

位置圖 LOCATION PLAN

就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K11/30 提出的申述個案編號 R1 至 R8 及相關意見編號 C1 至 C2 作出考慮
 CONSIDERATION OF REPRESENTATIONS No. R1 TO R8 AND RELATED COMMENTS No. C1 TO C2 TO THE DRAFT TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG OUTLINE ZONING PLAN No. S/K11/30
 SCALE 1:5 000 比例尺

米 100 0 100 200 米
 METRES

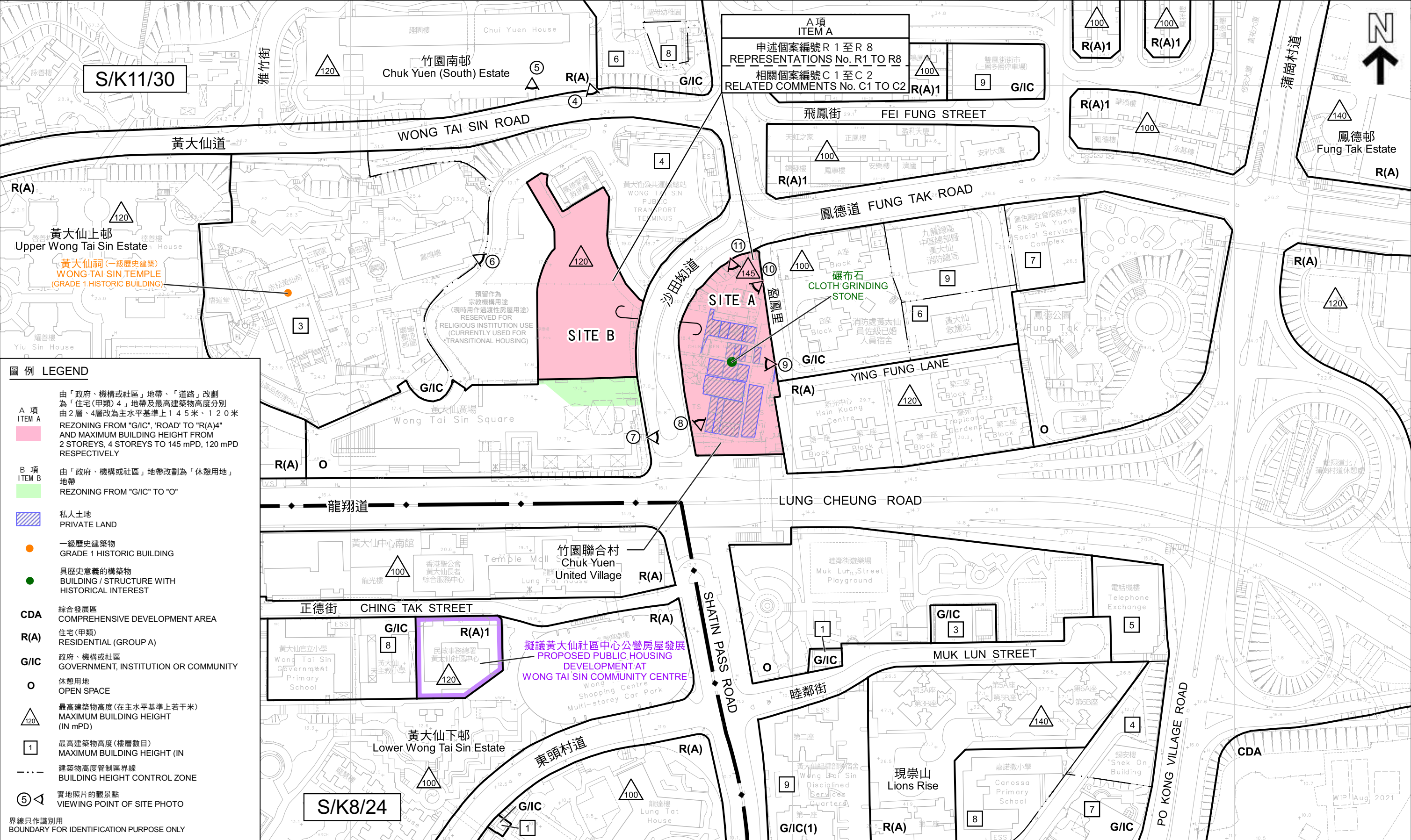
規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 R/S/K11/30

圖 PLAN
 H - 1

本摘要圖於2022年10月21日擬備，
 所根據的資料為於2022年6月24日展示的分區計劃大綱圖編號 S/K11/30
 EXTRACT PLAN PREPARED ON 21.10.2022
 BASED ON OUTLINE ZONING PLAN No. S/K11/30 EXHIBITED ON 24.6.2022



圖例

LEGEND

A 項

ITEM A

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14.5米、120米

REZONING FROM "G/I/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

由「政府、機構或社區」地帶改劃為「休憩用地」地帶

REZONING FROM "G/I/C" TO "O"

私人土地

PRIVATE LAND

一級歷史建築物

GRADE 1 HISTORIC BUILDING

具歷史意義的構築物

BUILDING / STRUCTURE WITH HISTORICAL INTEREST

CDA

綜合發展區

COMPREHENSIVE DEVELOPMENT AREA

R(A)

住宅(甲類)

RESIDENTIAL (GROUP A)

G/I/C

政府、機構或社區

GOVERNMENT, INSTITUTION OR COMMUNITY

O

休憩用地

OPEN SPACE

120

最高建築物高度(在主水平基準上若干米)

MAXIMUM BUILDING HEIGHT (IN mPD)

1

最高建築物高度(樓層數目)

MAXIMUM BUILDING HEIGHT (IN FLOORS)

建築物高度管制區界線

BUILDING HEIGHT CONTROL ZONE

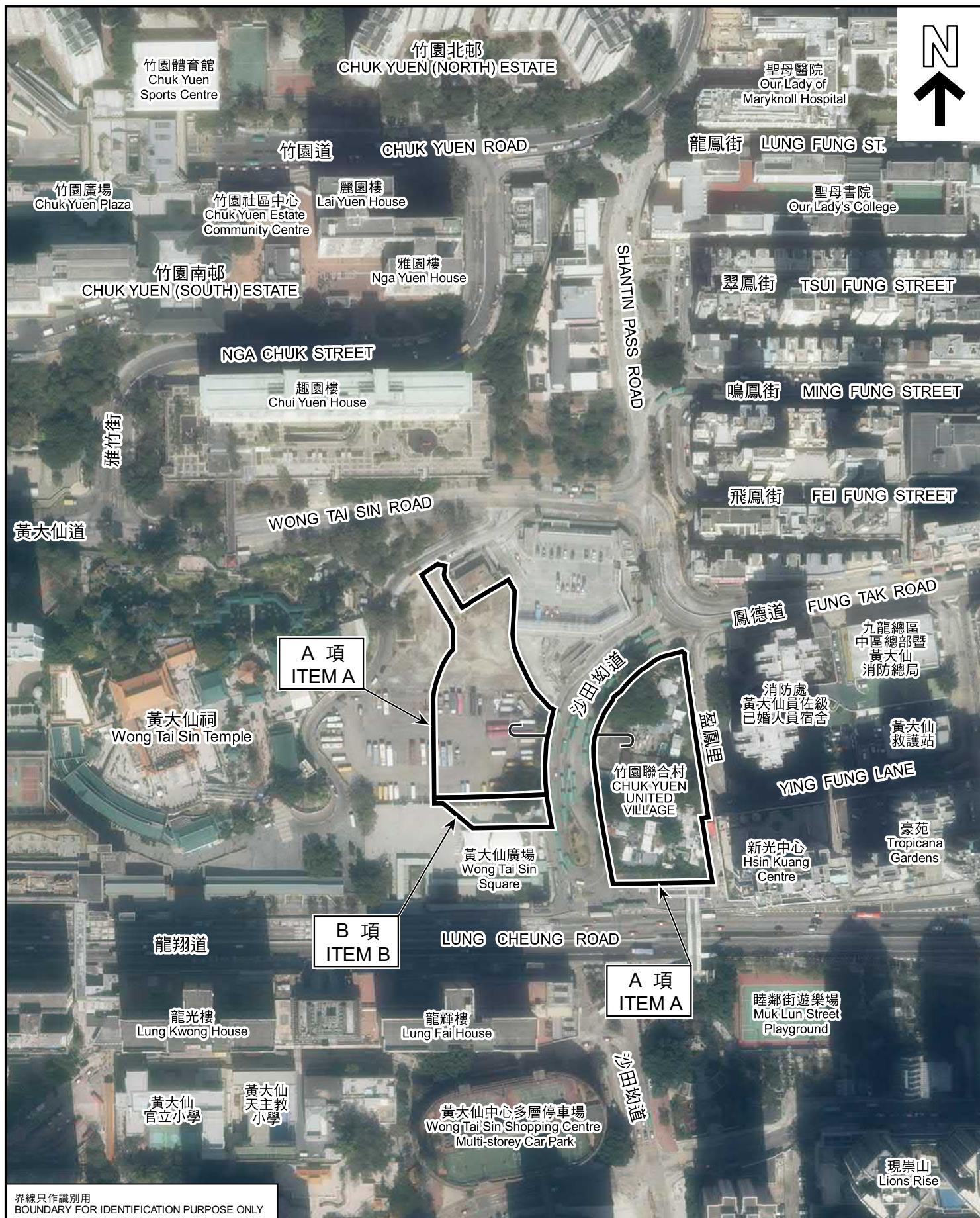
5

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



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2022年10月21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 21.10.2022
BASED ON AERIAL PHOTOS No. E139098C
AND E139099C TAKEN ON 5.2.2021 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

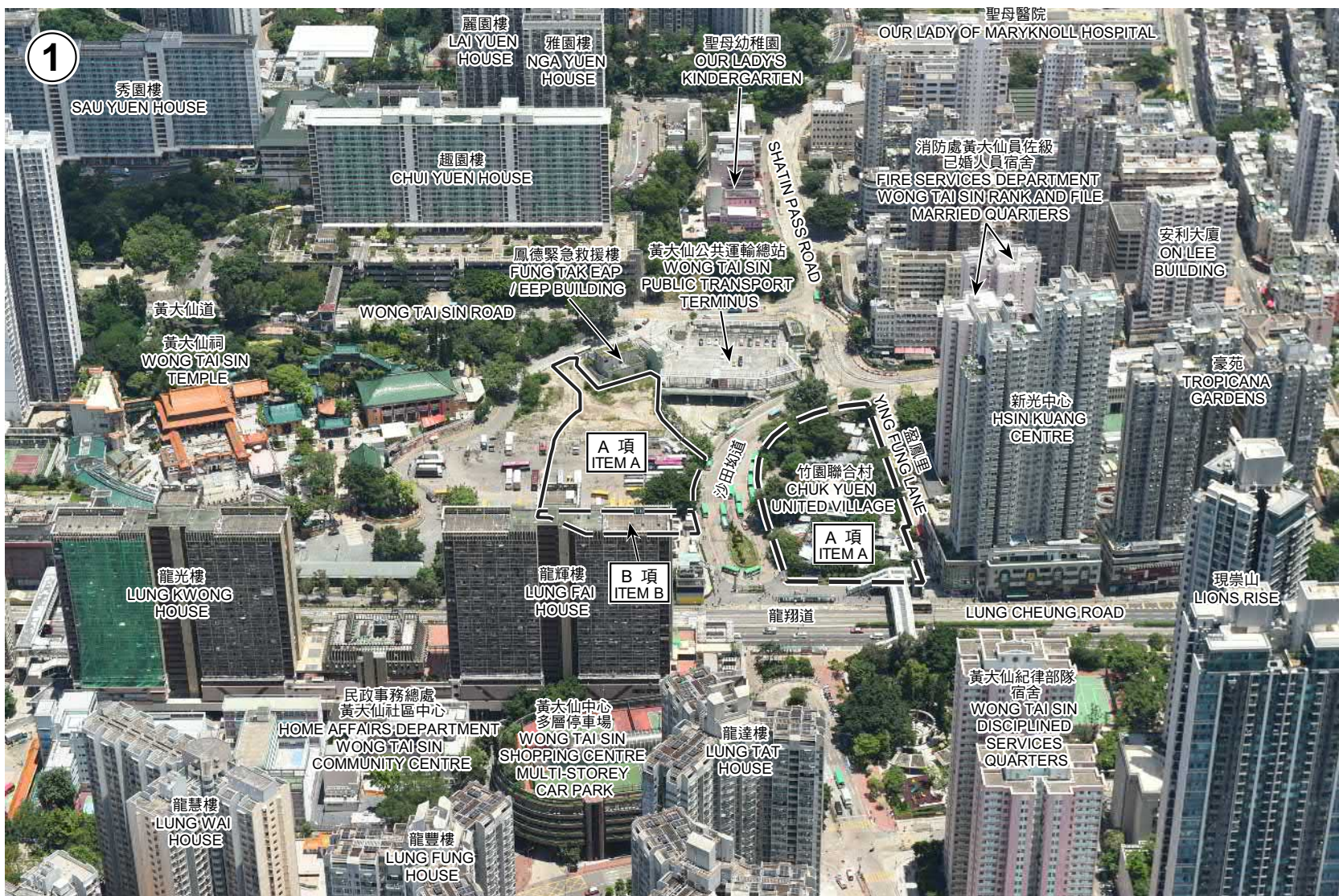
就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K 11/30
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TO THE DRAFT TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/30

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參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 3



界線只作識別用
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本圖於2022年11月23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 23.11.2022
BASE ON SITE PHOTO TAKEN ON 13.7.2021

實地照片 SITE PHOTO

就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K 11/30
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OUTLINE ZONING PLAN No. S/K11/30

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 4a



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BASE ON SITE PHOTO TAKEN ON 13.7.2021

實地照片 SITE PHOTO

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OUTLINE ZONING PLAN No. S/K11/30

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 4b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2022年11月23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 23.11.2022
BASE ON SITE PHOTO TAKEN ON 13.7.2021

實地照片 SITE PHOTO

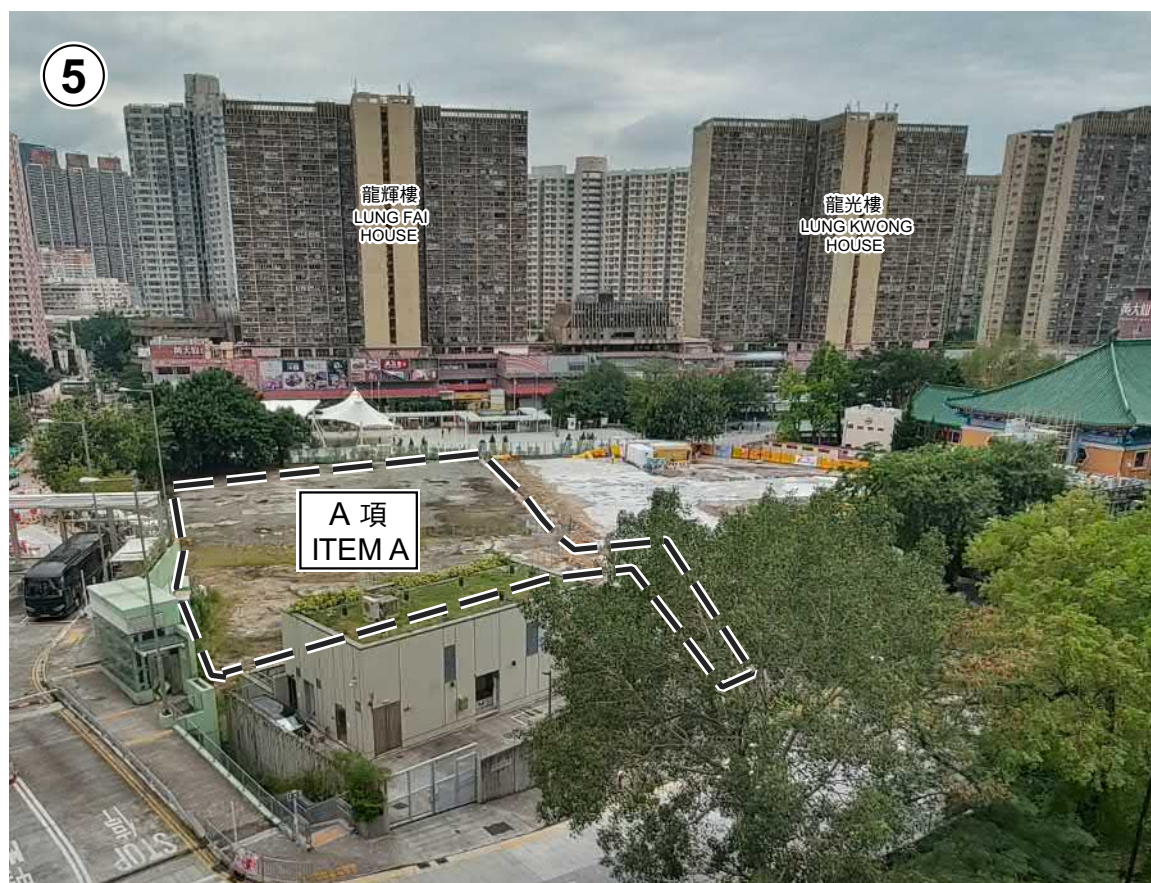
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 4c



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PURPOSE ONLY

實地照片 SITE PHOTOS

就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K 11/30
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OUTLINE ZONING PLAN No. S/K11/30

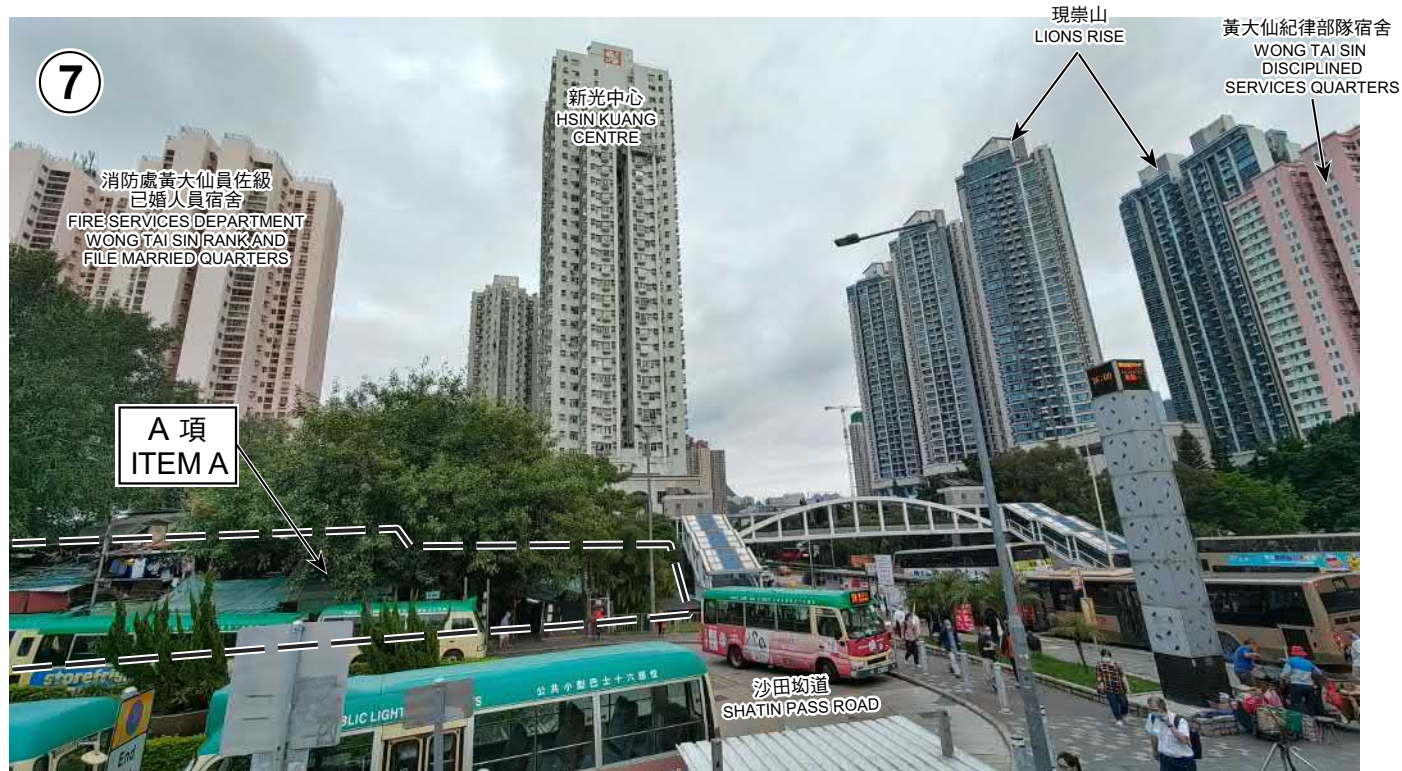
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 4d

本圖於2022年11月9日擬備，
所根據的資料為攝於2022年11月7日的
實地照片
PLAN PREPARED ON 9.11.2022
BASED ON SITE PHOTOS TAKEN ON
7.11.2022



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

實地照片 SITE PHOTOS

就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K 1 1 / 3 0
提出的申述個案編號 R 1 至 R 8 及
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RELATED COMMENTS No. C1 TO C2
TO THE DRAFT TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/30

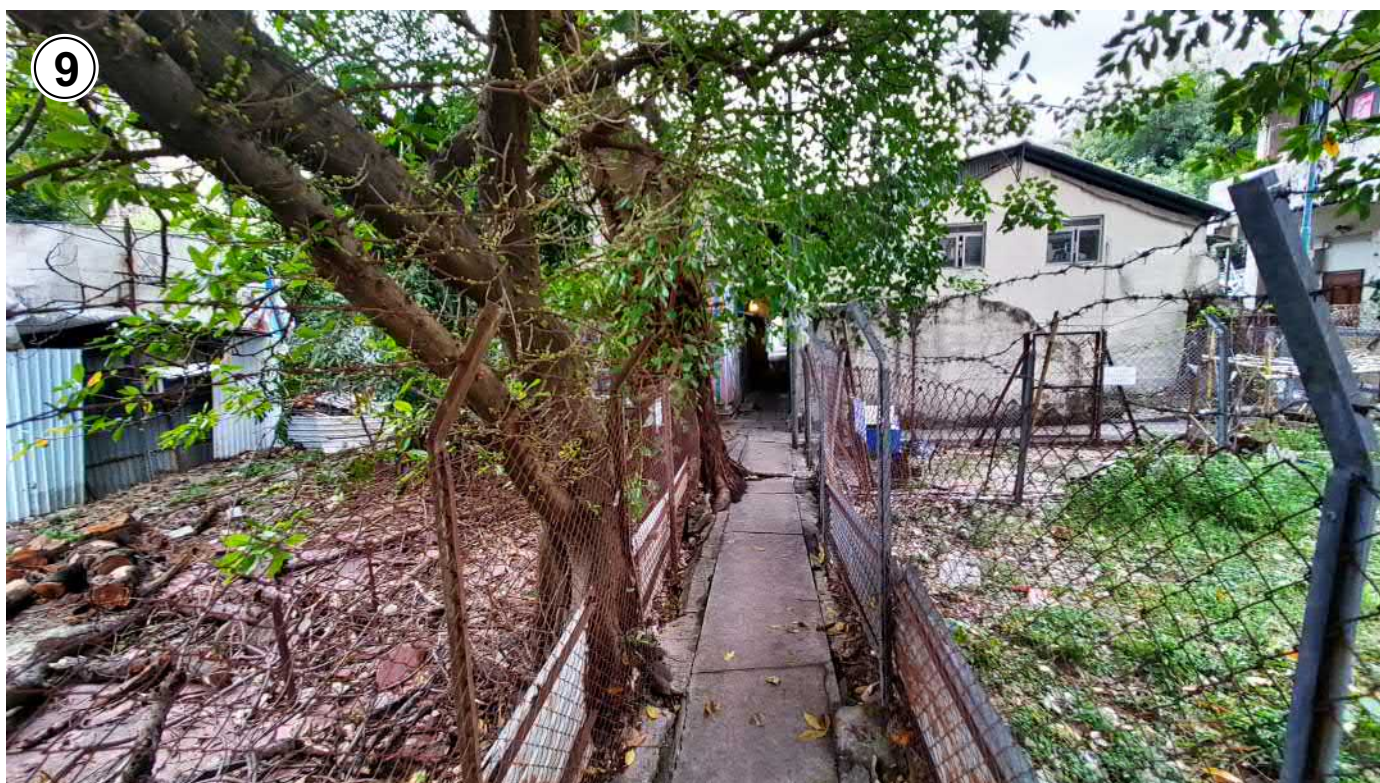
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 4e

本圖於2022年11月9日擬備，
所根據的資料為攝於2022年11月7日的
實地照片
PLAN PREPARED ON 9.11.2022
BASED ON SITE PHOTOS TAKEN ON
7.11.2022



實地照片 SITE PHOTOS

就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K 1 1 / 3 0
提出的申述個案編號 R 1 至 R 8 及
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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 4f

本圖於2022年11月8日擬備，
所根據的資料為攝於2022年11月7日的
實地照片
PLAN PREPARED ON 8.11.2022
BASED ON SITE PHOTOS TAKEN ON
7.11.2022



實地照片 SITE PHOTOS

就慈雲山、鑽石山及新蒲崗分區計劃大綱草圖編號 S/K 11/30
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OUTLINE ZONING PLAN No. S/K11/30

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PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

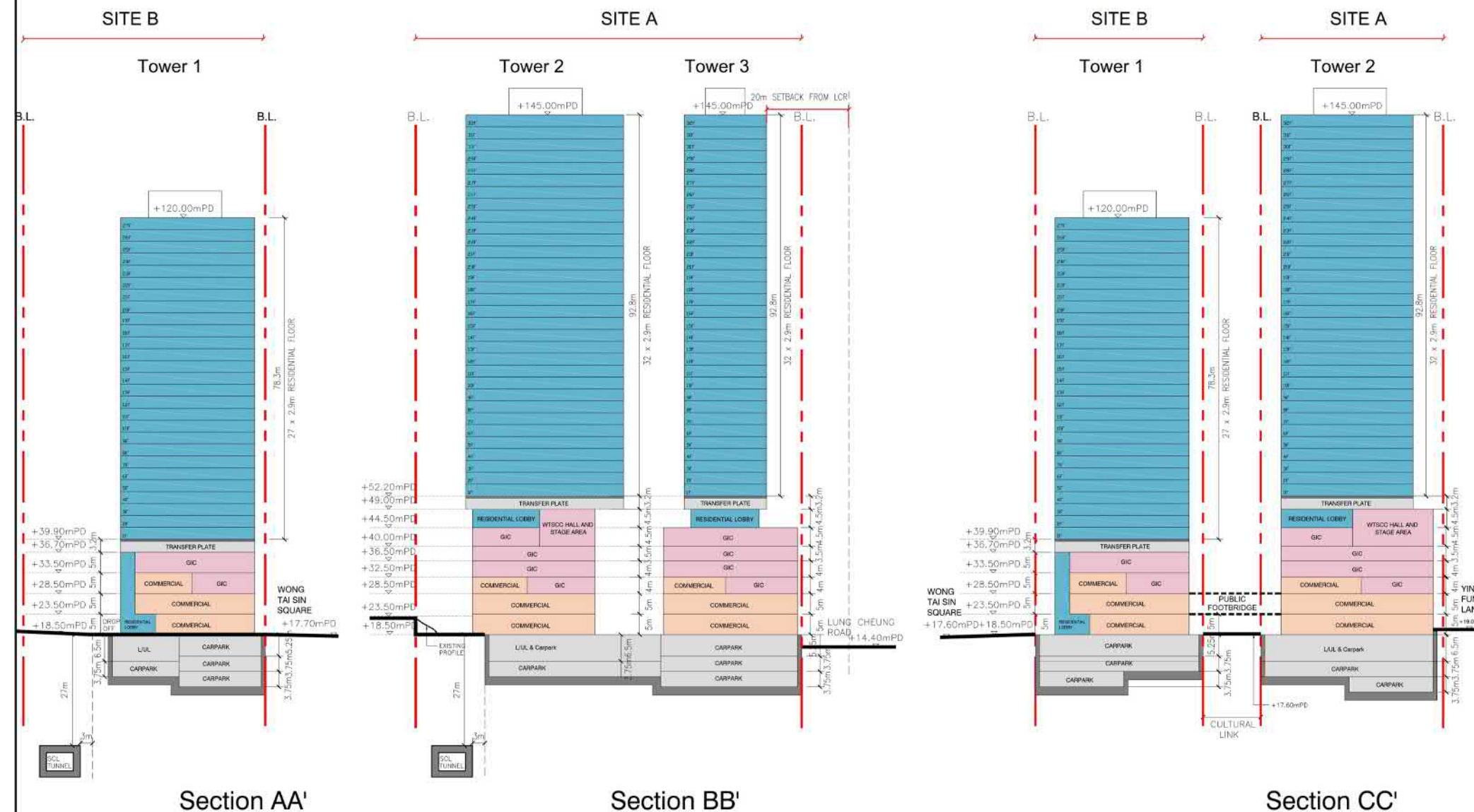
圖 PLAN
H - 4g

本圖於2022年11月8日擬備，
所根據的資料為攝於2022年11月7日的
實地照片
PLAN PREPARED ON 8.11.2022
BASED ON SITE PHOTOS TAKEN ON
7.11.2022

NO.	DESCRIPTION	DATE	BY	CHK.
1	Issue for Information	10/1/2019		

10/1/2019	10/1/2019
-----------	-----------

10/1/2019



Legend :

Site Boundary



G/IC



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



Retail



Car Park

本摘要圖於2022年11月23日擬備
PLAN PREPARED ON 23.11.2022

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

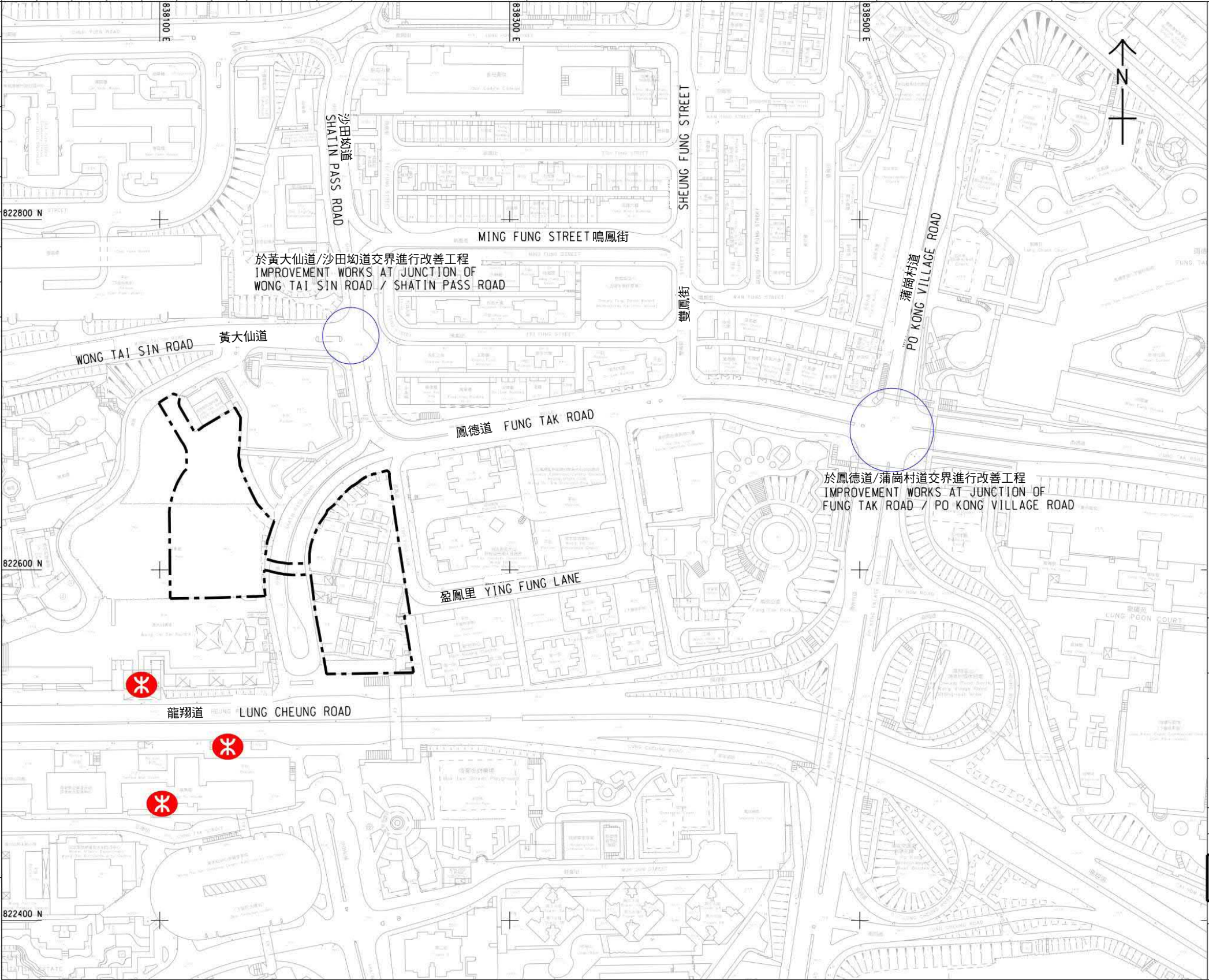
(資料來源: 由土木工程拓展署提交)
(SOURCE : SUBMITTED BY CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT)

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 5b



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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土木工程拓展署
CIVIL ENGINEERING
AND DEVELOPMENT
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10月21日擬備
PLAN PREPARED ON 21.10.2022

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.
R/S/K11/30

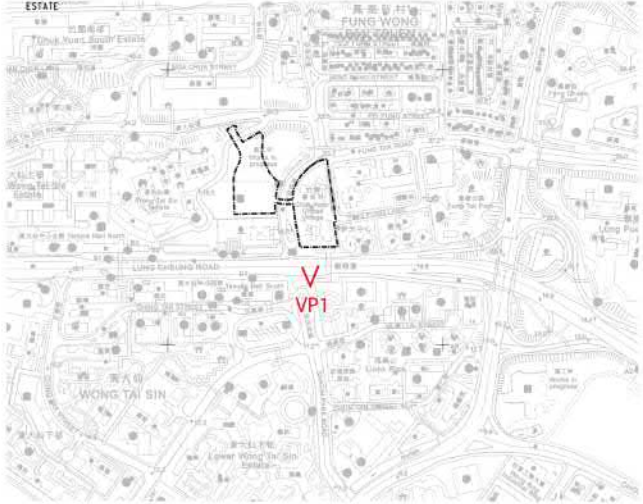
圖 PLAN
H - 6



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
土木工程拓展署
Civil Engineering and
Development Department

CONSULTANT
AECOM Asia Company Ltd.
www.aecom.com

SUB-CONSULTANTS

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10月21日擬備
PLAN PREPARED ON 21.10.2022

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PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

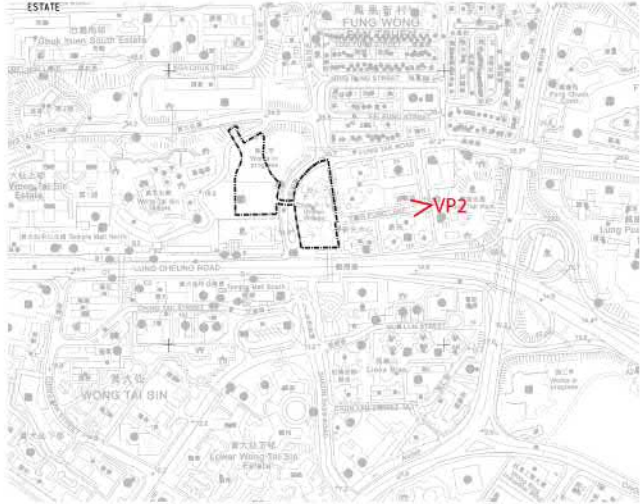
圖 PLAN
H - 7a



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 -
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ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK.
01	2019/03/20	Issue for public consultation	01
02	2019/04/10	Issue for public consultation	02
03	2019/04/10	Issue for public consultation	03
04	2019/04/10	Issue for public consultation	04
05	2019/04/10	Issue for public consultation	05
06	2019/04/10	Issue for public consultation	06
07	2019/04/10	Issue for public consultation	07
08	2019/04/10	Issue for public consultation	08
09	2019/04/10	Issue for public consultation	09
10	2019/04/10	Issue for public consultation	10

STATUS

SCALE 比例尺
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 VP2 - FUNG TAK
PARK
(+120mPD, +145mPD)

SHEET NUMBER 圖號
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10月21日擬備
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PLANNING DEPARTMENT



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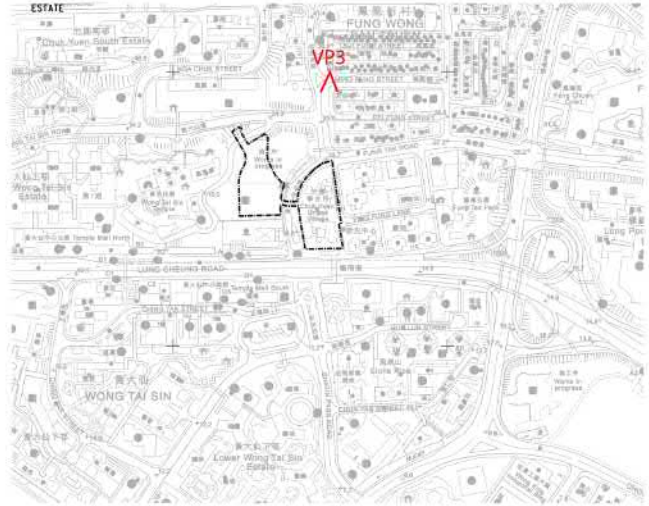
圖 PLAN
H - 7b



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

IR	DATE	DESCRIPTION	CHK

STATUS

SCALE
比例尺

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

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10月21日擬備
PLAN PREPARED ON 21.10.2022

規劃署
PLANNING DEPARTMENT



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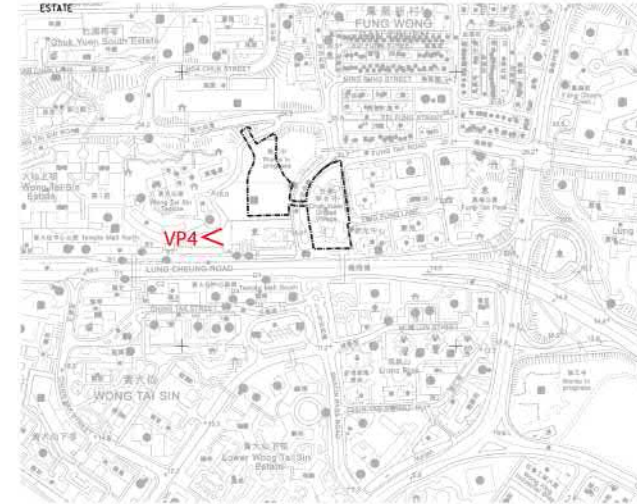
圖 PLAN
H - 7c



EXISTING PHOTO



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



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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PAI ENGINEERING

ISSUE/REVISION

VR	DATE	DESCRIPTION	CHK

STATUS

SCALE	DIMENSION UNIT
比例	尺寸單位

KEY PLAN

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

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

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

SHEET NUMBER
60625506/TR16b/FIGURE 9.5

(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10月21日擬備
PLAN PREPARED ON 21.10.2022

規劃署
PLANNING DEPARTMENT

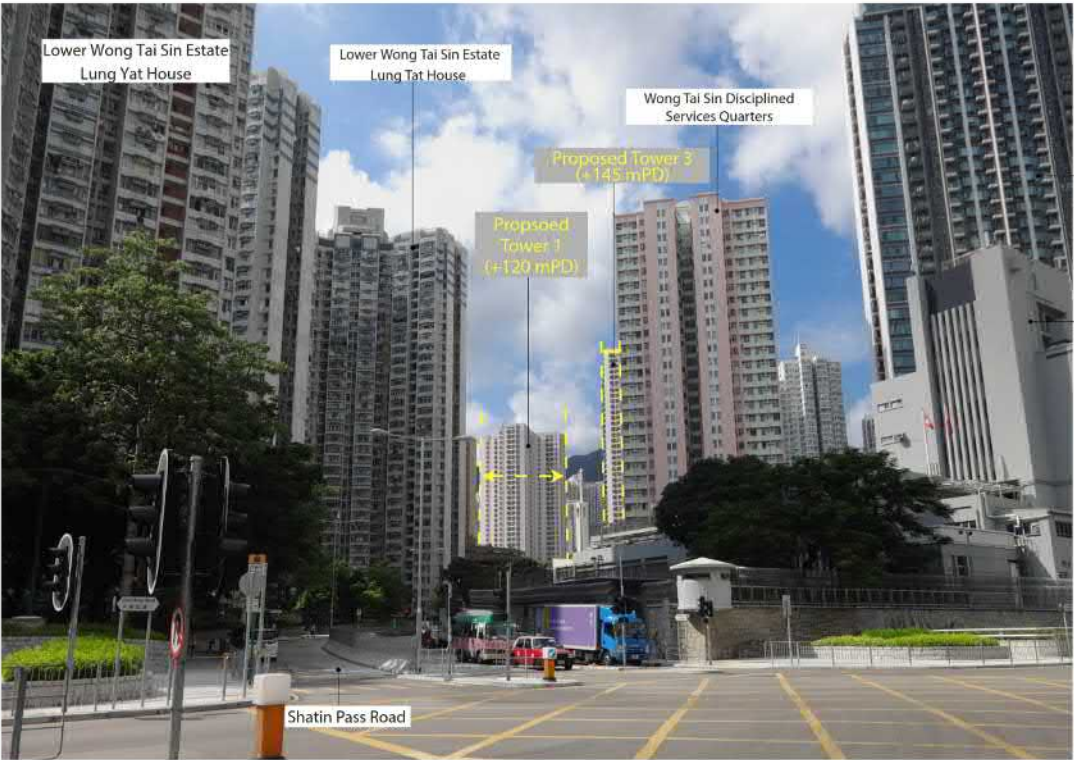


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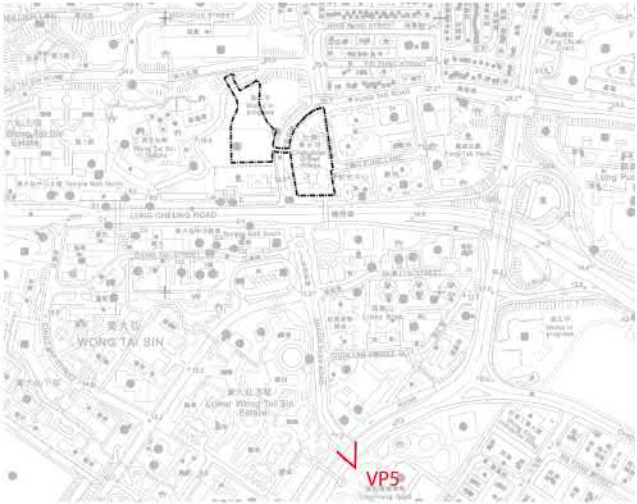
圖 PLAN
H - 7d



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

CEDD 土木工程拓展署
Civil Engineering and
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SUB-CONSULTANTS

土木工程有限公司

ISSUE/REVISION

IR	DATE	DESCRIPTION	CHK
01	2022/10/21	Initial Issue	CE

STATUS

01

SCALE

1:500

DIMENSION UNIT

公尺

KEY PLAN

圖則

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

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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10月21日擬備
PLAN PREPARED ON 21.10.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
R/S/K11/30

圖 PLAN
H - 7e

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