

西貢市及將軍澳的發展

西貢市

於二零零五年三月四日根據條例第5條展示以供公眾查閱的《西貢市分區計劃大綱草圖編號S/SK-SKT/1》，是該區的首份法定圖則。該分區計劃大綱圖的整體規劃意向，是要鞏固西貢市作為前往西貢區各個康樂場地的門廊和地區中心的功能，為西貢區居民提供商業、康樂及政府、機構或社區設施；改善區內的環境；以及保留區內的景觀和文物景點。該區的整體城市設計原則，是要保存現有市中心和傳統鄉郊市鎮的特色、沿西貢市北部的海濱長廊設立多個活動中心、鼓勵公眾使用公共交通工具，以及疏導來往各個重要地點的人流。

在上述圖則展示期間，城規會共接獲11份反對。城規會及其聆訊反對小組委員會分別於二零零五年八月及十月對該等反對作出初步和進一步考慮，並決定針對其中一份反對而建議對該分區計劃大綱圖作出修訂，以及針對另一份反對的部分而建議對該圖作出修訂。擬議修訂包括把一塊毗鄰翠塘路的土地由「道路」用地改劃為「休憩用地」地帶，以及重行訂定大網仔路的擬議路線，從而把兩部分的「綜合發展區(1)」地帶合而為一。聆訊反對小組委員會並且要求規劃署對西貢市北部的「政府、機構或社區」核心區的土地用途建議，以及該分區計劃大綱圖內「政府、機構或社區」用地的建築物高度限制，進行獨立檢討。其後一份反對被撤回。

Sai Kung Town and Tseung Kwan O Development

Sai Kung Town

The draft Sai Kung Town Outline Zoning Plan (OZP) No. S/SK-SKT/1, being the first statutory plan covering the area, was exhibited for public inspection under section 5 of the Ordinance on 4 March 2005. The general planning intention of the OZP is to strengthen the role of Sai Kung Town as a gateway to the recreational outlets in Sai Kung and a centre for the provision of commercial, recreational and Government, institution or community ("GIC") facilities for residents in the Sai Kung district, to improve the environmental quality, and to retain its landscape and heritage features. The general urban design principles for the area are to preserve the character of both the existing town centre and the traditional rural township, to create a number of activity nodes along the promenade at Sai Kung Town North, and to encourage the use of public transport and pedestrian circulation between strategic locations.

During the plan exhibition period, 11 objections were received. The Board and its Objection Hearing Committee (OHC) gave preliminary consideration to these objections in August 2005 and further consideration in October 2005 respectively, and decided to propose amendments to the OZP to meet one of the objections and to partially meet another. The proposed amendments included the rezoning of an area adjacent to Chui Tong Road from 'Road' to "Open Space" and re-aligning the proposed Tai Mong Tsai Road to combine the two portions of the "Comprehensive Development Area(1)" site into a single zone. The OHC also requested the Planning Department to separately review the land use proposal for the "G/IC" core at Sai Kung Town North and the building height restrictions for the "G/IC" sites covered by the OZP. One of the objections was subsequently withdrawn.

[最新情況：

針對兩份反對 / 反對的部分而建議對該圖作出的修訂於二零零六年一月六日根據條例第6(7)條公布。城規會並無接獲針對修訂而提出的反對。二零零六年二月十日，城規會同意擬議修訂是根據條例第6(9)條作出的決定，以及有關修訂為分區計劃大綱圖的一部分。

二零零六年四月，鄉郊及新市鎮規劃小組委員會經考慮後，同意規劃署就西貢市內「政府、機構或社區」用地所進行的土地用途檢討的結果。二零零六年五月四日，對西貢市分區計劃大綱草圖的修訂根據條例第7條展示，以供公眾查閱。有關修訂包括把美源街一塊土地由「政府、機構或社區」地帶改劃為「其他指定用途」註明「市鎮廣場與康樂、社區及商業用途」地帶，以及把多塊土地由「政府、機構或社區」地帶改劃為「政府、機構或社區(1)」地帶至「政府、機構或社區(5)」地帶，並且設定不同的建築物高度限制。在圖則展示期間，城規會並無接獲任何反對。]

[Latest Update:

The proposed amendments to meet/partially meet two objections were notified under section 6(7) of the Ordinance on 6 January 2006. No further objection was received. On 10 February 2006, the Board agreed that the proposed amendments were a decision made by the Board under section 6(9) of the Ordinance and formed part of the OZP.

In April 2006, the Rural and New Town Planning Committee considered and agreed to the findings of the land use review conducted by the Planning Department in respect of the "G/IC" sites in Sai Kung Town. On 4 May 2006, amendments to the draft Sai Kung Town OZP to rezone an area at Mei Yuen Street from "G/IC" to "Other Specified Uses" annotated "Town Square with Recreational, Community and Commercial Uses", and various areas from "G/IC" to "G/IC(1)" to "G/IC(5)" with different building height restrictions, were exhibited for public inspection under section 7 of the Ordinance. No objection was received during the plan exhibition period.]

鳥瞰西貢市
Overview of Sai Kung Town



將軍澳

為了就將軍澳的進一步發展制訂全面計劃和改善該區的整體設計，政府土木工程拓展署及規劃署於二零零二年七月攜手進行「將軍澳進一步發展可行性研究」（下稱「該研究」）。經過三個階段的廣泛公眾諮詢後，該研究於二零零五年三月完成。該研究的建議，包括一份可為新市鎮未來土地用途規劃提供指引的建議發展大綱圖，於二零零五年六月提交予城規會考慮。城規會支持該研究的建議，並贊同把建議納入在分區計劃大綱圖內。該研究就將軍澳新市鎮未發展用地提出的主要土地用途建議如下：

市中心南部

該區的土地用途地帶及道路設計將會作出修訂，以便在將軍澳地鐵站上興建一個商業及娛樂樞紐，以及在海濱及河畔公園區締造無車的環境以發展優質的住宅。當局將會在該區提供約12公頃的休憩用地，其中包括園景行人走廊、市鎮廣場、海濱公園及河畔公園。在該區西北面部分將會發展一個包括會堂、政府辦事處、圖書館等的文娛樞紐。根據建議，該區的發展密度將會縮減，同時該區的建築物將會按梯級式高度輪廓發展。

Tseung Kwan O

With a view to formulating a comprehensive plan for the further development of Tseung Kwan O (TKO) and improving its overall design, the Civil Engineering and Development Department and the Planning Department of the Government jointly commissioned the Feasibility Study for Further Development of TKO (the Study) in July 2002. After three stages of extensive public consultation, the Study was completed in March 2005. The recommendations of the Study, including a Recommended Outline Development Plan to guide the future land use planning for the New Town, were submitted to the Board for consideration in June 2005. The Board was supportive of the recommendations of the Study and the incorporation of the proposals of the Study into the OZP. The major land use proposals of the Study for the undeveloped sites in the TKO New Town are as follows:

Town Centre South

The land use zonings and road layout in the area will be amended to allow a commercial and entertainment node over the MTR TKO Station and high quality residential developments in a traffic-free environment along the waterfront and riverine parks. About 12 hectares of open space will be provided in the form of a landscaped pedestrian corridor, town plaza, waterfront park and riverine parks. A civic node comprising town hall, government offices, library, etc, will be developed in the northwestern part of the area. A reduced development density and a stepped building height profile are proposed for the area.

將軍澳第一期堆填區

該塊堆填區用地是規劃作動態和靜態康樂用途。在該堆填區用地西面岸邊將會提供水上活動設施。

調景嶺

根據建議，該區將會設有共八公頃的園景休憩用地，為在現有高密度已建設地區居住的人士提供額外的歇息空間。

百勝角

根據建議，百勝角區三個現有平台將會作低至中等密度的住宅發展，以免從清水灣望向山脊線的景觀受到遮擋。

綠化通風廊

Landscaped breezeway

**TKO Stage I Landfill**

The landfill site is planned for both active and passive recreational uses with the provision of water sports activities along the western shorelines of the landfill site.

Tiu Keng Leng

A total of eight hectares of landscaped open space is proposed to provide additional breathing space for the existing high-density built-up environment. A civic cluster comprising a magistracy, clinic, police station, fire station is proposed to connect with the civic node in Town Centre South to form a western gateway of TKO.

Pak Shing Kok

Low to medium-density residential developments are proposed on the three existing platforms in the Pak Shing Kok area to protect the ridgeline as viewed from Clear Water Bay.

