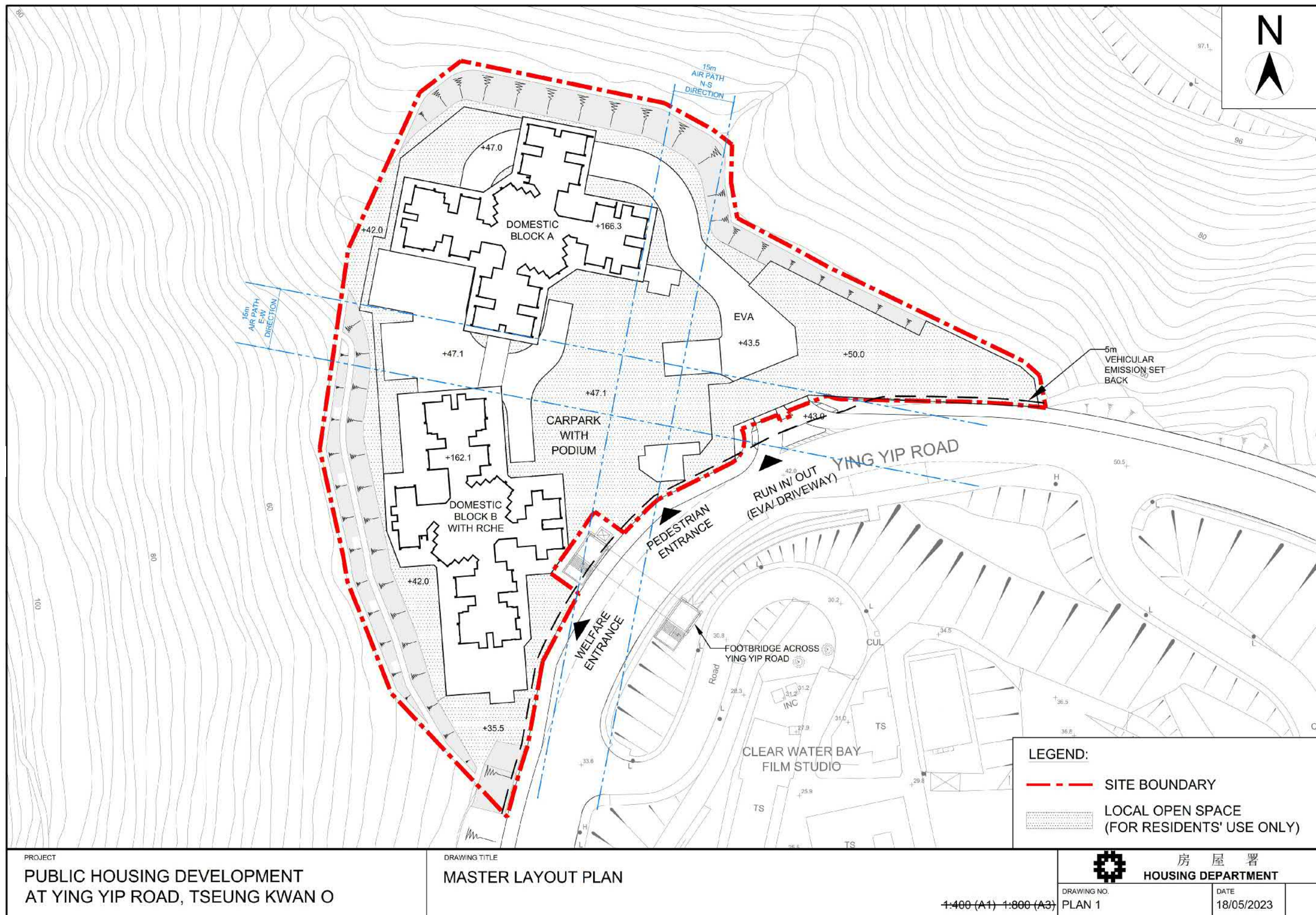




(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號 REFERENCE No. A/TKO/128	繪圖 DRAWING A-1
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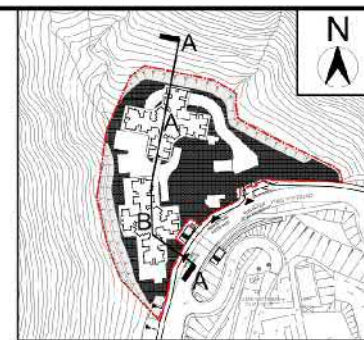
MAXIMUM HEIGHT OF BUILDING INCLUDING
ROOFTOP STRUCTURE

SITE
BOUNDARY

DOMESTIC BLOCK B
(1+36 STOREYS)

DOMESTIC BLOCK A
(38 STOREYS)

SITE
BOUNDARY



KEY PLAN SCALE 1:5000 (A3)

+188.4 UR/F
+162.1 R/F
+158.4 37/F
+139.15 30/F
+111.65 20/F
+84.15 10/F
+52.15 2/F
+58.65
+54.4 1/F
+47.1 G/F
+42.0 LG1/F
+37.5 LG2/F

UR/F +174.49
R/F +166.3
38/F +163.9
30/F +139.15
20/F +110.15
10/F +82.65
1/F +57.90
+54.40
G/F +47.1
UG/F +42.0
LG/F +37.5

TRANSFER STRUCTURE
100p-RCHE
RCHE
WELFARE LIFT 3
SHUTTLE LIFT LOBBY 2
SHUTTLE LIFT LOBBY 2
SHUTTLE LIFT LOBBY 2
PLANT ROOM
EVA
BLOCK A LIFT LOBBY
RSMRC
PLANT ROOM
CARPARK
RAMP
CARPARK
PLANT ROOM
DRIVEWAY
PLANT ROOM
CARPARK
PLANT ROOM

PROJECT
PUBLIC HOUSING DEVELOPMENT
AT YING YIP ROAD, TSEUNG KWAN O

DRAWING TITLE
SITE SECTION A-A

1:400 (A1) 1:800 (A3)



房屋署
HOUSING DEPARTMENT

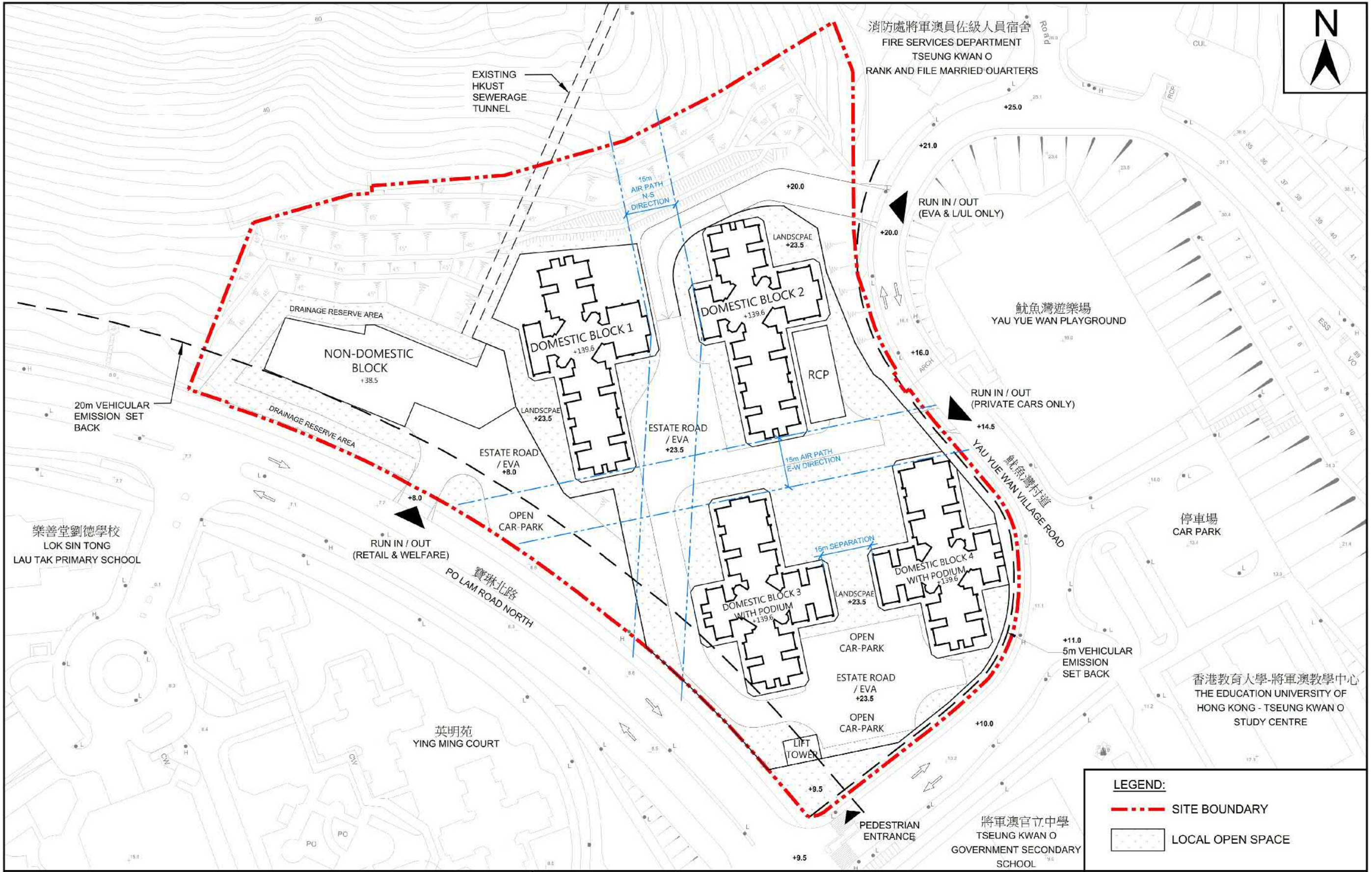
DRAWING NO.
PLAN 2

DATE
18/05/2023

(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號
REFERENCE No.
A/TKO/128

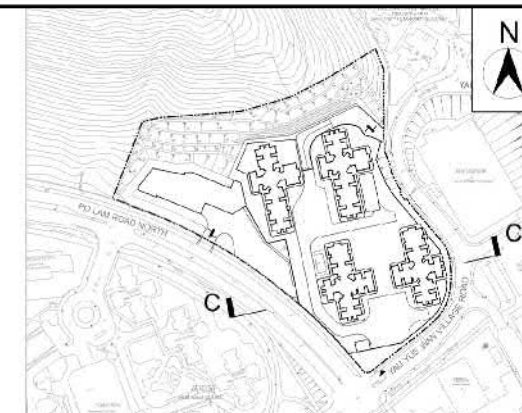
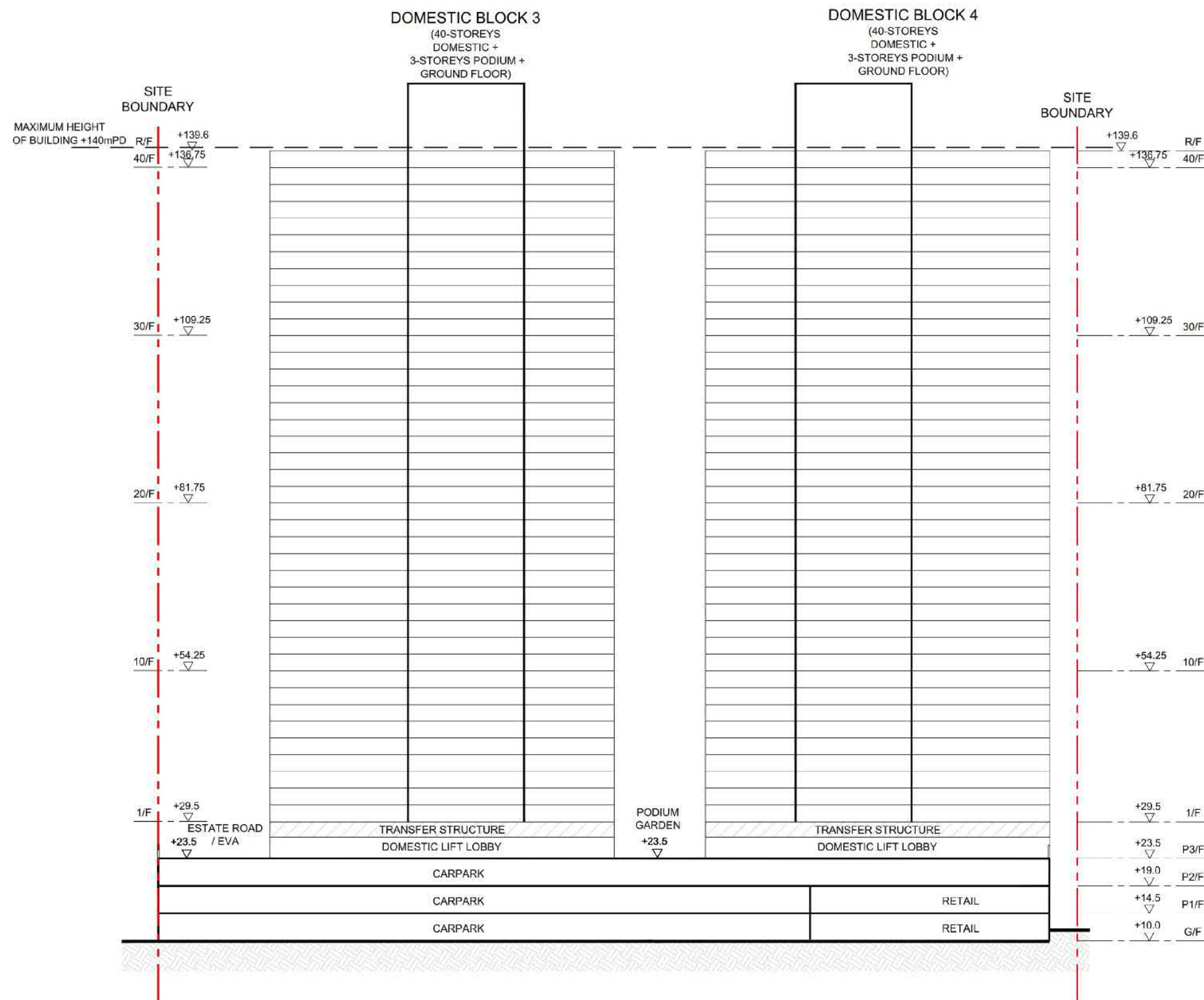
繪圖
DRAWING
A-2



PROJECT PROPOSED PUBLIC HOUSING DEVELOPMENT AT YAU YUE WAN VILLAGE ROAD, TSEUNG KWAN O		DRAWING TITLE MASTER LAYOUT PLAN		LEGEND: - - - - - SITE BOUNDARY LOCAL OPEN SPACE	
1:500(A1) 1:1000(A3)		房屋署 HOUSING DEPARTMENT		DRAWING NO. PLAN 1	DATE: 06.02.2023

(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號 REFERENCE No. A/TKO/128	繪圖 DRAWING A-3
------------------------------------	----------------------



KEY PLAN

1:5000

PROJECT
PROPOSED PUBLIC HOUSING DEVELOPMENT
AT YAU YUE WAN VILLAGE ROAD, TSEUNG KWAN O

DRAWING TITLE
SECTION C-C



房屋署
HOUSING DEPARTMENT

DRAWING NO.

PLAN 4

DATE:

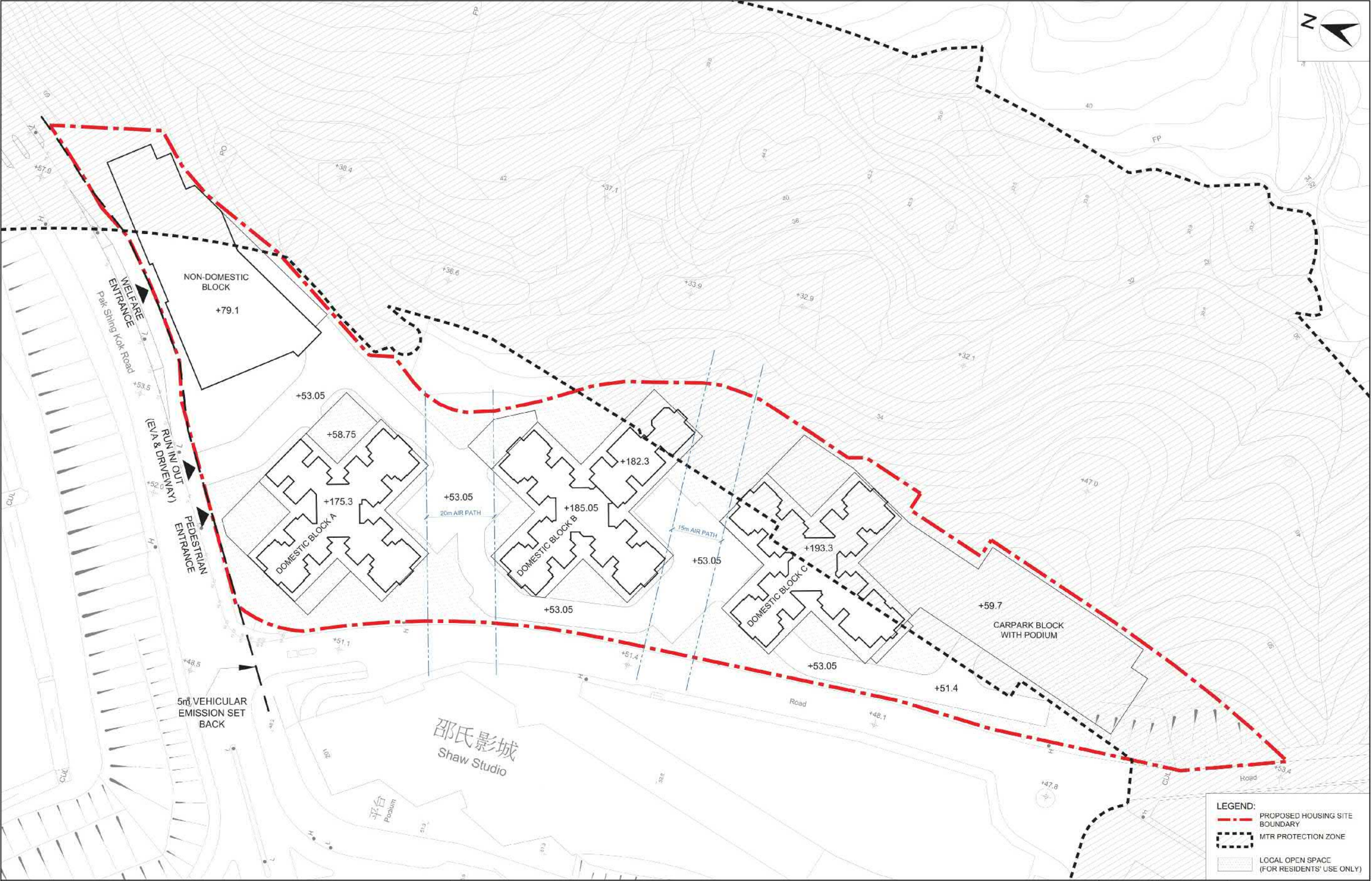
20.04.2023

1:350(A1) 1:700(A3)

(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號
REFERENCE No.
A/TKO/128

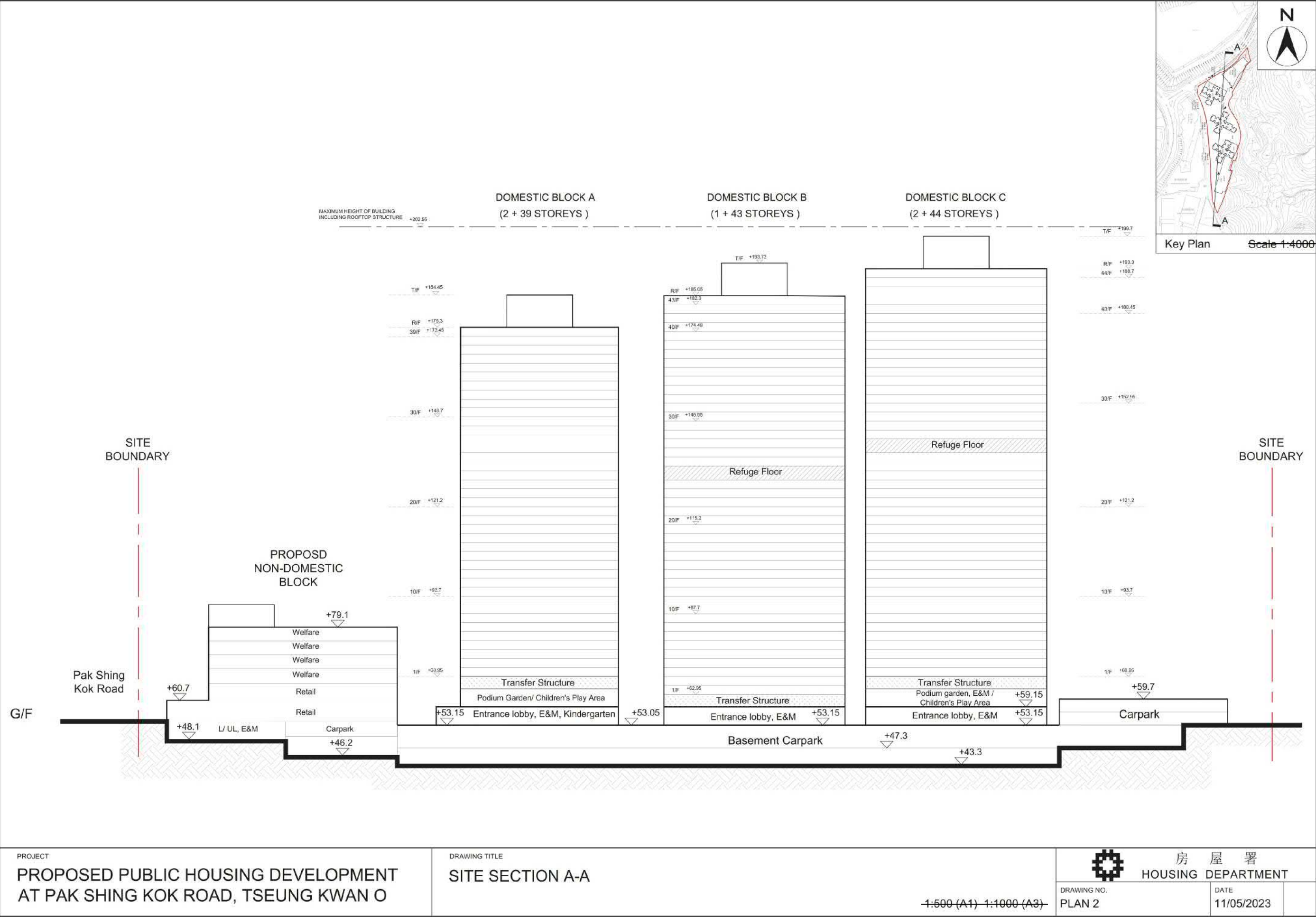
繪圖
DRAWING
A-5



PROJECT PROPOSED PUBLIC HOUSING DEVELOPMENT AT PAK SHING KOK ROAD, TSEUNG KWAN O	DRAWING TITLE MASTER LAYOUT PLAN	 房屋署 HOUSING DEPARTMENT DRAWING NO. PLAN 1 DATE 11/05/2023
--	--	--

(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號 REFERENCE No. A/TKO/128	繪圖 DRAWING A-6
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(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

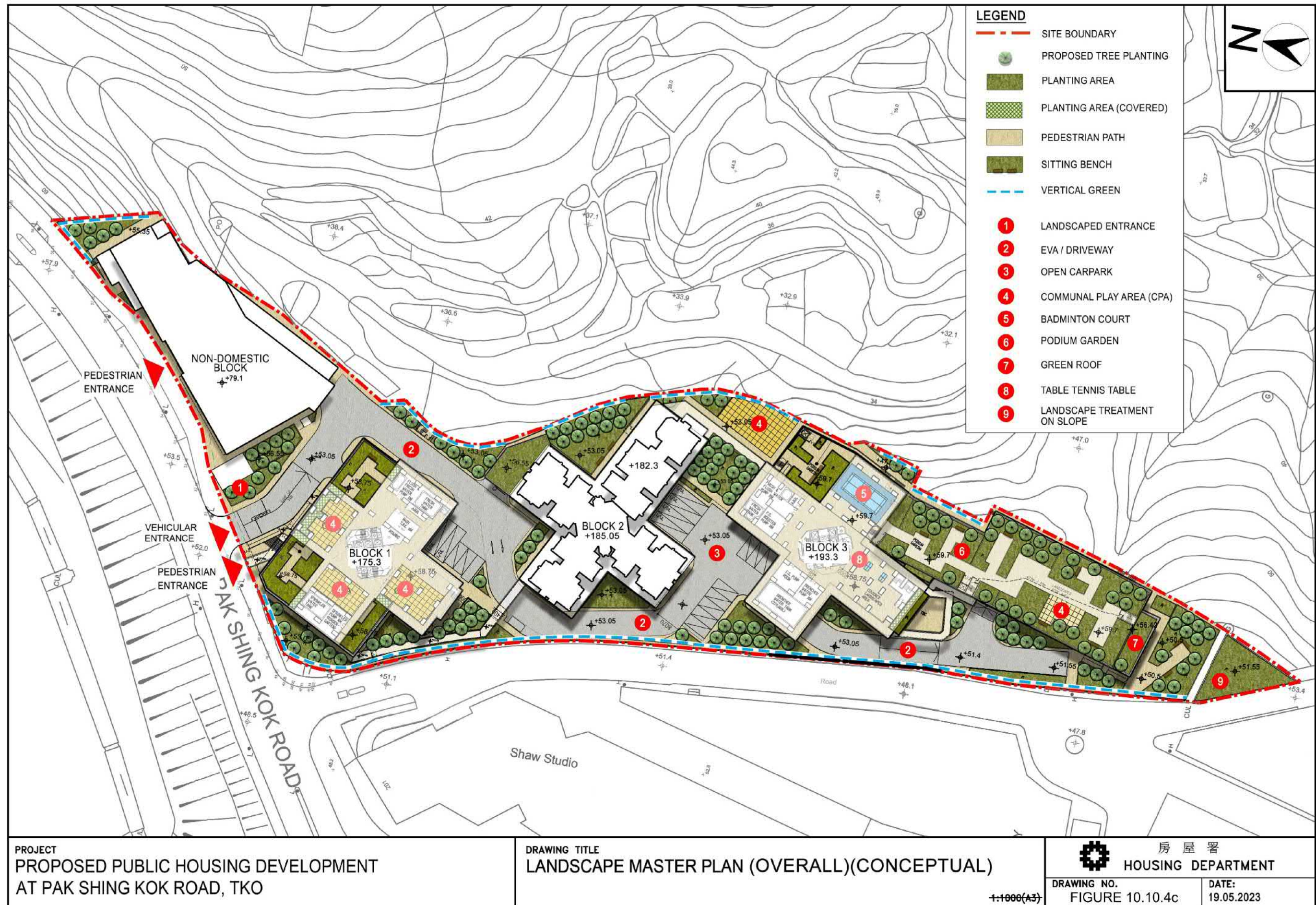
參考編號 REFERENCE No. A/TKO/128	繪圖 DRAWING A-7
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(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號
REFERENCE No.
A/TKO/128

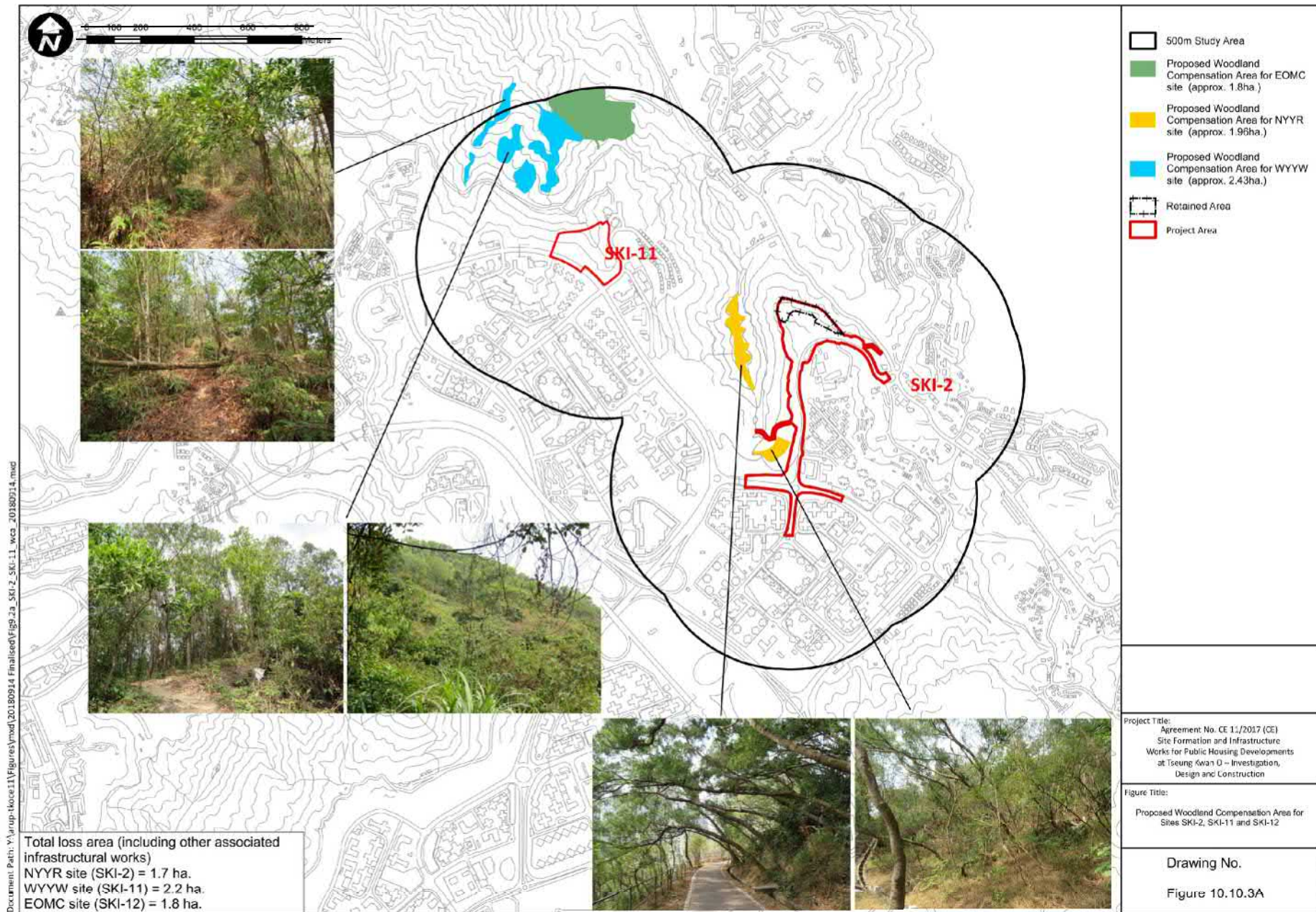
繪圖
DRAWING
A-8



(來源：申請人於2023年6月2日呈交)
(SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號
REFERENCE No.
A/TKO128

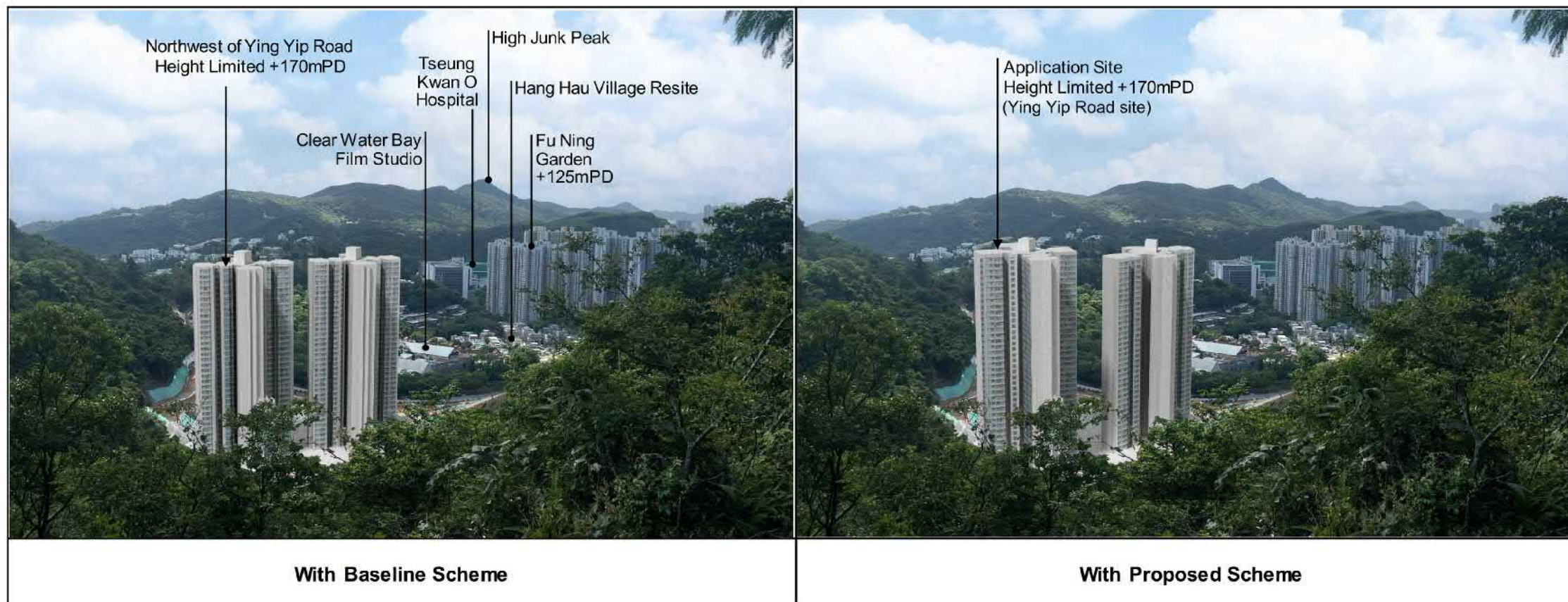
繪圖
DRAWING
A-10



(來源：申請人於2023年6月2日呈交)
 (SOURCE: SUBMITTED BY APPLICANT ON 2.6.2023)

參考編號
 REFERENCE No.
 A/TKO/128

繪圖
 DRAWING
 A-12



D	FOURTH ISSUE	SF	12/22
C	THIRD ISSUE	SF	10/22
B	SECOND ISSUE	SF	09/22
A	FIRST ISSUE	ST	09/22
Rev	Description	By	Date

Consultant

ARUP

Contract No. and Title

Agreement No. CE 11/2017 (CE)

Site Formation and Infrastructure Works for Public Housing Developments at Tseung Kwan O Investigation - Design and Construction

Drawing title

PHOTOMONTAGE AT VP-10
(VIEW FROM HIKERS AT DUCKLING HILL (FACING SOUTH))

Drawing no.	FIGURE 2.8.2	Rev.	D
Drawn	DK	Date	09/16
Checked	KW	Approved	SYC
Scale	N. T. S.	Status	

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土木工程拓展署

Civil Engineering and Development Department



E	FIFTH ISSUE	SF	12/22
D	FOURTH ISSUE	SF	11/22
C	THIRD ISSUE	SF	10/22
B	SECOND ISSUE	SF	09/22
Rev	Description	By	Date

Consultant

ARUP

Contract No. and Title

Agreement No. CE 11/2017 (CE)

Site Formation and Infrastructure Works for Public Housing Developments at Tseung Kwan O Investigation - Design and Construction

Drawing title

PHOTOMONTAGE AT VP-5 (VIEW FROM VISITORS AT YAU YUE WAN VILLAGE PLAYGROUND)

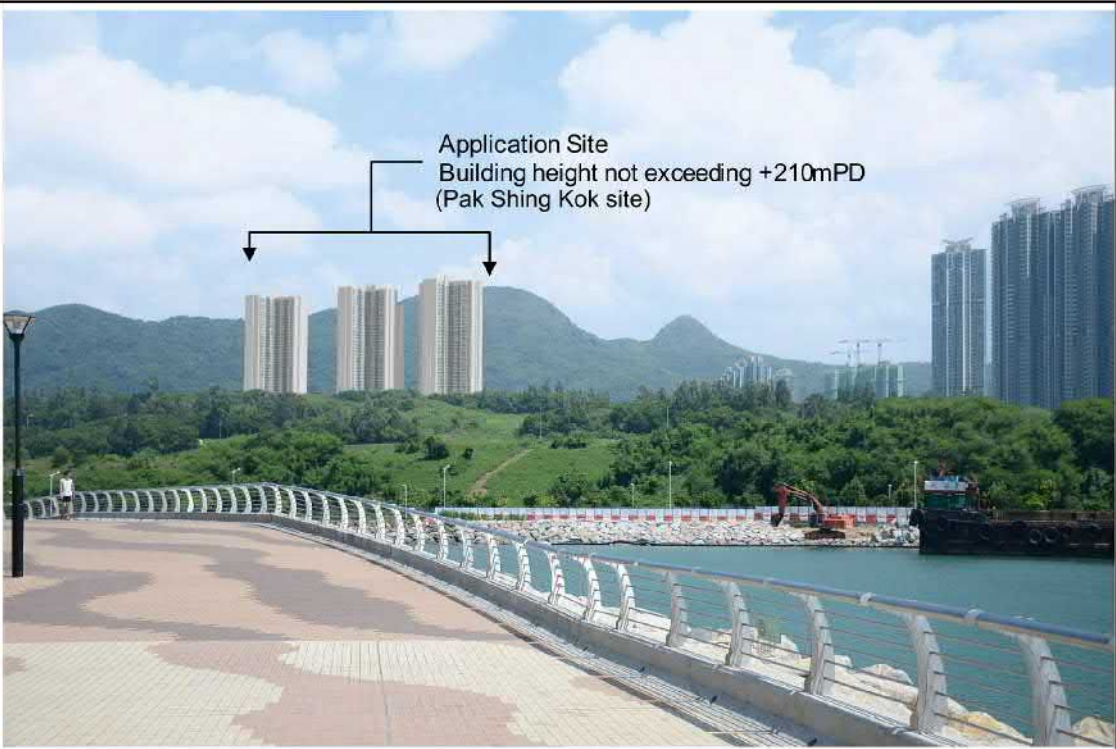
Drawing no.		Rev.	
FIGURE 3.8.1		E	
Drawn	Date	Checked	Approved
DK	09/22	KW	SYC
Scale	Status		
N. T. S.			

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Civil Engineering and Development Department



With Baseline Scheme



With Proposed Scheme

E	FIFTH ISSUE	SF	11/22
D	FOURTH ISSUE	SF	11/22
C	THIRD ISSUE	SF	10/22
B	SECOND ISSUE	SF	09/22
Rev	Description	By	Date

Consultant
ARUP

Contract No. and Title
Agreement No. CE 11/2017 (CE)
Site Formation and Infrastructure Works
for Public Housing Developments at
Tseung Kwan O Investigation -
Design and Construction

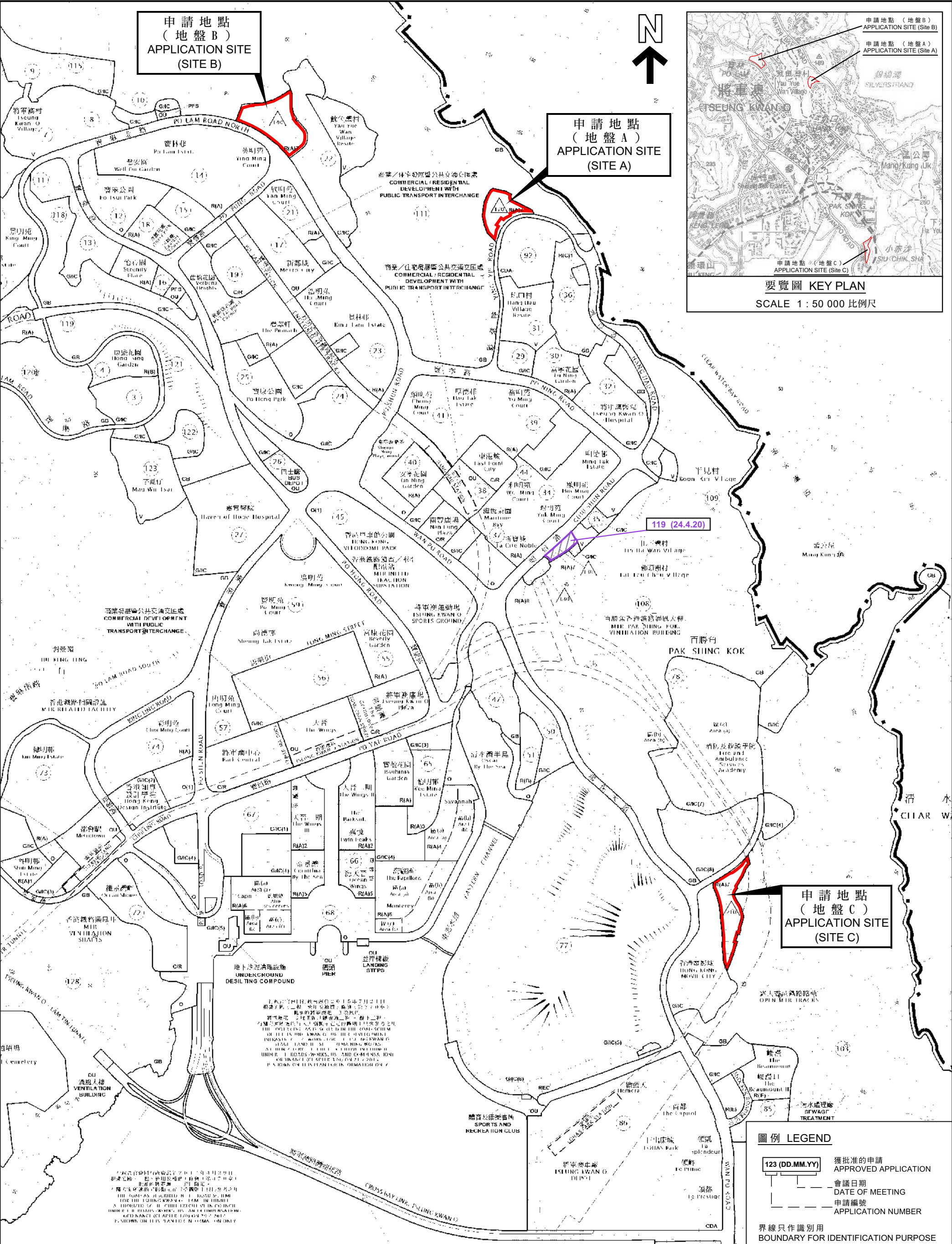
Drawing title
**PHOTOMONTAGE AT VP-4
(VIEW FROM VISITOR AT
TSEUNG KWAN O
WATERFRONT PROMENADE)**

Drawing no.		Rev.	
FIGURE 1.9.1		E	
Drawn	Date	Checked	Approved
DK	09/22	KW	SYC
Scale	Status		
N. T. S.			

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土木工程拓展署
Civil Engineering and
Development Department



本摘要圖於2023年5月23日擬備，
所根據的資料為於2021年6月1日
核准的分區計劃大綱圖編號S/TKO/28
EXTRACT PLAN PREPARED ON 23.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/TKO/28 APPROVED ON 1.6.2021

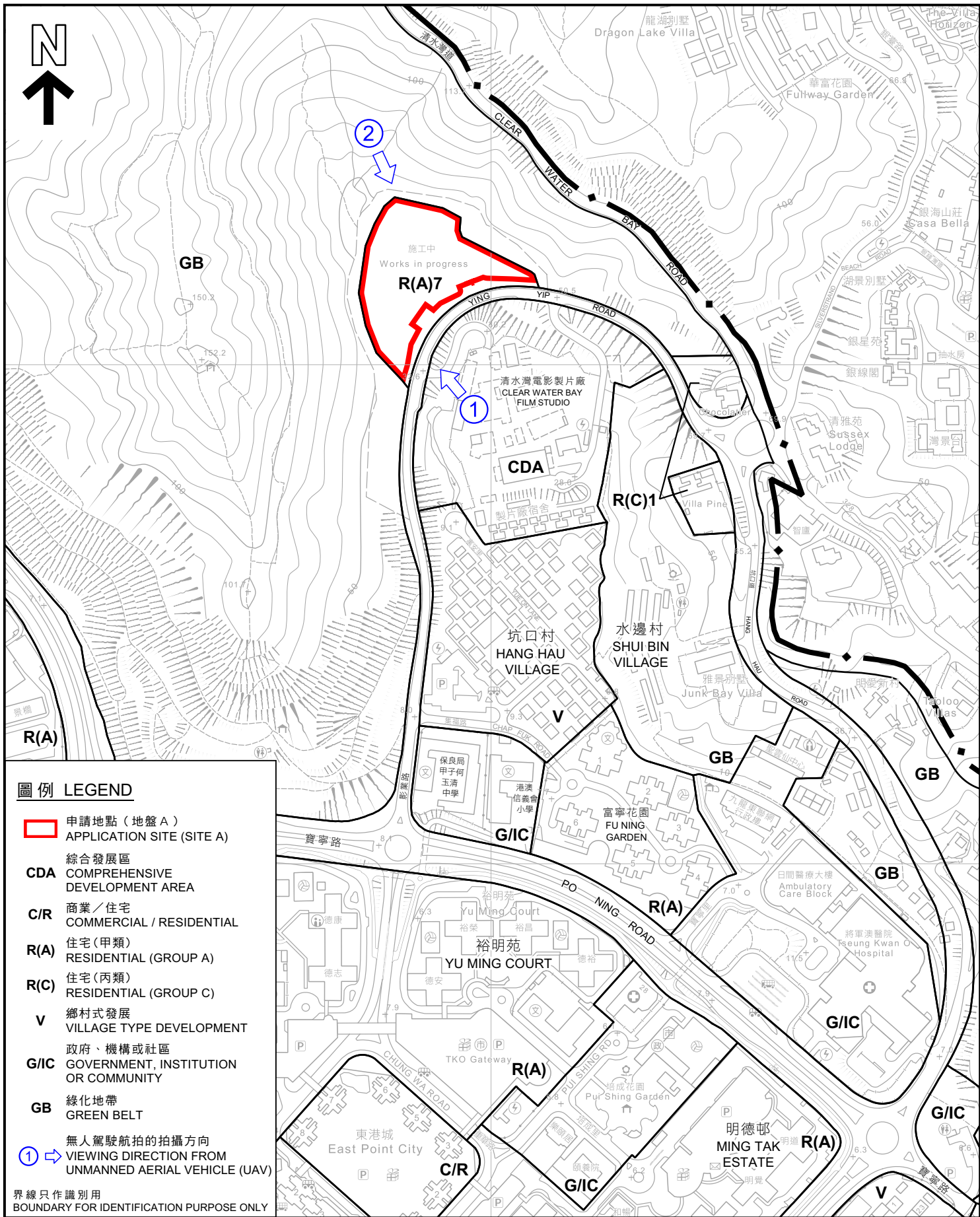
位置圖 LOCATION PLAN

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、鯪魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

**規劃署
PLANNING
DEPARTMENT**

參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-1



平面圖 SITE PLAN

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

SCALE 1:5 000 比例尺
米 20 0 20 40 60 米
METRES

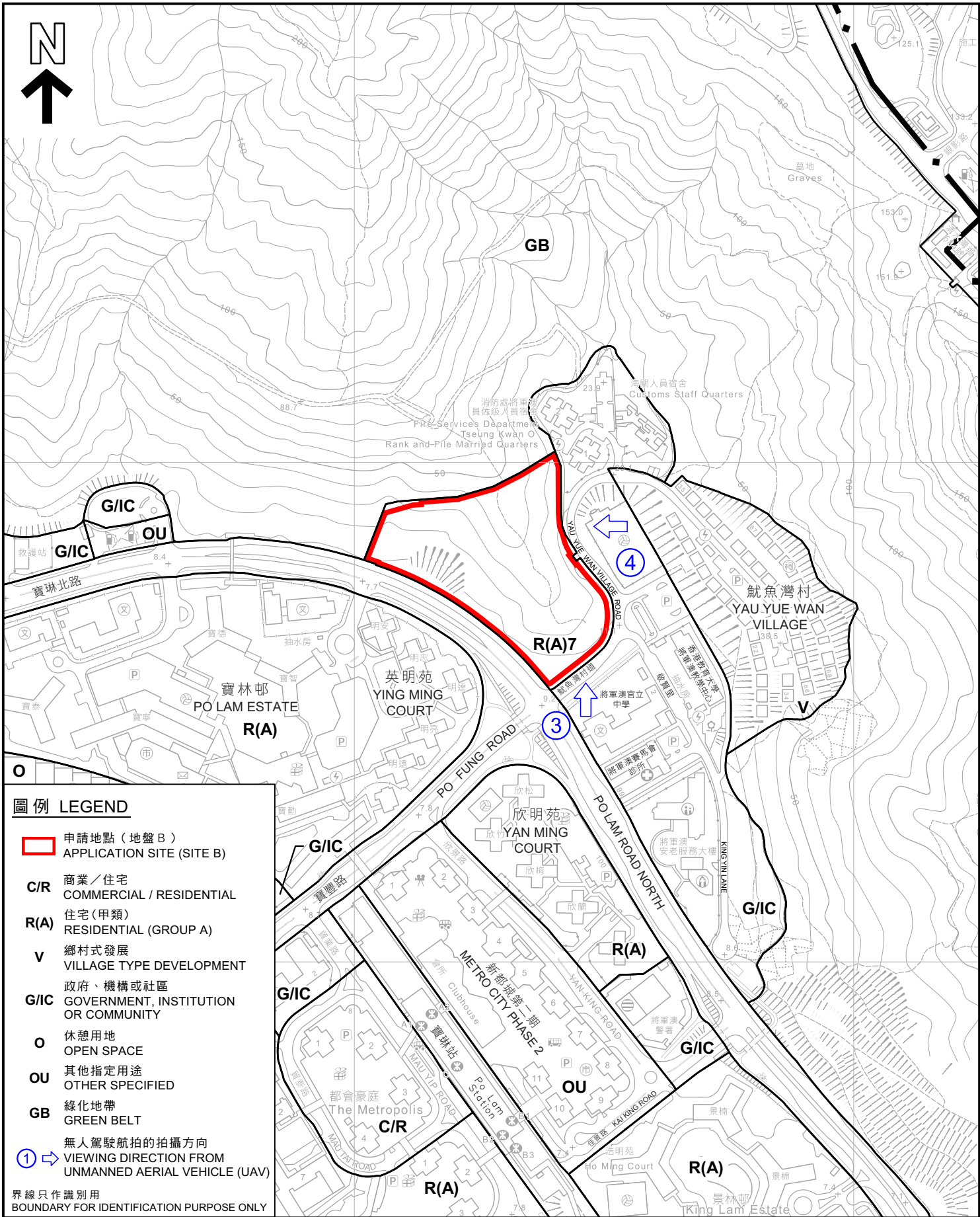
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-2a

本摘要圖於2023年5月23日擬備，
所根據的資料為測量圖編號12-NW-C
EXTRACT PLAN PREPARED ON 23.5.2023
BASED ON SURVEY SHEET No.12-NW-C



圖例 LEGEND

申請地點 (地盤 B)
APPLICATION SITE (SITE B)

C/R 商業 / 住宅
COMMERCIAL / RESIDENTIAL

R(A) 住宅 (甲類)
RESIDENTIAL (GROUP A)

V 鄉村式發展
VILLAGE TYPE DEVELOPMENT

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY

O 休憩用地
OPEN SPACE

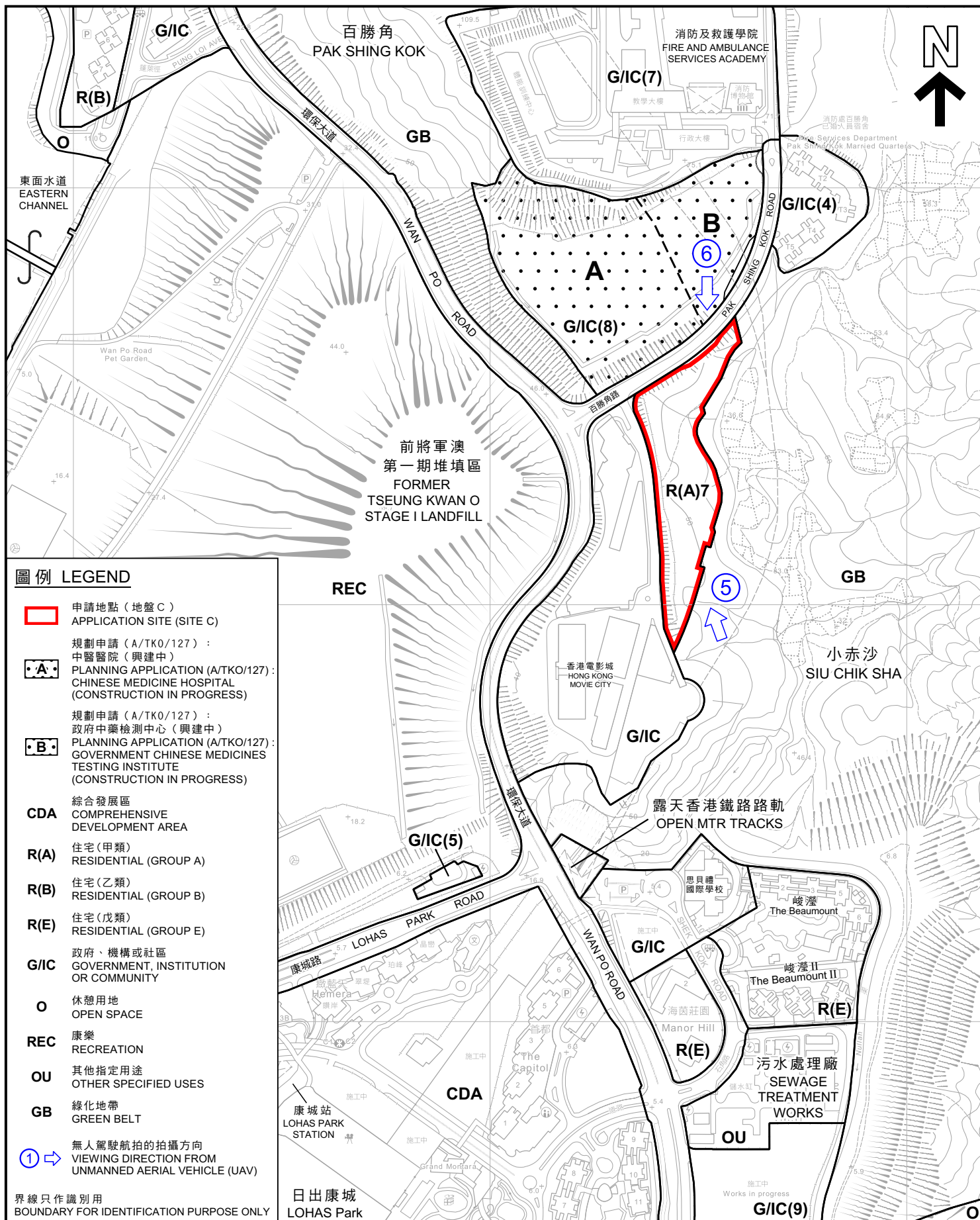
OU 其他指定用途
OTHER SPECIFIED

GB 綠化地帶
GREEN BELT

無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年5月23日擬備， 所根據的資料為測量圖編號11-NE-B及D EXTRACT PLAN PREPARED ON 23.5.2023 BASED ON SURVEY SHEETS No. 11-NE-B & D	<u>平面圖</u> SITE PLAN 擬議略為放寬地積比率限制以作准許的公營房屋發展 將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地 PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR PERMITTED PUBLIC HOUSING DEVELOPMENT GOVERNMENT LAND ADJACENT TO YING YIP ROAD, YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O SCALE 1:5 000 比例尺 米 20 0 20 40 60 米 METRES	規 劃 署 PLANNING DEPARTMENT 	
	參考編號 REFERENCE No. A/TKO/128		圖 PLAN A-2b



圖例 LEGEND

 申請地點 (地盤 C)
APPLICATION SITE (SITE C)

A 規劃申請 (A/TKO/127) :
中醫醫院 (興建中)
PLANNING APPLICATION (A/TKO/127) :
CHINESE MEDICINE HOSPITAL
(CONSTRUCTION IN PROGRESS)

B 規劃申請 (A/TKO/127) :
政府中醫藥檢測中心 (興建中)
PLANNING APPLICATION (A/TKO/127) :
GOVERNMENT CHINESE MEDICINES
TESTING INSTITUTE
(CONSTRUCTION IN PROGRESS)

CDA 綜合發展區
COMPREHENSIVE
DEVELOPMENT AREA

R(A) 住宅(甲類)
RESIDENTIAL (GROUP A)

R(B) 住宅(乙類)
RESIDENTIAL (GROUP B)

R(E) 住宅(戊類)
RESIDENTIAL (GROUP E)

G/IC 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

O 休憩用地
OPEN SPACE

REC 康樂
RECREATION

OU 其他指定用途
OTHER SPECIFIED USES

GB 綠化地帶
GREEN BELT

1 ➡ 無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM
UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2023年5月23日擬備，
所根據的資料為測量圖編號
12-SW-A及12-NW-C
EXTRACT PLAN PREPARED ON 23.5.2023
BASED ON SURVEY SHEETS No.
12-SW-A & 12-NW-C

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、鯨魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

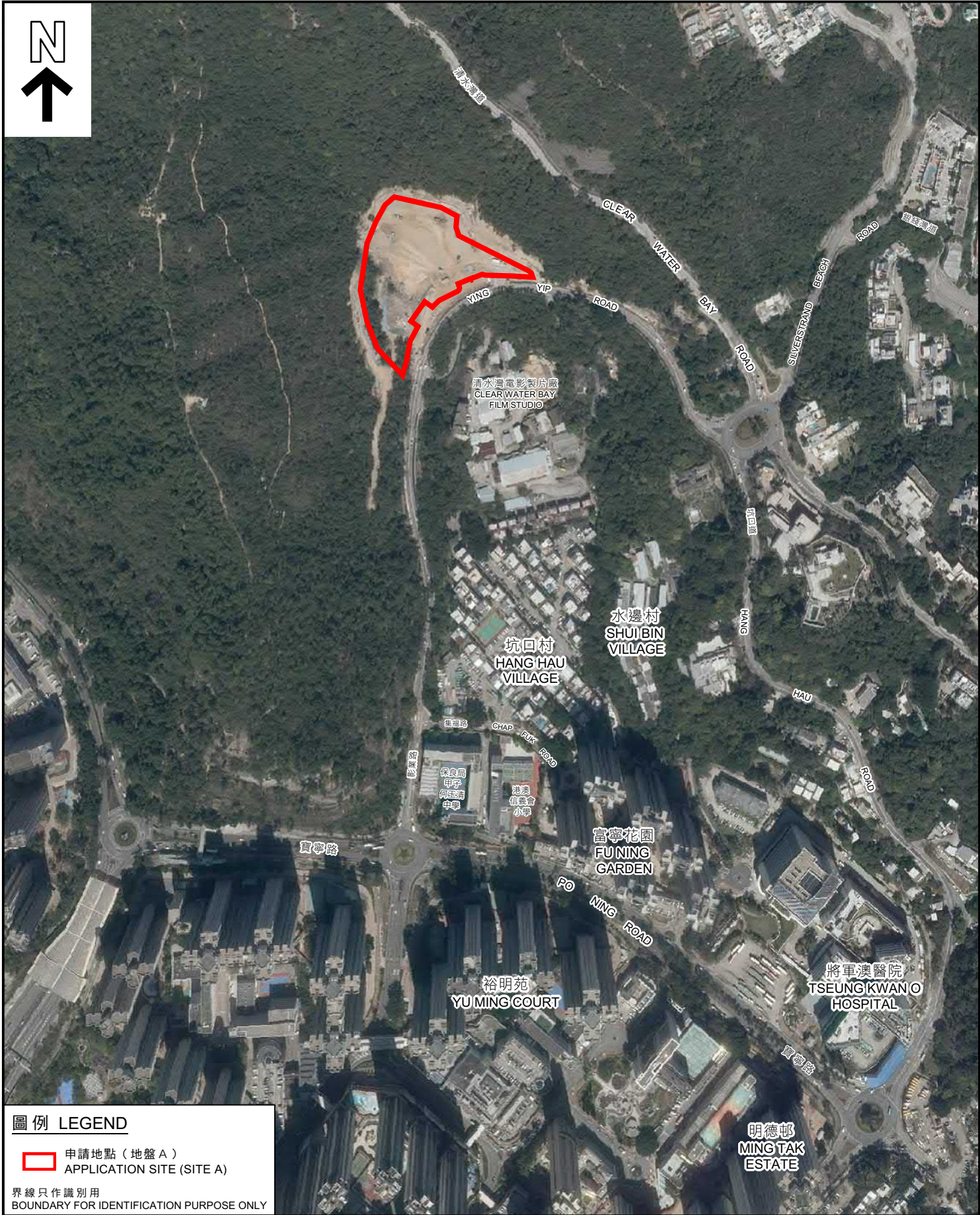
SCALE 1:6 000 比例尺
米 20 0 20 40 60 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-2c



圖例 LEGEND

 申請地點 (地盤 A)
APPLICATION SITE (SITE A)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年5月23日擬備，
所根據的資料為地政總署於2022年3月9日
拍得的航攝照片編號E154647C
EXTRACT PLAN PREPARED ON 23.5.2023
BASED ON AERIAL PHOTO No. E154647C
TAKEN ON 9.3.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-3a



消防處將軍澳員佐級人員宿舍
FIRE SERVICE DEPARTMENT
TSEUNG KWAN O RANK AND FILE
MARRIED QUARTERS

魷魚灣海關人員宿舍
YAU YUE WAN CUSTOMS STAFF QUARTERS

魷魚灣村
YAU YUE WAN
VILLAGE

寶林邨
PO LAM ESTATE

英明苑
YING MING
COURT

欣明苑
YAN MING
COURT

新都城第二區
METRO CITY PHASE 2

圖例 LEGEND



申請地點（地盤 B）
APPLICATION SITE (SITE B)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年5月23日擬備，
所根據的資料為地政總署於2022年3月9日
拍得的航攝照片編號E154644C
EXTRACT PLAN PREPARED ON 23.5.2023
BASED ON AERIAL PHOTO No. E154644C
TAKEN ON 9.3.2022
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

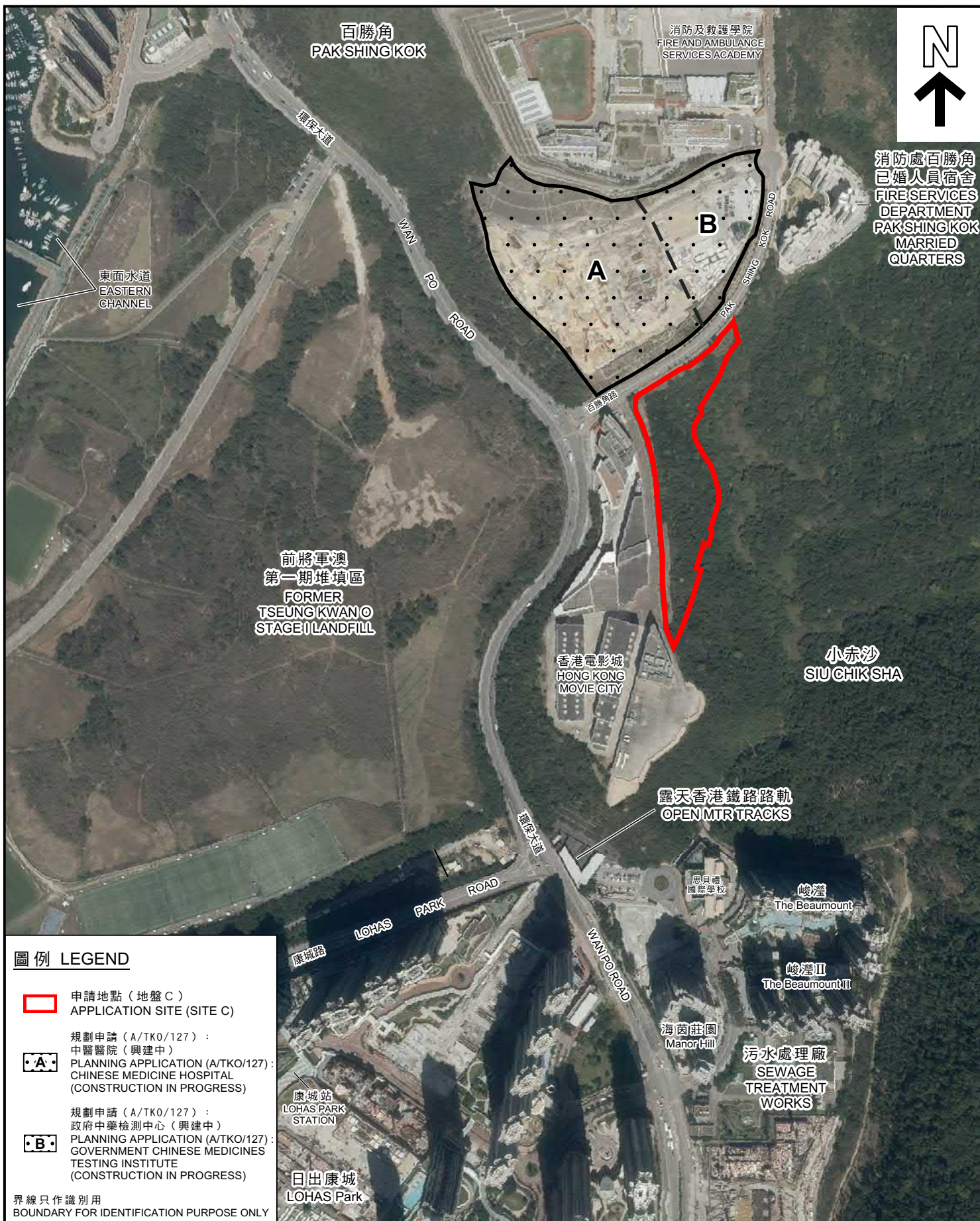
擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-3b



航攝照片 AERIAL PHOTO

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-3c

本摘要圖於2023年5月23日擬備，
所根據的資料為地政總署於2022年3月9日
拍得的航攝照片編號E154705C
EXTRACT PLAN PREPARED ON 23.5.2023
BASED ON AERIAL PHOTO No. E154705C
TAKEN ON 9.3.2022
BY LANDS DEPARTMENT

1



2



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年05月23日擬備，所根據的資料為攝於2023年05月10日的實地照片
PLAN PREPARED ON 23.05.2023
BASED ON SITE PHOTOS
TAKEN ON 10.05.2022

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-4a

3



4



申請地點界線 只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年05月23日擬備，所根據的資料為攝於2023年05月10日的實地照片
PLAN PREPARED ON 23.05.2023
BASED ON SITE PHOTOS
TAKEN ON 10.05.2022

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、鮑魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-4b

5



6



申請地點界線只作識別用

APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2023年05月23日擬備，所根據的資料為攝於2023年05月10日的實地照片
PLAN PREPARED ON 23.05.2023
BASED ON SITE PHOTOS
TAKEN ON 10.05.2022

擬議略為放寬地積比率限制以作准許的公營房屋發展
將軍澳影業路、魷魚灣村道及百勝角路旁的政府土地
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED PUBLIC HOUSING DEVELOPMENT
GOVERNMENT LAND ADJACENT TO YING YIP ROAD,
YAU YUE WAN VILLAGE ROAD AND PAK SHING KOK ROAD, TSEUNG KWAN O

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TKO/128

圖 PLAN
A-4c