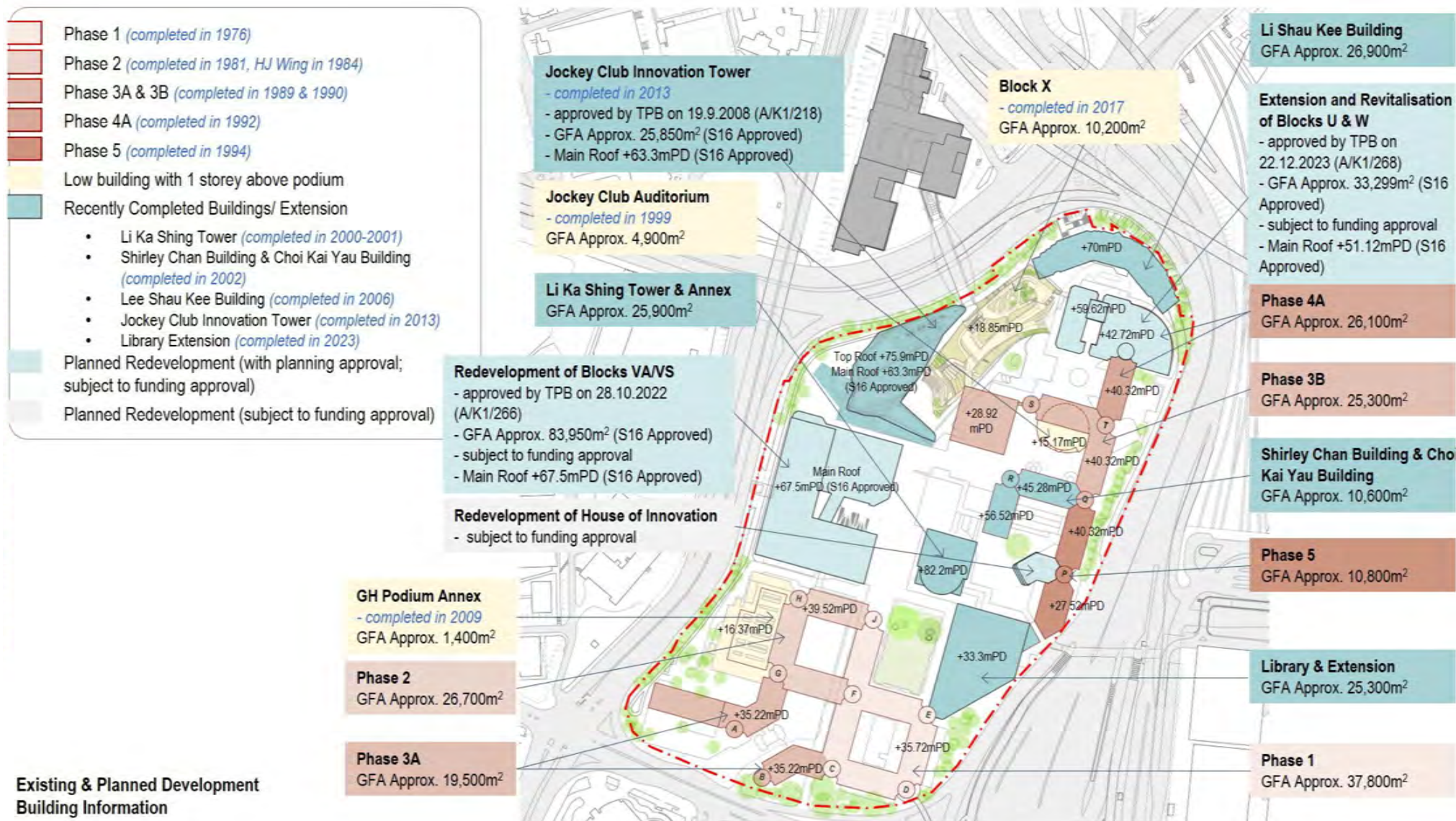
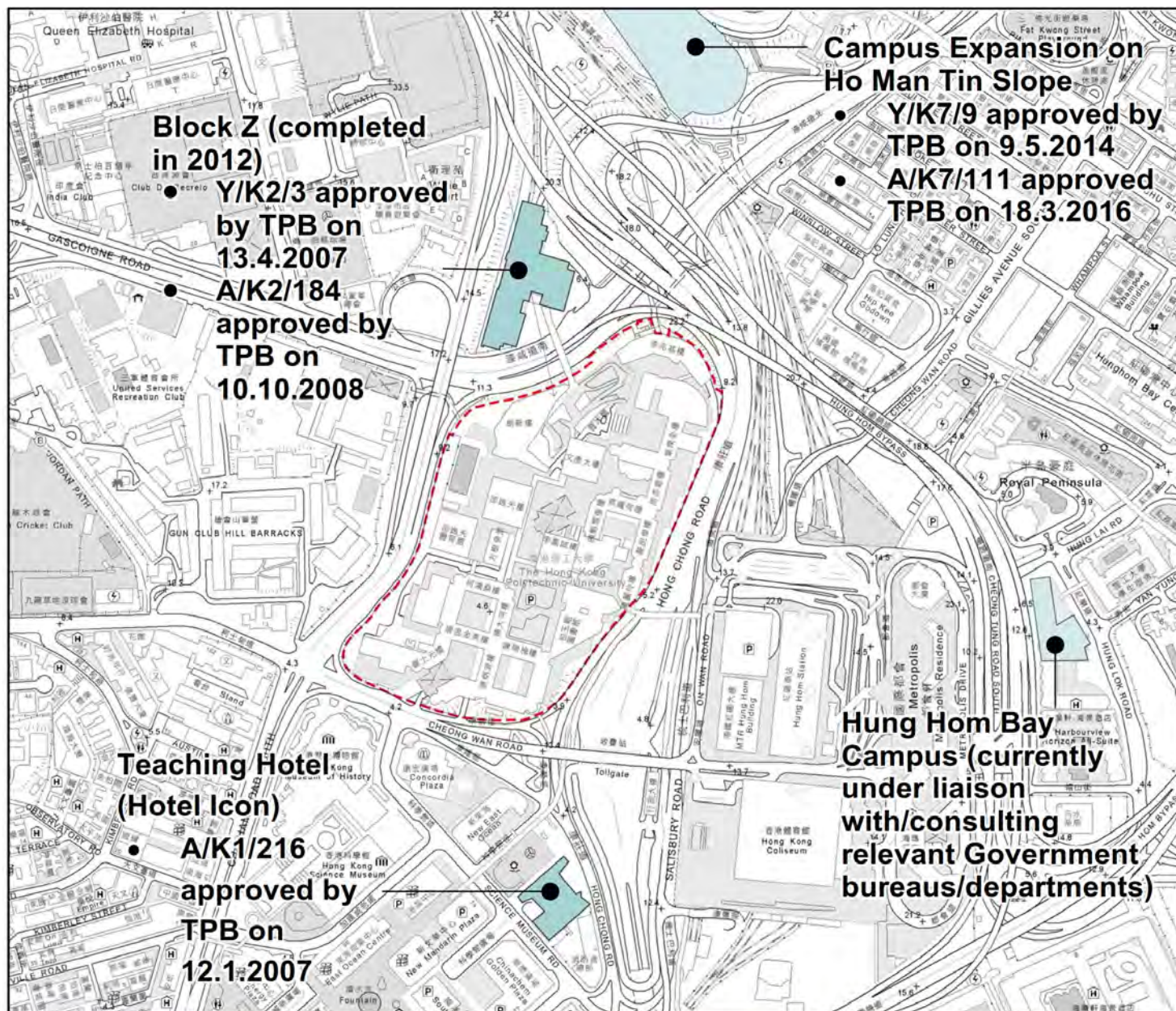
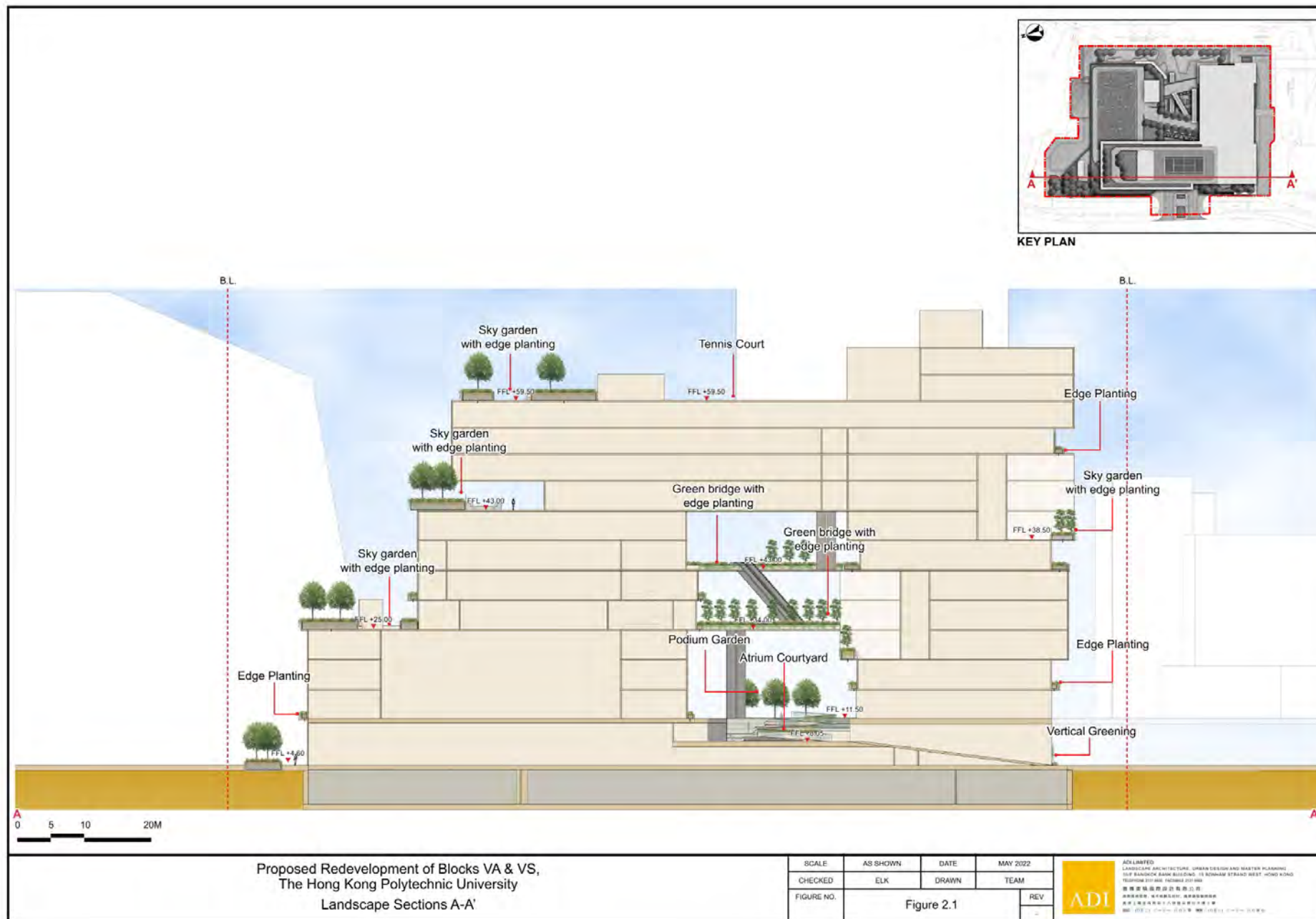




Existing and Planned Developments within the Site



PolyU's Campuses in Hung Hom and Ho Man Tin Area

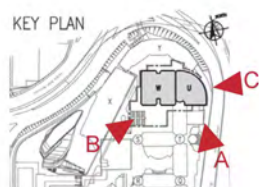


Redevelopment of Blocks VA and VS under the Approved Application No. A/K1/266

(資料來源：擷取自申請編號A/K1/266)
(Source : extracted from Application No. A/K1/266)

參考編號
REFERENCE No.
M/K1/24/7

繪圖
DRAWING
3



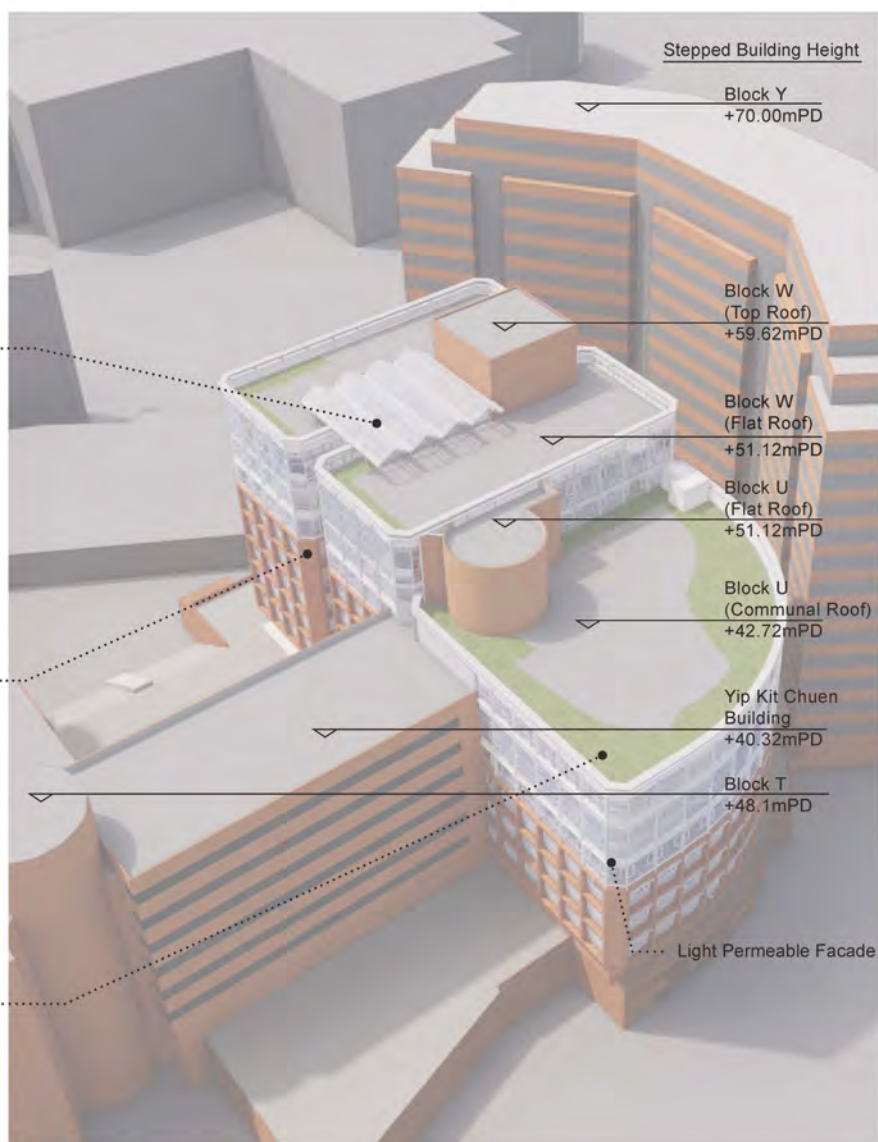
Solar Panels at Block W



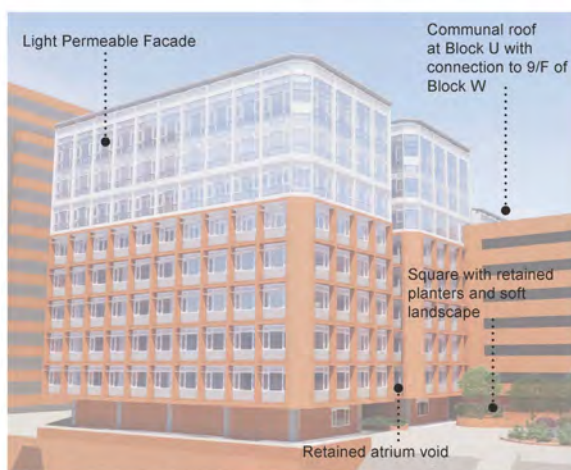
Retained atrium void at Block W



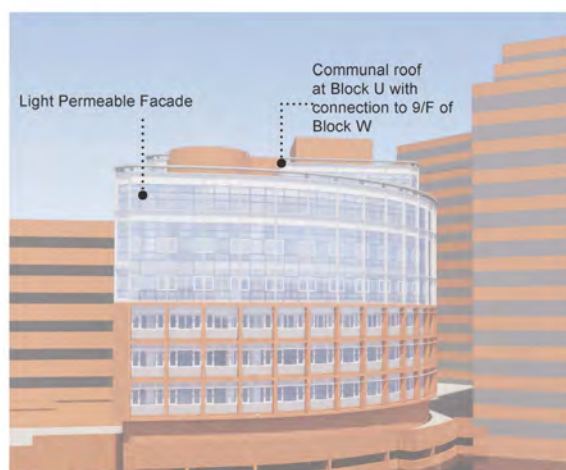
Communal Roof at Block U



View A Aerial View with site surrounding

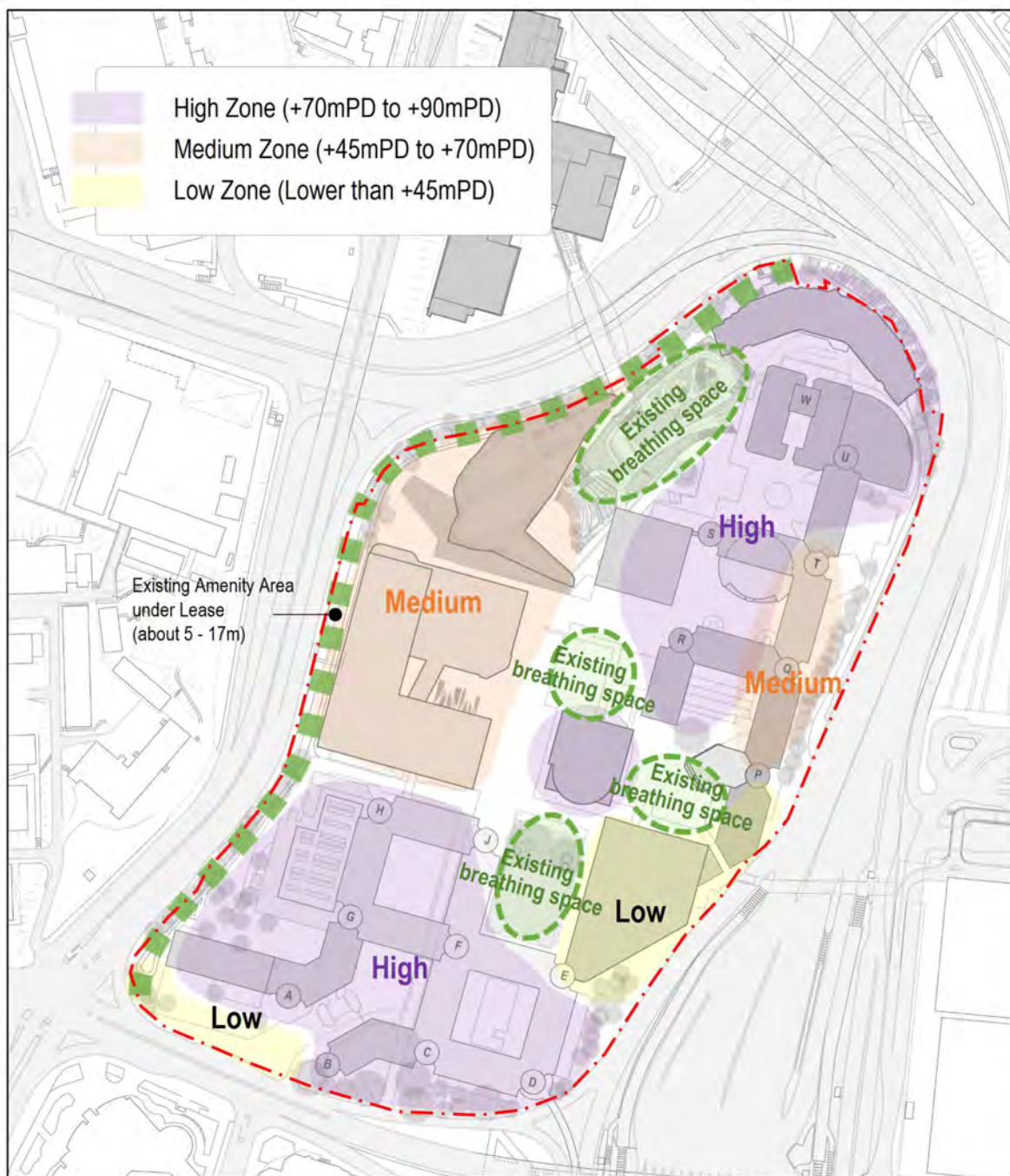


View B Block W Facade (View from 2/F podium level)



View C Block U Facade (View from Hong Chong Road)

Redevelopment of Blocks U and W under the Approved Application No. A/K1/268



Proposed Stepped Building Height Profile of the Site



Major Open / Breathing Space of the Site

(資料來源: 由香港理工大學提供)
(Source : submitted by the PolyU)

參考編號
REFERENCE No.
M/K1/24/7

繪圖
DRAWING
6

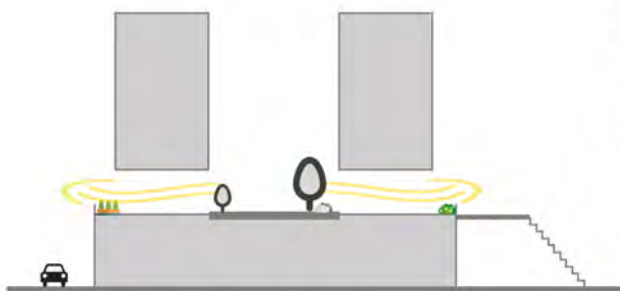


Figure 4.1 Ventilated podium with greenery for leisure activities

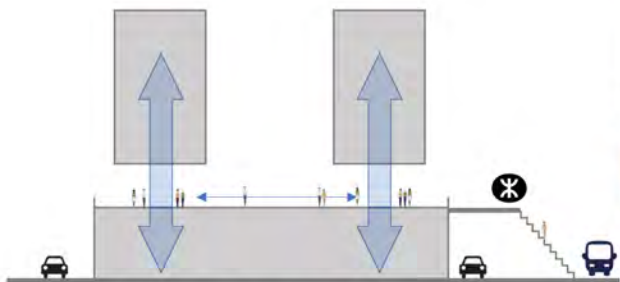


Figure 4.2 Main podium level serves as a major access ground of the campus free from vehicular traffic

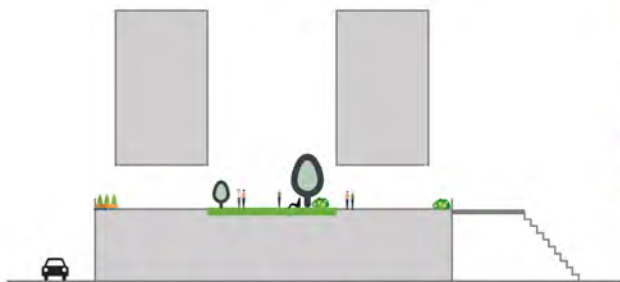


Figure 4.3 Central courtyard with trees and doses of greenery becomes a landmark leisure space in the campus for community's enjoyment

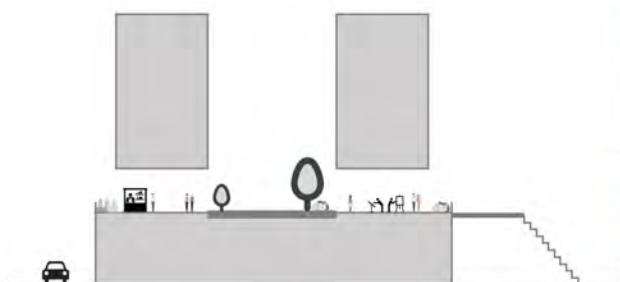


Figure 4.4 Sheltered open-air areas could also serve for different types of activities

Key Design Features to be Retained at the Site



Existing Condition



Potential Redevelopment



Key Plan



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Viewpoint 1 – Kowloon Park

Review of Building Height Restriction of
the Main Campus of the Hong Kong
Polytechnic University,
Hung Hom, Kowloon

Visual Impact Assessment

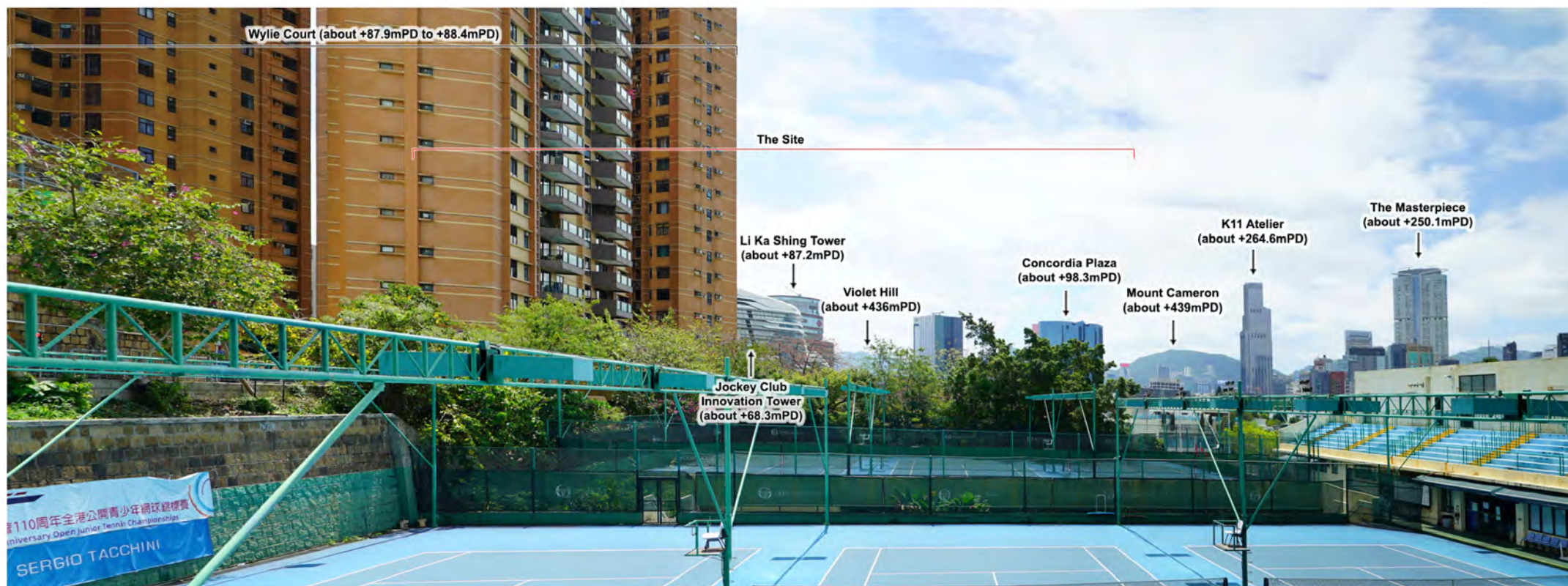
Figure 6.1

Date: 8 October 2024

(資料來源: 由香港理工大學提供)
(Source : submitted by the PolyU)

參考編號
REFERENCE No.
M/K1/24/7

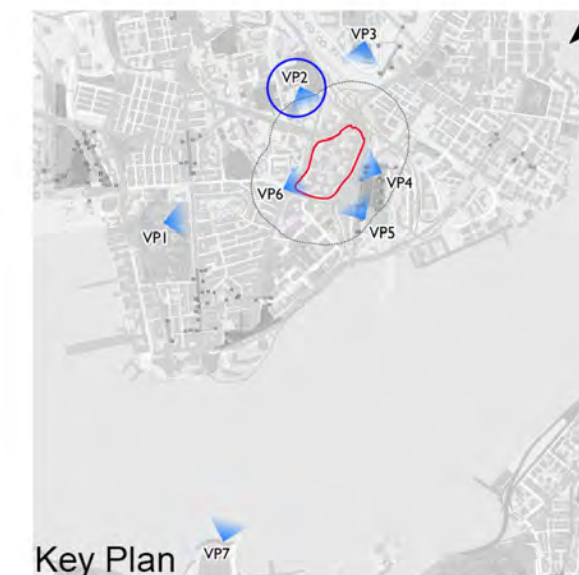
繪圖
DRAWING
8



Existing Condition



Potential Redevelopment



Key Plan

*The extent of the Potential Redevelopment is generated by extruding the existing massing to +90mPD and it is indicative only

*PolyU's main objective is not to maximize building heights uniformly across the campus but rather to adhere to a varied building height profile. For the proposed design measures of the Potential Redevelopment, please refer to the Section 4 of the Visual Impact Assessment



Viewpoint 2 – Wylie Path outside the King's Park Sports Association

Review of Building Height Restriction of the Main Campus of the Hong Kong Polytechnic University, Hung Hom, Kowloon

Visual Impact Assessment

Figure 6.2

Date: 11 December 2024

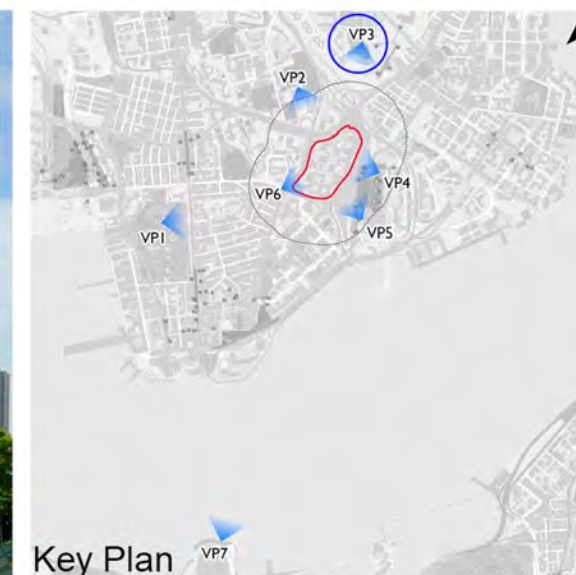
(資料來源: 由香港理工大學提供)
(Source : submitted by the PolyU)

參考編號
REFERENCE No.
M/K1/24/7

繪圖
DRAWING
9



Existing Condition



Key Plan



Potential Redevelopment

*The extent of the Potential Redevelopment is generated by extruding the existing massing to +90mPD and it is indicative only

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Viewpoint 3 – Chung Yee Street Garden

Review of Building Height Restriction of
the Main Campus of the Hong Kong
Polytechnic University,
Hung Hom, Kowloon

Visual Impact Assessment

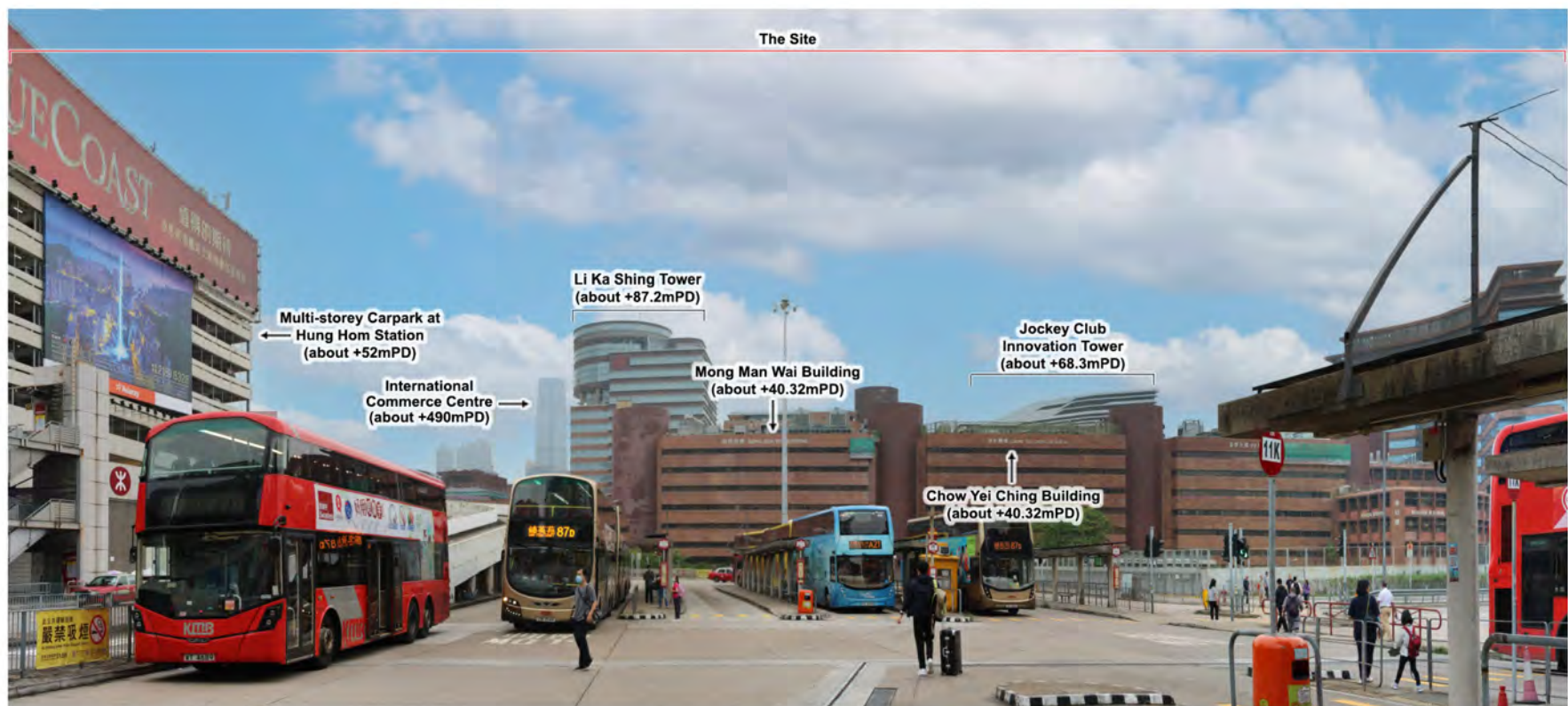
Figure 6.3

Date: 11 December 2024

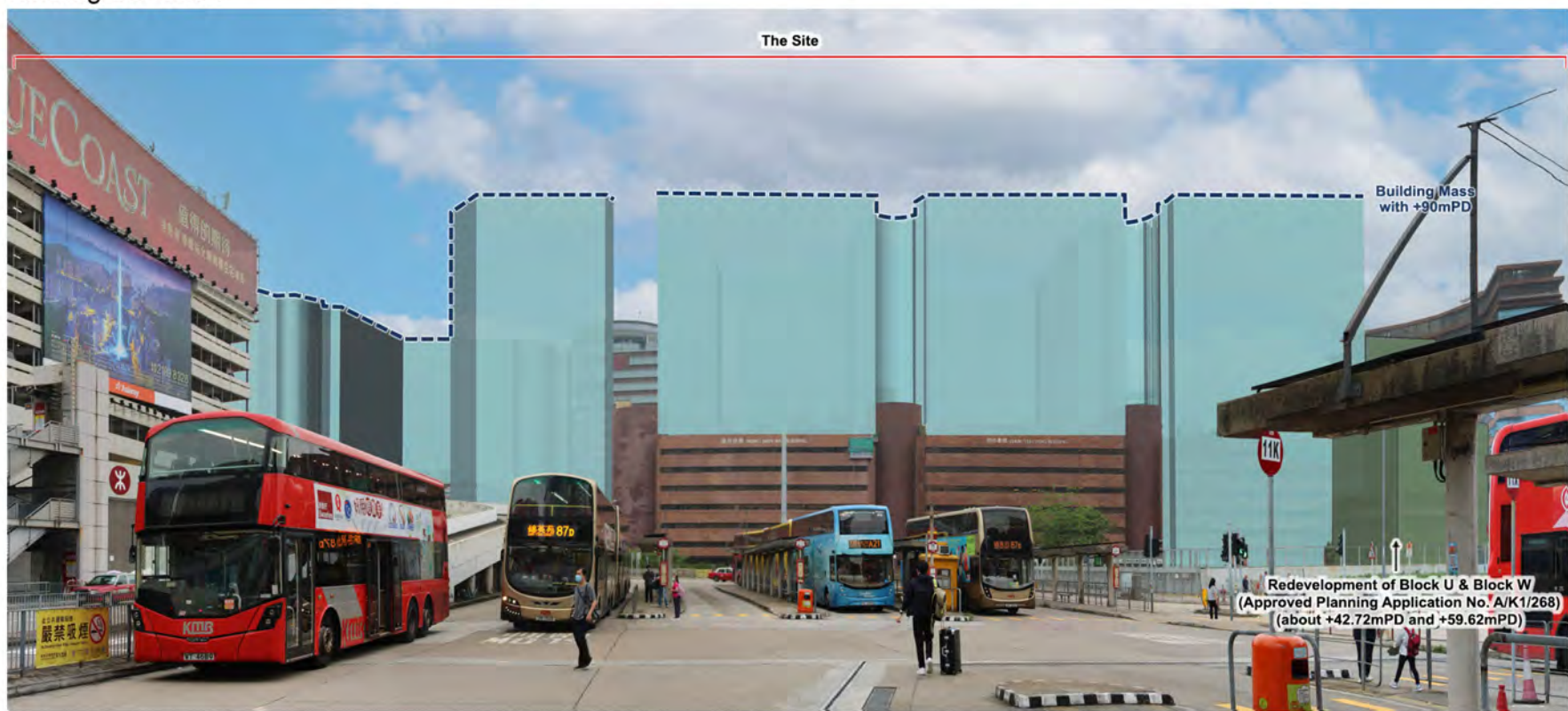
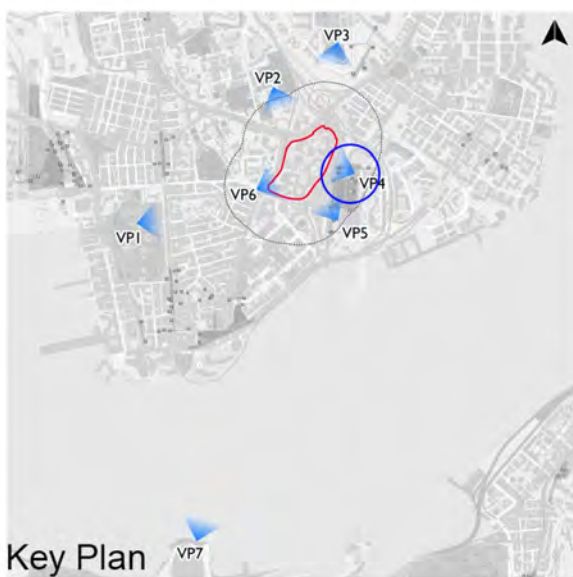
(資料來源: 由香港理工大學提供)
(Source : submitted by the PolyU)

參考編號
REFERENCE No.
M/K1/24/7

繪圖
DRAWING
10



Existing Condition



Potential Redevelopment

*The extent of the Potential Redevelopment is generated by extruding the existing massing to +90mPD and it is indicative only

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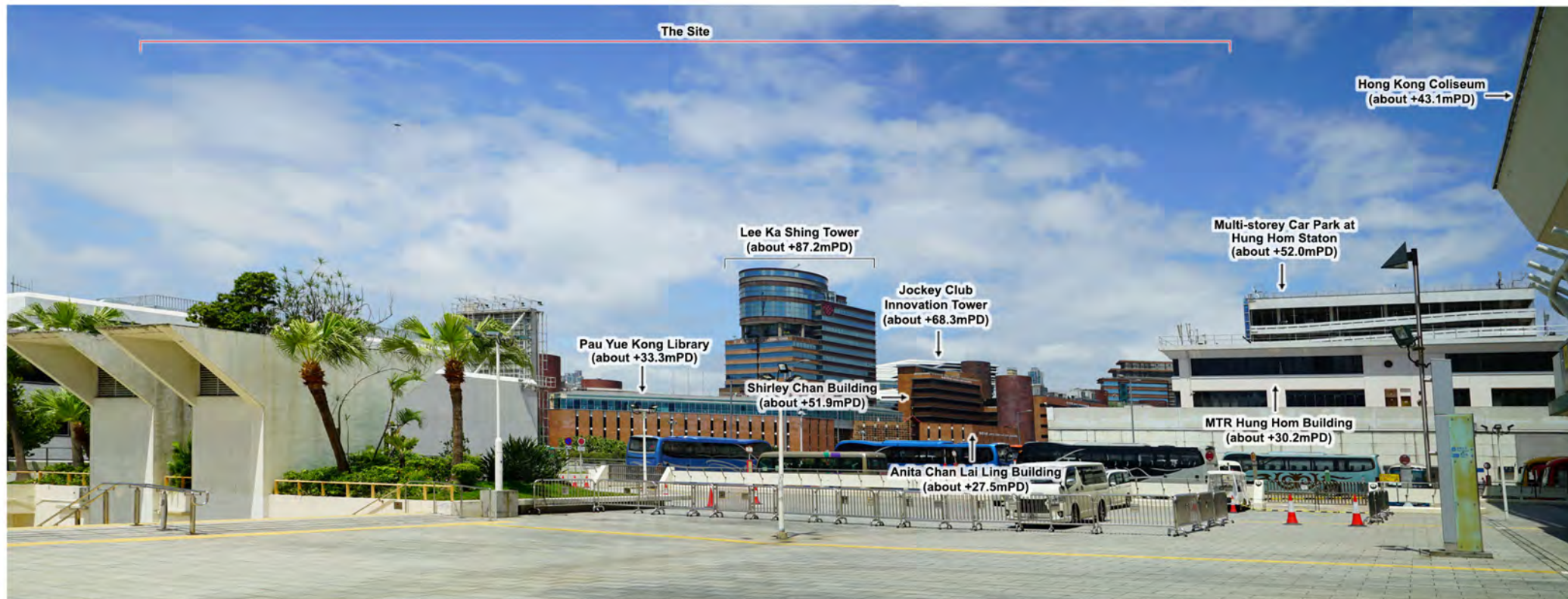
Viewpoint 4 – Bus Terminus in Hung Hom Station

Review of Building Height Restriction of the Main Campus of the Hong Kong Polytechnic University, Hung Hom, Kowloon

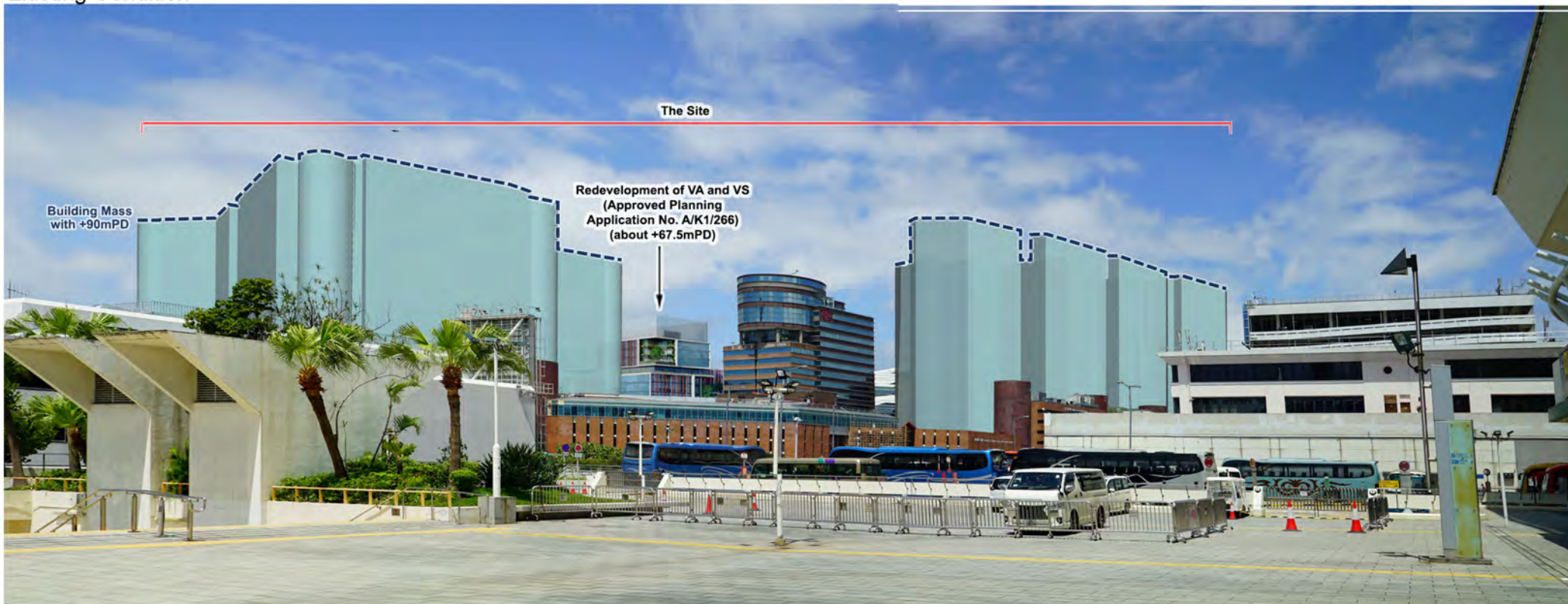
Visual Impact Assessment

Figure 6.4

Date: 11 December 2024



Existing Condition



Potential Redevelopment

*The extent of the Potential Redevelopment is generated by extruding the existing massing to +90mPD and it is indicative only

*PolyU's main objective is not to maximize building heights uniformly across the campus but rather to adhere to a varied building height profile. For the proposed design measures of the Potential Redevelopment, please refer to the Section 4 of the Visual Impact Assessment



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Viewpoint 5 – Open Area of the Hong Kong Coliseum

Review of Building Height Restriction of
the Main Campus of the Hong Kong
Polytechnic University,
Hung Hom, Kowloon

Visual Impact Assessment

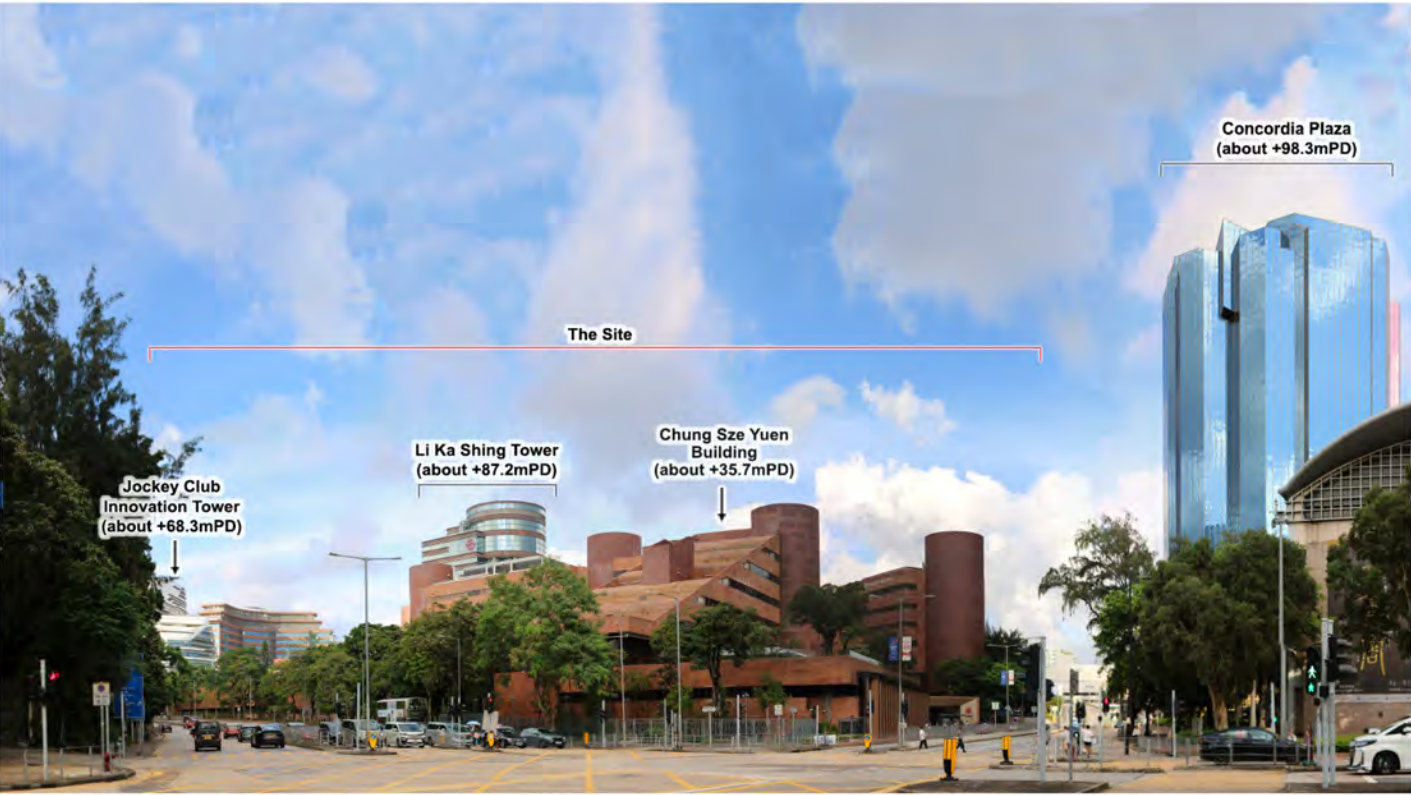
Figure 6.5

Date: 11 December 2024

(資料來源: 由香港理工大學提供)
(Source : submitted by the PolyU)

參考編號
REFERENCE No.
M/K1/24/7

繪圖
DRAWING
12



Existing Condition



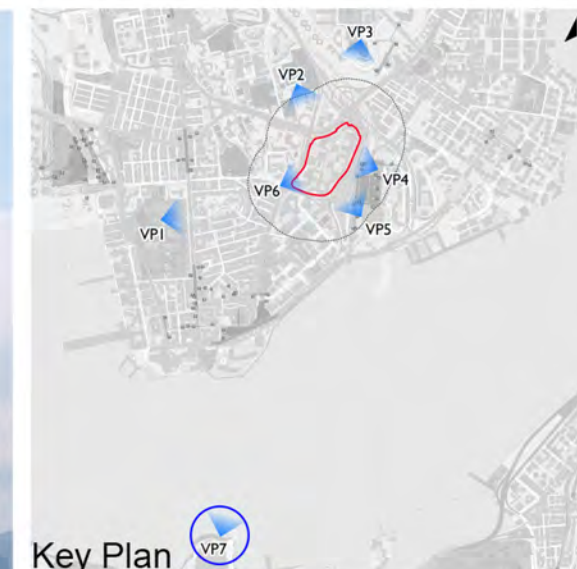
Potential Redevelopment



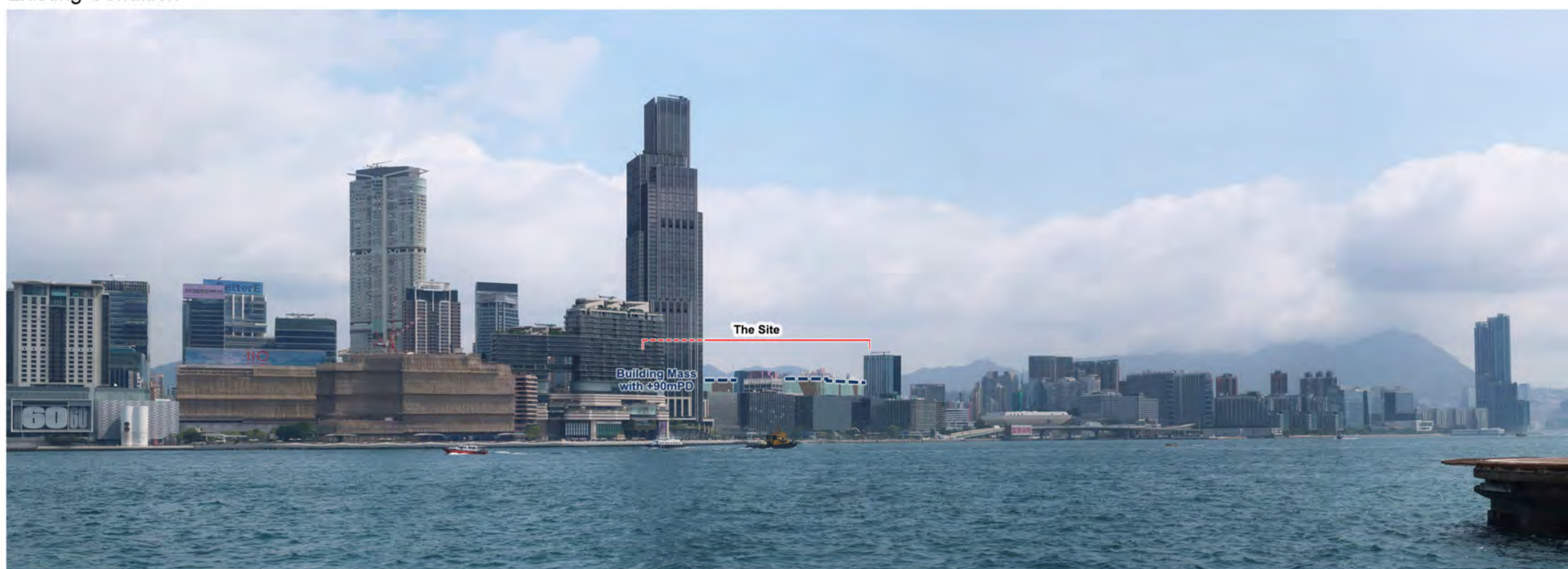
*The extent of the Potential Redevelopment is generated by extruding the existing massing to +90mPD and it is indicative only

*PolyU's main objective is not to maximize building heights uniformly across the campus but rather to adhere to a varied building height profile. For the proposed design measures of the Potential Redevelopment, please refer to the Section 4 of the Visual Impact Assessment

	Viewpoint 6 – Pedestrian Crossing at the Junction of Chatham Road South and Cheong Wan Road	Review of Building Height Restriction of the Main Campus of the Hong Kong Polytechnic University, Hung Hom, Kowloon	Figure 6.6
		Visual Impact Assessment	Date: 11 December 2024



Existing Condition



Potential Redevelopment

*The extent of the Potential Redevelopment is generated by extruding the existing massing to +90mPD and it is indicative only

*PolyU's main objective is not to maximize building heights uniformly across the campus but rather to adhere to a varied building height profile. For the proposed design measures of the Potential Redevelopment, please refer to the Section 4 of the Visual Impact Assessment



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Viewpoint 7 – Hong Kong Convention & Exhibition Centre

Review of Building Height Restriction of
the Main Campus of the Hong Kong
Polytechnic University,
Hung Hom, Kowloon

Visual Impact Assessment

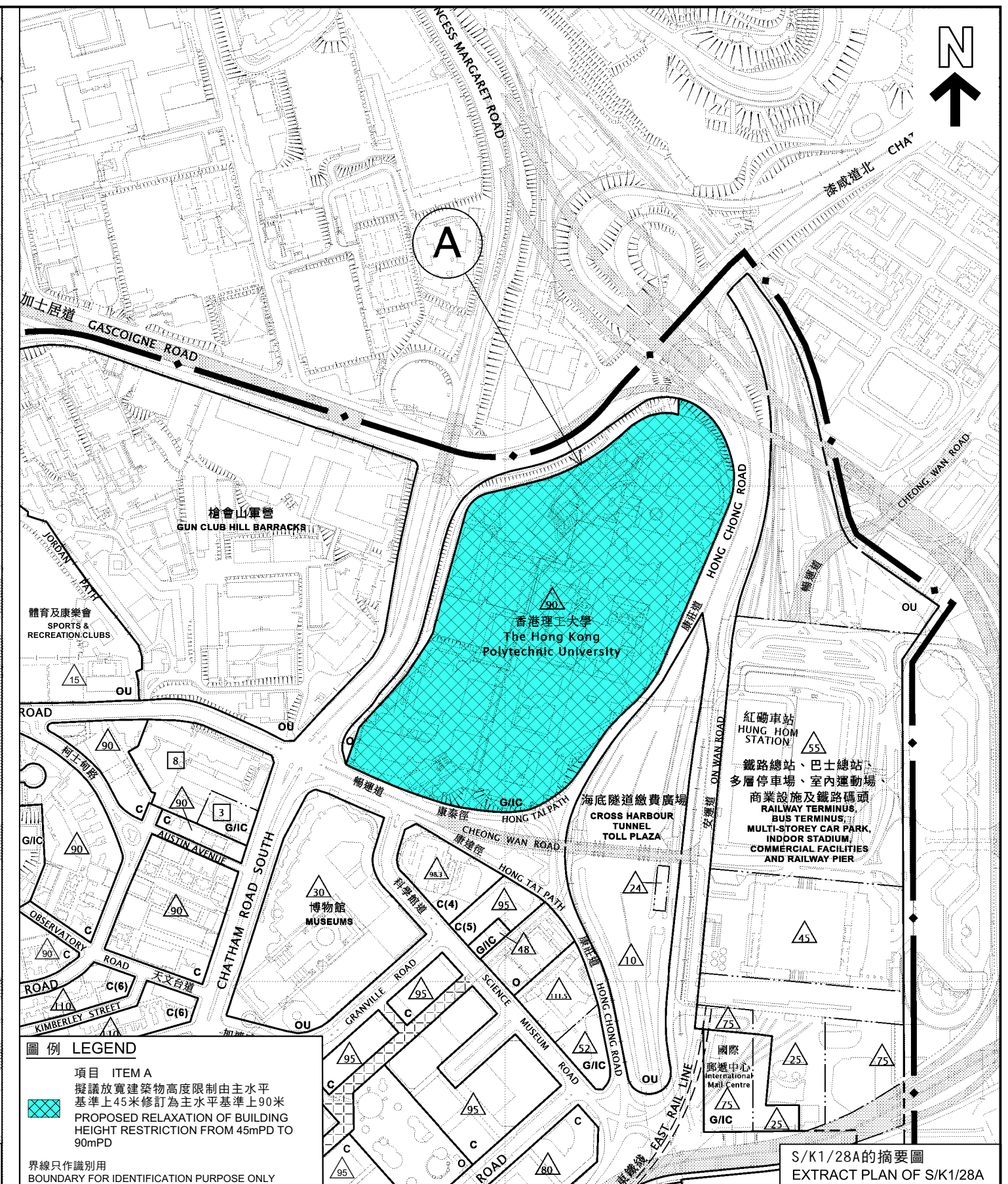
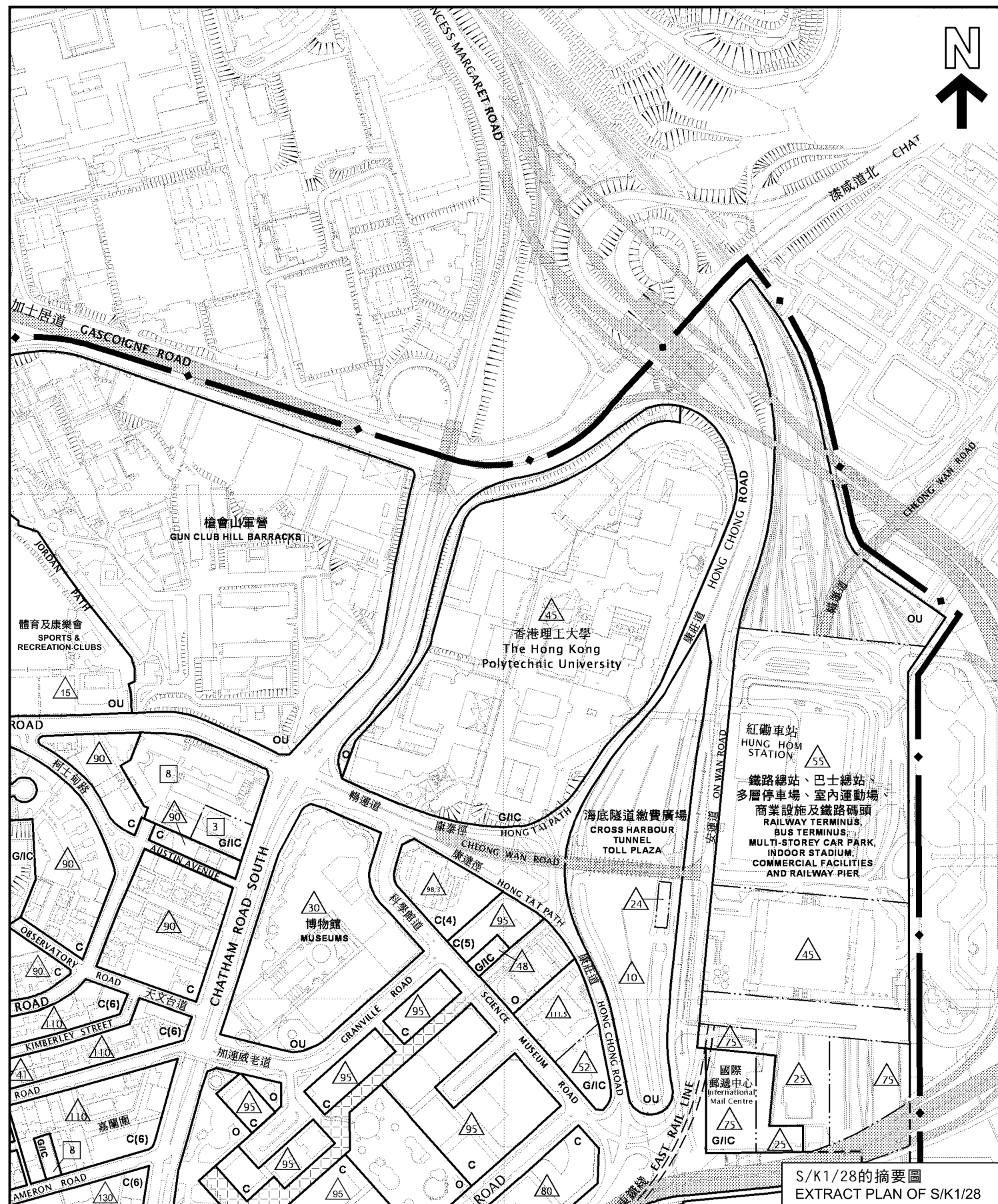
Figure 6.7

Date: 11 December 2024

(資料來源: 由香港理工大學提供)
(Source : submitted by the PolyU)

參考編號
REFERENCE No.
M/K1/24/7

繪圖
DRAWING
14



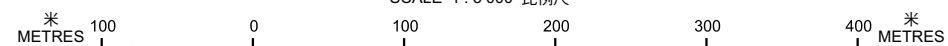
本摘要圖於2024年11月20日擬備，
所根據的資料為於2013年12月3日
核准的分區計劃大綱圖編號S/K1/28

EXTRACT PLAN PREPARED ON 20.11.2024
BASED ON OUTLINE ZONING PLAN No.
S/K1/28 APPROVED ON 3.12.2013

分區計劃大綱圖上現有與擬議用途地帶的比較
COMPARISON OF EXISTING AND PROPOSED ZONINGS ON THE OZP

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目 A)
PROPOSED AMENDMENT TO APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

SCALE 1 : 5 000 比例尺

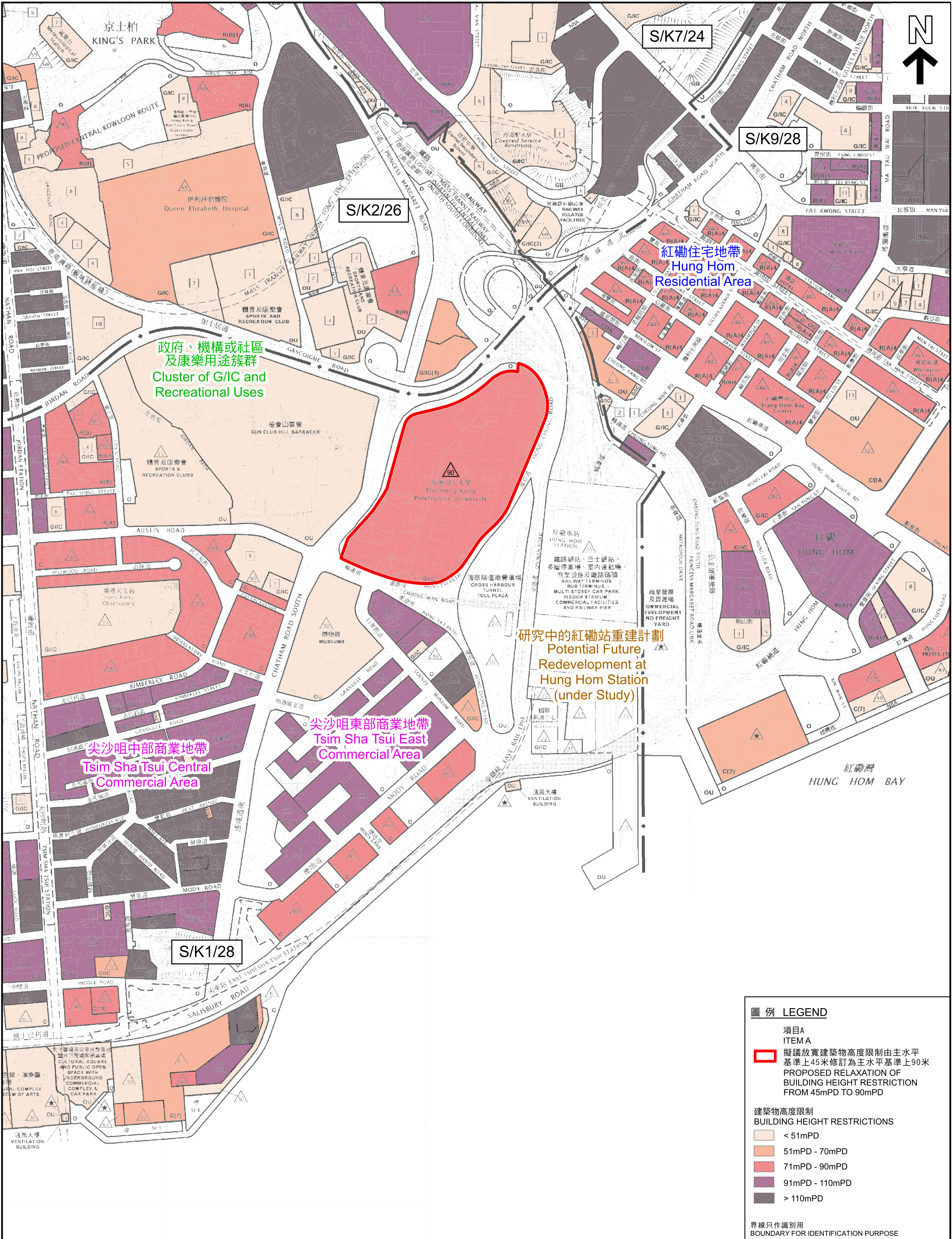


規劃署
PLANNING DEPARTMENT



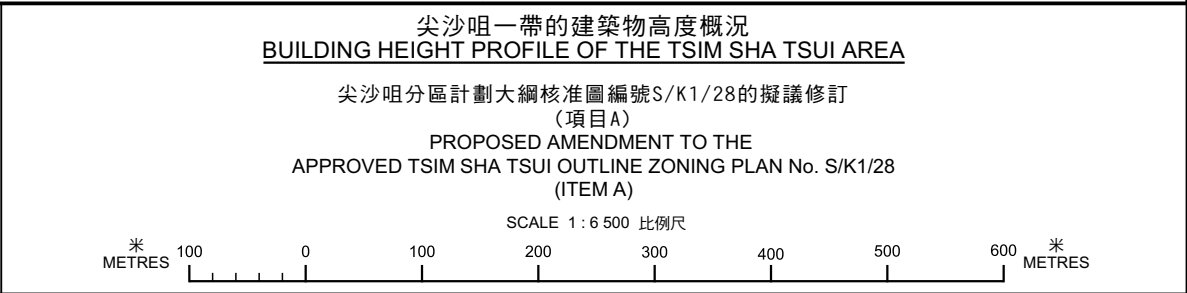
參考編號
REFERENCE No.
M/K1/24/7

PLAN
1



本摘要圖於2024年12月17日擬備，所根據的資料為於2013年12月3日核准的分區計劃大綱圖編號S/K1/28，於2024年7月16日核准的分區計劃大綱圖編號S/K2/26，於2015年9月8日核准的分區計劃大綱圖編號S/K7/24，以及於2022年5月31日核准的分區計劃大綱圖編號S/K9/28

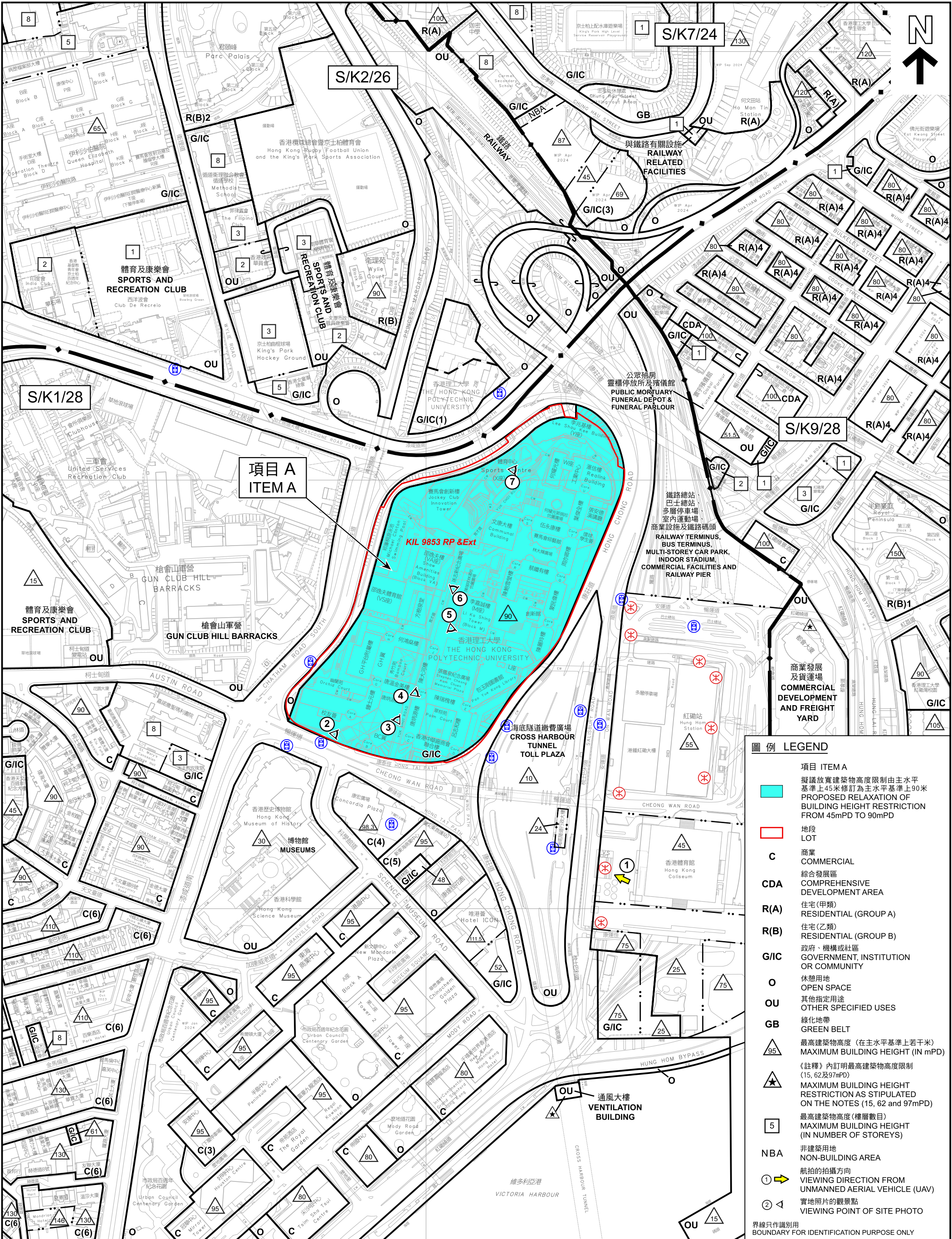
EXTRACT PLAN PREPARED ON 17.12.2024
BASED ON OUTLINE ZONING PLANS No.
S/K1/28 APPROVED ON 3.12.2013,
S/K2/26 APPROVED ON 16.7.2024
S/K7/24 APPROVED ON 8.9.2015 AND
S/K9/28 APPROVED ON 31.5.2022



規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
2a



本摘要圖於2024年12月12日擬備，
所根據的資料為測量圖編號
11-NW-25A, B, C及D 和 11-SW-5A及B
EXTRACT PLAN PREPARED ON
12.12.2024 BASED ON SURVEY SHEETS No.
11-NW-25A, B, C & D AND 11-SW-5A & B

平面圖 SITE PLAN

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

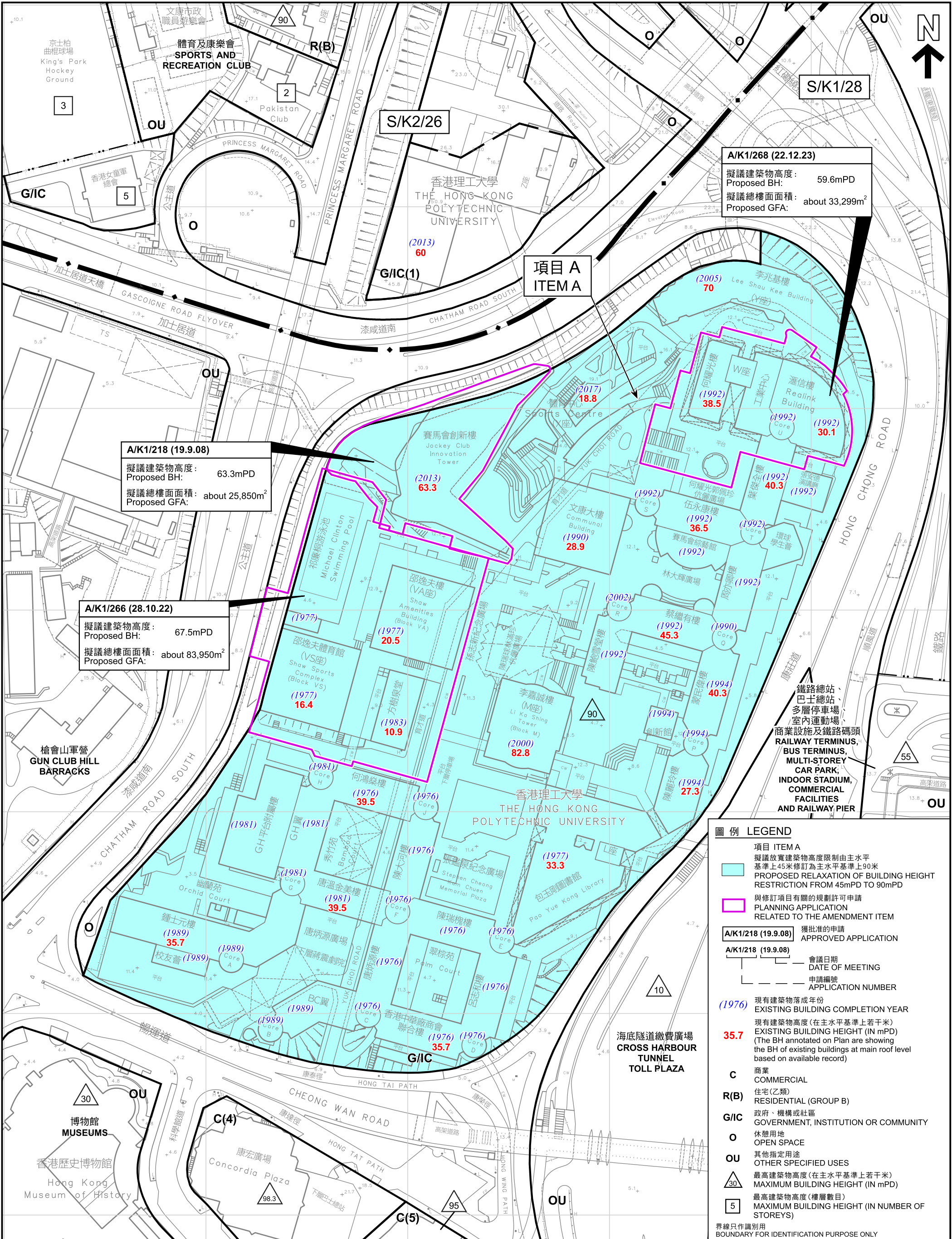
SCALE 1:4 000 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
2b





PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)



參考編號
REFERENCE No.
M/K1/24/7

PLAN
3

本摘要圖於2024年11月18日擬備，
所根據的資料為地政總署於
2024年3月8日拍攝的航攝照片
編號E218399C

EXTRACT PLAN PREPARED ON 18.11.2024
 BASED ON AERIAL PHOTO No.
 E218399C TAKEN ON 8.3.2024
 BY LANDS DEPARTMENT



現有建築物高度在主水平基準上若干米
EXISTING BUILDING HEIGHT IN METRES ABOVE PRINCIPAL DATUM (mPD)
(The BH annotated on Plan are showing the BH of existing buildings at main roof level based on available record)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2024年12月6日擬備，所根據的資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 6.12.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024

實地照片 SITE PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4a



實地照片 SITE PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4b

本圖於2024年11月18日擬備，所根據的
資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 18.11.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024



實地照片 SITE PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4c

本圖於2024年11月18日擬備，所根據的
資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 18.11.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024

4



李嘉誠樓
LI KA SHING
TOWER

陳瑞槐樓
CHAN SUI WAI
BUILDING

包玉剛圖書館
PAO YUE KONG
LIBRARY

張鑑泉紀念廣場
STEPHEN CHEONG KAM CHUEN
MEMORIAL PLAZA

實地照片 SITE PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4d

本圖於2024年11月18日擬備，所根據的
資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 18.11.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024

5



本圖於2024年11月18日擬備，所根據的資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 18.11.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024

實地照片 SITE PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4e

6



實地照片 SITE PHOTO

本圖於2024年11月18日擬備，所根據的資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 18.11.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4f

7



本圖於2024年11月18日擬備，所根據的資料為攝於2024年11月6日的實地照片

PLAN PREPARED ON 18.11.2024
BASED ON SITE PHOTO
TAKEN ON 6.11.2024

實地照片 SITE PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
(項目A)

PROPOSED AMENDMENT TO THE
APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28
(ITEM A)

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
4g

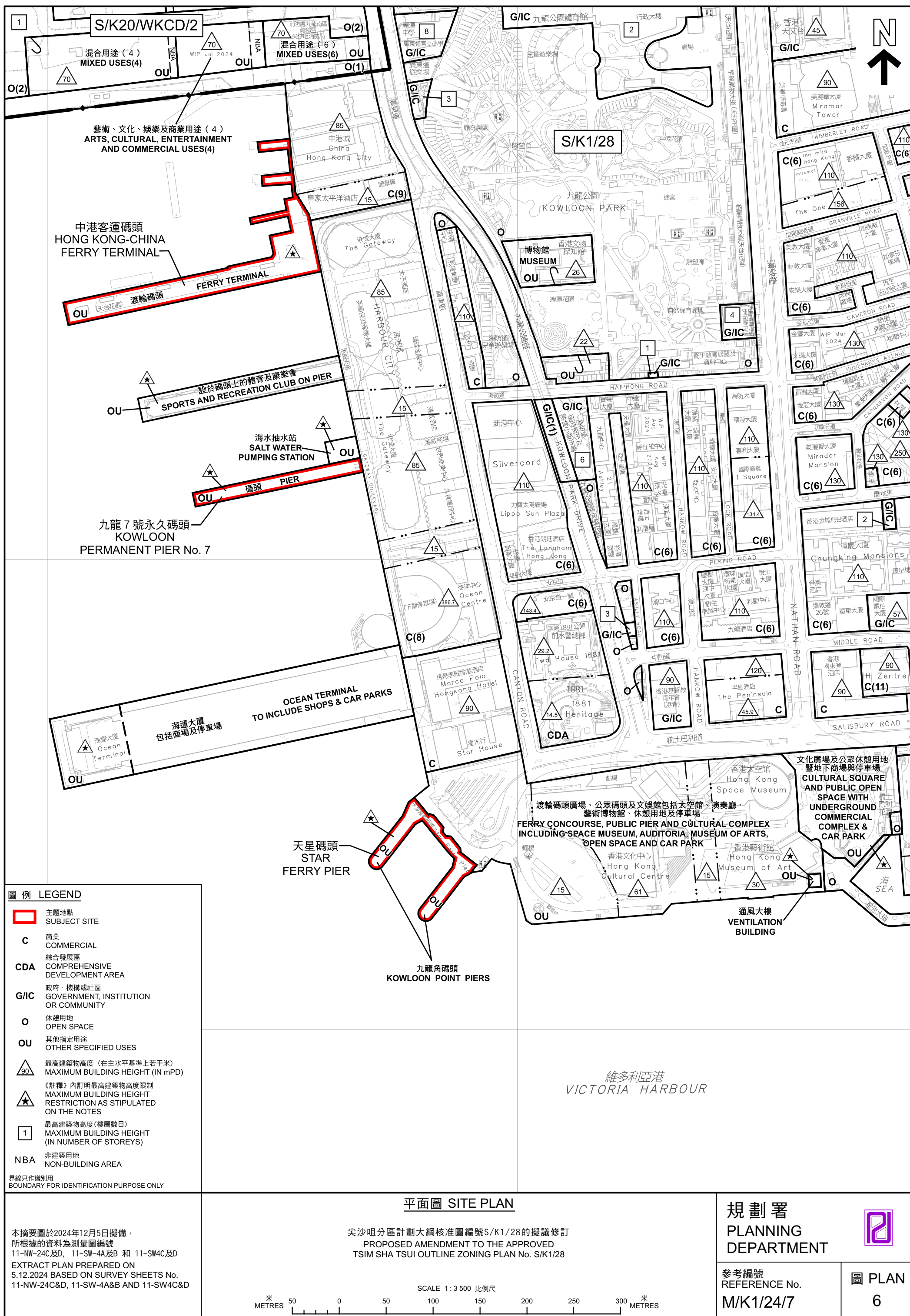




圖 例 LEGEND

主題地點
SUBJECT SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2024年12月5日擬備，
所根據的資料為地政總署於
2024年3月8日拍攝的航攝照片
編號E218603C
EXTRACT PLAN PREPARED ON 5.12.2024
BASED ON AERIAL PHOTO No.
E218603C TAKEN ON 8.3.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

尖沙咀分區計劃大綱核准圖編號S/K1/28的擬議修訂
PROPOSED AMENDMENT TO THE APPROVED
TSIM SHA TSUI OUTLINE ZONING PLAN No. S/K1/28

規 劃 署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/K1/24/7

圖 PLAN
7