

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	GRC	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	% 百分率	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 展示的修訂
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)



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

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 1000 1500 METRES

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

城市規劃委員會根據城市規劃條例(第 131 章)
對將軍澳分區計劃大綱核准圖編號 S/TKO/28
所作修訂項目附表

I. 就圖則所顯示的事項作出的修訂項目

- A 項 — 把一塊位於影業路的用地由「綜合發展區」地帶改劃為「其他指定用途」註明「電影製作室及有關用途」地帶。
- B 項 — 把一塊位於坑口道的用地由「住宅(丙類)1」地帶改劃為「住宅(丙類)2」地帶。

由於將軍澳跨灣連接路及將軍澳－藍田隧道項目已經竣工，故藉此機會刪除圖則上有關行政長官會同行政會議根據《道路(工程、使用及補償)條例》(第 370 章)批准該項目的註明。

II. 就圖則《註釋》作出的修訂項目

- (a) 加入新的「其他指定用途」註明「電影製作室及有關用途」地帶的《註釋》及註明其建築物高度限制條款。
- (b) 刪除「綜合發展區」地帶有關第 92 區用地的「備註」。
- (c) 修訂「住宅(丙類)」地帶的「備註」，以納入有關「住宅(丙類)2」支區的發展限制條款。

城市規劃委員會

2023 年 12 月 29 日

《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

將軍澳分區計劃大綱圖的主要社區設施和休憩用地供應

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應(包括現有供應)	
地區休憩用地	每 100 000 人 10 公頃 [#]	45.97 公頃	27.33 公頃	56.03 公頃	+10.06 公頃
鄰舍休憩用地	每 100 000 人 10 公頃 [#]	45.97 公頃	63.50 公頃	72.23 公頃	+26.26 公頃
體育中心	每 50 000 至 65 000 人設 1 個 [#] (按地區估算)	7	6	8	+1
運動場／ 運動場館	每 200 000 至 250 000 人設 1 個 [#] (按地區估算)	1	1	1	0
游泳池－ 標準池	每 287 000 人 設 1 個場館 [#] (按地區估算)	1	1	1	0
警區警署	每 200 000 至 500 000 人設 1 間 (按區域估算)	0	1	1	+1
分區警署	每 100 000 至 200 000 人設 1 間 (按區域估算)	2	0	1	-1
裁判法院 (8 個法庭)	每 660 000 人設 1 間 (按區域估算)	0	0	0	0
社區會堂	沒有既定標準	不適用	6	6	不適用

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應(包括現有供應)	
圖書館	每 200 000 人設 1 間分區圖書館 (按地區估算)	2	2	2	0
幼稚園／ 幼兒園	每 1 000 名 3 至 6 歲以下幼童設 34 個課室 [#]	258 個 課室	346 個 課室	376 個 課室	+118 個 課室
小學	每 25.5 名 6 至 11 歲兒童設 1 個全日制課室 [#] (由教育局按地區／學校網估算)	683 個 課室	713 個 課室	803 個 課室	+120 個 課室
中學	每 40 名 12 至 17 歲青少年設 1 個全日制課室 [#] (由教育局按全港估算)	524 個 課室	695 個 課室	785 個 課室	+261 個 課室
醫院	每 1 000 人設 5.5 張病床 (由醫院管理局按區域／聯網估算)	2 606 張 病床	1 520 張 病床	2 070 張 病床	-536 [^] 張 病床
診所／ 健康中心	每 100 000 人設 1 間 (按地區估算)	4	2	4	0
幼兒中心	每 25 000 人設 100 個資助服務名額 [#] (由社會福利署(社署)按社區估算)	1 838 個 名額	881 個 名額	1 181 個 名額	-657 個 名額 [@] (由社署按較大範圍估算所訂的長遠目標 [@])

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應(包括現有供應)	
綜合青少年服務中心	每 12 000 名 6 至 24 歲的人士設 1 間 [#] (由社署按社區估算)	6	7	7	+1
綜合家庭服務中心	每 100 000 至 150 000 人設 1 間 [#] (由社署按服務範圍估算)	3	3	3	0
長者地區中心	每個人口約 170 000 人或以上的新發展區設 1 間 [#] (由社署估算)	不適用	2	2	不適用
長者鄰舍中心	每個人口為 15 000 至 20 000 人的新建和重建的住宅區(包括公營房屋)設 1 間 [#] (由社署估算)	不適用	5	9	不適用
社區照顧服務設施	每 1 000 名 65 歲或以上的長者設 17.2 個資助服務名額 ^{#*} (由社署按地區估算)	2 047 個名額	864 個名額	1 112 個名額	-935 個名額 [@] (由社署按較大範圍估算所訂的長遠目標 [@])
安老院舍	每 1 000 名 65 歲或以上的長者設 21.3 個資助床位 [#] (由社署按聯網估算)	2 536 個床位	1 016 個床位	1 586 個床位	-950 個床位 [@] (由社署按較大範圍估算所訂的長遠目標 [@])

設施種類	《香港規劃標準與準則》	《香港規劃標準與準則》的要求 (按規劃人口計算)	供應		剩餘／短缺 (與已規劃的供應比較)
			現有供應	已規劃的供應(包括現有供應)	
學前康復服務	每 1 000 名 0 至 6 歲幼 童設 23 個資助服務名 額 [#] (由社署按地區估算)	373 個 名額	427 個 名額	577 個 名額	+204 個 名額
日間康復服務	每 10 000 名 15 歲或以 上人士設 23 個資助服 務名額 [#] (由社署按地區估算)	884 個 名額	403 個 名額	453 個 名額	-431 個 名額 [@] (由社署按較 大範圍估算 所訂的長遠 目標 [@])
院舍照顧服務	每 10 000 名 15 歲或以 上人士設 36 個資助服 務名額 [#] (由社署按聯網估算)	1 385 個 名額	496 個 名額	526 個 名額	-859 個 名額 [@] (由社署按較 大範圍估算 所訂的長遠 目標 [@])
日間社區 康復中心	每 420 000 人設 1 間 [#] (由社署按地區估算)	1	0	1	0
殘疾人士 地區支援 中心	每 280 000 人設 1 間 [#] (由社署按地區估算)	1	1	1	0
精神健康 綜合社區 中心	每 310 000 人設 1 間標 準中心 [#] (由社署按地區估算)	1	2	2	+1

註：

規劃居住人口約為 459 700 人。如包括流動人口，整體規劃人口約為 473 900 人。所有人口數字已調整至最接近的百位數字。

備註：

有關要求不包括規劃流動人口。

^ 欠缺的病床數目是根據分區計劃大綱圖的規劃人口計算得出，而醫院管理局是根據醫院聯網規劃其服務，並會在規劃及發展各項公營醫療服務時考慮多項因素。九龍東聯網為觀塘和西貢區居民提供服務。第二個醫院發展計劃所規劃的額外床位正由醫務衛生局和醫院管理局作出檢視及規劃。

* 四成為中心為本的社區照顧服務，六成為家居為本的社區照顧服務。

@ 欠缺的設施數目是根據分區計劃大綱圖的規劃人口計算得出，而社署在評估這些設施的供應時所採用的範圍／地區較大。當局採用以人口為基礎的規劃標準時，必須考慮福利設施的分布情況、不同地區的供應、人口增長及人口結構轉變所帶來的服務需求，以及不同福利設施的供應等因素。由於《香港規劃標準與準則》就這些設施所訂立的要求乃長遠目標，在規劃和發展過程中，社署會就實際供應作出適當考慮。政府一直採取多管齊下的方式，透過長、中和短期策略，物色合適的用地或處所，以提供更多需求殷切的福利服務。

2024 年 5 月