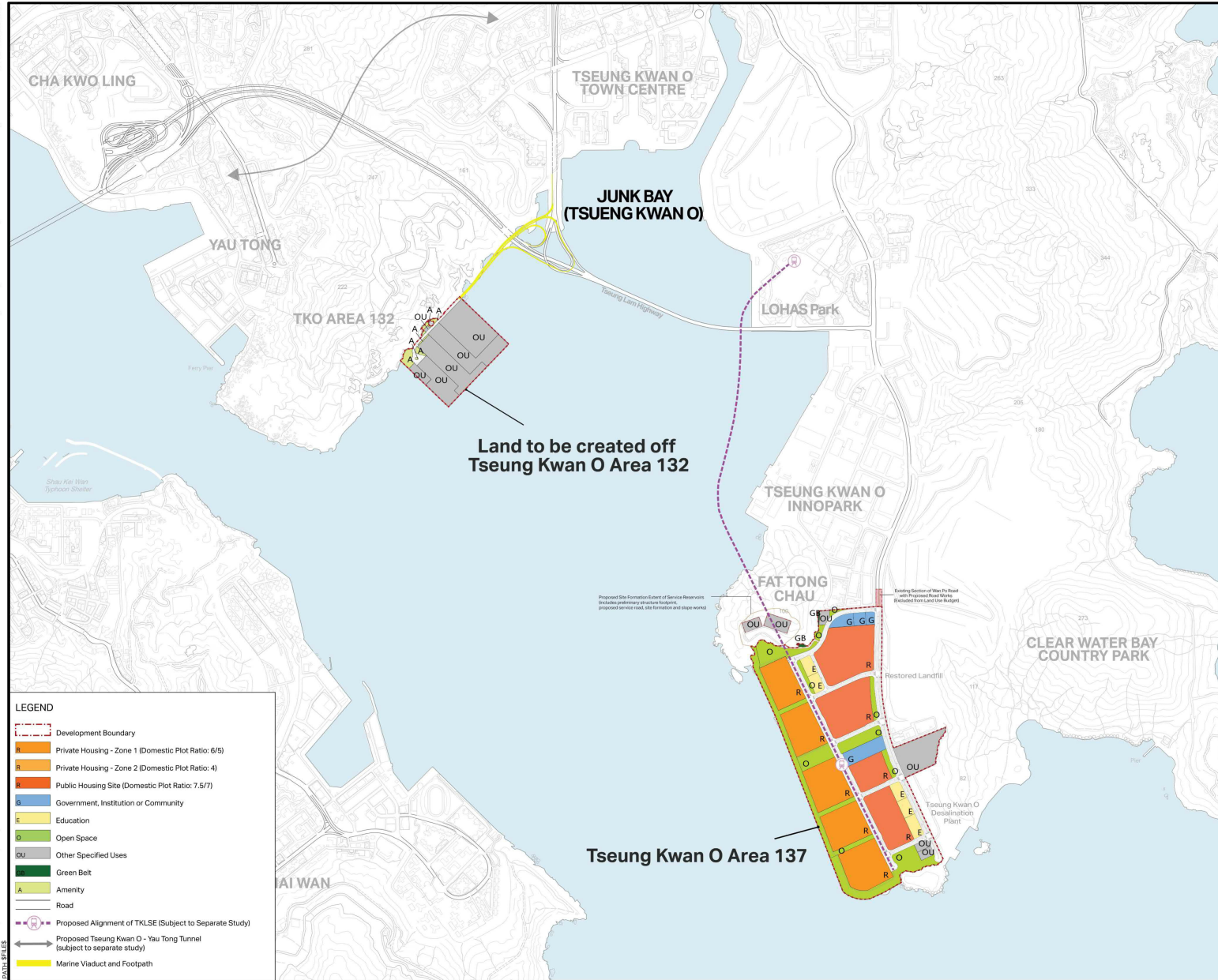


ISO A3 420mm x 297mm
Approved:
Checked:
Designed:
Project Management Initials:
STATES
Prepared by: SUSERS
DATE: 05/05/17



AECOM **binnies**

PROJECT
DEVELOPMENT OF
TSEUNG KWAN O AREA 137
AND ASSOCIATED
RECLAMATION SITES
- INVESTIGATION,
DESIGN AND CONSTRUCTION

CLIENT
土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Binnies (TKO137) JV

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
1:20000
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60720423
CONTRACT NO.
CE 40/2023(CE)

SHEET TITLE
Overall Recommended Outline
Development Plan of TKO 137
and TKO 132

SHEET NUMBER
Drawing 1a

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING
1a

ISO A3 420mm x 297mm
Approved:
Checked:
Designed:
Project Management Initials:

LEGEND

- Development Boundary
- R1 Private Housing - Zone 1 (Domestic Plot Ratio: 6/5)
- R2 Private Housing - Zone 2 (Domestic Plot Ratio: 4)
- R3c Public Housing Site (Domestic Plot Ratio: 7.5/7)
- G Government, Institution or Community
- E Education
- O Open Space
- OU Other Specified Uses
- Green Belt
- Road
- Proposed Alignment of TKLSE (Subject to Separate Study)
- Drainage Reserve (DR)
- Water Works Reserve (WWR)
- Utility Reserve (UR)
- NBA Non-building Area (NBA)

NOTATION

	Public Transport Interchange
	Kindergarten
	Primary School
	Secondary School
	Ambulance Depot
	Divisional Police Station
	Proposed Maximum Building Height (in mPD)
	Proposed Site Formation Level (in mPD)
	Proposed Maximum Building Height (in numbers of storeys)
	Proposed Footbridge Linkage (Subject to Future Study)
	Proposed Covered Walkway (Subject to Future Study)

SHEET
PLOT FILE BY: SUGGEST
DATE: 15/11/2023



AECOM **binnies**

PROJECT
DEVELOPMENT OF
TSEUNG KWAN O AREA 137
AND ASSOCIATED
RECLAMATION SITES
- INVESTIGATION,
DESIGN AND CONSTRUCTION

CLIENT
CEDD 土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Binnies (TKO137) JV

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE **DIMENSION UNIT**
1:10000 METRES

KEY PLAN

PROJECT NO. **CONTRACT NO.**
60720423 CE 40/2023(CE)

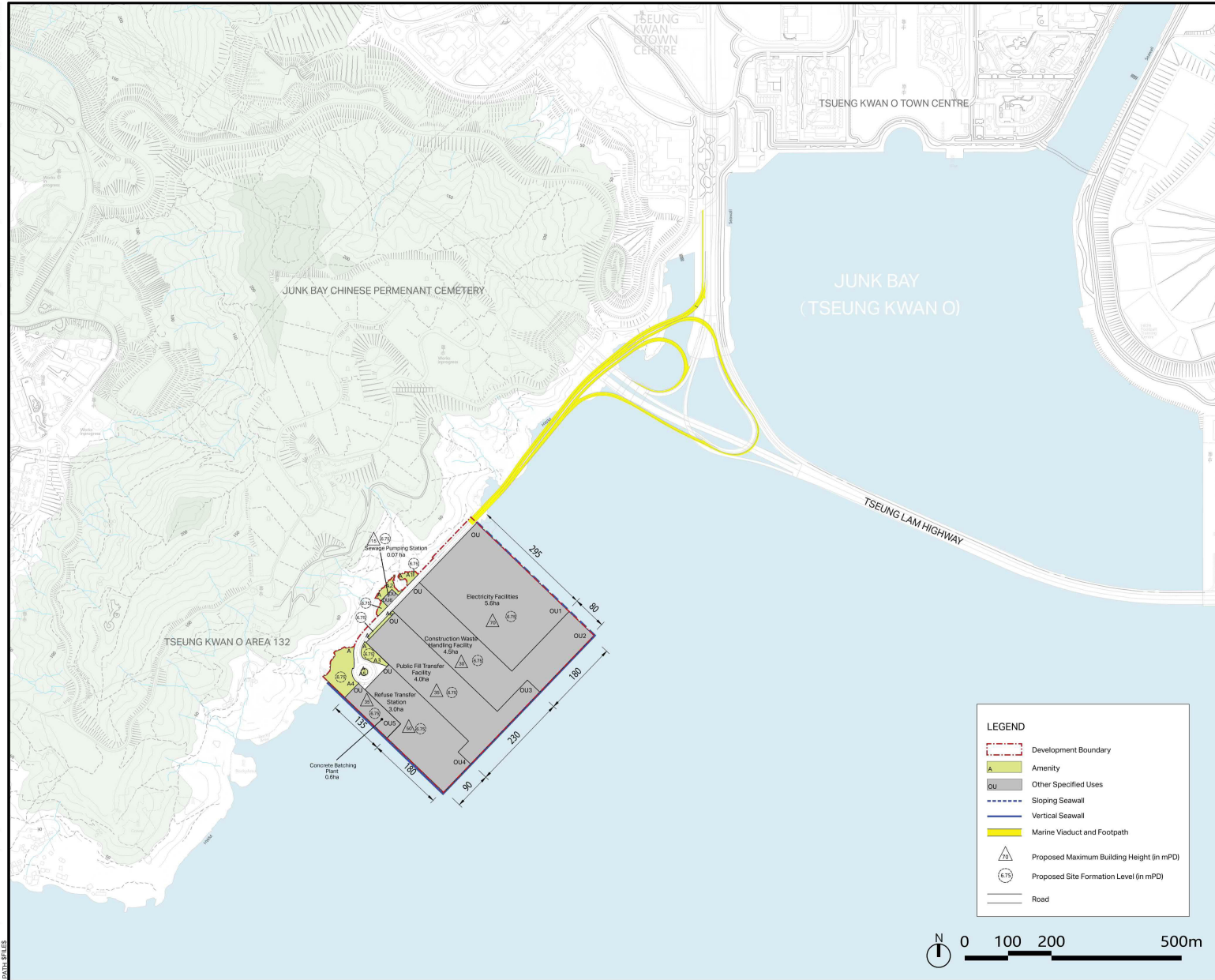
SHEET TITLE
Recommended Outline Development
Plan - TKO 137

SHEET NUMBER
Drawing 1b

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING
1b

ISO A3 420mm x 297mm
Approved
Checked:
Designed:
Project Management Initials:
SHEETS
Produced by: EUSERS
DATE: 05/05/2023



AECOM **binnies**

PROJECT
DEVELOPMENT OF
TSEUNG KWAN O AREA 132
AND ASSOCIATED
RECLAMATION SITES
- INVESTIGATION,
DESIGN AND CONSTRUCTION

CLIENT
土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Binnies (TKO137) JV

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
1:10000
DIMENSION UNIT
METRES

KEY PLAN

PROJECT NO.
60720423
CONTRACT NO.
CE 40/2023(CE)

SHEET TITLE
Recommended Outline Development
Plan - TKO 132

SHEET NUMBER
Drawing 1c

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING
1c

ISO A3 420mm x 297mm
Approved:
Checked:
Designed:
Project Management Initials:
SHEETS
Plot File by: EUSERS
DATE: 05/05/2023



AECOM **bmies**

PROJECT
DEVELOPMENT OF
TSEUNG KWAN O AREA 137
AND ASSOCIATED
RECLAMATION SITES
- INVESTIGATION,
DESIGN AND CONSTRUCTION

CLIENT
土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Bmies (TKO137) JV

SUB-CONSULTANTS

ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
1:10,000
METRES

KEY PLAN

PROJECT NO.
60720423

CONTRACT NO.
CE 40/2023(CE)

SHEET TITLE
Urban Design Framework of
TKO 137

SHEET NUMBER
Drawing 2

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING
2



- LEGEND
- 1 Waterfront Promenade
 - 2 Central Green Corridor
 - 3 Gateway Plaza
 - 4 Central Linkage
 - 5 Linear Park - Secondary Corridor
 - 6 Linear Park - Community Garden
 - 7 Urban Parkland
 - 8 Additional Greening and Lesiure
- Tree
 - Lawn
 - Basketball Court
 - Tennis Court
 - Volleyball Court
 - Football Court
 - Cycle track
 - 5-a-side Mini Soccer Court
 - 7-a-side Mini Soccer Court
 - Eco-shoreline
 - Non-building Area

AECOM **binnies**

PROJECT
DEVELOPMENT OF
TSEUNG KWAN O AREA 137
AND ASSOCIATED
RECLAMATION SITES
- INVESTIGATION,
DESIGN AND CONSTRUCTION

CLIENT
CEDD 土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Binnie (TKO137) JV

SUB-CONSULTANTS

REVISION

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE
1:10000
METERS

PROJECT NO. 60720423 **CONTRACT NO.** CE 40/2023(CE)

SHEET TITLE
Landscape Master Plan of
TKO 137

SHEET NUMBER
Drawing 3

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING
3



Artist Impression of TKO 137

Drawing 4a

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING
4a



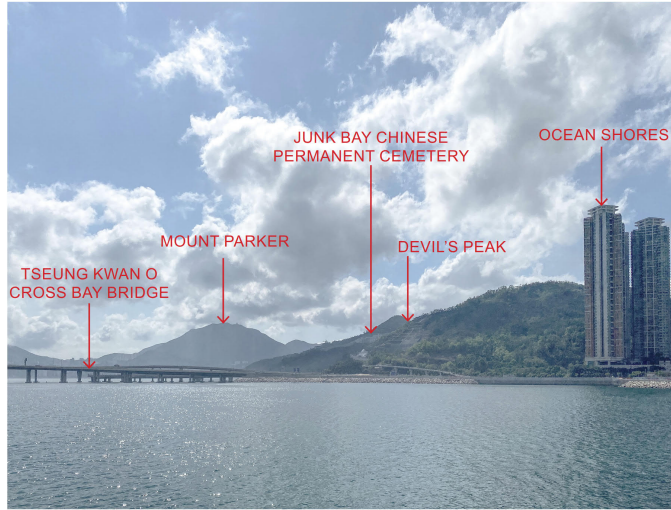
Artist Impression of TKO 132

Drawing 4b

Remarks: The proposed elevated roads and pedestrian footpaths have not been illustrated.

參考編號 REFERENCE No. M/TKO/24/17	繪圖 DRAWING 4b
--------------------------------------	------------------

EXISTING CONDITION



VP4 – View from Tseung Kwan O Waterfront Park, viewing at TKO 132 (ground level)

PLANNED DEVELOPMENT



REMARK: BUILDING DESIGN IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE. THE PROPOSED ELEVATED ROADS AND PEDESTRIAN FOOTPATHS AT TKO 132 ARE NOT ILLUSTRATED.

AECOM binnies

PROJECT
P.1
DEVELOPMENT OF
TSEUNG KWAN O AREA 137
AND ASSOCIATED
RECLAMATION SITES
– INVESTIGATION,
DESIGN AND CONSTRUCTION

CLIENT
C.1
 土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
C.2
AECOM Binnies (TKO137) JV

SUB-CONSULTANTS
C.3

STATUS
D.1

SCALE **DIMENSION UNIT**
D.2
METRES

KEY PLAN
D.3

PROJECT NO. **CONTRACT NO.**
D.4
60720423 CE 40/2023(CE)
SHEET TITLE
Photomontage

SHEET NUMBER
D.5
Drawing 5a

參考編號
REFERENCE No.
M/TKO/24/17

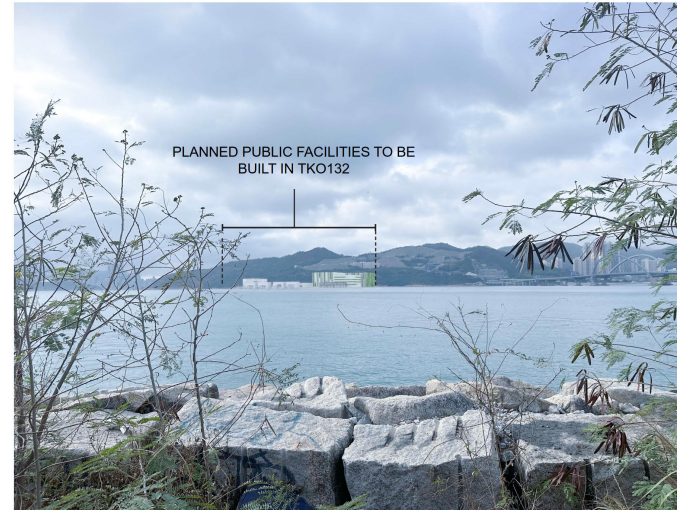
繪圖 DRAWING
5a

EXISTING CONDITION



VP6 – View from Tseung Kwan O InnoPark, viewing at TKO 132 (ground level)

PLANNED DEVELOPMENT



REMARK: BUILDING DESIGN IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE. THE PROPOSED ELEVATED ROADS AND PEDESTRIAN FOOTPATHS AT TKO 132 ARE NOT ILLUSTRATED.

AECOM binniesPROJECT
P.N.DEVELOPMENT OF
TSEUNG KWAN O AREA 137
AND ASSOCIATED
RECLAMATION SITES
– INVESTIGATION,
DESIGN AND CONSTRUCTIONCLIENT
C.N.

 土木工程拓展署
Civil Engineering and
Development Department
CONSULTANT
C.N.

AECOM Binnies (TKO137) JV

SUB-CONSULTANTS
S.N.STATUS
S.N.SCALE
S.N.DIMENSION UNIT
D.N.

METRES

KEY PLAN
K.N.PROJECT NO.
P.N.

60720423

CONTRACT NO.
C.N.

CE 40/2023(CE)

SHEET TITLE
S.N.

Photomontage

SHEET NUMBER
S.N.

Drawing 5b

 參考編號
REFERENCE No.
M/TKO/24/17

 繪圖 DRAWING
5b

EXISTING CONDITION



VP8 – View from Tin Ha Shan, viewing at TKO 137 (elevated vantage point)

PLANNED DEVELOPMENT



REMARK: BUILDING DESIGN IS INDICATIVE ONLY AND SUBJECT TO CHANGE AT DETAILED DESIGN STAGE

PROJECT

DEVELOPMENT OF TSEUNG KWAN O AREA 137 AND ASSOCIATED RECLAMATION SITES – INVESTIGATION, DESIGN AND CONSTRUCTION

CLIENT



CONSULTANT

AECOM Binnies (TKO137) JV

SUB-CONSULTANTS

力 / 工 / 作 / 时 / 间 / 分 / 钟

STATUS

SCALE

DIMENSION UNIT

八月事竣

KEY PLAN

PROJECT NO.

項目編號

CONTRACT NO.

訂約圖式

SHEET TITLE

SHEET NUMBER

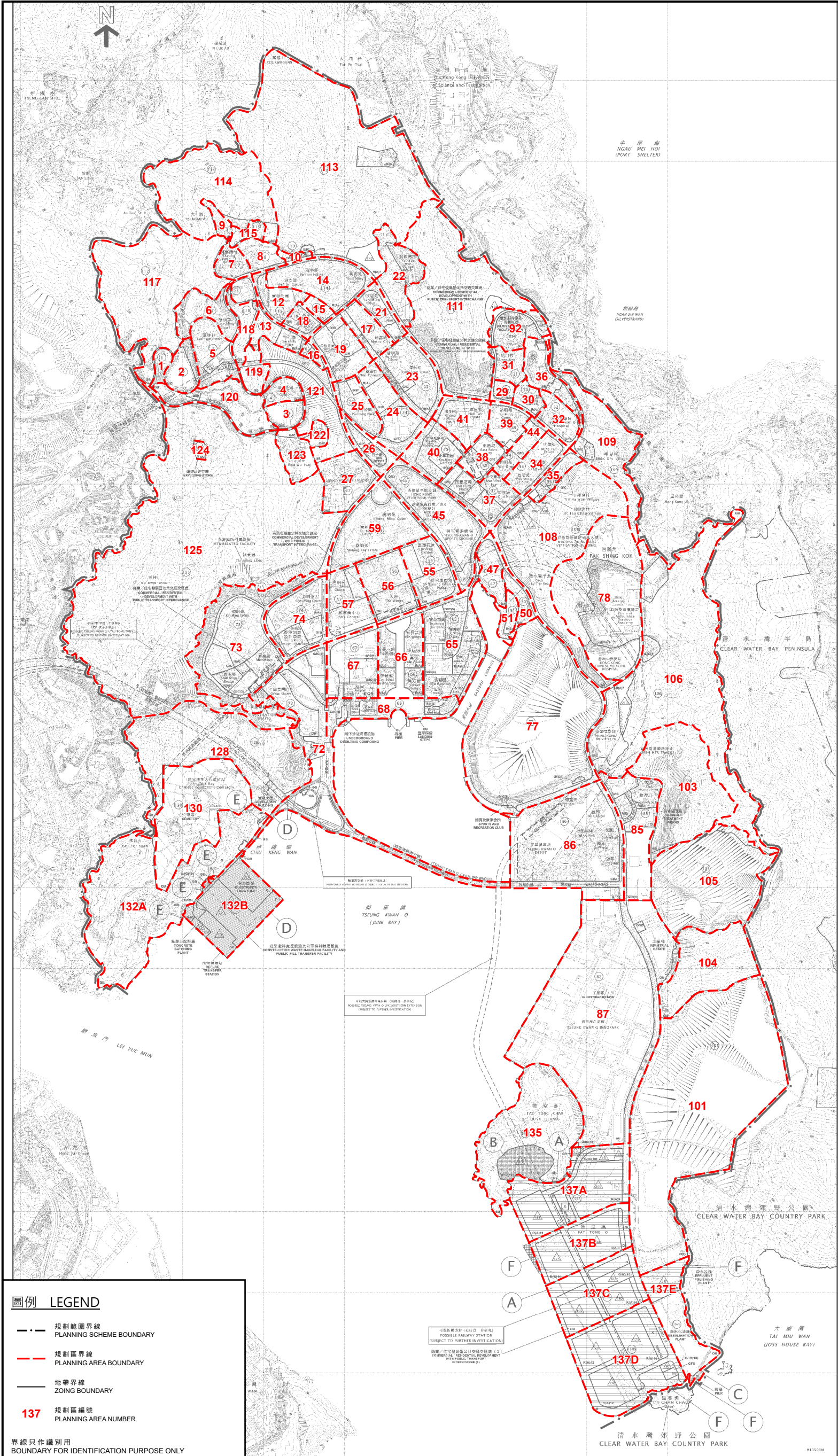
Drawing 5c

參考編號
REFERENCE No.
M/TKO/24/17

繪圖 DRAWING

5c

繪圖 DRAWING
5d



ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	RA(A)	住宅 (甲類)
RESIDENTIAL (GROUP B)	RB(B)	住宅 (乙類)
RESIDENTIAL (GROUP C)	RC(C)	住宅 (丙類)
RESIDENTIAL (GROUP E)	RE(E)	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		交通
RAILWAY AND STATION		鐵路及車站
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站 (地下)
ELEVATED ROAD		高架道路
MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
PLANNING AREA NUMBER		規劃區編號
BOUNDARY OF COUNTRY PARK		郊野公園界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度 (樓層數目)
PETROL FILLING STATION		加油站
GREEN FUEL STATION		潔淨能源站
土地用途及面積一覽表 SCHEDULE OF USES AND AREAS		
USES	大約面積及百分比 APPROXIMATE AREA & % 公頃 百分比	用途
COMPREHENSIVE DEVELOPMENT AREA	34.45 1.06	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07 1.14	商業 / 住宅
RESIDENTIAL (GROUP A)	199.08 11.30	住宅 (甲類)
RESIDENTIAL (GROUP B)	4.40 0.25	住宅 (乙類)
RESIDENTIAL (GROUP C)	0.65 0.04	住宅 (丙類)
RESIDENTIAL (GROUP E)	4.00 0.23	住宅 (戊類)
VILLAGE TYPE DEVELOPMENT	22.03 1.25	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	157.67 8.95	政府、機構或社區
OPEN SPACE	209.84 11.92	休憩用地
RECREATION	66.28 3.76	康樂
OTHER SPECIFIED USES	177.92 10.10	其他指定用途
GREEN BELT	746.83 42.41	綠化地帶
RAILWAY	4.54 0.26	鐵路
MAJOR ROAD ETC.	113.15 6.43	主要道路等
TOTAL PLANNING SCHEME AREA	1781.01 100.00	規劃範圍總面積
夾附的《註釋》屬這份圖則的一部分， 現經修訂並按照城市規劃條例第5條展示。 THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		
核准圖編號 S/TKO/30 的修訂 AMENDMENTS TO APPROVED PLAN No. S/TKO/30		
AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE	按圖城市規劃條例第5條 展示的修訂	
AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項
AMENDMENT ITEM C		修訂項目 C 項
AMENDMENT ITEM D		修訂項目 D 項
AMENDMENT ITEM E		修訂項目 E 項
AMENDMENT ITEM F		修訂項目 F 項

圖例

LEGEND

--- 規劃範圍界線
PLANNING SCHEME BOUNDARY

--- 規劃區界線
PLANNING AREA BOUNDARY

--- 地帶界線
ZONING BOUNDARY

137 規劃區編號
PLANNING AREA NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年1月13日擬備
EXTRACT PLAN PREPARED ON 13.1.2025

規劃區

PLANNING AREA

將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

規劃署

PLANNING
DEPARTMENT

參考編號

REFERENCE No.

M/TKO/24/17

圖

PLAN

1

規劃署

PLANNING
DEPARTMENT

參考編號

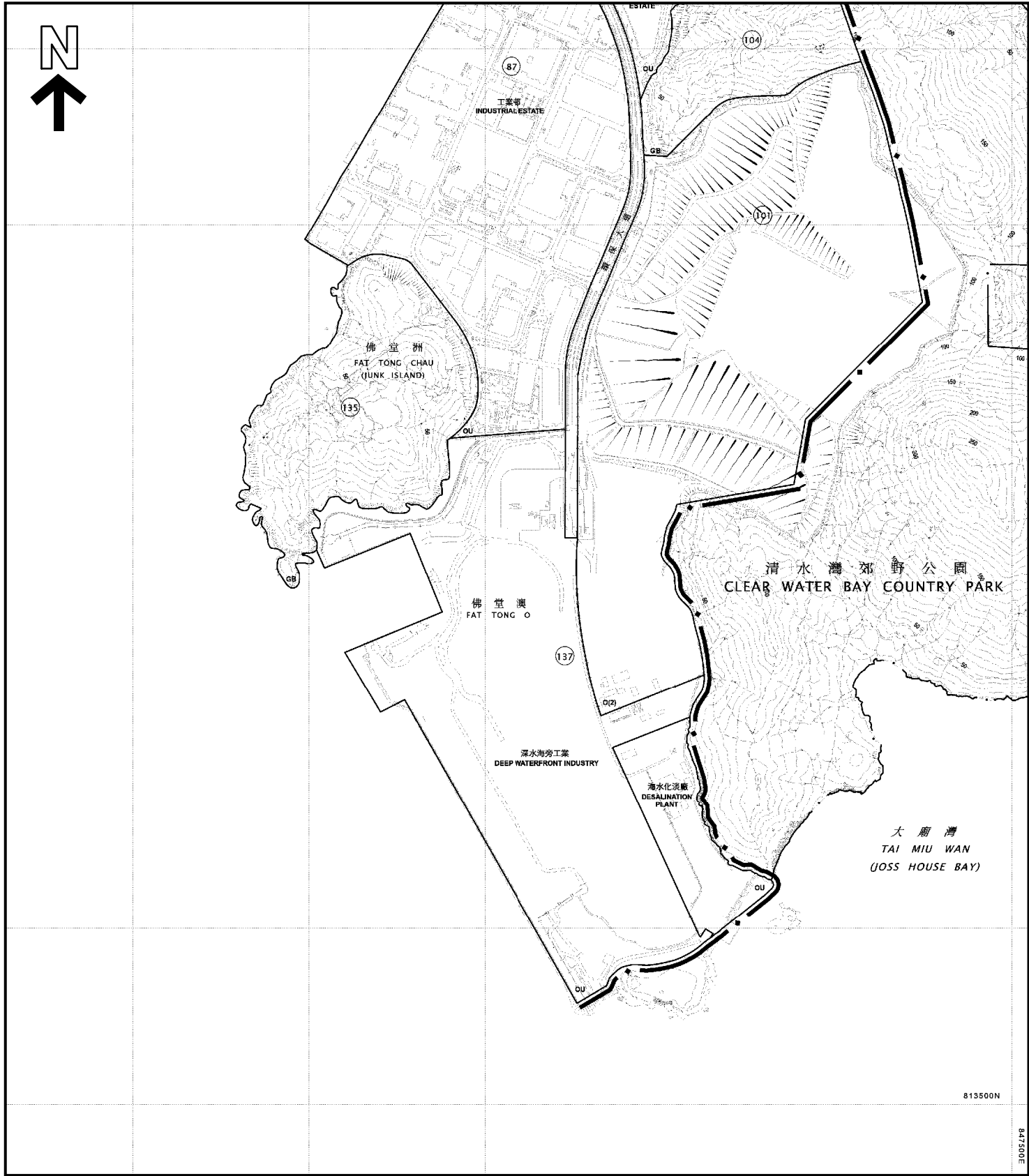
REFERENCE No.

M/TKO/24/17

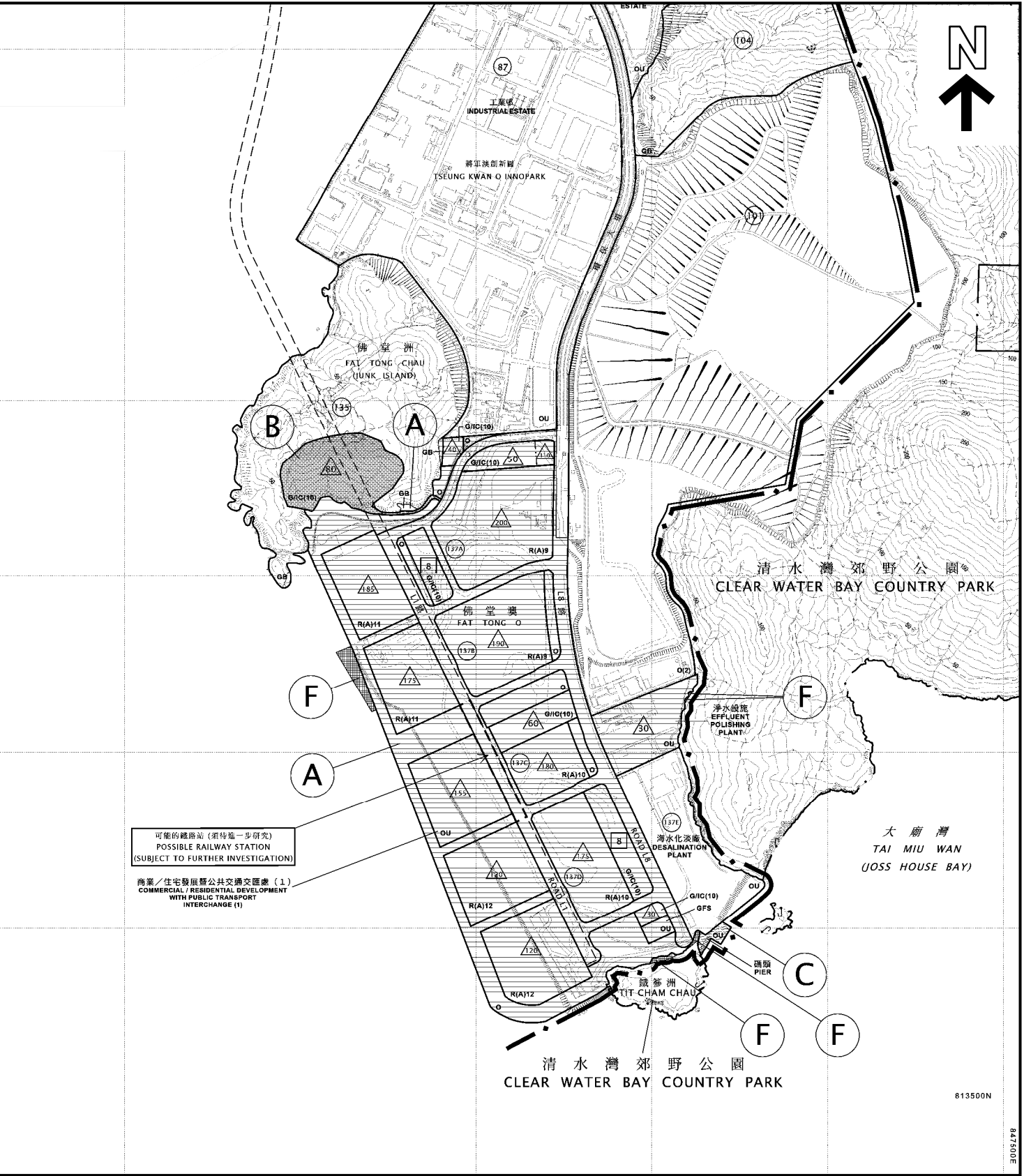
圖

PLAN

1



將軍澳分區計劃大綱核准圖編號S/TKO/30
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30



將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

(A) (B) (C) (F) 擬議修訂項目
PROPOSED AMENDMENT ITEMS

本摘要圖於2025年1月13日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/TKO/30
EXTRACT PLAN PREPARED ON 13.1.2025
BASED ON OUTLINE ZONING PLAN No.
S/TKO/30 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

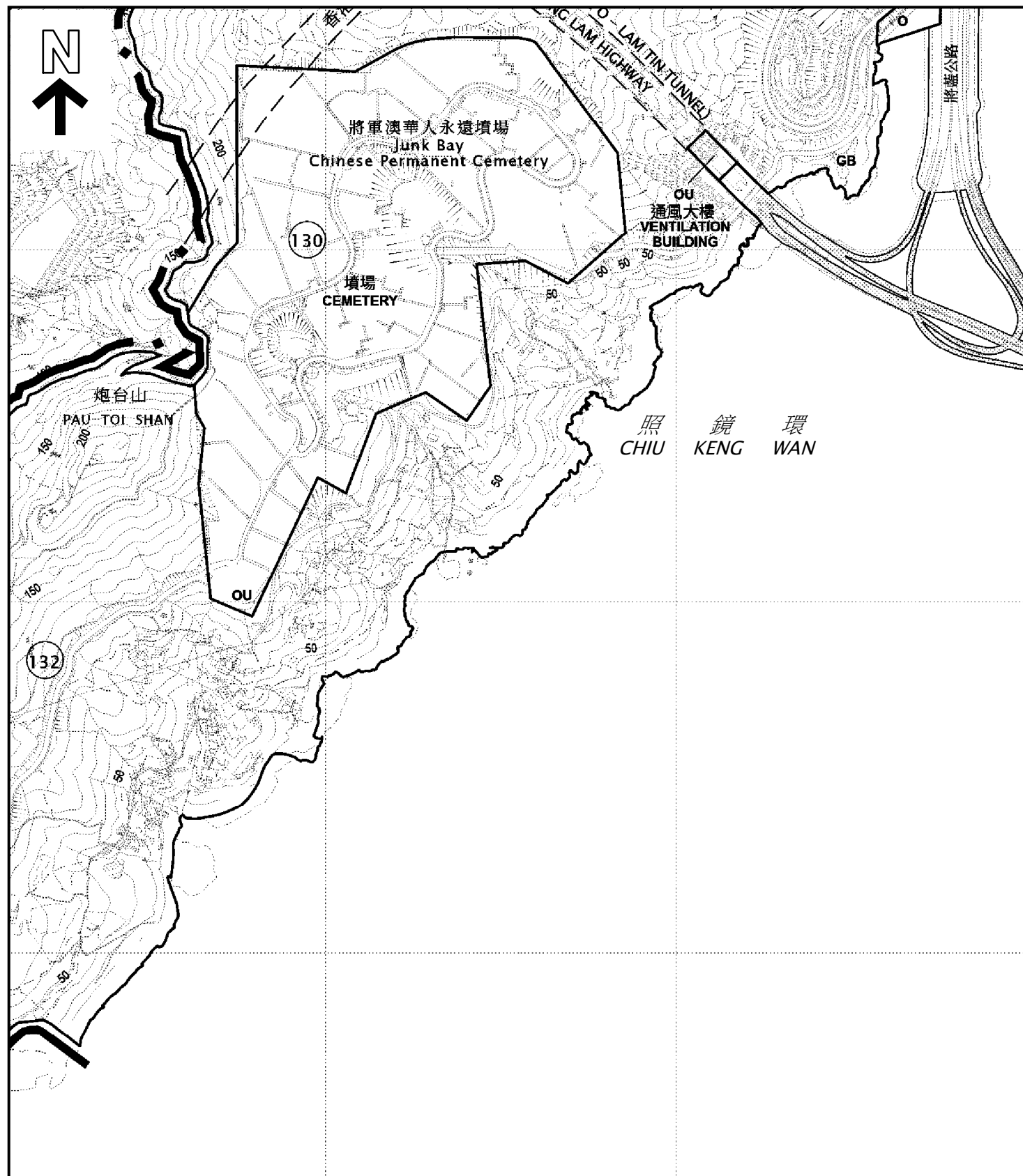
SCALE 1 : 15 000 比例尺
米 300 0 300 600 900 1200 米
METRES

規劃署
PLANNING DEPARTMENT

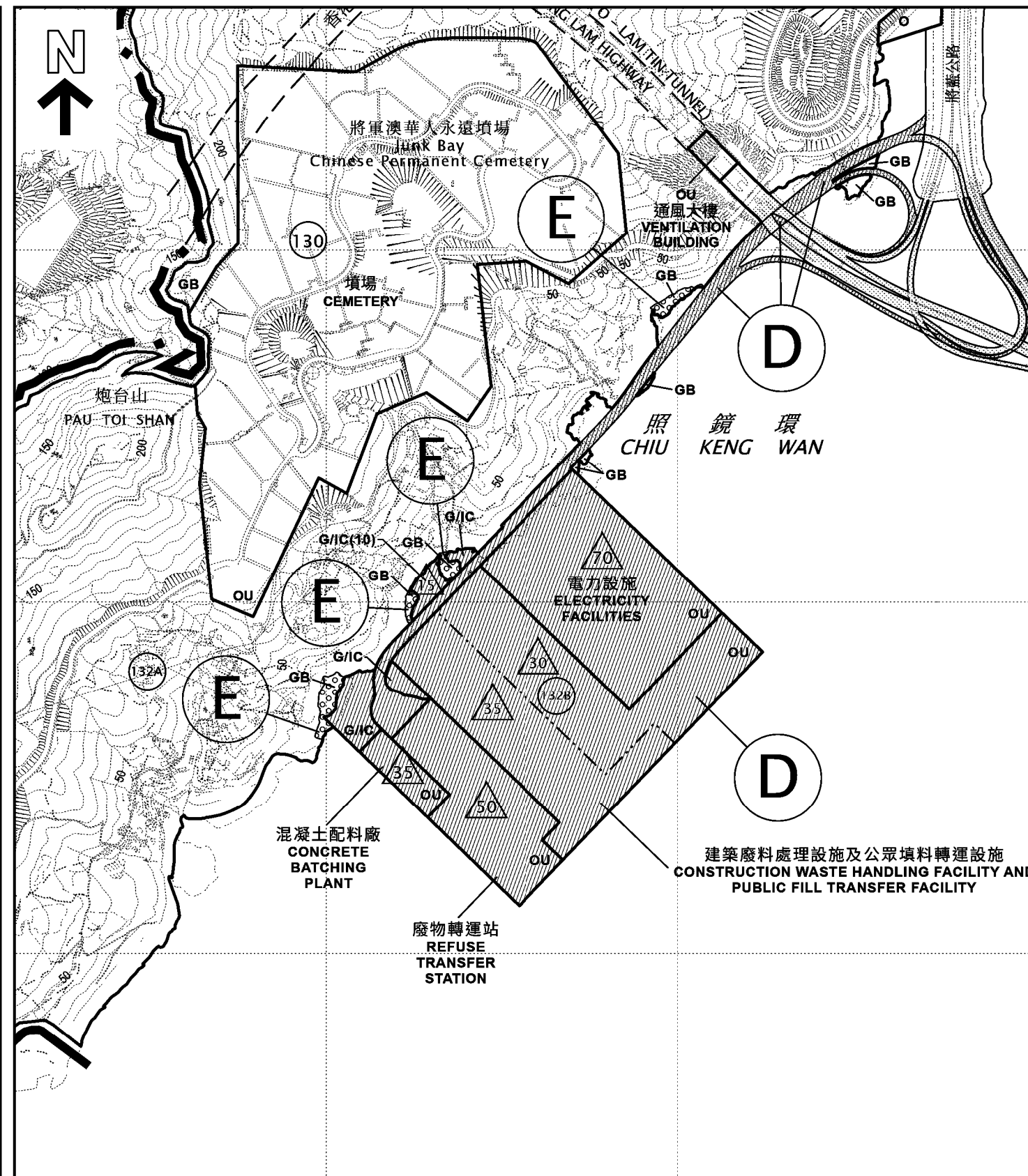


參考編號
REFERENCE No.
M/TKO/24/17

圖 **PLAN**
2a



將軍澳分區計劃大綱核准圖編號S/TKO/30
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30



將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

D E 擬議修訂項目
PROPOSED AMENDMENT ITEMS

本摘要圖於2025年1月13日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號S/TKO/30
EXTRACT PLAN PREPARED ON 13.1.2025
BASED ON OUTLINE ZONING PLAN No.
S/TKO/30 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

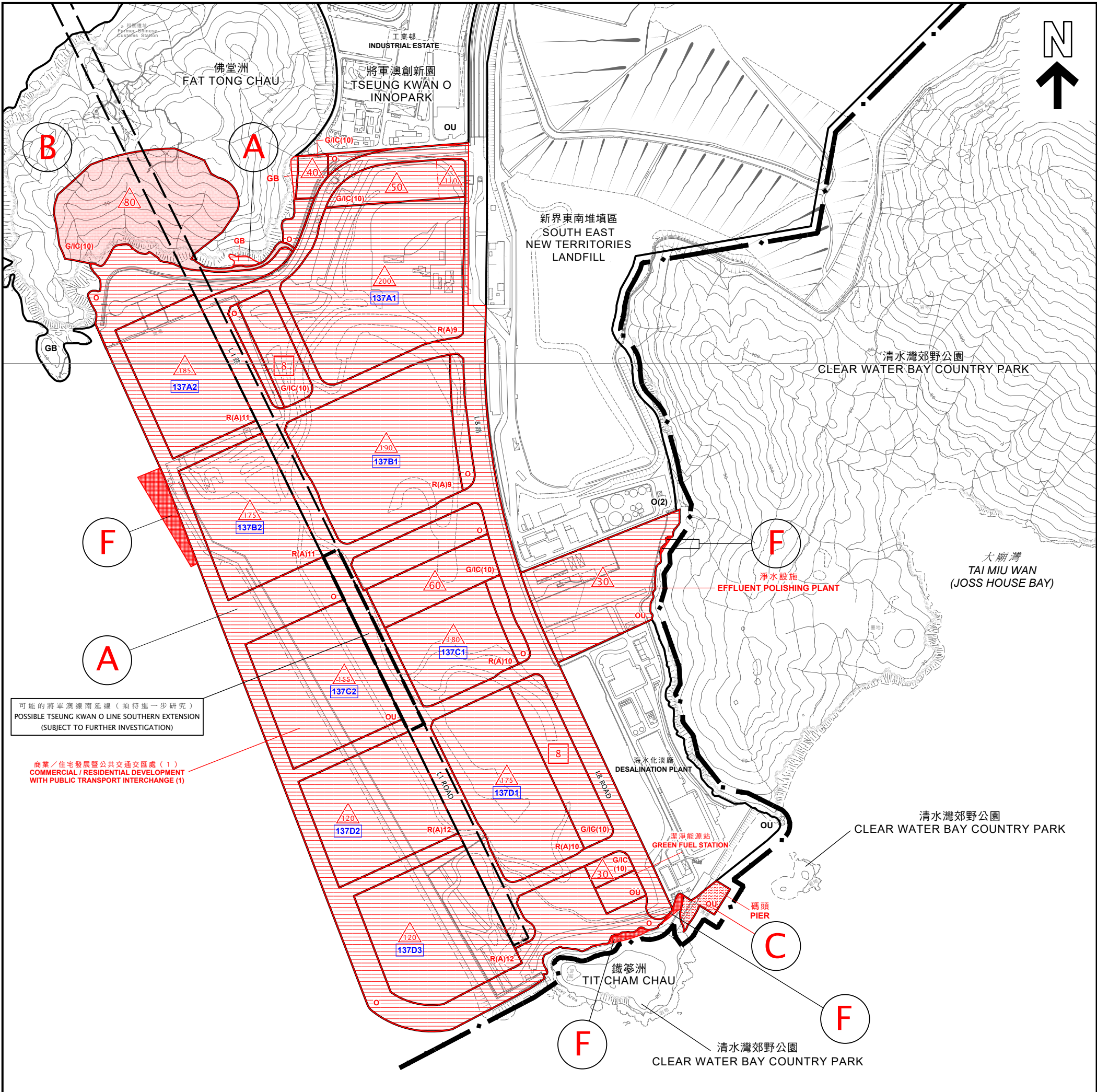
SCALE 1 : 7 500 比例尺
米 150 0 150 300 450 600 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
2b



擬議修訂項目 PROPOSED AMENDMENT ITEMS

- A** 把新納入大綱圖的規劃區內的土地劃為和由「其他指定用途」註明「深水海旁工業」地帶及「其他指定用途」註明「海水化淡廠」地帶改劃為「住宅（甲類）9」地帶、「住宅（甲類）10」地帶、「住宅（甲類）11」地帶、「住宅（甲類）12」地帶、「其他指定用途」註明「商業／住宅發展暨公共交通匯處（1）」地帶、「政府、機構或社區設施（10）」地帶、「休憩用地」地帶、「其他指定用途」註明「淨水設施」地帶、「其他指定用途」註明「潔淨能源站」地帶、「綠化地帶」及顯示為「道路」的土地（約99.84公頃）
ZONING THE NEW LAND AREA INCORPORATED INTO THE PLANNING SCHEME AREA OF THE OZP AND REZONING FROM "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" AND "OU" ANNOTATED "DESALINATION PLANT" TO "R(A)9", "R(A)10", "R(A)11" AND "R(A)12", "OU" ANNOTATED "COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE (1)", "G/C(10)", "O", "OU" ANNOTATED "EFFLUENT POLISHING PLANT", "OU" ANNOTATED "GREEN FUEL STATION", "GB" AND AREA SHOWN AS "ROAD" (ABOUT 99.84 ha)
- B** 由「綠化地帶」和「其他指定用途」註明「深水海旁工業」地帶改劃為「政府、機構或社區設施（10）」地帶（約5.98公頃）
REZONING FROM "GB" AND "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" TO "G/C(10)" (ABOUT 5.98 ha)
- C** 把新納入大綱圖的規劃區內的土地劃為和由「其他指定用途」註明「深水海旁工業」地帶改劃為「其他指定用途」註明「碼頭」地帶（約0.36公頃）
ZONING THE NEW LAND AREA INCORPORATED INTO THE PLANNING SCHEME AREA OF THE OZP AND REZONING FROM "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" TO "OU" ANNOTATED "PIER" (ABOUT 0.36 ha)
- F** 把先前劃作「其他指定用途」註明「深水海旁工業」地帶的土地從大綱圖的規劃區中刪去（約0.76公頃）
EXCISING LAND PREVIOUSLY ZONED AS "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" FROM THE PLANNING SCHEME AREA OF THE OZP (ABOUT 0.76 ha)

圖例 LEGEND

- | | | | | |
|---|--|---------------------------------------|--|--|
| R(A) 住宅（甲類）
RESIDENTIAL (GROUP A) | O 休憩用地
OPEN SPACE | GB 綠化地帶
GREEN BELT | 120 最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 建築物高度管制區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY |
| G/C 政府、機構或社區設施
GOVERNMENT, INSTITUTION OR COMMUNITY | OU 其他指定用途
OTHER SPECIFIED USES | 137A1 地區編號
SITE AREA NUMBER | 5 最高建築物高度（樓層數目）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 可能的將軍澳線南延線
POSSIBLE TSEUNG KWAN O LINE SOUTHERN EXTENSION |

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



本摘要圖於2025年1月13日擬備，
所根據的資料為測量圖編號12-SW-A及C
EXTRACT PLAN PREPARED ON 13.1.2025
BASED ON SURVEY SHEETS No.12-SW-A & C

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
3a



擬議修訂項目 PROPOSED AMENDMENT ITEMS

- A** 把新納入大綱圖的規劃區內的土地劃為和由「其他指定用途」註明「深水海旁工業」地帶及「其他指定用途」註明「海水化淡廠」地帶改劃為「住宅（甲類）9」地帶、「住宅（甲類）10」地帶、「住宅（甲類）11」地帶、「住宅（甲類）12」地帶、「其他指定用途」註明「商業／住宅發展暨公共交通匯處（1）」地帶、「政府、機構或社區設施（10）」地帶、「休憩用地」地帶、「其他指定用途」註明「淨水設施」地帶、「其他指定用途」註明「潔淨能源站」地帶、「綠化地帶」及顯示為「道路」的土地（約99.84公頃）
ZONING THE NEW LAND AREA INCORPORATED INTO THE PLANNING SCHEME AREA OF THE OZP AND REZONING FROM "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" AND "OU" ANNOTATED "DESALINATION PLANT" TO "R(A)9", "R(A)10", "R(A)11" AND "R(A)12", "OU" ANNOTATED "COMMERCIAL/RESIDENTIAL DEVELOPMENT WITH PUBLIC TRANSPORT INTERCHANGE (1)", "G/C(10)", "O", "OU" ANNOTATED "EFFLUENT POLISHING PLANT", "OU" ANNOTATED "GREEN FUEL STATION", "GB" AND AREA SHOWN AS "ROAD" (ABOUT 99.84 ha)
- B** 由「綠化地帶」和「其他指定用途」註明「深水海旁工業」地帶改劃為「政府、機構或社區設施（10）」地帶（約5.98公頃）
REZONING FROM "GB" AND "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" TO "G/C(10)" (ABOUT 5.98 ha)
- C** 把新納入大綱圖的規劃區內的土地劃為和由「其他指定用途」註明「深水海旁工業」地帶改劃為「其他指定用途」註明「碼頭」地帶（約0.36公頃）
ZONING THE NEW LAND AREA INCORPORATED INTO THE PLANNING SCHEME AREA OF THE OZP AND REZONING FROM "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" TO "OU" ANNOTATED "PIER" (ABOUT 0.36 ha)
- F** 把先前劃作「其他指定用途」註明「深水海旁工業」地帶的土地從大綱圖的規劃區中刪去（約0.76公頃）
EXCISING LAND PREVIOUSLY ZONED AS "OU" ANNOTATED "DEEP WATERFRONT INDUSTRY" FROM THE PLANNING SCHEME AREA OF THE OZP (ABOUT 0.76 ha)

圖例 LEGEND

- | | | | | |
|---|--|---------------------------------------|--|--|
| R(A) 住宅（甲類）
RESIDENTIAL (GROUP A) | O 休憩用地
OPEN SPACE | GB 綠化地帶
GREEN BELT | 最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) | 建築物高度管制區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY |
| G/C 政府、機構或社區設施
GOVERNMENT, INSTITUTION OR COMMUNITY | OU 其他指定用途
OTHER SPECIFIED USES | 137A1 地區編號
SITE AREA NUMBER | 最高建築物高度（樓層數目）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) | 可能的將軍澳線南延線
POSSIBLE TSEUNG KWAN O LINE SOUTHERN EXTENSION |

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年1月13日擬備
EXTRACT PLAN PREPARED ON 13.1.2025

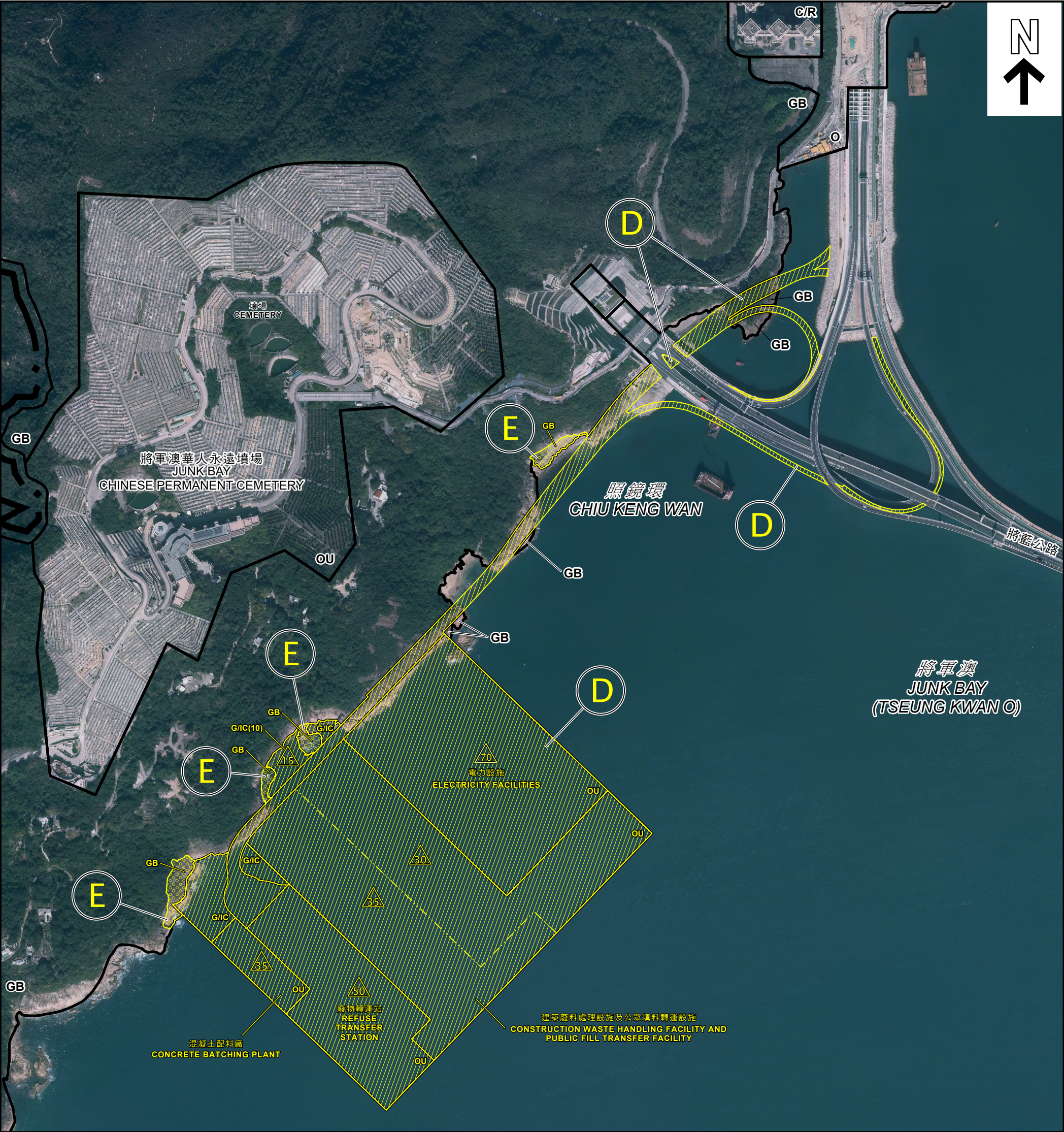
將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
4a



擬議修訂項目 PROPOSED AMENDMENT ITEMS

- D

把新納入大綱圖的規劃區內的土地劃為和由「綠化地帶」改劃為「其他指定用途」註明「電力設施」地帶、「其他指定用途」註明「建築廢料處理設施及公眾填料轉運設施」地帶、「其他指定用途」註明「廢物轉運站」地帶、「其他指定用途」註明「混凝土配料廠」地帶、「政府、機構或社區」地帶、「政府、機構或社區設施（10）」地帶及顯示為「道路」的地方（約21.71公頃）
ZONING THE NEW LAND AREA INCORPORATED INTO THE PLANNING SCHEME AREA OF THE OZP AND REZONING FROM "GB" TO "OU" ANNOTATED "ELECTRICITY FACILITIES", "OU" ANNOTATED "CONSTRUCTION WASTE HANDLING FACILITY AND PUBLIC FILL TRANSFER FACILITY", "OU" ANNOTATED "REFUSE TRANSFER STATION", "OU" ANNOTATED "CONCRETE BATCHING PLANT", "G/IC", "G/IC(10)" AND AREA SHOWN AS "ROAD" (ABOUT 21.71 ha)
- E

把新納入大綱圖的規劃區內的土地劃為「綠化地帶」（約0.42公頃）
ZONING THE NEW LAND AREA INCORPORATED INTO THE PLANNING SCHEME AREA OF THE OZP TO "GB" (ABOUT 0.42 ha)

圖例 LEGEND

C/R	商業／住宅 COMMERCIAL / RESIDENTIAL	O	休憩用地 OPEN SPACE	GB	綠化地帶 GREEN BELT	---	建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
G/IC	政府、機構或社區設施 GOVERNMENT, INSTITUTION OR COMMUNITY	OU	其他指定用途 OTHER SPECIFIED USES			△70	最高建築物高度（在主水平基準上若干米） MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2025年1月13日擬備
EXTRACT PLAN PREPARED ON 13.1.2025

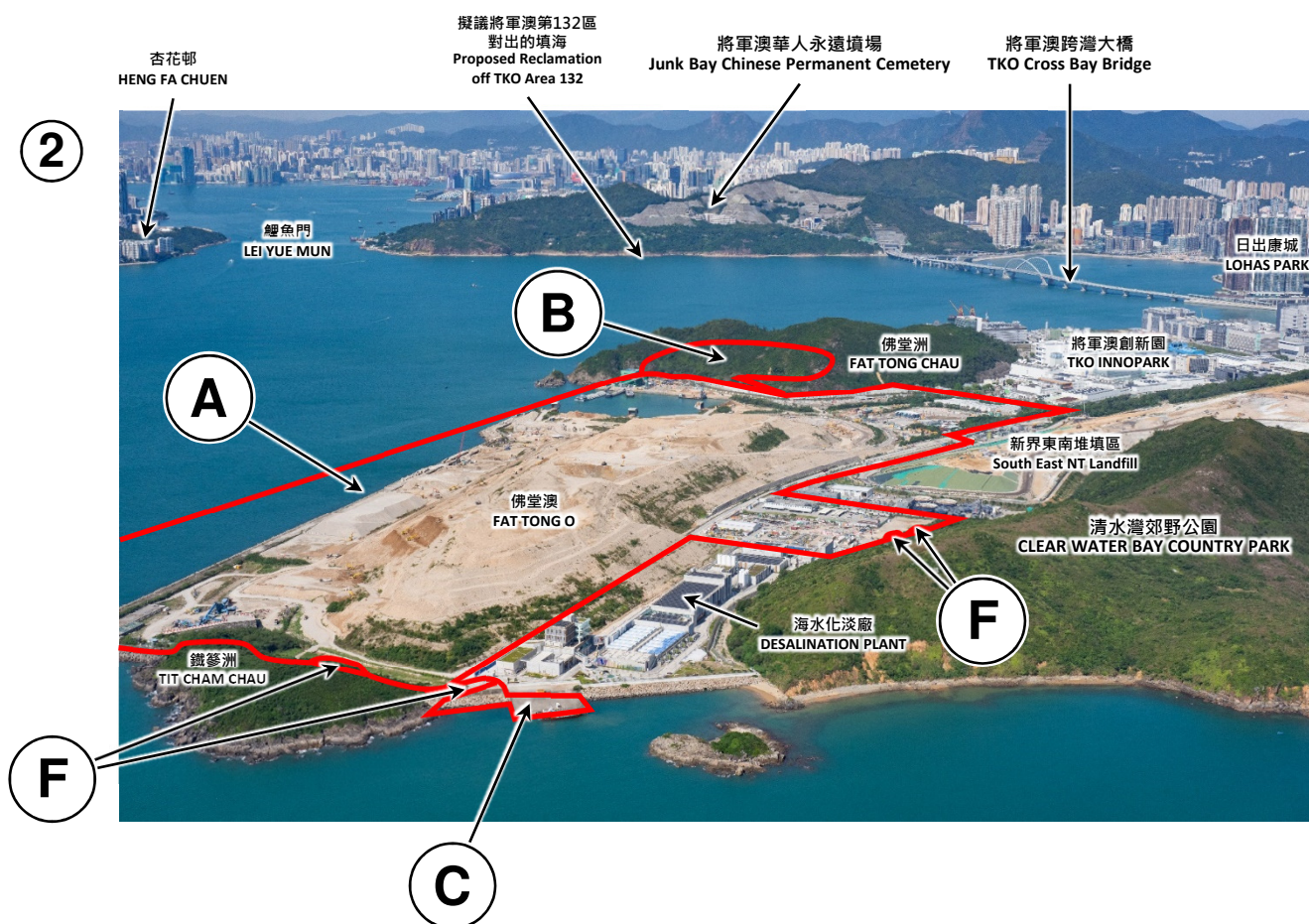
將軍澳分區計劃大綱核准圖編號S/TKO/30的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
4b



界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年1月13日擬備，所根據的資料為攝於2024年11月27日的實地照片
PLAN PREPARED ON 13.1.2025
BASED ON SITE PHOTOS
TAKEN ON 27.11.2024

將軍澳分區計劃大綱核准圖
編號 S / T K O / 3 0 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/30

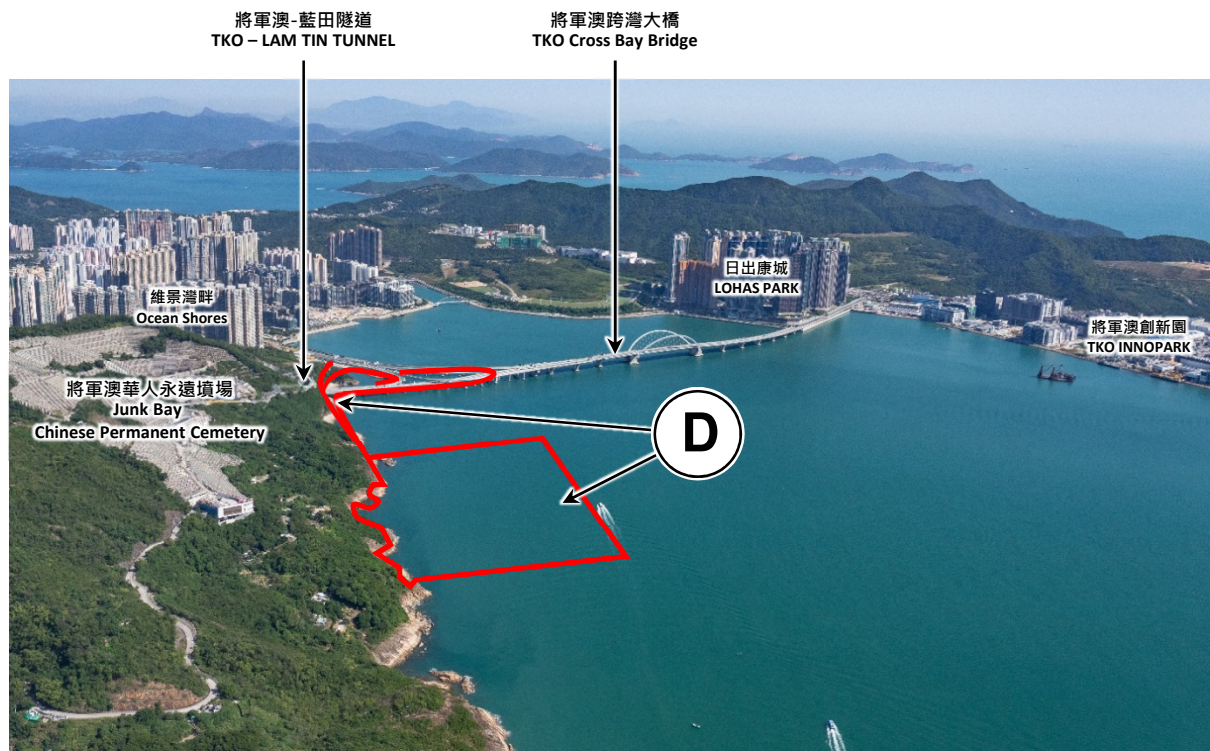
規 劃 署
PLANNING
DEPARTMENT



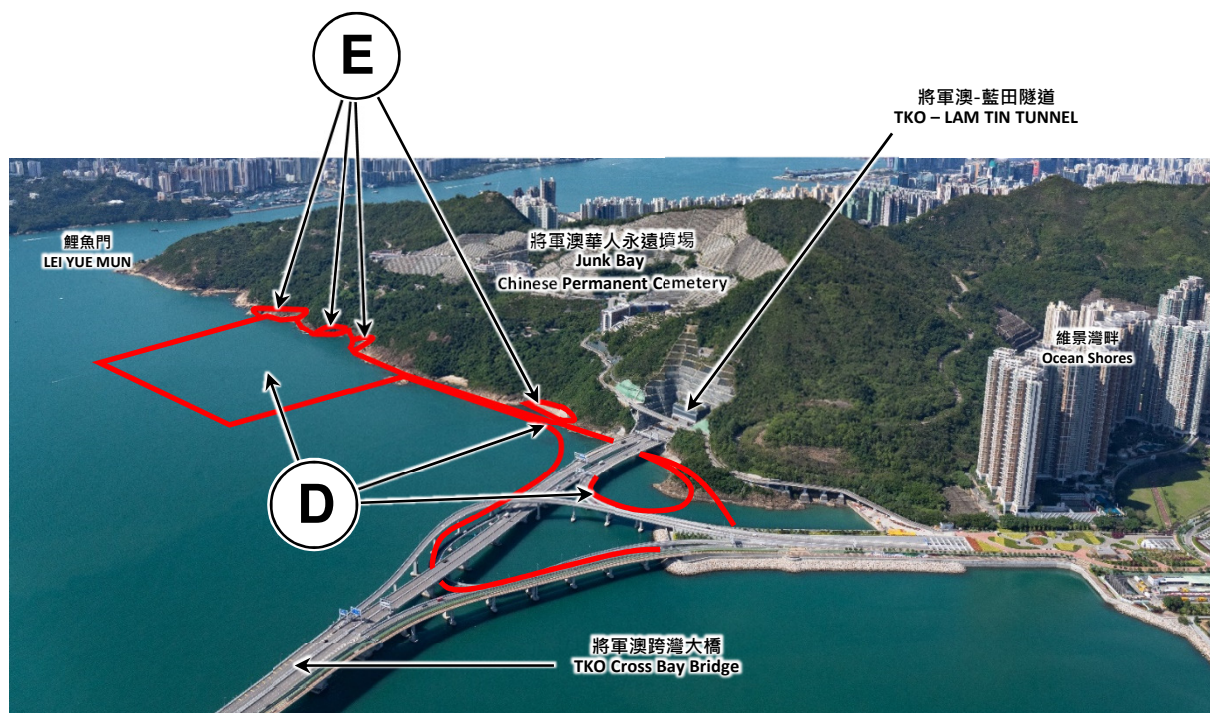
參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
5a

3



4



界線 只作 識別 用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年1月13日擬備，所根據的資料為攝於2024年11月27日的實地照片
PLAN PREPARED ON 13.1.2025
BASED ON SITE PHOTOS
TAKEN ON 27.11.2024

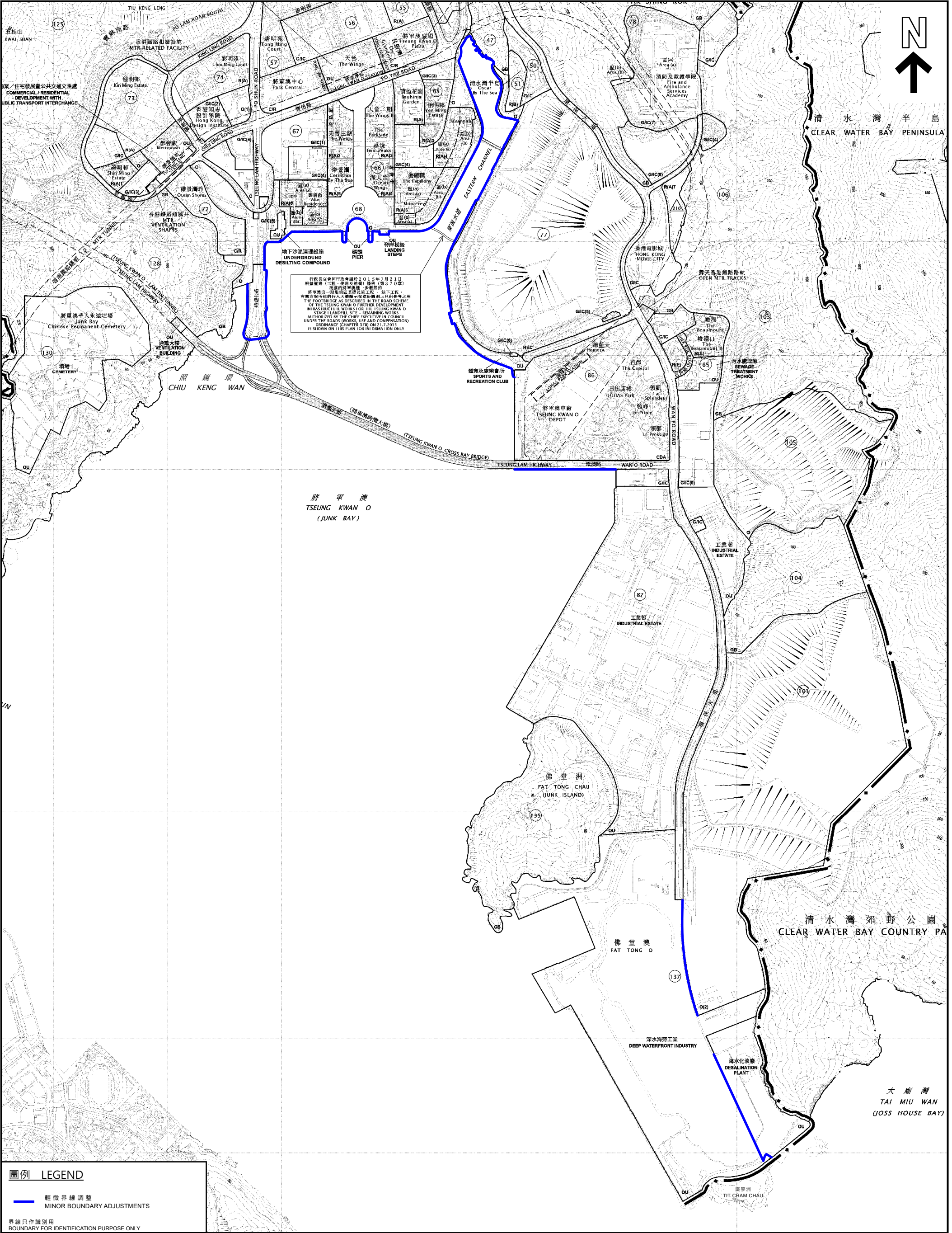
將軍澳分區計劃大綱核准圖
編號 S / T K O / 3 0 的擬議修訂
PROPOSED AMENDMENTS TO
THE APPROVED TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/30

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
5b



圖例 LEGEND

輕微界線調整
MINOR BOUNDARY ADJUSTMENTS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年1月13日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱編號S/TKO/30
EXTRACT PLAN PREPARED ON 13.1.2025
BASED ON OUTLINE ZONING PLAN No.
S/TKO/30 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

將軍澳分區計劃大綱核准圖
編號S/TKO/30的輕微用途地帶界線調整
MINOR ZONING BOUNDARY ADJUSTMENTS TO THE APPROVED
TSEUNG KWAN O OUTLINE ZONING PLAN No. S/TKO/30

SCALE 1 : 15 000 比例尺

米
METRES

3000000

0000000

3000000

6000000

9000000

12000000

米
METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/TKO/24/17

圖 PLAN
6