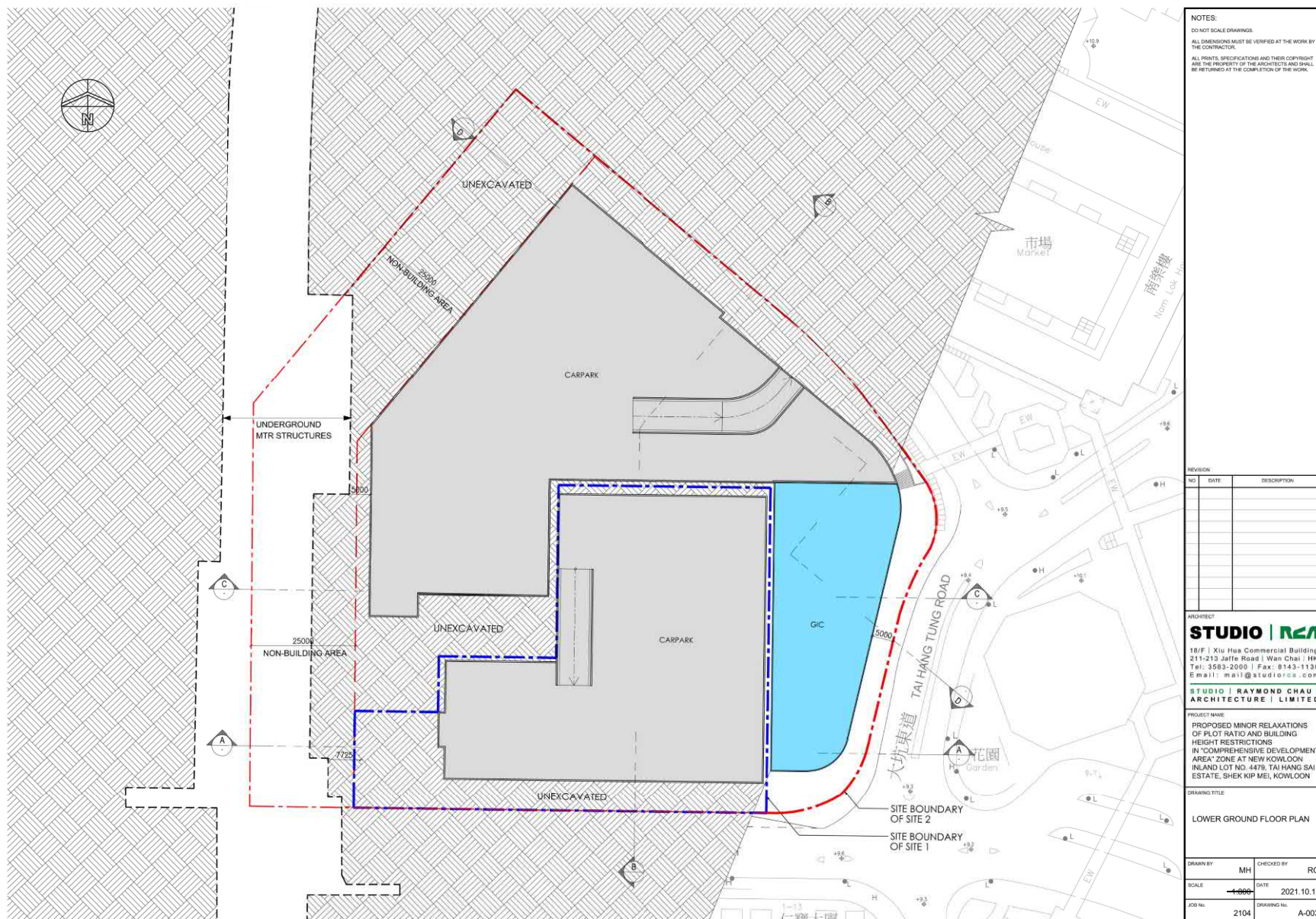




參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-1

(來源：附錄 Ib)
(Source : Appendix Ib)



參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-2

(來源：附錄 Ia)
(Source : Appendix Ia)



參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-3

(來源：附錄 Ia)
(Source : Appendix Ia)



參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-4

(來源：附錄 Ib)
(Source : Appendix Ib)

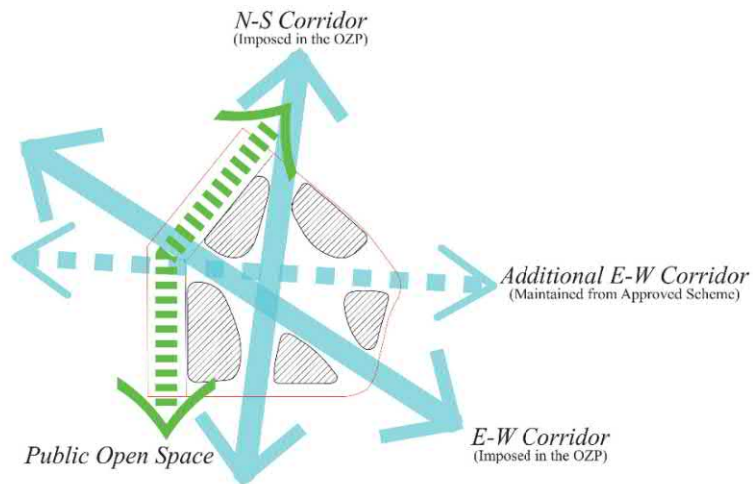


參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-7

(來源: 附錄 Ia)
(Source: Appendix Ia)

① Visual Corridors

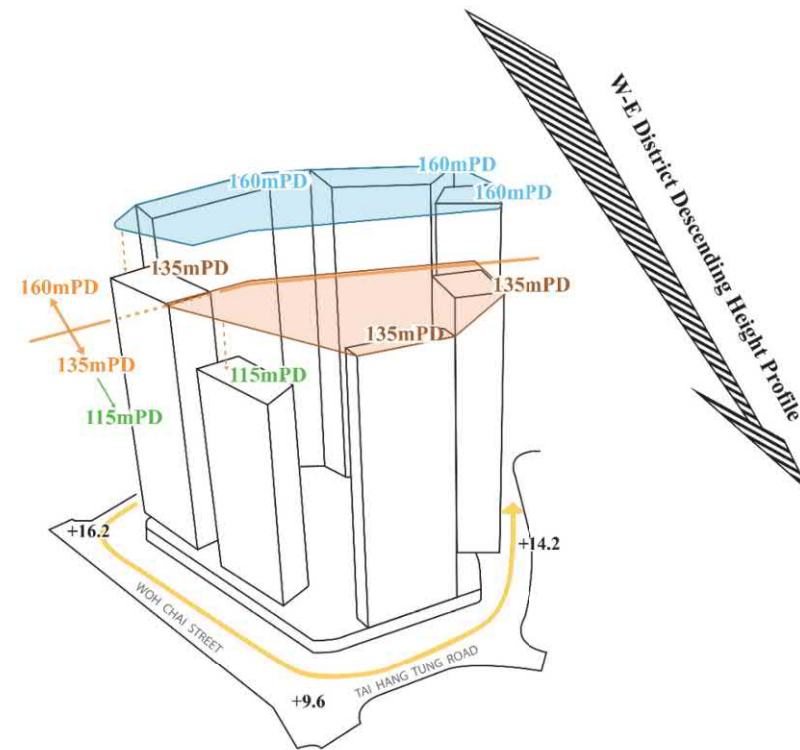


③ Connectivity Enhancement

Providing more user-friendly pedestrian system via the project and enhancing local walkability and connectivity



② Stepped Building Height Design



Urban Design Concepts

VISION

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香港北角順興街 9-23 號德輔中心 20 樓 C 室
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Tel.: (852) 2566 9988 Fax: (852) 2566 9978 E-mail: vision@visionplanning.com.hk

Figure 7

N.T.S.

參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-11

(來源：附錄 Ia)
(Source : Appendix Ia)



Figure 14

參考編號
REFERENCE No.
A/K4/76

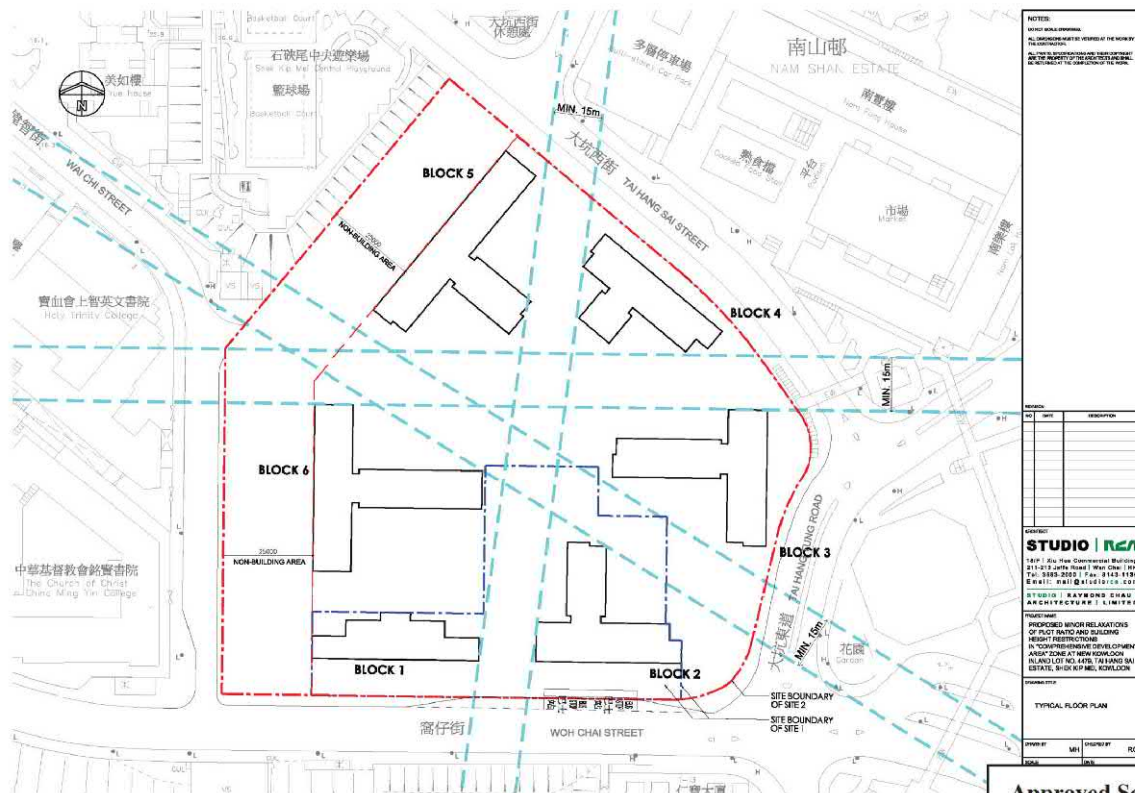
繪圖
DRAWING
A-12

(來源：附錄 Ia)
(Source : Appendix Ia)



參考編號 REFERENCE No. A/K4/76	繪圖 DRAWING A-13
----------------------------------	-----------------------

(來源：附錄 Ia)
(Source : Appendix Ia)



Approved Scheme



Proposed Scheme

Comparison of the Visual Corridors between the Approved and the Proposed Scheme
 (Extracted from the Previous Approved LMP and the Present Proposed LMP)

Figure 18

N.T.S.

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參考編號
 REFERENCE No.
 A/K4/76

繪圖
 DRAWING
 A-15

(來源：附錄 Ib)
 (Source : Appendix Ib)



Photo 1 Existing View without Proposed Development

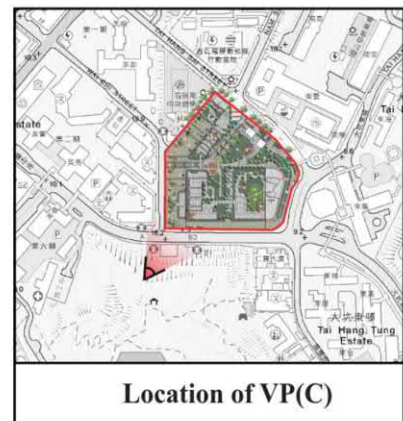


Photo 2 View with Approved Scheme



Photo 3 View with Proposed Scheme

**Viewing Point (C):
From Bishop Hill**

Plan 12

N.T.S

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參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-16

(來源：附錄 Ia)
(Source : Appendix Ia)



Photo 1 Existing View without Proposed Development



Location of VP 1



Photo 2 View with Approved Scheme



Photo 3 View with Proposed Scheme

**Viewing Point 1:
From Tai Hang Tung Recreation Ground**

Plan 16

N.T.S

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香港北角銀禧街 9-23 號秀明中心 20 樓 C 室
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參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-17

(來源：附錄 Ib)
(Source : Appendix Ib)



Photo 1 Existing View without Proposed Development



Location of VP 2



Photo 2 View with Approved Scheme

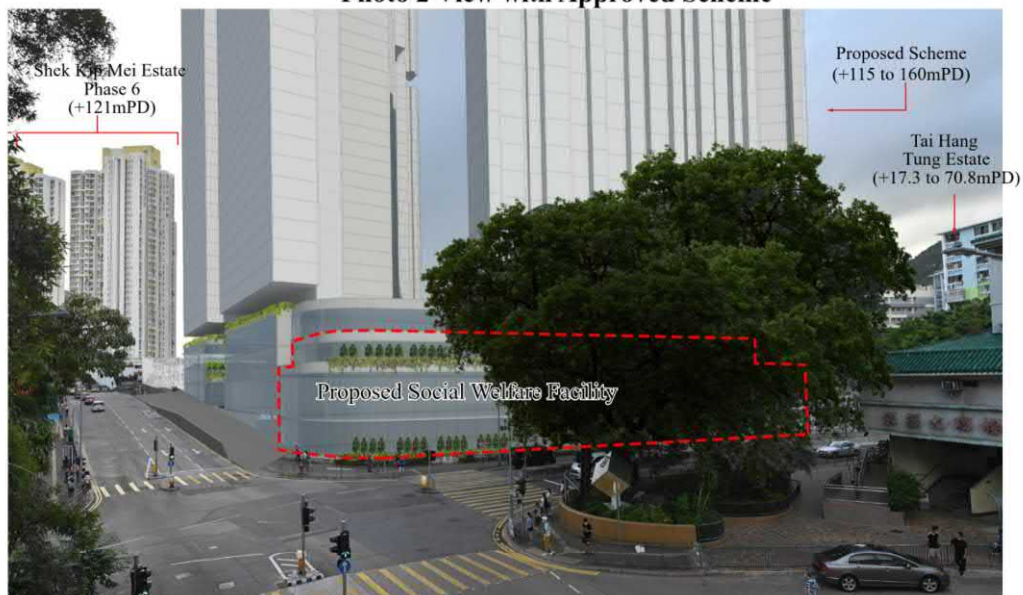


Photo 3 View with Proposed Scheme

**Viewing Point 2:
From footbridge over
Tai Hang Tung Road**

Plan 17

N.T.S

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參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-18

(來源：附錄 Ib)
(Source : Appendix Ib)



Photo 1 Existing View without Proposed Development



Photo 2 View with Approved Scheme



Photo 3 View with Proposed Scheme



Location of VP 4

**Viewing Point 4:
From Shek Kip Mei Park Sports Centre**

Plan 19

N.T.S

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參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-19

(來源：附錄 Ia)
(Source : Appendix Ia)



Location of VP 5

Photo 1 Existing View without Proposed Development



Photo 2 View with Approved Scheme



Photo 3 View with Proposed Scheme

Viewing Point 5:
From Wai Chai Street Playground

Plan 20

N.T.S

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香港北角曉倫街 9-23 號海明中心 20 樓 C 室
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參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-20

(來源：附錄 Ia)
(Source : Appendix Ia)



Photo 1 Existing View without Proposed Development



Location of VP 6



Photo 2 View with Approved Scheme



Photo 3 View with Proposed Scheme

**Viewing Point 6:
From Open Space at Garden Hill**

Plan 21

N.T.S

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香港北角維多利亞道9-23號海明中心20樓C室
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參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-21

(來源：附錄 Ia)
(Source : Appendix Ia)



KEY PLAN



REFERENCE IMAGES OF "DROPLET" SHAPE PLANTER



PROJECT :
PROPOSED COMPREHENSIVE REDEVELOPMENT
OF TAI HANG SAI ESTATE WITH MINOR
RELAXATION OF PLOT RATIO AND BUILDING
HEIGHT RESTRICTIONS, AND PROPOSED USE
OF NON-BUILDING AREA IN "COMPREHENSIVE
DEVELOPMENT AREA" AT NEW KOWLOON
ISLAND LOT NO. 4479, TAI HANG SAI ESTATE
SHEK KIP MEI, KOWLOON

DRAWING TITLE :
LANDSCAPE PERSPECTIVE

PROJECT No. C2115

DRAWING No. PP 101

SCALE : N.T.S.

DATE OF ISSUE : JUN 2021

CAD FILENAME : C2115-PP101

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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4. READ THIS DWG. IN CONNECTION WITH GENL. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

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LANDES LIMITED
景藝設計有限公司

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TEL.: 2868 0880 FAX: 2868 2203
香港灣仔摩臣道5-11號
信利商業大廈17樓A室
電話: 2868 0880
傳真: 2868 2203

參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-22

(來源 : 附錄 Ib)
(Source : Appendix Ib)



KEY PLAN



PROJECT :
PROPOSED COMPREHENSIVE REDEVELOPMENT
OF TAI HANG SAI ESTATE WITH MINOR
RELAXATION OF PLOT RATIO AND BUILDING
HEIGHT RESTRICTIONS, AND PROPOSED USE
OF NON-BUILDING AREA IN "COMPREHENSIVE
REDEVELOPMENT AREA" AT NEW KOWLOON
INLAND LOT NO. 4479, TAI HANG SAI ESTATE
SHEK KIP MEI, KOWLOON

DRAWING TITLE :
LANDSCAPE PERSPECTIVE

PROJECT No. C2115

DRAWING No. PP 103

SCALE : N.T.S.

DATE OF ISSUE : JUN 2021

CAD FILENAME : C2115-PP 103

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ARCH. PLANS, STRUCT. PLANS, AND OTHER
RELATED DWGS.

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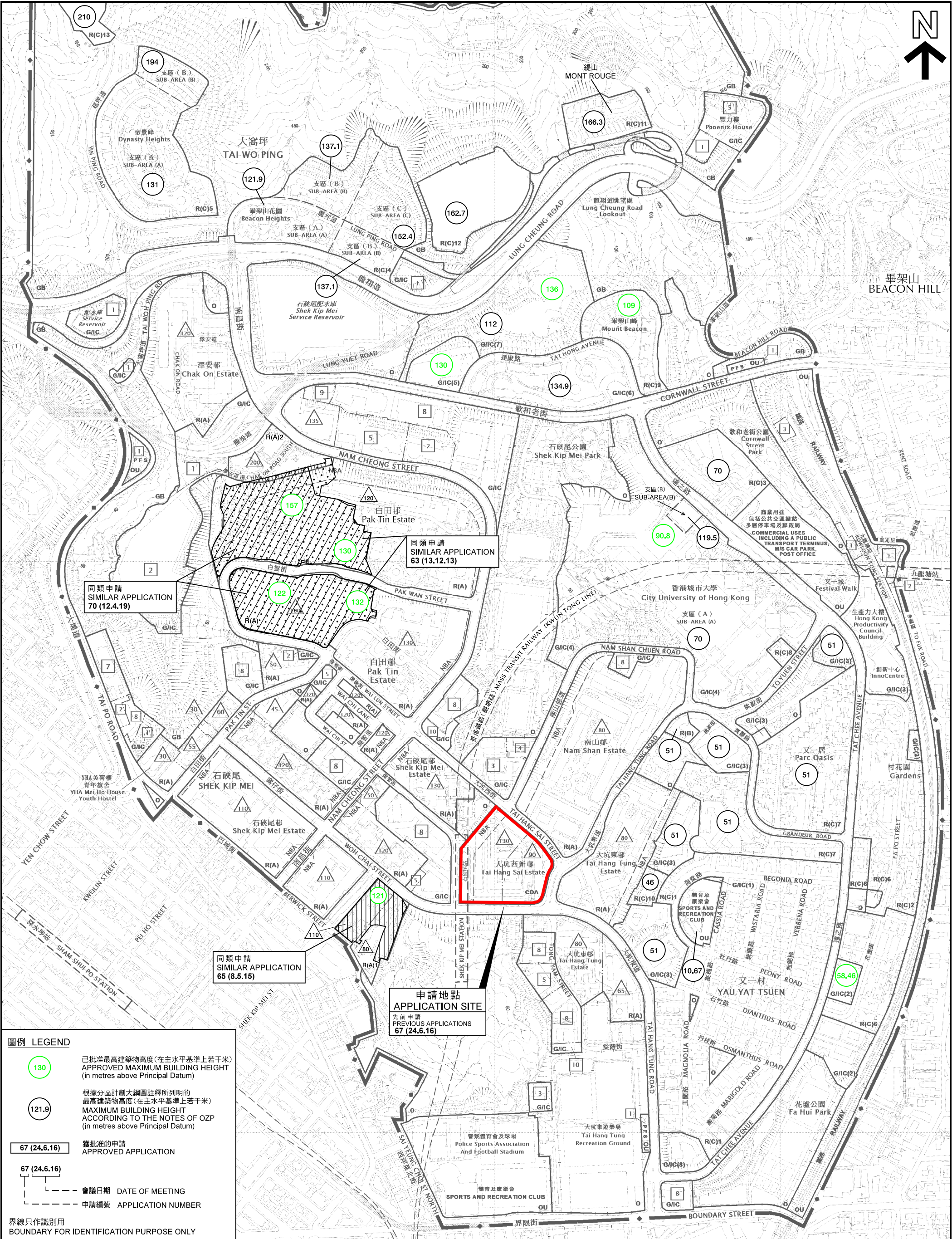
LANDES LIMITED
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傳真: 2868 2203

參考編號
REFERENCE No.
A/K4/76

繪圖
DRAWING
A-23

(來源：附錄 Ia)
(Source : Appendix Ia)



本摘要圖於2021年11月10日擬備，
所根據的資料為於2021年8月20日
展示的分區計劃大綱圖編號S/K4/30
EXTRACT PLAN PREPARED ON 10.11.2021
BASED ON OUTLINE ZONING PLAN No.
S/K4/30 EXHIBITED ON 20.8.2021

位置圖 LOCATION PLAN

擬議綜合重建大坑西新邨並略為放寬地積比率、
建築物高度及非建築用地限制
九龍石硤尾大坑西新邨
PROPOSED COMPREHENSIVE REDEVELOPMENT OF
TAI HANG SAI ESTATE AND MINOR RELAXATION OF PLOT RATIO,
BUILDING HEIGHT AND NON-BUILDING AREA RESTRICTIONS
TAI HANG SAI ESTATE, SHEK KIP MEI, KOWLOON

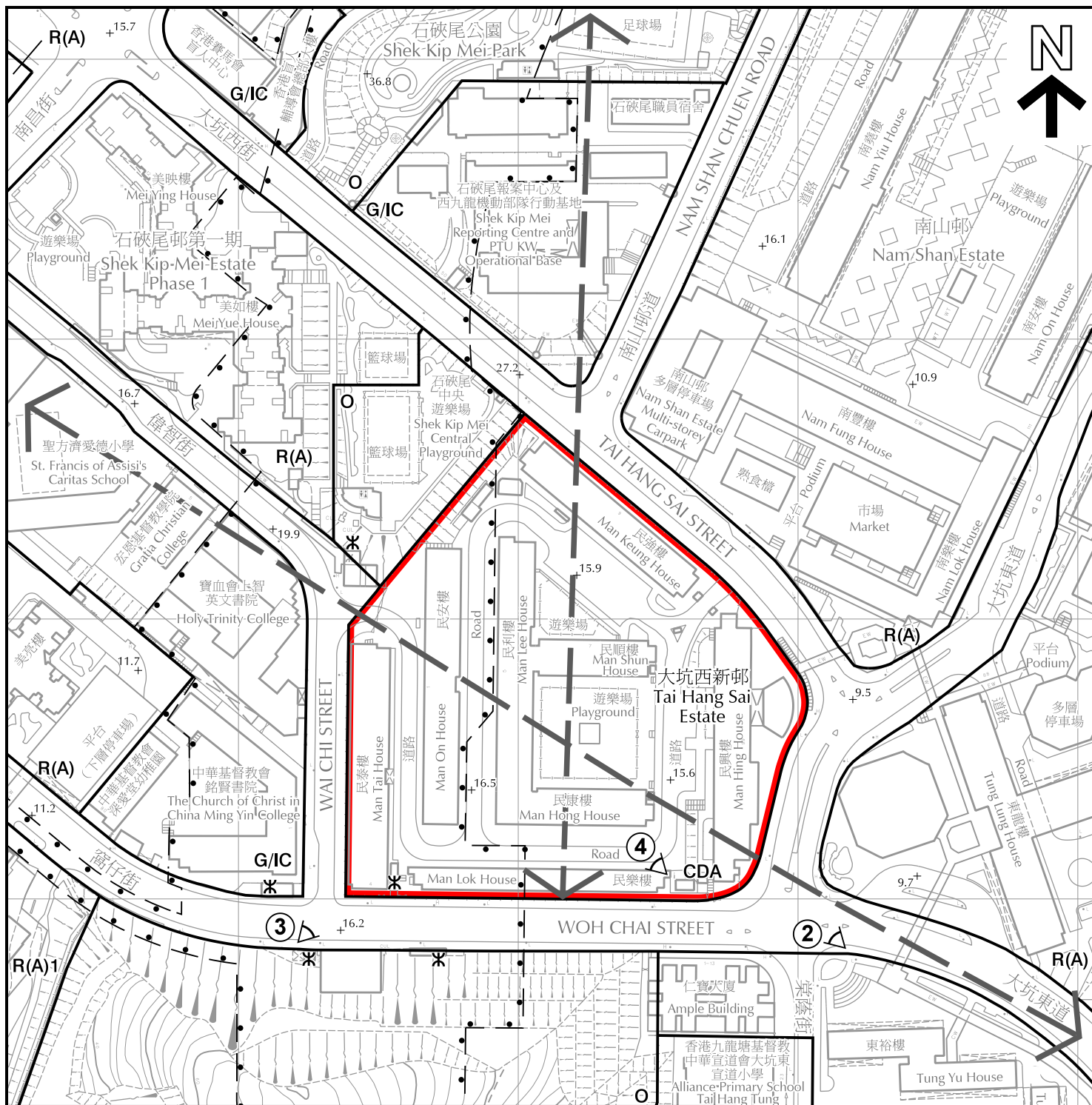
米 METRES 100 0 100 200 300 400 500 米 METRES

SCALE 1 : 6 000 比例尺

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/K4/76

圖 PLAN
A-1



圖例 LEGEND

	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)		鐵路保護界線 RAILWAY PROTECTION BOUNDARY
CDA	綜合發展區 COMPREHENSIVE DEVELOPMENT AREA		視覺連結(只作指示用途) VISUAL LINKAGE (INDICATIVE ONLY)
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)		港鐵出入口 MTR ENTRANCE / EXIT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY	+ 27.2	地盤平整/街道高度(主水平基準上若干米) SITE FORMATION / STREET LEVEL (mPD)
O	休憩用地 OPEN SPACE	①	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議綜合重建大坑西新邨並略為放寬地積比率、
建築物高度及非建築用地限制
九龍石硤尾大坑西新邨

PROPOSED COMPREHENSIVE REDEVELOPMENT OF
TAI HANG SAI ESTATE AND MINOR RELAXATION OF PLOT RATIO,
BUILDING HEIGHT AND NON-BUILDING AREA RESTRICTIONS
TAI HANG SAI ESTATE, SHEK KIP MEI, KOWLOON

SCALE 1:2 000 比例尺
40 0 40 80
METRES METRES

規劃署
PLANNING
DEPARTMENT



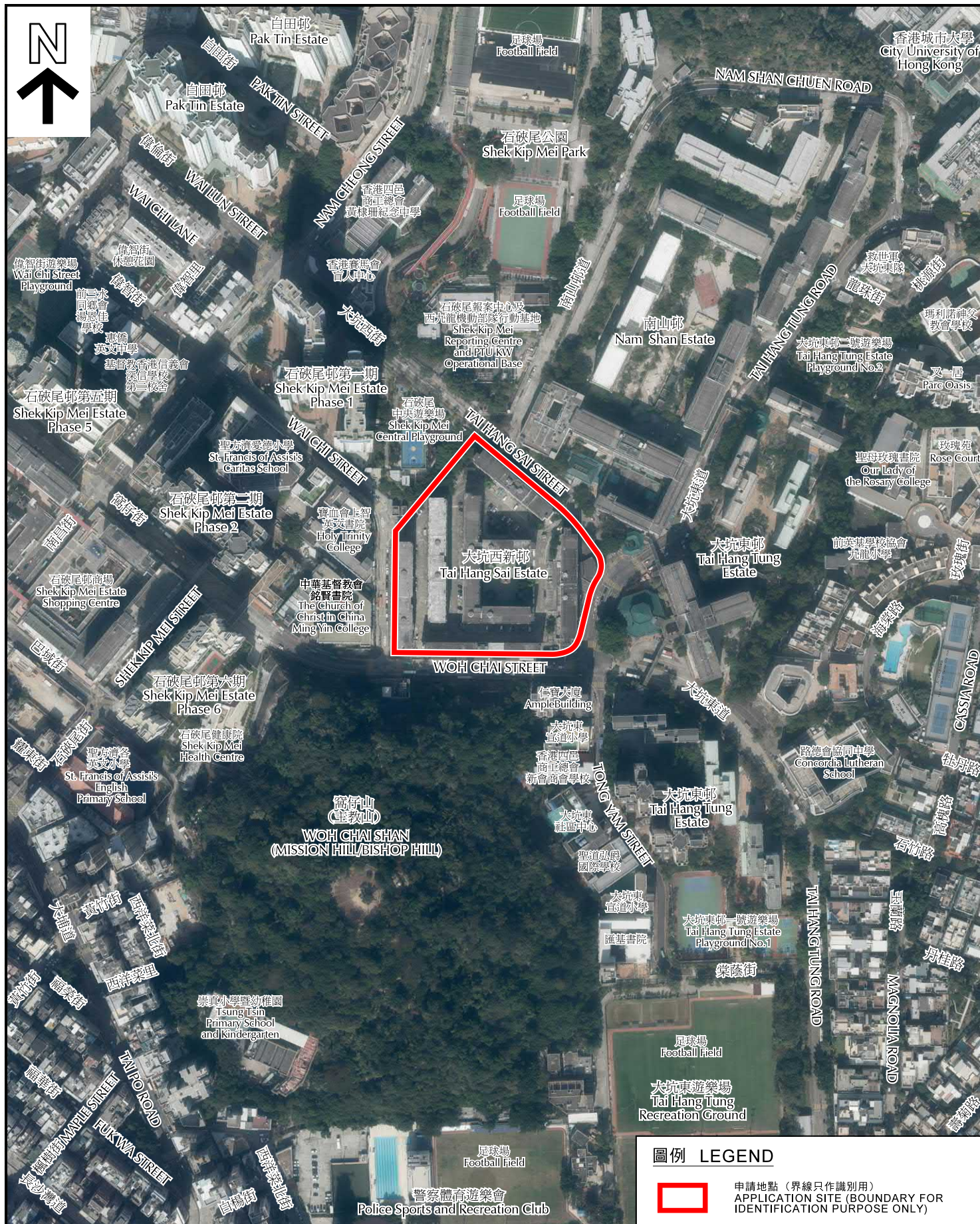
參考編號
REFERENCE No.

A/K4/76

圖 PLAN

A-2

本摘要圖於2021年12月3日擬備，所根據的
資料為測量圖編號11-NW-9D和11-NW-14B
EXTRACT PLAN PREPARED ON 3.12.2021
BASED ON SURVEY SHEETS No.
11-NW-9D and 11-NW-14B



申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY)

擬議綜合重建大坑西新邨並略為放寬地積比率、
建築物高度及非建築用地限制
九龍石硤尾大坑西新邨

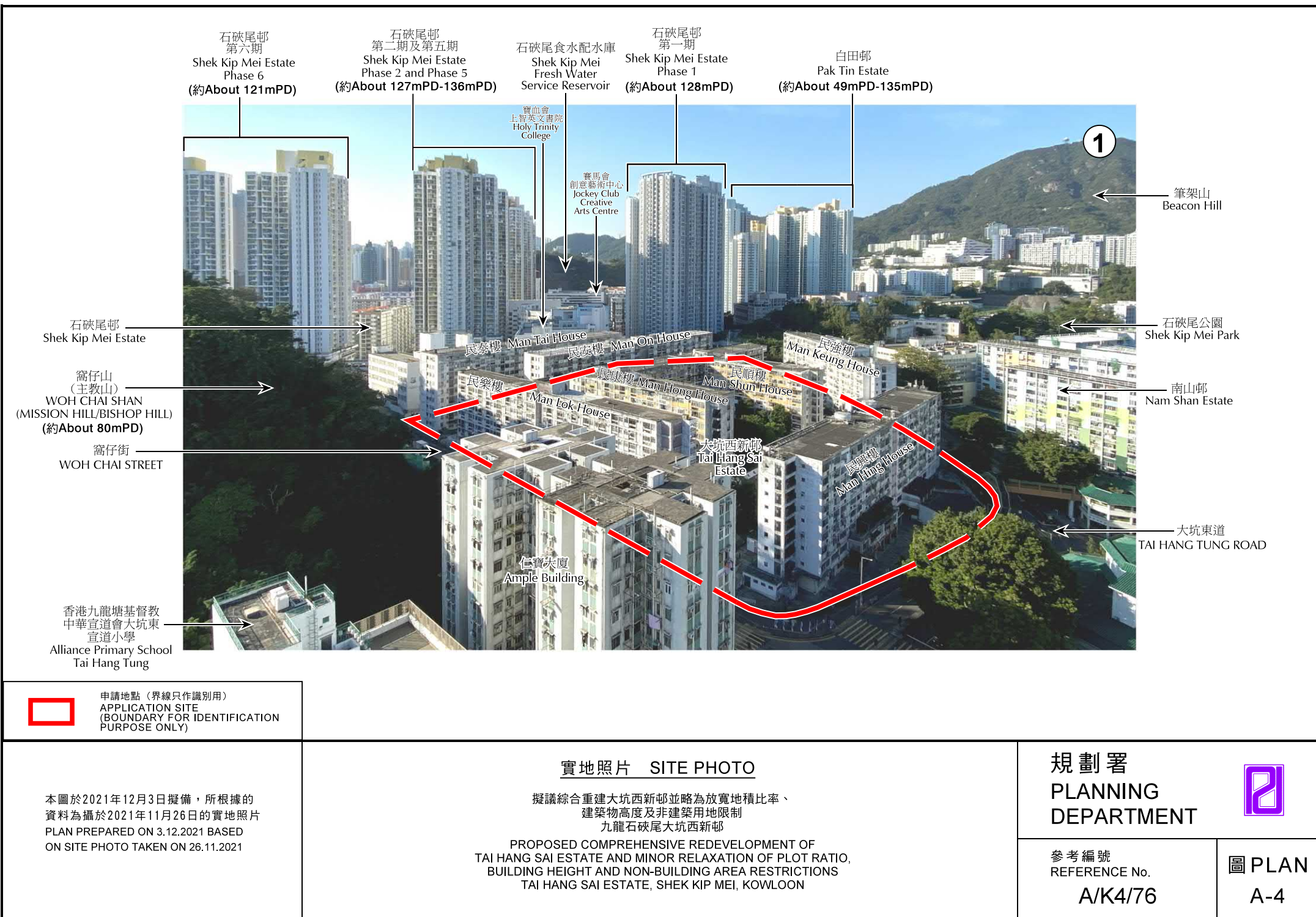
PROPOSED COMPREHENSIVE REDEVELOPMENT OF
TAI HANG SAI ESTATE AND MINOR RELAXATION OF PLOT RATIO,
BUILDING HEIGHT AND NON-BUILDING AREA RESTRICTIONS
TAI HANG SAI ESTATE, SHEK PI MEI, KOWLOON

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PLANNING
DEPARTMENT



圖 PLAN

A-3



申請地點（界線只作識別用）
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本圖於2021年12月3日擬備，所根據的資料為攝於2021年11月26日的實地照片
PLAN PREPARED ON 3.12.2021 BASED ON SITE PHOTO TAKEN ON 26.11.2021

實地照片 SITE PHOTO

擬議綜合重建大坑西新邨並略為放寬地積比率、
建築物高度及非建築用地限制
九龍石硤尾大坑西新邨

PROPOSED COMPREHENSIVE REDEVELOPMENT OF
TAI HANG SAI ESTATE AND MINOR RELAXATION OF PLOT RATIO,
BUILDING HEIGHT AND NON-BUILDING AREA RESTRICTIONS
TAI HANG SAI ESTATE, SHEK KIP MEI, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K4/76

圖 PLAN
A-4



申請地點 (界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本圖於2021年11月30日擬備，所根據的
資料為攝於2021年10月29日的實地照片
PLAN PREPARED ON 30.11.2021
BASED ON SITE PHOTOS
TAKEN ON 29.10.2021

實地照片 SITE PHOTOS

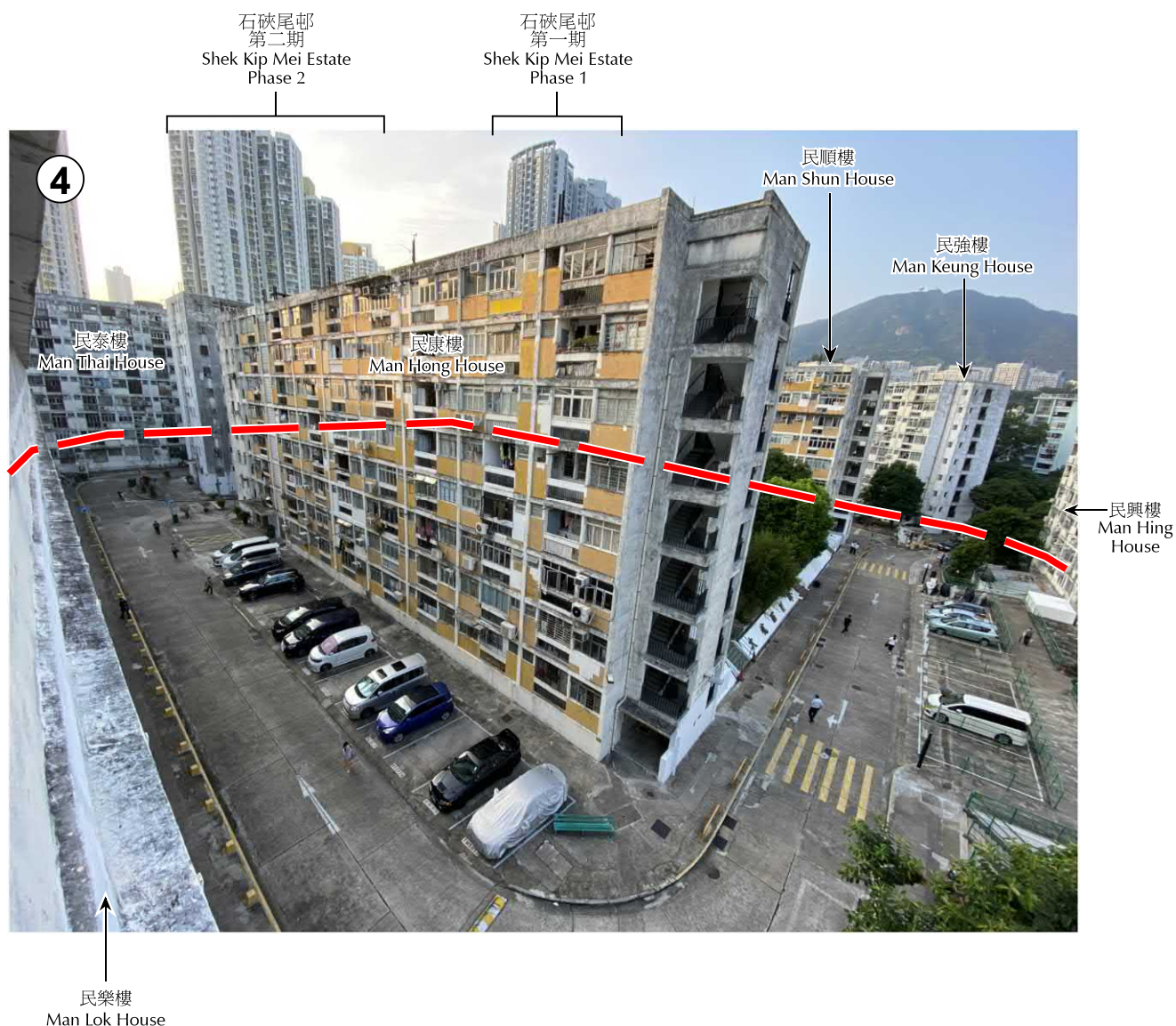
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BUILDING HEIGHT AND NON-BUILDING AREA RESTRICTIONS
TAI HANG SAI ESTATE, SHEK KIP MEI, KOWLOON

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參考編號
REFERENCE No.
A/K4/76

圖 PLAN
A-5



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PURPOSE ONLY)

本圖於2021年11月30日擬備，所根據的
資料為攝於2021年10月29日的實地照片
PLAN PREPARED ON 30.11.2021
BASED ON SITE PHOTOS
TAKEN ON 29.10.2021

實地照片 SITE PHOTOS

擬議綜合重建大坑西新邨並略為放寬地積比率、
建築物高度及非建築用地限制
九龍石硤尾大坑西新邨
PROPOSED COMPREHENSIVE REDEVELOPMENT OF
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BUILDING HEIGHT AND NON-BUILDING AREA RESTRICTIONS
TAI HANG SAI ESTATE, SHEK KIP MEI, KOWLOON

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圖 PLAN
A-6