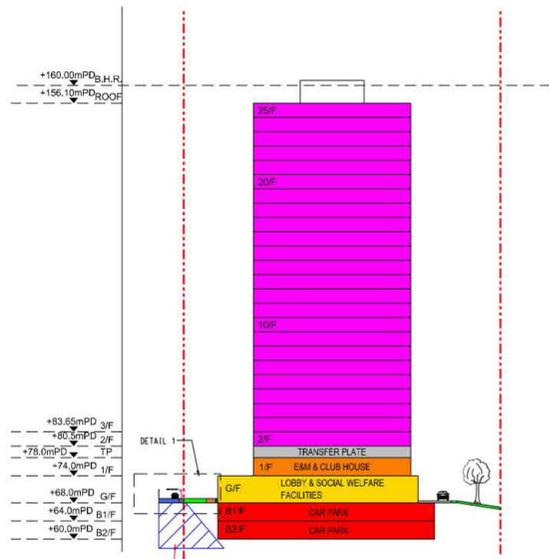
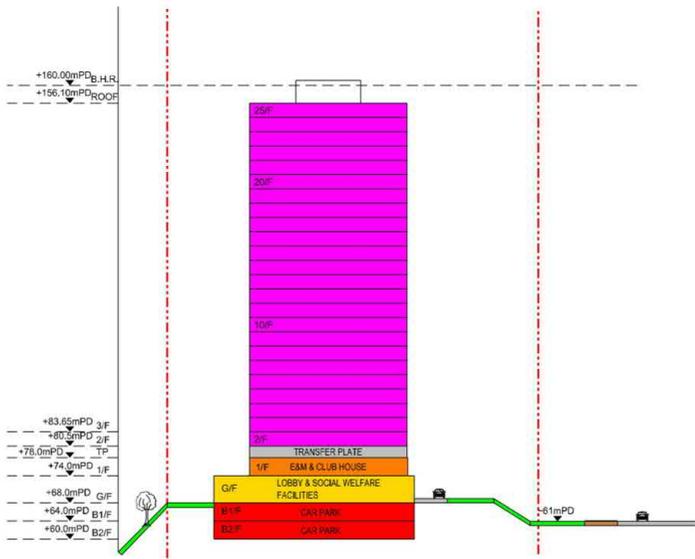


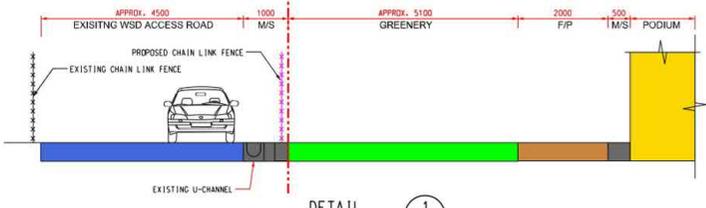
Millimetre
0 10 100



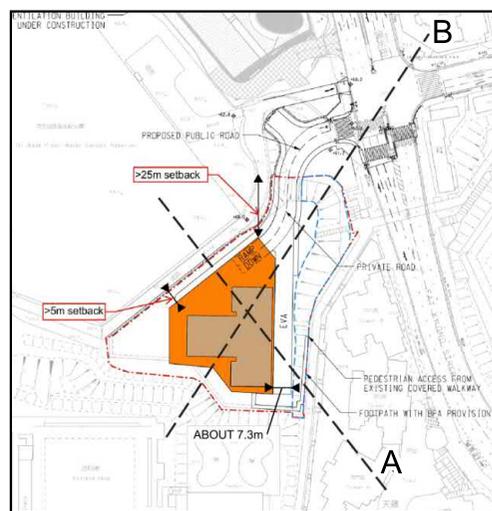
SECTION A
SCALE 1:500
012



SECTION B
SCALE 1:500
012



DETAIL 1
SCALE 1:50
1



ABBREVIATIONS
M/S MARGINAL STRIP
F/P FOOTPATH
B.H.R. BUILDING HEIGHT RESTRICTION

LEGEND:
 PROPOSED DEVELOPMENT SITE BOUNDARY

No.	Date	Description	By	CHKD	APP'D
Drawing Status: FEASIBILITY STUDY					
Industry: FEASIBILITY STUDY					



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

東拓展處
EAST DEVELOPMENT OFFICE

Project Title:
AGREEMENT NO. CE 20/2023 (CE) TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING AND OTHER DEVELOPMENTS IN ZONE 2 (2023 - 2027) - FEASIBILITY STUDY TASK ORDER 3 - FAT KWONG STREET

Drawing Title:
FEASIBLE DEVELOPMENT SCHEME - SECTIONS

Scale	Designer	Drawn	Checked	Authorised
Original: A1	JAN 2024	JAN 2024	JAN 2024	JAN 2024

Drawing Number: **FIGURE 2.7**

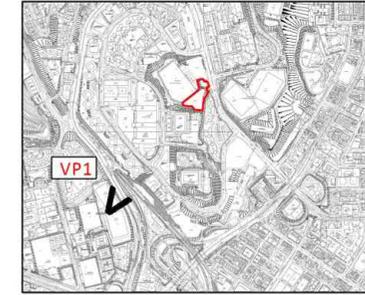
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參考編號
REFERENCE No.
R/S/K7/25

繪圖
DRAWING
H - 2



VP1 - Before



KEY PLAN



VP1 - After

Project Title

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 Sheet

Drawing Number

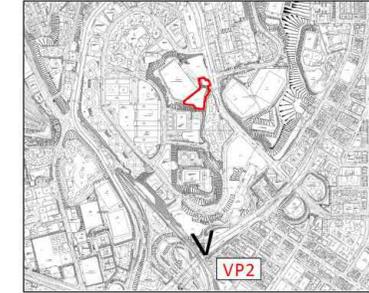
FIGURE 3.27c

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參考編號 REFERENCE No. R/S/K7/25	繪圖 DRAWING H - 3a
---	--------------------------------



VP2 - Before



KEY PLAN

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

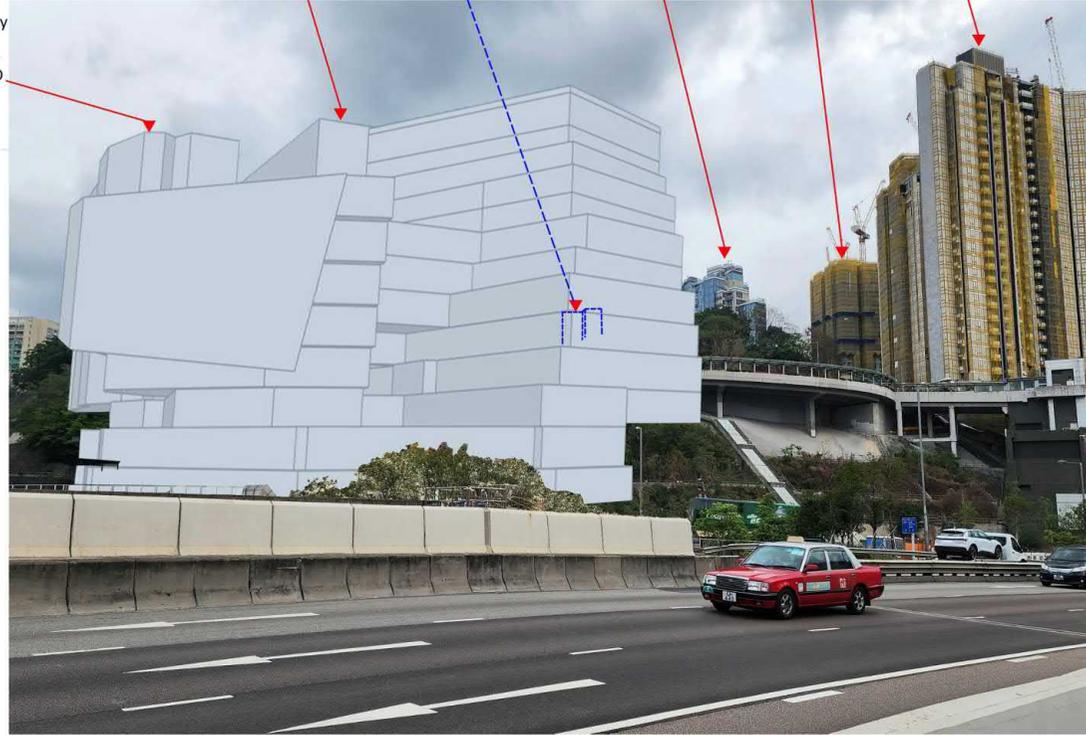
The Hong Kong Polytechnic University Campus Expansion at Ho Man Tin Slope
13 Storeys +69.0mPD

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

Project Title
Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)
VP2 - From Chatham Rd North (550m, +14.8mPD)

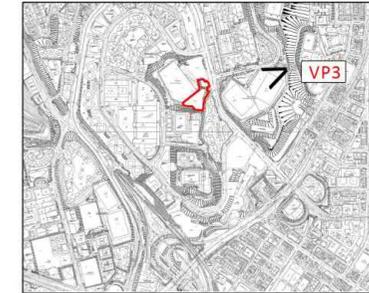
	Drawing Status
	土木工程拓展署 Civil Engineering and Development Department
Client	Drawing Number FIGURE 3.27d

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參考編號 REFERENCE No. R/S/K7/25	繪圖 DRAWING H - 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)

AtkinsRéalis

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

Drawing Sheet

Drawing Number

FIGURE 3.27e

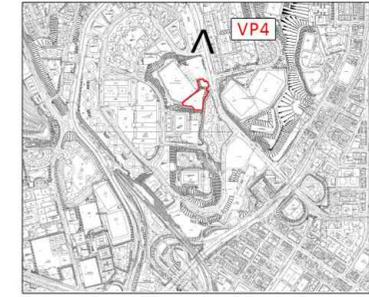
Copyright © Atkins Limited

參考編號
REFERENCE No.
R/S/K7/25

繪圖
DRAWING
H - 3c



VP4 - Before



KEY PLAN

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

Ho Man Tin
Ventilation Building
(HMTVB)
+71.35mPD



Building Height
Restriction
+160mPD

VP4 - After

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)

AtkinsRéalis

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

Drawing Sheet

Drawing Number

FIGURE 3.27f

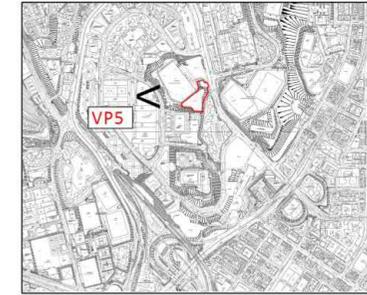
Copyright © Atkins Limited

參考編號
REFERENCE No.
R/S/K7/25

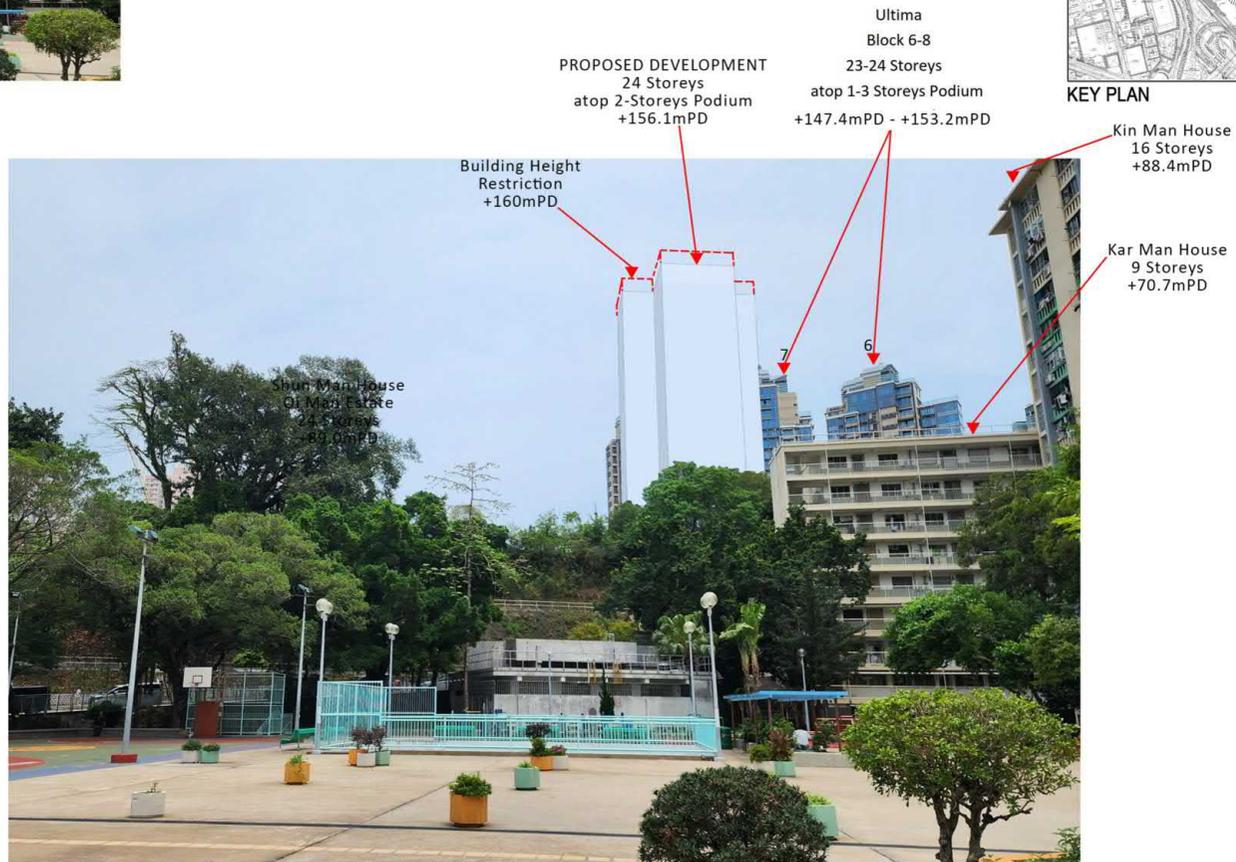
繪圖
DRAWING
H - 3d



VP5 - Before



KEY PLAN



VP5 - After

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)

AtkinsRéalis

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

Drawing Sheet

Drawing Number

FIGURE 3.27g

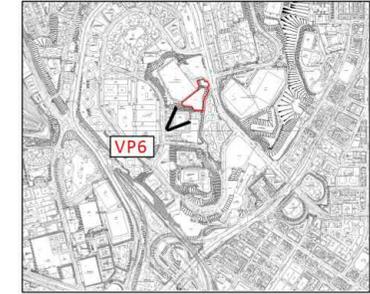
Copyright © Atkins Limited

參考編號
REFERENCE No.
R/S/K7/25

繪圖
DRAWING
H - 3e



VP-6 Before



KEY PLAN



VP6 - After

Project Title

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

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

AtkinsRéalis

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

Drawing Sheet

Drawing Number

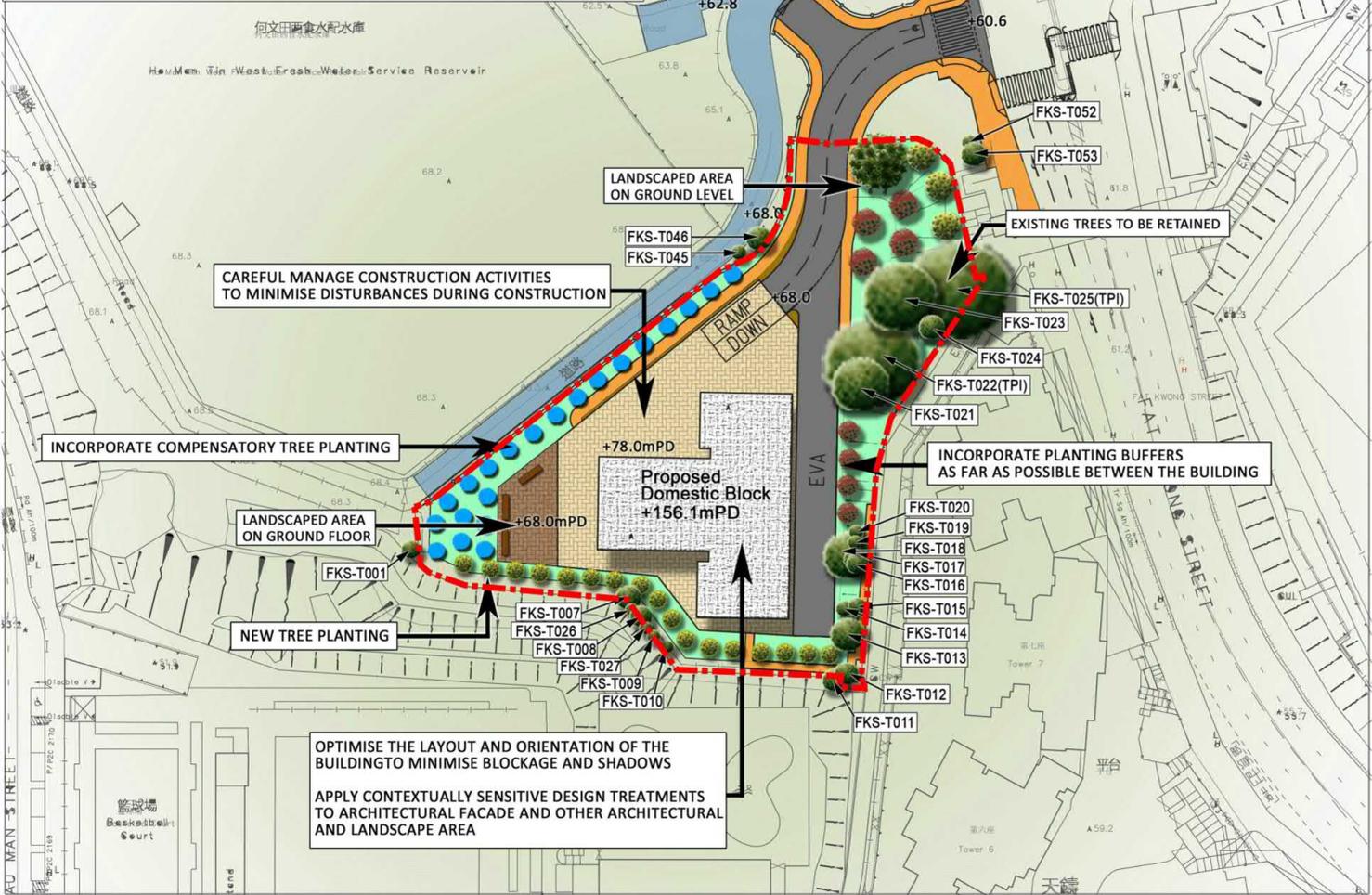
FIGURE 3.27h

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參考編號
REFERENCE No.
R/S/K7/25

繪圖
DRAWING
H - 3f

New Tree Planting (Including 23 nos. of compensatory trees)			
No. of New Trees	Proposed Tree Species	Size	Native/Exotic
11	<i>Viburnum odoratissimum</i> 珊瑚樹	Heavy Standard	Native
10	<i>Ilex rotunda</i> 鐵冬青	Heavy Standard	Native
1	<i>Osmanthus fragrans</i> 桂花	Heavy Standard	Exotic
8	<i>Garcinia subelliptica</i> 福木	Heavy Standard	Exotic
3	<i>Elaeocarpus hainanensis</i> 水石榕	Heavy Standard	Exotic
17	<i>Podocarpus macrophyllus</i> 羅漢松	Heavy Standard	Native



LEGEND

- Boundary of Proposed Development
- Proposed Building Block
- Proposed Planting Area on Ground Floor +68.0mPD
- Proposed Access Road
- Proposed Paved Area at Ground Floor
- Proposed Paved Area at Podium Floor
- Proposed Footpath on Ground Level
- Diverted WSD's Access Road
- Bench
- Proposed Retained Trees with Tree No.
- Proposed New Tree Planting
- SCALE 1:500 @A3

Project Title: Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO3 (Fat Kwong Street Site)
 Conceptual Landscape Plan with Mitigation Mitigation Measures

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

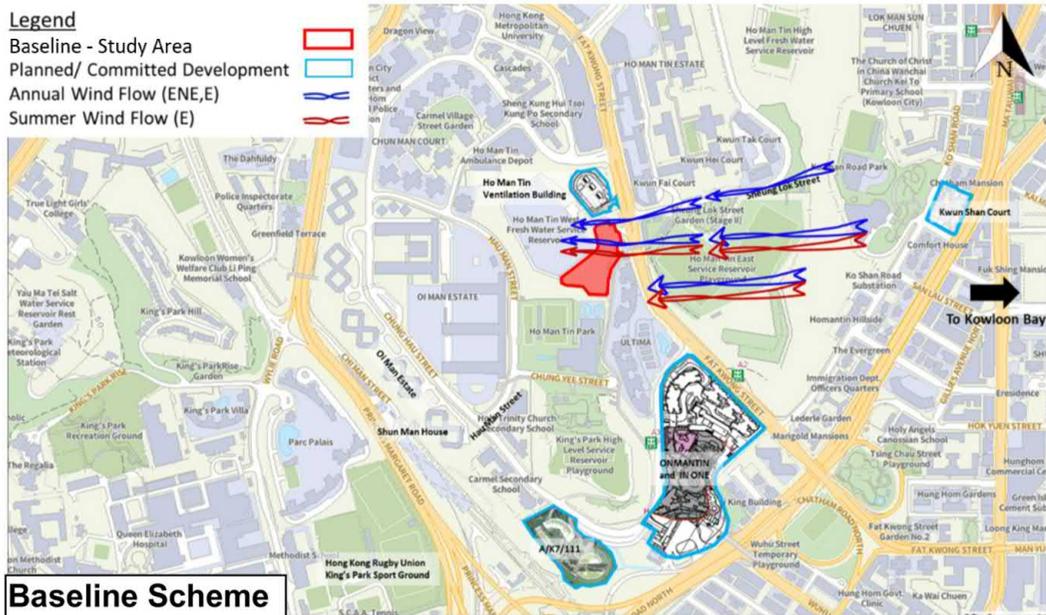
Drawing Number: **FIGURE 3.28**

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參考編號 REFERENCE No. R/S/K7/25	繪圖 DRAWING H - 4
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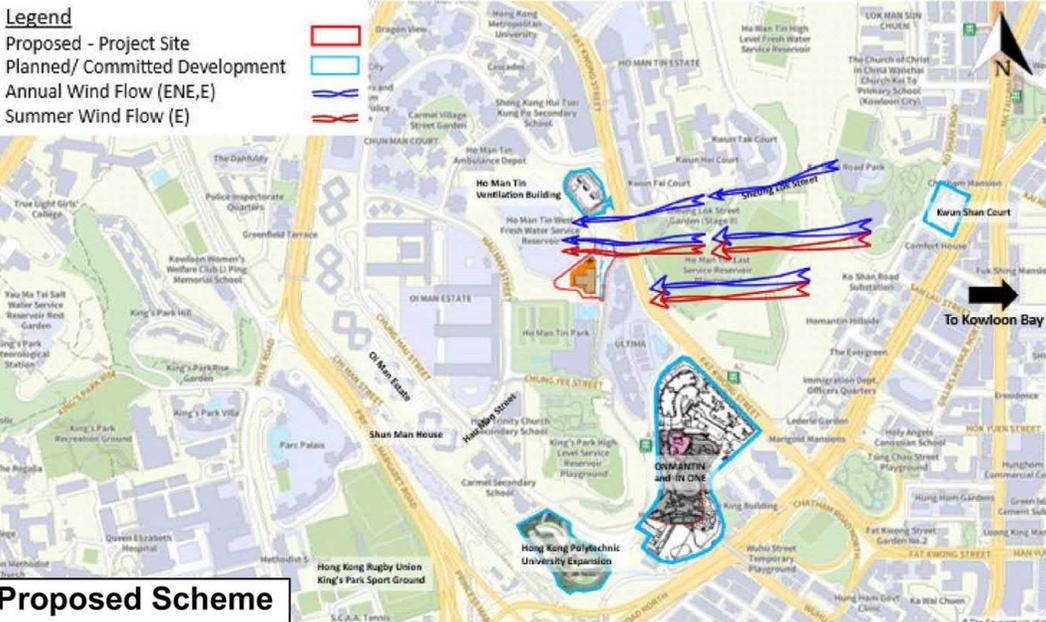
Millimetre
0 10 100

Legend
 Baseline - Study Area
 Planned/ Committed Development
 Annual Wind Flow (ENE,E)
 Summer Wind Flow (E)



Baseline Scheme

Legend
 Proposed - Project Site
 Planned/ Committed Development
 Annual Wind Flow (ENE,E)
 Summer Wind Flow (E)



Proposed Scheme

No.	Date	Description	By	CHKD	Appr

Drawing Status: **FEASIBILITY STUDY**



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

東拓展處
 EAST DEVELOPMENT OFFICE

Project Title:
 AGREEMENT NO. CE 20/2023 (CE)
 TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING AND OTHER DEVELOPMENTS IN ZONE 2 (2023 – 2027) – FEASIBILITY STUDY
 TASK ORDER 3 – FAT KWONG STREET

Drawing Title:
 MAJOR AIR PATHS OF BASELINE AND PROPOSED SCHEME UNDER FOR ENE & E WINDS

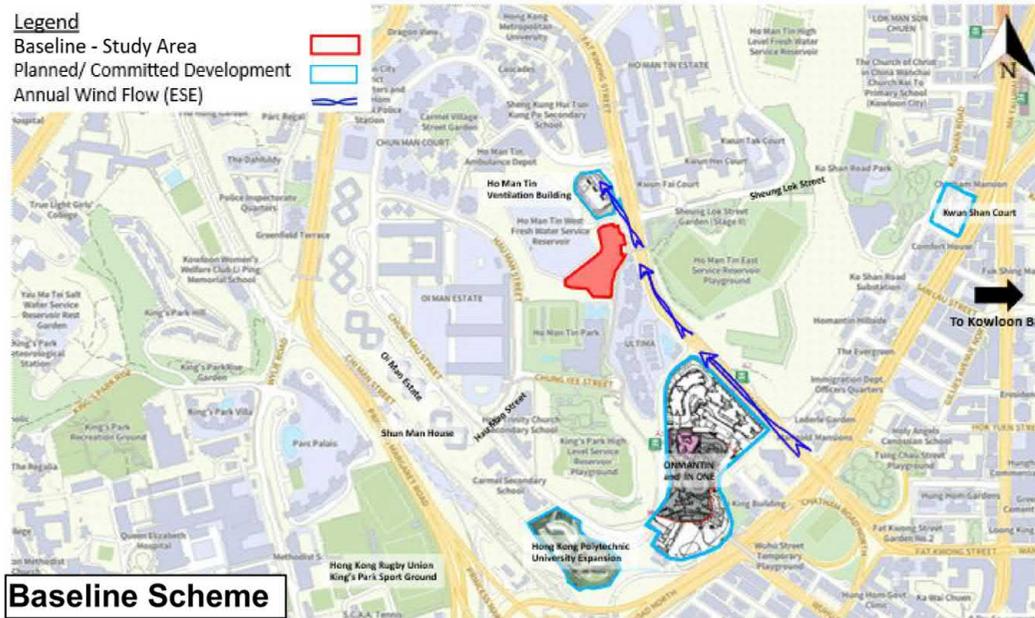
Date	N.T.S.	Revised	Drawn	Checked	Approved
Original:	A1	Date	Date	Date	Date
Drawing Number	FIGURE 3.30				

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參考編號 REFERENCE No. R/S/K7/25	繪圖 DRAWING H - 5a
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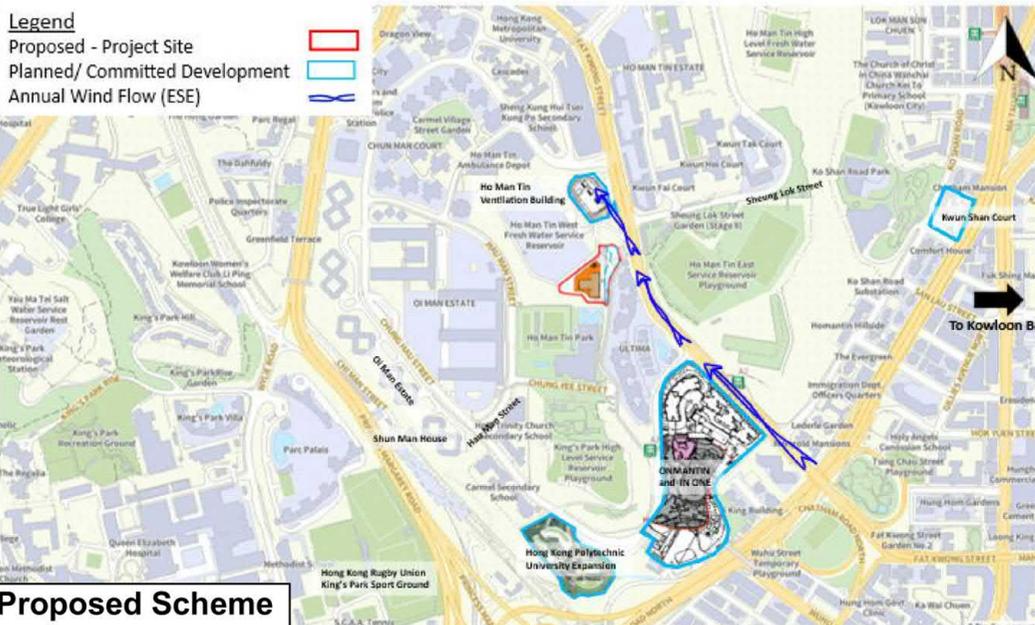
Millimetre
0 10 100

Legend
 Baseline - Study Area
 Planned/ Committed Development
 Annual Wind Flow (ESE)



Baseline Scheme

Legend
 Proposed - Project Site
 Planned/ Committed Development
 Annual Wind Flow (ESE)



Proposed Scheme

No.	Date	Description	By	CHKD	APPD
Drawing Status					
FEASIBILITY STUDY					

AtkinsRéalis

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

東拓展處
 EAST DEVELOPMENT OFFICE

Project Title
 AGREEMENT NO. CE 20/2023 (CE)
 TERM CONSULTANCY FOR SITE FORMATION
 AND INFRASTRUCTURE WORKS FOR
 PROPOSED HOUSING AND OTHER
 DEVELOPMENTS IN ZONE 2 (2023 – 2027)
 – FEASIBILITY STUDY
 TASK ORDER 3 – FAT KWONG STREET

Drawing Title
 MAJOR AIR PATHS OF
 BASELINE AND PROPOSED SCHEME
 UNDER FOR ESE WIND

Date	N.T.S.	Revised	Drawn	Checked	Authorised
Original	A1				
Drawing Number					
FIGURE 3.31					

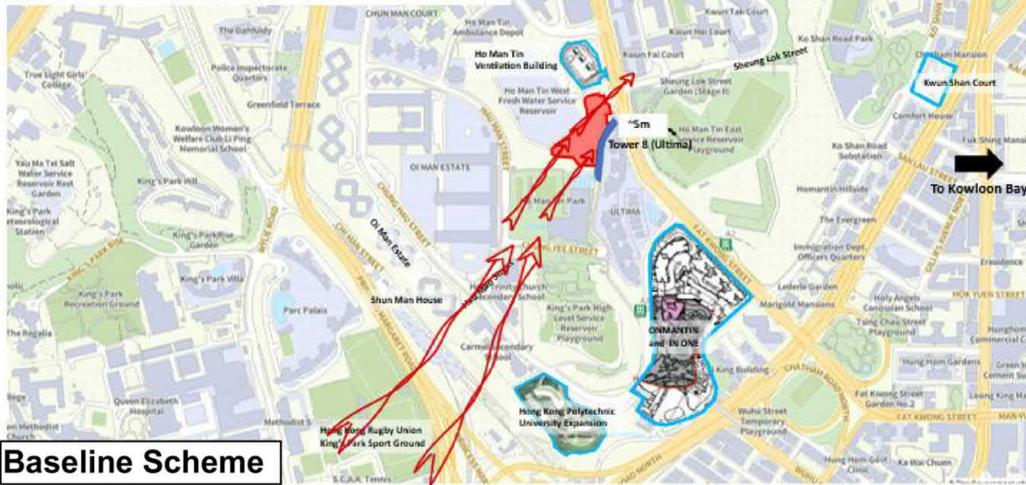
Copyright © Atkins Réalis

參考編號 REFERENCE No. R/S/K7/25	繪圖 DRAWING H - 5b
---	--------------------------------

Millimetre
0 10 20

Legend

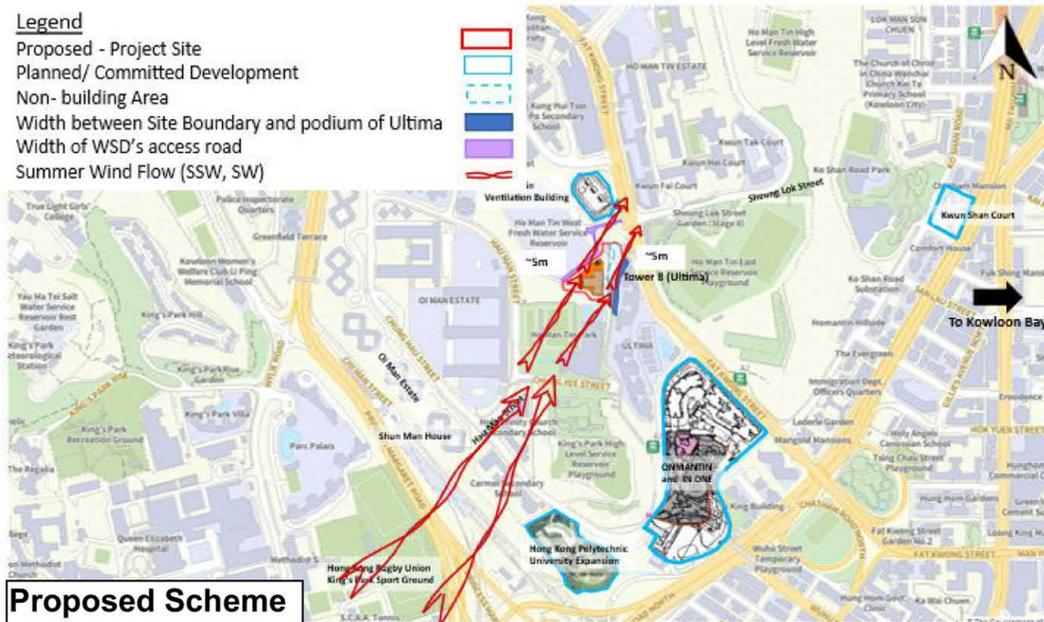
- Baseline - Study Area
- Planned/ Committed Development
- Width between Site Boundary and podium of Ultima
- Summer Wind Flow (SSW, SW)



Baseline Scheme

Legend

- Proposed - Project Site
- Planned/ Committed Development
- Non- building Area
- Width between Site Boundary and podium of Ultima
- Width of WSD's access road
- Summer Wind Flow (SSW, SW)



Proposed Scheme

No.	Date	Description	By	CHKD	Appr

Drawing Status: **FEASIBILITY STUDY**



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

東拓展處
EAST DEVELOPMENT OFFICE

Project No:
AGREEMENT NO. CE 20/2023 (CE)
TERM CONSULTANCY FOR SITE FORMATION AND INFRASTRUCTURE WORKS FOR PROPOSED HOUSING AND OTHER DEVELOPMENTS IN ZONE 2 (2023 – 2027) – FEASIBILITY STUDY
TASK ORDER 3 – FAT KWONG STREET

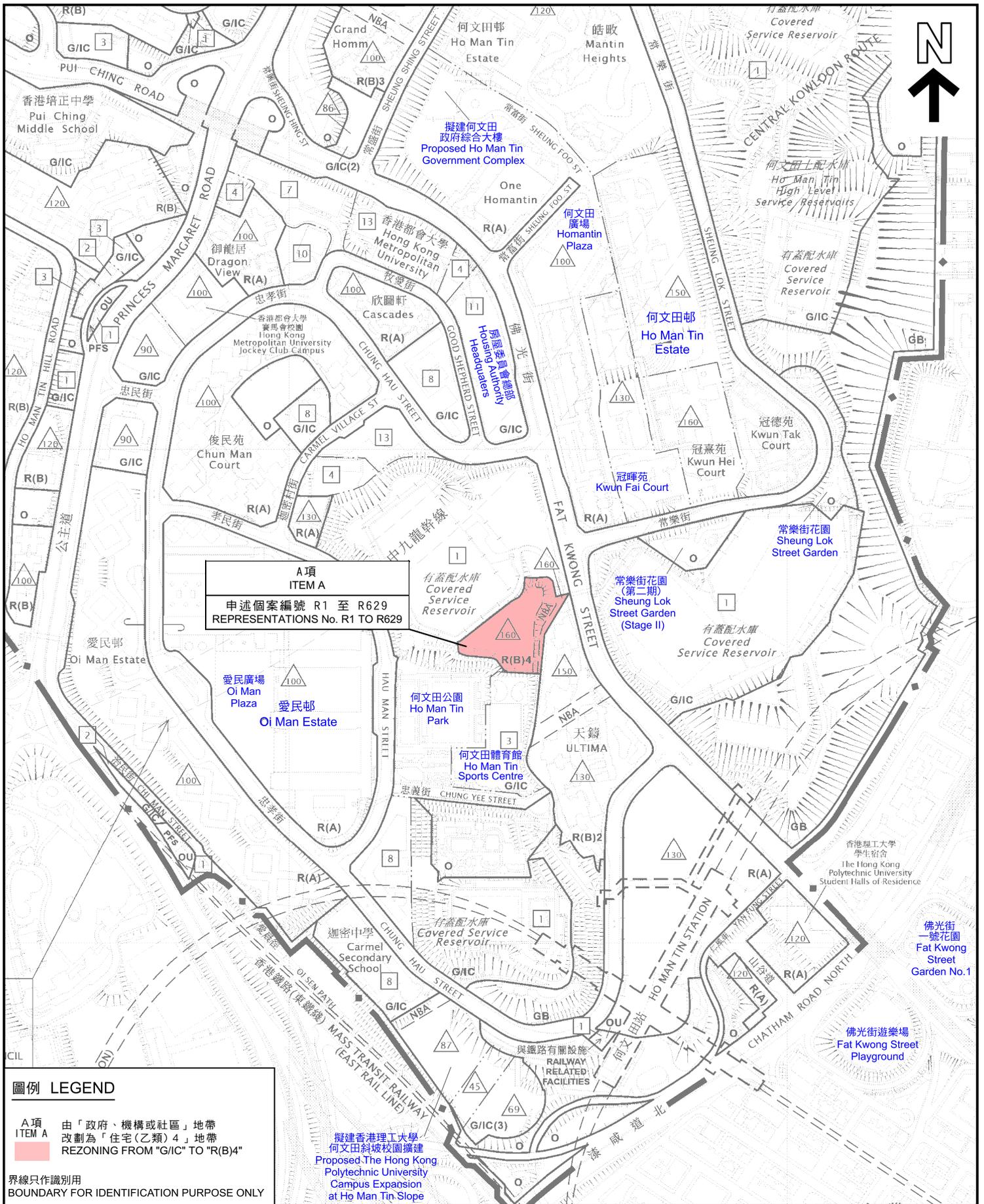
Drawing Title:
MAJOR AIR PATHS OF BASELINE AND PROPOSED SCHEME UNDER FOR SSW & SW WINDS

Date	Revised	Drawn	Checked	Approved
Original: A1	Date	Date	Date	Date

Drawing Number: **FIGURE 3.32**

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參考編號 REFERENCE No. R/S/K7/25	繪圖 DRAWING H - 5c
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**A項
ITEM A**
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629

圖例 LEGEND

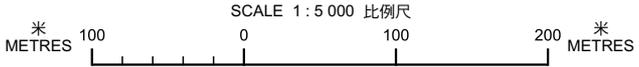
A項
ITEM A 由「政府、機構或社區」地帶
改劃為「住宅(乙類)4」地帶
REZONING FROM "G/IC" TO "R(B)4"

擬建香港理工大學
何文田斜坡校園擴建
Proposed The Hong Kong
Polytechnic University
Campus Expansion
at Ho Man Tin Slope

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

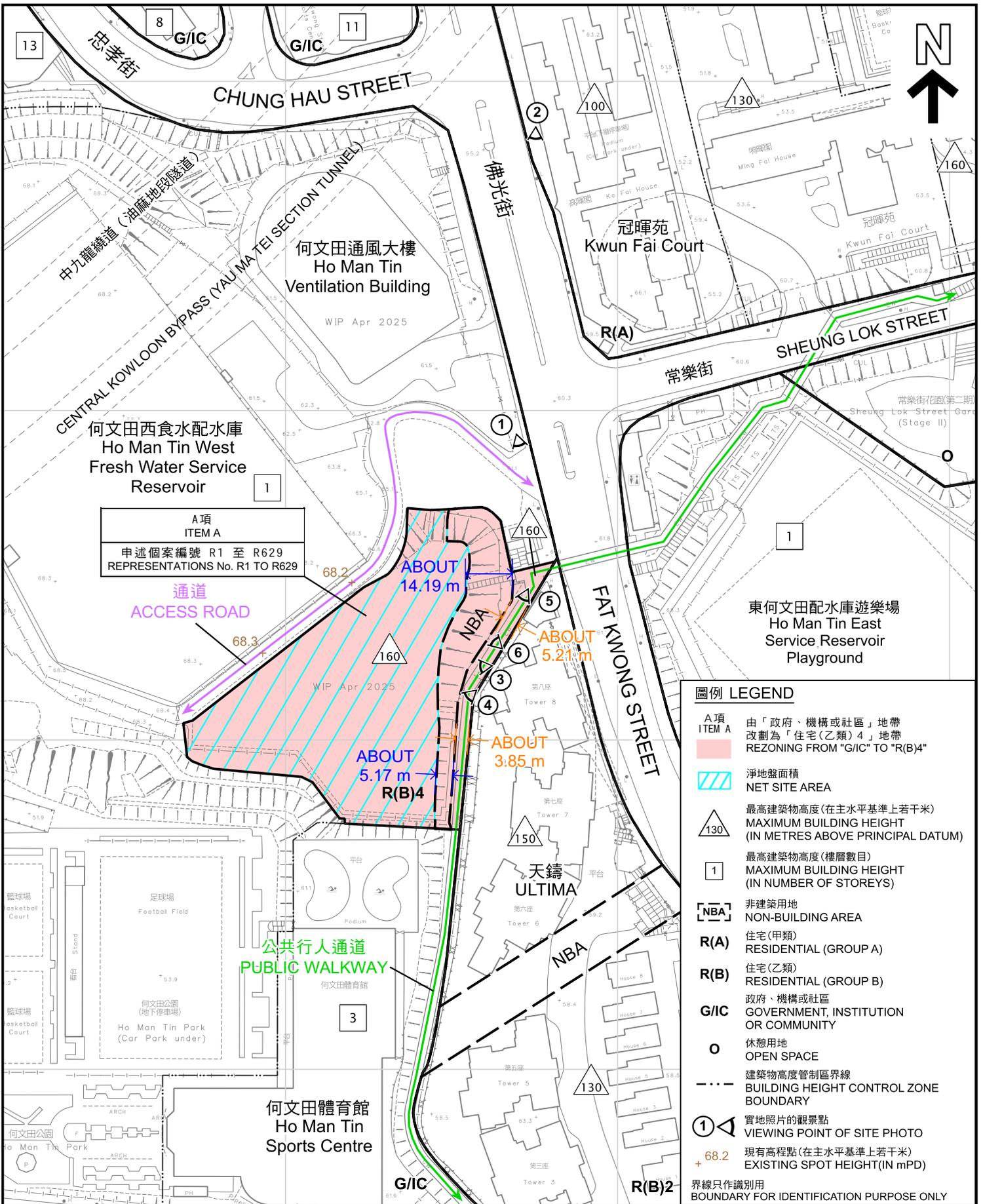
就何文田分區計劃大綱草圖編號S/K7/25
提出的申述個案編號R1至R629作出考慮
(A項)
CONSIDERATION OF REPRESENTATIONS No. R1 TO R629
TO THE DRAFT HO MAN TIN
OUTLINE ZONING PLAN No. S/K7/25
(ITEM A)



 **規劃署**
Planning Department

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 1



**A項
ITEM A**
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629

**通道
ACCESS ROAD**

ABOUT 14.19 m

ABOUT 5.21 m

ABOUT 5.17 m

ABOUT 3.85 m

R(B)4

**公共行人通道
PUBLIC WALKWAY**

- 圖例 LEGEND**
- A項
ITEM A** 由「政府、機構或社區」地帶改劃為「住宅(乙類)4」地帶
REZONING FROM "G/IC" TO "R(B)4"
 - 淨地盤面積
NET SITE AREA
 - 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)
 - 最高建築物高度(樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
 - 非建築用地
NON-BUILDING AREA
 - R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
 - R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
 - G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
 - 休憩用地
OPEN SPACE
 - 建築物高度管制區界線
BUILDING HEIGHT CONTROL ZONE BOUNDARY
 - 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
 - 現有高程點(在主水平基準上若干米)
EXISTING SPOT HEIGHT (IN mPD)
 - 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

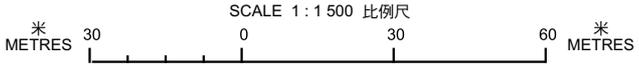
本摘要圖於2026年3月2日擬備，所根據的資料為測量圖編號 11-NW-20C及D和11-NW-25A及B
EXTRACT PLAN PREPARED ON 2.3.2026 BASED ON SURVEY SHEETS No. 11-NW-20C&D AND 11-NW-25A&B

就何文田分區計劃大綱草圖編號S/K7/25提出的申述個案編號R1至R629作出考慮
(A項)
CONSIDERATION OF REPRESENTATIONS No. R1 TO R629 TO THE DRAFT HO MAN TIN OUTLINE ZONING PLAN No. S/K7/25 (ITEM A)

**規劃署
Planning Department**

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 2





A項
ITEM A
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629

何文田西食水配水庫
Ho Man Tin West
Fresh Water
Service Reservoir

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本圖於2026年1月29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 29.1.2026
BASED ON AERIAL PHOTOS No.
E221344C, E221345C, E221583C & E221584C
TAKEN ON 20.3.2024 BY LANDS DEPARTMENT

就何文田分區計劃大綱草圖編號S/K7/25
提出的申述個案編號R1至R629作出考慮
(A項)
CONSIDERATION OF REPRESENTATIONS No. R1 TO R629
TO THE DRAFT HO MAN TIN
OUTLINE ZONING PLAN No. S/K7/25
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年2月2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 2.2.2026
BASED ON SITE PHOTOS
TAKEN ON 18.6.2025

實地照片 SITE PHOTOS

就何文田分區計劃大綱草圖編號S/K7/25
提出的申述個案編號R1至R629作出考慮
(A項)

CONSIDERATION OF REPRESENTATIONS No. R1 TO R629
TO THE DRAFT HO MAN TIN
OUTLINE ZONING PLAN No. S/K7/25
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 4a



A項
ITEM A
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629



A項
ITEM A
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年2月26日擬備，所根據的資料為攝於2025年6月18日及2026年1月31日的實地照片
PLAN PREPARED ON 26.2.2026
BASED ON SITE PHOTOS
TAKEN ON 18.6.2025 & 31.1.2026

實地照片 SITE PHOTOS

就何文田分區計劃大綱草圖編號S/K7/25
提出的申述個案編號R1至R629作出考慮
(A項)

CONSIDERATION OF REPRESENTATIONS No. R1 TO R629
TO THE DRAFT HO MAN TIN
OUTLINE ZONING PLAN No. S/K7/25
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 4b



5

A項
ITEM A
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629



6

A項
ITEM A
申述個案編號 R1 至 R629
REPRESENTATIONS No. R1 TO R629

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年2月26日擬備，所根據的資料為
攝於2026年1月31日的實地照片
PLAN PREPARED ON 26.2.2026
BASED ON SITE PHOTOS
TAKEN ON 31.1.2026

實地照片 SITE PHOTOS

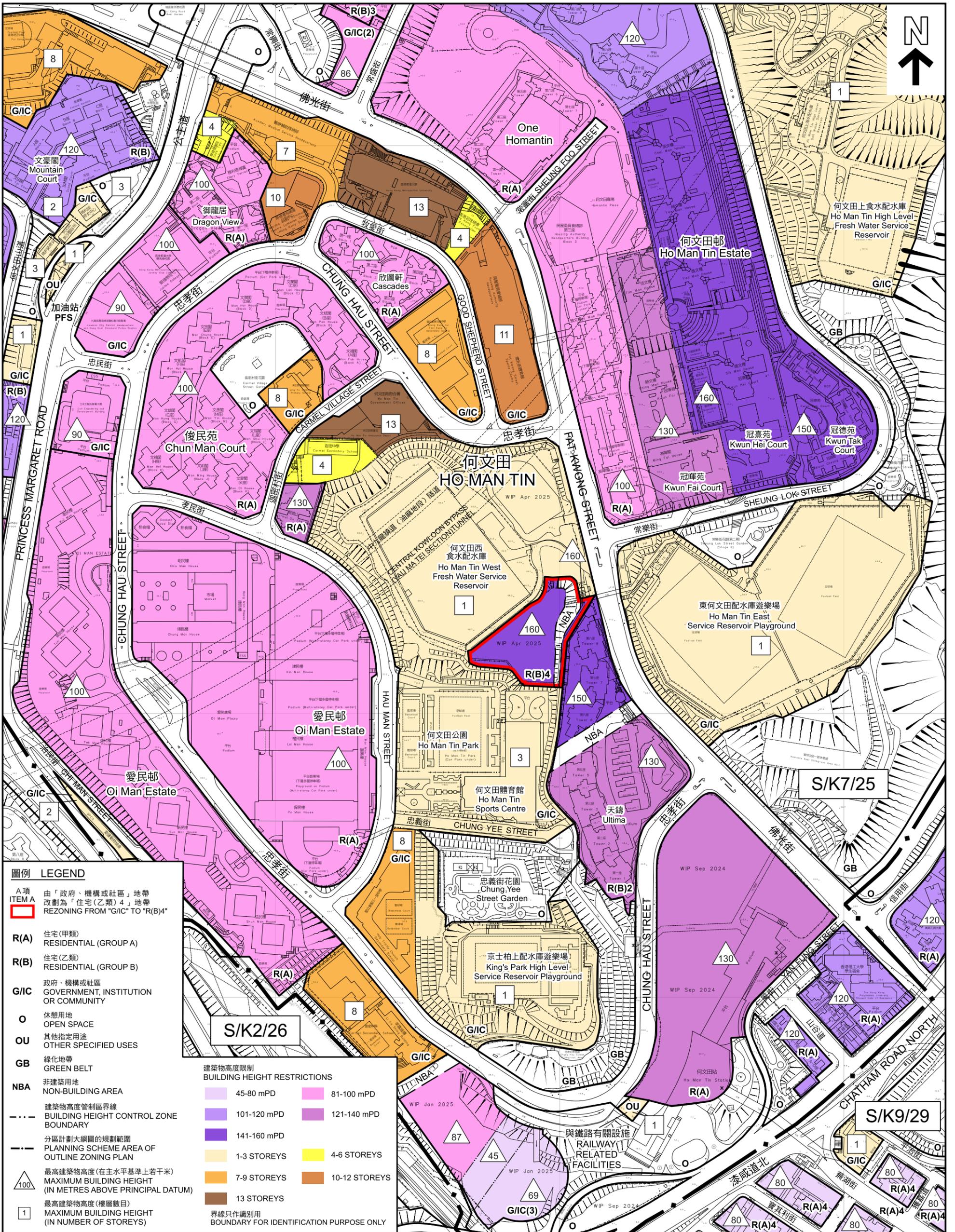
就何文田分區計劃大綱草圖編號S/K7/25
提出的申述個案編號R1至R629作出考慮
(A項)
CONSIDERATION OF REPRESENTATIONS No. R1 TO R629
TO THE DRAFT HO MAN TIN
OUTLINE ZONING PLAN No. S/K7/25
(ITEM A)



規劃署
Planning Department

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 4c



圖例 LEGEND

A項 ITEM A
 由「政府、機構或社區」地帶
 改制為「住宅(乙類)4」地帶
 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

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)

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

建築物高度圖 BUILDING HEIGHT PLAN

本摘要圖於2026年1月29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2025年11月14日展示的分區計劃大綱圖編號S/K7/25和
 於2025年9月12日展示的分區計劃大綱圖編號S/K9/29
 EXTRACT PLAN PREPARED ON 29.1.2026
 BASED ON OUTLINE ZONING PLANS No.
 S/K2/26 APPROVED ON 16.7.2024,
 S/K7/25 EXHIBITED ON 14.11.2025 AND
 S/K9/29 EXHIBITED ON 12.9.2025

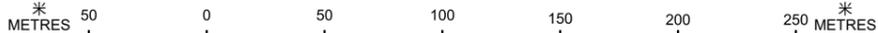
就何文田分區計劃大綱圖編號S/K7/25提出的申述個案編號R1至R629作出考慮
 (A項)
 CONSIDERATION OF REPRESENTATIONS No. R1 TO R629 TO THE DRAFT HO MAN TIN OUTLINE ZONING PLAN No. S/K7/25
 (ITEM A)

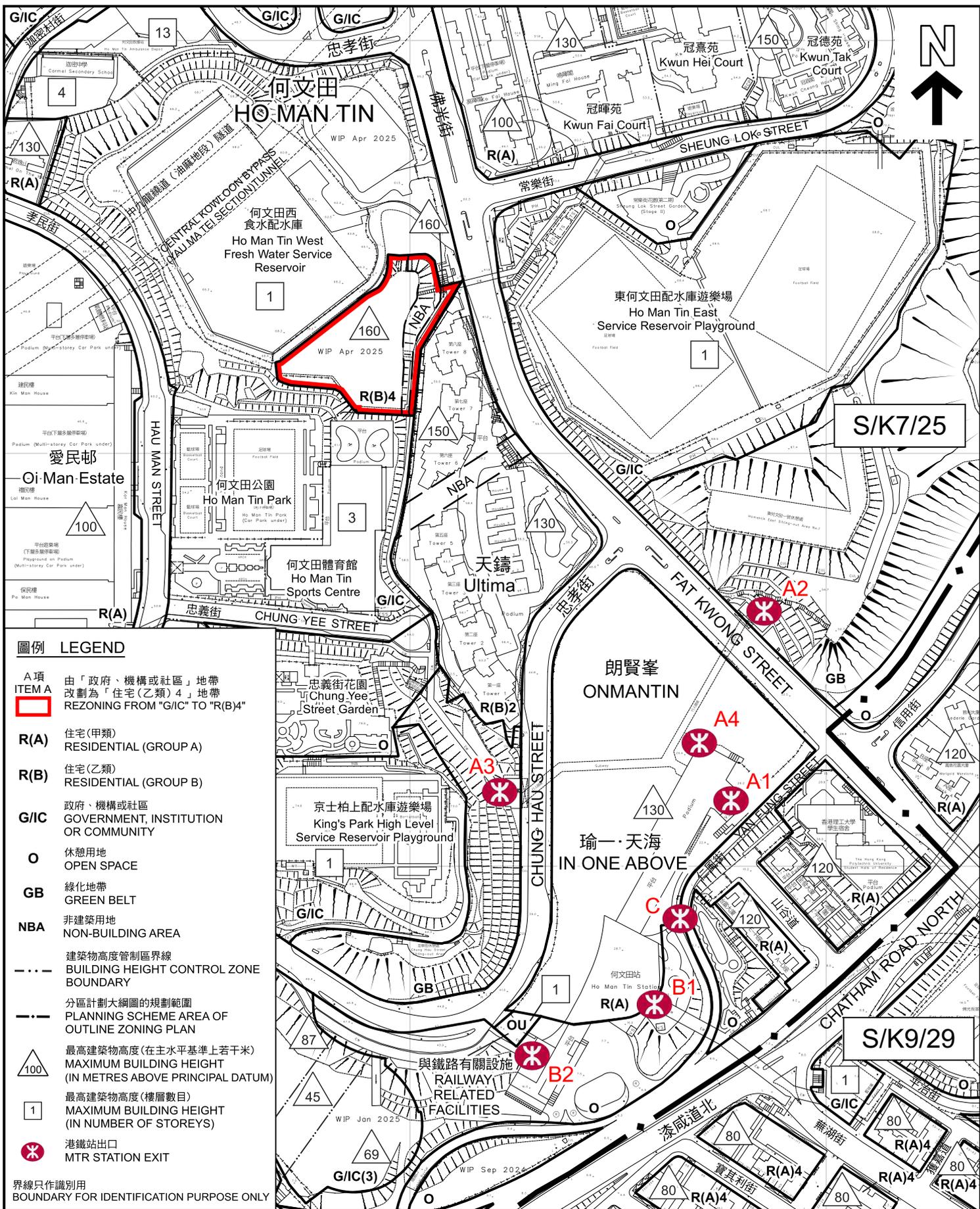
規劃署
 Planning Department

參考編號
 REFERENCE No.
R/S/K7/25

圖 PLAN
H - 5

SCALE 1:3 000 比例尺





圖例 LEGEND

- A項**
ITEM A 由「政府、機構或社區」地帶改劃為「住宅(乙類)4」地帶
REZONING FROM "G/IC" TO "R(B)4"
- R(A)** 住宅(甲類)
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)
RESIDENTIAL (GROUP B)
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- 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
- △ 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)
- ⊗ 港鐵站出口
MTR STATION EXIT
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年1月29日擬備，所根據的資料為於2025年11月14日展示的分區計劃大綱圖編號S/K7/25和於2025年9月12日展示的分區計劃大綱圖編號S/K9/29
EXTRACT PLAN PREPARED ON 29.1.2026 BASED ON OUTLINE ZONING PLANS No. S/K7/25 EXHIBITED ON 14.11.2025 AND S/K9/29 EXHIBITED ON 12.9.2025

**何文田港鐵站出口的位置
LOCATIONS OF THE EXITS OF HO MAN TIN MTR STATION**

SCALE 1:3 000 比例尺
米 50 0 50 100 米
METRES



**規劃署
Planning Department**

參考編號
REFERENCE No.
R/S/K7/25

圖 PLAN
H - 6