





申述個案編號
R 1 至 R 10, R 13 至 R 102
REPRESENTATIONS No. R1 to R10, R13 to R102

申述個案編號 R 1 至 R 130
REPRESENTATIONS No. R1 to R130

擬議修訂項目 PROPOSED AMENDMENT ITEMS

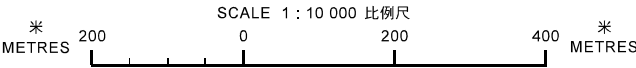
- 
 由顯示為「百勝角香港鐵路通風大樓」的地方及「綠化地帶」改劃為「住宅(甲類)8」地帶
 REZONING FROM AREA SHOWN AS 'MTR PAK SHING KOK VENTILATION BUILDING' AND "GREEN BELT" TO "RESIDENTIAL (GROUP A) 8"
- 
 由顯示為「百勝角香港鐵路通風大樓」的地方改劃為「道路」
 REZONING FROM AREA SHOWN AS 'MTR PAK SHING KOK VENTILATION BUILDING' TO 'ROAD'
- 
 最高建築物高度 (在主水平基準上若干米)
 MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
- 
 無人駕駛航拍照片的觀景點
 VIEWING POINT OF UNMANNED AERIAL VEHICLE(UVA) PHOTO
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申述個案 REPRESENTATION No.	相關意見 RELATED COMMENT No.
R1 - R130	C1
R43 - R66, R69 - R76, R85, R86, R95, R96, R101, R102, R110	C4
R1 - R129	C5

意見編號 C2, C3 及 C6 與申述個案無關
COMMENTS No. C2, C3 AND C6 DO NOT RELATE TO ANY REPRESENTATION

位置圖 LOCATION PLAN

就將軍澳分區計劃大綱草圖編號 S/TKO/27 提出的申述個案編號 R 1 至 R 130 號及相關意見編號 C 1 至 C 6 作出考慮
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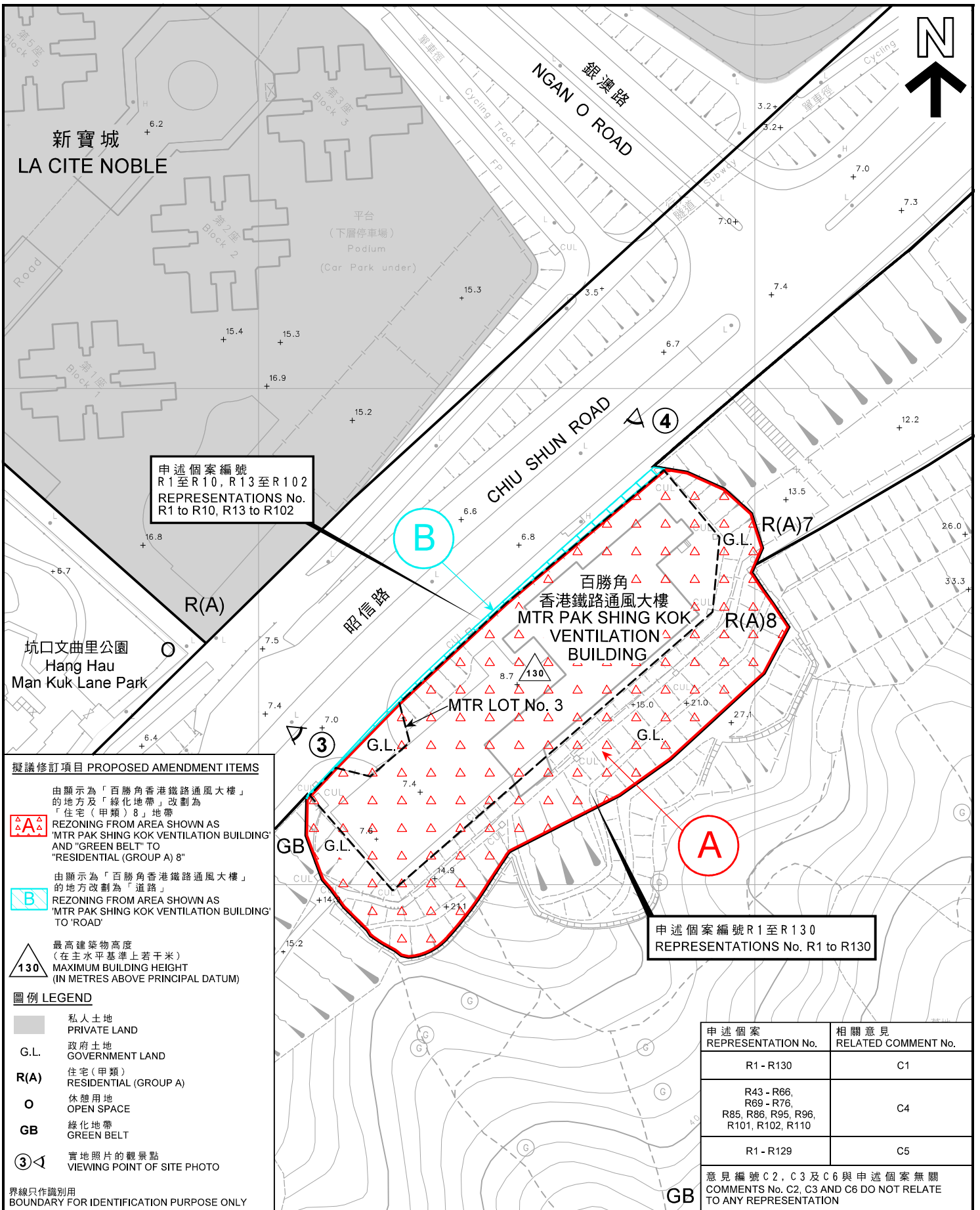
本摘要圖於2021年1月6日擬備，所根據的資料為於2020年6月19日展示的分區計劃大綱草圖編號S/TKO/27
 EXTRACT PLAN PREPARED ON 6.1.2021 BASED ON DRAFT OUTLINE ZONING PLAN No. S/TKO/27 EXHIBITED ON 19.6.2020

規劃署 PLANNING DEPARTMENT



參考編號 REFERENCE No. R/S/TKO/27-1 to 130




圖號 PLAN H-1









申述個案編號
R1至R10, R13至R102
REPRESENTATIONS No.
R1 to R10, R13 to R102

申述個案編號 R1 至 R130
REPRESENTATIONS No. R1 to R130

擬議修訂項目 PROPOSED AMENDMENT ITEMS

- 
 由顯示為「百勝角香港鐵路通風大樓」的地方及「綠化地帶」改劃為「住宅(甲類)8」地帶
 REZONING FROM AREA SHOWN AS "MTR PAK SHING KOK VENTILATION BUILDING" AND "GREEN BELT" TO "RESIDENTIAL (GROUP A) 8"
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 由顯示為「百勝角香港鐵路通風大樓」的地方改劃為「道路」
 REZONING FROM AREA SHOWN AS "MTR PAK SHING KOK VENTILATION BUILDING" TO "ROAD"
- 
 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)

圖例 LEGEND

-  私人土地 PRIVATE LAND
-  政府土地 GOVERNMENT LAND
-  住宅(甲類) RESIDENTIAL (GROUP A)
-  休憩用地 OPEN SPACE
-  綠化地帶 GREEN BELT
-  實地照片的觀景點 VIEWING POINT OF SITE PHOTO

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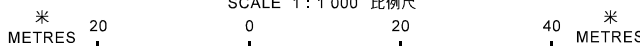
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意見編號 C2, C3 及 C6 與申述個案無關
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平面圖 SITE PLAN

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SCALE 1 : 1 000 比例尺



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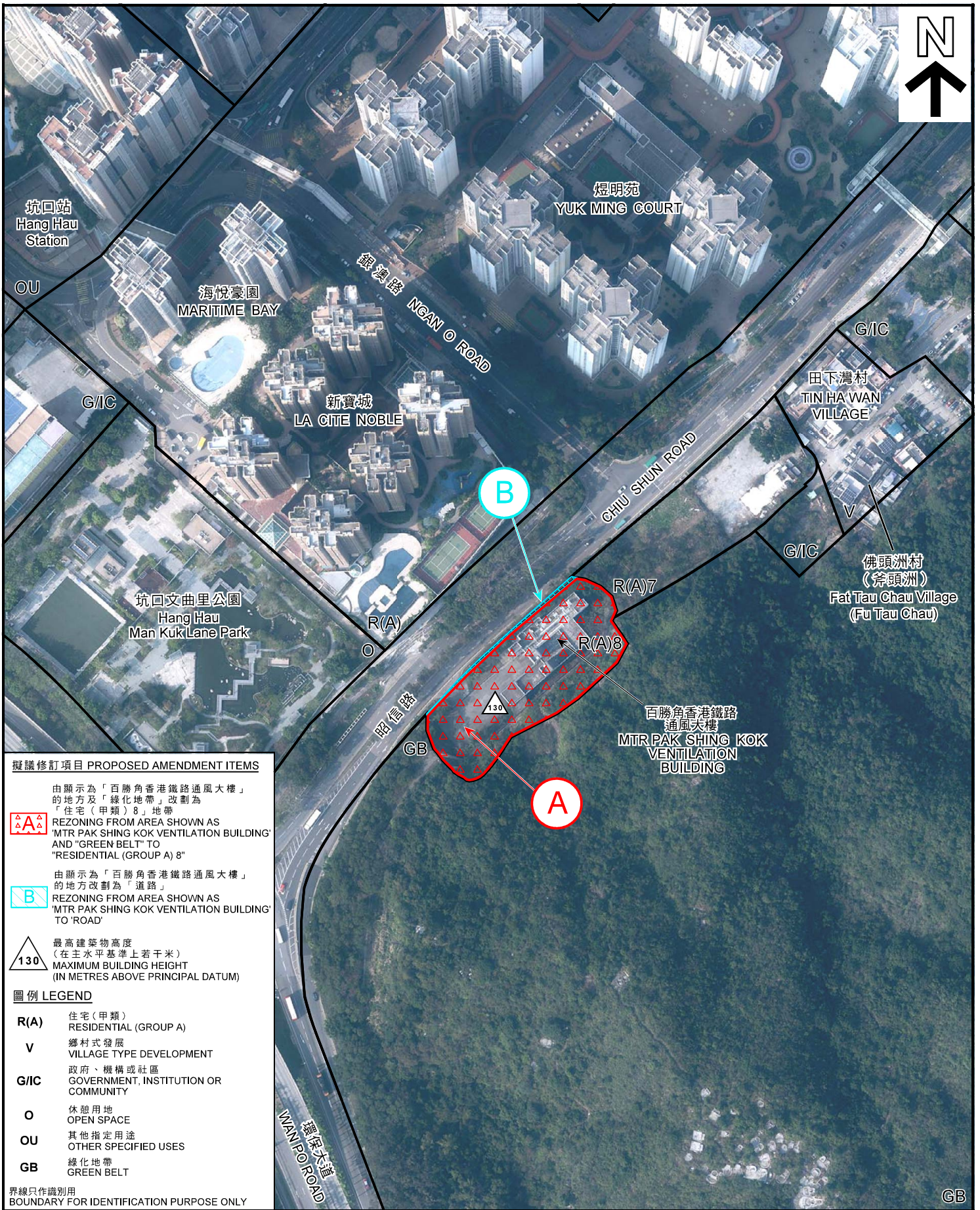


參考編號
REFERENCE No.


R/S/TKO/27-1 to 130


圖 PLAN
H-2

本摘要圖於2021年1月6日擬備，
所根據的資料為測量圖編號
12-NW-16C
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON SURVEY SHEET No.
12-NW-16C



擬議修訂項目 PROPOSED AMENDMENT ITEMS

由顯示為「百勝角香港鐵路通風大樓」的地方及「綠化地帶」改制為「住宅(甲類)8」地帶
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 REZONING FROM AREA SHOWN AS 'MTR PAK SHING KOK VENTILATION BUILDING' TO 'ROAD'

 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)

圖例 LEGEND

- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT

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航攝照片 AERIAL PHOTO

就將軍澳分區計劃大綱草圖編號 S/TKO/27 提出的申述個案編號 R 1 至 R 130 號及相關意見編號 C 1 至 C 6 作出考慮
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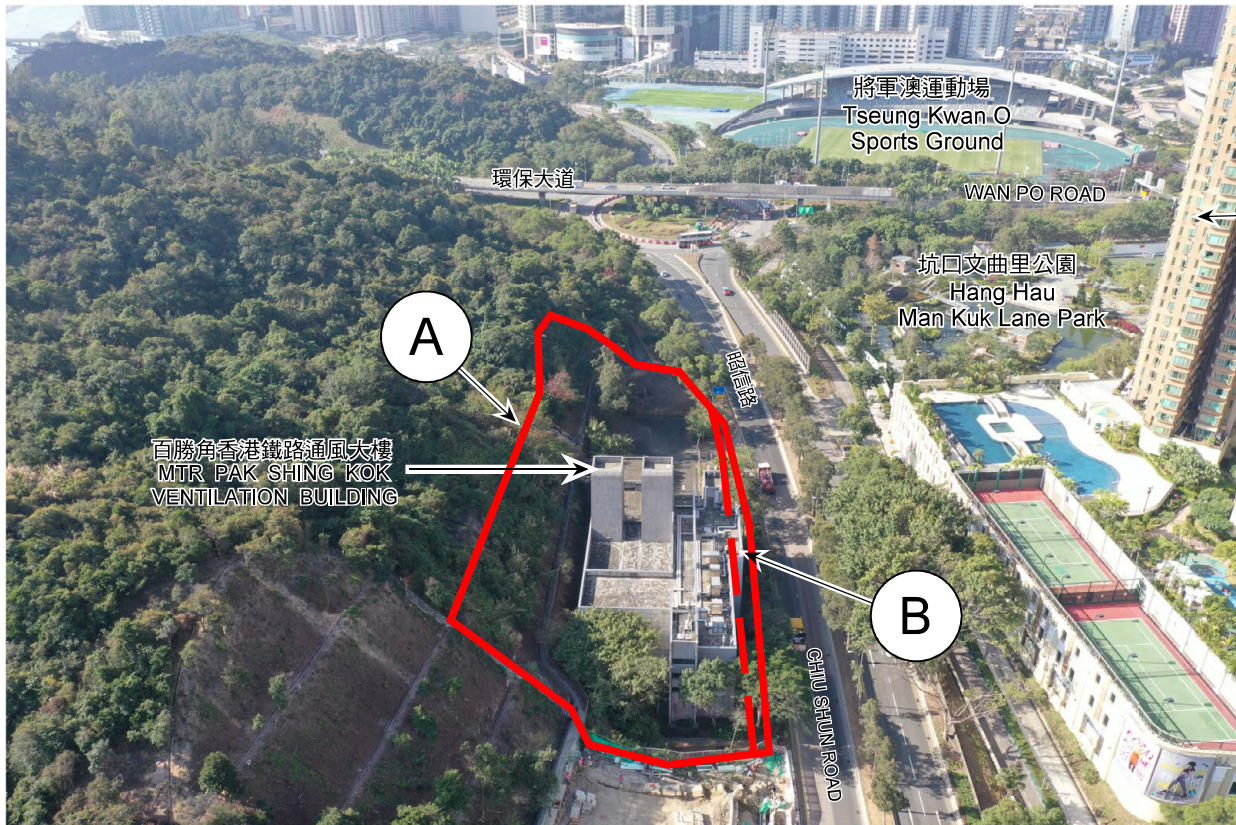
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參考編號
 REFERENCE No.
 R/S/TKO/27-1 to 130

圖 **PLAN H-3**

1



2



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實地照片 SITE PHOTO

本圖於2021年1月6日擬備，所根據的資料為於2020年12月29日擬備的無人駕駛航拍照片
PLAN PREPARED ON 6.1.2021 BASED ON UNMANNED AERIAL VEHICLE (UAV) PHOTOS TAKEN ON 29.12.2020

就將軍澳分區計劃大綱草圖編號 S/TKO/27 提出的申述個案編號 R 1 至 R 1 3 0 號 及相關意見編號 C 1 至 C 6 作出考慮
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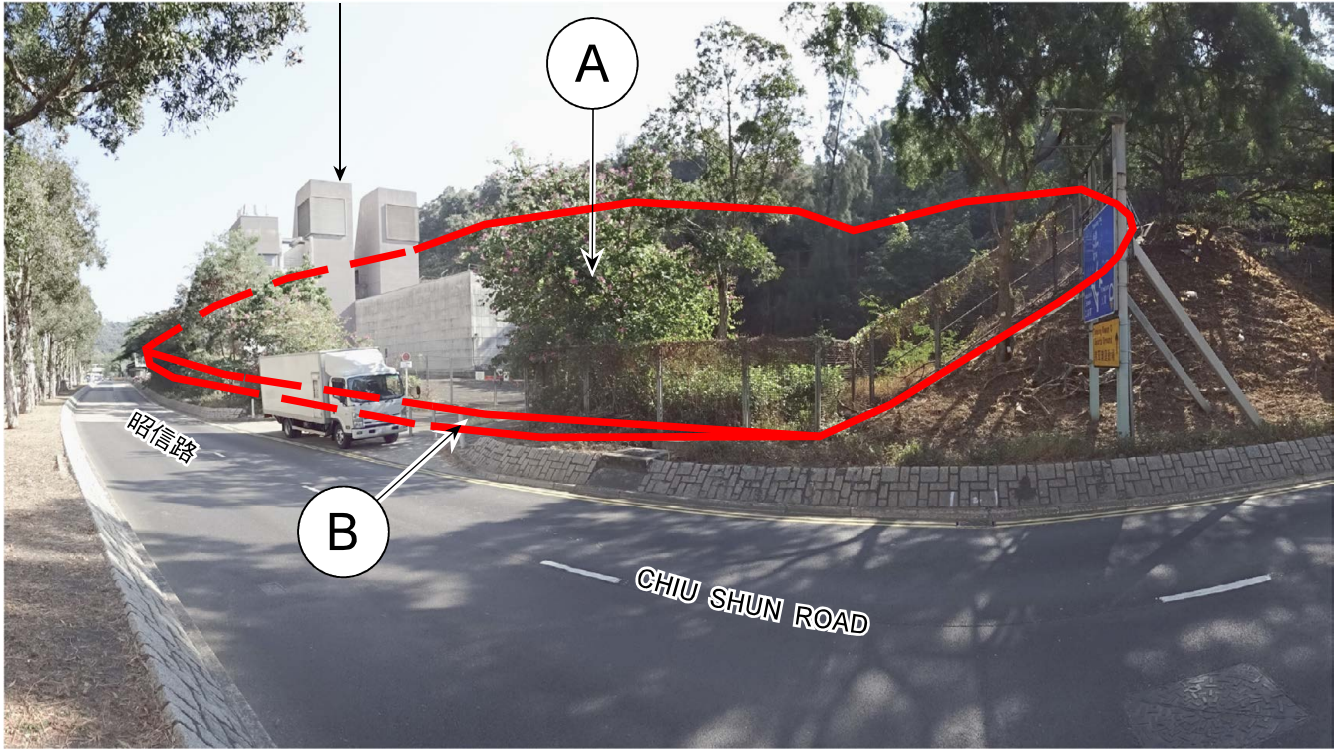


參考編號
REFERENCE No.
R/S/TKO/27-1 to 130

圖 PLAN
H-4a

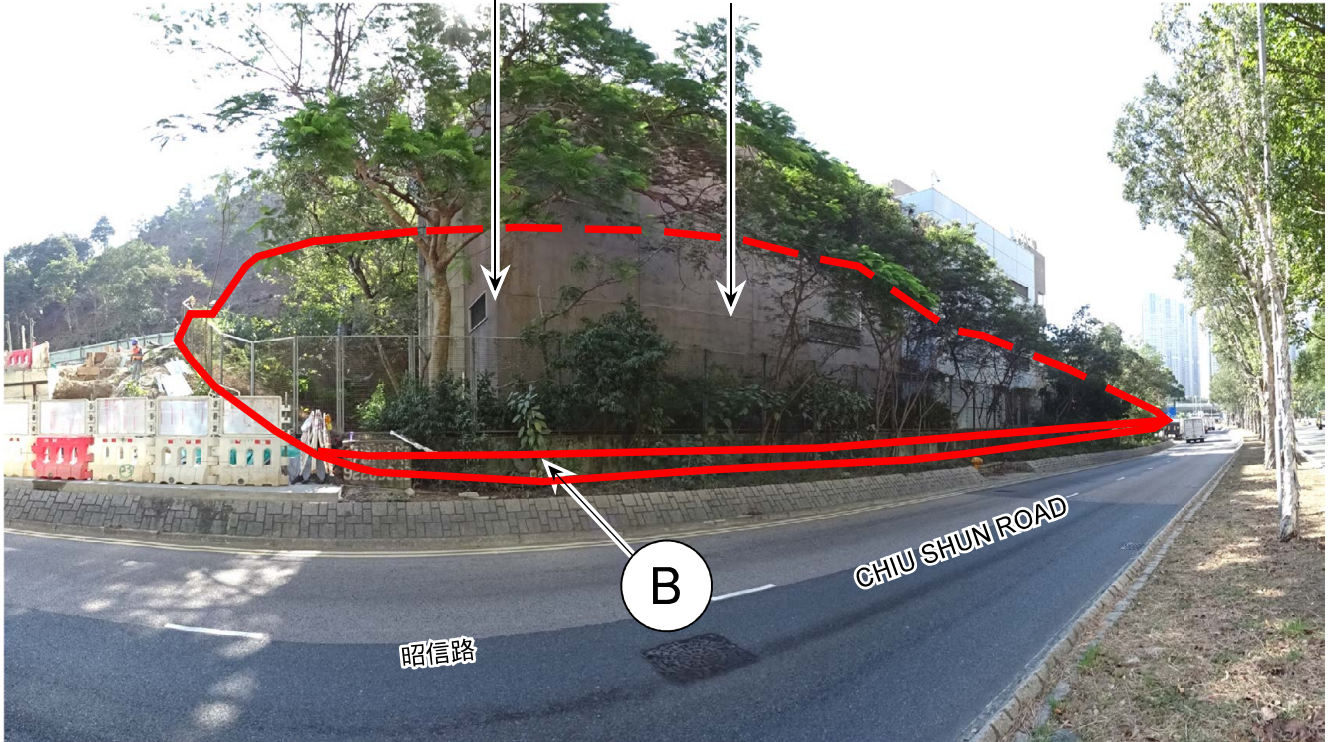
3

百勝角香港鐵路
通風大樓
MTR PAK SHING KOK
VENTILATION BUILDING



4

百勝角香港鐵路
通風大樓
MTR PAK SHING KOK
VENTILATION BUILDING



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實地照片 SITE PHOTO

本圖於2021年1月6日擬備，所根據的資料為攝於2020年12月29日的實地照片
PLAN PREPARED ON 6.1.2021 BASED ON SITE PHOTOS TAKEN ON 29.12.2020

就將軍澳分區計劃大綱草圖編號 S/TKO/27 提出的申述個案編號 R 1 至 R 1 3 0 號 及相關意見編號 C 1 至 C 6 作出考慮
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R/S/TKO/27-1 to 130

圖 PLAN
H-4b



Figure 3.1 Conceptual Scheme

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本摘要圖於2021年1月6日擬備，
所根據的資料由香港鐵路有限公司呈交
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON SOURCE SUBMITTED BY MTRCL

佈局圖 INDICATIVE LAYOUT PLAN

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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REFERENCE No.
R/S/TKO/27-1 to 130

圖 PLAN
H-5a

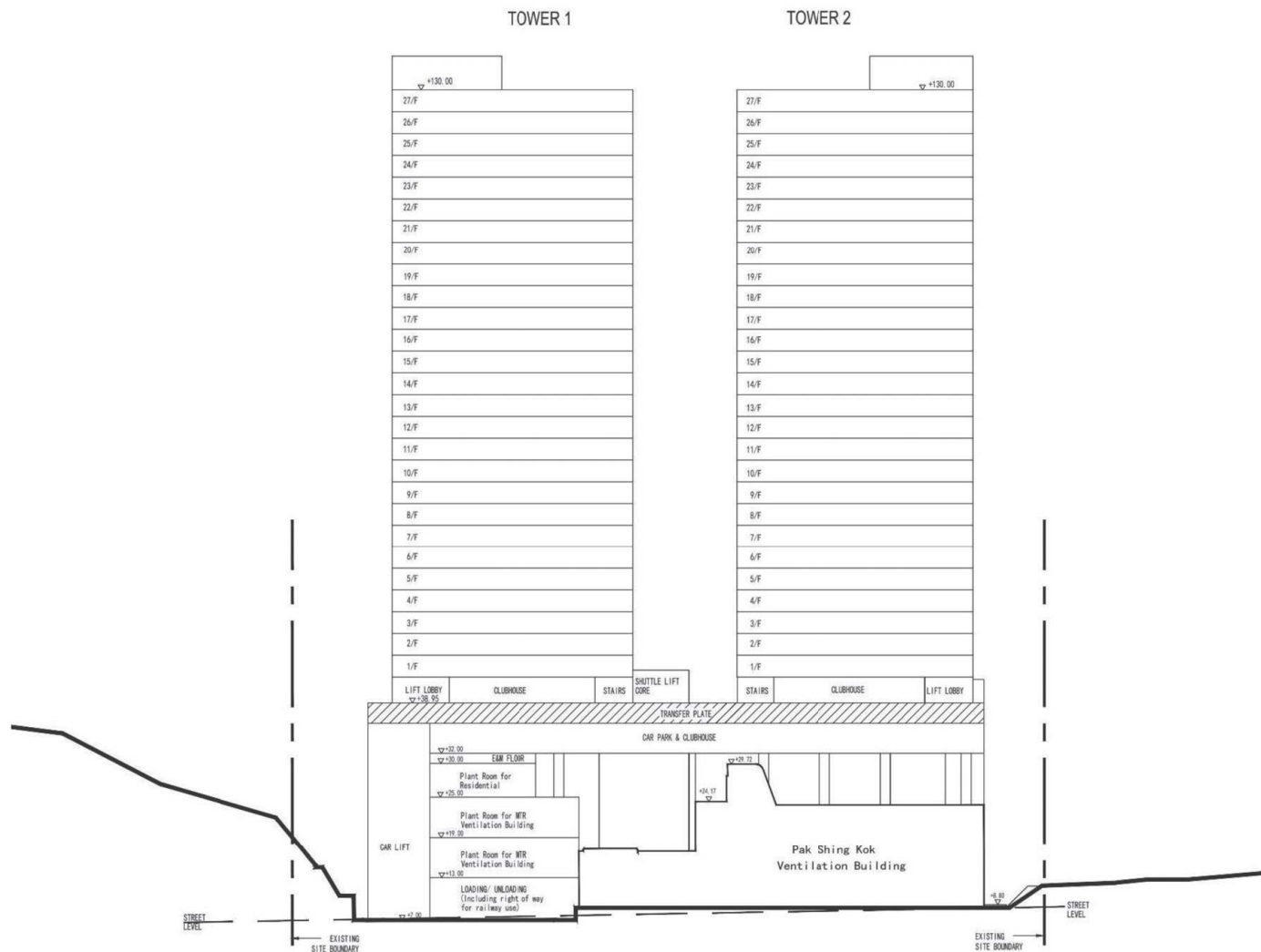


Figure 3.8 Indicative Section A-A

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概念切面圖

INDICATIVE SECTION PLAN

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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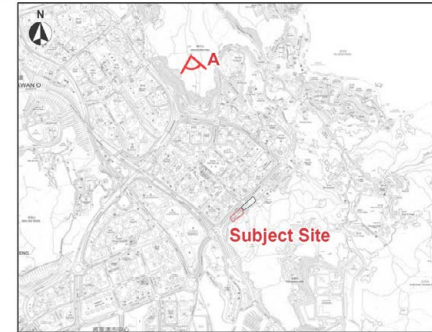
圖 PLAN
H-5b



Existing View



Photomontage



KEY PLAN

Viewpoint A
Viewpoint Elevation: +152mPD at Duckling Hill
Viewing Distance: 1190m
Proposed Building Height in the Site: +130mPD

Proposed Rezoning of Pak Shing Kok Ventilation Building and Adjacent Area for Residential Use

Photomontage of Proposed Development - Viewpoint A: View South from the Peak of Duckling Hill

SCALE	N.T.S.	DATE	MAR 2018
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	V3.1		REV A

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LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
102 SANDHOGS BANK BUILDING, 18 HONGKONG STREET WEST, HONG KONG
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香港中環荷李活道102號10樓
電話：(852) 2111 0000 傳真：(852) 2111 0001

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合成照片 - 從鴨仔山山頂眺望
PHOTOMONTAGE - VIEW FROM PEAK OF DUCKLING HILL

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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REFERENCE No.
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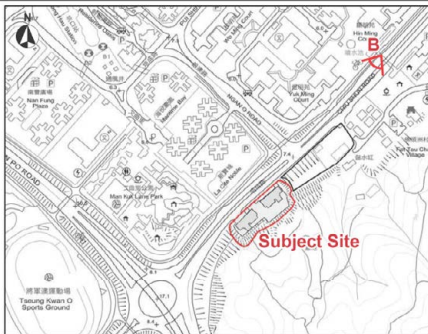
圖 PLAN
H-6a



Existing View



Photomontage



KEY PLAN

Viewpoint B
Viewpoint Elevation: approx. +12mPD on Footbridge across Chiu Shun Road
Viewing Distance: 235m
Proposed Building Height in the Site: +130mPD

Proposed Rezoning of Pak Shing Kok Ventilation Building and Adjacent Area for Residential Use

Photomontage of Proposed Development - Viewpoint B: View Southwest from Footbridge across Chiu Shun Road

SCALE	N.T.S.	DATE	JAN 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	V3.2		REV B



ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F SANDHILLS BANK BUILDING, 18 HONGKONG STREET WEST, HONG KONG
Telephone (852) 2502 4000 / 4008862 (2019-2020)
香港建築師學會註冊編號: 000000000
香港園藝師學會註冊編號: 000000000
電話: (852) 2502 4000 傳真: (852) 2502 4008

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合成照片 - 從昭信路行人天橋眺望
PHOTOMONTAGE - VIEW FROM FOOTBRIDGE ACROSS CHIU SHUN ROAD

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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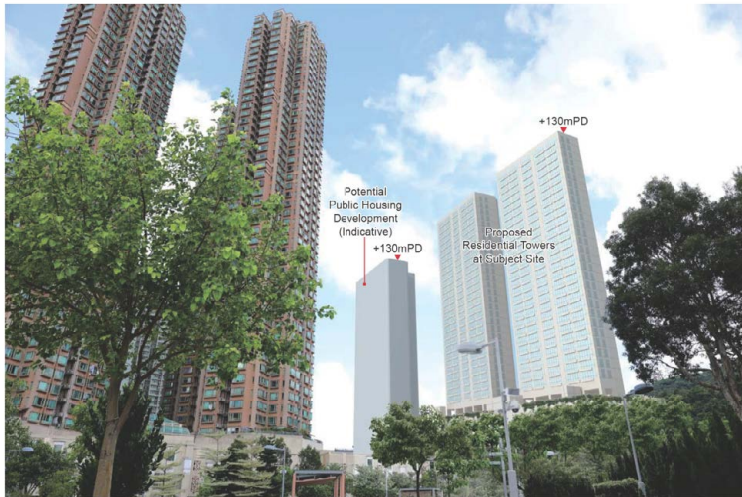


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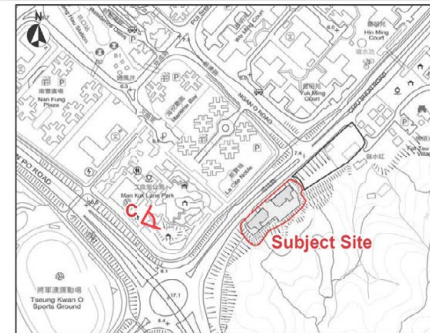
圖 PLAN
H-6b



Existing View



Photomontage



KEY PLAN

Viewpoint C
Viewpoint Elevation: approx. +7mPD in Hang Hau
Man Kuk Lane Park
Viewing Distance: 150m
Proposed Building Height in the Site: +130mPD

Proposed Rezoning of Pak Shing Kok Ventilation Building and Adjacent Area for Residential Use

Photomontage of Proposed Development - Viewpoint C: View Northeast from Hang Hau Man Kuk Lane Park

SCALE	N.T.S.	DATE	JAN 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	V3.3		REV B

ADI LIMITED
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102 SANDHOGS BANK BUILDING, 18 HONGKONG STREET WEST, HONG KONG
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BASED ON SOURCE SUBMITTED BY MTRCL

合成照片 - 從坑口文曲里公園眺望
PHOTOMONTAGE - VIEW FROM HANG HAU MAN KUK LANE PARK

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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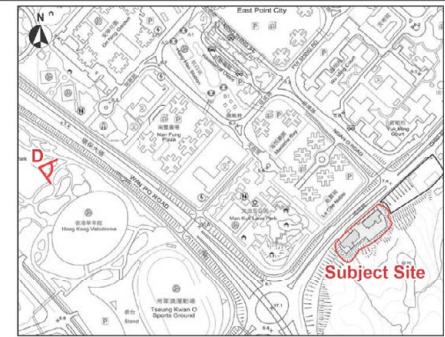
圖 PLAN
H-6c



Existing View



Photomontage



KEY PLAN

Viewpoint D
Viewpoint Elevation: +6mPD in Hong Kong Velodrome Park
Viewing Distance: 520m
Proposed Building Height in the Site: +130mPD

Proposed Rezoning of Pak Shing Kok Ventilation Building and Adjacent Area for Residential Use

Photomontage of Proposed Development - Viewpoint D: View East from Hong Kong Velodrome Park

SCALE	N.T.S.	DATE	JAN 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	V3.4		REV
			B

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
102 SANDHOGS BARRIE BUILDING, 18 HONGKONG STREET WEST, HONG KONG
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所根據的資料由香港鐵路有限公司呈交
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON SOURCE SUBMITTED BY MTRCL

合成照片 - 從香港單車館公園眺望
PHOTOMONTAGE - VIEW FROM FROM HONG KONG VELODROME PARK

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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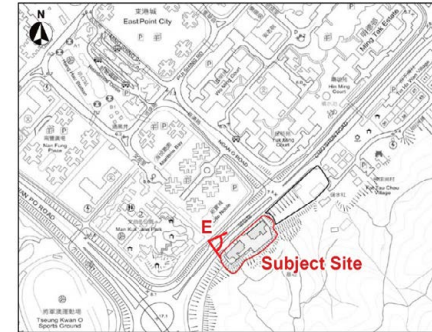
圖 PLAN
H-6d



Existing View



Photomontage (Artist's impression. For illustrative purpose only, subject to detailed design)



KEY PLAN

Viewpoint E
Viewpoint Elevation: +7mPD at Chiu Shun Road
Viewing Distance: 25m
Proposed Building Height in the Site: +130mPD

Proposed Rezoning of Pak Shing Kok Ventilation Building and Adjacent Area for Residential Use

Photomontage of Proposed Podium Treatments - Viewpoint E: View East from Chiu Shun Road

SCALE	N.T.S.	DATE	JAN 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	V3.5		REV

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
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本摘要圖於2021年1月6日擬備，
所根據的資料由香港鐵路有限公司呈交
EXTRACT PLAN PREPARED ON 6.1.2021
BASED ON SOURCE SUBMITTED BY MTRCL

合成照片 - 從昭信路眺望
PHOTOMONTAGE - VIEW FROM CHIU SHUN ROAD

就將軍澳分區計劃大綱草圖編號 S/TKO/27
提出的申述個案編號 R 1 至 R 1 3 0 號
及相關意見編號 C 1 至 C 6 作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1 TO R130
AND RELATED COMMENTS No. C1 TO C6
TO THE DRAFT TSEUNG KWAN O
OUTLINE ZONING PLAN No. S/TKO/27

規 劃 署
**PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
R/S/TKO/27-1 to 130

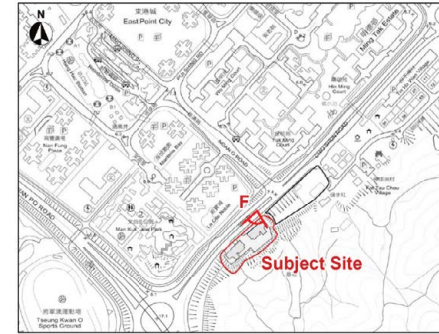
圖 **PLAN
H-6e**



Existing View



Photomontage (Artist's impression. For illustrative purpose only, subject to detailed design)



KEY PLAN

Viewpoint F
Viewpoint Elevation: +6.7mPD at Chiu Shun Road
Viewing Distance: 12m
Proposed Building Height in the Site: +130mPD

Proposed Rezoning of Pak Shing Kok Ventilation Building and Adjacent Area for Residential Use

Photomontage of Proposed Podium Treatments - Viewpoint F: View South from Chiu Shun Road

SCALE	N.T.S.	DATE	JAN 2019
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	V3.6		REV

ADI LIMITED
LANDSCAPE ARCHITECTURE, URBAN DESIGN AND MASTER PLANNING
10/F SANDWOOD BANK BUILDING, 19 BORDAM STREET WEST, HONG KONG
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EXTRACT PLAN PREPARED ON 6.1.2021
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合成照片 - 從昭信路眺望
PHOTOMONTAGE - VIEW FROM CHIU SHUN ROAD

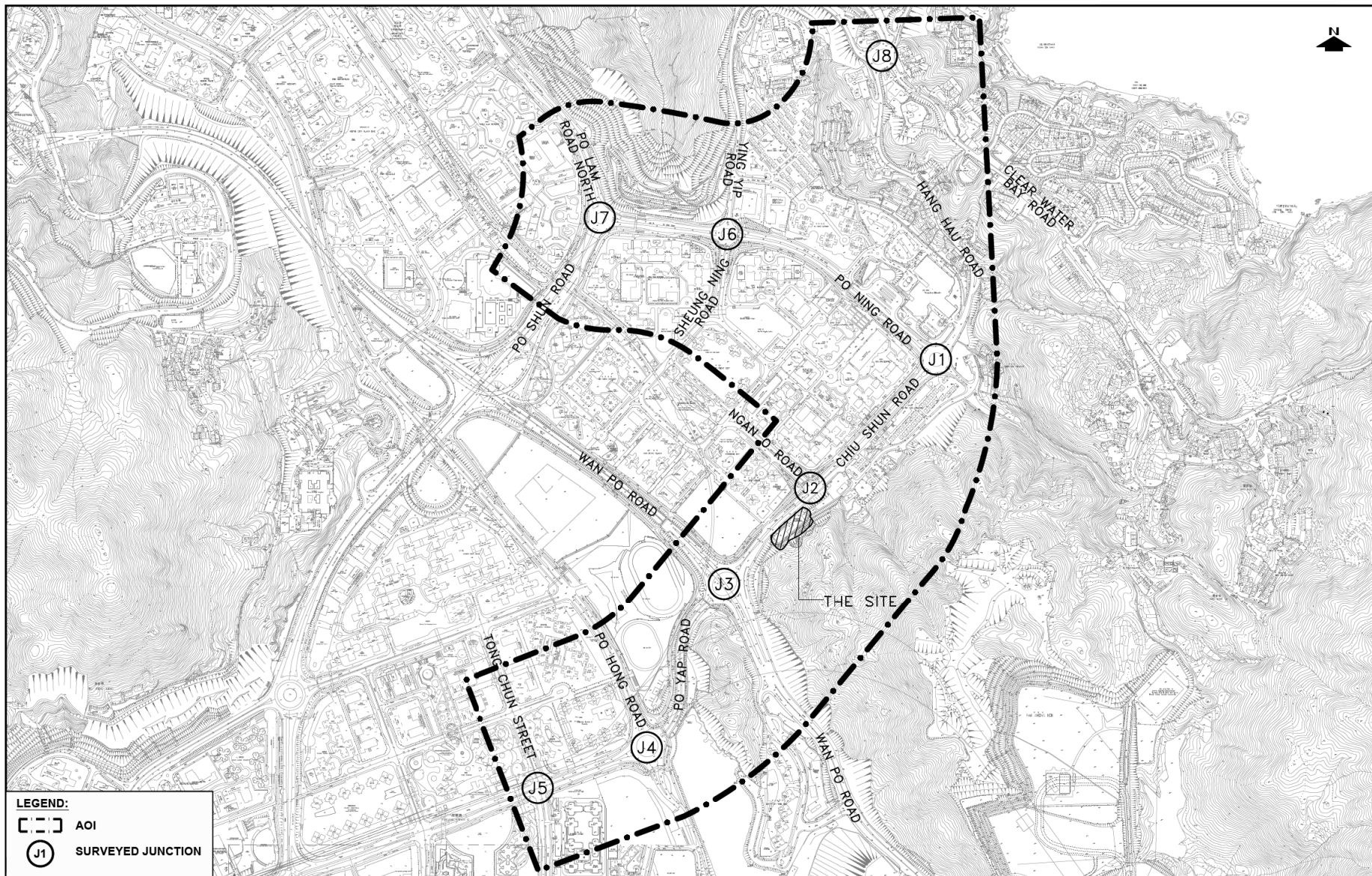
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圖 **PLAN
H-6f**



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本摘要圖於2021年1月15日擬備，
所根據的資料由LLA顧問有限公司呈交
EXTRACT PLAN PREPARED ON 15.1.2021
BASED ON SOURCE SUBMITTED BY
LLA CONSULTANCY LIMITED

交通影響評估 - 已統計的路口
TRAFFIC IMPACT ASSESSMENT - SURVEYED JUNCTIONS

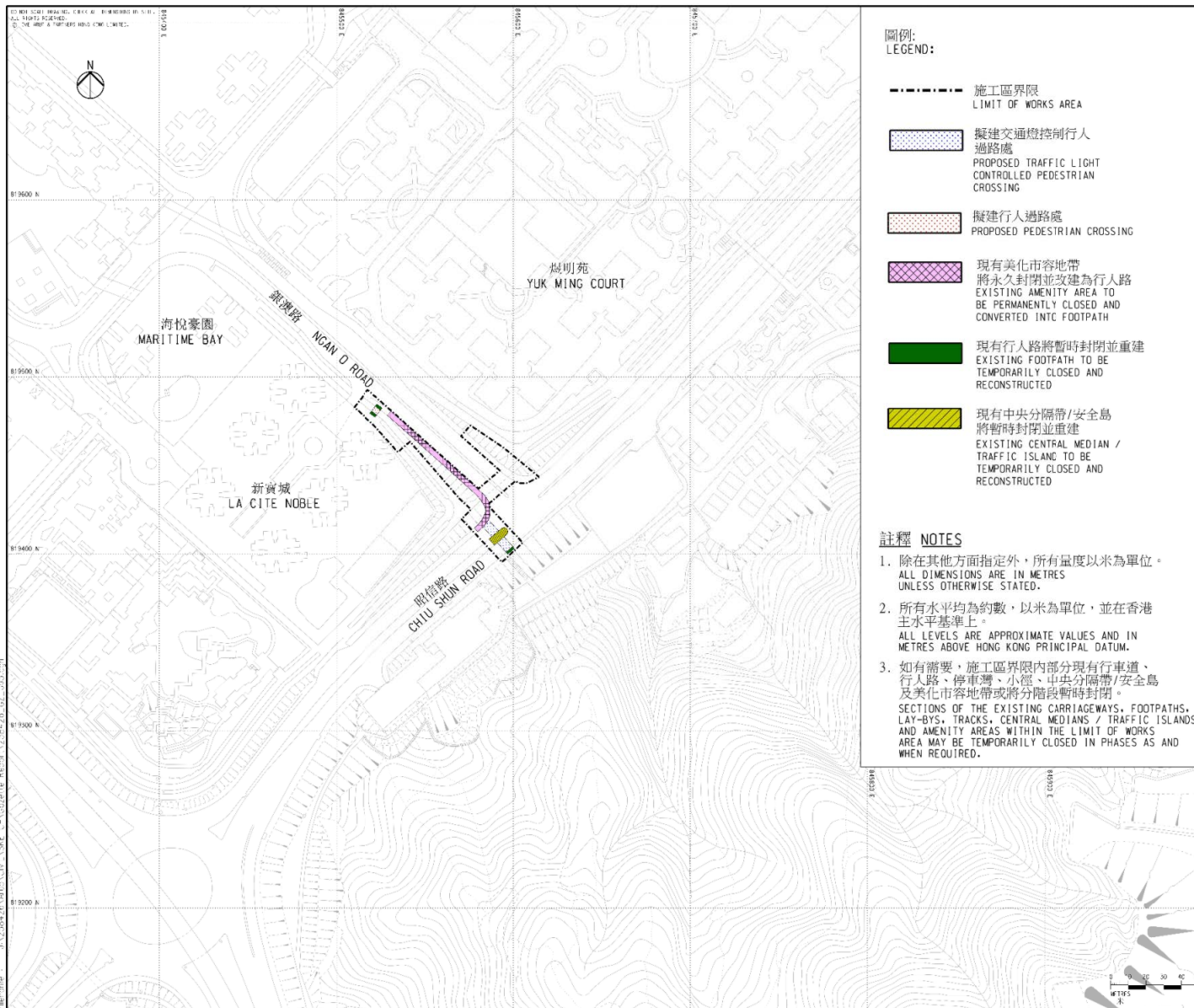
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PLANNING
DEPARTMENT



參考編號
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圖 PLAN
H-7



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本摘要圖於2021年1月21日
根據土木工程拓展署的資料擬備
EXTRACT PLAN PREPARED ON 21.1.2021
BASED ON SOURCE FROM CIVIL ENGINEERING
AND DEVELOPMENT DEPARTMENT (CEDD)

昭信路/銀澳路路口的改善工程
IMPROVEMENT WORKS AT JUNCTION OF CHIU SHUN ROAD / NGAN O ROAD

就將軍澳分區計劃大綱草圖編號 S/TKO/27
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R/S/TKO/27-1 to 130

圖 PLAN
H-8