

Planning Brief for the Comprehensive Development Area in Diamond Hill

1. PURPOSE OF THE PLANNING BRIEF

- 1.1 The purpose of the Planning Brief (PB) is to set out the broad planning parameters and development requirements to facilitate the preparation of a Master Layout Plan (MLP) for the comprehensive development at the Comprehensive Development Area (the Site) in Diamond Hill.
- 1.2 The Site is zoned “Comprehensive Development Area” (“CDA”) on the approved Tsz Wan Shan, Diamond Hill & San Po Kong Outline Zoning Plan No. S/K11/29 (the OZP) (**Plan 1**). Pursuant to section 4A(2) of the Town Planning Ordinance (the Ordinance) and according to the Notes of the OZP, the proposed development on land designated “CDA” was approved by the Town Planning Board (the Board) under planning application No. A/K11/223 on 27 May 2016.

2. BACKGROUND

- 2.1 The Planning Brief for Diamond Hill CDA Site was endorsed by Metro Planning Committee of the Board on 17 July 2015 and the construction of the public housing development is underway. The Chief Executive in Council announced in the 2017 Policy Address on 11 October 2017 to substantially increase the supply of units under the Green Form Subsidised Home Ownership Scheme (GSH) for sale. The Housing Authority’s Strategic Planning Committee made the decision on 11 January 2021 to convert the public rental housing development at Diamond Hill CDA Phase 2 to a GSH project for sale in 2021.
- 2.2 As the existing PRH tenants will be the target group of GSH and their eligibility criteria for allocation of PRH have been established, the prevailing standards of provision of ancillary facilities for the PRH would be maintained. As such, the amendments proposed to the Planning Brief will mainly reflect the changes in housing type from “Public Rental Housing (PRH)” to “Public Housing Development” and corresponding textual refinements, together with some other minor content updates.

3. Development Programme

- 3.1 The construction of Phase 1 of the public housing development commenced in mid-2016 for

completion in 2021. The construction of Phase 2 and Phase 3 were also commenced in mid-2018 for completion in 2023 and 2022 respectively.

- 3.2 Funding required for implementation of the water feature park, landscape walk, footbridge and subway, road/junction improvement works and PTI has been approved by LegCo. The works are targeted for completion from 2022 to 2025, subject to site availability. The religious facility will be implemented by the respective religious institution and targeted completion is pending on its implementation programme.

4. DEVELOPMENT REQUIREMENTS FOR THE SITE

Item	Particulars	Remarks
<p>OZP Zoning and Planning Intention</p>	<p>“CDA” - intended for comprehensive development/ redevelopment of the area for residential and/or commercial uses with the provision of open space and other supporting facilities. The zoning is to facilitate appropriate planning control over the development mix, scale, design and layout of development, taking account of various environmental, traffic, infrastructure and other constraints.</p> <p>A MLP should be prepared in accordance with the Town Planning Board (TPB) Guidelines on Submission of Master Layout Plan (TPB-PG No. 18A).</p> <p>The maximum gross floor area (GFA) permitted is 314,700 m², of which not more than 127,500 m² should be used for non-domestic purpose.</p>	<p>The planning application No. A/K11/223 for Submission of Master Layout Plan was approved by the TPB on 27 May 2016.</p>
<p>Proposed Use</p>	<p>Public housing development with commercial facilities, GIC facilities, a water feature park, a landscaped walk with cultural theme, religious facilities and a PTI.</p>	<p>Flexibility should be allowed to change the housing type to cater for demand change between Public Rental Housing (PRH) / Green Form Subsidised Home Ownership Scheme (GSH) and Other Subsidised Sale Flats (SSFs) subject to pro-rata adjustments to provision of ancillary facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG).</p>
<p>Site Area</p>	<ul style="list-style-type: none"> ▪ Gross site area of about 7.45 ha 	<p>Subject to verification upon</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> ▪ Net site area for public housing development of about 2.78 ha; public open space (POS) of about 1.66 ha (water feature park); landscaped walk with cultural theme of about 1.1 ha; religious use of about 0.8 ha; and PTI of about 0.79 ha (Plan 4). 	<p>setting out of site boundary.</p> <p>The net site area is subject to detailed design at the MLP submission stage.</p>
Maximum Site Coverage	Not exceeding those stipulated in the Building (Planning) Regulations.	
Maximum Plot Ratio/Gross Floor Area	<p>A maximum GFA of 217,910 m² and maximum plot ratio (PR) of 7.84 for public housing development (including domestic and non-domestic).</p> <p>A maximum GFA of 25,000 m² for the religious facilities.</p>	<p>PR for public housing development is subject to minor adjustment having regard to the refinement of the net site area and GFA at the detailed design stage and upon setting out of site boundary.</p> <p>Development parameters for the religious institution are subject to detailed design at the MLP submission stage.</p>
Maximum Building Height (BH)	<p>120mPD – 140mPD (at main roof) for public housing development.</p> <p>4 storeys excluding the basement for religious facilities.</p> <p>Not more than 3 storeys for the pavilion within the landscaped walk with cultural theme.</p>	<p>Maximum BH of 140 mPD and 120mPD for the northern and southern portions of the proposed public housing development respectively. A stepped building height profile should be incorporated to minimize adverse air ventilation and visual impacts.</p>
Planning Requirements		
Urban Design Considerations	The development scheme should take into account the following urban design considerations, where	Please also refer to visual aspect and air ventilation

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	<p>appropriate:</p> <ul style="list-style-type: none"> ▪ variation in building heights, in particular, stepped building height profile with a maximum building height of 140mPD and 120mPD for the northern and the southern portions for the public housing development respectively should be adopted within the Site; ▪ maximize gaps between domestic blocks to enhance visual and air permeability of the Site; ▪ avoid large and extensive podium structures, sensitive treatment/articulation to the building façade and mass is encouraged; ▪ provide high quality greening at the landscaped walk with cultural theme to minimize the visual impacts of the free-standing ventilation shafts associated with the SCL; ▪ creative building design of the pavilion along the landscaped walk with cultural theme is encouraged. Special regard should be paid to integrate the design of the landscaped walk with cultural theme with that of the railway station facilities/ventilation shafts exposed above ground to the north abutting Lung Cheung Road, and the future SCL Diamond Hill Station entrances at the ground level with a view to minimizing the visual impact. The design of landscaped walk should not affect the normal operation of the SCL Diamond Hill Station ventilation shafts in liaison with MTRCL; ▪ improve streetscape and amenity with high quality paving, street furniture, lighting, tree planting and greening along the landscaped walk with cultural theme; and 	<p>aspect.</p> <p>In the MLP submission to the Board, the applicant is required to demonstrate that the development can comply with the Sustainable Building Design Guidelines promulgated in the Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Engineers (PNAP) APP-152 issued by the Building Authority.</p> <p>The MLP should demonstrate the design integration of the proposed public housing development with the water feature park, landscaped walk with cultural theme, pavilion and above-ground railway station facilities/ ventilation shafts and building. The broad exterior design of the water feature park, landscaped walk with cultural theme, and pavilion should be indicated in the MLP.</p> <p>Regarding streetscape and amenity improvement, the project proponent should liaise with relevant government department(s) or other parties at an early</p>

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	<p>an urban design concept plan with brief description on the key urban design principles adopted in the development scheme, taking into account the Urban Design Guidelines in Chapters 4 and 11 of the Hong Kong Planning Standards and Guidelines (HKPSG), should be provided in the MLP submission to the Board.</p>	<p>stage to sort out the management/maintenance responsibilities of these facilities.</p>
<p>Public Open Space Provision</p>	<p>A water feature park of around 1.66 ha should be provided in the western portion at-grade to enhance permeability and pedestrian accessibility, and in signifying the head of the Kai Tak River so as to enhance this portion of the Site as a recreational spot in the area. The three historic buildings/structures within the Site, namely the Old Pillbox, the Former Royal Air Force Hangar and the Stone House, are to be reinstated in forming an integrated development of the park. A landscaped walk with cultural theme of around 1.1 ha should be constructed along the northern portion of the Site linking the water feature park with the proposed religious facilities, largely covering areas above the SCL Diamond Hill Station. The POS of water feature park should be open from 06:00 hours to 23:00 hours to the public for enjoyment.</p> <p>Local open space of not less than 1 m² per person should be provided in the public housing development area of the Site to serve the residents of the proposed public housing development.</p>	<p>The water feature park and the landscaped walk with cultural theme should be coherently integrated with the layout of the development to enhance the vibrancy of the area.</p> <p>To enhance the accessibility of the open space from the existing residential developments, adequate road crossing facilities should be provided.</p> <p>The water feature park and the landscaped walk with cultural theme are to be funded by the Government. The applicant should coordinate and agree with Leisure and Cultural Services Department and other concerned government department(s) on the design and construction; and the future management and maintenance upon its completion.</p>

Item	Particulars	Remarks
<p>Landscape and Tree Preservation</p>	<p>A Landscape Master Plan (LMP) should be prepared and submitted as part of the MLP submission and with the incorporation of the following landscaping requirements:</p> <ul style="list-style-type: none"> ▪ create a comprehensive landscape proposal to soften the building mass and integrate the existing trees as far as possible into the development in order to minimize the adverse impact on the existing landscape character and resources; ▪ due consideration should be given to preserve the existing good quality mature trees on the Site as far as possible; ▪ greening opportunity should be optimized to create a quality greening setting. An overall target of 30% greenery based on the gross site area for the public housing development (excluding the greening part of the proposed POS) shall be adopted, and a minimum of 3 trees per 100 m² of the total green coverage shall be provided as far as possible; ▪ provide at-grade amenity treatment (e.g. high quality streetscape with roadside trees and street furniture) to create a friendly environment with a strong sense of place. For public housing development, the at-grade and greening requirements under the “Guiding Principles on Green Coverage for Public Housing Development” should be adopted; ▪ tree planting as landscape buffer should be provided along the site boundary as far as possible; and ▪ create a quality landscape setting for the enjoyment of local residents and enhance the 	<p>A tree survey report and a tree preservation proposal was included in the LMP submission under the planning application No. A/K11/223.</p> <p>Reference should be made to the requirements and procedures as stipulated in Development Bureau Technical Circular (Works) No. 7/2015: Tree Preservation.</p>

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	<p>greenery of the area.</p> <p>The LMP should illustrate:</p> <ul style="list-style-type: none"> ▪ conceptual and detailed landscape proposals including hard and soft landscape; ▪ other amenities, street furniture and facilities to be provided; ▪ the relationship of the development with the surroundings, especially with the POS at the western side of the Site; and ▪ layout, location and landscape design of open spaces including pedestrian circulation in relation to adjoining developments and areas. 	
GIC Facilities	<p>Along the landscaped walk with cultural theme, a pavilion of not more than 3 storeys above the SCL Diamond Hill Station should be constructed.</p>	<p>The ventilation shafts of SCL Diamond Hill Station also serve as emergency access and maintenance access of the station. The applicant should liaise with MTRCL and the future management department/operator of the landscaped walk with cultural theme for accessing the facilities in all hours.</p>
Education Facility	<p>A nursery/kindergarten should be provided in accordance with Chapter 3 of the HKPSG and advice from Education Bureau. Eight classrooms are required based on the design population of the proposed public housing development. Adjustment to the provision would be made as appropriate should there be changes in the design population in the detailed design stage.</p>	<p>Education facilities will be regarded as non-domestic use and accountable for the calculation of non-domestic GFA.</p>

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Religious Facilities	The eastern portion of the Site is reserved for religious use (about 0.8 ha). Through the proposed landscaped walk with cultural theme, Chi Lin Nunnery and the proposed religious facilities are connected to the proposed water feature park and Wong Tai Sin Temple to the further west to give a rich mix of cultural, religious and leisure facilities in the area.	The proposed religious use can be developed into Confucius Temple. The religious facilities should be kept in low-rise structures (i.e. maximum BH of 4 storeys excluding basement) in order to preserve a visual corridor running through south-westward from Chi Lin Nunnery through Nan Lian Garden, the proposed GIC building at Sze Mei Street to the open space adjoining Rhythm Garden and further off to Kai Tak.
Retail and Commercial Facilities	Retail facilities with a GFA of not less than 8,000 m ² should be provided to serve the future residents of the proposed public housing development as well as the residents in the vicinity. The facilities include: <ul style="list-style-type: none"> <li data-bbox="411 1305 1078 1350">▪ a market for wet and/or dry goods; and <li data-bbox="411 1406 1078 1574">▪ street shops to be set up along Choi Hung Road and facing the landscaped walk with cultural theme to enhance vibrancy and pedestrian connectivity of the area. 	The proposed retail facilities should be provided by the applicant. All retail and commercial facilities will be regarded as non-domestic use and accountable for the calculation of non-domestic GFA.
Public Transport Facilities	A PTI should be provided at the eastern portion of the Site. The design and provision of the PTI facilities are subject to the agreement of the Commissioner for Transport (C for T) and relevant departments.	The proposed PTI is to reprovide the existing San Po Kong PTT at Sze Mei Street (Plan 4) to the south of the Site. A GIC building is proposed at the Sze Mei Street site, accommodating mainly social welfare facilities to serve the local

Item	Particulars	Remarks
		<p>areas and the community at large.</p> <p>Subject to the final traffic impact assessment prepared by HD, additional public transport services serving the population from the Site may be required, and hence allowance should be made for the possibility of expanding the replacement PTT site to accommodate the additional public transport requirements, if any, for additional bus and green mini buses operations serving the Site. Otherwise, other public transport facilities should be provided in other areas of the Site to serve the additional population due to the development of the Site.</p> <p>The applicant should coordinate and agree with Transport Department (TD) and concerned government department(s) for the re-provisioning of the San Po Kong PTT; as the reprovided open-air PTI would still be a piece of unallocated government land and treated as public road, the management and maintenance responsibilities on public road should be</p>

Item	Particulars	Remarks
		<p>adopted.</p> <p>Reference should be made to Environmental Protection Department's Practice Note for Professional Persons for Control of Air Pollution in Semi-Confined Public Transport Interchange (ProPECC PN1/98), Transport Planning and Design Manual as well as HKPSG .</p>
<p>Pedestrian Connection</p>	<p>The pedestrian connection between the water feature park, landscaped walk with cultural theme, PTI, religious facilities, public housing development and its supporting facilities at the Site and the adjoining developments should be addressed and indicated clearly in the MLP.</p> <p>The future development should be connected to the surrounding areas, including Plaza Hollywood, Nan Lian Garden, Choi Hung Road Playground, San Po Kong Business Area, proposed GIC building at Sze Mei Street, Rhythm Garden, Choi Hung Estate and proposed PTI at the Site through footbridges, at-grade crossings or underground pedestrian link. Major ones include:</p> <ul style="list-style-type: none"> ▪ underground pedestrian link to connect the SCL Diamond Hill Station across Choi Hung Road to the proposed GIC building at Sze Mei Street which connects to San Po Kong Business Area and Rhythm Garden; ▪ footbridges connecting the Site across Lung Cheung Road to Plaza Hollywood and Nan Lian Garden; and 	<p>The applicant should coordinate and agree with the concerned government departments/ parties on the responsibilities for the design, construction and future management and maintenance of the proposed pedestrian connection.</p> <p>The applicant should liaise with MTRCL, TD and Railway Development Office of Highways Department regarding the proposed underground pedestrian link connecting the SCL Diamond Hill Station across Choi Hung Road to the proposed GIC building at Sze Mei Street.</p> <p>The provision of the pedestrian connection facilities should be subject to</p>

Item	Particulars	Remarks
	<ul style="list-style-type: none"> ▪ footbridge stems from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground. 	the pedestrian connectivity study of the Traffic Impact Assessment (TIA).
Car Parking, Loading and Unloading Provision	Provision of ancillary car parking spaces and loading/unloading facilities in accordance with Chapter 8 of the HKPSG and subject to the TIA to be carried out.	Parking, loading and unloading bay provision for commercial, residential and GIC (including education and religious facilities) uses should be to the satisfaction of C for T.
Other Technical Requirements		
Environmental Aspect	<p>An Environmental Assessment (EA) Study should be conducted to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them.</p> <p>The EA Study should be completed to the satisfaction of the Director of Environmental Protection (DEP) and submitted together with the MLP for consideration by the Board.</p>	<p>In the design and disposition of the building blocks, due regard should be given to protecting noise sensitive receivers, i.e. domestic blocks, through various measures such as setback and self-protective building design.</p> <p>Potential noise issues including road traffic noise, fixed plant noise (including noise from the SCL ventilation buildings), noise from the nearby land uses and the proposed PTI should be assessed in the EA Study. Besides, air quality and land contamination issues will be addressed in the EA Study.</p>
Traffic and Transport Aspects	A TIA should be conducted to the satisfaction of C for T. The requirements and methodology of the TIA are agreed with C for T before its commencement.	The TIA should include the assessment on pedestrian, vehicular traffic and public

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	<p>The applicant should coordinate and agree with relevant government departments on the design and implementation of the road/junction improvement measures/works proposed in the TIA to the satisfaction of C for T.</p> <p>The TIA should be submitted together with the MLP for consideration by the Board.</p>	<p>transport facilities during the construction stage and completion stage as well as reviewing the existing public transport facilities and services associated with the Site and recommend suitable public transport facilities and services associated with the new development. Arrangement on the integration of MTR Diamond Hill stations in terms of the existing KTL, proposed SCL and EKL should be considered.</p>
Sewerage and Drainage Aspects	<p>A Sewerage Impact Assessment (SIA) and a Drainage Impact Assessment (DIA) should be carried out to examine any possible sewerage and drainage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them.</p> <p>The SIA and DIA should be completed to the satisfaction of the DEP and the Director of Drainage Services respectively, and submitted together with the MLP for consideration by the Board.</p>	
Air Ventilation Aspect	<p>An Air Ventilation Assessment (AVA) should be conducted and submitted as part of the MLP submission.</p> <p>Not less than 3 air paths along Choi Hung Road, Tai Yau Street and Sze Mei Street (Plan 4) should be preserved in order to maintain the local wind environment. Provision of additional air paths should be considered.</p>	<p>The AVA should be conducted in accordance with the Joint Housing, Planning and Lands Bureau and Environment, Transport and Works Bureau Technical Circular No. 1/06 on Air Ventilation Assessment.</p>

Item	Particulars	Remarks
	Good design features and possible air ventilation problem areas should be identified and effective mitigation measures should be proposed to minimize the possible adverse air ventilation impacts within the Site and to the nearby areas.	
Visual Aspect	A Visual Impact Assessment (VIA) should be carried out to examine any possible visual impacts that may be caused by the proposed development and suitable mitigation measures should be proposed to tackle them. The VIA should be submitted together with the MLP for consideration by the Board.	The VIA should be conducted in accordance with the Town Planning Board Guidelines on Submission of VIA for Planning Applications to the Board (TPB PG-No.41).

5. IMPLEMENTATION PROGRAMME

5.1 An implementation programme is required as part of the MLP submission to indicate the construction programmes of the proposed comprehensive development including public housing development, water feature park, landscaped walk with cultural theme, PTI, relevant facilities and pedestrian walkways connecting the development.

5.2 Implementation of religious facilities is to be sought with relevant department/authority.

6. MASTER LAYOUT PLAN SUBMISSION

6.1 A MLP submitted to the Board for approval should contain all the information as required under the Notes of the OZP for the “CDA” zone and to clearly demonstrate that the requirements stated in this PB have been complied with. Relevant requirements for the submission of MLP are provided in the TPB PG-No. 18A – Submission of MLP under Section 4A(2) of the Town Planning Ordinance. The MLP should indicate the following information:

- (i) the area of the proposed land uses, the nature, position, dimensions, and heights of all buildings to be erected in the area;
- (ii) the proposed total site area and gross floor area for various uses, total number of flats

and flat size, where applicable;

- (iii) the details and extent of GIC and educational facilities, public transport facilities and open space to be provided within the area;
- (iv) the alignment, widths and levels of any roads proposed to be constructed within the area;
- (v) the LMP and an urban design concept plan within the area;
- (vi) programme of development in detail;
- (vii) an EA report to examine any possible environmental problems that may be caused to or by the proposed development during and after construction and the proposed mitigation measures to tackle them;
- (viii) a TIA report to examine any possible traffic problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (ix) a SIA report and a DIA report to examine any possible sewerage and drainage problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (x) an AVA report to examine any possible air ventilation problems that may be caused by the proposed development and the proposed mitigation measures to tackle them;
- (xi) a VIA report to examine any possible visual impacts that may be caused by the proposed development and the proposed mitigation measures to tackle them; and
- (xii) such other information as may be required by the Board.

6.2 The MLP should be supported by an explanatory statement which contains an adequate explanation of the development proposal, including such information as land tenure, relevant land allocation conditions, existing conditions of the site, the character of the site in relation to the surrounding areas, principles of layout design, major development parameters and open space facilities.

6.3 A copy of MLP, if approved by the Board, shall be deposited in the Land Registry and shall be made available for free public inspection in accordance with section 4A(3) of the Town Planning Ordinance.

7. ATTACHMENTS

- Plan 1** Location Plan
- Plan 2** Site Plan
- Plan 3** Aerial Photo
- Plan 4** Development Concept Plan

PLANNING DEPARTMENT

March 2021

S/K11/29



路口 (有待詳細設計)
ROAD JUNCTIONS
(SUBJECT TO DETAILED DESIGN)

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

公共運輸總站上蓋
的商業/住宅發展
COMMERCIAL/RESIDENTIAL
DEVELOPMENT ABOVE
PUBLIC TRANSPORT TERMINUS

園景美化高架行人道
(有待詳細設計)
LANDSCAPED ELEVATED
WALKWAY
(SUBJECT TO
DETAILED DESIGN)

圖例 LEGEND



主題地點 (界線只作識別用)
SUBJECT SITE (BOUNDARY
FOR IDENTIFICATION PURPOSE
ONLY)

位置圖 LOCATION PLAN

鑽石山綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
IN DIAMOND HILL

規劃署
PLANNING
DEPARTMENT

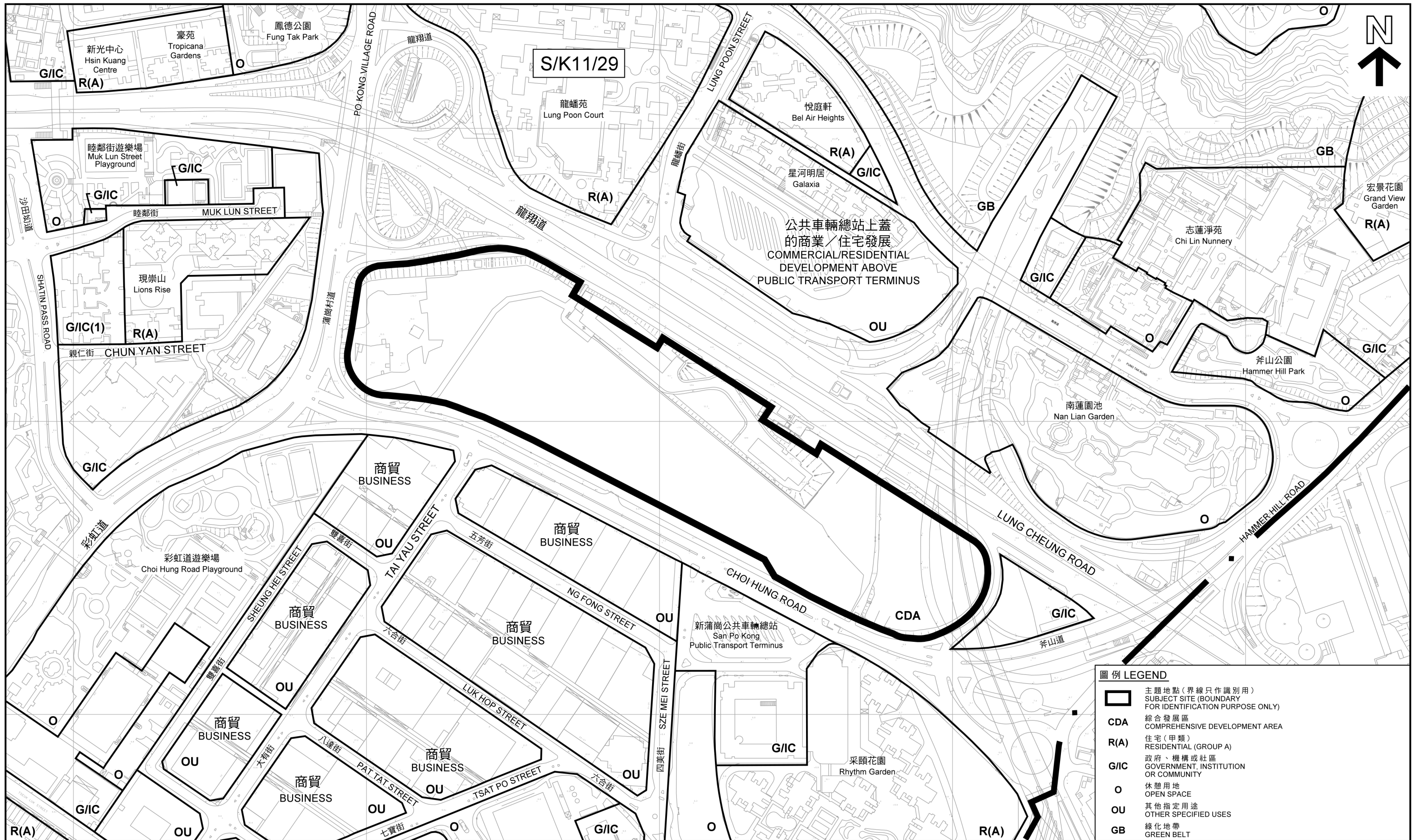


本摘要圖於2021年1月22日擬備，
所根據的資料為於2016年12月6日
核准的分區計劃大綱圖編號S/K11/29
EXTRACT PLAN PREPARED ON 22.1.2021
BASED ON OUTLINE ZONING PLAN No.
S/K11/29 APPROVED ON 6.12.2016

參考編號
REFERENCE No.
M/K11/21/7

圖 PLAN
1

SCALE 1 : 5 000 比例尺
米 METRES 100 0 100 200 米 METRES



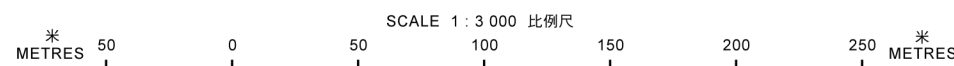
圖例 LEGEND

- 主題地點 (界線只作識別用)
SUBJECT SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 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
- OU** 其他指定用途
OTHER SPECIFIED USES
- GB** 綠化地帶
GREEN BELT

平面圖 SITE PLAN

**鑽石山綜合發展區
COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL**

本摘要圖於2021年1月22日擬備，
所根據的資料為測量圖編號
11-NE-6A、6B、6C、6D、7A和7C
EXTRACT PLAN PREPARED ON 22.1.2021
BASED ON SURVEY SHEETS No.
11-NE-6A, 6B, 6C, 6D, 7A AND 7C



**規劃署
PLANNING DEPARTMENT**




參考編號
REFERENCE No.
M/K11/21/7

圖 PLAN
2



圖例 LEGEND


 主題地點
SUBJECT SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年1月22日擬備，所根據的資料為地政總署於2020年4月29日拍得航攝照片編號E098528C及E098531C
EXTRACT PLAN PREPARED ON 22.1.2021 BASED ON AERIAL PHOTOS No. E098528C AND E098531C TAKEN ON 29.4.2020 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

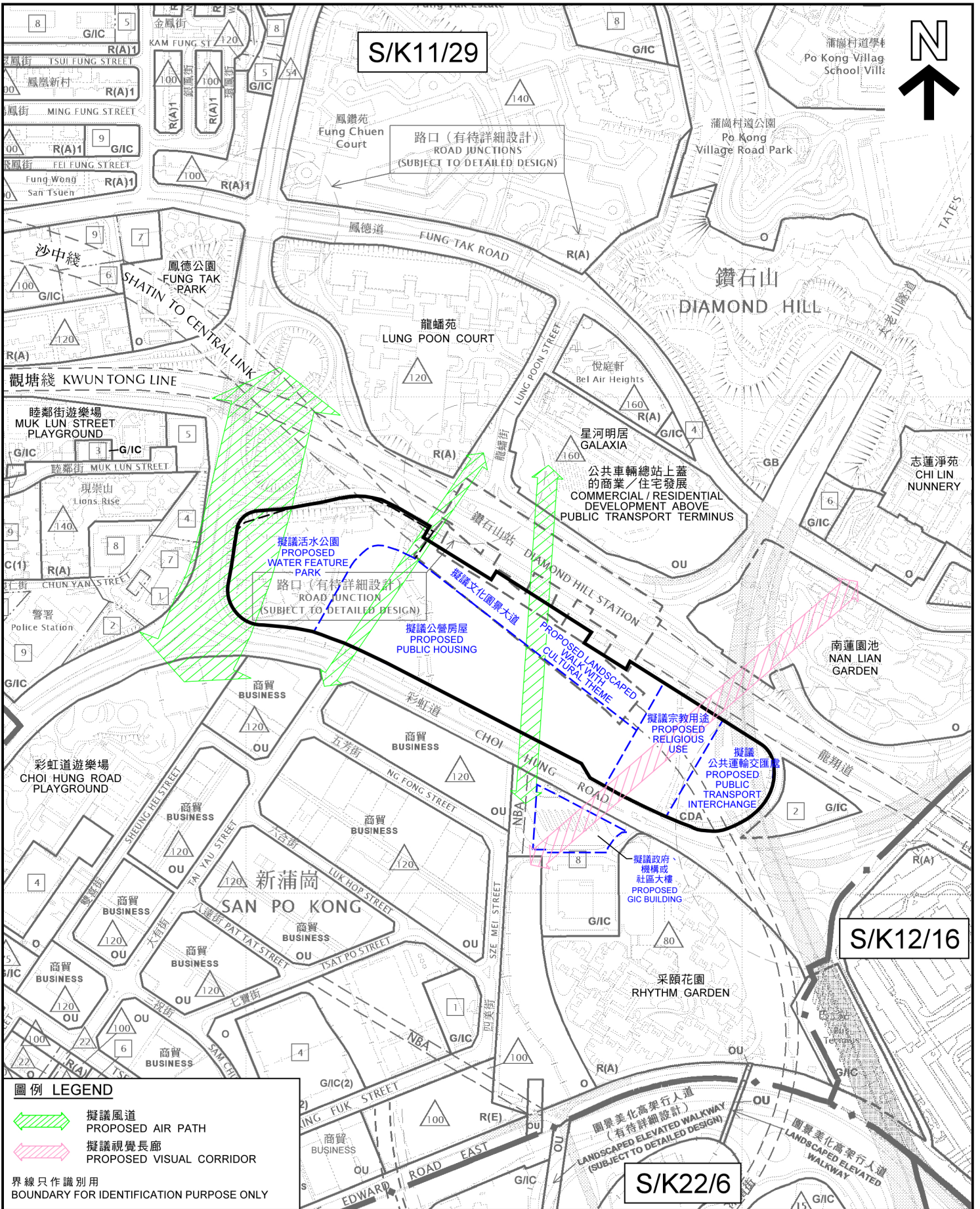
鑽石山綜合發展區
COMPREHENSIVE DEVELOPMENT AREA IN DIAMOND HILL

規劃署
PLANNING DEPARTMENT 

參考編號
REFERENCE No.
M/K11/21/7

圖 PLAN
3

S/K11/29



圖例 LEGEND

- 擬議風道 PROPOSED AIR PATH
- 擬議視覺長廊 PROPOSED VISUAL CORRIDOR
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年2月22日擬備，所根據的資料為於2016年12月6日核准的分區計劃大綱圖編號S/K11/29、於2004年11月2日核准的分區計劃大綱圖編號S/K12/16及於2018年5月15日核准的分區計劃大綱圖編號S/K22/6

EXTRACT PLAN PREPARED ON 22.2.2021
BASED ON OUTLINE ZONING PLANS No.
S/K11/29 APPROVED ON 6.12.2016,
S/K12/16 APPROVED ON 2.11.2004 AND
S/K22/6 APPROVED ON 15.5.2018

發展概念圖
DEVELOPMENT CONCEPT PLAN

鑽石山綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
IN DIAMOND HILL

SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 米 METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No. **M/K11/21/14**

圖 PLAN
4