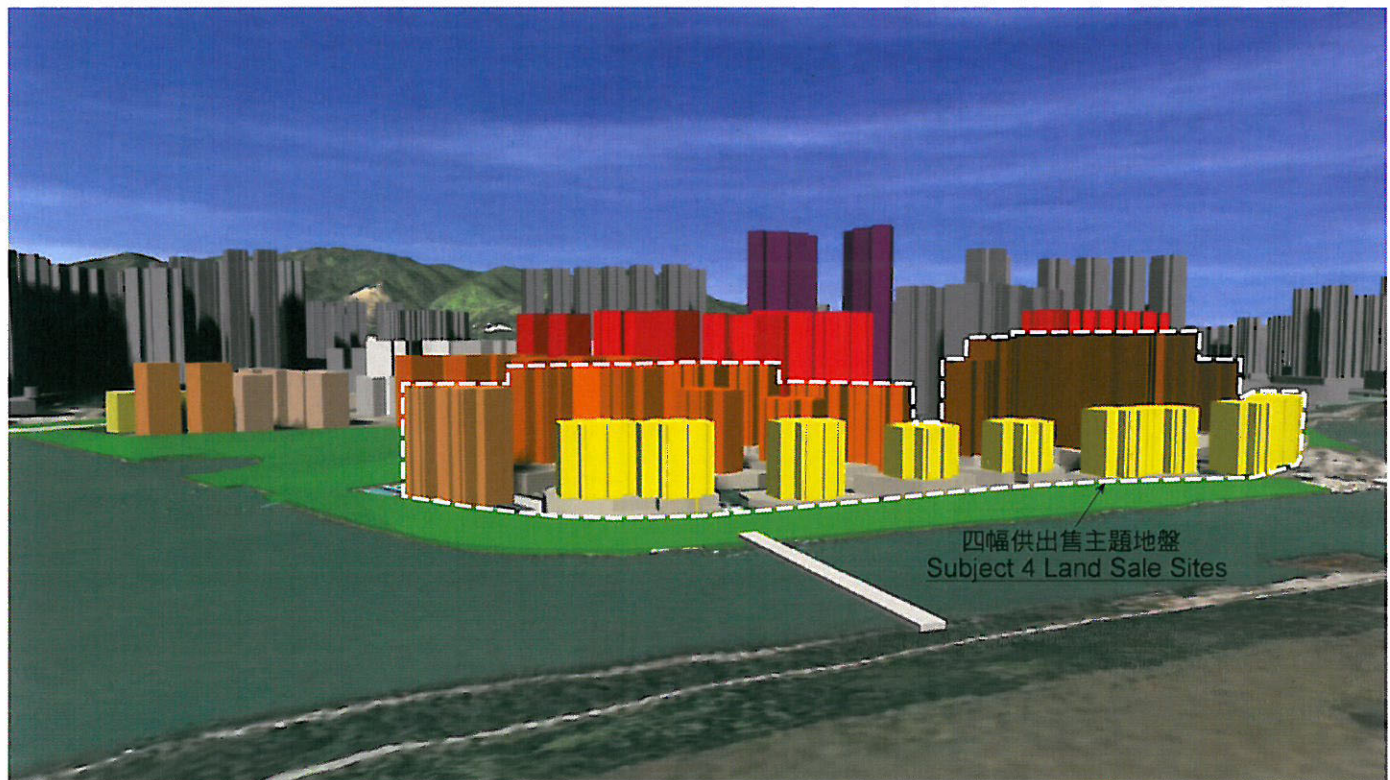
此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

在現行分區計劃大綱圖許可的最高建築物高度
Maximum Building Height Permitted Under Current Outline Zoning Plan



擬議略為放寬建築物高度限制的高度概況
Height Profile with Proposed Minor Relaxation of Maximum Building Height



最高建築物高度
(主水平基準以上若干米)
Maximum
Building Height (in mPD)

180 mPD

100 mPD

85 mPD

65 mPD

60 mPD

50 mPD

45 mPD

35 mPD

合成照片 PHOTOMONTAGE (VP 3)

在將軍澳市中心南的建築物高度概況
Building Height Profile in
Tseung Kwan O Town Centre South

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/12/29

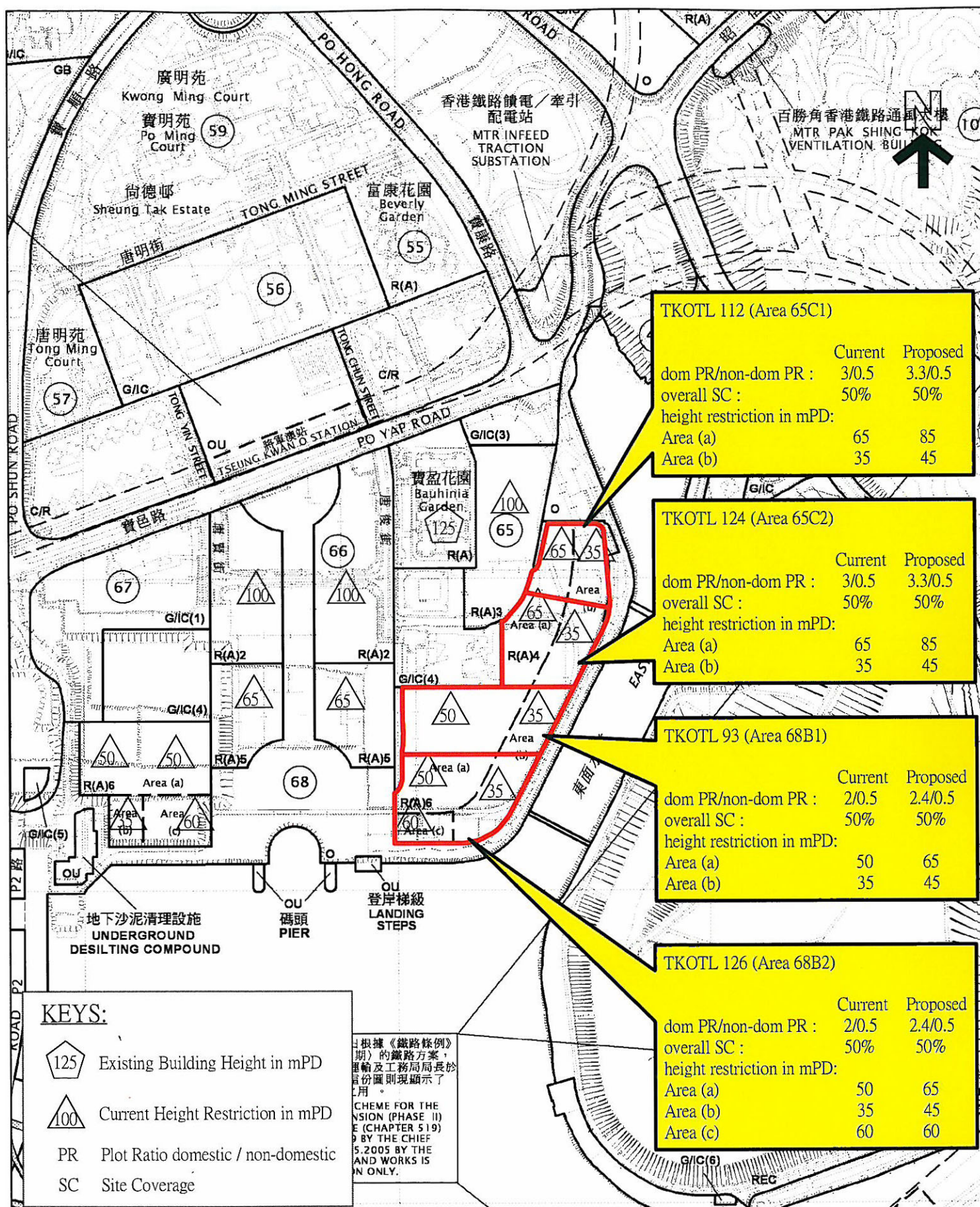
圖 PLAN
VP 2

本圖於2012年11月2日擬備
PLAN PREPARED ON 2.11.2012

申請編號 Application No. : A / T K O / 9 4

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.



Reference

Extracted from

OZP Plan No. : S/TKO/20

Exhibition Date : 27-April-2012

Date : 12-November-2012

Tseung Kwan O Town Centre South

Proposed Changes of Planning Restrictions
for 4 Residential (Group A) Sites

Scale 1: 8000

Site Boundary Subject to Detailed Land Survey

Sai Kung and Islands
District Planning Office



PLANNING DEPARTMENT

Plan 3

申請編號 Application No. : A / T K O / 94

此頁摘自申請人提交的文件。

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申請編號 Application No. : A/TKO/94

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
沒有 Nil		

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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申請編號 Application No. : A/TKO/94

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 <u>Chinese</u>	英文 <u>English</u>
<u>圖則及繪圖 Plans and Drawings</u>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input checked="" type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>
地盤位置圖 Site Location Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
<u>報告書 Reports</u>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Environmental impact assessment (noise, air and/or water pollutions)		
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

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