

將軍澳第44區綜合大樓設計方案

**Design Proposal
For Tseung Kwan O Complex in Area 44,
Tseung Kwan O**

■
西貢區議會 - 地區設施管理委員會

Presentation to SKDC (DFMC)



建築署

Architectural Services Department

2008年2月12日

體育館

室內多用途運動場

多用途活動室

乒乓球室

健身室

兒童遊樂室

閱讀角

更衣室、洗手間

辦事處

會議室

社區會堂

禮堂連舞台

會議室

會客室

化妝室

西貢民政事務處諮詢 服務中心

西貢區議會

Sport Centre

Multi-purpose arena for 1,200 seatings

Multi-purpose activity room / dance room

Table tennis room

Fitness room

Children's playroom

Reading corner

Changing room and toilets

Management office / Reception / Booking

Conference / Briefing room



Community Hall

Hall with stage

Conference room

Meeting room

Changing rooms / Dressing rooms

Public Enquiry Service Centre

Sai Kung District Council

Office Accommodations:

西貢區康樂事務辦事處

LCSD

西貢民政事務處辦事處

HAD Sai Kung District Office

食物環境衛生署

FEHD

Sai Kung District Office (FEHD main office)

Hawker and Market Section (Sai Kung)

Cleansing Section (Sai Kung)

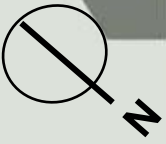
Pest Control Section (Sai Kung)



the footpath – the only linkage between Po Ling Road and the community

the local community

街坊



多層停車場
Multi storey car parking block

培成花園
Pui Shing Garden

有景觀
view

景觀
view

寶寧路

Po Ning Road

地盤分析

site analysis



綜合大樓的前園成為街坊的重要交流點。
space in front of park is vital local's interactions

向屋苑多層停車場，沒有景觀。
facing low rise car park block of the housing estate
- no view

向四線大路。路旁雖有大樹，有景觀，但有噪音。
dual carriageway with heavy plantings, but noisy.



1. 要附合「公眾娛樂設施」走火條例，而把私人及公眾走火通道分隔。

To fulfil PPE requirements.

2. 地盤只有一個車輛出入口。

Single vehicular access.

3. 個別場館於功能，要求大體積的空間。(因地盤面積較細，所以形成限制。)

Bulk volumetric requirements vs. limited site area, as tabulated below:

場館名稱 Accommodations	空間高度(米) Required clear headroom (m)
室內多用途運動主場 Arena	9.6
社區會堂 Community Hall	7.65
乒乓球室 Table Tennis	5
健身室 / 多用途活動室 Fitness / Multi-purpose rooms	4

規劃限制

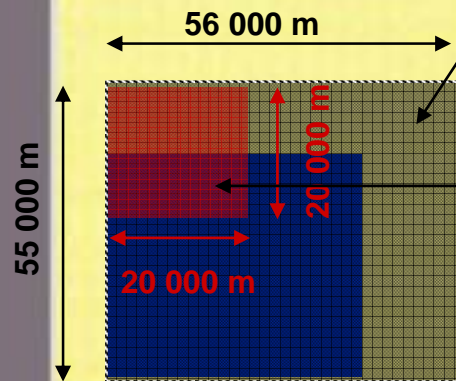
constraints

容立 1,200人的運動主場，以一層式設計，場館面積為 56米 X 55米。

Arena with 1, 200 seats, assume ranked seats on one floor.

而用層疊式分兩層，場館可減至40米 X 40米。

However, with balcony approach, the size of the arena can be reduced down to 40m x 44m .

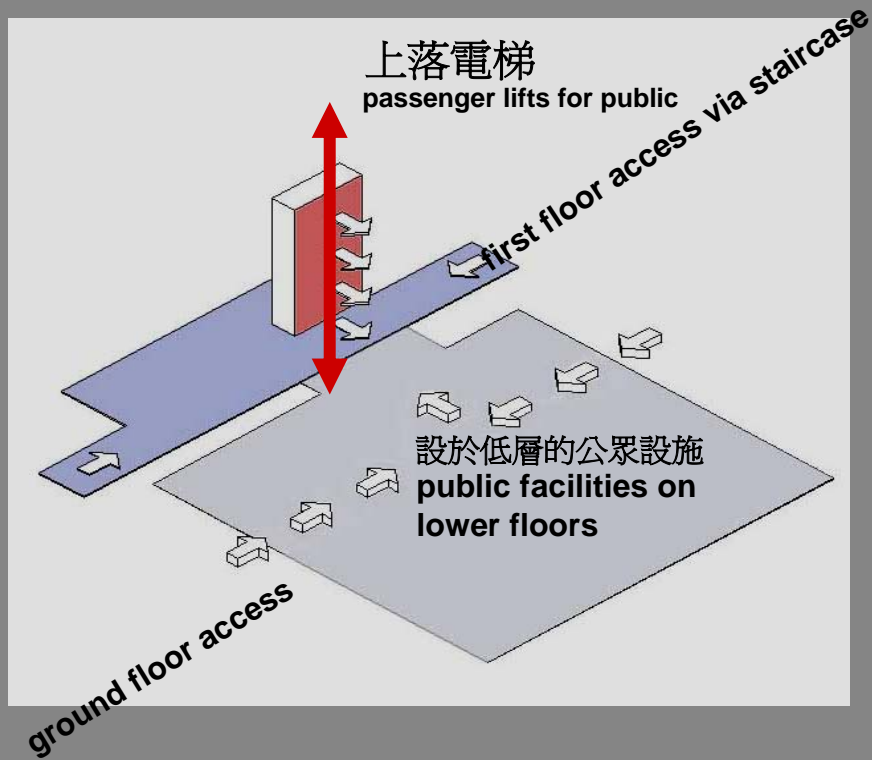


社區會堂

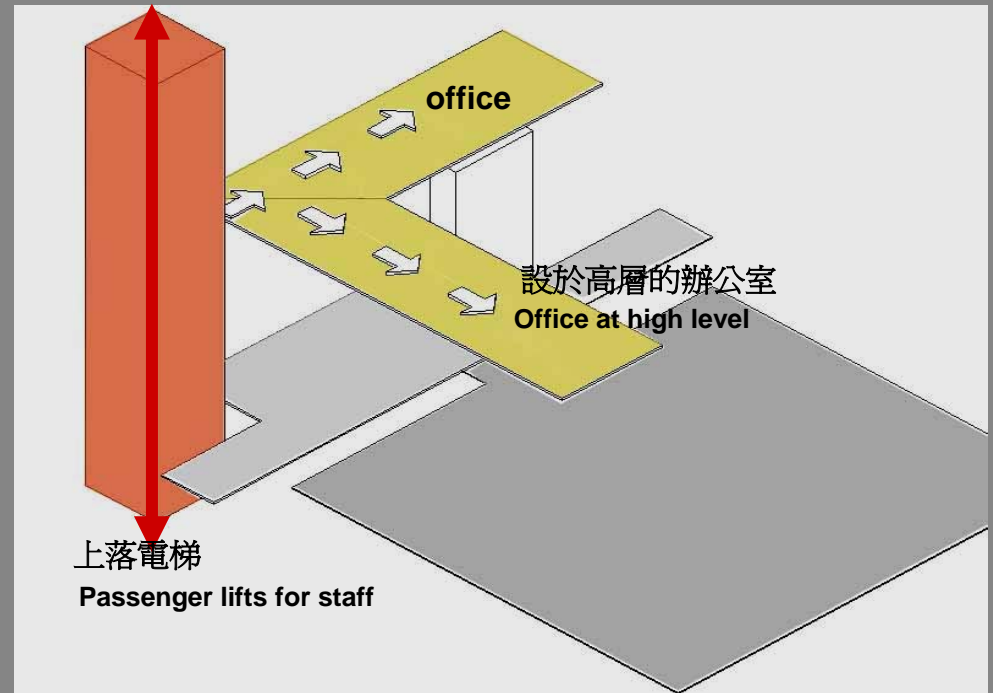
The Community Hall with 2 nos. of badminton courts



公眾及私人辦公室的通道分隔 Segregation of public and private access



公眾入口
public access



私人辦公室入口
private access

設計方案

the design proposal



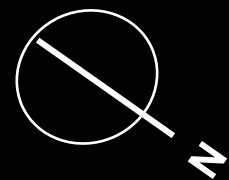
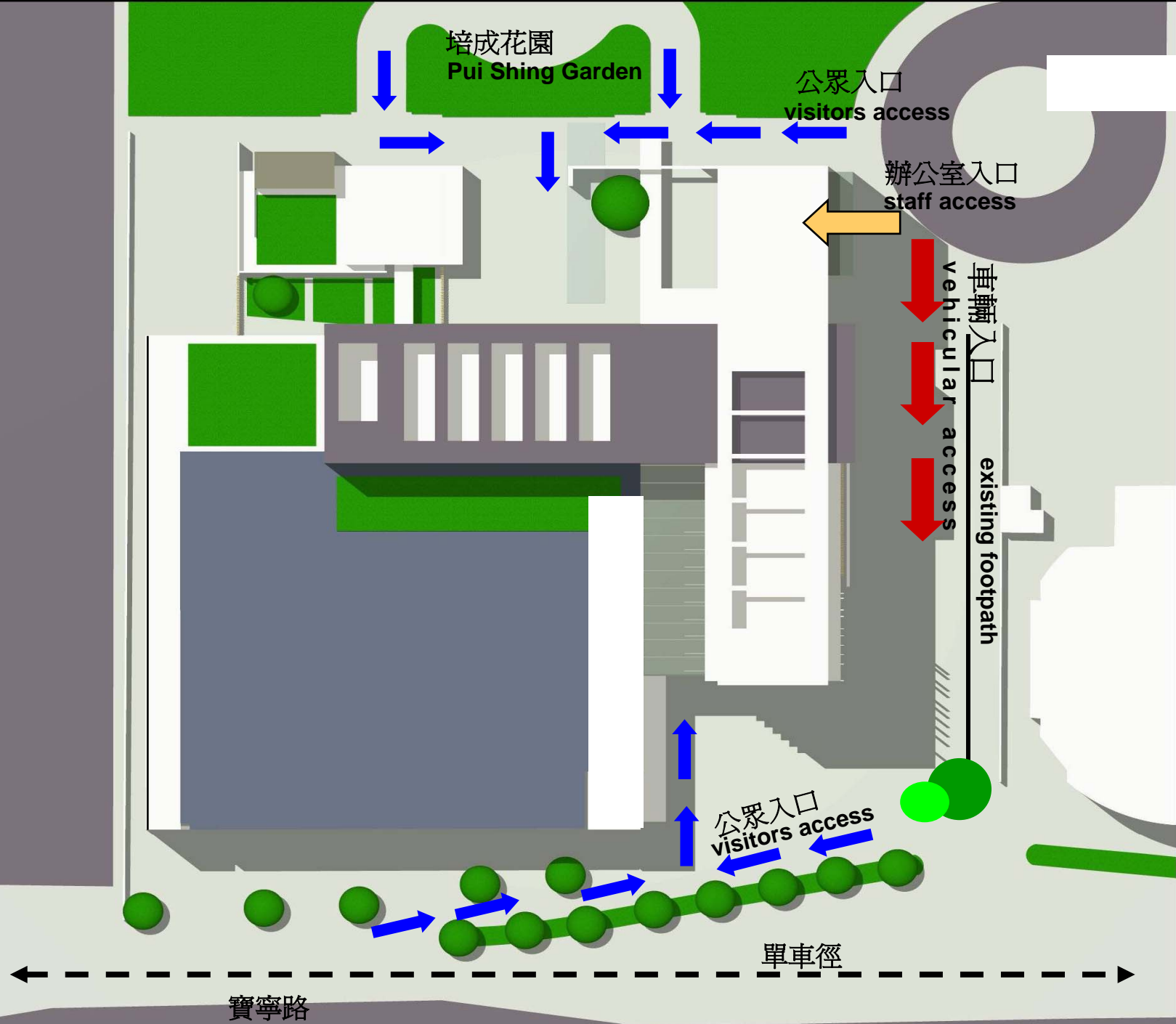


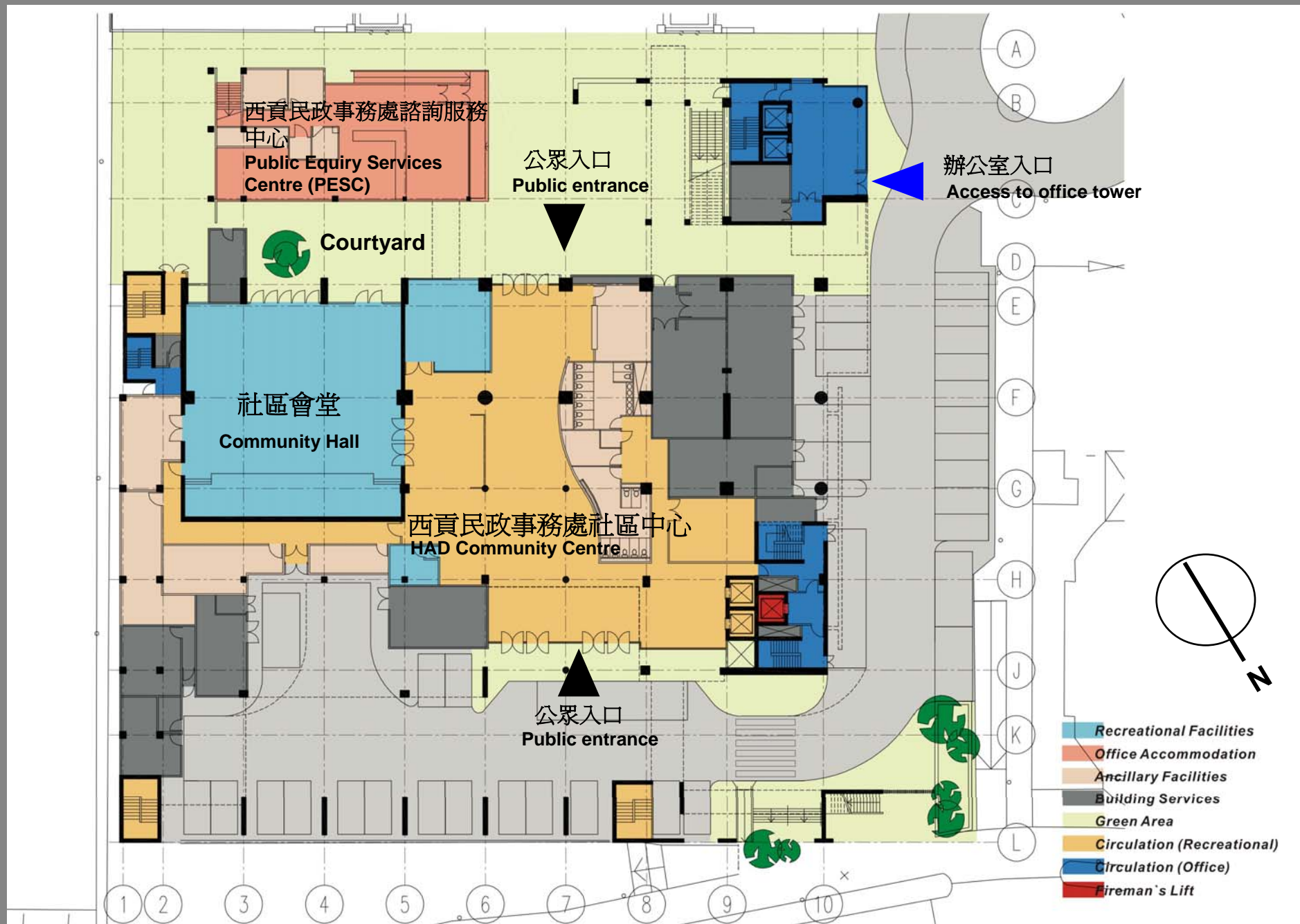
站於培成路，望向培成花園及綜合大樓正門
view from Pui Shing Road adjacent to the existing park

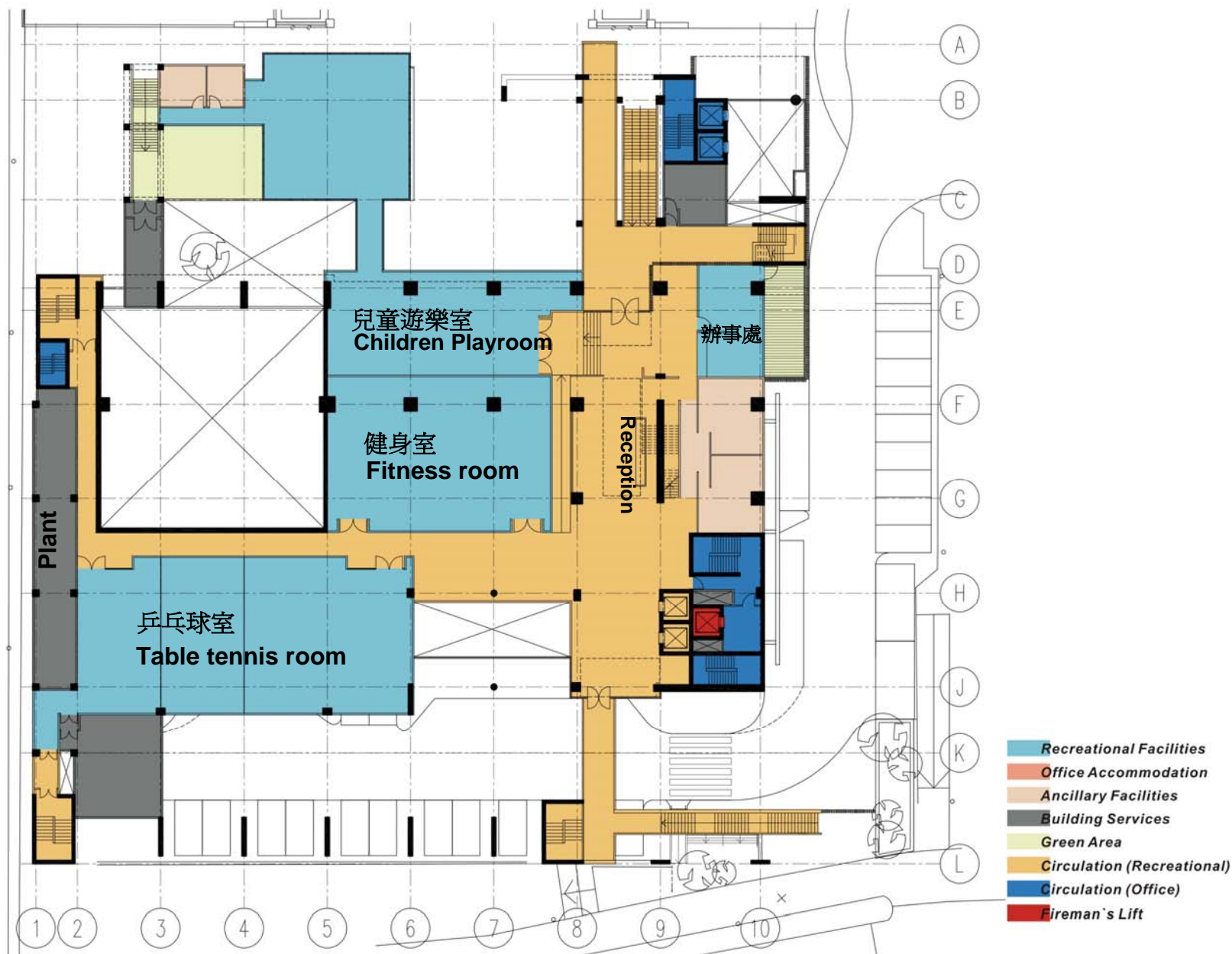


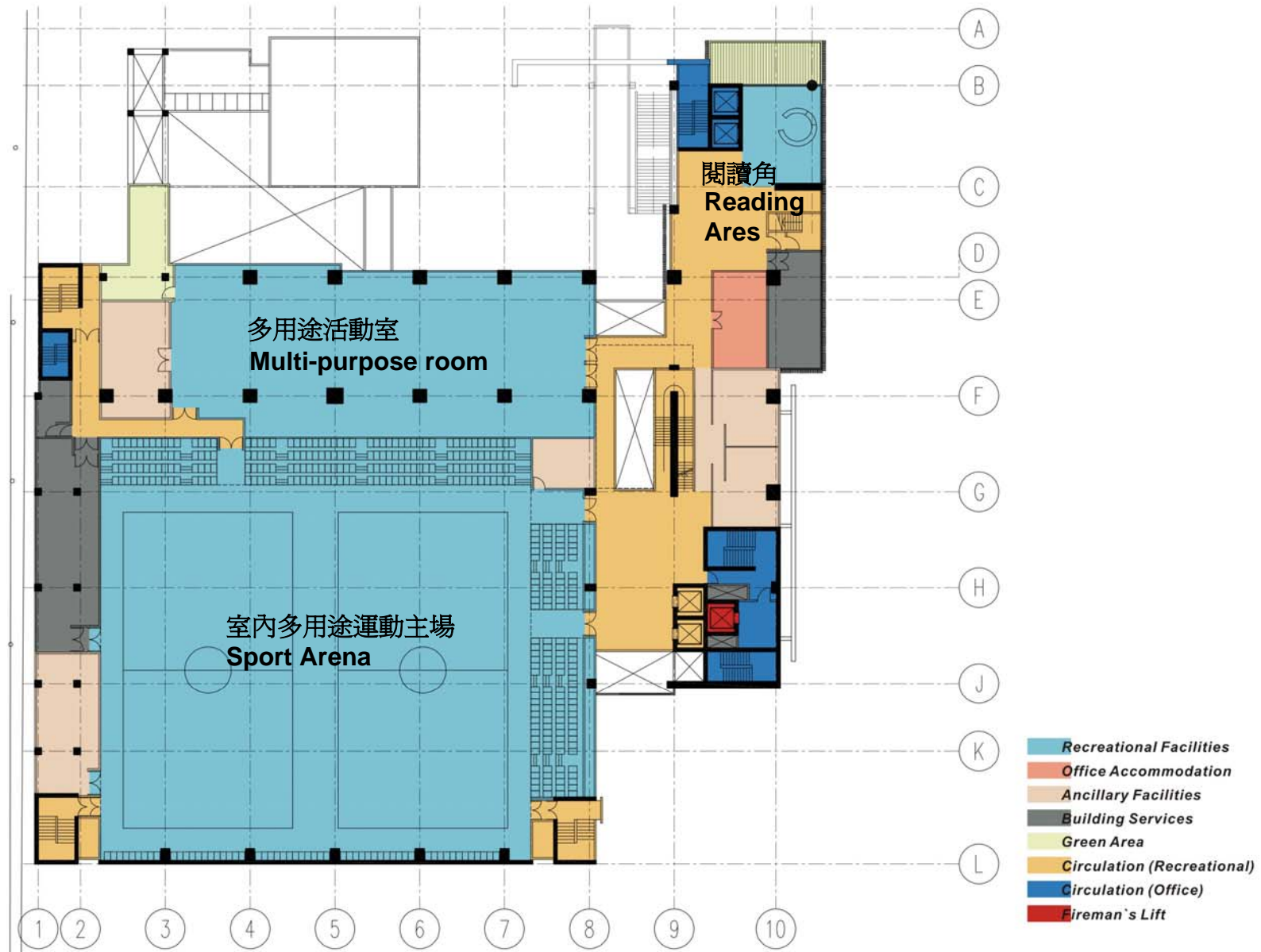
站於寶寧路，望向綜合大樓另一邊入口
view from Po Ning Road

位置圖 site plan

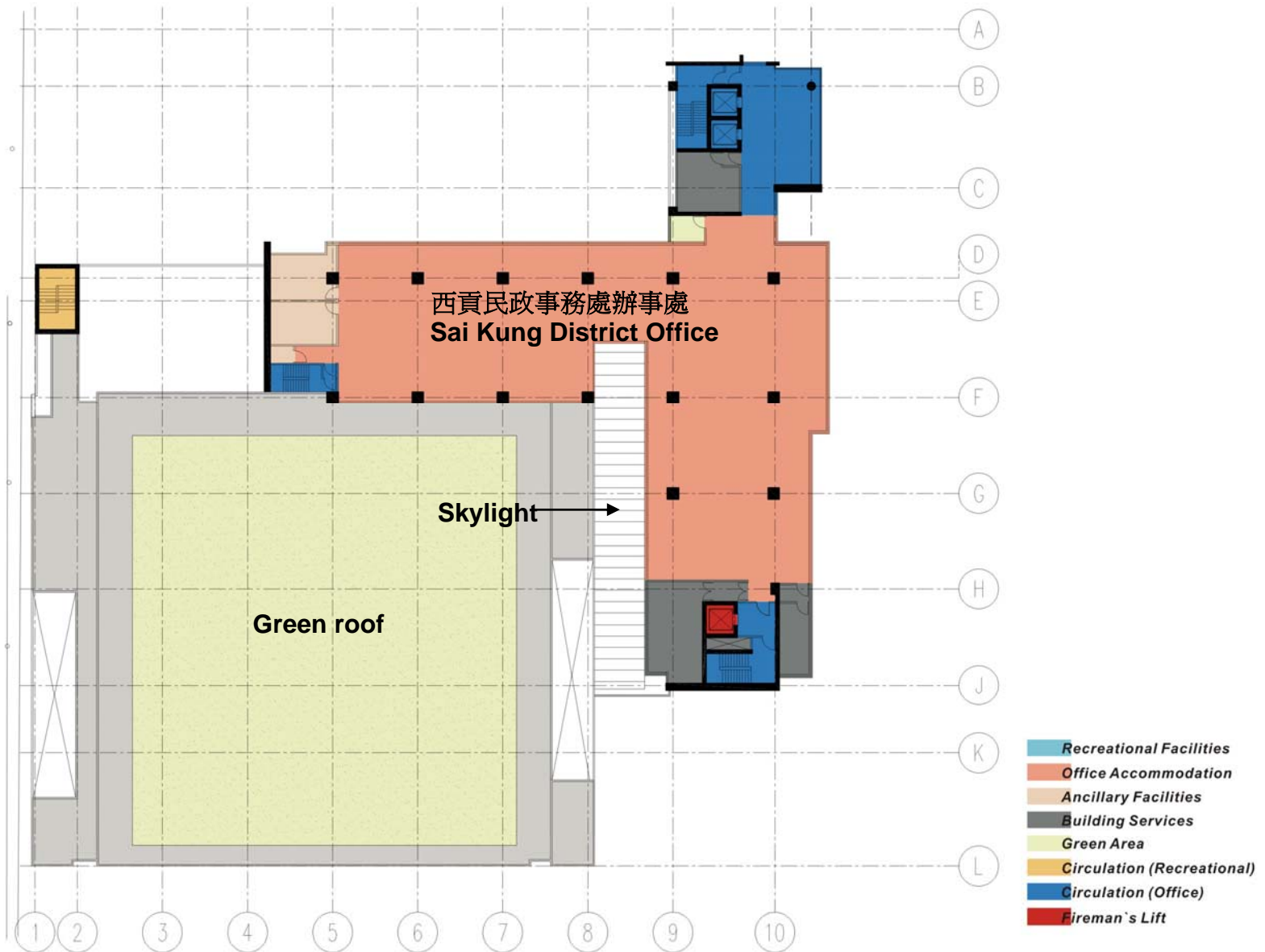












西貢區議會

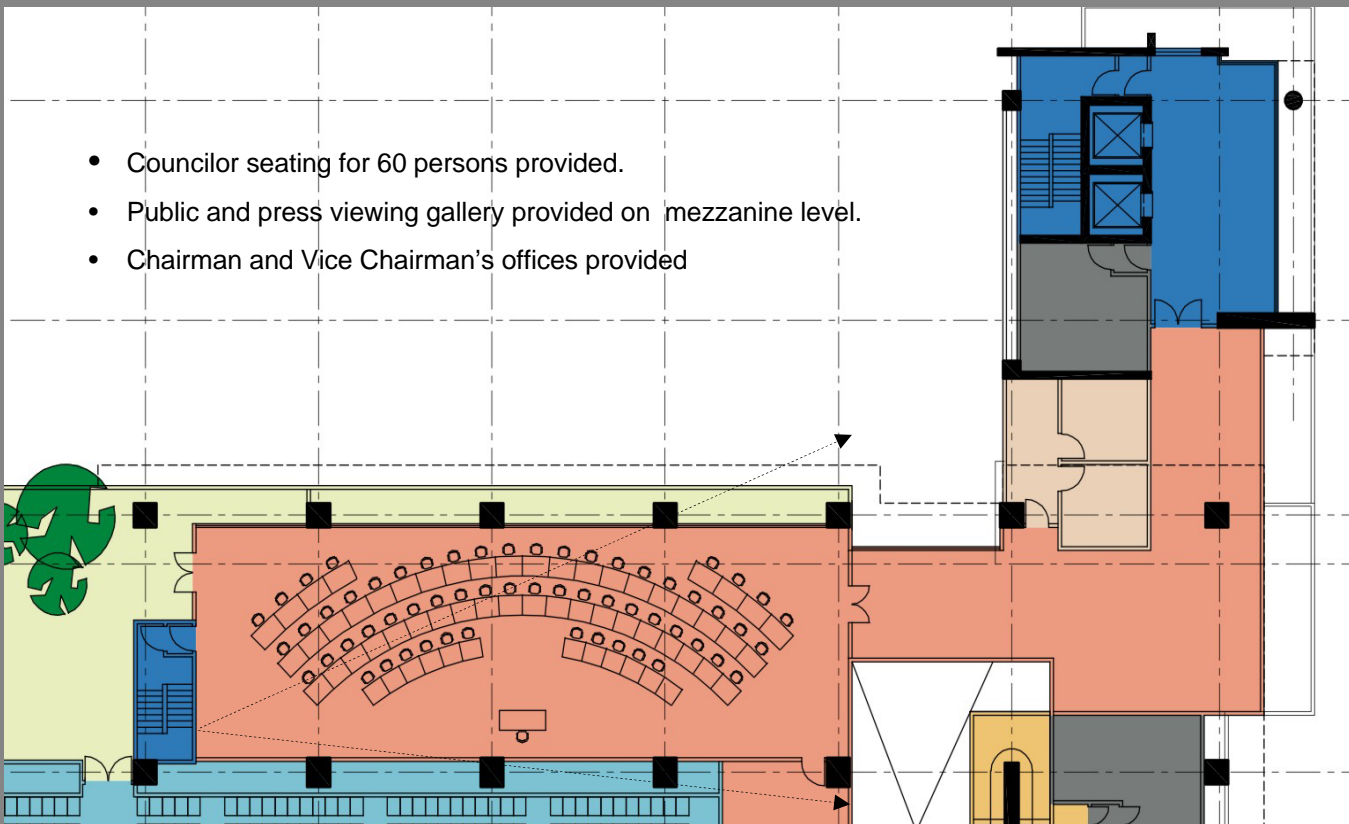
Sai Kung District Council Conference Arena



其他國家的議會場地

Council meeting arena

- Councilor seating for 60 persons provided.
- Public and press viewing gallery provided on mezzanine level.
- Chairman and Vice Chairman's offices provided



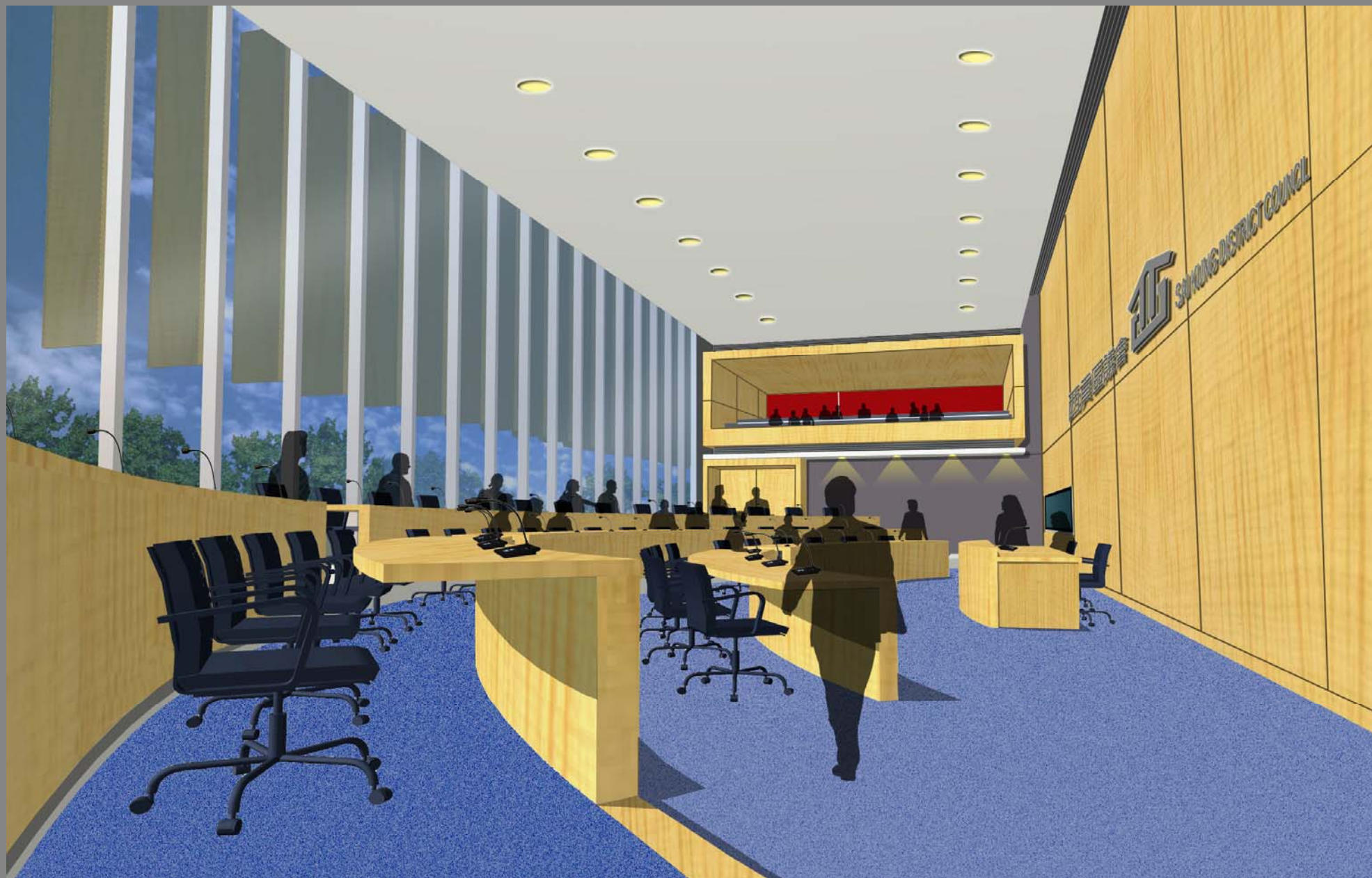
西貢區議會

SKDC Conference Arena Plan – 3rd floor part plan



至觀眾席樓梯

Stair leading to public viewing gallery

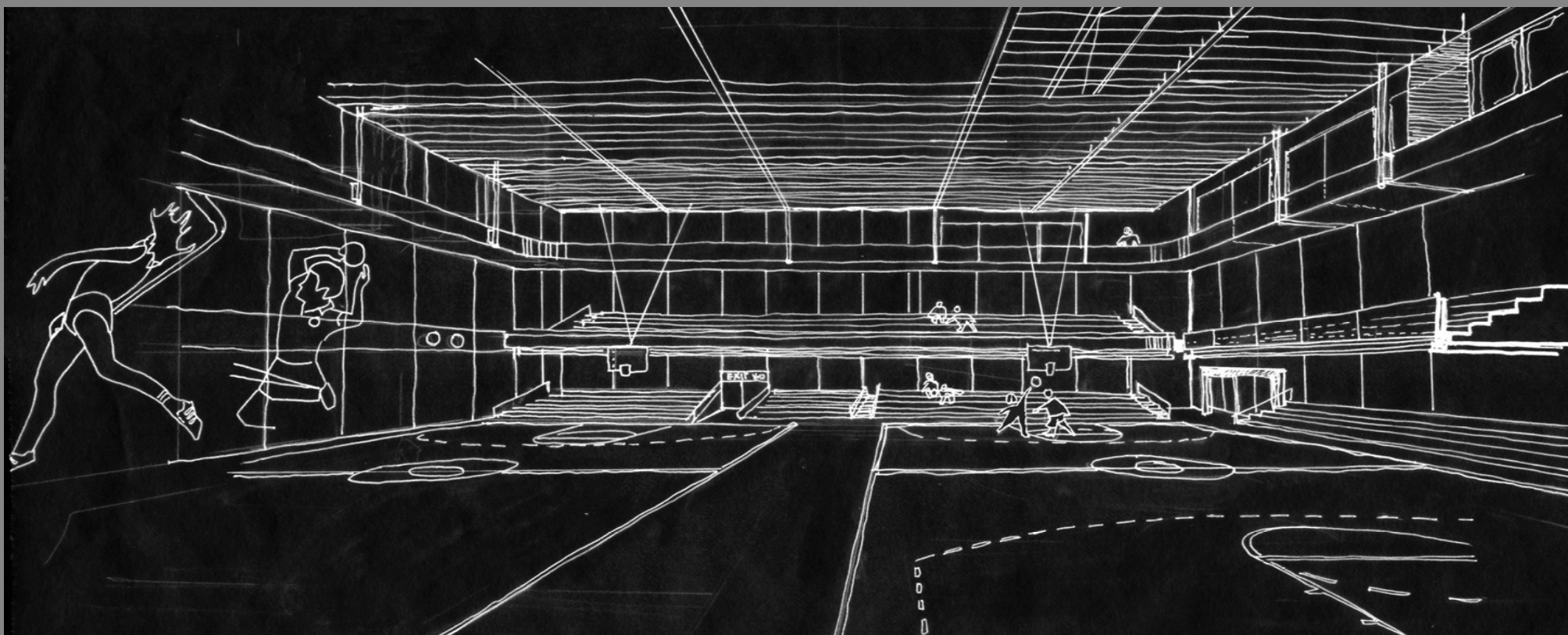


西貢區議會透視圖（觀眾席設於上層）

Sai Kung District Council Meeting Arena (the public viewing gallery will be on the mezzanine floor)

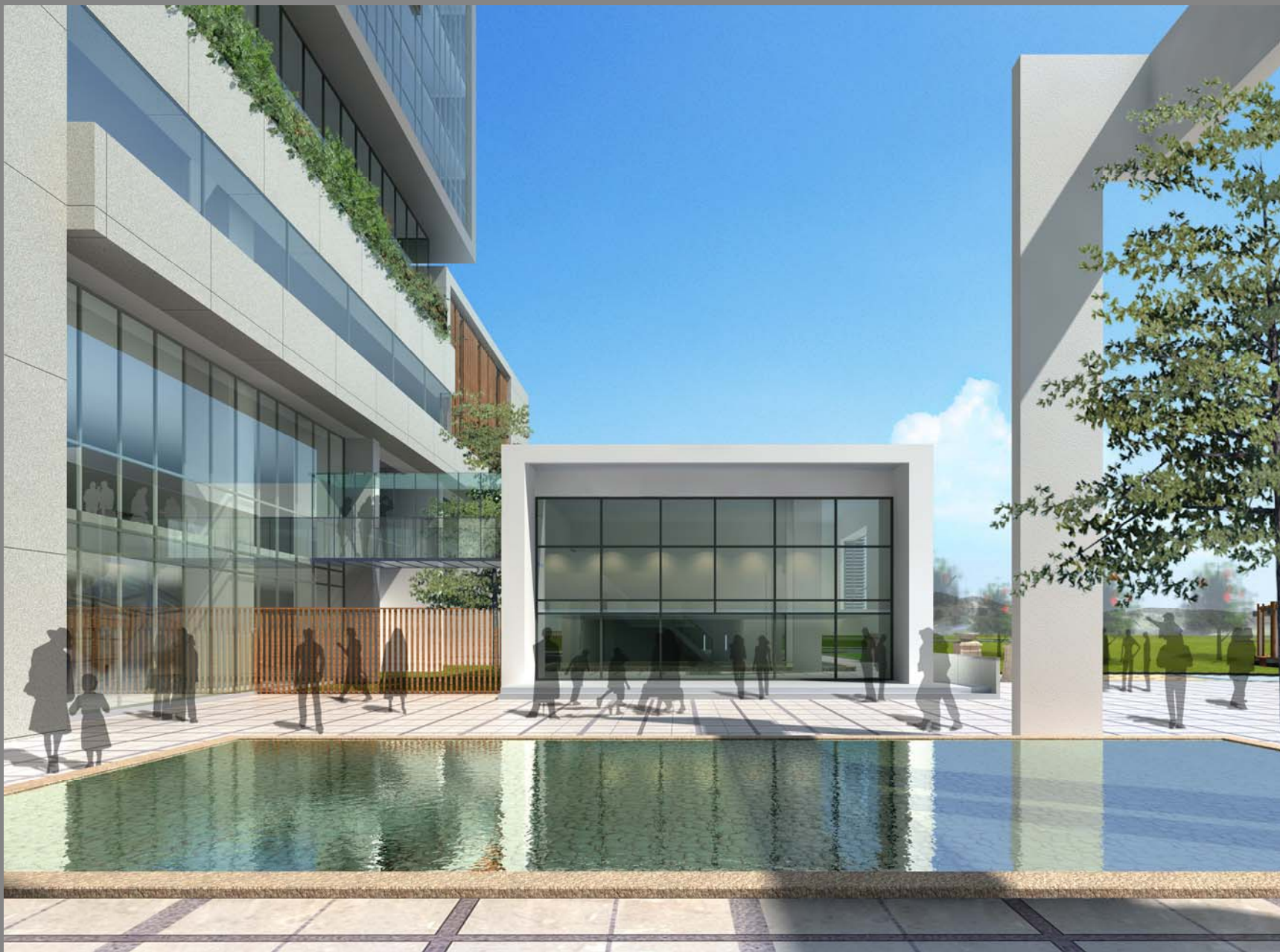
其他有關綜合大樓的透視圖

Other perspectives of the proposed complex



體育館內

Interior view of the arena



培成花園入口前的小廣場
close up view of the piazza facing the existing park



t h e e n d



t h a n k y o u