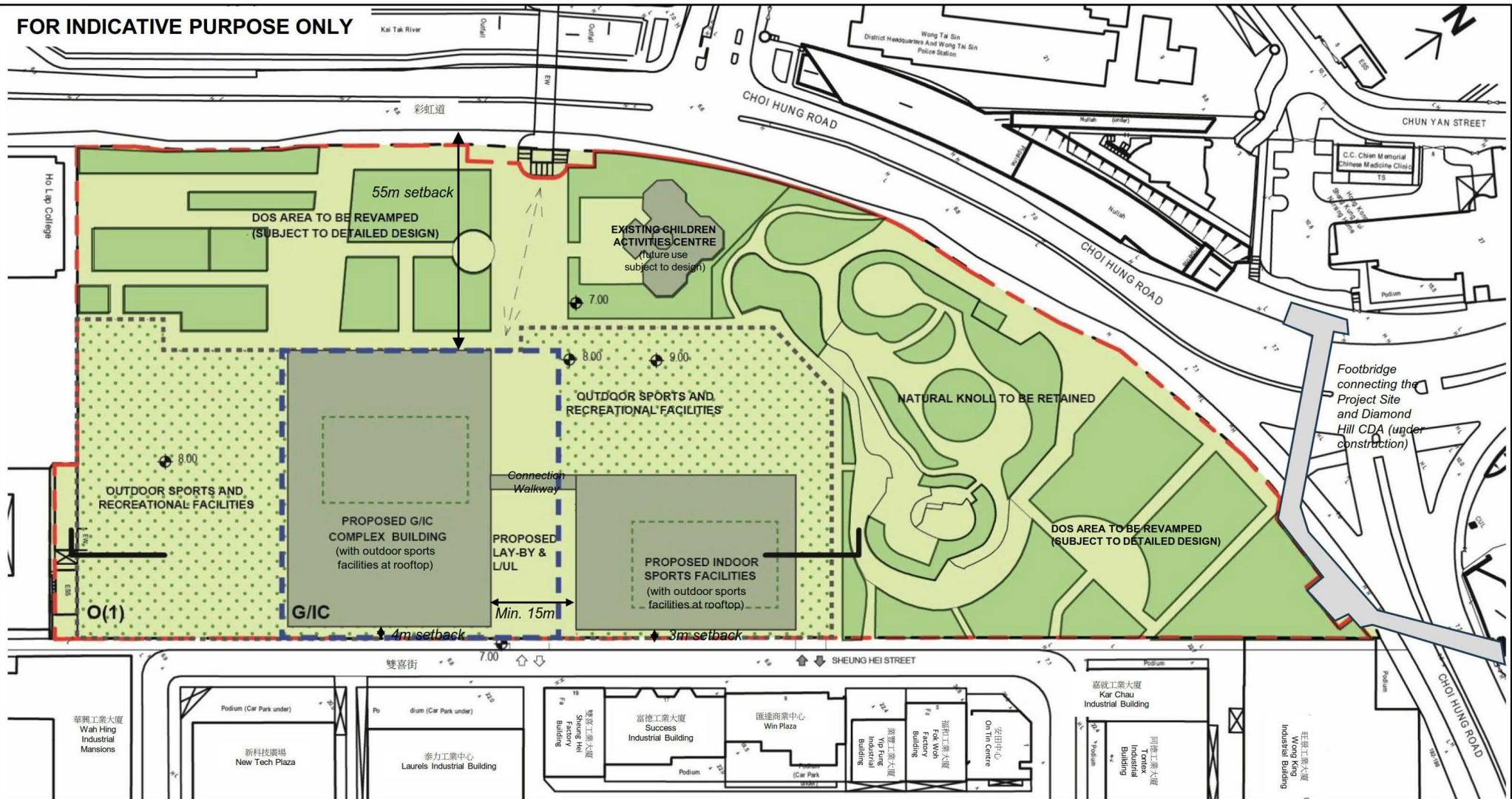


FOR INDICATIVE PURPOSE ONLY



LEGEND :

-
-
-
-
- VEHICULAR INGRESS / EGRESS (G/I LAY-BY / LUL)
- VEHICULAR INGRESS / EGRESS (PVP)
- PROPOSED CONNECTION TO EXISTING FOOTBRIDGE (SUBJECT TO DETAILED DESIGN)

Kowloon East Office
九龍東辦事處

INDICATIVE LAYOUT PLAN

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 6

Not to Scale

參考編號 REFERENCE No. M/K11/26/21	繪圖 DRAWING 1
---	---------------------------

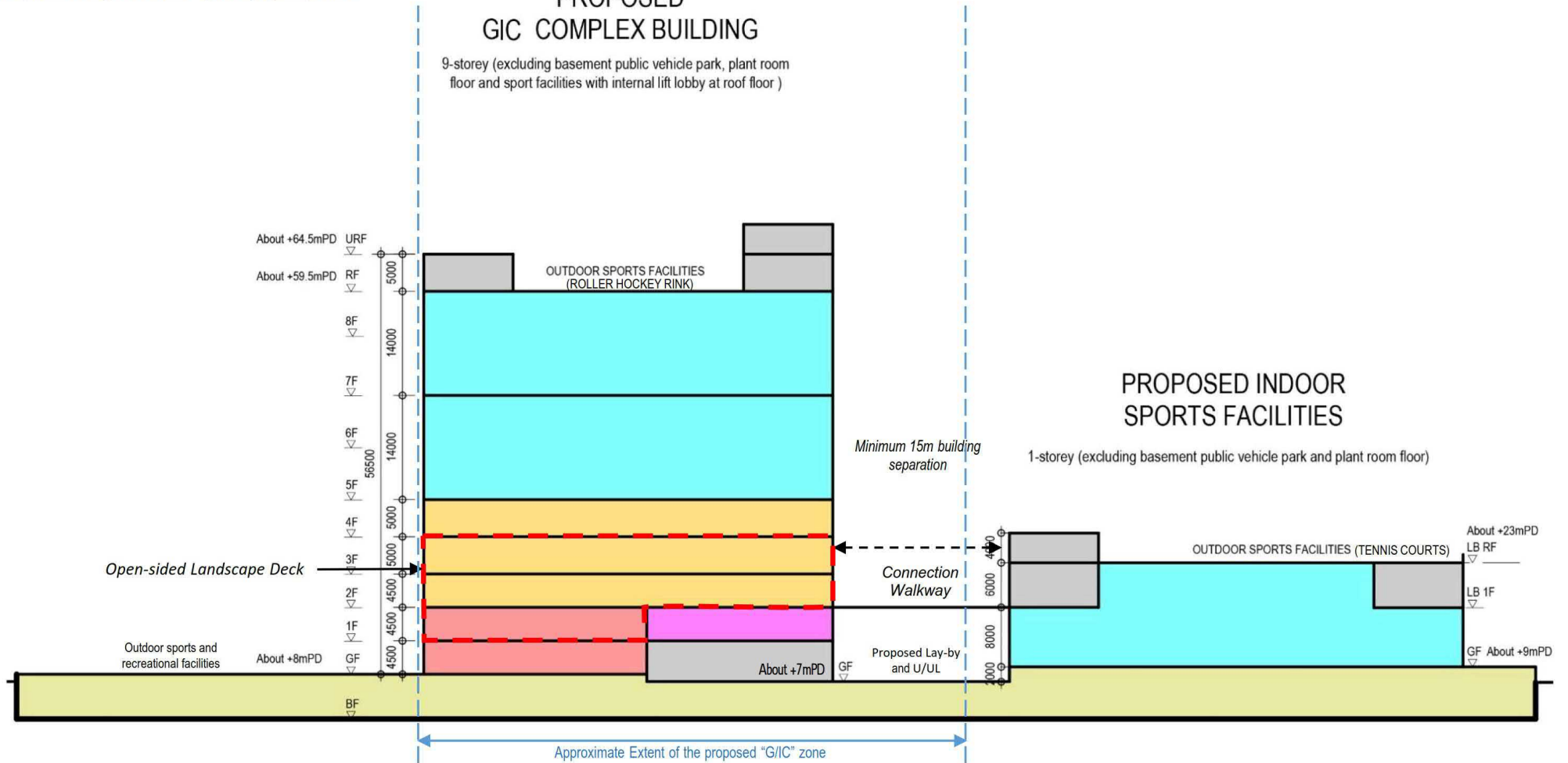
FOR INDICATIVE PURPOSE ONLY

PROPOSED GIC COMPLEX BUILDING

9-storey (excluding basement public vehicle park, plant room floor and sport facilities with internal lift lobby at roof floor)

PROPOSED INDOOR SPORTS FACILITIES

1-storey (excluding basement public vehicle park and plant room floor)



LEGEND :

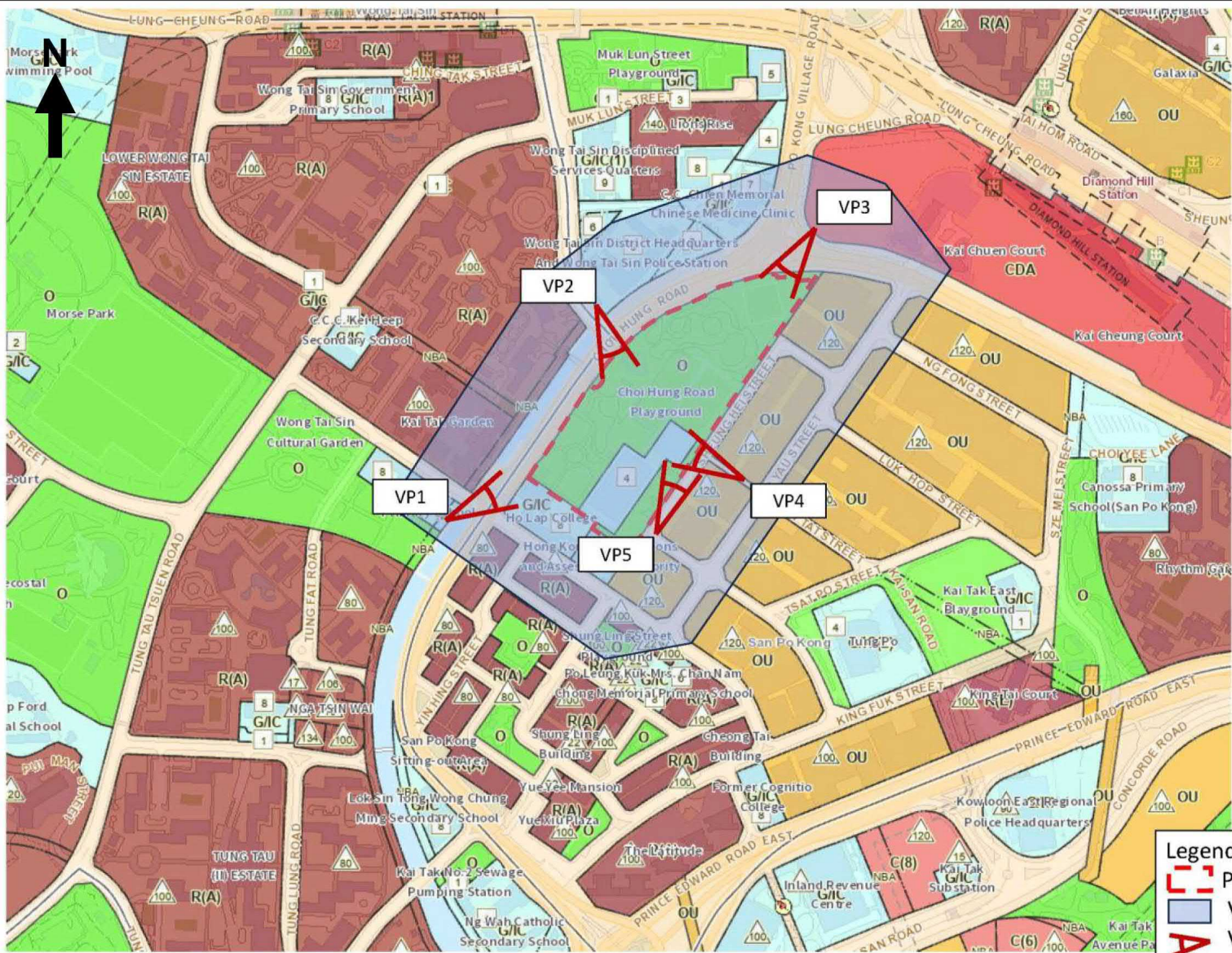
- LIBRARY
- WELFARE FACILITIES
- DISTRICT HEALTH CENTRE
- PUBLIC VEHICLE PARK
- INDOOR SPORTS FACILITIES
- FLOOR FOR PLANT ROOM/ BOH, EXCLUDING FROM BUILDING STOREY

INDICATIVE SECTION PLAN

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 7

Not to Scale



Legend

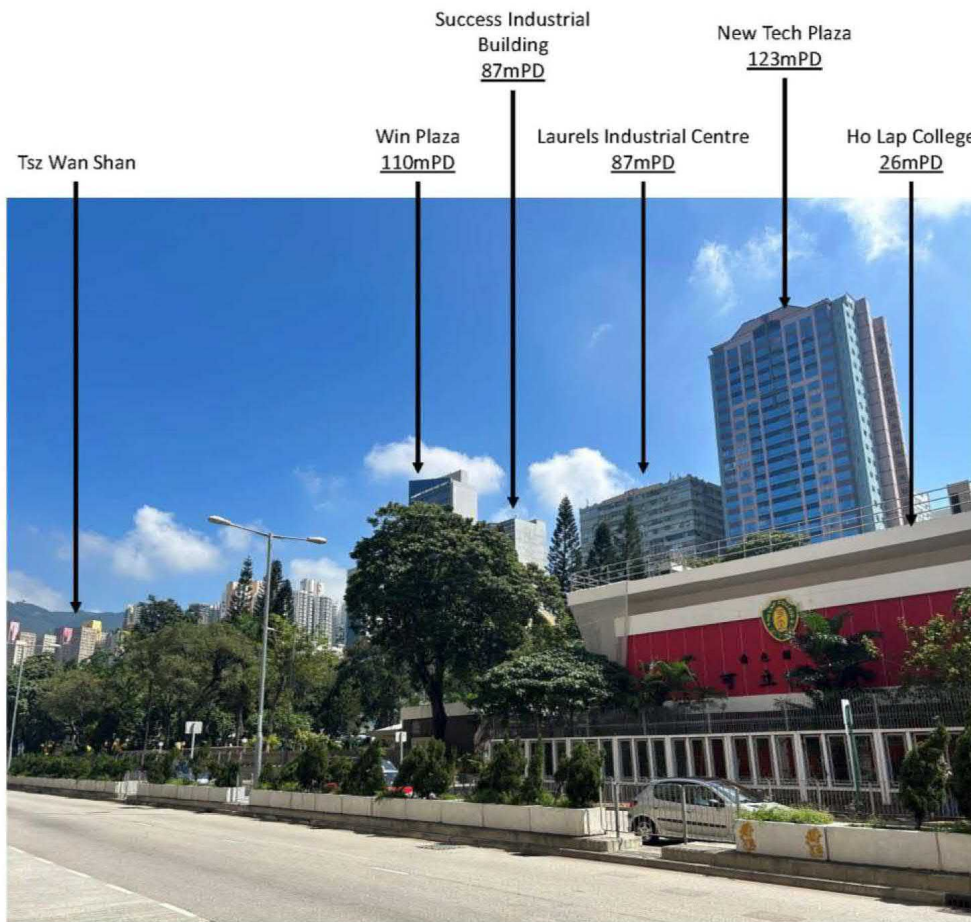
- ▭ Project Site Boundary
- ▭ Visual Envelope
- ▲ Viewing Point

VISUAL ASSESSMENT AREA, VISUAL ENVELOPE AND IDENTIFIED VIEWING POINTS FOR THE PROJECT SITE

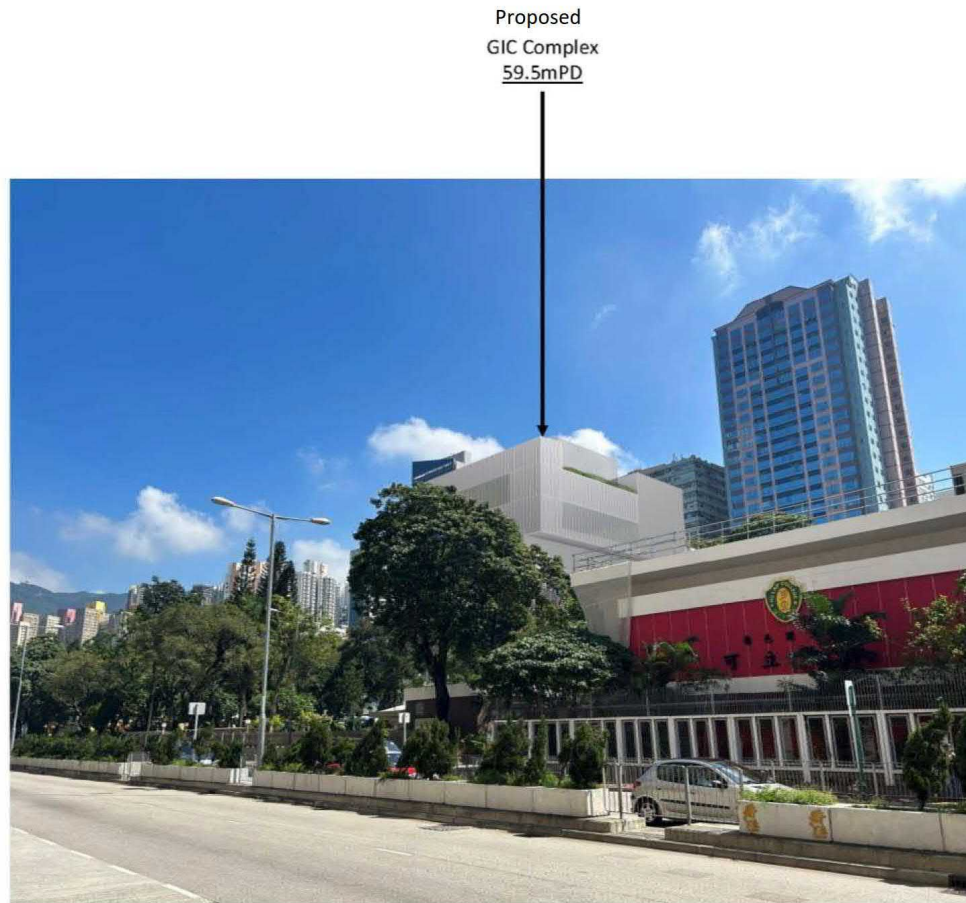
FIGURE 14

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

Not to Scale



Before the Project



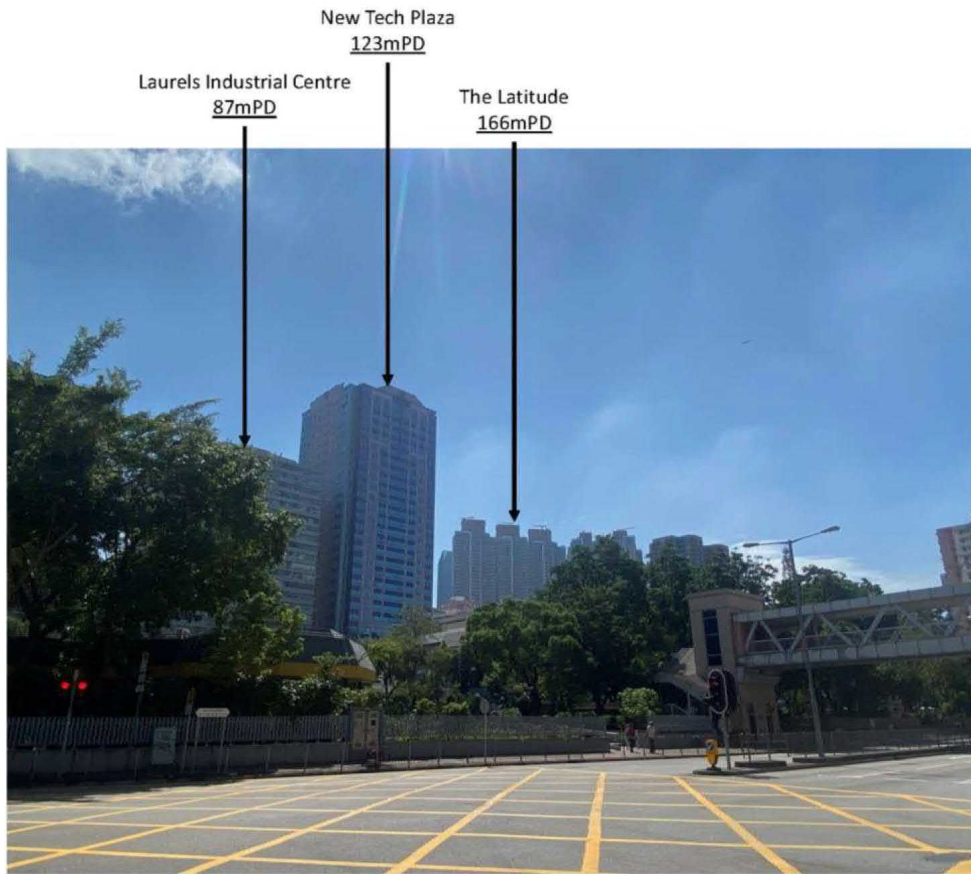
After the Project

VIEWING POINT 1 – KAI TAK RIVER OUTSIDE KAI TAK GARDEN

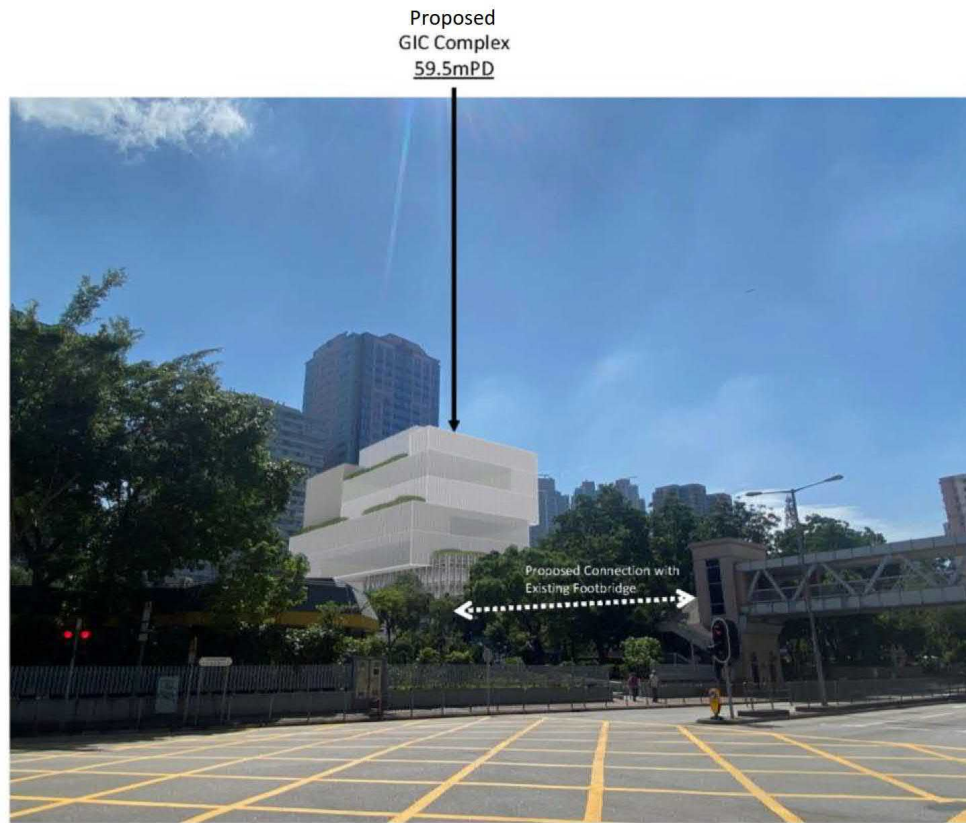
Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 15

Not to Scale



Before the Project



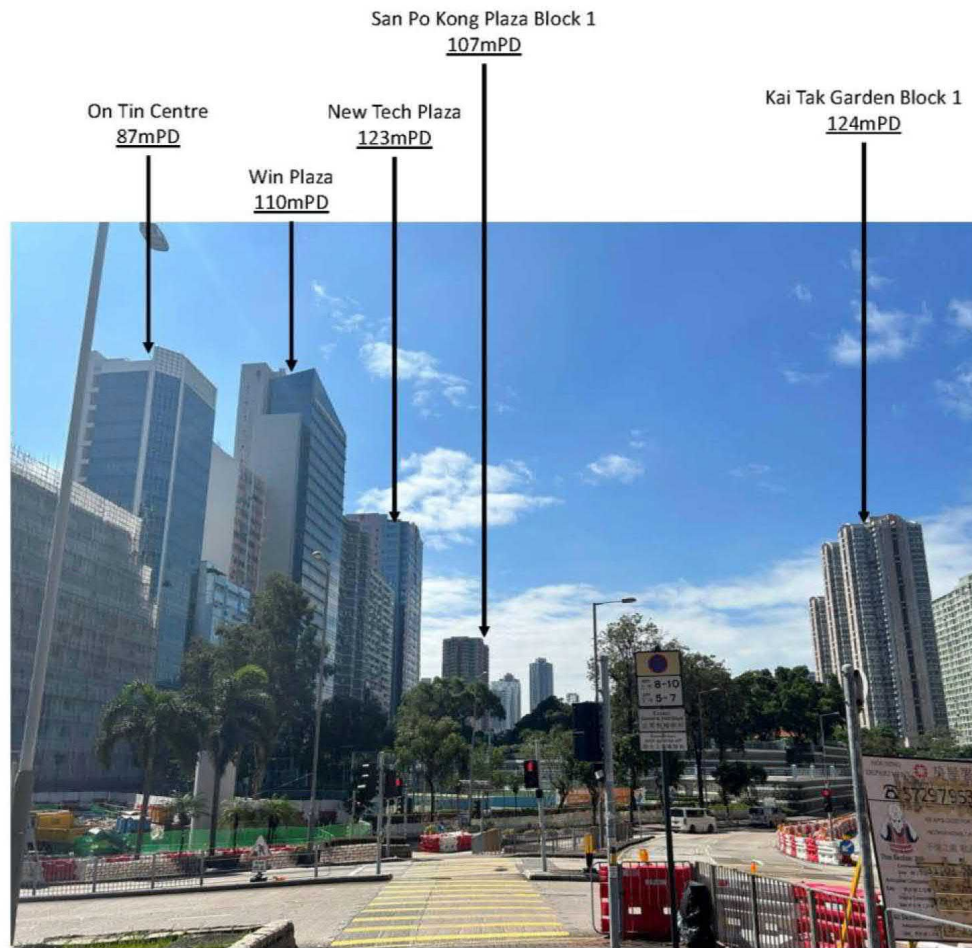
After the Project

VIEWING POINT 2 – SHATIN PASS ROAD

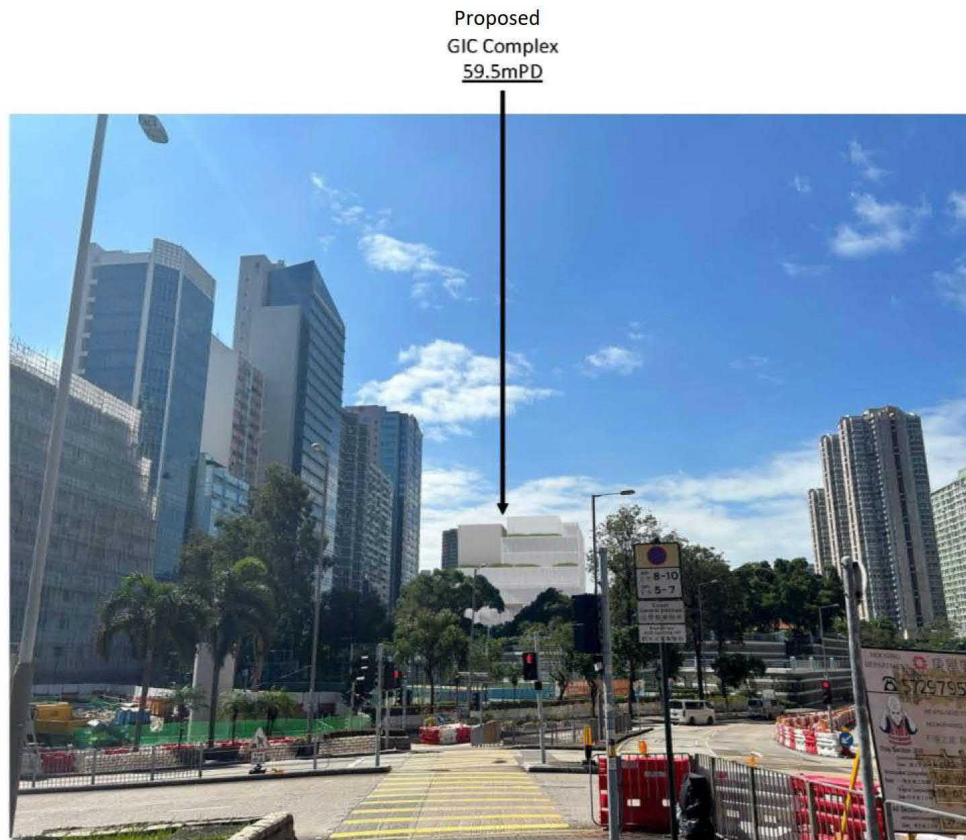
Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 16

Not to Scale



Before the Project



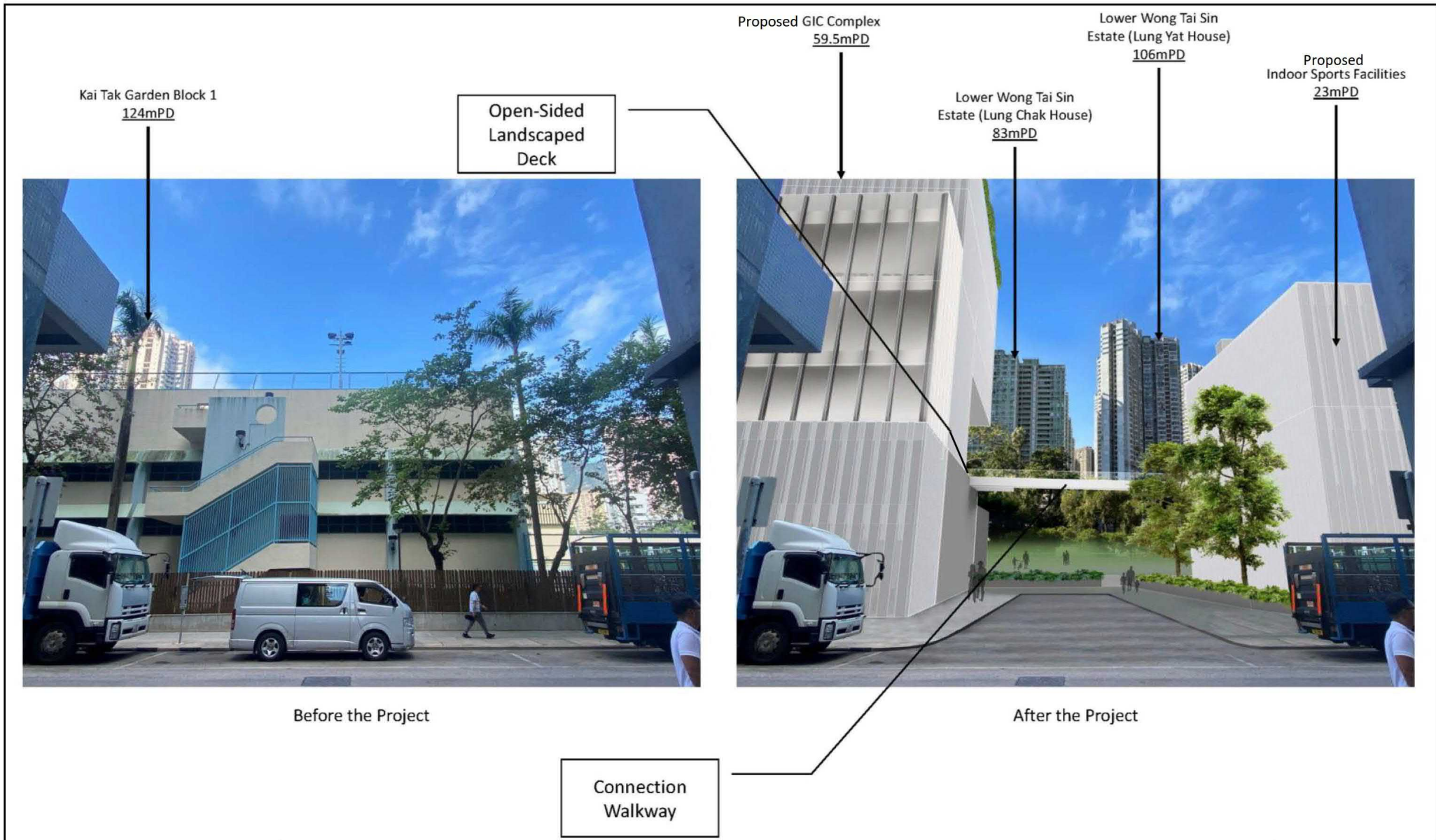
After the Project

VIEWING POINT 3 – PO KONG VILLAGE ROAD

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 17

Not to Scale



Before the Project

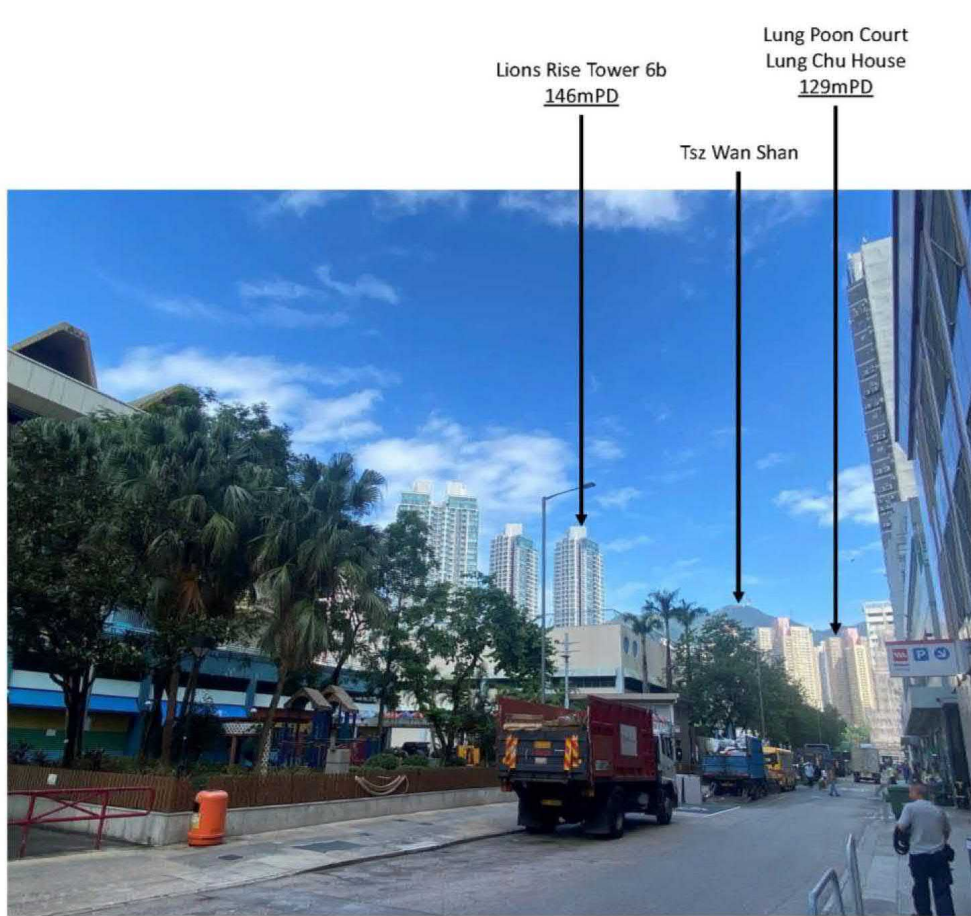
After the Project

VIEWING POINT 4 – JUNCTION OF SHEUNG HEI STREET AND PAT TAT STREET

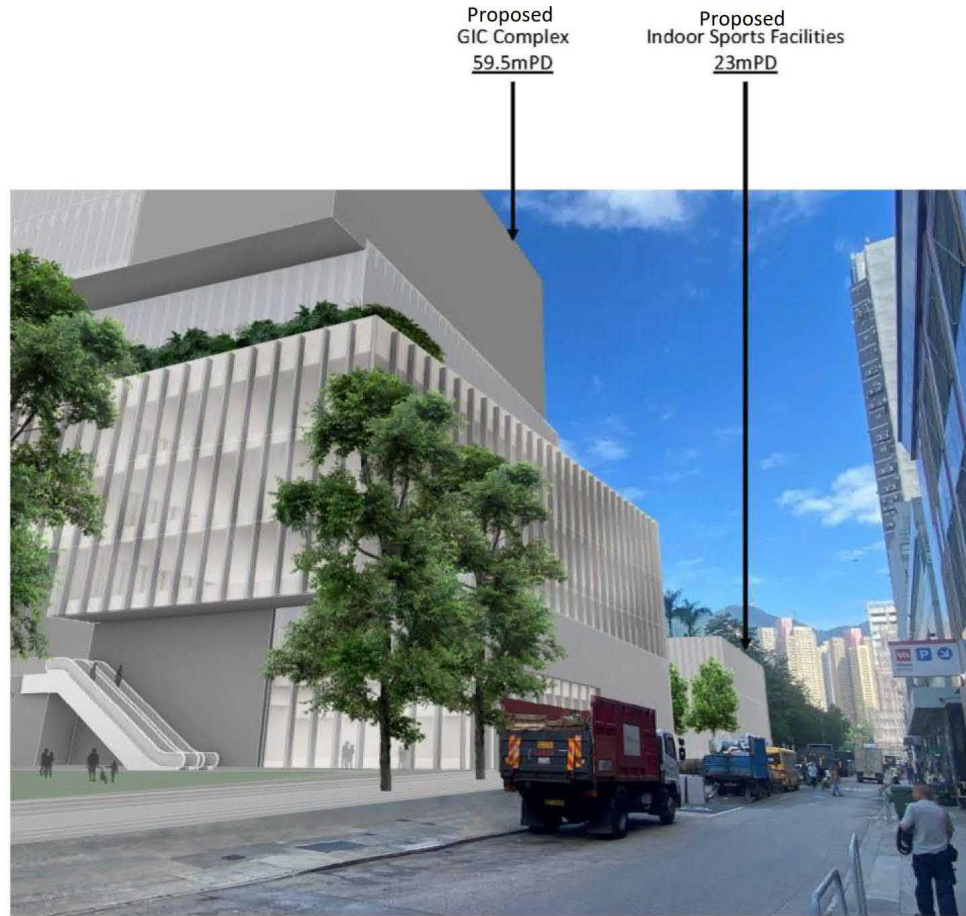
Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 18

Not to Scale



Before the Project



After the Project

VIEWING POINT 5 – JUNCTION OF SHEUNG HEI STREET AND SAM CHUK STREET

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 19

Not to Scale

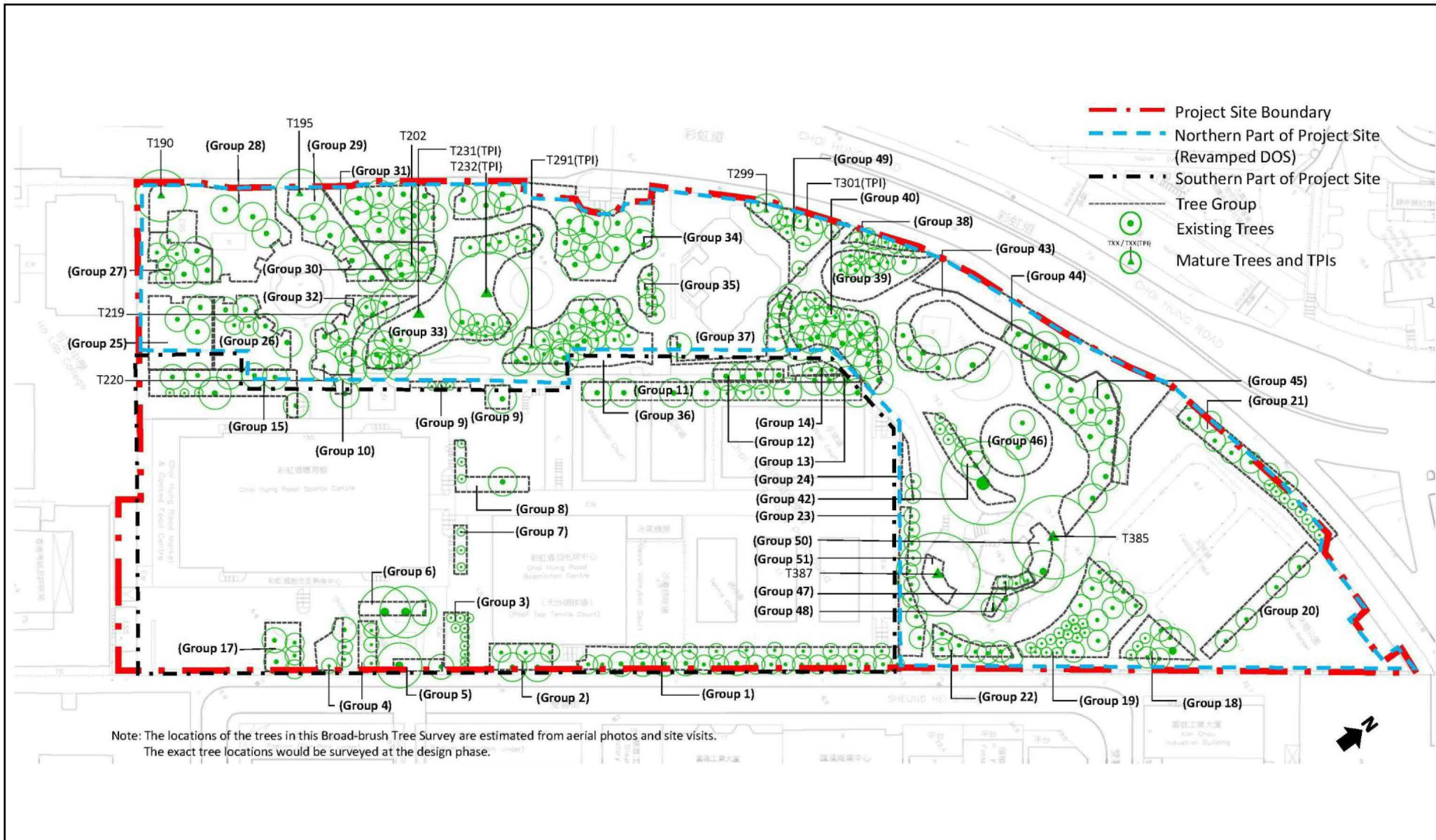


**ILLUSTRATION OF THE CONNECTION WALKWAY BETWEEN
THE GIC COMPLEX AND THE INDOOR SPORTS FACILITIES**

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong
Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

FIGURE 10

Not to Scale

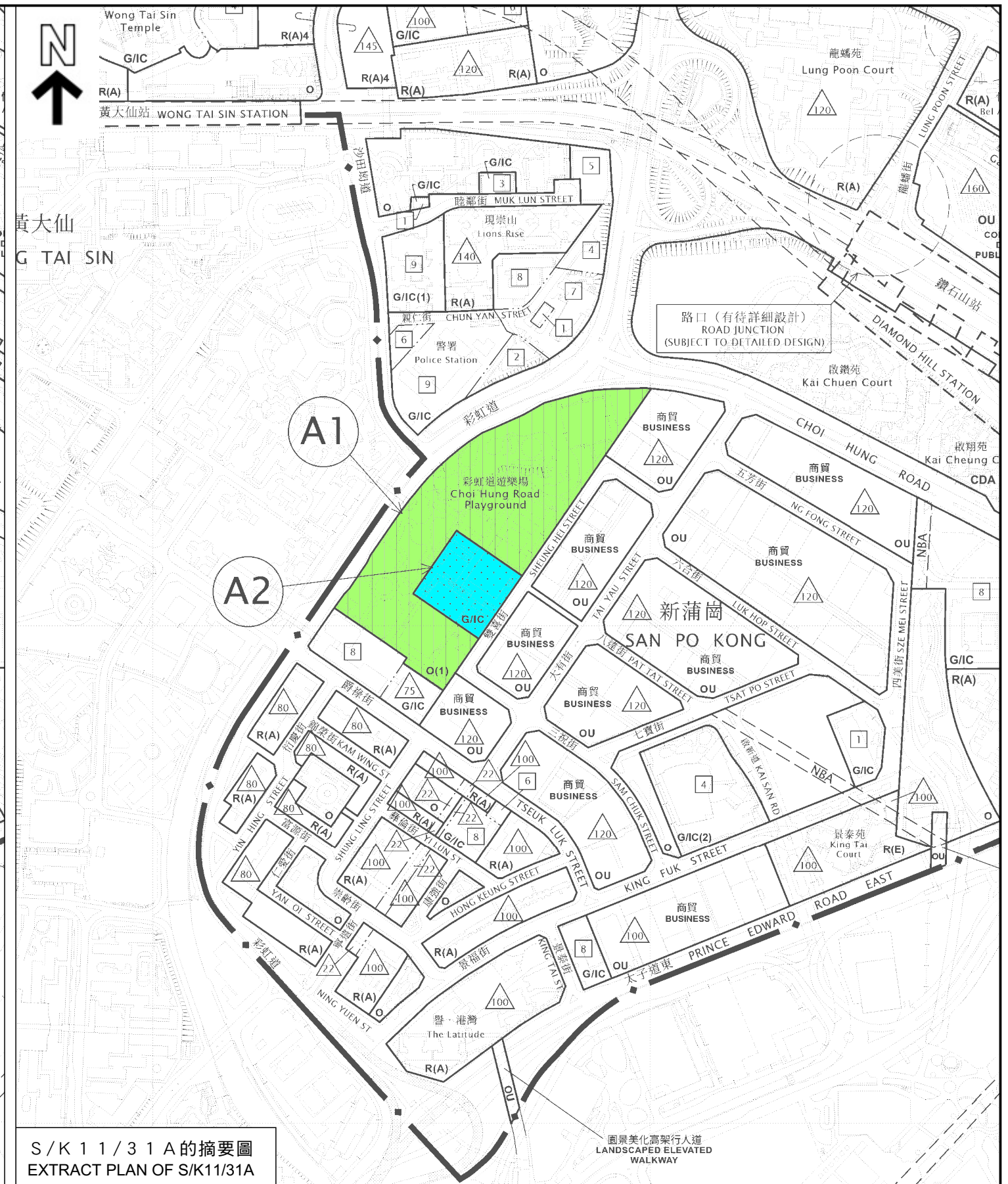
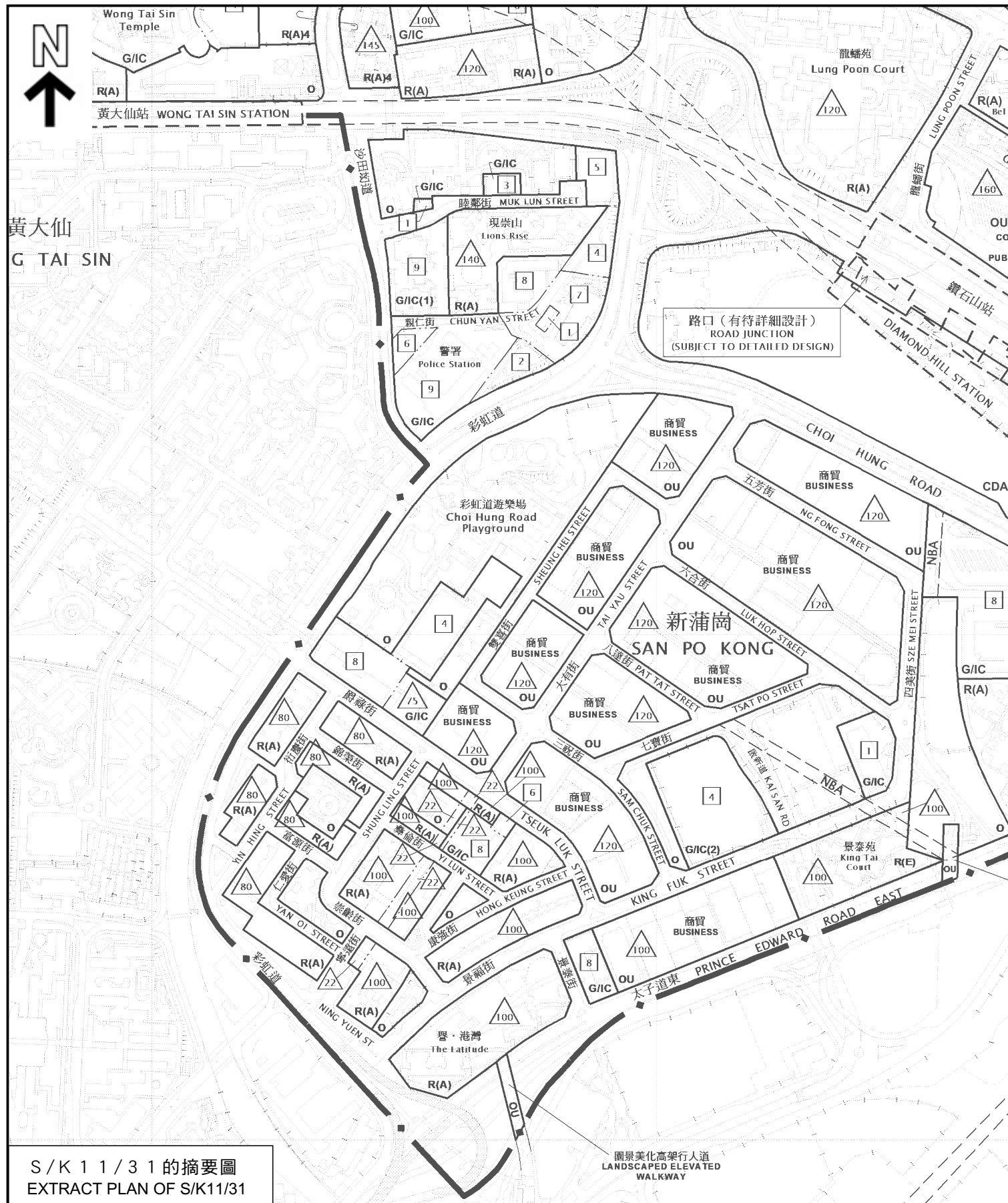


BROAD-BRUSH TREE SURVEY PLAN

FIGURE 20

Proposed Amendments to the Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan No. S/K11/31 for Redevelopment of Choi Hung Road Playground

Not to Scale



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2026年3月12日擬備，所根據的資料為
於2023年4月25日核准的分區計劃大綱圖編號S/K11/31
EXTRACT PLAN PREPARED ON 12.3.2026
BASED ON OUTLINE ZONING PLAN No.
S/K11/31 APPROVED ON 25.4.2023

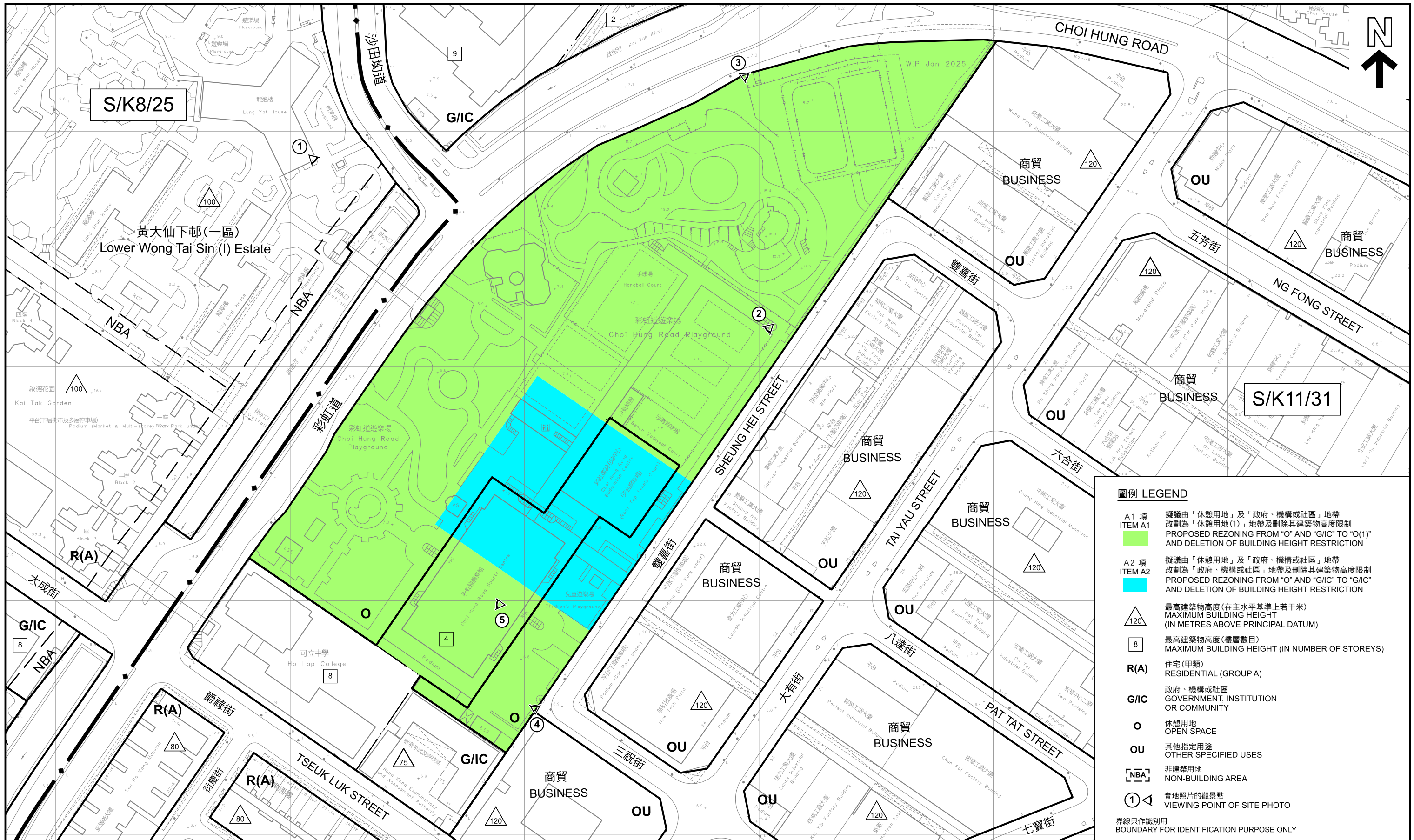
慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖編號 S/K 11/31 的擬議修訂
(A 1 及 A 2 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)
SCALE 1:5 000 比例尺



規劃署
Planning Department

參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
1



- 圖例 LEGEND**
- A1 項
ITEM A1
擬議由「休憩用地」及「政府、機構或社區」地帶改劃為「休憩用地(1)」地帶及刪除其建築物高度限制
PROPOSED REZONING FROM "O" AND "G/I/C" TO "O(1)" AND DELETION OF BUILDING HEIGHT RESTRICTION
 - A2 項
ITEM A2
擬議由「休憩用地」及「政府、機構或社區」地帶改劃為「政府、機構或社區」地帶及刪除其建築物高度限制
PROPOSED REZONING FROM "O" AND "G/I/C" TO "G/I/C" AND DELETION OF BUILDING HEIGHT RESTRICTION
 - 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)
 - 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
 - OU
其他指定用途
OTHER SPECIFIED USES
 - NBA
非建築用地
NON-BUILDING AREA
 - ①
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

平面圖 SITE 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 / 3 1 的擬議修訂
(A 1 及 A 2 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)

SCALE 1:1500 比例尺

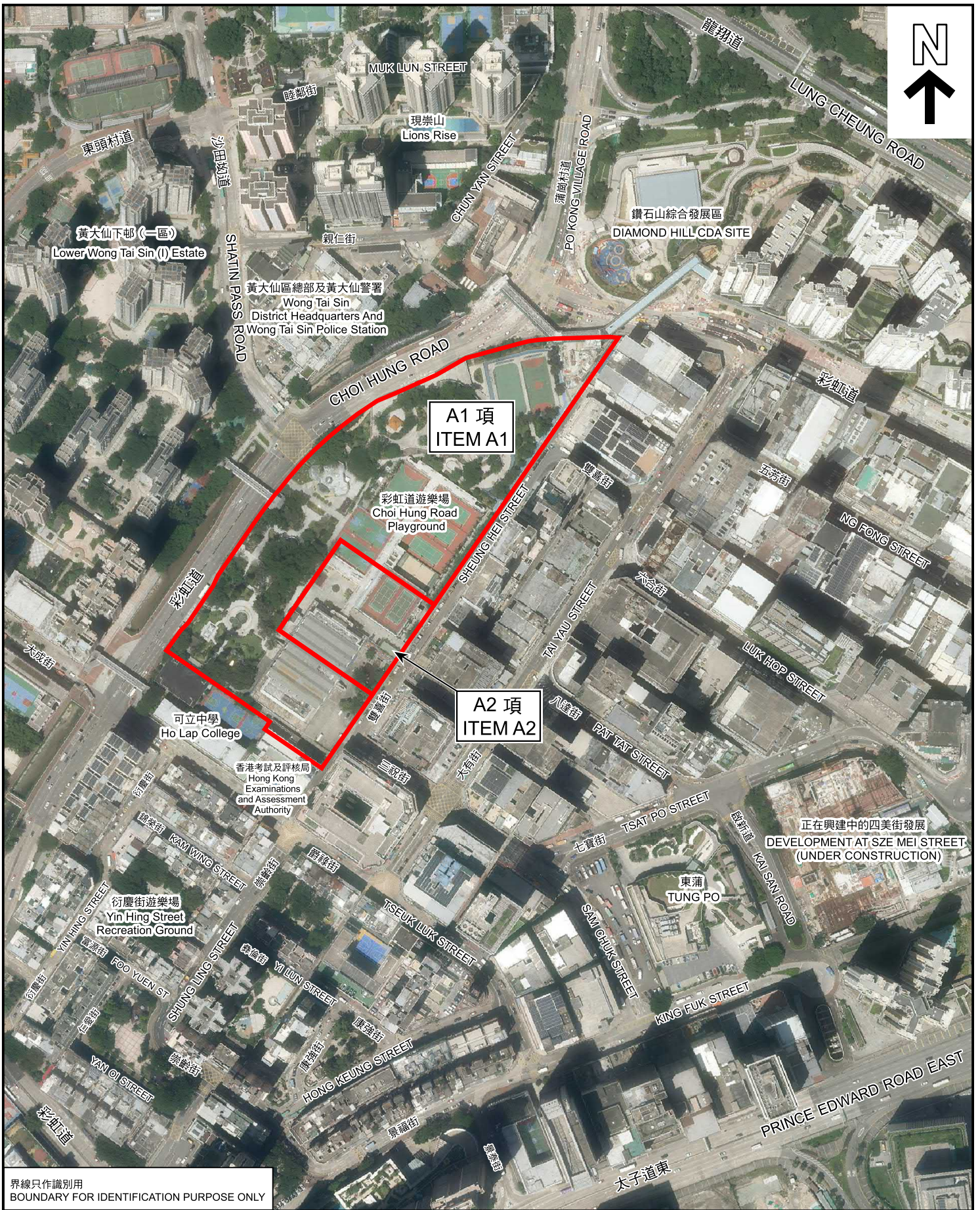


本摘要圖於2026年3月24日擬備，
所根據的資料為測量圖編號
11-NE-6A, B, C及D
EXTRACT PLAN PREPARED ON 24.3.2026
BASED ON SURVEY SHEETS No.
11-NE-6A,B,C & D



參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
2



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年3月11日擬備，
所根據的資料為地政總署
於2025年9月13日拍得的航攝照片
編號E260619C、E260620C和E260621C
PLAN PREPARED ON 11.3.2026
BASED ON AERIAL PHOTOS
No. E260619C, E260620C AND E260621C
TAKEN ON 13.9.2025
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 11/31 的擬議修訂
(A 1 及 A 2 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)



規劃署
Planning Department

參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
3



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年3月2日擬備，所根據的資料為攝於2026年1月8日的實地照片
PLAN PREPARED ON 2.3.2026
BASED ON SITE PHOTO
TAKEN ON 8.1.2026

實地照片 SITE PHOTO

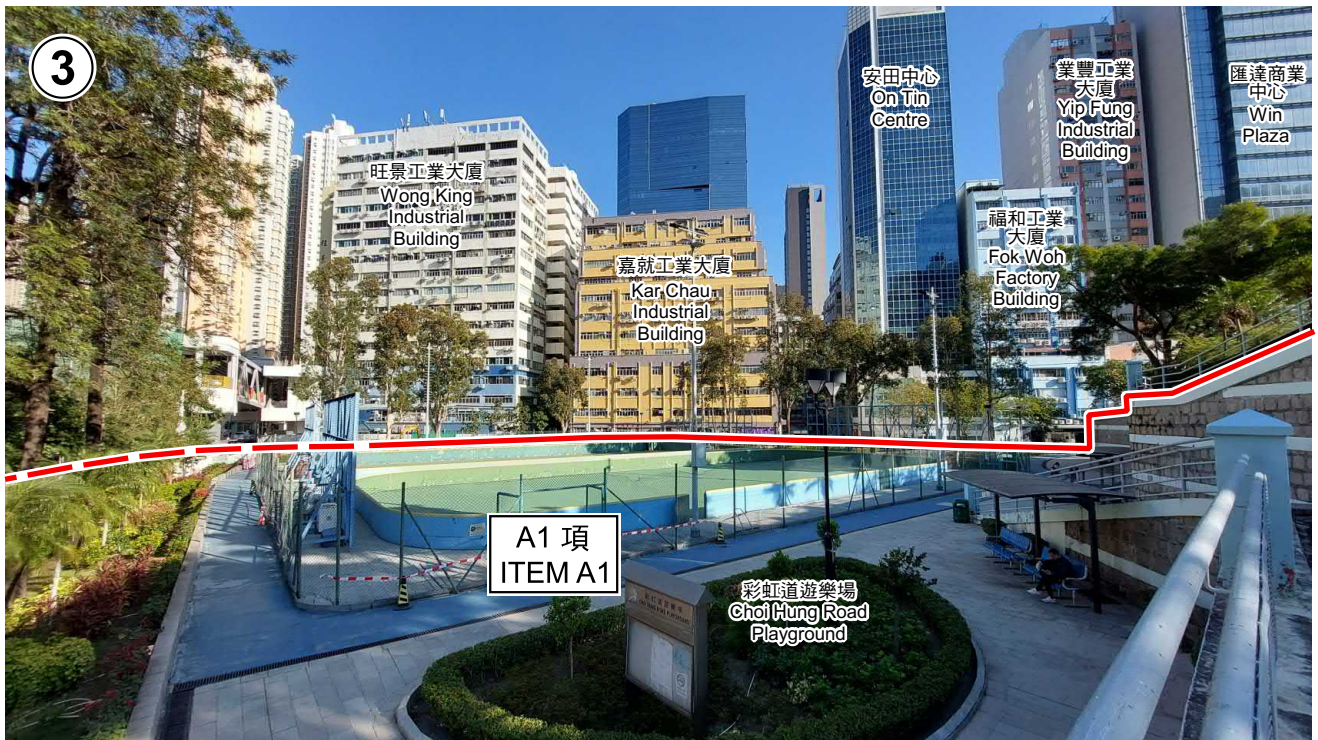
慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖編號S/K 1 1 / 3 1 的擬議修訂
(A 1 及 A 2 項)
PROPOSED AMENDMENTS TO THE APPROVED TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)



規劃署
Planning Department

參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2026年3月2日擬備，所根據的資料為攝於2026年1月8日的實地照片
PLAN PREPARED ON 2.3.2026
BASED ON SITE PHOTOS
TAKEN ON 8.1.2026

實地照片 SITE PHOTOS

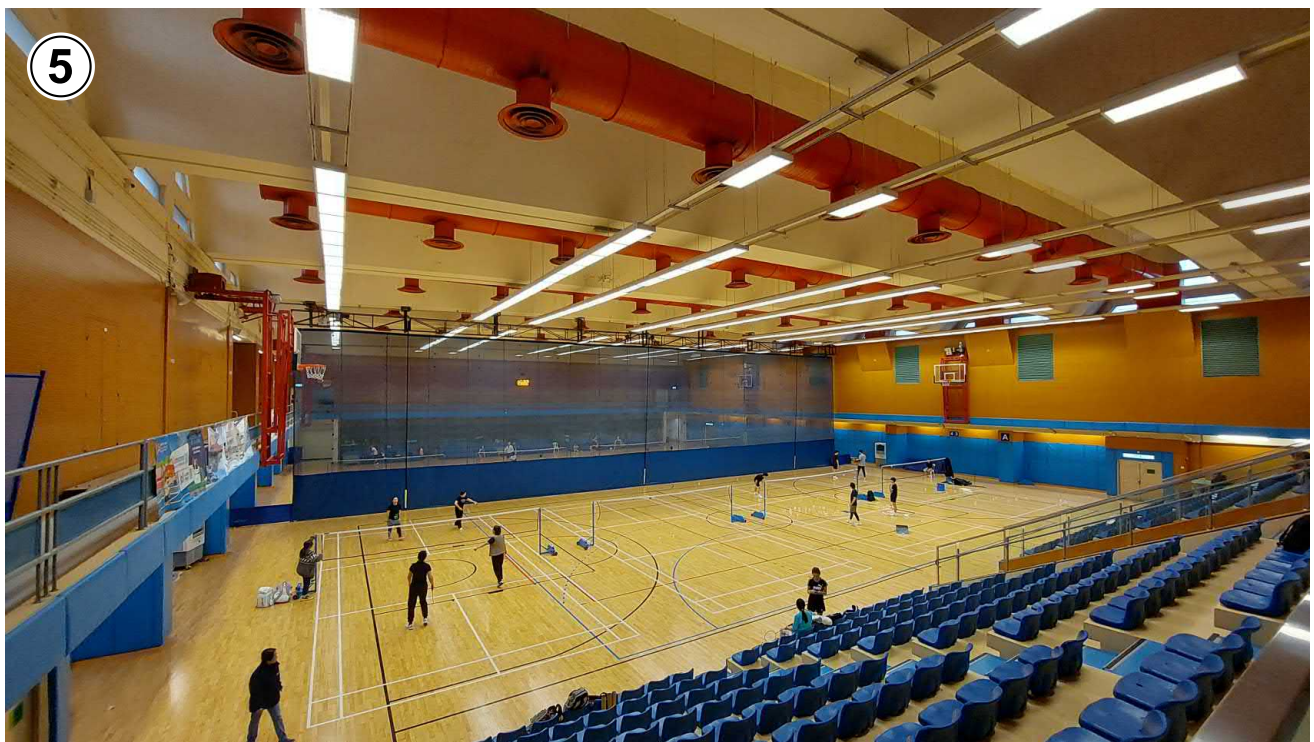
慈雲山、鑽石山及新蒲崗
分區計劃大綱核准圖編號 S/K 11/31 的擬議修訂
(A 1 及 A 2 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)



規劃署
Planning Department

參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
4b



A1 項
ITEM A1

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

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 1 1 / 3 1 的擬議修訂
(A 1 及 A 2 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG
OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)

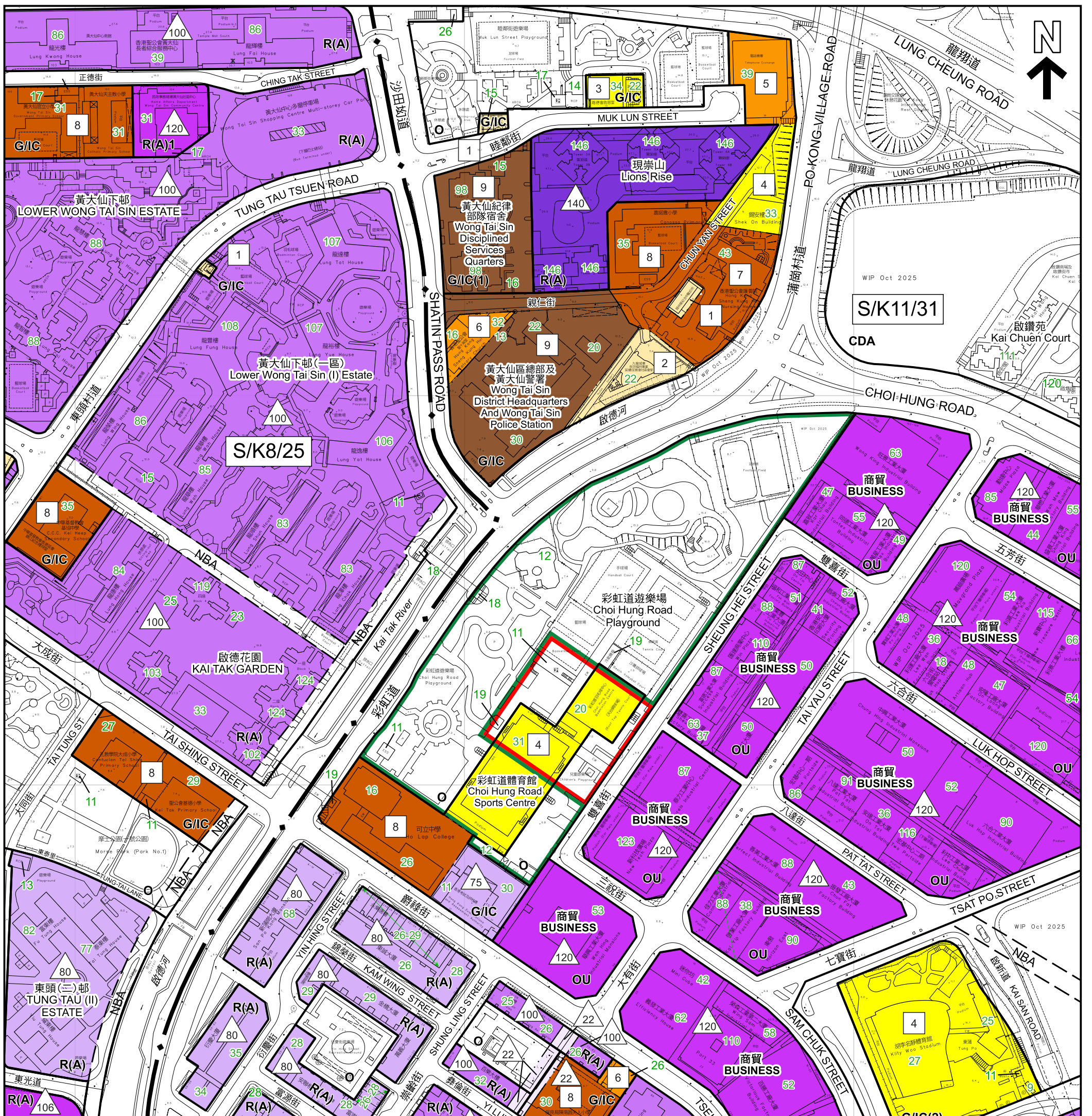


規劃署
Planning Department

參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
4c

本圖於2026年3月2日擬備，所根據的資料為攝於2026年1月8日的實地照片
PLAN PREPARED ON 2.3.2026
BASED ON SITE PHOTOS
TAKEN ON 8.1.2026



圖例 LEGEND

<p>A1 項 ITEM A1</p> <p>擬議由「休憩用地」及「政府、機構或社區」地帶改劃為「休憩用地(1)」地帶及刪除其建築物高度限制 PROPOSED REZONING FROM "O" AND "G/C" TO "O(1)" AND DELETION OF BUILDING HEIGHT RESTRICTION</p> <p>A2 項 ITEM A2</p> <p>擬議由「休憩用地」及「政府、機構或社區」地帶改劃為「政府、機構或社區」地帶及刪除其建築物高度限制 PROPOSED REZONING FROM "O" AND "G/C" TO "G/C" AND DELETION OF BUILDING HEIGHT RESTRICTION</p> <p>建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY</p> <p>分區計劃大綱圖的規劃範圍 PLANNING SCHEME AREA OF OUTLINE ZONING PLAN</p> <p>[NBA] 非建築用地 NON-BUILDING AREA</p>	<p>C 商業 COMMERCIAL</p> <p>CDA 綜合發展區 COMPREHENSIVE DEVELOPMENT AREA</p> <p>R(A) 住宅(甲類) RESIDENTIAL (GROUP A)</p> <p>R(E) 住宅(戊類) RESIDENTIAL (GROUP E)</p> <p>G/C 政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY</p> <p>O 休憩用地 OPEN SPACE</p> <p>OU 其他指定用途 OTHER SPECIFIED USES</p> <p>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)</p> <p>1 最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)</p>	<p>110 現有建築物高度(在主水平基準上若干米) EXISTING BUILDING HEIGHT (IN M/PD)</p> <p>建築物高度限制 BUILDING HEIGHT RESTRICTIONS (在主水平基準上若干米) (IN M/PD)</p> <table border="0"> <tr> <td>< 60</td> <td>60 - 80</td> </tr> <tr> <td>81 - 100</td> <td>101 - 120</td> </tr> <tr> <td>> 120</td> <td></td> </tr> </table> <p>(樓層數目) (IN NUMBER OF STOREYS)</p> <table border="0"> <tr> <td>1 - 2</td> <td>3 - 4</td> </tr> <tr> <td>5 - 6</td> <td>7 - 8</td> </tr> <tr> <td>9</td> <td></td> </tr> </table> <p>界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY</p>	< 60	60 - 80	81 - 100	101 - 120	> 120		1 - 2	3 - 4	5 - 6	7 - 8	9	
< 60	60 - 80													
81 - 100	101 - 120													
> 120														
1 - 2	3 - 4													
5 - 6	7 - 8													
9														

建築物高度圖 BUILDING HEIGHT PLAN

慈雲山、鑽石山及新蒲崗分區計劃大綱核准圖編號 S/K 11/31 的擬議修訂
(A1 及 A2 項)
PROPOSED AMENDMENTS TO THE APPROVED
TSZ WAN SHAN, DIAMOND HILL & SAN PO KONG OUTLINE ZONING PLAN No. S/K11/31
(ITEMS A1 AND A2)

SCALE 1:2 500 比例尺



本摘要圖於2026年3月24日擬備，
所根據的資料為測量圖編號
11-NE-6A, B, C及D
EXTRACT PLAN PREPARED ON 24.3.2026
BASED ON SURVEY SHEETS No.
11-NE-6A, B, C & D

規劃署
Planning Department

參考編號
REFERENCE No.
M/K11/26/21

圖 PLAN
5