

圖例
NOTATION

ZONES		地帶
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
COMMERCIAL / RESIDENTIAL	CR	商業 / 住宅
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP E)	R(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）
MAJOR ROAD AND JUNCTION		主要道路及路口
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
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）
PETROL FILLING STATION		加油站

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 HECTARES	% 百分比	用途
COMPREHENSIVE DEVELOPMENT AREA	34.45	2.00	綜合發展區
COMMERCIAL / RESIDENTIAL	20.07	1.17	商業 / 住宅
RESIDENTIAL (GROUP A)	152.68	8.88	住宅（甲類）
RESIDENTIAL (GROUP B)	4.49	0.26	住宅（乙類）
RESIDENTIAL (GROUP C)	0.86	0.04	住宅（丙類）
RESIDENTIAL (GROUP E)	4.00	0.23	住宅（戊類）
VILLAGE TYPE DEVELOPMENT	22.03	1.28	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	142.56	8.30	政府、機構或社區
OPEN SPACE	190.80	11.10	休憩用地
RECREATION	65.85	3.83	康樂
OTHER SPECIFIED USES	229.96	13.38	其他指定用途
GREEN BELT	752.93	43.81	綠化地帶
RAILWAY	4.54	0.26	鐵路
MAJOR ROAD ETC.	93.56	5.46	主要道路等
TOTAL PLANNING SCHEME AREA	1718.58	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 / T K O / 2 8 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TKO/28

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE		按照城市規劃條例第 5 條展示
AMENDMENT ITEM A		修訂項目 A 項
AMENDMENT ITEM B		修訂項目 B 項

（參看附表）
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的將軍澳分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
TSEUNG KWAN O - OUTLINE ZONING PLAN

SCALE 1:10 000 比例尺
METRES 250 0 500 1 000 1 500 METRES

2023 年 12 月 29 日 按照城市規劃條例第 5 條展示的核准圖編號 S/TKO/28 的修訂
AMENDMENTS TO APPROVED PLAN No. S/TKO/28 EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 29 DECEMBER 2023

C. K. YIP
SECRETARY
TOWN PLANNING BOARD
葉子季
城市規劃委員會秘書

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號
PLAN No. S/TKO/29

**SCHEDULE OF AMENDMENTS TO THE
APPROVED TSEUNG KWAN O OUTLINE ZONING PLAN NO. S/TKO/28
MADE BY THE TOWN PLANNING BOARD
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

I. Amendments to Matters shown on the Plan

- Item A – Rezoning of a site at Ying Yip Road from “Comprehensive Development Area” (“CDA”) to “Other Specified Uses” annotated “Film Studio and Related Uses” (“OU(Film Studio and Related Uses)”).
- Item B – Rezoning of a site at Hang Hau Road from “Residential (Group C)1” (“R(C)1”) to “Residential (Group C)2” (“R(C)2”).

Since the project of Cross Bay Link, Tseung Kwan O, and Tseung Kwan O – Lam Tin Tunnel have been completed, opportunity is taken to delete the annotations indicating their authorisation by the Chief Executive in Council under the Roads (Works, Use and Compensation) Ordinance (Chapter 370).

II. Amendments to the Notes of the Plan

- (a) Incorporation of a new set of Notes for the “OU(Film Studio and Related Uses)” zone with stipulation of building height restriction.
- (b) Deletion of the Remarks for the “CDA” zone in relation to the site in Area 92.
- (c) Revision to the Remarks of the Notes for “R(C)” zone to incorporate development restrictions for the “R(C)2” sub-area.

Town Planning Board

29 December 2023

《將軍澳分區計劃大綱草圖編號 S/TKO/29》
Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29

申述人名單
Index of Representation

申述編號 Representation No.	提交編號 Submission No.	申述人名稱 Name of Representer
TPB/R/S/TKO/29-R1	TPB/R/S/TKO/29-S1	Mary Mulvihill

公眾可於規劃署的規劃資料查詢處及城市規劃委員會網頁
<https://www.tpb.gov.hk/tc/plan_making/S_TKO_29.html> 查閱就《將軍澳分區計劃大綱草圖編號 S/TKO/29》提出的申述。

Representation in respect of the Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 is available for public inspection at the Planning Enquiry Counters of the Planning Department and on the Town Planning Board's website at <https://www.tpb.gov.hk/en/plan_making/S_TKO_29.html>.

Sai Kung and Islands District

[Mr Walter W.N. Kwong, District Planning Officer/Sai Kung and Islands (DPO/SKIs), Ms W.H. Ho and Mr Kenneth C.K. Yeung, Senior Town Planners/Sai Kung and Islands (STPs/SKIs), and Ms Sylvia W.I. Chun, Ms Vicky L.K. Ma and Ms Florence Y.S. Lee, Town Planners/Sai Kung and Islands (TPs/SKIs), were invited to the meeting at this point.]

Agenda Item 6

[Open Meeting]

Proposed Amendments to the Approved Tseung Kwan O Outline Zoning Plan No. S/TKO/28 (RNTPC Paper No. 9/23)

26. With the aid of a PowerPoint presentation, Ms W.H. Ho, STP/SKIs, briefed Members on the background, the proposed amendments to the Tseung Kwan O Outline Zoning Plan (OZP) and the Notes of the OZP, technical considerations and departmental comments as detailed in the Paper. The proposed amendments were mainly to take forward a redevelopment proposal of the Clear Water Bay Film Studio and the previous decision of the Committee on an agreed section 12A application. They included:

- (a) Amendment Item A – rezoning of a site at Ying Yip Road from “Comprehensive Development Area” (“CDA”) to “Other Specified Uses” annotated “Film Studio and Related Uses” (“OU(Film Studio and Related Uses)”) (the Site) with stipulation of a maximum building height (BH) of 7 storeys for the development of a Film Production Park; and
- (b) Amendment Item B – rezoning of a site at Hang Hau Road from “Residential (Group C)1” to “Residential (Group C)2” with stipulation of a maximum plot ratio of 1 and a maximum BH of 4 storeys over one level of carport for the redevelopment of an existing house to reflect an agreed s.12A application (No. Y/TKO/5).

27. As the presentation of Planning Department (PlanD)’s representatives had been completed, the Chairman invited questions and views from Members.

Development Intensity

28. In response to a Member's enquiry, Mr Walter W.N. Kwong, DPO/SKIs, and Ms W.H. Ho, STP/SKIs, advised that the Site was located at a sloping ground ascending topographically from the south to the north with low-rise residential developments, including Hang Hau Village and Shui Bin Village to its immediate south and southeast, and a high-rise public housing development to its northwest across Ying Yip Road. The building height (BH) restriction for the proposed Film Production Park was based on the BH control of 6 storeys over one storey of carport for the "CDA" zone under the current OZP, which had taken into account considerations such as topography and compatibility of the surrounding land uses. As the surrounding areas were characterised by low to high-rise residential developments, the proposed BH restriction of 7 storeys, which was similar to the existing BH control, for the proposed "OU(Film Studio and Related Uses)" zone was considered not incompatible with the surrounding developments.

Landscape Aspect

29. According to the tree survey report submitted by the project proponent of the proposed Film Production Park, a total of 29 trees of common species in the Site would be felled and 29 new trees would be planted as compensation. A Member noted that out of the 29 trees to be felled, 12 had a diameter at breast height of over 300mm and one at about 1100mm which were considered as large trees. Although the proposed tree compensation ratio was 1:1 in terms of quantity, the Member commented that light standard tree compensation was not desirable and asked whether there would be any measures to be provided for better tree preservation and compensation. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that according to the submission of the proponent, some trees at the Site were in poor condition and there were difficulties to transplant the trees due to anticipated low survival rate. Diverse tree species were proposed for compensation. There would be open area including an outdoor filming area in the middle part of the Site which could be an opportunity to provide more tree planting and better landscaping. While the project proponent would be required to apply for a lease modification to materialise the proposed use, a tree preservation/compensation proposal could be suggested to be imposed as a lease condition so that a detailed landscape proposal could be further vetted by relevant departments at that stage.

30. The same Member commented that according to the tree survey report, most of the trees proposed to be felled were not because of the health condition, but for the reason of conflicting with the proposed construction works. Such justification was hard to be accepted. This Member urged the Government to consider the arrangement of off-site tree compensation in order to strike a balance between development and protecting the environment.

31. Another Member queried whether it was feasible to encourage the project proponent to reserve more space for tree preservation by allowing a higher BH but a lower site coverage for the proposed development. In response, Mr Walter W.N. Kwong, DPO/SKIs, said that the BH of 7 storeys was proposed by the project proponent which was anticipated to be able to meet their operational need. The proposed BH restriction of 7 storeys had taken into account the compatibility and visual impact on the surrounding areas. No site coverage restriction was proposed for the “OU(Film Studio and Related Uses)” zone. The proposed site coverage for the current scheme had reflected the spatial requirement for film production operation, which might require special spatial arrangement, such as spacious floor space and high headroom.

Other Aspects

32. The Chairman noted that there were some specific terms for the proposed development namely ‘Film Production Park’ and ‘Elites’ Workshops cum Dormitories’ as mentioned in paragraphs 4.4 and 4.5 of the Paper which were not reflected in section 8.11(p) of the Explanatory Statement of the OZP. Following the Chairman’s comments, a Member asked whether the proposed Film Production Park and dormitories would be open to the public for visit and stay. In response, Mr Walter W.N. Kwong, DPO/SKIs, clarified that the proposed dormitories were ancillary facilities which were intended to provide accommodation for the movie production team to work and reside in the same building for better achieving the purpose of film production. The proposed dormitories would not be sold or rented in the market. According to the proposal, some of the facilities in the Film Production Park such as exhibition halls and movie rooms would be open to the public during the idling periods.

33. In response to another Member’s question regarding the proposed use of Lot 371 in D.D.224, Mr Walter W.N. Kwong, DPO/SKIs advised that according to the submission from

the project proponent, Lot 371 was currently occupied by an existing staff quarters and would be remained in-situ. No redevelopment would be undertaken within that lot.

34. With a view to enhancing the landscape quality of the Site and the amenity of the locality, a Member asked whether the maintenance responsibility of the slope on the Government land portion of the Site would be transferred to the project proponent after lease modification so that the applicant could be asked to plant better tree species on the slope. Mr Walter W.N. Kwong, DPO/SKIs responded that the slope on the Government land portion was maintained by the Government departments and there was no plan to change the responsibility.

35. While Members agreed to the proposed amendments to the OZP, the Chairman suggested and Members agreed that paragraph 8.11(p) of the Explanatory Statement of the OZP at Attachment IV of the Paper should be revised to reflect Members' concerns, as follows:

Paragraph 8.11(p) of the ES of "OU" zone

"8.11(p) a site in Area 92 ***is intended primarily for the provision of a film studio and related uses to facilitate film production, distribution and other related functions***~~for film studio and related uses.~~ ***It will be redeveloped into a film production park*** which may include ***facilities for*** film shooting and post-production, research and design of film related product and technology, training for film profession, products and copyright trading, ~~as well as~~ ***and*** exchange for film industry, ~~as well as~~ ***associated workshop cum dormitories.*** ***Development within this zone is restricted to a maximum building height of 7 storeys. In determining the maximum number of storeys, any basement floor(s) may be disregarded. To provide design flexibility, minor relaxation of the building height restriction may be considered by the Board through the planning permission system. Consideration of such application for minor relaxation would be based on individual merits, taking into account site constraints, tree preservation, innovative architectural design, and planning merits that would enhance the landscape quality of the site and the amenity of the locality. To enhance landscape quality of the site, the future developer will be required to make a landscape submission under lease.***"

36. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/28 as shown on the draft Tseung Kwan O OZP No. S/TKO/28A at Attachment II (to be renumbered as S/TKO/29 upon exhibition) and its Notes at Attachment III are suitable for exhibition for public inspection under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV and paragraph 35 above for the draft Tseung Kwan O OZP No. S/TKO/28A (to be renumbered as S/TKO/29) as an expression of the planning intentions and objectives of the Committee for various land use zones on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.”

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/SK-TMT/78 Proposed House (New Territories Exempted House - Small House) in
“Green Belt” Zone, Lots 19 S.A and 220 S.A in D.D. 252, Tso Wo Hang,
Sai Kung
(RNTPC Paper No. A/SK-TMT/78A)

Presentation and Question Sessions

37. With the aid of some plans, Ms Vicky L.K. Ma, TP/SKIs, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) did not support the application.

38. Noting from the aerial photo as shown on Plan No. A-3 of the Paper that there was a local track leading to the application site (the Site) from the south and an area with significant

**Provision of Major Community Facilities and Open Space in
Tseung Kwan O Outline Zoning Plan**

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
District Open Space	10 ha per 100,000 persons [#]	45.97 ha	27.33 ha	56.03 ha	+10.06 ha
Local Open Space	10 ha per 100,000 persons [#]	45.97 ha	63.50 ha	72.23 ha	+26.26 ha
Sports Centre	1 per 50,000 to 65,000 persons [#] (assessed on a district basis)	7	6	8	+1
Sports Ground/ Sports Complex	1 per 200,000 to 250,000 persons [#] (assessed on a district basis)	1	1	1	0
Swimming Pool Complex – standard	1 complex per 287,000 persons [#] (assessed on a district basis)	1	1	1	0
District Police Station	1 per 200,000 to 500,000 persons (assessed on a regional basis)	0	1	1	+1
Divisional Police Station	1 per 100,000 to 200,000 persons (assessed on a regional basis)	2	0	1	-1
Magistracy (with 8 Courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	N/A	6	6	N/A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Library	1 district library for every 200,000 persons (assessed on a district basis)	2	2	2	0
Kindergarten/ Nursery	34 classrooms for 1,000 children aged 3 to under 6 [#]	258 classrooms	346 classrooms	376 classrooms	+118 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11 [#] (assessed by Education Bureau (EDB) on a district/school network basis)	683 classrooms	713 classrooms	803 classrooms	+120 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17 [#] (assessed by EDB on a territorial-wide basis)	524 classrooms	695 classrooms	785 classrooms	+261 classrooms
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority (HA) on a regional/cluster basis)	2,606 beds	1,520 beds	2,070 beds	-536 [^] beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	4	2	4	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Child Care Centres	100 aided places per 25,000 persons [#] (assessed by Social Welfare Department (SWD) on a local basis)	1,838 places	881 places	1,181 places	-657 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Integrated Children and Youth Services Centres	1 for 12,000 persons aged 6-24 [#] (assessed by SWD on a local basis)	6	7	7	+1
Integrated Family Service Centres	1 for 100,000 to 150,000 persons [#] (assessed by SWD on a service boundary basis)	3	3	3	0
District Elderly Community Centres	One in each new development area with a population of around 170,000 or above [#] (assessed by SWD)	N/A	2	2	N/A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of 15,000 to 20,000 persons, including both public and private housing [#] (assessed by SWD)	N/A	5	9	N/A

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above ^{# *} (assessed by SWD on a district basis)	2,047 places	864 places	1,112 places	-935 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above [#] (assessed by SWD on a cluster basis)	2,536 beds	1,016 beds	1,586 beds	-950 beds [@] (a long-term target assessed on a wider spatial context by SWD [@])
Pre-school Rehabilitation Services	23 subvented places per 1,000 children aged 0-6 [#] (assessed by SWD on a district basis)	373 places	427 places	577 places	+204 places
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a district basis)	884 places	403 places	453 places	-431 places [@] (a long-term target assessed on a wider spatial context by SWD [@])

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above [#] (assessed by SWD on a cluster basis)	1,385 places	496 places	526 places	-859 places [@] (a long-term target assessed on a wider spatial context by SWD [@])
Community Rehabilitation Day Centre	1 centre per 420,000 persons [#] (assessed by SWD on a district basis)	1	0	1	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons [#] (assessed by SWD on a district basis)	1	1	1	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons [#] (assessed by SWD on a district basis)	1	2	2	+1

Note:

The planned resident population is about 459,700. If including transients, the overall planned population is about 473,900. All population figures have been adjusted to the nearest hundred.

Remarks:

[#] The requirements exclude planned population of transients.

[^] The deficit in provision is based on OZP planned population while the HA plans its services on a cluster basis, and takes into account a number of factors in planning and developing various public healthcare services. The Kowloon East Cluster provides services for residents in Kwun Tong and Sai Kung districts. Additional beds planned under the Second Hospital Development Plan are being reviewed and planned by Health Bureau and HA.

^{*} Consisting of 40% centre-based CCS and 60% home-based CCS.

[@] The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The

Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.

May 2024