

香港房屋委員會

商業樓宇小組委員會議事備忘錄

將軍澳第 74 區南的 商場的設計綱要及經營可行性

目的

本文件旨在請委員通過將軍澳第 74 區南的商場的設計綱要，以及告知委員有關這個項目的經營可行性。署方計算經營可行性時，是以策劃小組委員會所通過的發展成本上限為根據。

將軍澳第 74 區南的第一組發展計劃

2. 將軍澳第 74 區南是一項(第一組)居者有其屋發展計劃，位於調景嶺，西面是地下鐵路有限公司發展的調景嶺地鐵站，北面是將軍澳第 74 區北(彩明苑)。這項發展計劃將提供合共 4 788 個住宅單位，可供約 15 300 人居住。第一期工程包括一個商場及部分住宅大廈，預計於 2006 年 10 月落成，而其餘工程則於 2006 年 12 月完成。有關的位置圖載於 [附件 A](#)。

顧客來源區及零售設施

3. 將軍澳第 74 區南的擬議商場的基本顧客來源區將限於該區本身，但預計會有少量顧客來自西北面的第 73A 區，因為這區所需的零售設施有 2 000 平方米內部樓面面積的地方已轉移到第 74 區南。鄰近的其他發展項目：彩明苑、將軍澳第 57 區(現正由新鴻基地產公司發展)及將軍澳第 73 區(地鐵公司的地盤)，都各自有零售設施，因此，署方只計劃為將軍澳第 74 區南設一個規模較小的本邨商場(丁類商場)，其內部樓面面積合計為 6 420 平方米，這個面積是與規劃事務監督協商後他們可以接受的最小面積。

設計綱要及概念規劃圖

4. 將軍澳第 74 區南的商場的發展參數、概念規劃圖、成本預算及財政可行性評估，已於 2001 年 7 月 20 日由署方的工程設計審議小組委員會通過。商場的設計大綱和總綱發展藍圖見 [附件 B 和 C](#)。設計綱要載述了位置和設計上的各項考慮因素，以及商場購物設施的明細表。

5. 為求顯眼易見及方便出入，商場會設於地盤的西面，沿着道路 D8 由北向南而建。我們亦在地盤的北面設置一個由東至西的高架購物廊，並以行人天橋連接到毗鄰的發展項目，以配合規劃署所擬訂的分區計劃大綱圖的概念。

6. 商場有三層零售商舖，將裝設中央空氣調節系統，至於安裝電動扶梯及升降機供上落用，則在規劃中。零售設施會包括一間中式酒樓、六間快餐店/特色風味餐廳、一間超級廣場、三間診所，以及多間經營一般行業的店舖。由於彩明商場設有一個整體承租街市，故在這個發展計劃中，我們不會設置濕貨街市。

經營可行性

7. 策劃小組委員會於 2001 年 10 月 4 日以假定同意通過接納此發展計劃的選址及發展成本上限(參閱文件編號 SPC 19/2001)。根據推算的發展成本和收入，預計商場的內部回報率為 12%(按基本情況計算)，還本期為 11 年。摘錄自文件編號 SPC 19/2001 的工程評估審定摘要載於 [附件 D](#)。

文件銷密

8. 署方建議，待委員通過本文件所載的設計綱要後解除本文件的限閱等級，然後把文件上載於房委會的網頁內。

假定同意

9. 相信委員不會反對 [附件 B](#) 所載的設計綱要。倘會議事務秘書在 **2001 年 12 月 28 日正午前** 仍未接到任何反對意見或提出討論的要求，即假設有關的設計綱要已獲委員通過。

商業樓宇小組委員會秘書

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日期：2001 年 12 月 14 日



SHOPPING CENTRE IN
TSEUNG KWAN O AREA 74 SOUTH
LOCATION PLAN

**Client Brief for the Shopping Centre
in Tseung Kwan O Area 74 (South) Group 1 Development
(Prepared by the Commercial Properties Division in 7/2001)**

(A) **Project Data** :

<u>Phase</u>	<u>No. of Flats</u>	<u>Design Population</u>	<u>Proposed Retail Provision (m² IFA)</u>	<u>Anticipated Completion Date</u>
1 (Group1HOS)	2,100	6,720	4,600m ²	10/2006
2 (Group1HOS)	<u>2,688</u>	<u>8,602</u>	<u>1,820m²</u>	12/2006
Total :	<u>4,788</u>	<u>15,322</u>	<u>6,420m²</u>	

(B) **Type of Centre** : Type D (Small Neighbourhood Centre)(C) **Level of Retail Provision** :

	<u>Internal Floor Area (IFA)</u>
Market Stalls	: -
Restaurants/Food Premises	: 2,500m ²
General Shops	: 3,920m ²
Total	: <u>6,420m²</u>

(D) **Catchment Area** :

- (1) Primary Catchment Area : Tseung Kwan O Area 74 (South)
- (2) Secondary Catchment Area : Tseung Kwan O Area 73A

(E) **Siting of Centre**

With the MTRC development of Tiu Keng Leng MTR Station to the west, this site is located at the south of Tseung Kwan O Area 74 (North). The MTR track runs beneath the southern part of the site.

To maximize accessibility and visibility and to capture the patronage from the residential development, the shopping centre should be located in a north-south orientation along Road D8 with an east-west shopping spine at the northern part of the site so that there will be a pedestrian linkage by footbridges to TKO 74N, the future Tiu Keng Ling MTR Station and private sector development at TKO 57.

(F) **Design Considerations of Centre**

(1) **Visibility and Accessibility**

To facilitate local shopping and to attract possible outside patronage, the shopping centre should be designed with good visibility and be conveniently linked with the pedestrian network of the estate and public transport facilities in the vicinity in the form of covered walkway or footbridges.

The main entrance of the centre should be orientated towards domestic blocks with prominent secondary entrances facing the bridges and the adjoining MTRC development.

(2) **No. of Retail Floors**

To enhance the commercial viability of the centre, the number of retail floors should not exceed three floors. The Commercial Properties Division should be consulted if a larger number of retail floors is proposed.

(3) **Building Services Provision**

Provision of central air-conditioning for the shopping centre is required.

In design of public lighting, the lighting level laid down in “Estate Facilities Design Guide - Commercial Centres” should be followed.

CCTV for security, public address system for promotional functions and background music for enhancement of the shopping atmosphere should be provided.

(4) Up and down Escalators and Lifts

Up and down escalators and lifts should be provided at suitable locations inside the shopping centre for convenient vertical transportation.

(5) Anchor Premises

To act as magnets, the anchor premises such as superstore, Chinese restaurant, fast food, specialty restaurants and 24-hour convenience store etc., should be planned at appropriate location on different retail floors.

(6) Market Facilities

Wet market facilities will be provided in the superstore to serve the residents. Provision of traditional wet market in this development is not required.

(7) Indoor Promotional Venue

An indoor promotional venue making use of the main entrance foyer should be provided.

(8) Outdoor Venue

Not required.

(9) Shoppers' Carparking

To enhance outside patronage, an easy and direct linkage should be provided between the shoppers' carparks and the centre.

(10) Loading and Unloading Bays

To avoid conflict of vehicular traffic, segregation of the loading and unloading bays and the refuse collection area from public transport facilities, carpark ingress/egress, and taxi stand, etc. is required.

(11) Signage System

Timely provision of a comprehensive external signage system for the centre is required prior to centre opening.

To publicize the shopping centre and to direct shoppers/drivers to the shopping centre and carpark, provision of a comprehensive external and internal signage system for the centre is required.

Suitable space at prominent locations with supporting services should be provided on the building facades to facilitate installation of external trade signs by the anchor tenants.

The “Signage Manual for Commercial Centres of Public Housing Estates” should be followed generally in designing the system.

(12) Centre Equipment and Furniture

The following equipment should be provided:

- (a) Mechanical device for high level cleansing/maintenance and
- (b) Hanging device for festive decorations.

For effective functioning and management of the shopping centre, centre equipment/furniture such as litter bins should be available before the business commences.

(13) Finishes

The building finishes should follow the standard as stipulated in the “Estate Facilities Design Guide - Commercial Centres”. Floor tiles should be carefully selected to ensure easy cleansing and maintenance.

(14) Landscaping Works

Generally, landscaping works should not obstruct the visibility of the shopping centre, the view of shopfronts and the flow of shoppers.

(15) Design Flexibility and End User Input

Considerable level of flexibility of design and layout should be made for subsequent changes to meet the market trend and expectations from shoppers/retailers since development of a shopping centre would span several years. The Commercial Properties Division will provide end-user’s input throughout the design and construction stages.

(16) Design Guidelines

The “Estate Facilities Design Guide - Commercial Centres” should generally be followed in design of the centre.

(G) **Tentative Schedule of Accommodation for Retail Provision**

<u>Trade Type</u>				<u>Distribution (In terms of internal floor area)</u>
<u>Restaurants/Food Premises</u>				2,500m ²
Chinese Restaurant	:	1	x	1,000m ²
Fast Food	:	2	x	300m ²
Specialty Restaurants	:	2	x	250m ²
		2	x	200m ²
<u>Shops</u>				3,800m ²
Superstore	:	1	x	2,500m ²
Convenience Store	:	1	x	90m ²
Bread & Cake	:	2	x	60m ²
Banking & Financial	:			
Service		1	x	120m ²
Hairdresser	:	2	x	80m ²
Laundromat	:	1	x	60m ²
ATM	:	1	x	10 m ²
General Shops	:			740m ²
<u>Services</u>				120m ²
Clinics -				
Medical	:	2	x	40m ²
Dental	:	1	x	40m ²

				Total : <u><u>6,420m²</u></u>

Notes :

- (i) The above schedule may be varied to suit the structural limitation of floor layouts as well as to meet the retail trend.
- (ii) The sub-division of general shops and other special shops will be proposed at detail design stage.

(H) **Ancillary Facilities**

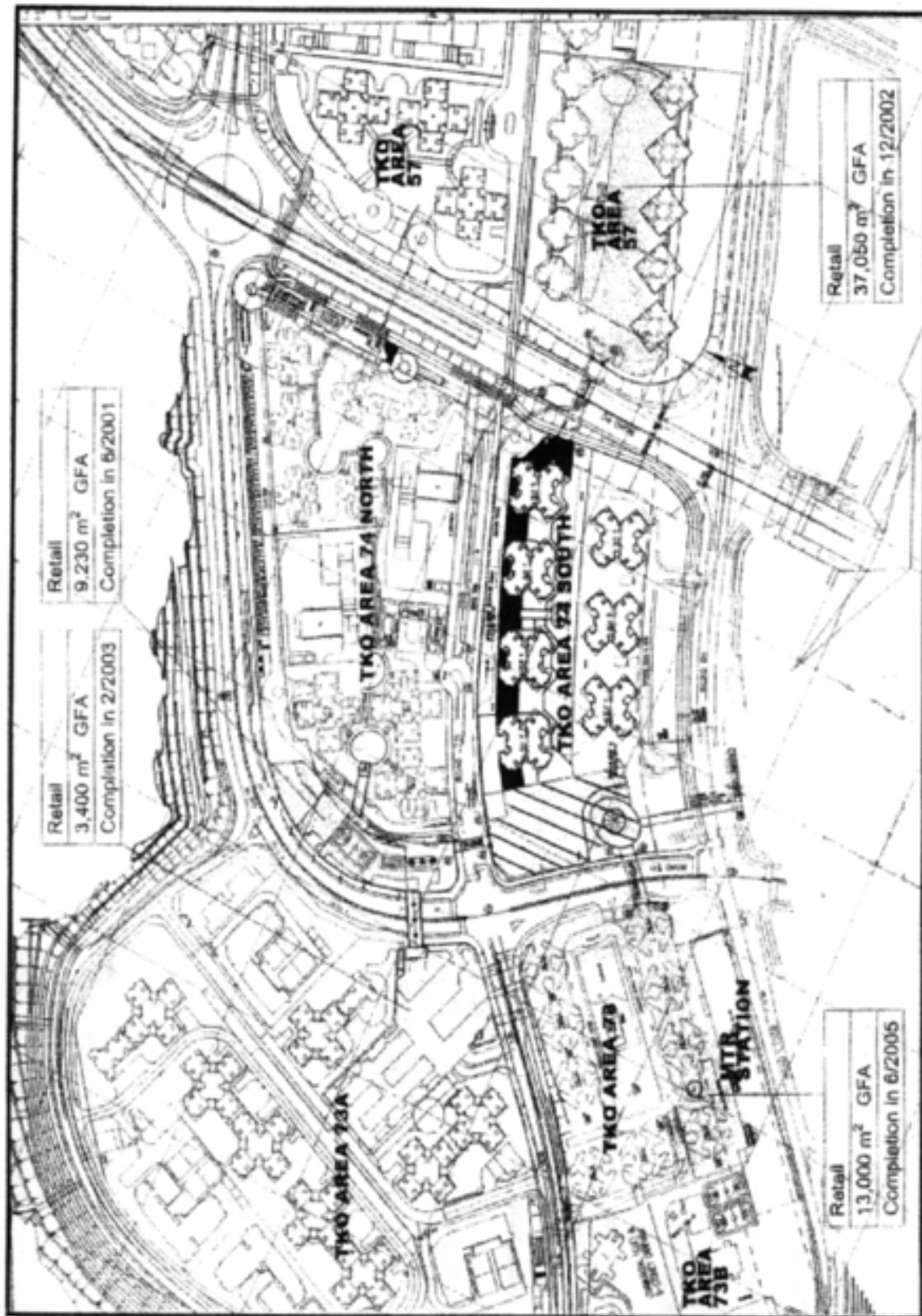
- (1) Loading/Unloading Bays : 9 nos. (in accordance with the lower end of Hong Kong Planning Standards & Guidelines at 1 bay/1,200m² GFA retail)
- (2) Shoppers' Carparks : 66 nos. (at the rate of 1 space/150m² GFA retail.)

(I) **Property Management Agency Office for Shopping Centre**

Property Management Agency (PMA) office for Property Services Company for the shopping centre should be provided in accordance with the requirements stipulated in 'Estate Facilities Design Guide – Commercial Centres'.



(J) **Other facilities/Premises to be Accommodated in the Centre**

Other non-retail premises and facilities such as kindergarten, etc. if required to be accommodated in the centre should not occupy prime locations.



SHOPPING CENTRE IN TKO AREA 74 SOUTH

MASTER LAYOUT PLAN

-  Main Shopping Centre
(Anticipated Completion Date in October 2006)
-  Shopping Spine
(Anticipated Completion Date in December 2006)

Project Appraisal Assessment Summary

Project: Tseung Kwan O Area 74 South (Base Case)

Phase: 1 & 2

(\$'000)	PRH	Commercial Centre	Commercial Carpark	Commercial Welfare	Total
Gross Income	1,658,105	952,760	253,037	9,517	2,873,419
Less: Recurrent Operating Costs	1,599,452	272,896	62,065	9,195	1,943,608
Operating Surplus/(Deficit) - before Depreciation	58,653	679,864	190,973	322	929,811
Less: Project Investment	3,463,676	243,512	172,195	41,216	3,920,600
Project Surplus/(Deficit) (value at completion date of Phase 1 i.e. 10/2006)	(3,405,023)	436,353	18,777	(40,895)	(2,990,788)
Project Surplus/(Deficit) (value at 9/2001)	(2,302,587)	295,076	12,698	(27,654)	(2,022,468)

Project Surplus/(Deficit) per flat/carpark (\$) (value at 9/2001)	-	(480,908)	-	26,020	-
IRR	-	12.0%	-	-	-
Payback (years)	-	11	-	-	-