

圖例 LEGEND

油旺研究範圍
YAU MONG STUDY AREA

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年3月23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2022年10月18日核准的分區計劃大綱圖編號 S/K2/24，
於2022年7月22日展示的分區計劃大綱圖編號 S/K3/35，
於2022年9月13日核准的分區計劃大綱圖編號 S/K4/31，
於2023年2月7日核准的分區計劃大綱圖編號 S/K5/39，
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2014年9月23日核准的分區計劃大綱圖編號 S/K20/30
EXTRACT PLAN PREPARED ON 23.3.2023
BASED ON OUTLINE ZONING PLANS No.
SK1/28 APPROVED ON 3.12.2013,
SK2/24 APPROVED ON 18.10.2022,
SK3/35 EXHIBITED ON 22.7.2022,
SK4/31 APPROVED ON 13.9.2022,
SK5/39 APPROVED ON 7.2.2023,
SK7/24 APPROVED ON 8.9.2015 AND
SK20/30 APPROVED ON 23.9.2014

油麻地及旺角地區研究的研究範圍
STUDY AREA OF DISTRICT STUDY FOR YAU MA TEI AND MONG KOK

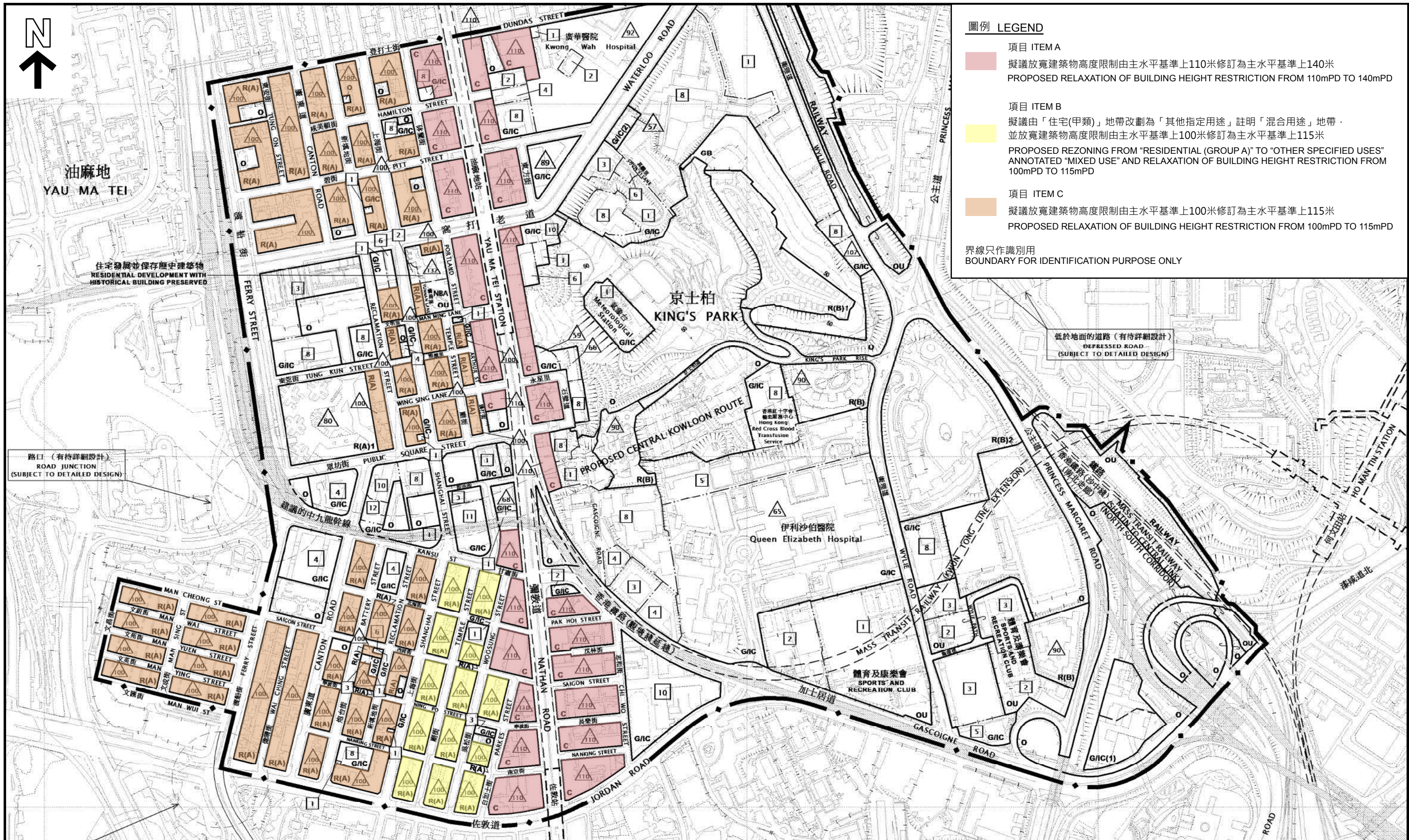
SCALE 1:7 500 比例尺

米 METRES 100 0 100 200 300 400 500 600 700 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
1



本摘要圖於2023年5月25日擬備，
所根據的資料為於2022年10月18日
核准的分區計劃大綱圖編號S/K2/24
EXTRACT PLAN PREPARED ON 25.5.2023
BASED ON OUTLINE ZONING PLAN No.
S/K2/24 APPROVED ON 18.10.2022

位置圖 LOCATION PLAN
油麻地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

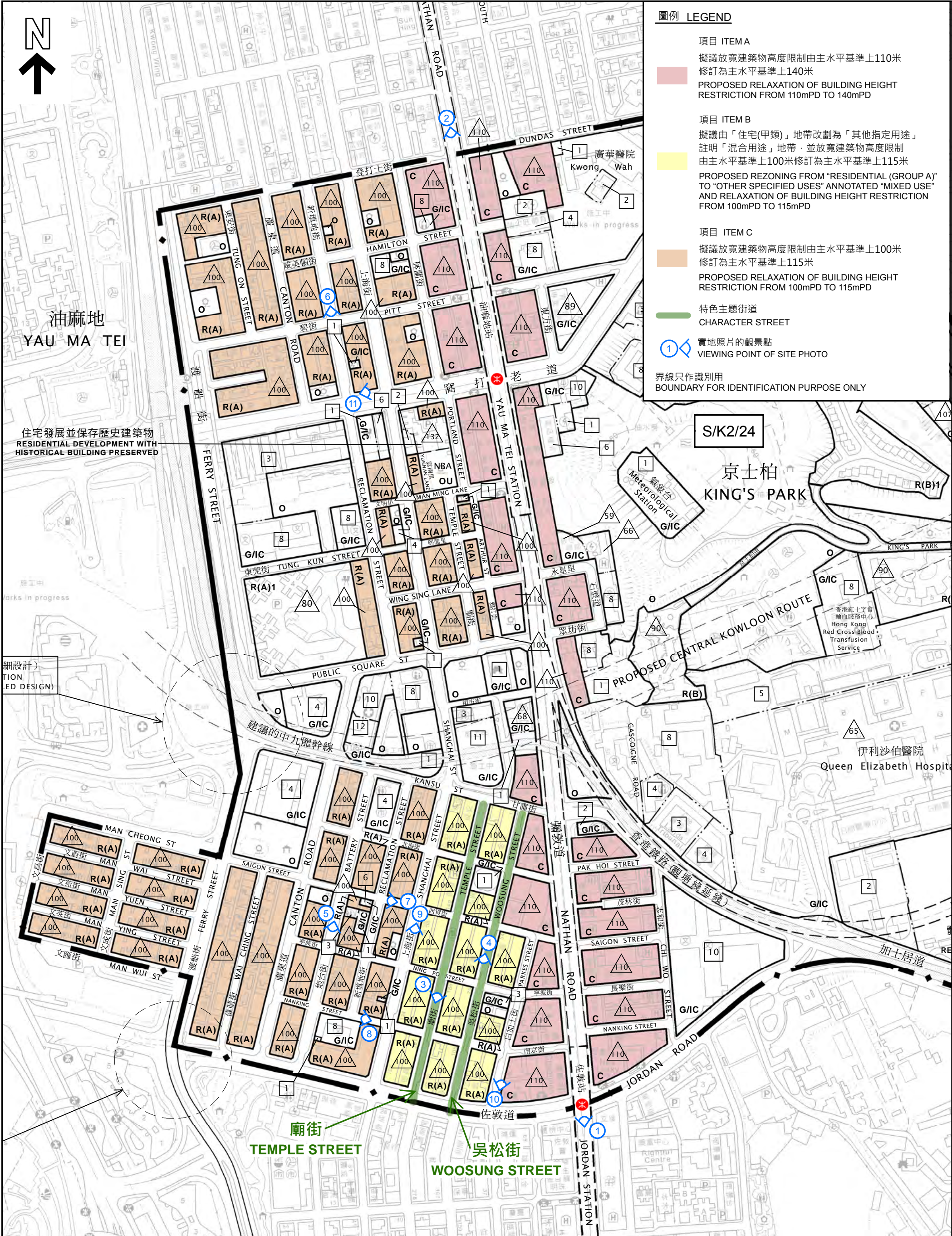
SCALE 1 : 5 000 比例尺
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METRES METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

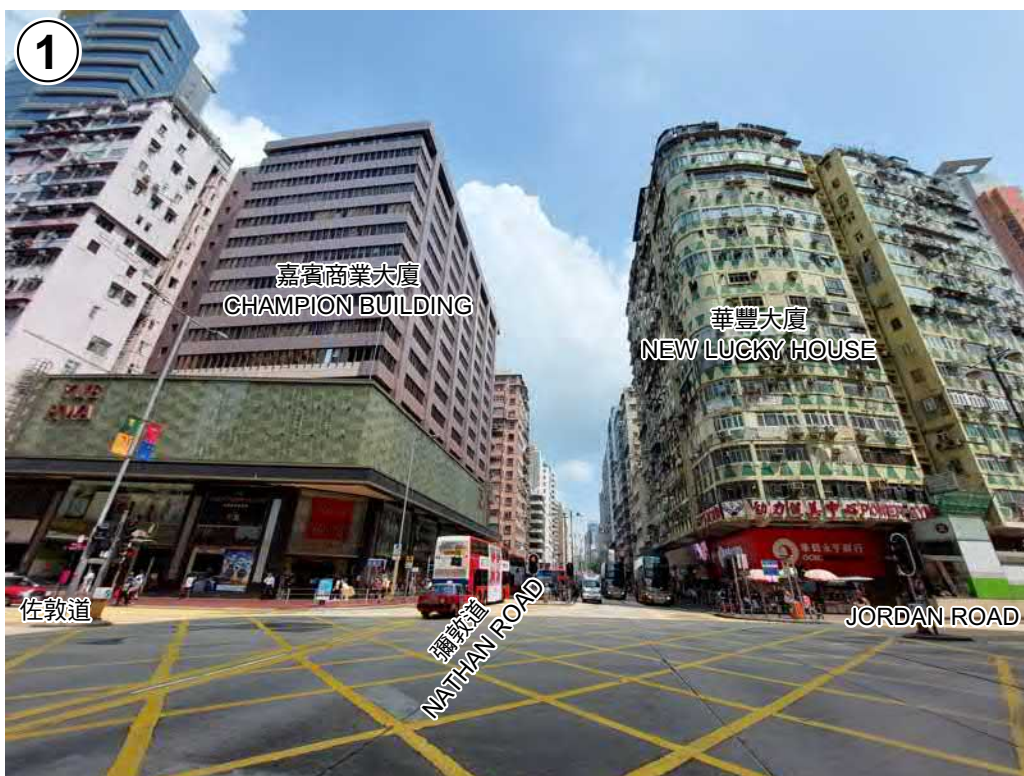
圖 PLAN
2



圖例 LEGEND

- 項目 ITEM A
擬議放寬建築物高度限制由主水平基準上110米
修訂為主水平基準上140米
PROPOSED RELAXATION OF BUILDING HEIGHT
RESTRICTION FROM 110mPD TO 140mPD
- 項目 ITEM B
擬議由「住宅(甲類)」地帶改劃為「其他指定用途」
註明「混合用途」地帶，並放寬建築物高度限制
由主水平基準上100米修訂為主水平基準上115米
PROPOSED REZONING FROM "RESIDENTIAL (GROUP A)"
TO "OTHER SPECIFIED USES" ANNOTATED "MIXED USE"
AND RELAXATION OF BUILDING HEIGHT RESTRICTION
FROM 100mPD TO 115mPD
- 項目 ITEM C
擬議放寬建築物高度限制由主水平基準上100米
修訂為主水平基準上115米
PROPOSED RELAXATION OF BUILDING HEIGHT
RESTRICTION FROM 100mPD TO 115mPD
- 特色主題街道
CHARACTER STREET
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY





實地照片 SITE PHOTOS

油麻地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K2/23/1

圖 PLAN

5a

本圖於2023年5月25日擬備，
所根據的資料為攝於
2022年9月1日的實地照片
PLAN PREPARED ON 25.5.2023
BASED ON SITE PHOTOS
TAKEN ON 1.9.2022



白加士街垃圾收集站，公廁及浴室
PARKES STREET REFUSE
COLLECTION POINT, PUBLIC
TOILET AND BATHHOUSE

實地照片 SITE PHOTOS

油麻地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

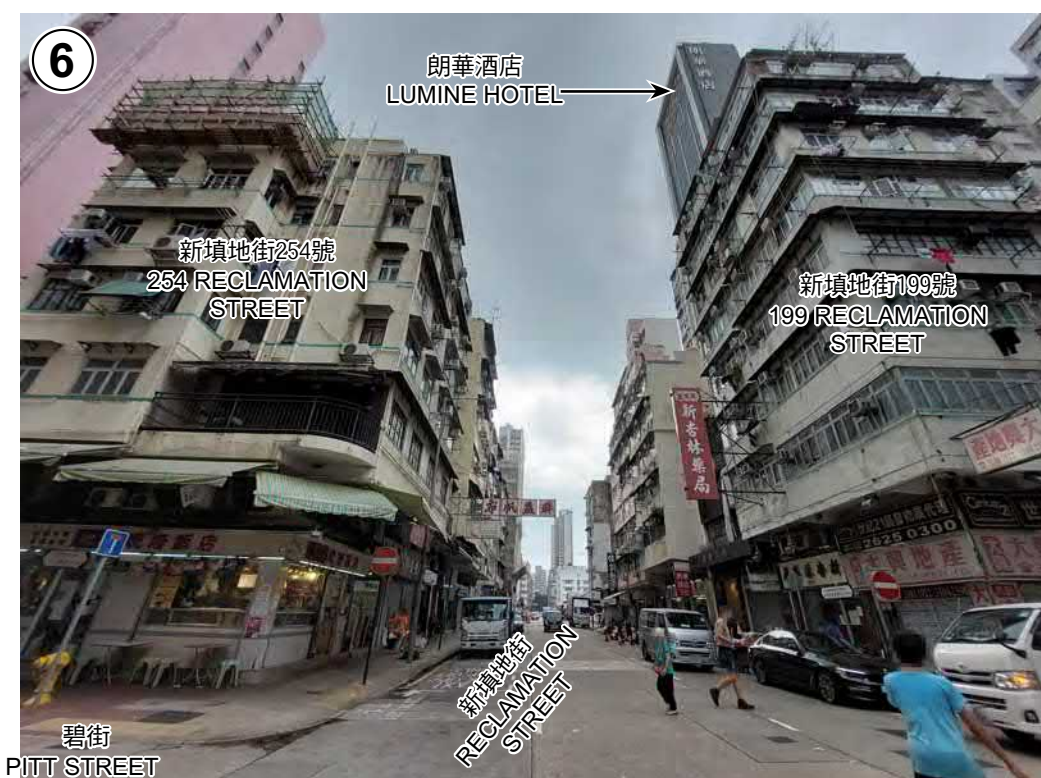
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
5b

本圖於2023年6月2日擬備，
所根據的資料為攝於
2023年6月2日的實地照片
PLAN PREPARED ON 2.6.2023
BASED ON SITE PHOTOS
TAKEN ON 2.6.2023



實地照片 SITE PHOTOS

本圖於2023年5月25日擬備，
所根據的資料為攝於
2022年9月1日的實地照片
PLAN PREPARED ON 25.5.2023
BASED ON SITE PHOTOS
TAKEN ON 1.9.2022

油麻地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

M/K2/23/1

圖 PLAN

5c



實地照片 SITE PHOTOS

油蔴地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

規劃署
PLANNING
DEPARTMENT



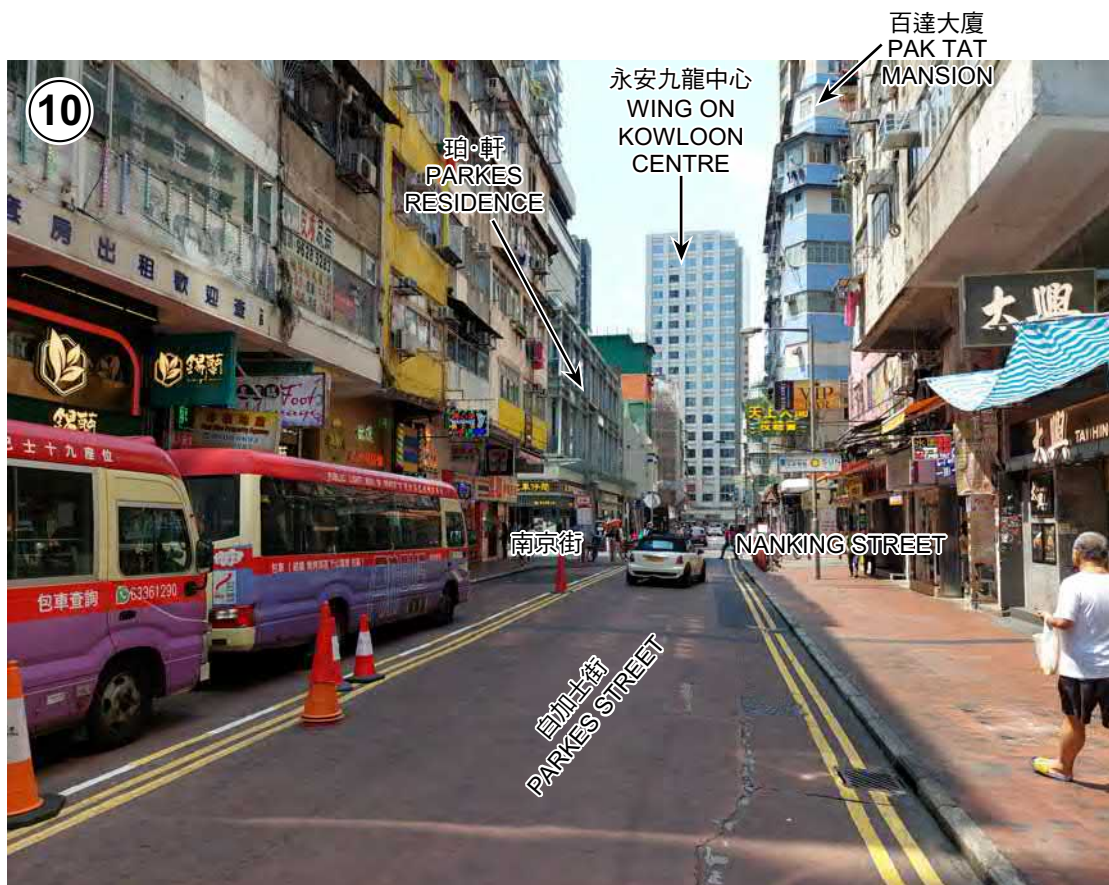
參考編號
REFERENCE No.

M/K2/23/1

圖 PLAN

5d

本圖於2023年6月2日擬備，
所根據的資料為攝於
2023年6月2日的實地照片
PLAN PREPARED ON 2.6.2023
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TAKEN ON 2.6.2023



實地照片 SITE PHOTOS

本圖於2023年6月2日擬備，
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2023年6月2日的實地照片
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油蔴地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

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PLANNING
DEPARTMENT



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M/K2/23/1

圖 PLAN
5e

基督教香港信義會
信義中學
ELCHK LUTHERAN
SECONDARY SCHOOL

禮基大廈
LAI KEE MANSION

金輝大廈
KAM FAI BUILDING

窩打老道8號
8 WATERLOO



實地照片 SITE PHOTOS

本圖於2023年6月2日擬備，
所根據的資料為攝於
2023年6月2日的實地照片
PLAN PREPARED ON 2.6.2023
BASED ON SITE PHOTOS
TAKEN ON 2.6.2023

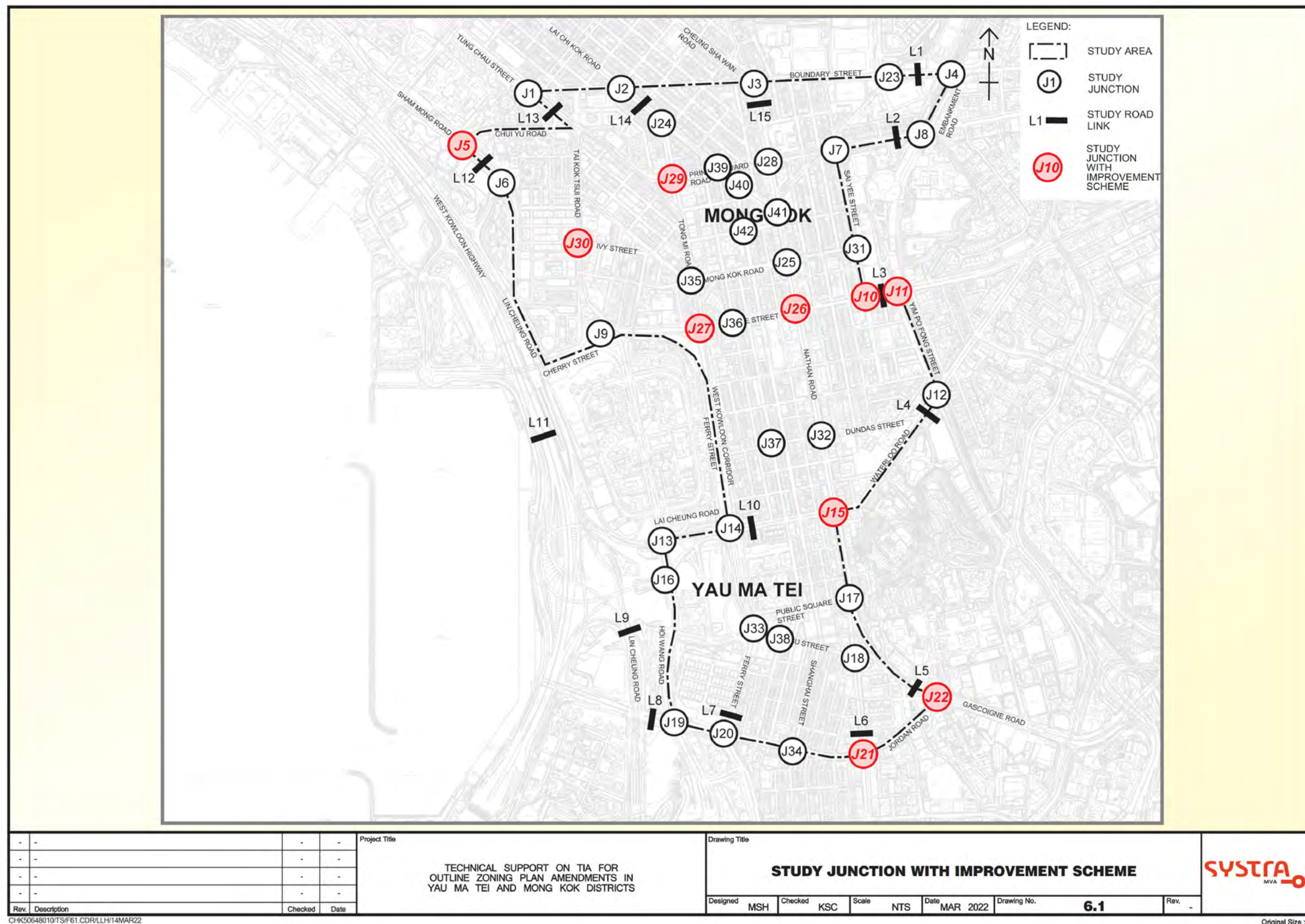
油麻地分區計劃大綱核准圖編號S/K2/24的擬議修訂
PROPOSED AMENDMENTS TO THE APPROVED
YAU MA TEI OUTLINE ZONING PLAN No. S/K2/24

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
5f



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

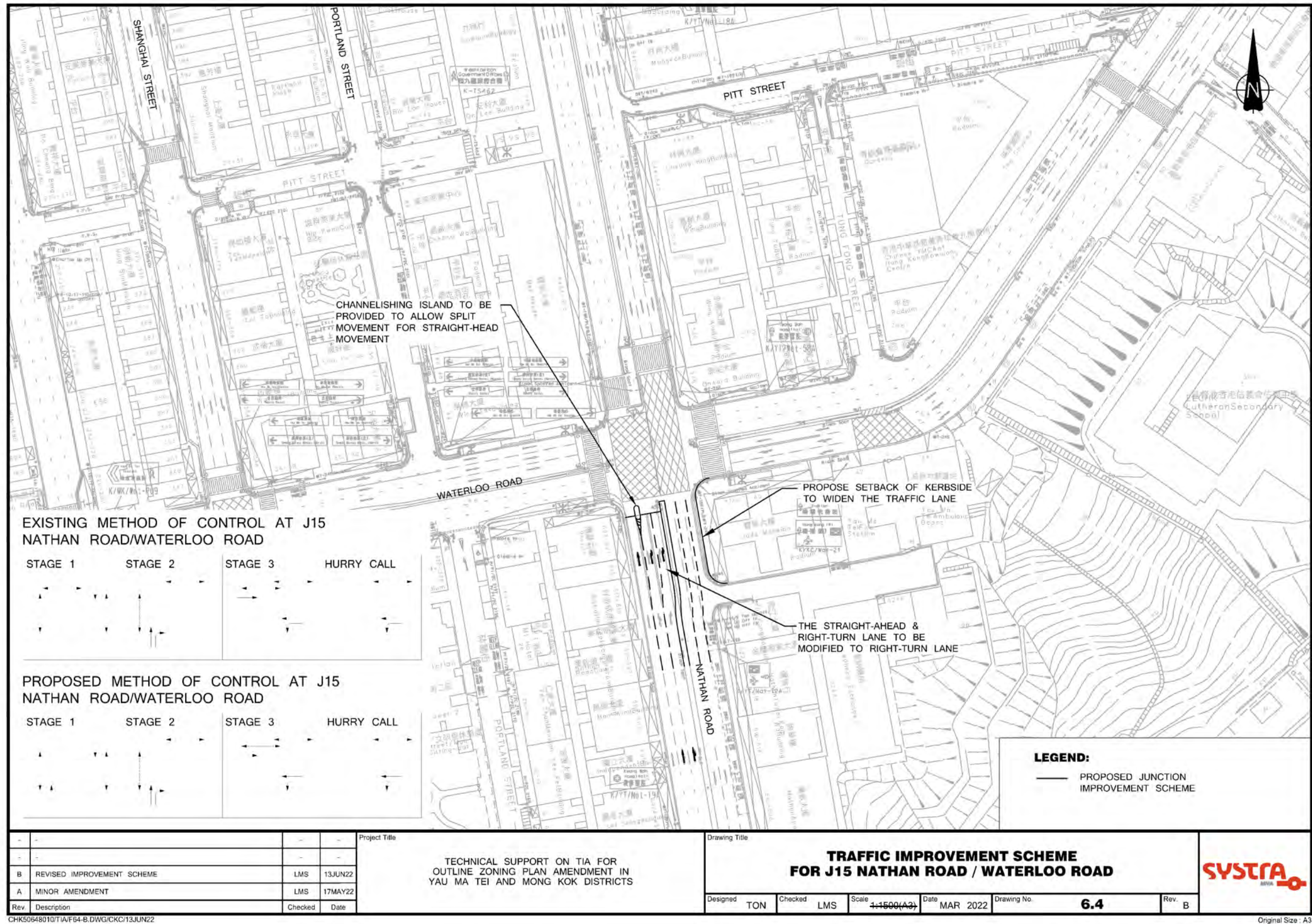
擬議道路改善工程
PROPOSED ROAD IMPROVEMENT WORKS

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
6a



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

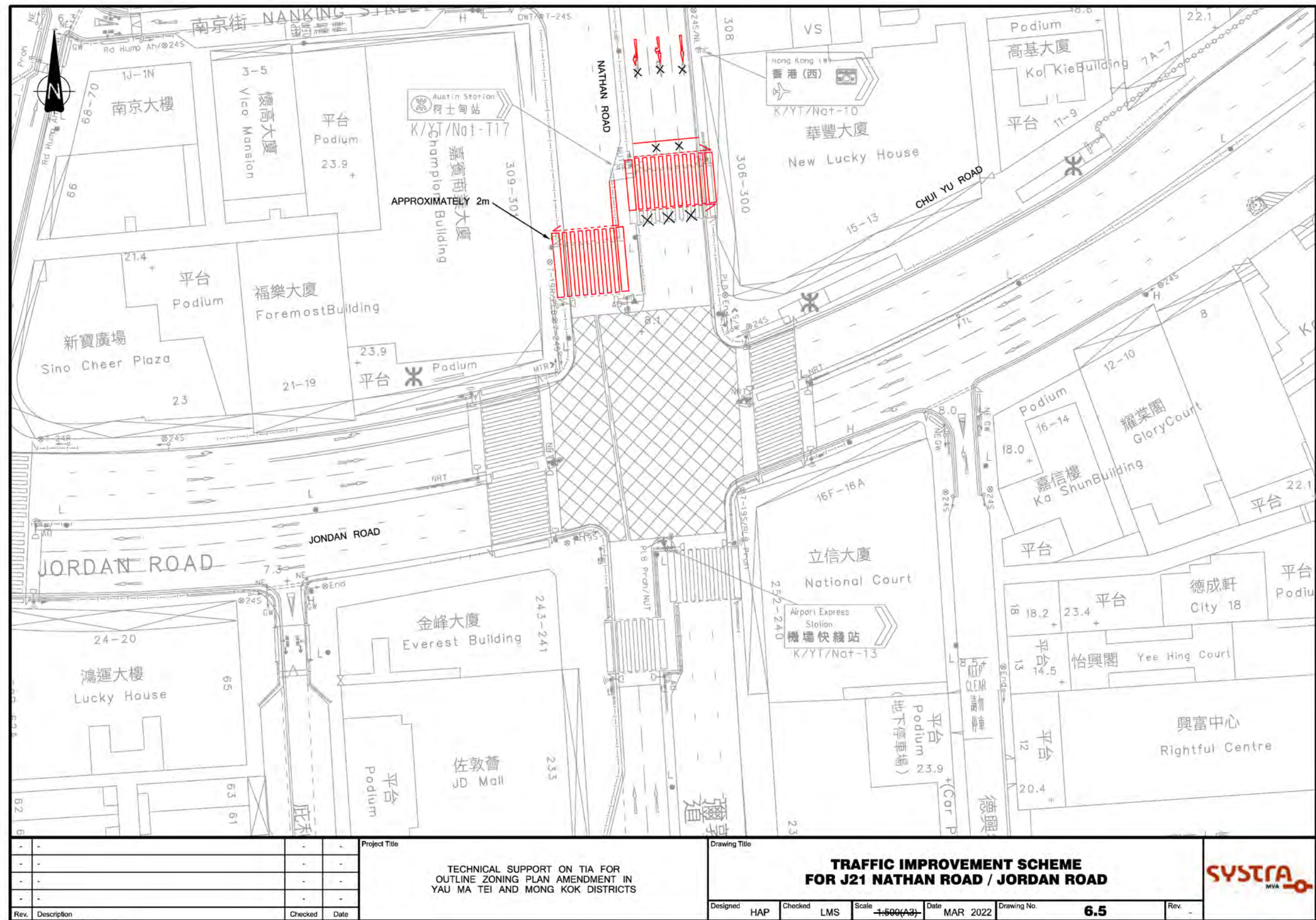
擬議道路改善工程
PROPOSED ROAD IMPROVEMENT WORKS

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
6b



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

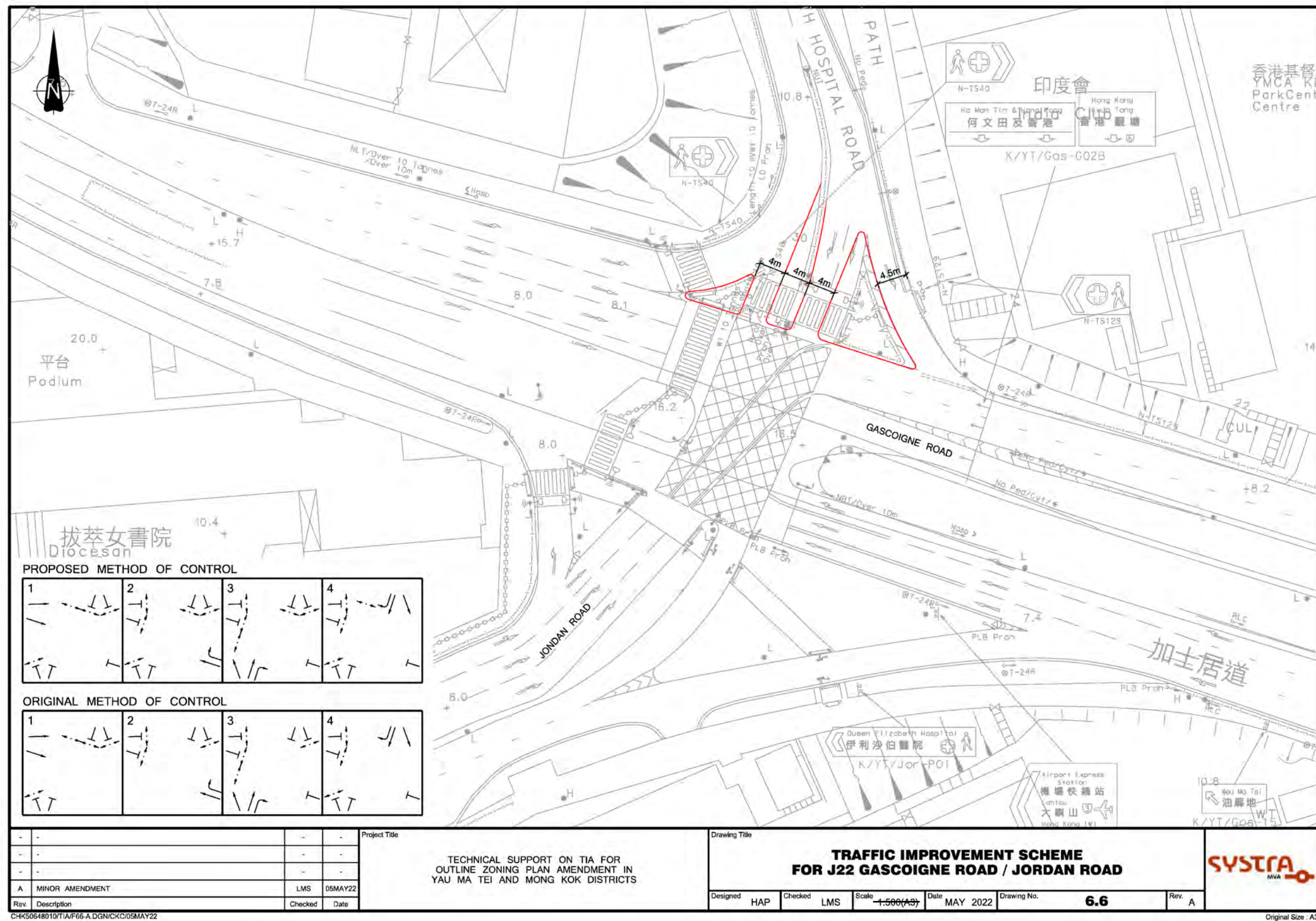
擬議道路改善工程
PROPOSED ROAD IMPROVEMENT WORKS

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
6c



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

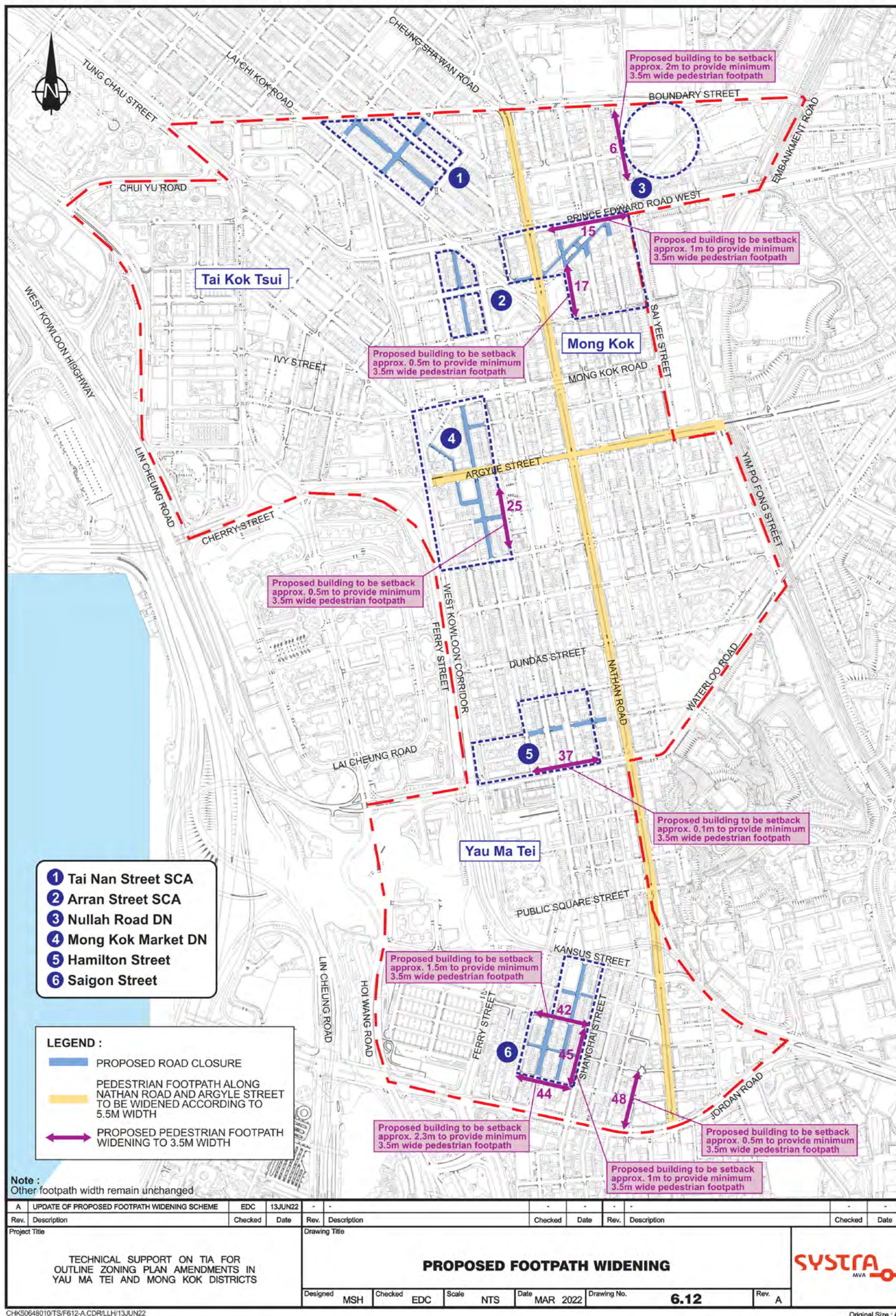
擬議道路改善工程
PROPOSED ROAD IMPROVEMENT WORKS

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
6d



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

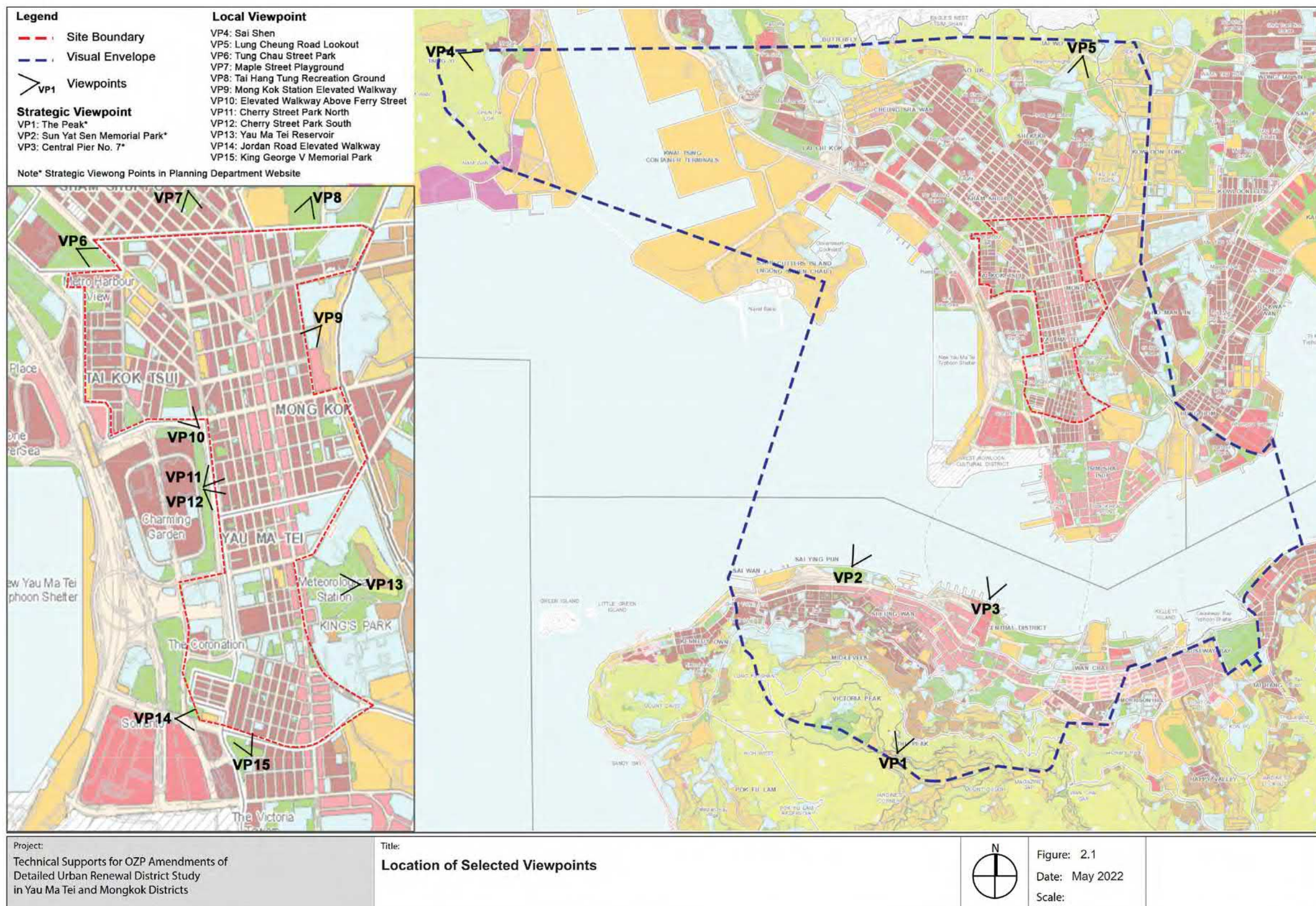
擬議行人路擴闊工程
PROPOSED FOOTPATH WIDENING

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
7



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

觀景點 VIEWING POINTS

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8a



Viewpoint



Existing

Legend

- Existing Building/
Committed Development
- Proposed Redevelopment
(OZP Amendment Scheme)

** based on OZP restricted building height of S/K20/30 & S/K2/23 & S/K3/34 as of 2022, which is indicative in nature*



OZP Amendment Scheme

Project:
Technical Supports for OZP Amendments of
Detailed Urban Renewal District Study
in Yau Ma Tei and Mongkok Districts

Title:
**Macro Viewpoint 1
The Peak**



Figure: 3.1
Date: May 2022
Scale:

本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8b



Viewpoint

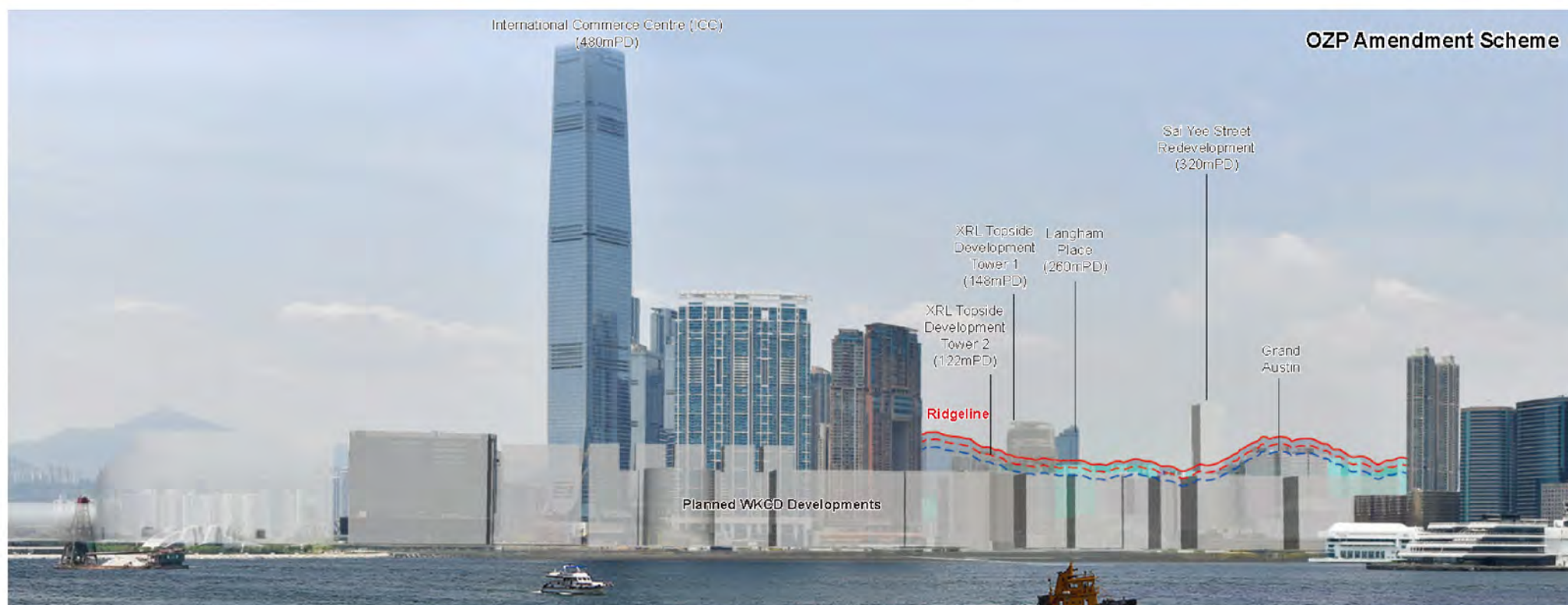
Legend

- Existing Building/
Committed Development
- Proposed Redevelopment
(OZP Amendment Scheme)
- Ridgeline
- 10% Building Free Zone
- 20% Building Free Zone

** based on OZP restricted building height of S/K20/30 & S/K2/23 & S/K3/34 as of 2022, which is indicative in nature*



Existing



OZP Amendment Scheme

Project:
Technical Supports for OZP Amendments of
Detailed Urban Renewal District Study
in Yau Ma Tei and Mongkok Districts

Title:
**Macro Viewpoint 3
Central Pier No.7**



Figure: 3.3
Date: May 2022
Scale:

本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8c



Viewpoint

Legend

- Existing Building/
Committed Development
- Proposed Redevelopment
(OZP Amendment Scheme)

** based on OZP restricted building height of S/K20/30 & S/K2/23 & S/K3/34 as of 2022, which is indicative in nature*



Existing



OZP Amendment Scheme

Project:
Technical Supports for OZP Amendments of
Detailed Urban Renewal District Study
in Yau Ma Tei and Mongkok Districts

Title:
**Macro Viewpoint 4
Sai Shan**

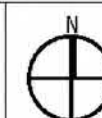


Figure: 3.4
Date: May 2022
Scale:

本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

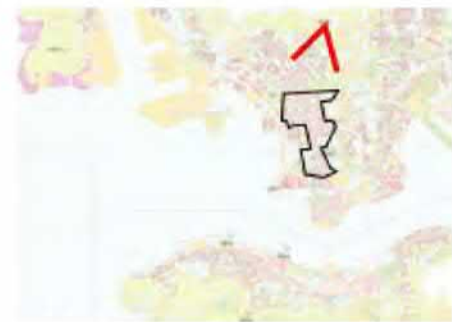
建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8d



Viewpoint

Legend

- Existing Building/
Committed Development
- Proposed Redevelopment
(OZP Amendment Scheme)

** based on OZP restricted building height of S/K20/30 & S/K2/23 & S/K3/34 as of 2022, which is indicative in nature*



Existing



OZP Amendment Scheme

Project:
Technical Supports for OZP Amendments of
Detailed Urban Renewal District Study
in Yau Ma Tei and Mongkok Districts

Title:
**Macro Viewpoint 5
Lung Cheung Road Lookout**



Figure: 3.5
Date: May 2022
Scale:

本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8e



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8f



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

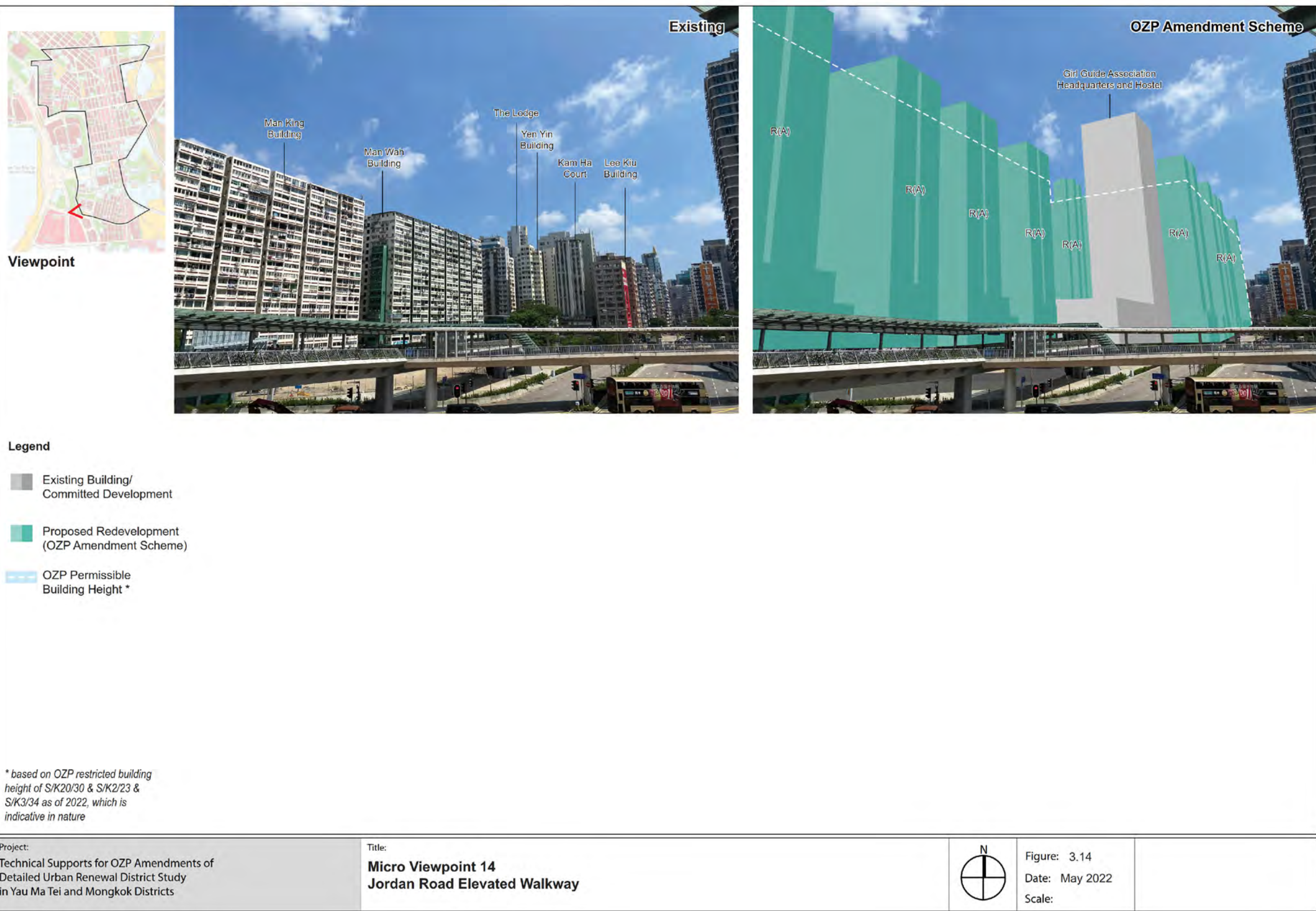
建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8g



本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8h



Viewpoint



Legend

- Existing Building/
Committed Development
- Proposed Redevelopment
(OZP Amendment Scheme)
- OZP Permissible
Building Height *

* based on OZP restricted building height of S/K20/30 & S/K2/23 & S/K3/34 as of 2022, which is indicative in nature

Project:
Technical Supports for OZP Amendments of
Detailed Urban Renewal District Study
in Yau Ma Tei and Mongkok Districts

Title:
Micro Viewpoint 15
King George V Memorial Park



Figure: 3.15
Date: May 2022
Scale:

本摘要圖於2023年5月25日擬備
EXTRACT PLAN PREPARED ON 25.5.2023

建築物高度的合成照片
PHOTOMONTAGES OF BUILDING HEIGHT PROFILE

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
8i

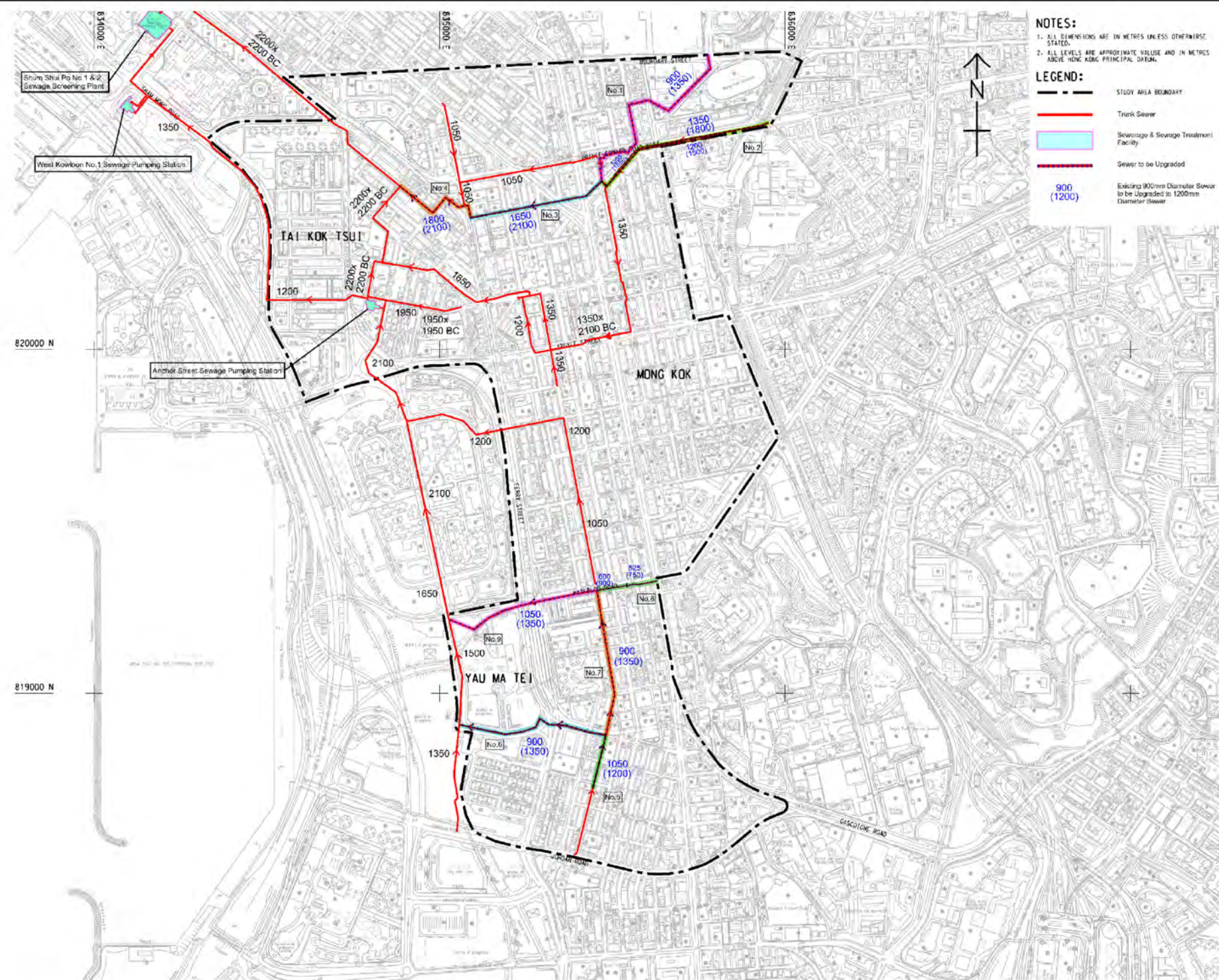


Figure: 2.2

Title: Proposed Sewer to be Upgraded (Extracted from SIA Report of YM Study)

Project: Outline Zoning Plan Amendments in Yau Ma Tei and Mong Kok Districts

RAMBOLL

Drawn by: KL

Checked by: KY

Rev.: 2.0

Date: May 2022

本摘要圖於2023年6月2日擬備
EXTRACT PLAN PREPARED ON 2.6.2023

擬議改善的污水渠
PROPOSED SEWERS TO BE UPGRADED

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K2/23/1

圖 PLAN
9