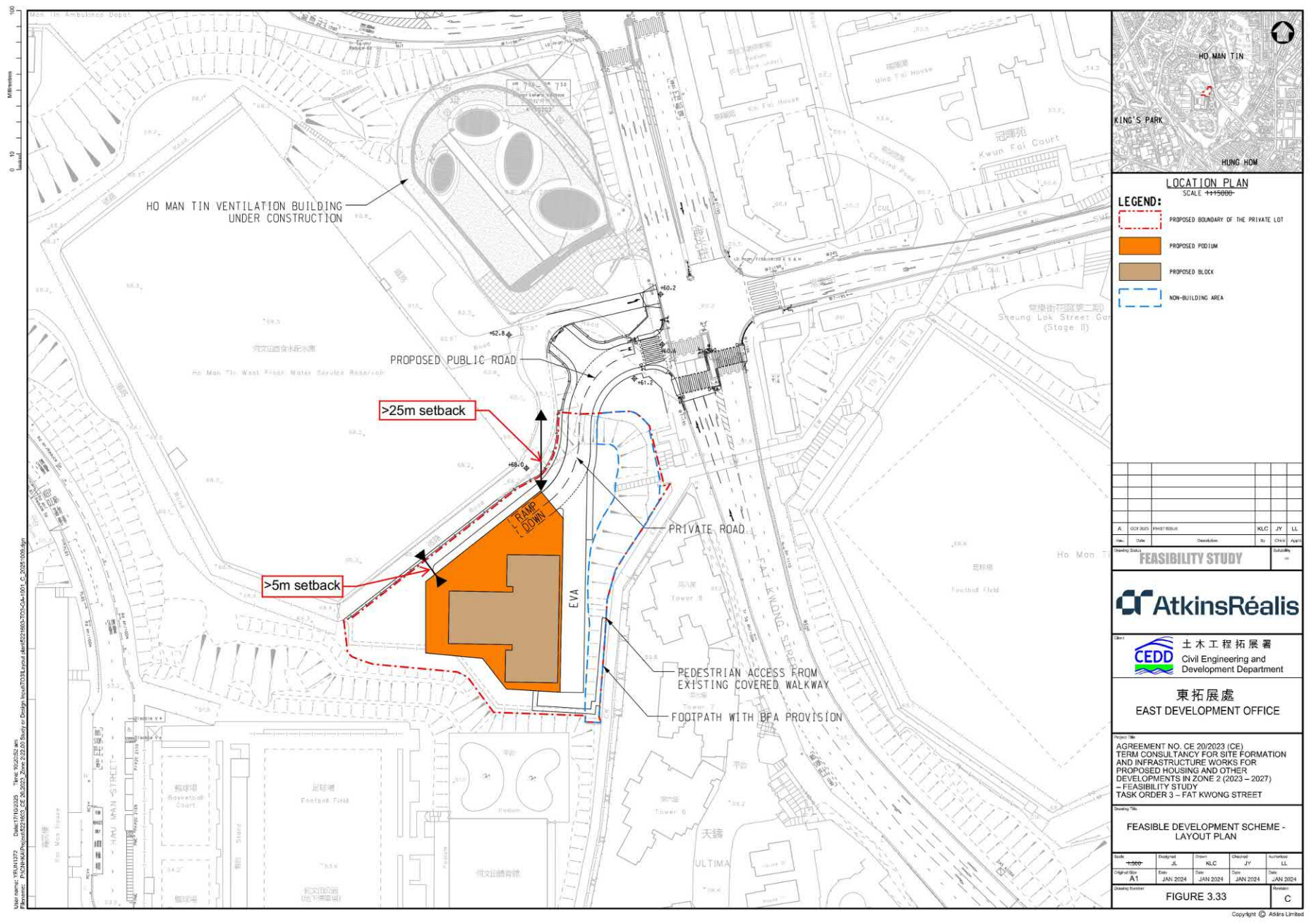
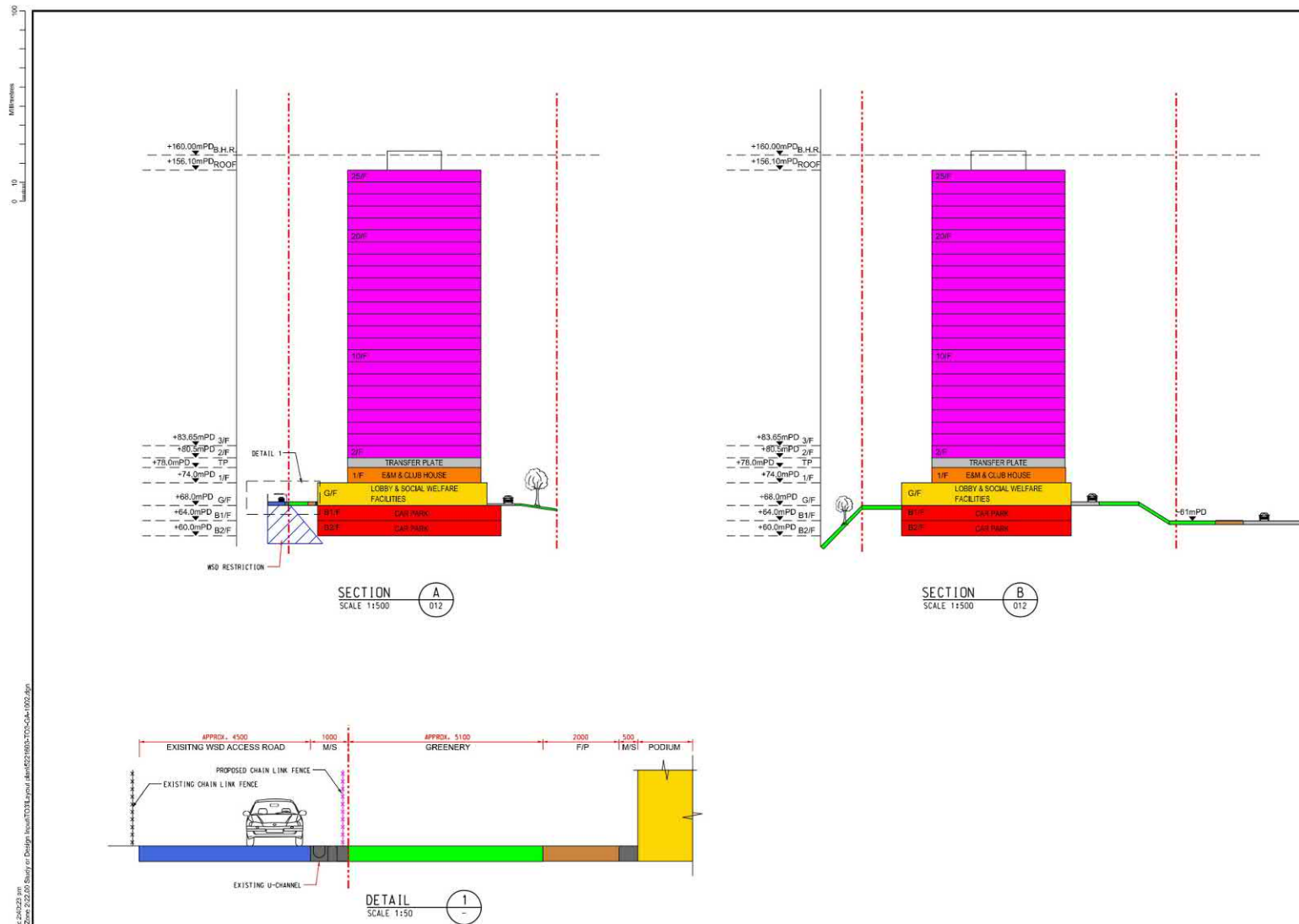




參考編號
REFERENCE No.
M/K7/25/114

繪圖
DRAWING
1

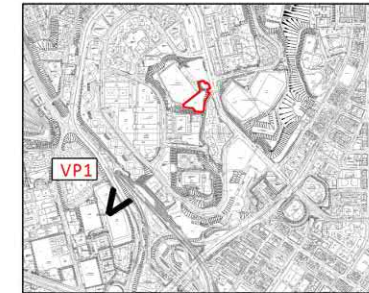


參考編號
REFERENCE No.
M/K7/25/114

繪圖
DRAWING
2



VP1 - Before



KEY PLAN



VP1 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)

VP1 From King's Park Hockey Ground Spectator Stand (770m. +12.0mPD)



Drawing Status	
Drawing Number	FIGURE 3.27c

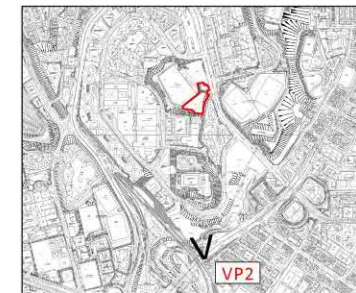
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REFERENCE No.
M/K7/25/114

繪圖
DRAWING
3a



VP2 - Before



KEY PLAN

The Hong Kong Polytechnic University Student Hostel at Ho Man Tin Slope 18 Storeys +83.0mPD

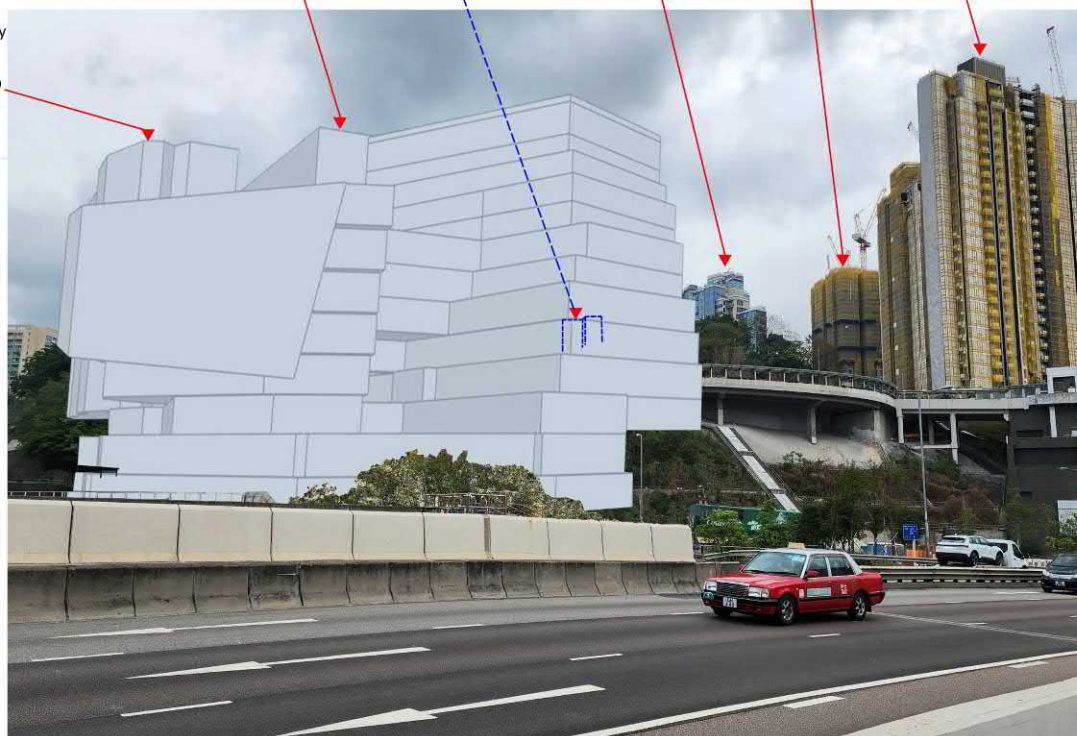
The Hong Kong Polytechnic University Campus Expansion at Ho Man Tin Slope 13 Storeys +69.0mPD

PROPOSED DEVELOPMENT 24 Storeys atop 2-Storeys Podium +156.1 mPD (BH Restriction +160mPD)

Ultima Block 1-2 23-24 Storeys atop 1-3 Storeys Podium +132.0mPD - +133.2mPD

Onmantin (under construction) max. +130mPD

In One (under construction) max. +130mPD



VP2 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)

VP2 - From Chatham Rd North (550m, +14.8mPD)



Drawing Block

Drawing Number

FIGURE 3.27d

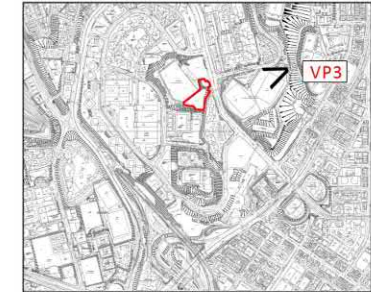
Copyright: © Atkins Limited

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REFERENCE No.
M/K7/25/114

繪圖
DRAWING
3b



VP3 - Before



KEY PLAN

Ultima
Block 6-8
23-24 Storeys
atop 1-3 Storeys Podium
+147.4mPD - +153.2mPD

Building Height
Restriction
+160mPD

PROPOSED DEVELOPMENT
24 Storeys
atop 2-Storeys Podium
+156.1mPD



VP3 - After

Carmel On The Hill
28 Storeys
+145.7mPD

Project Title

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)

VP3 - From Ho Man Tin East Service Reservoir Playground (350m, +66.8mPD)



Drawing Status

Drawing Number

FIGURE 3.27e

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REFERENCE No.
M/K7/25/114

繪圖
DRAWING
3c

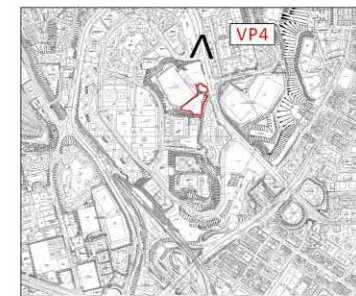


VP4 - Before

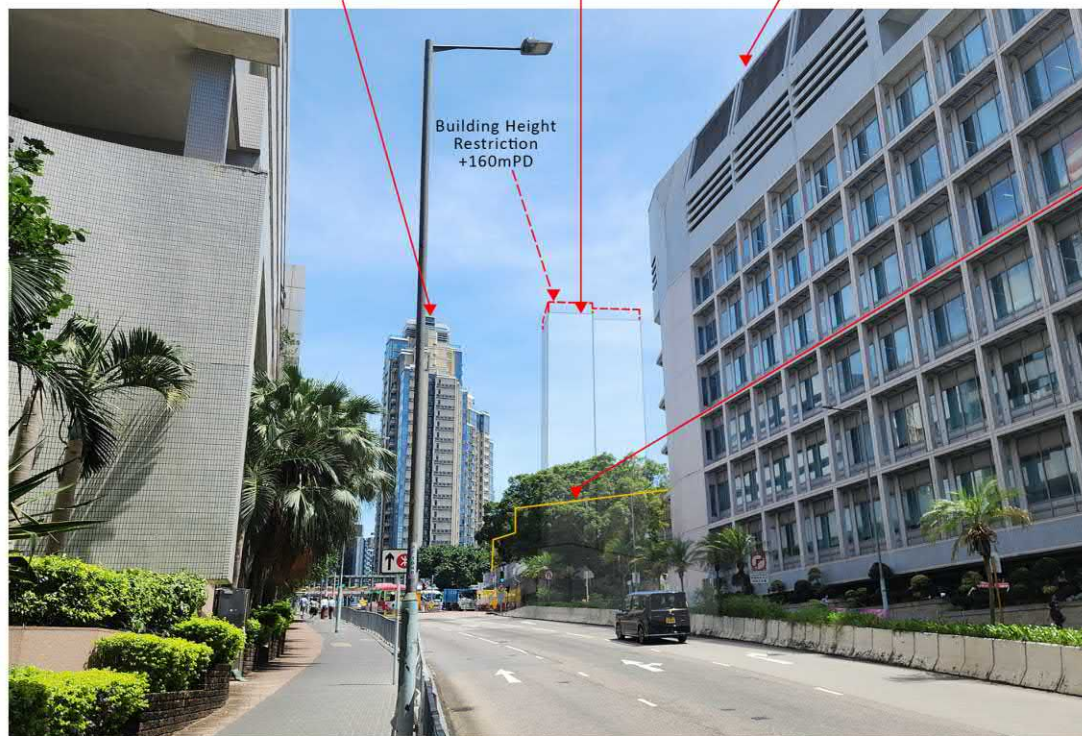
Ultima
Block 6-8
23-24 Storeys
atop 1-3 Storeys Podium
+147.4mPD - +153.2mPD

PROPOSED DEVELOPMENT
24 Storeys
atop 2-Storeys Podium
+156.1mPD

Housing Authority
Headquarters
+91.0mPD



KEY PLAN



VP4 - After

Building Height
Restriction
+160mPD

Ho Man Tin
Ventilation Building
(HMTVB)
+71.35mPD

Project Title

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)

VP4 - From Outside Housing Authority (220m, about 47.5mPD)



Drawing Status

Drawing Number

FIGURE 3.27f

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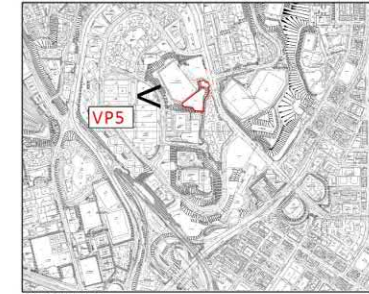
繪圖
DRAWING
3d



VP5 - Before



VP5 - After



KEY PLAN

Project Title

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)

VP5 - From Amenity Area in Oi Man Estate (170m, +46.8mPD)



Drawing Status

Drawing Number

FIGURE 3.27g

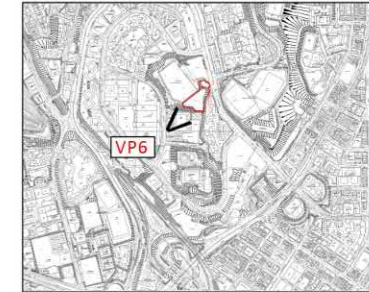
Copyright: © Atkins Limited

參考編號
REFERENCE No.
M/K7/25/114

繪圖
DRAWING
3e



VP-6 Before



KEY PLAN



VP6 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)

VP6 - From Ho Man Tin Park (130m, +54.2mPD)



Drawing Status

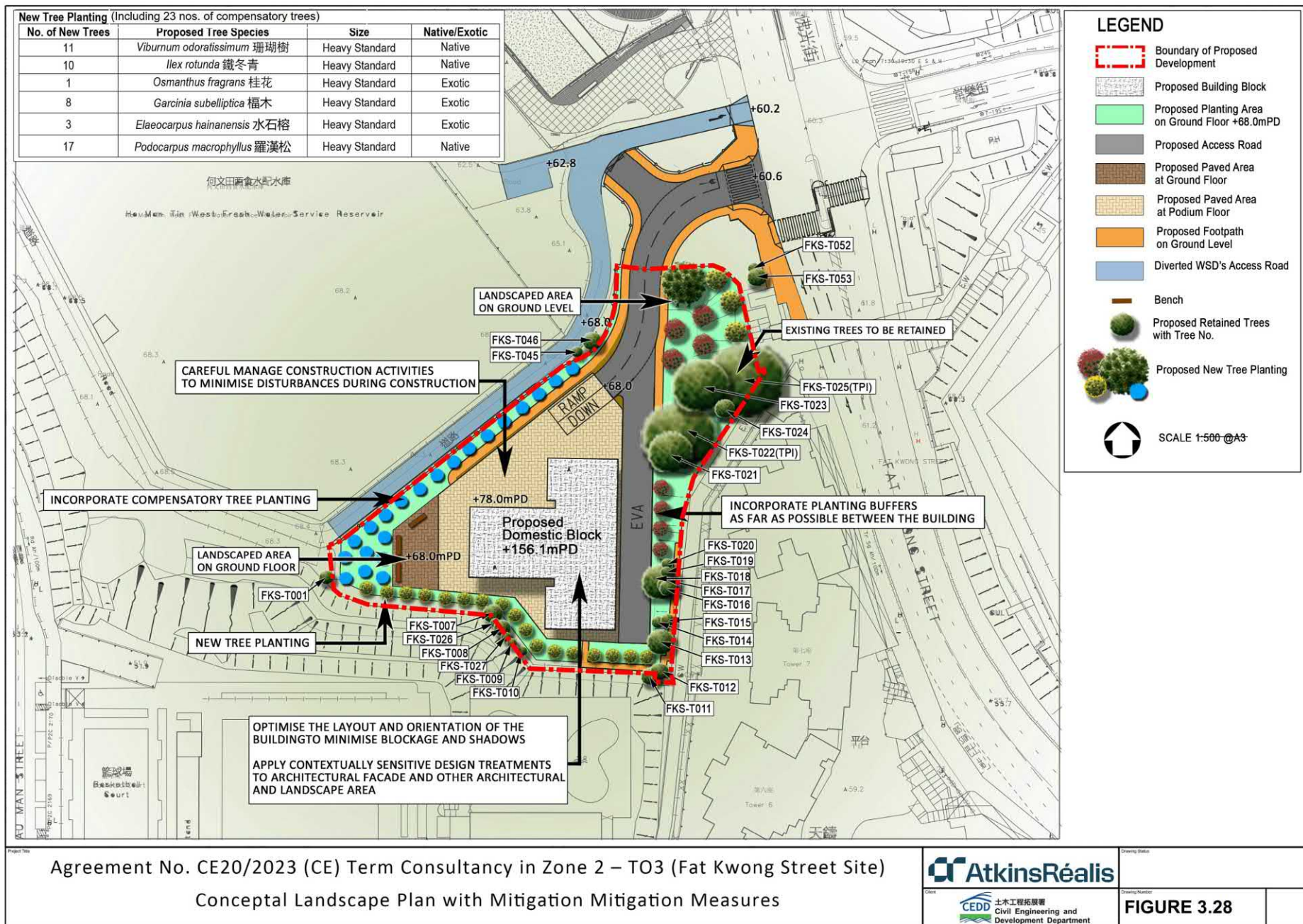
Drawing Number

FIGURE 3.27h

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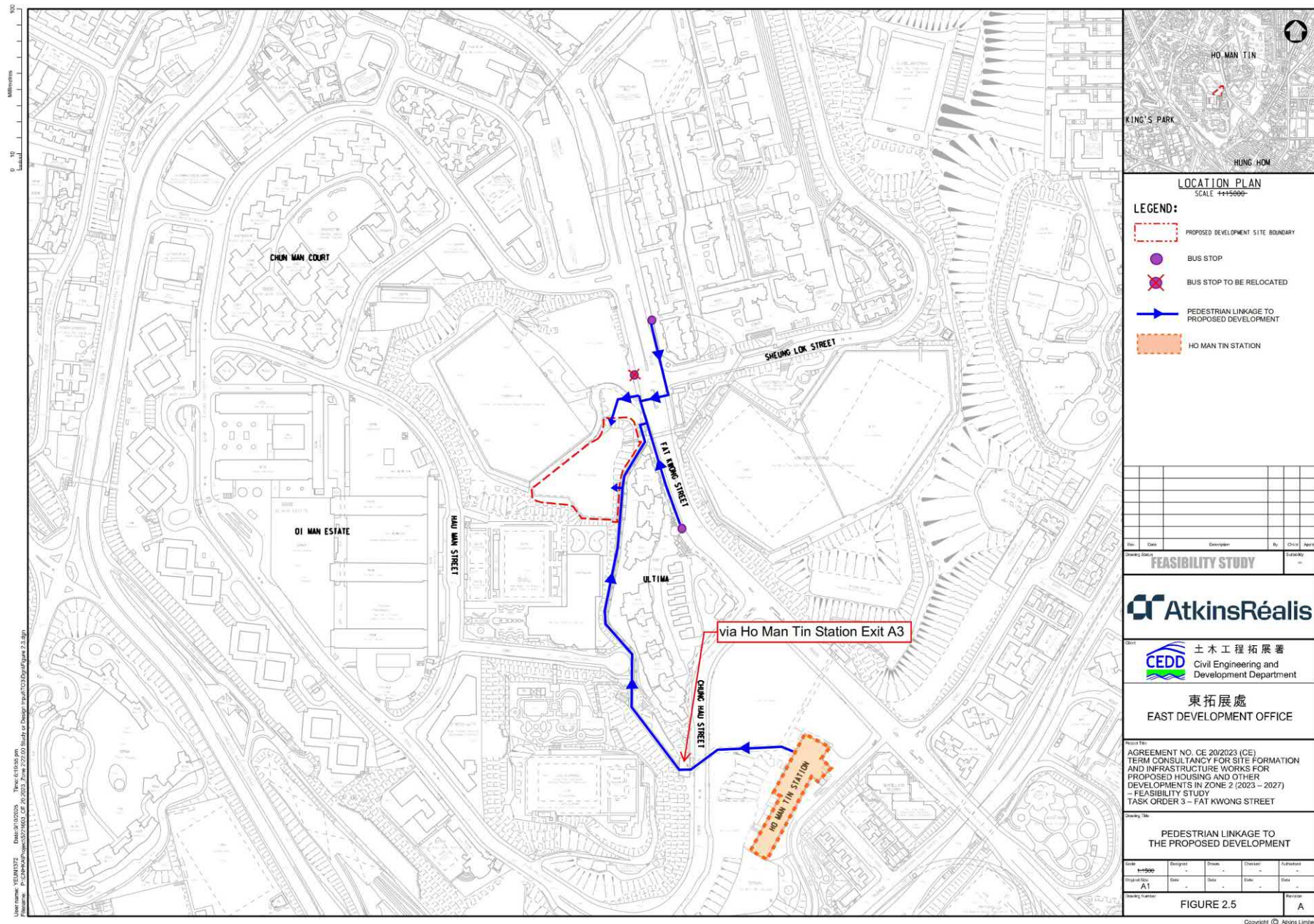
參考編號
REFERENCE No.
M/K7/25/114

繪圖
DRAWING
3f



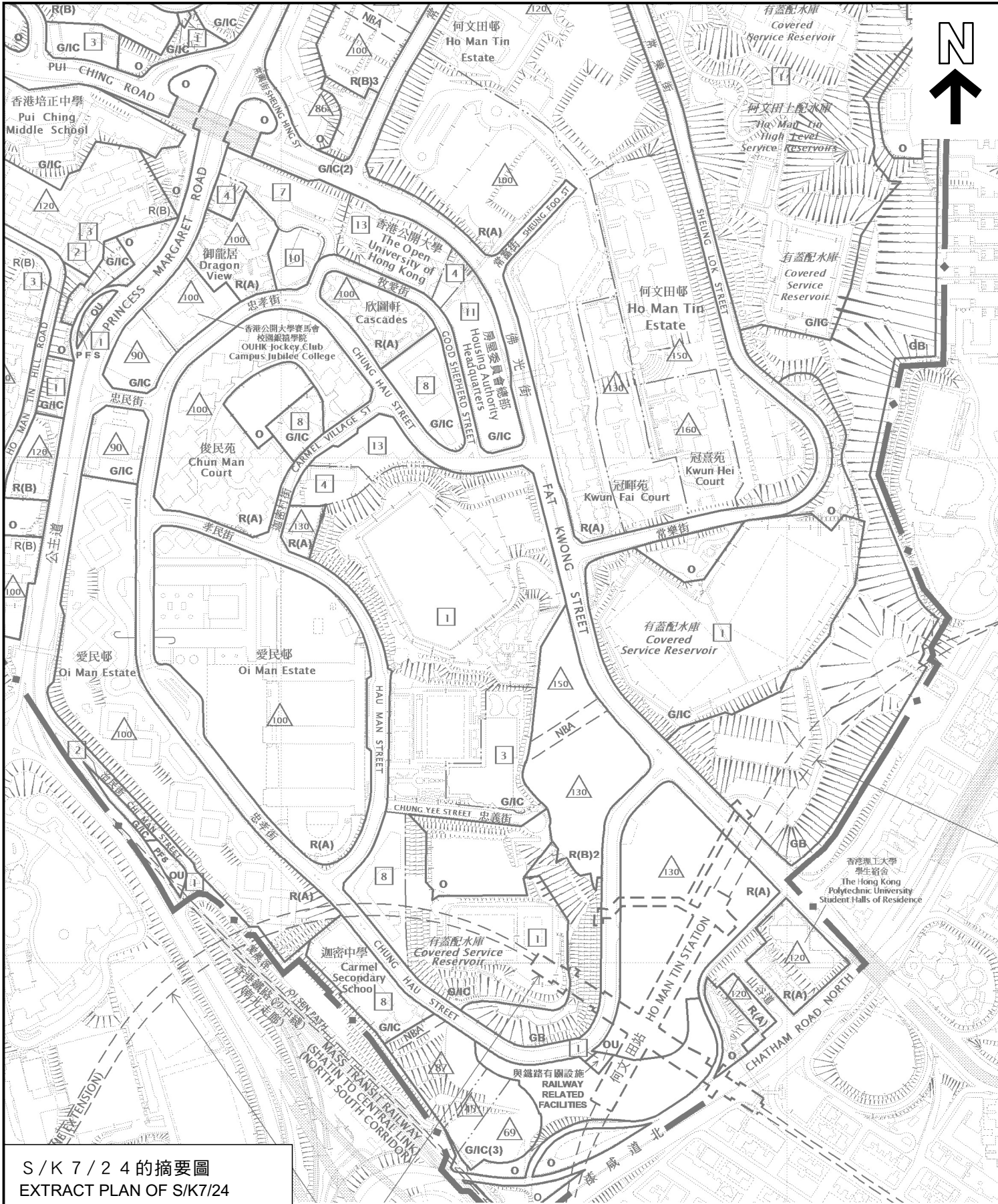
參考編號
REFERENCE No.
M/K7/25/114

繪圖
DRAWING
4



參考編號
REFERENCE No.
M/K7/25/114

繪圖
DRAWING
5



S/K 7 / 2 4 的摘要圖
EXTRACT PLAN OF S/K7/24

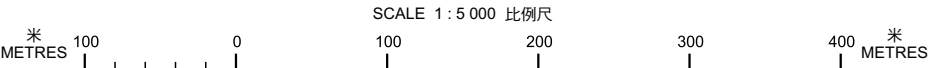


S / K 7 / 2 4 A 的摘要圖
EXTRACT PLAN OF S/K7/24A

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

何文田分區計劃大綱核准圖編號 S / K 7 / 2 4 的擬議修訂
(A 項)

PROPOSED AMENDMENT TO THE APPROVED HO MAN TIN OUTLINE ZONING PLAN No. S/K7/24
(ITEM A)



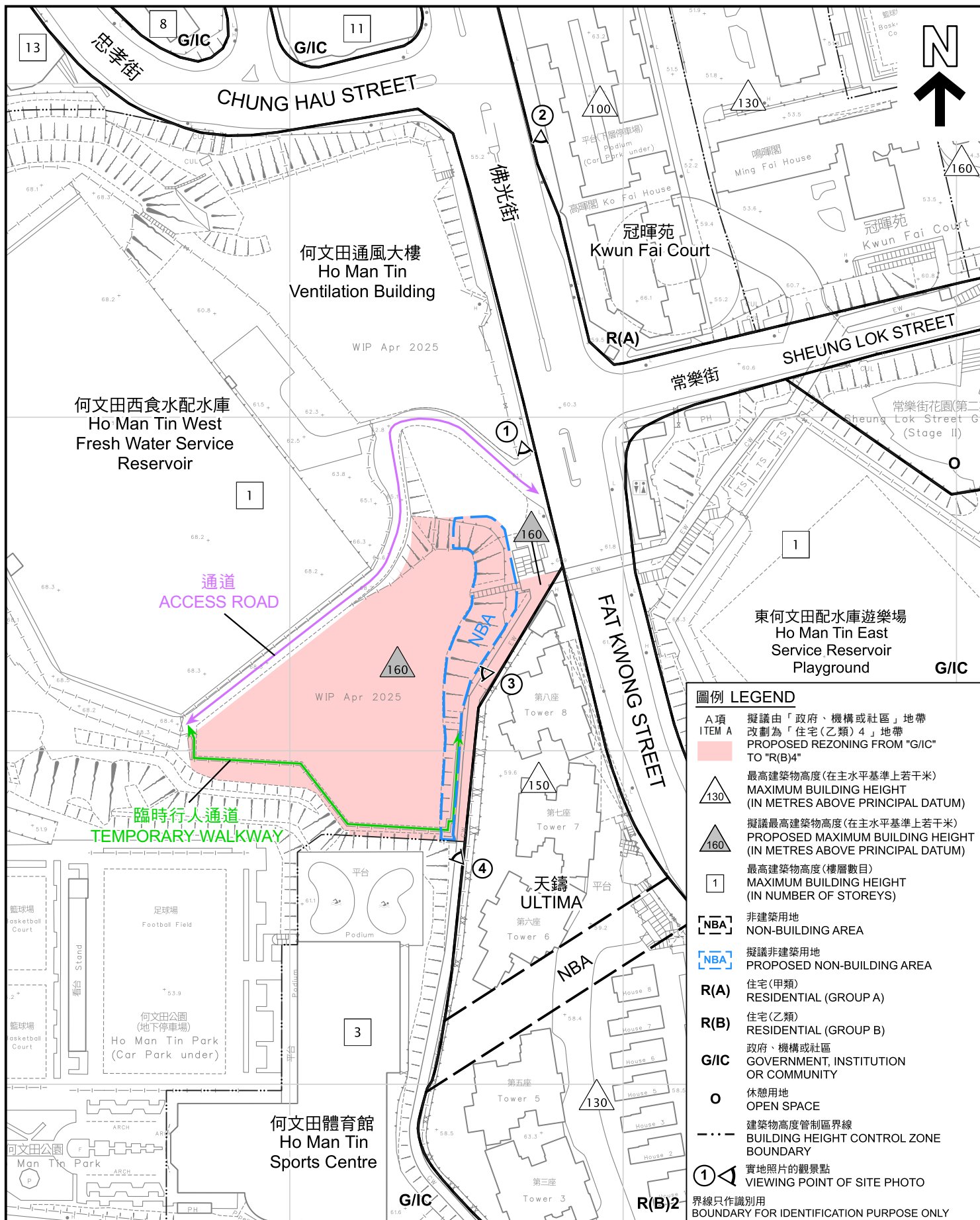
本摘要圖於2025年10月17日擬備，所根據的資料為
於2015年9月8日核准的分區計劃大綱圖編號S/K7/24
EXTRACT PLAN PREPARED ON 17.10.2025
BASED ON OUTLINE ZONING PLAN No.
S/K7/24 APPROVED ON 8.9.2015



規劃署
Planning Department

參考編號
REFERENCE No.
M/K7/25/114

圖 PLAN
1



平面圖 SITE PLAN

本摘要圖於2025年10月20日擬備，
所根據的資料為測量圖編號
11-NW-20C及D和11-NW-25A及B
EXTRACT PLAN PREPARED ON 20.10.2025
BASED ON SURVEY SHEETS No.
11-NW-20C&D AND 11-NW-25A&B

何文田分區計劃大綱核准圖
編號 S/K 7/2 4 的擬議修訂
(A 項)
PROPOSED AMENDMENT TO THE APPROVED
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/24
(ITEM A)

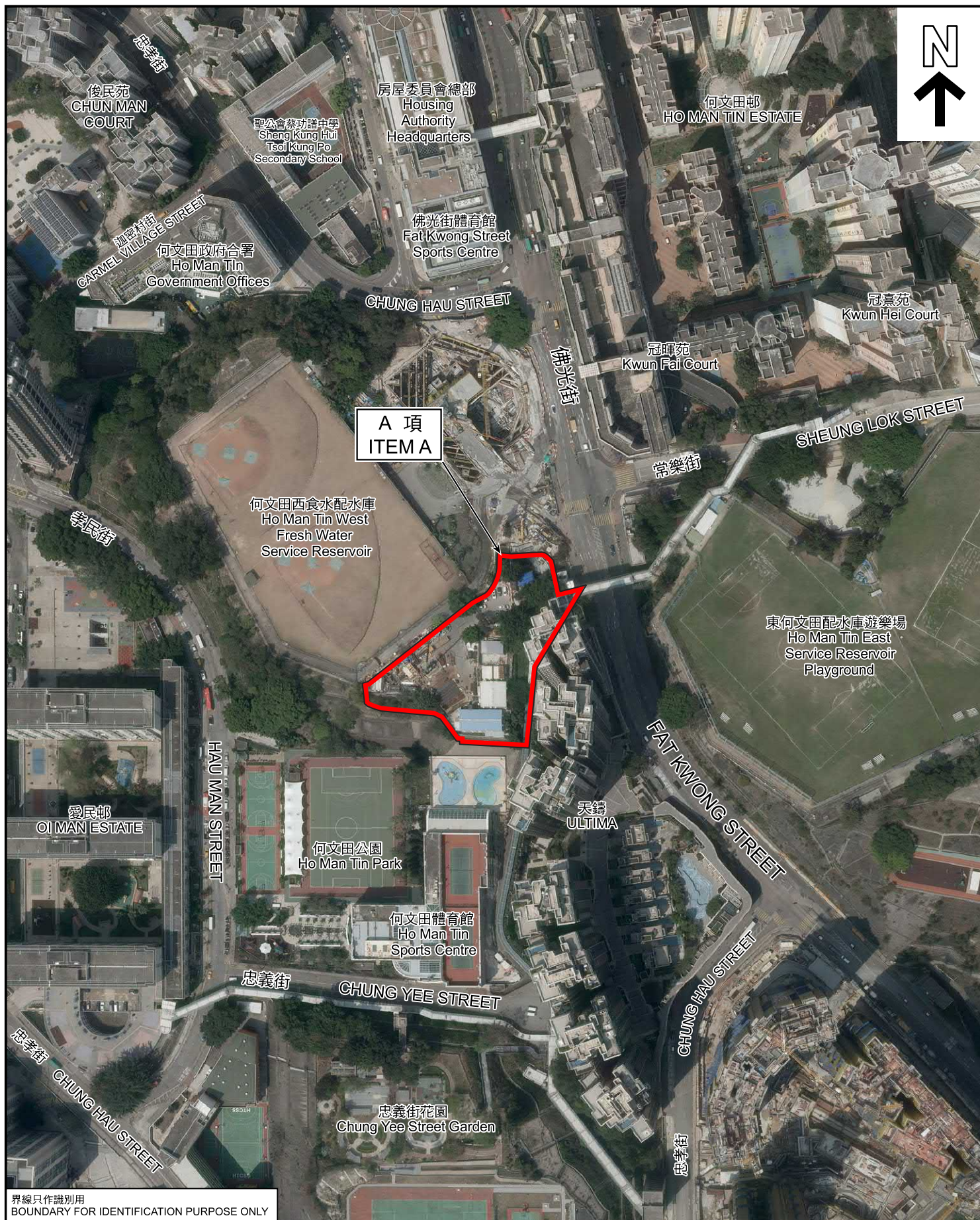
SCALE 1:1 500 比例尺
米 30 0 30 60 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
M/K7/25/114

圖 PLAN
2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本圖於2025年10月17日擬備，
所根據的資料為地政總署
於2024年3月20日拍得的航攝照片編號
E221344C、E221345C、E221583C及E221584C
PLAN PREPARED ON 17.10.2025
BASED ON AERIAL PHOTOS No.
E221344C, E221345C, E221583C & E221584C
TAKEN ON 20.3.2024 BY LANDS DEPARTMENT

何文田分區計劃大綱核准圖
編號 S / K 7 / 2 4 的擬議修訂
(A 項)
PROPOSED AMENDMENT TO THE APPROVED
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/24
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
M/K7/25/114

圖 PLAN
3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年10月8日擬備，所根據的資料為攝於2025年6月18日的實地照片
PLAN PREPARED ON 8.10.2025
BASED ON SITE PHOTOS
TAKEN ON 18.6.2025

實地照片 SITE PHOTOS

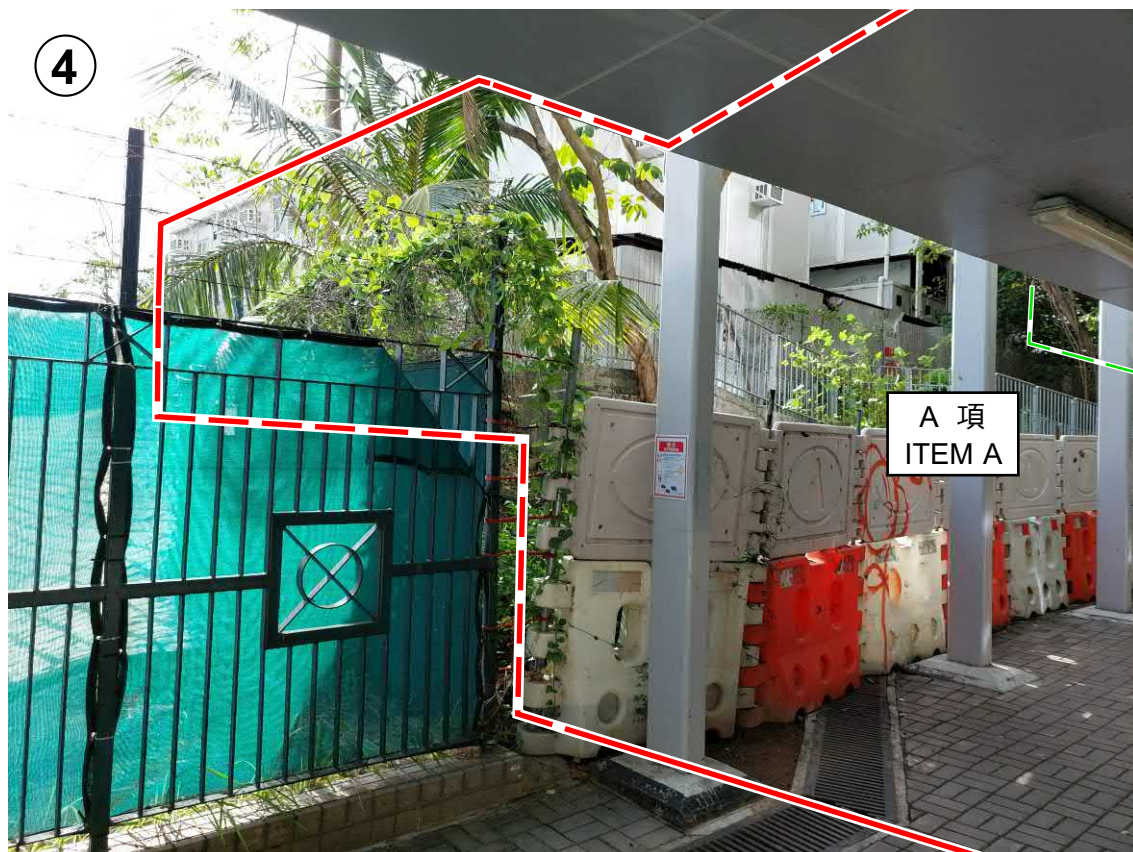
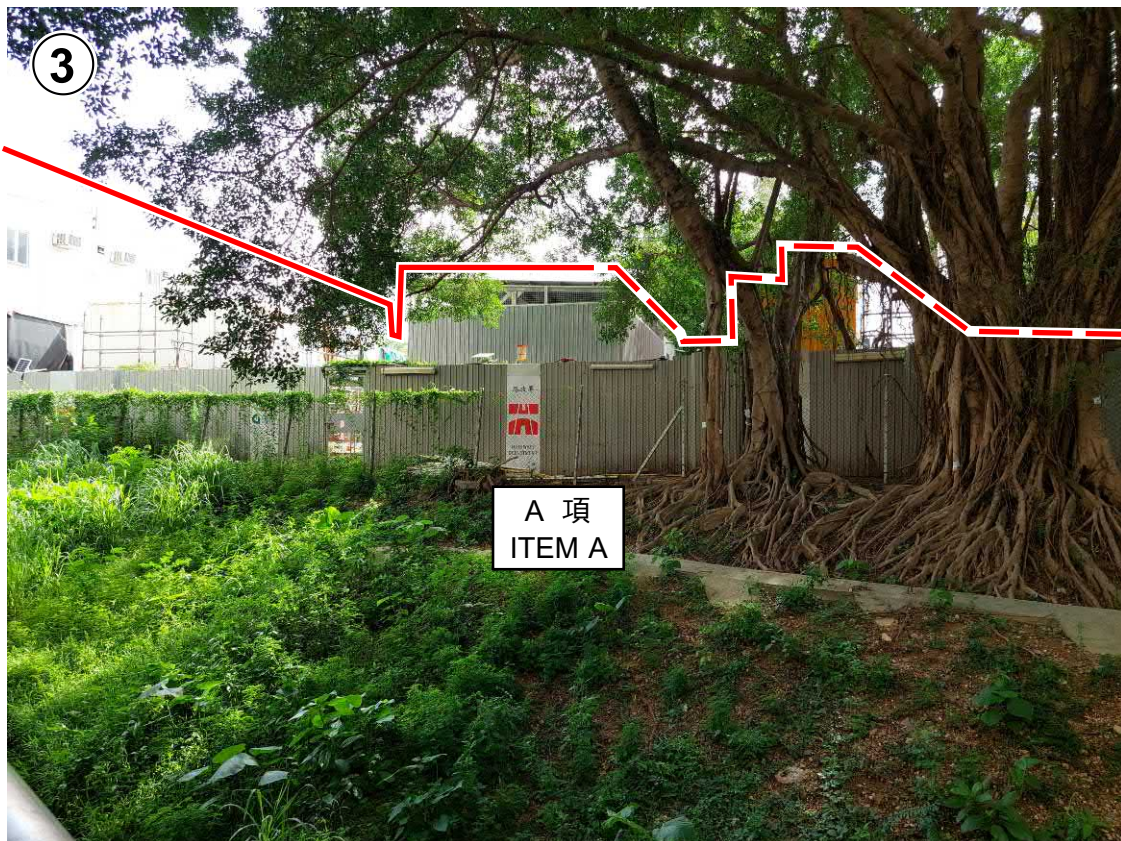
何文田分區計劃大綱核准圖
編號 S/K 7/24 的擬議修訂
(A 項)
PROPOSED AMENDMENT TO THE APPROVED
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/24
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
M/K7/25/114

圖 PLAN
4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年10月8日擬備，所根據的資料為攝於2025年6月18日的實地照片
PLAN PREPARED ON 8.10.2025
BASED ON SITE PHOTOS
TAKEN ON 18.6.2025

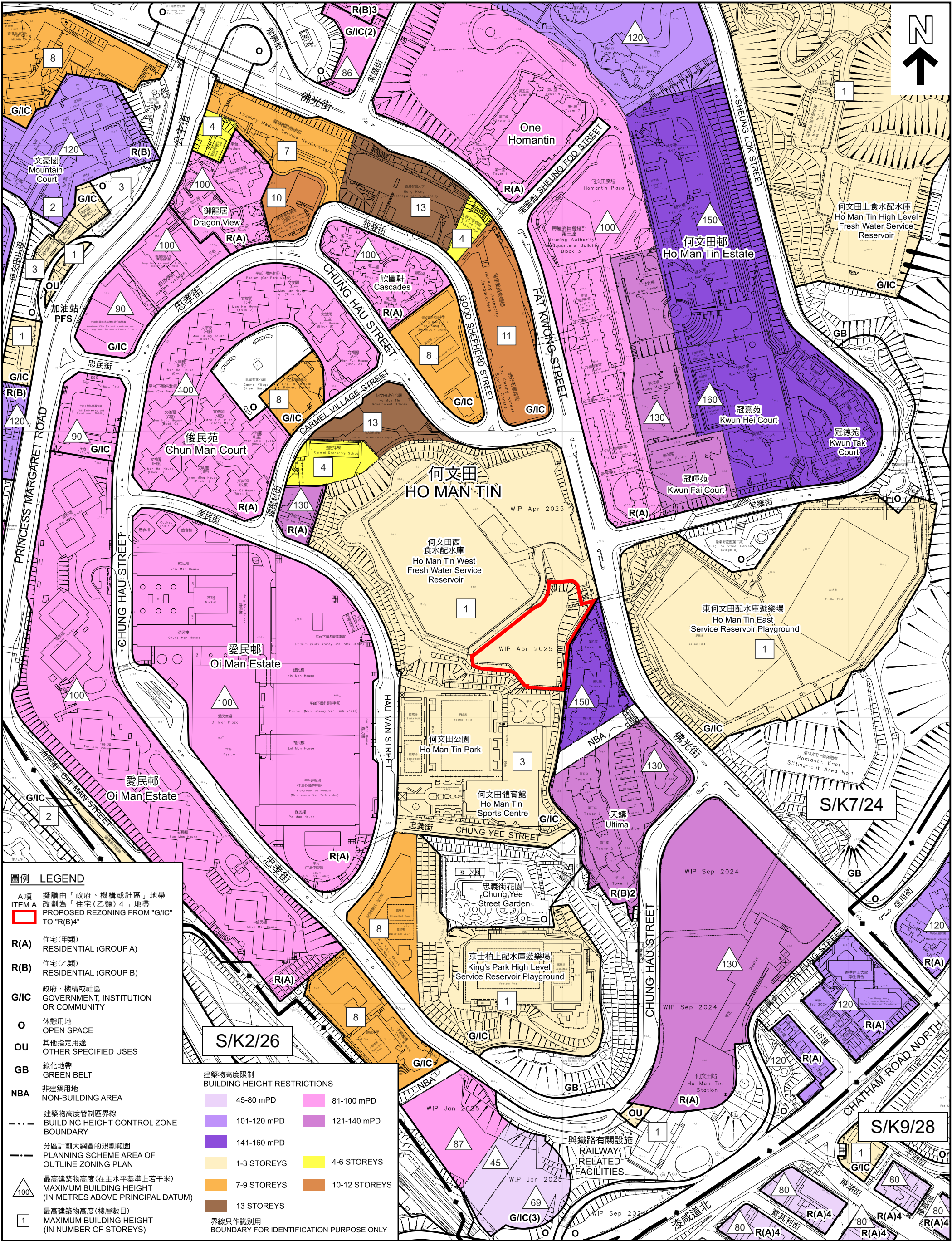
何文田分區計劃大綱核准圖
編號 S / K 7 / 2 4 的擬議修訂
(A 項)
PROPOSED AMENDMENT TO THE APPROVED
HO MAN TIN OUTLINE ZONING PLAN No. S/K7/24
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
M/K7/25/114

圖 PLAN
4b



圖例

LEGEND

擬議由「政府、機構或社區」地帶
改劃為「住宅(乙類)4」地帶
PROPOSED REZONING FROM "G/I/C"
TO "R(B)4"

R(A)

住宅(甲類)
RESIDENTIAL (GROUP A)

R(B)

住宅(乙類)
RESIDENTIAL (GROUP B)

G/I/C

政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY

O

休憩用地
OPEN SPACE

OU

其他指定用途
OTHER SPECIFIED USES

GB

綠化地帶
GREEN BELT

NBA

非建築用地
NON-BUILDING AREA

--- --

建築物高度管制區界線
BUILDING HEIGHT CONTROL ZONE
BOUNDARY

分區計劃大綱圖的規劃範圍
PLANNING SCHEME AREA OF
OUTLINE ZONING PLAN

△100

最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT
(IN METRES ABOVE PRINCIPAL DATUM)

1

最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT
(IN NUMBER OF STOREYS)

建築物高度限制
BUILDING HEIGHT RESTRICTIONS

45-80 mPD

81-100 mPD

101-120 mPD

121-140 mPD

141-160 mPD

1-3 STOREYS

4-6 STOREYS

7-9 STOREYS

10-12 STOREYS

13 STOREYS

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2025年10月17日擬備，所根據的資料為
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和
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 17.10.2025
BASED ON OUTLINE ZONING PLANS No.
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

建築物高度圖

BUILDING HEIGHT PLAN

何文田分區計劃大綱核准圖編號 S / K 7 / 2 4 的擬議修訂
(A 項)
PROPOSED AMENDMENT TO THE APPROVED HO MAN TIN OUTLINE ZONING PLAN No. S/K7/24
(ITEM A)

米
METRES

50

0

50

100

150

200

250

米
METRES

SCALE 1 : 3 000 比例尺

規劃署
Planning Department

參考編號
REFERENCE No.

M/K7/25/114

圖 PLAN

5