

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

本摘要圖於2021年12月29日擬備，所根據的資料為
於2016年12月6日核准的分區計劃大綱圖編號S/K11/29
EXTRACT PLAN PREPARED ON 29.12.2021
BASED ON OUTLINE ZONING PLAN No.
S/K11/29 APPROVED ON 6.12.2016

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖編號S/K 1 1 / 2 9 的擬議修訂
(A 及 B 項)
PROPOSED AMENDMENTS TO THE APPROVED TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

SCALE 1:5 000 比例尺
米 100 0 100 200 300 400 米
METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
1

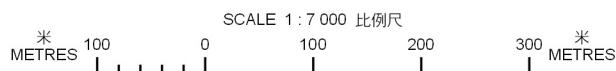


本摘要圖於2022年5月4日擬備，所根據的資料為
於2020年3月3日核准的分區計劃大綱圖編號S/K8/23，
於2016年12月6日核准的分區計劃大綱圖編號S/K11/29及
於2004年11月2日核准的分區計劃大綱圖編號S/K12/16

EXTRACT PLAN PREPARED ON 4.5.2022
BASED ON OUTLINE ZONING PLANS No.
S/K8/23 APPROVED ON 3.3.2020,
S/K11/29 APPROVED ON 6.12.2016 AND
S/K12/16 APPROVED ON 2.11.2004

位置圖 LOCATION PLAN

黃大仙社區中心、竹園聯合村及牛池灣村發展用地
WONG TAI SIN COMMUNITY CENTRE, CHUK YUEN UNITED VILLAGE,
NGAU CHI WAN VILLAGE SITES

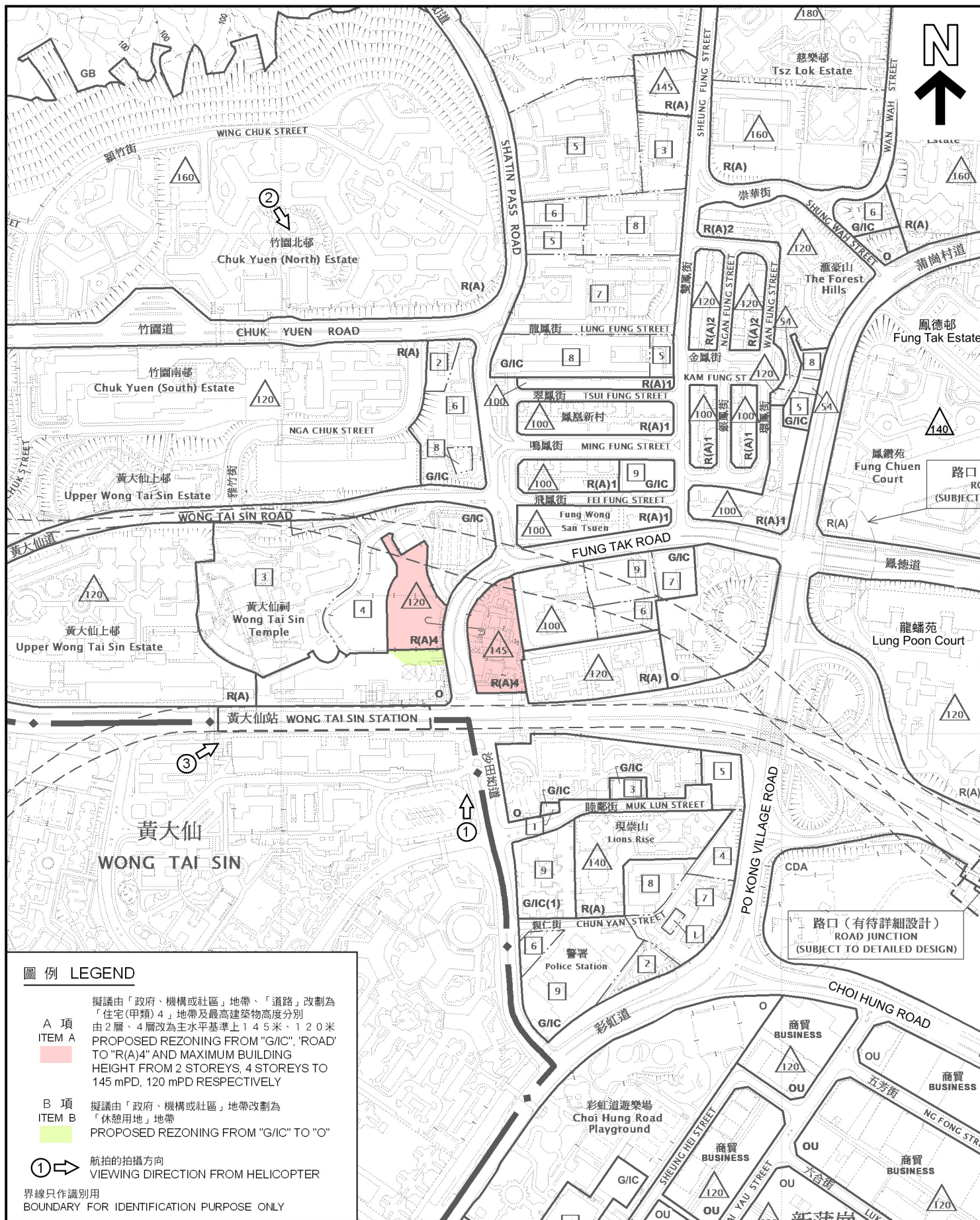


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PLANNING
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參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
2a



圖例 LEGEND

A 項
ITEM A

擬議由「政府、機構或社區」地帶、「道路」改劃為「住宅(甲類)4」地帶及最高建築物高度分別由2層、4層改為主水平基準上145米、120米
PROPOSED REZONING FROM "G/C", "ROAD" TO "R(A)4" AND MAXIMUM BUILDING HEIGHT FROM 2 STOREYS, 4 STOREYS TO 145 mPD, 120 mPD RESPECTIVELY

B 項
ITEM B

擬議由「政府、機構或社區」地帶改劃為「休憩用地」地帶
PROPOSED REZONING FROM "G/C" TO "O"



航拍的拍攝方向
VIEWING DIRECTION FROM HELICOPTER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號S/K 11/29的擬議修訂
(A及B項)

PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

SCALE 1:5 000 比例尺

規劃署

PLANNING

DEPARTMENT



參考編號

REFERENCE No.

M/K11/21/198

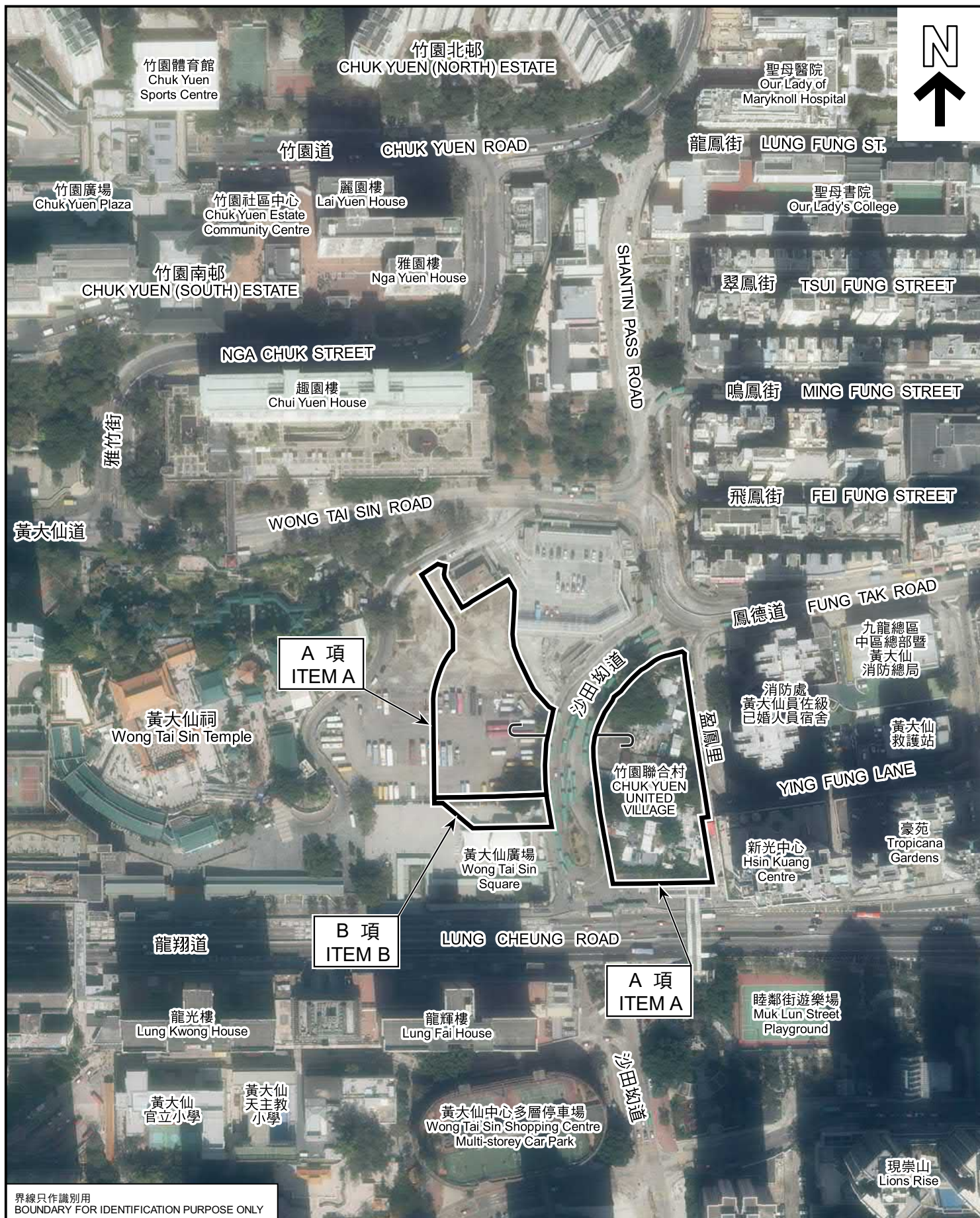
圖 PLAN

2b

本摘要圖於2022年5月4日擬備，
所根據的資料為分區計劃大綱圖編號
S/K11/29A

EXTRACT PLAN PREPARED ON 5.4.2022
BASED ON OUTLINE ZONING PLAN No.
S/K11/29A

米 100 0 100 200 米
METRES



界線只作識別用
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本摘要圖於2022年4月4日擬備，
所根據的資料為地政總署於2021年2月5日
拍得的航攝照片編號E139098C及E139099C
EXTRACT PLAN PREPARED ON 4.4.2022
BASED ON AERIAL PHOTOS No. E139098C
AND E139099C TAKEN ON 5.2.2021 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號 S / K 1 1 / 2 9 的擬議修訂
(A 及 B 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年6月6日擬備，所根據的資料為攝於2021年7月13日的實地照片
PLAN PREPARED ON 6.6.2022
BASE ON SITE PHOTO TAKEN ON 13.7.2021

實地照片 SITE PHOTO

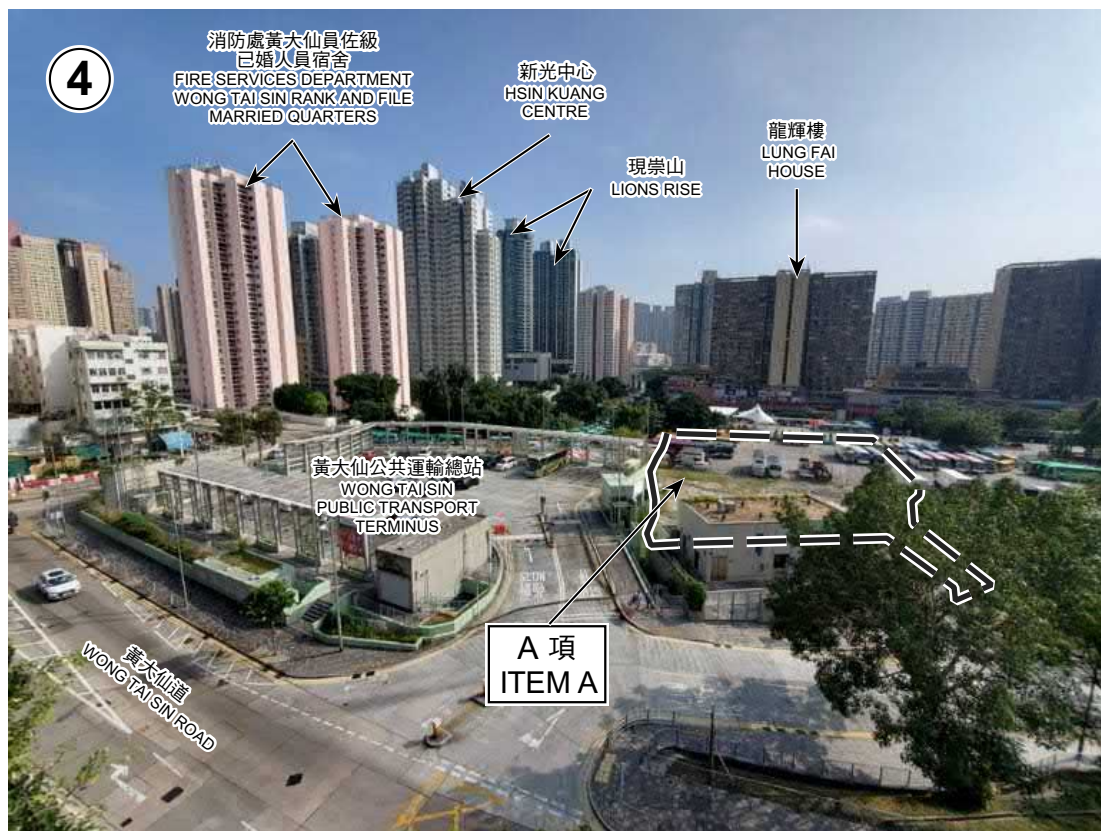
慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號 S/K 11 / 29 的擬議修訂
(A 及 B 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年4月12日擬備，
所根據的資料為攝於2021年11月3日的
實地照片

PLAN PREPARED ON 12.4.2022
BASED ON SITE PHOTOS TAKEN ON
3.11.2021

實地照片 SITE PHOTOS

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號 S/K 11/29 的擬議修訂
(A 及 B 項)

PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K11/21/198

圖 PLAN

4d



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2022年4月12日擬備，
所根據的資料為攝於2021年11月3日的
實地照片
PLAN PREPARED ON 12.4.2022
BASED ON SITE PHOTOS TAKEN ON
3.11.2021

實地照片 SITE PHOTOS

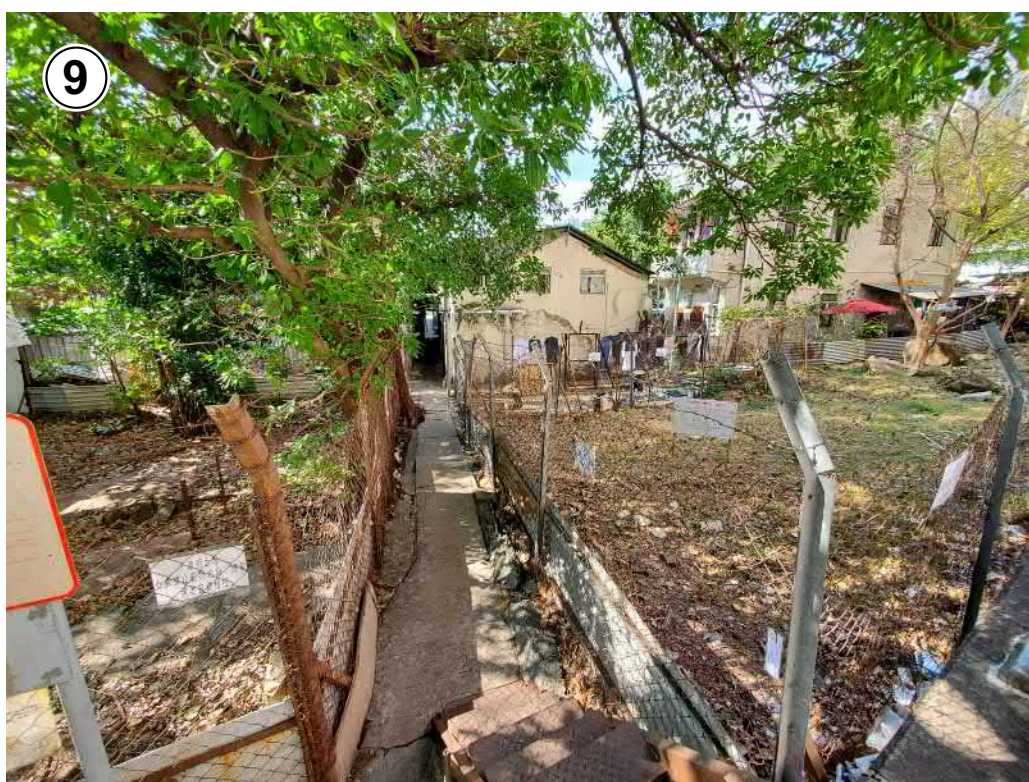
慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號 S/K 11/29 的擬議修訂
(A 及 B 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
4e



實地照片 SITE PHOTOS

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號 S/K 11/29 的擬議修訂
(A 及 B 項)

PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K11/21/198

圖 PLAN

4f

本圖於2022年4月12日擬備，
所根據的資料為攝於2022年1月5日的
實地照片
PLAN PREPARED ON 12.4.2022
BASED ON SITE PHOTOS TAKEN ON
5.1.2022



實地照片 SITE PHOTOS

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖
編號 S/K 11/29 的擬議修訂
(A 及 B 項)

PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/29
(ITEMS A AND B)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

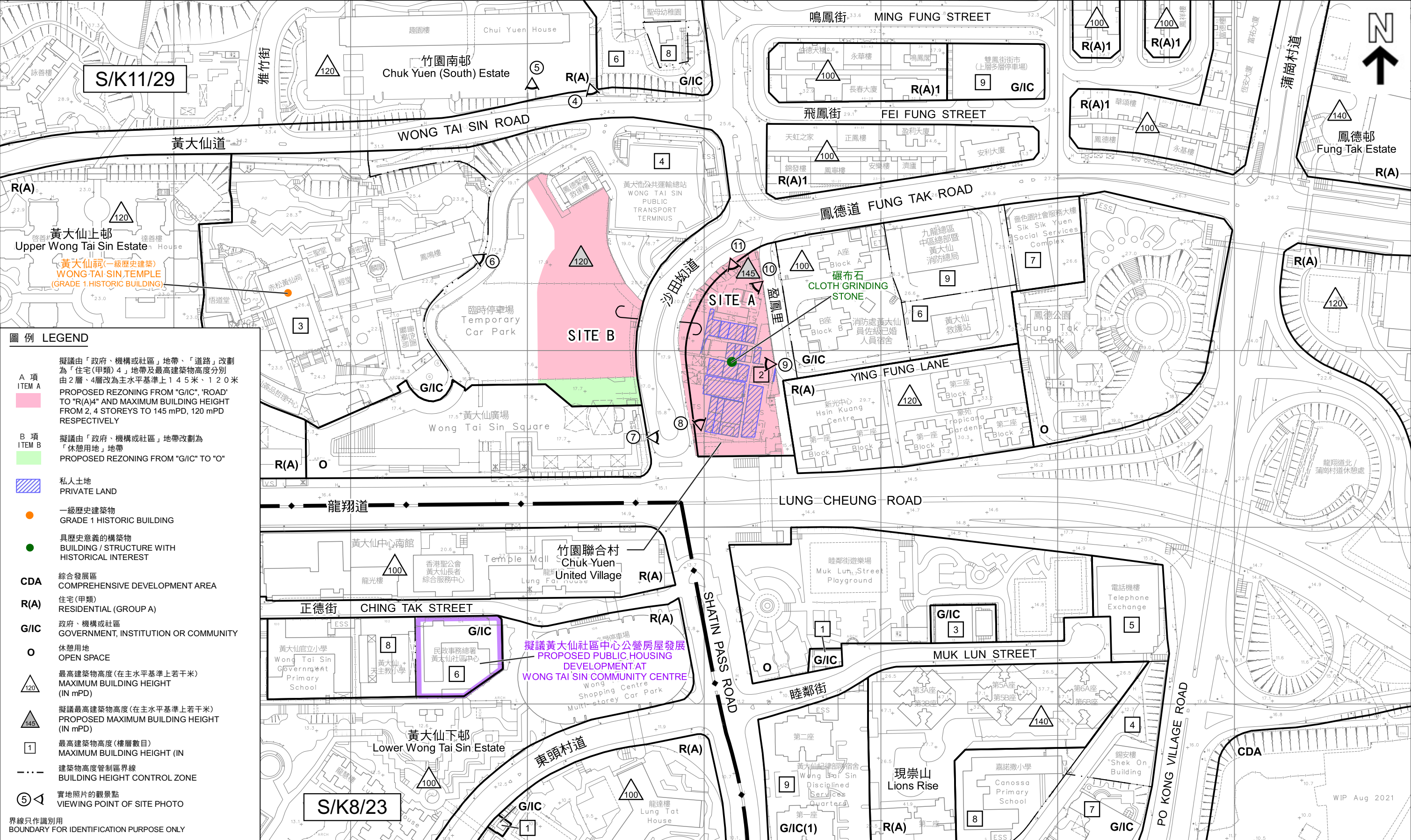
M/K11/21/198

圖 PLAN

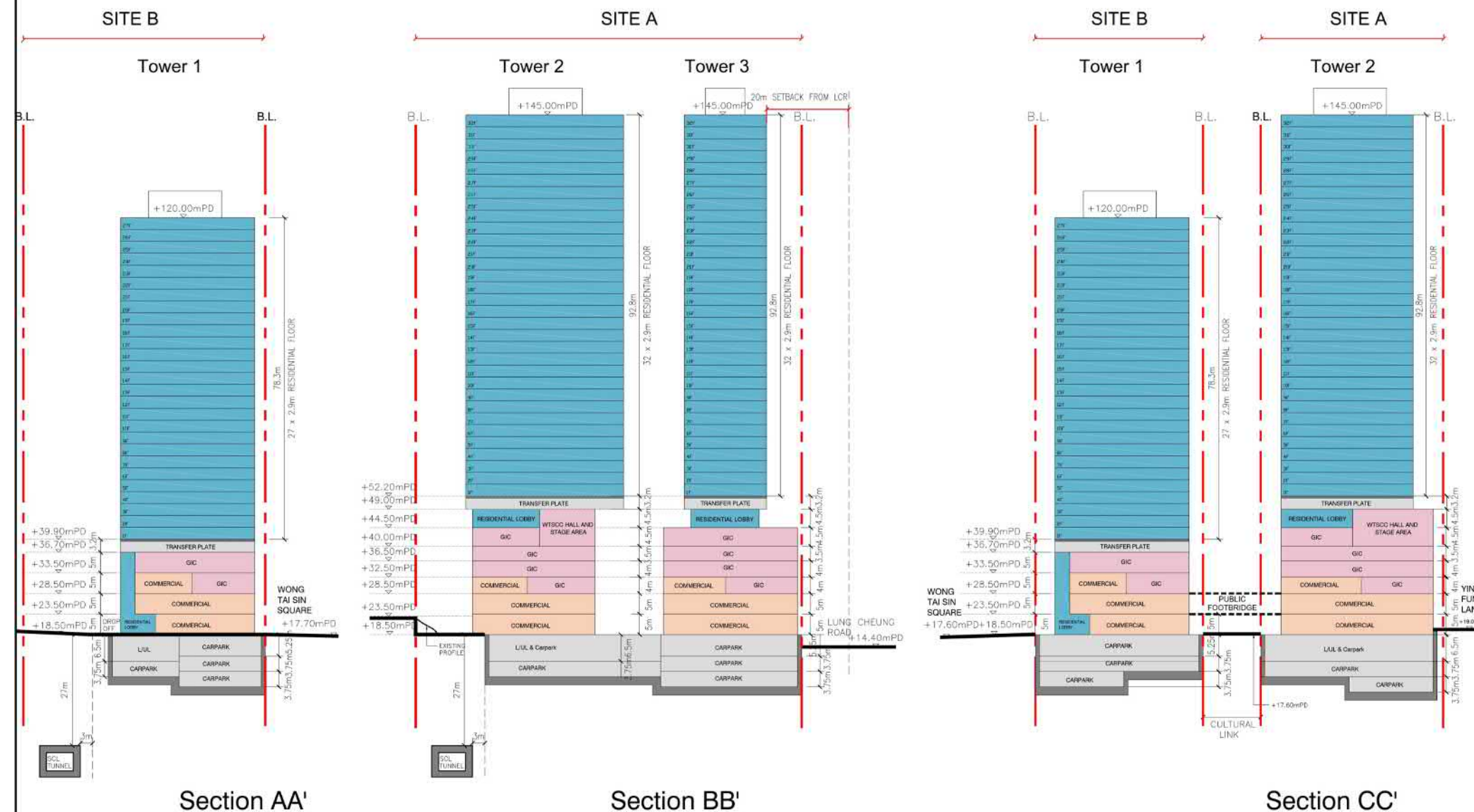
4g

本圖於2022年4月12日擬備，
所根據的資料為攝於2021年11月3日的
實地照片

PLAN PREPARED ON 12.4.2022
BASED ON SITE PHOTOS TAKEN ON
3.11.2021



NO.	DESCRIPTION
1	Initial Issue



Legend :

Site Boundary



G/IC



145 mPD (Site A) / 120 mPD (Site B)



Retail



Car Park

本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

竹園聯合村的擬議公營房屋發展項目構思方案
NOTIONAL SCHEME OF THE PROPOSED PUBLIC HOUSING DEVELOPMENT AT THE CYUV SITE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
6b

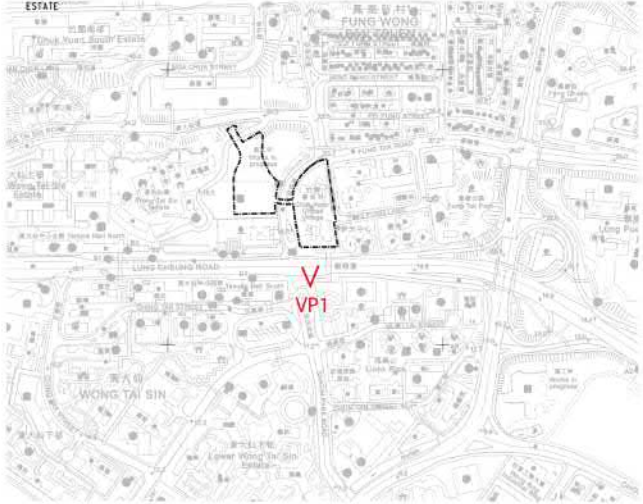
(資料來源: 由土木工程拓展署提交)
(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)



EXISTING PHOTO



PHOTOMONTAGE OF VP 1 - BUS STOP AT TEMPLE MALL SOUTH



KEY PLAN

AECOM

PROJECT
SITE FORMATION AND
INFRASTRUCTURE WORKS
FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT WONG TAI SIN -
FEASIBILITY STUDY

CLIENT
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Civil Engineering and
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ISSUE/REVISION			

STATUS

SCALE
比例

DIMENSION UNIT
尺寸單位

KEY PLAN

PROJECT NO.
項目編號

60625506

AGREEMENT NO.
協議編號

CE 32/2019(CE)

SHEET TITLE
圖名

PHOTOMONTAGE OF VP1 -
BUS STOP AT TEMPLE MALL SOUTH
(+120mPD, +145mPD)

SHEET NUMBER
圖號

60625506/TR16b/FIGURE 9.2

(資料來源: 由土木工程拓展署提交)

(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

合成照片 **PHOTOMONTAGE**

在黃大仙中心南館的觀景點
VIEWING POINT AT TEMPLE MALL SOUTH

本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

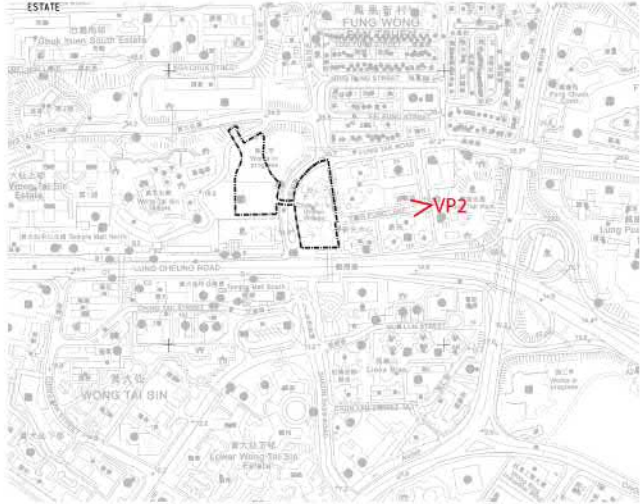
圖 PLAN
7a



EXISTING PHOTO



PHOTOMONTAGE OF VP 2 - FUNG TAK PARK



KEY PLAN

AECOM

PROJECT
SITE FORMATION AND
INFRASTRUCTURE WORKS
FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT WONG TAI SIN -
FEASIBILITY STUDY

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ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.

STATUS

SCALE **DIMENSION UNIT**

KEY PLAN

PROJECT NO. **AGREEMENT NO.**
60625506 CE 32/2019(CE)

SHEET TITLE
PHOTOMONTAGE OF VP2 - FUNG TAK
PARK
(+120mPD, +145mPD)

SHEET NUMBER
60625506/TR16b/FIGURE 9.3

(資料來源: 由土木工程拓展署提交)

(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

合成照片 **PHOTOMONTAGE**

在鳳德公園的觀景點
VIEWING POINT AT FUNG TAK PARK

本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

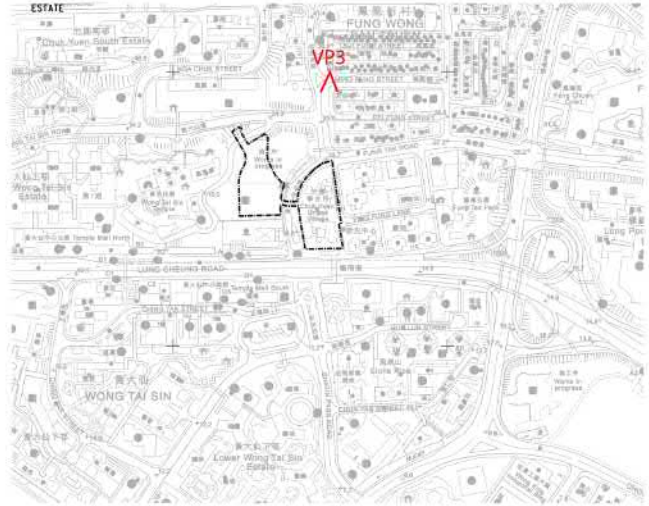
圖 PLAN
7b



EXISTING PHOTO



PHOTOMONTAGE OF VP 3 - FEI FUNG STREET SITTING-OUT AREA



KEY PLAN

AECOM

PROJECT

SITE FORMATION AND
INFRASTRUCTURE WORKS
FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT WONG TAI SIN -
FEASIBILITY STUDY

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ISSUE/REVISION

NO.	DESCRIPTION	DATE

NO.	DATE	DESCRIPTION	CHK.

STATUS

SCALE

DIMENSION UNIT

KEY PLAN

PROJECT NO.	AGREEMENT NO.
60625506	CE 32/2019(CE)

SHEET TITLE

PHOTOMONTAGE OF VP3 - FEI FUNG
STREET SITTING-OUT AREA
(+120mPD, +145mPD)

SHEET NUMBER

60625506/TR16b/FIGURE 9.4

(資料來源: 由土木工程拓展署提交)

(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

合成照片 PHOTOMONTAGE

在飛鳳街休憩處的觀景點

VIEWING POINT AT FEI FUNG STREET SITTING-OUT AREA

本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
7c



EXISTING PHOTO



PHOTOMONTAGE OF VP 4 - SOUTHEAST OF WONG TAI SIN TEMPLE AND GOOD WISH GARDEN



KEY PLAN

AECOM

PROJECT
項目

SITE FORMATION AND
INFRASTRUCTURE WORKS
FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT WONG TAI SIN -
FEASIBILITY STUDY

CLIENT
委託

CEDD 土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
顧問

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SUB-CONSULTANTS
分包顧問

ISSUE/REVISION
圖則

VR 圖則	DATE 日期	DESCRIPTION 內容說明	CHK 審核

STATUS
圖則

SCALE
比例尺

DIMENSION UNIT
尺寸單位

KEY PLAN
索引圖

PROJECT NO.
項目編號

60625506

AGREEMENT NO.
協議編號

CE 32/2019(CE)

SHEET TITLE
圖則標題

PHOTOMONTAGE OF VP4 - SOUTHEAST
OF WONG TAI SIN TEMPLE & GOOD
WISH GARDEN
(+120mPD, +145mPD)

SHEET NUMBER
圖則編號

60625506/TR16b/FIGURE 9.5

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(資料來源: 由土木工程拓展署提交)

(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

合成照片 PHOTOMONTAGE

在黃大仙祠東南面及從心苑的觀景點

VIEWING POINT AT SOUTHEAST OF WONG TAI SIN TEMPLE AND GOOD WISH GARDEN

本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

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PLANNING DEPARTMENT

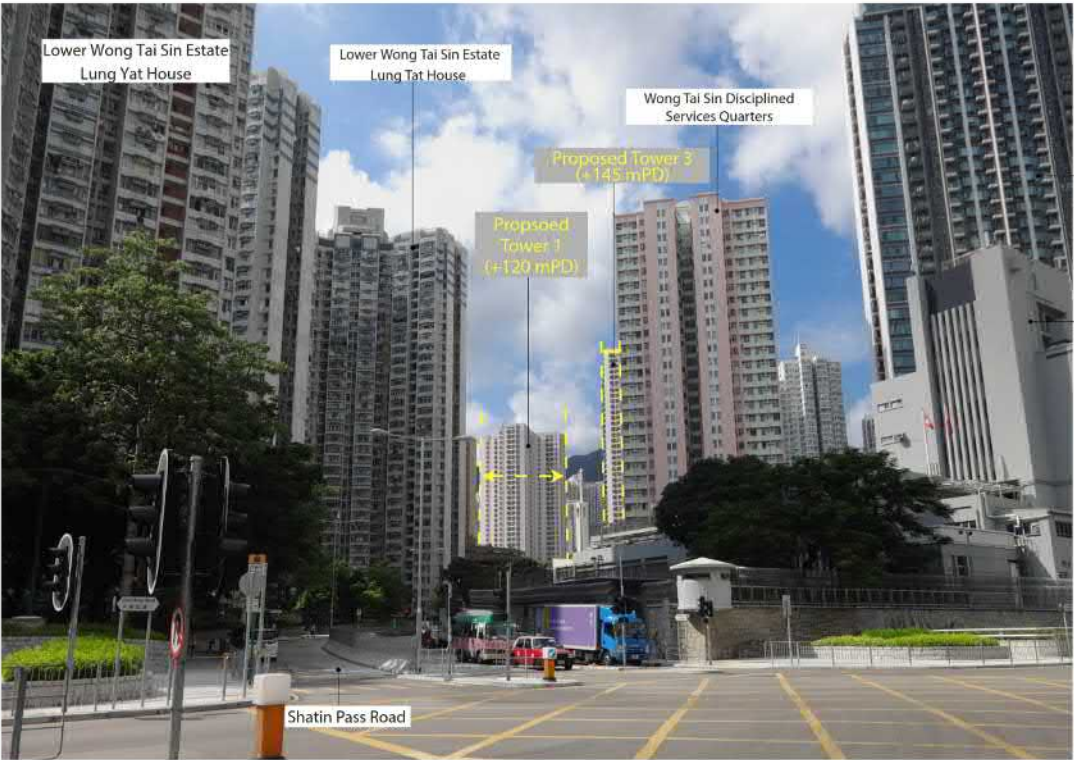


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REFERENCE No.
M/K11/21/198

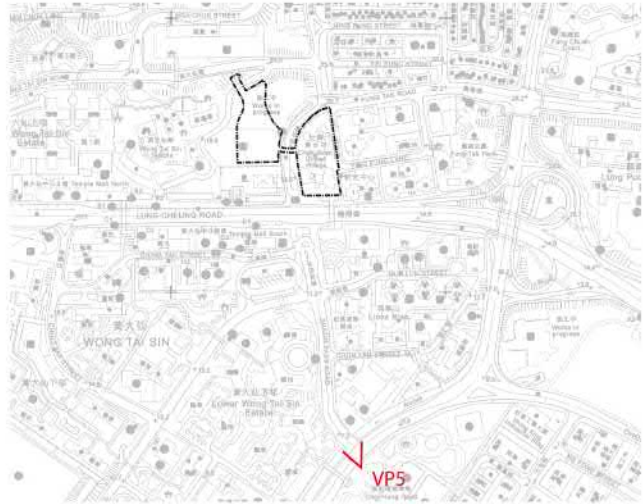
圖 PLAN
7d



EXISTING PHOTO



PHOTOMONTAGE OF VP 5- CHOI HUNG ROAD PLAYGROUND



KEY PLAN

AECOM

PROJECT

**SITE FORMATION AND
INFRASTRUCTURE WORKS
FOR PROPOSED PUBLIC
HOUSING DEVELOPMENTS
AT WONG TAI SIN -
FEASIBILITY STUDY**

CLIENT



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SUB-CONSULTANTS

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK

STATUS

SCALE

DIMENSION UNIT

KEY PLAN

PROJECT NO.

60625506

AGREEMENT NO.

CE 32/2019(CE)

SHEET TITLE

PHOTOMONTAGE OF VP5 - CHOI HUNG
ROAD PLAYGROUND
(+120mPD, +145mPD)

SHEET NUMBER

60625506/TR16b/FIGURE 9.6

(資料來源: 由土木工程拓展署提交)

(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

合成照片 PHOTOMONTAGE

在彩虹道遊樂場的觀景點

VIEWING POINT AT CHOI HUNG ROAD PLAYGROUND

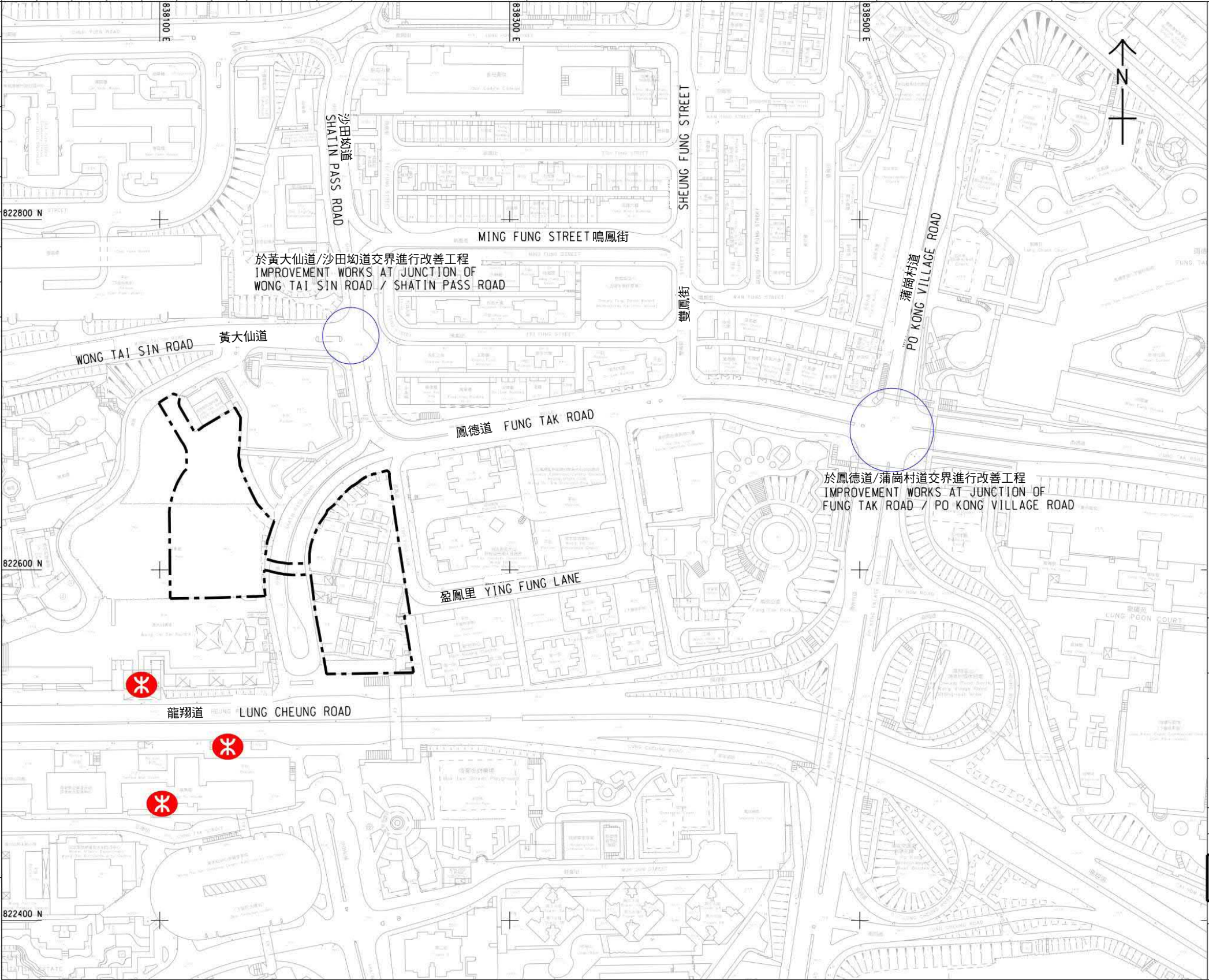
本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
7e



圖例
LEGEND:

竹園聯合村發展項目
CYUV DEVELOPMENT

title

竹園聯合村發展項目
PROPOSED DEVELOPMENT LAYOUT
PLAN FOR CYUV DEVELOPMENT

SDO-Z0446

map reference

scale

1 : 1000

office

南拓展處
SOUTH DEVELOPMENT OFFICE

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DEPARTMENT

(資料來源: 由土木工程拓展署提交)
(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

本摘要圖於2022年6月1日擬備
PLAN PREPARED ON 1.6.2022

竹園聯合村發展項目的擬議交通改善工程
PROPOSED TRAFFIC IMPROVEMENT WORKS FOR DEVELOPMENT AT THE CYUV SITE

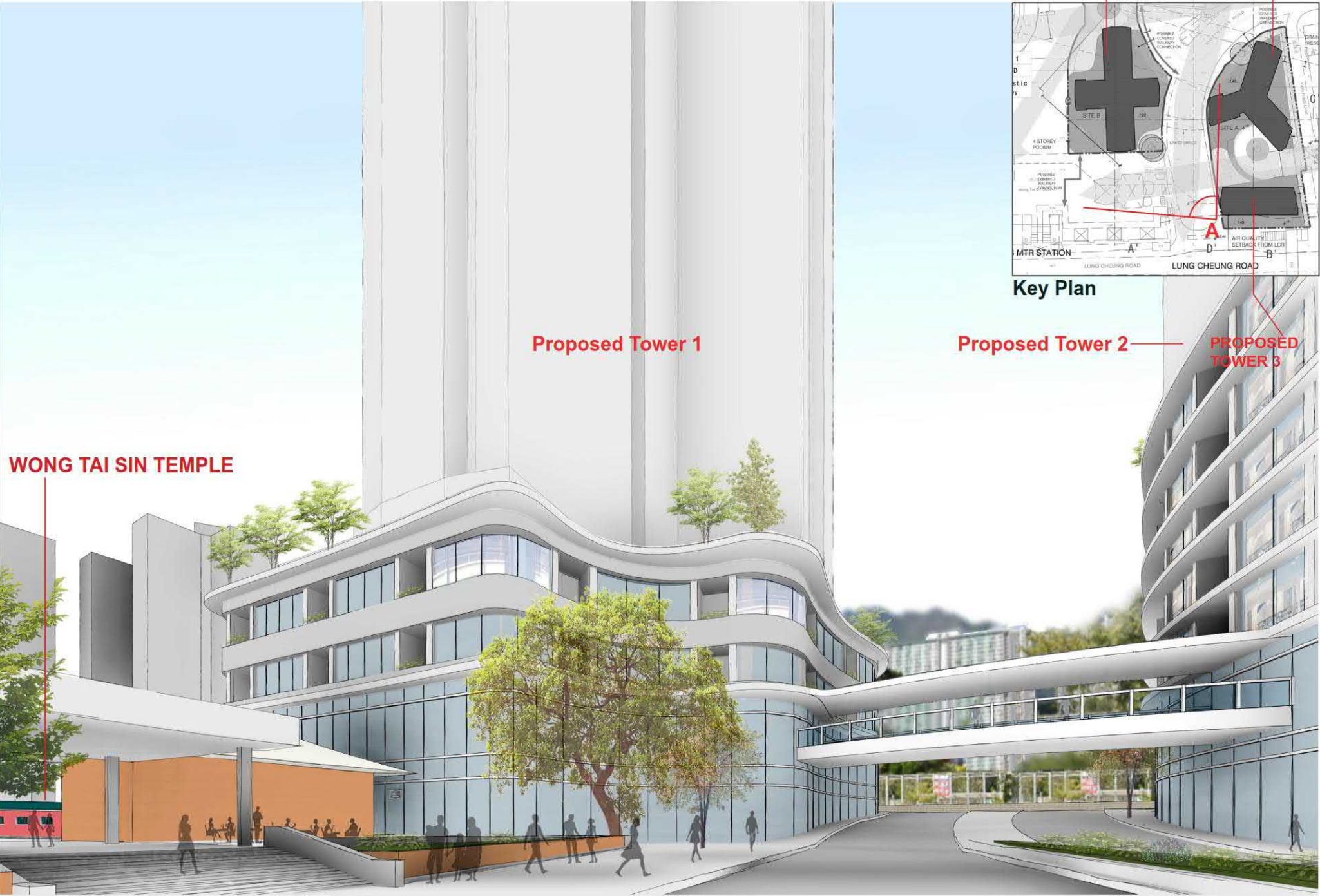
規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
8

Angle A



Note: The above artist's illustration is for reference only and subject to revision in detail design stage.

B.D. REFERENCE		屋宇署檔案	
F.S.D. REFERENCE		消防處檔案	
W.W.O. REFERENCE		水務署檔案	
CAD FILE NAME		檔案編號	
NOTES		注釋	
NO.	REVISIONS	DATE	BY
修定號	修定內容	日期	經手人
<div><div>DLN</div><div>DLN Architects Limited 劉榮廣伍維民建築師有限公司</div><div>46-47 Floor, Tower One, Times Square Matheson Street, Causeway Bay, Hong Kong 香港維多利亞道46-47樓 時代廣場一座46-47樓 t + 852 2895 6888 f + 852 2576 4074 email general@dln.com.hk www.dln.com.hk</div></div>			
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PROJECT		項目名稱	
FEASIBILITY STUDY ON CHA KWO LING VILLAGE			
FEASIBILITY STUDY ON CHUK YUEN VILLAGE		標題	
SCHEME ALT-2C19 (+120 mPD)			
SCALE	比例	DATE	日期
SCHEME 2A33A			
B.C.		H.L.	
JOB NO. 工程項目			
N2990-H			

(資料來源: 由土木工程拓展署提交)
(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

本摘要圖於2022年5月26日擬備
PLAN PREPARED ON 26.5.2022

擬議公營房屋發展項目的藝術印象圖
ARTIST'S IMPRESSION FOR THE PROPOSED PUBLIC HOUSING DEVELOPMENT

規 劃 署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K11/21/198

圖 PLAN
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