



規劃署
Planning Department

擬議改劃一幅位於鴨脷洲利南道的政府土地作住宅發展 Proposed Rezoning of A Piece of Government Land at Lee Nam Road, Ap Lei Chau for Residential Development

南區區議會屬下地區發展及環境事務委員會
Southern District Council (SDC)
District Development and Environment Committee (DDEC)

18.5.2015

背景 Background

施政報告 Policy Address

- 提供足夠土地以達到未來10年的房屋供應目標
To find adequate land to meet housing supply target for the next decade
- 採取多管齊下的策略增加土地供應以應付香港的房屋需要：
Adopt multi-pronged approach to increase land supply to meet housing need：
 - 檢視現時空置、作短期租約及/或其他政府用途的政府土地
Examine Government sites which are vacant, held under short-term tenancy and/or for other Government uses
 - 檢討「政府、機構或社區」和「綠化地帶」用地
Review “Government, Institution or Community” and “Green Belt” zones

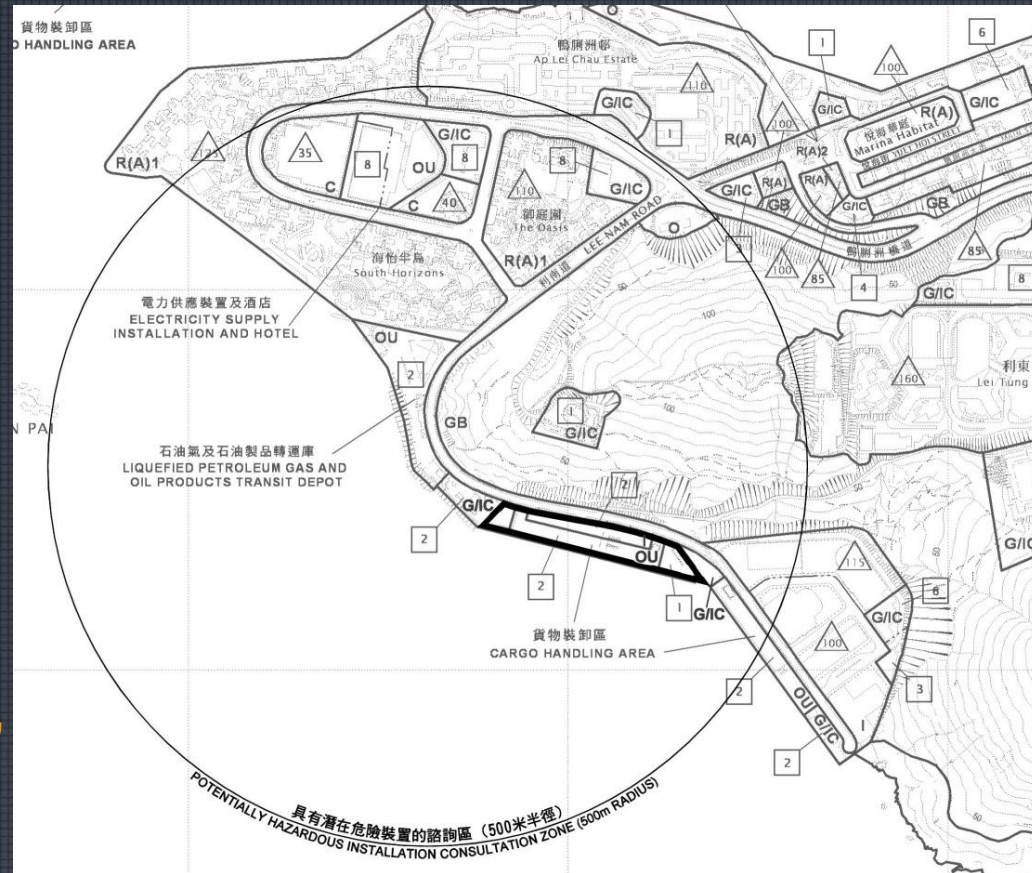
發展局、規劃署和相關政府部門於2014.5.15向區議會介紹未來五年在南區提供的14幅房屋用地

DEVB, PlanD and relevant Government departments on 15.5.2014 briefed SDC on the 14 potential housing sites in the Southern District in the coming 5 years

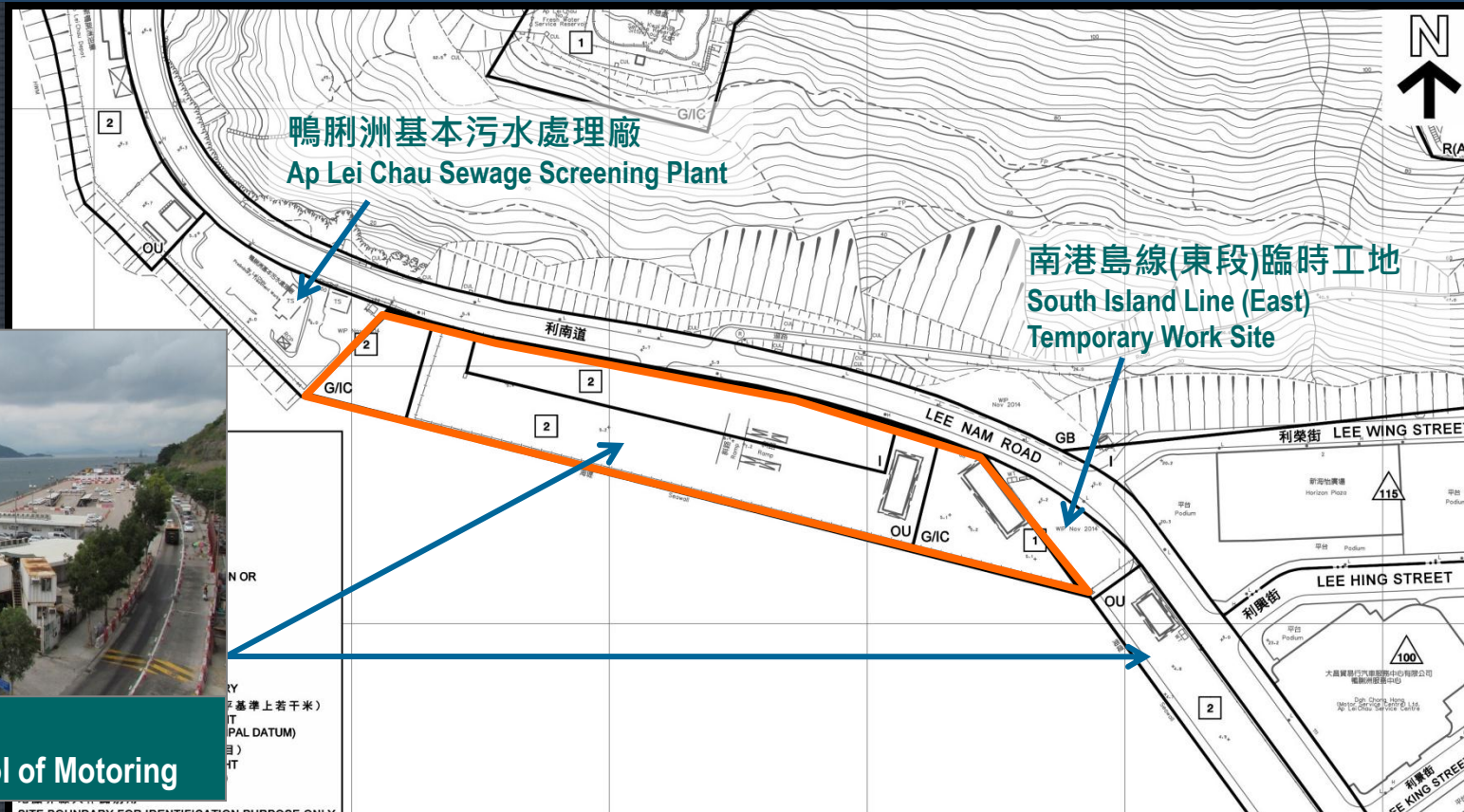
擬議改劃修訂 Proposed Amendments

將一幅位於鴨脷洲利南道現時主要用作香港駕駛學院的土地，由「其他指定用途」註明「貨物裝卸區」、「工業」及「政府、機構或社區」地帶改劃為「住宅(甲類)」地帶

Rezone a site at Lee Nam Road, Ap Lei Chau currently mainly occupied by the Hong Kong School of Motoring, from “Other Specified Uses” annotated “Cargo Handling Area”, “Industrial” and “Government, Institution or Community” to “Residential (Group A)”



擬議改劃修訂 Proposed Amendments



香港駕駛學院
The Hong Kong School of Motoring

| 地盤面積(約) Site Area (about) | 擬議用途 Proposed zone | 最高建築物高度 Max. Building Height | 最大住用總樓面面積 (平方米) Maximum Domestic Gross Floor Area (m ²) | 單位數目(約) Number of Flat (about) |
|---------------------------------|-------------------------------------|---------------------------------|--|--------------------------------------|
| 1.23 公頃 hectare | 「住宅(甲類)」 “Residential (Group A)” | 主水平基準上110米 (mPD) | 73,800 | 1,500 |

視覺影響 Visual Impact



合成照片的觀景點
View Point of Photomontage

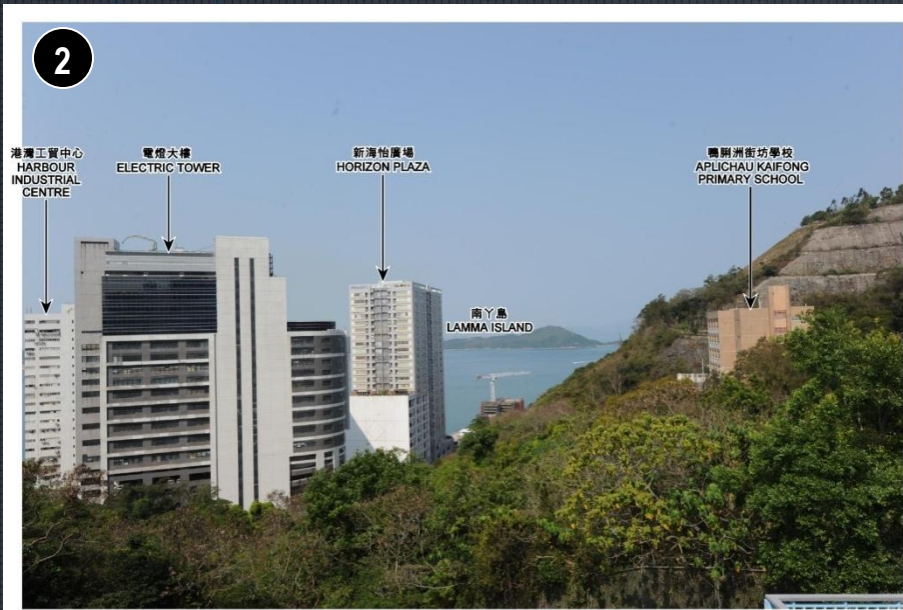


現有景觀
EXISTING VIEW



擬議發展
PROPOSED DEVELOPMENT

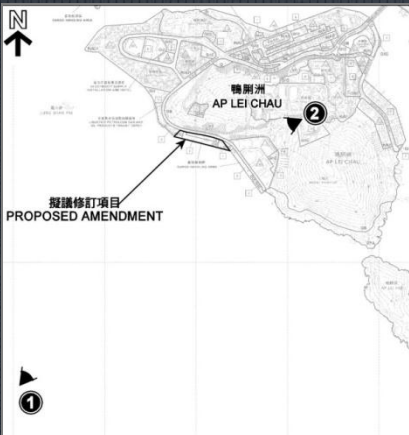
視覺影響 Visual Impact



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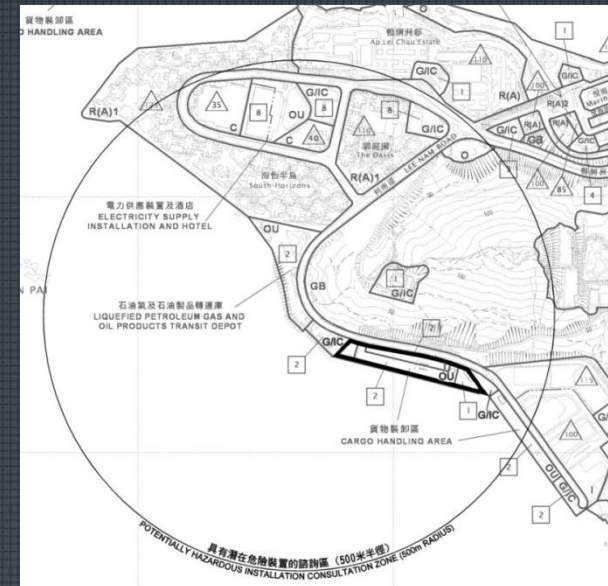
技術評估 Technical Assessments

交通方面 Traffic Aspect

- 運輸署已進行交通評估
The Transport Department has conducted a traffic review
- 擬議發展不會為鄰近的道路網絡帶來重大的交通影響
The development would not cause significant traffic impact on the nearby road network

風險管理 Risk Management

- 位於具有潛在危險裝置的諮詢區範圍內
Within the consultation zone of the Potentially Hazardous Installation
- 經機電工程署的初步評估，擬議改劃並不會帶來不可克服的氣體風險問題
No insurmountable problem is envisaged by the proposed rezoning according to the prima facie assessment carried out by the Electrical and Mechanical Services Department



技術評估 Technical Assessments

- 已諮詢相關部門，確定不會對區內的**交通**、**基礎設施配套**、**環境**、**通風**及**視覺**等方面產生重大影響

Departments consulted confirmed no significant **traffic**, **infrastructure**, **environmental**, **air ventilation** and **visual impacts**

- 南區有足夠的社區設施及休憩用地

Sufficient **GIC** and open space provisions in the Southern District

歡迎議員就修訂建議提出意見

Members are invited to comment on the rezoning proposal

議員的意見將一併提交城規會轄下都會規劃小組委員會考慮
Comments from Members will be submitted to Metro Planning Committee of Town Planning Board for consideration

如果城規會同意，將根據《城市規劃條例》第5條展示、為期兩個月
Public Inspection under s.5 of Town Planning Ordinance for 2 months if Town Planning Board agrees to the rezoning

供市民於辦公時間內查閱
Available for public inspection during office hours

城規會秘書處
Secretariat of the TPB

北角及沙田政府合署的
規劃資料查詢處
Planning Enquiry Counters
in North Point and Sha Tin
Government Offices

港島規劃處
Hong Kong
District Planning
Office

南區民政事務處
Southern District Office



多謝
THANK YOU



規劃署
Planning Department