

LOCATION PLAN
SCALE 1:15000

LEGEND:

- STUDY AREA
- PROPOSED DOMESTIC BLOCK
- PROPOSED PODIUM BLOCK

Rev	Date	Description	By	Check	Appr
A	FEB 2025	FIRST ISSUE	TY	KC	LL

FEASIBILITY STUDY



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 2 - CHOI HING ROAD

NOTIONAL LAYOUT

Date	Designed	Drawn	Checked	Authorised
Original Date A1	TY	TY	KC	LL
Date FEB 2025	Date FEB 2025	Date FEB 2025	Date FEB 2025	Date FEB 2025

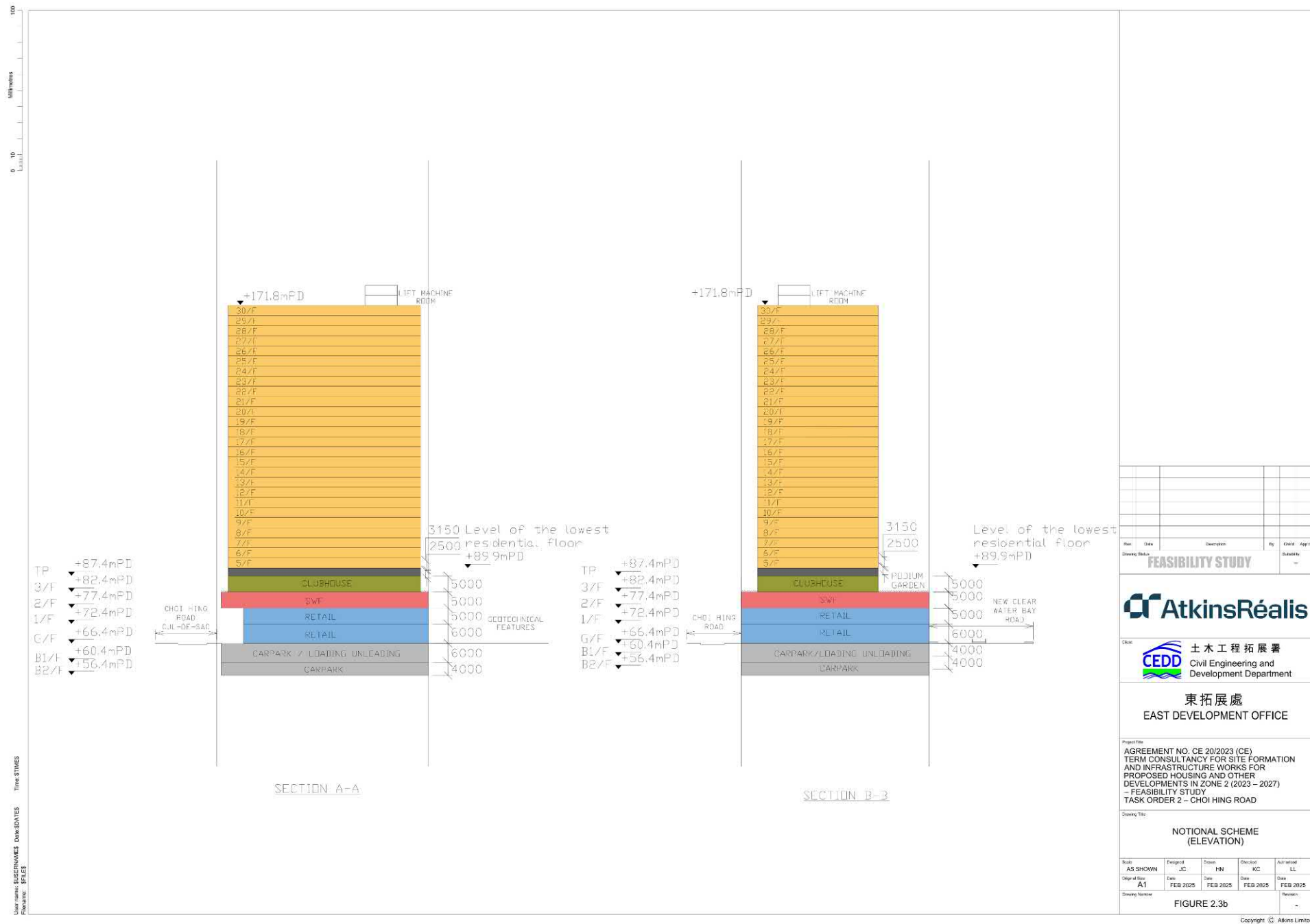
Figure 2.3a

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INDICATIVE LAYOUT PLAN (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
1



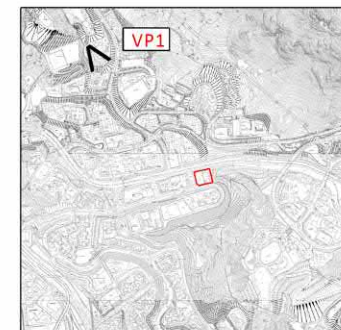
SECTION PLAN (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
2



VP1 - Before



KEY PLAN



VP1 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO2 (Choi Hing Road Site)
VP1 From Ngau Chi Wan Park (670m)



Drawing Status

Drawing Number

Figure 3.30c

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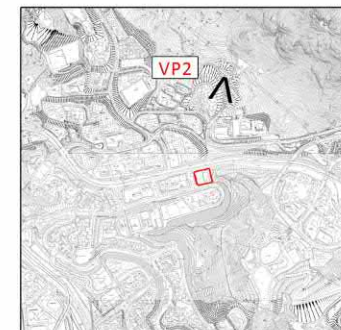
PHOTOMONTAGES (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
3a



VP2 - Before



KEY PLAN



VP2 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO2 (Choi Hing Road Site)
VP2 - From Jat's Incline Morning Trail (400m))



Drawing Status

Drawing Number

Figure 3.30d

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PHOTOMONTAGES (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

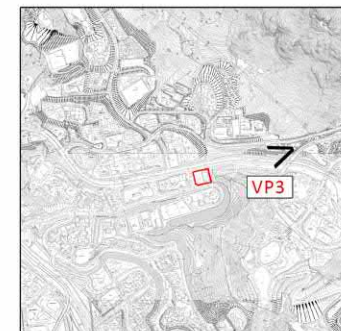
繪圖
DRAWING
3b



VP-3 Before

PROPOSED
DEVELOPMENT
30 Storeys 171.8mPD

Building Height
Restriction
175.0mPD



KEY PLAN



VP3 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO2 (Choi Hing Road Site)
VP3 - From Clear Water Bay Road Temporary Sitting-out Area (380m)



Figure 3.30e

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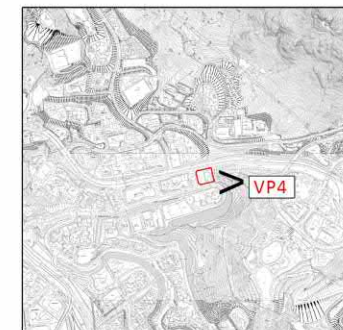
PHOTOMONTAGES (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

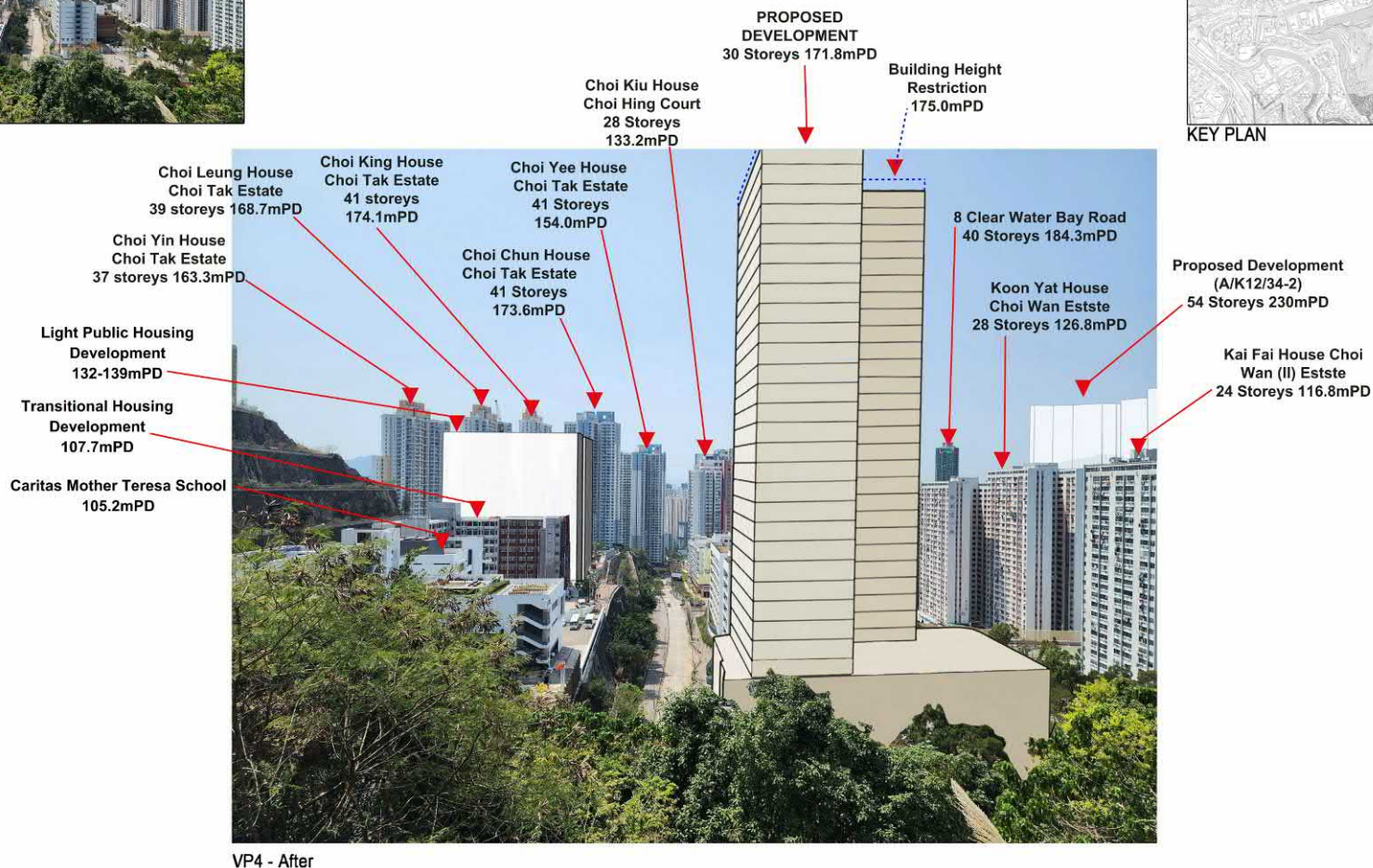
繪圖
DRAWING
3c



VP-4 Before



KEY PLAN



VP4 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO2 (Choi Hing Road Site)
VP4 - From Ping Shan Morning Trail (East) (85m)



Drawing Status

Drawing Number

Figure 3.30f

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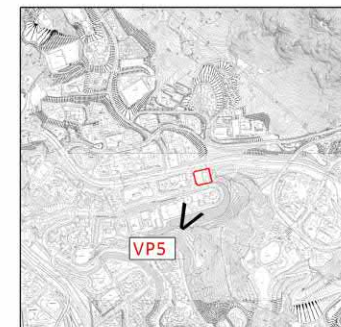
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參考編號
REFERENCE No.
M/K13/24/137

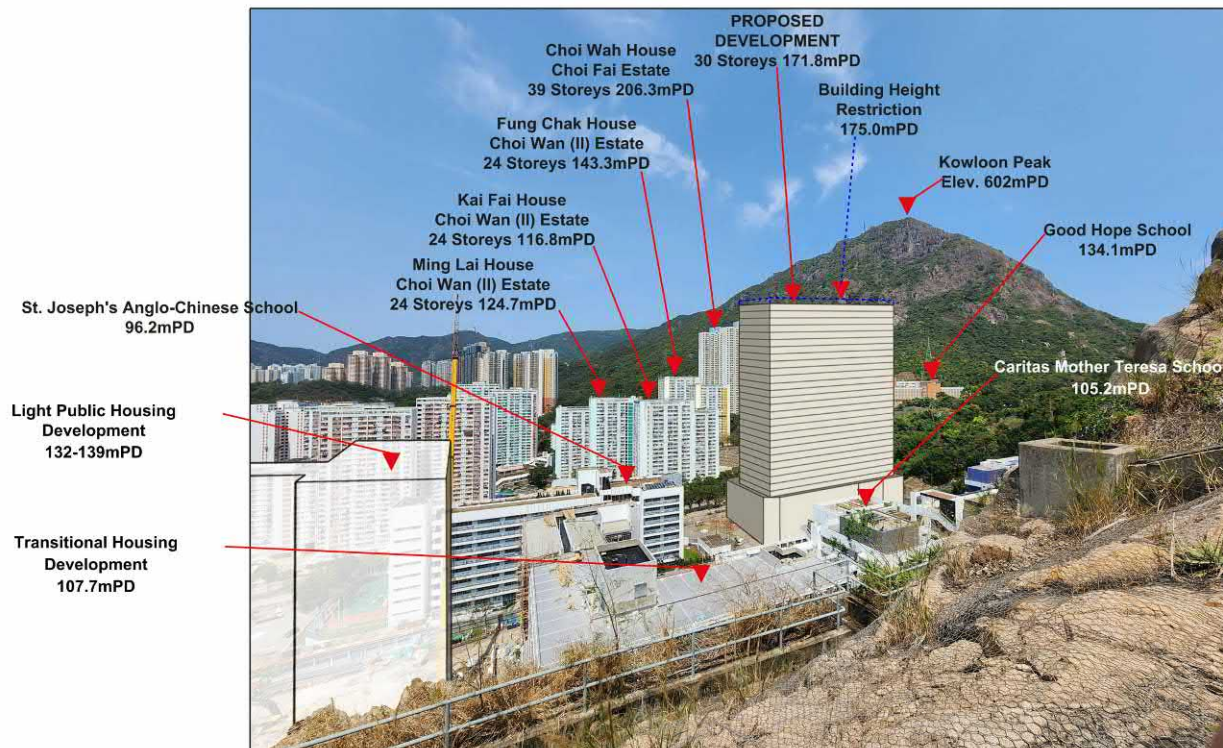
繪圖
DRAWING
3d



VP5 - Before



KEY PLAN



VP5 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO2 (Choi Hing Road Site)
VP5 From Ping Shan Morning Trail (South) (220m)



Drawing Status

Drawing Number

Figure 3.30g

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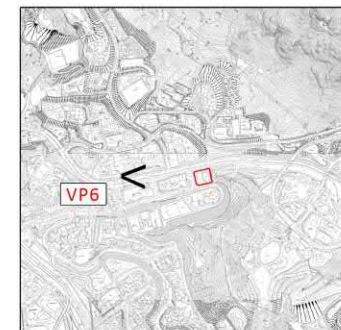
PHOTOMONTAGES (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

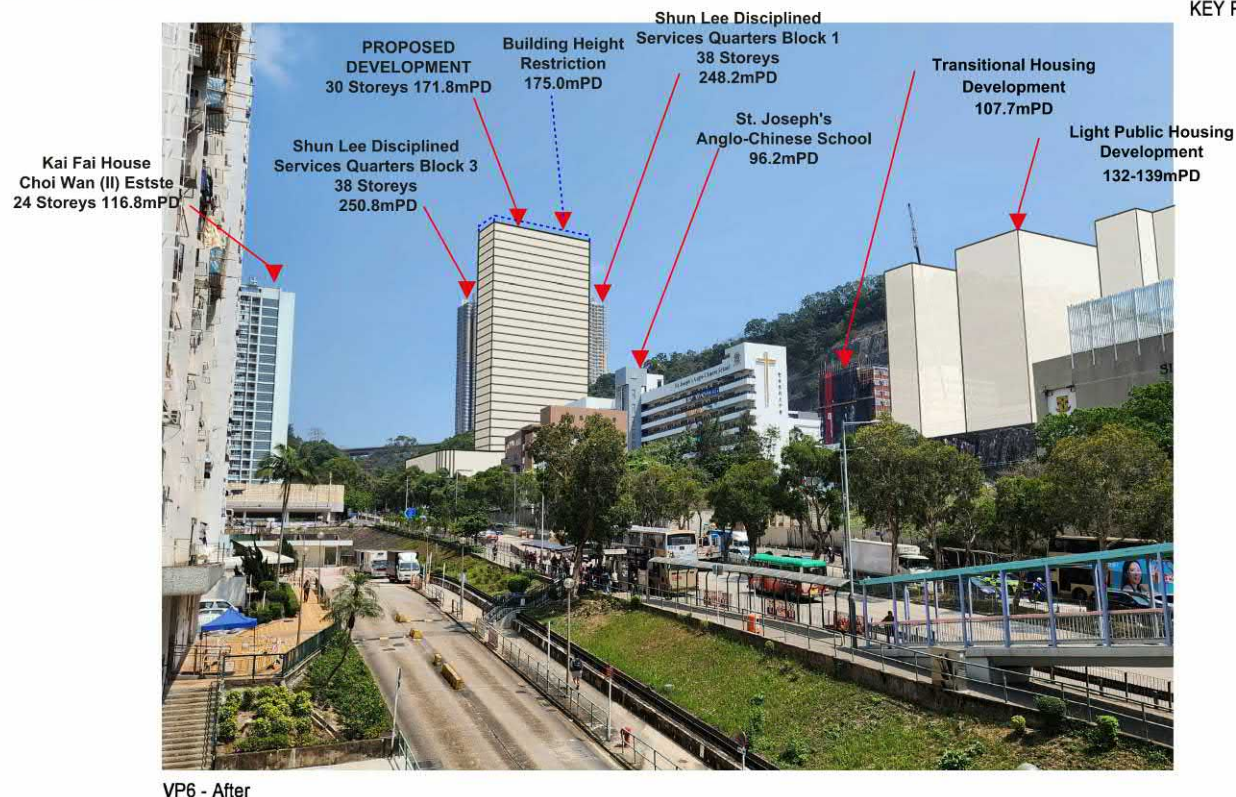
繪圖
DRAWING
3e



VP6 - Before



KEY PLAN



VP6 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 – TO2 (Choi Hing Road Site)
VP6 - From Footbridge at Choi Wan Commercial Complex Phase 1 (300m)



Drawing Status

Drawing Number

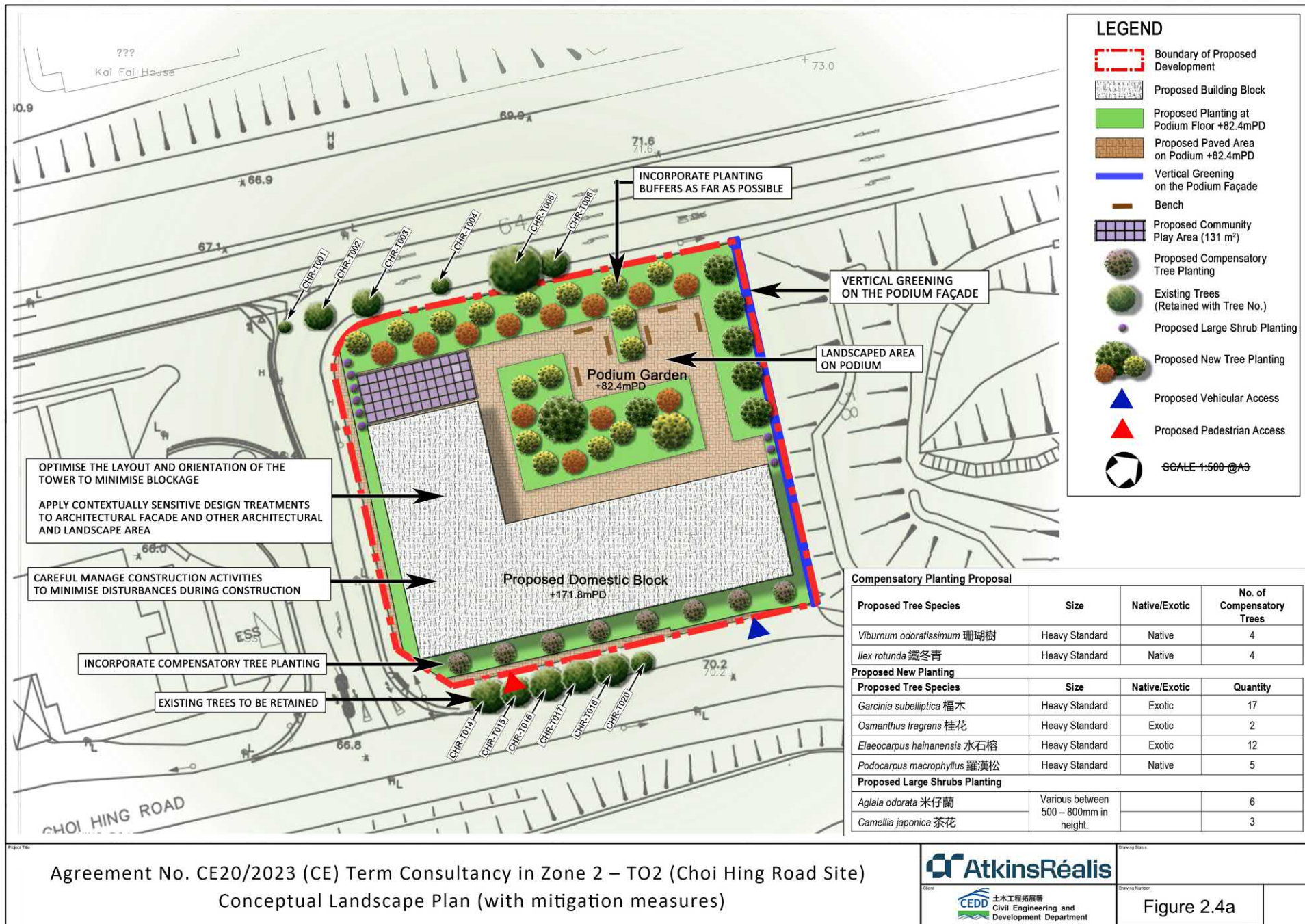
Figure 3.30h

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PHOTOMONTAGES (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

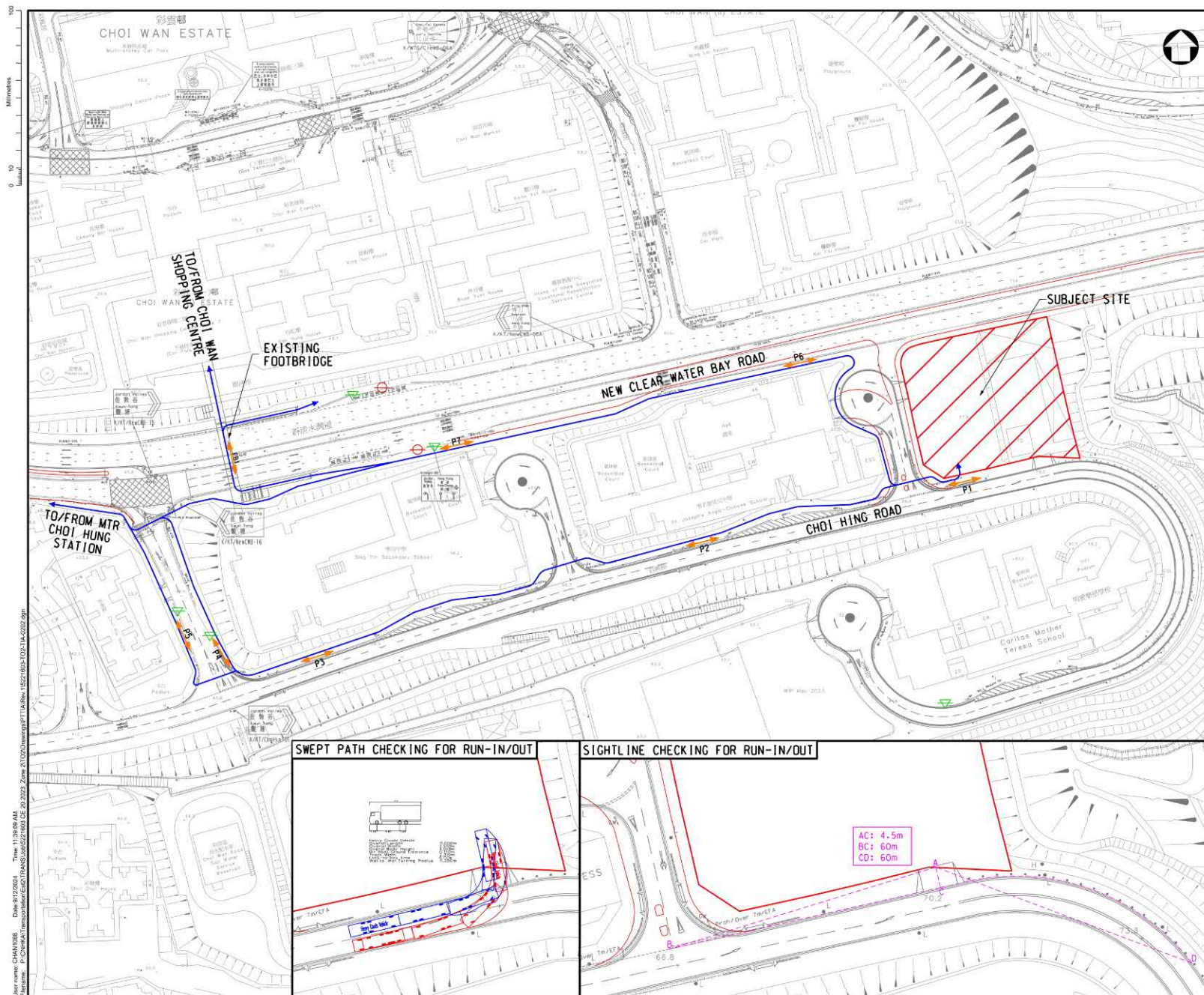
繪圖
DRAWING
3f



CONCEPTUAL LANDSCAPE PLAN (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
4



LEGEND:

- SUBJECT SITE
- KEY PEDESTRIAN FACILITY
- MAJOR PEDESTRIAN ROUTINGS OF THE PROPOSED DEVELOPMENT
- GREEN MINIBUS STOP
- BUS STOP
- PROPOSED ROAD IMPROVEMENT WORKS BY TD

B	SEP 2024	COMMENTS RECEIVED AND UPDATED	VAR	WT	LL
A	JUN 2024	FIRST ISSUE	VAR	WT	LL
Rev	Date	Description	By	Check	App'd
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 2 – CHOI HING ROAD

Drawing Title:
ANTICIPATED MAJOR
PEDESTRIAN ROUTING AND
PROPOSED ACCESS ARRANGEMENT

Issue	Design	Check	Check	Check	Check
N.T.S.	VAR	VAR	WT	WT	LL
Original Issue	Date	Date	Date	Date	Date
A1	SEP 2024	SEP 2024	SEP 2024	SEP 2024	SEP 2024
Drawing Number	5221603-TO2-TIA-0202				Revision
				B	

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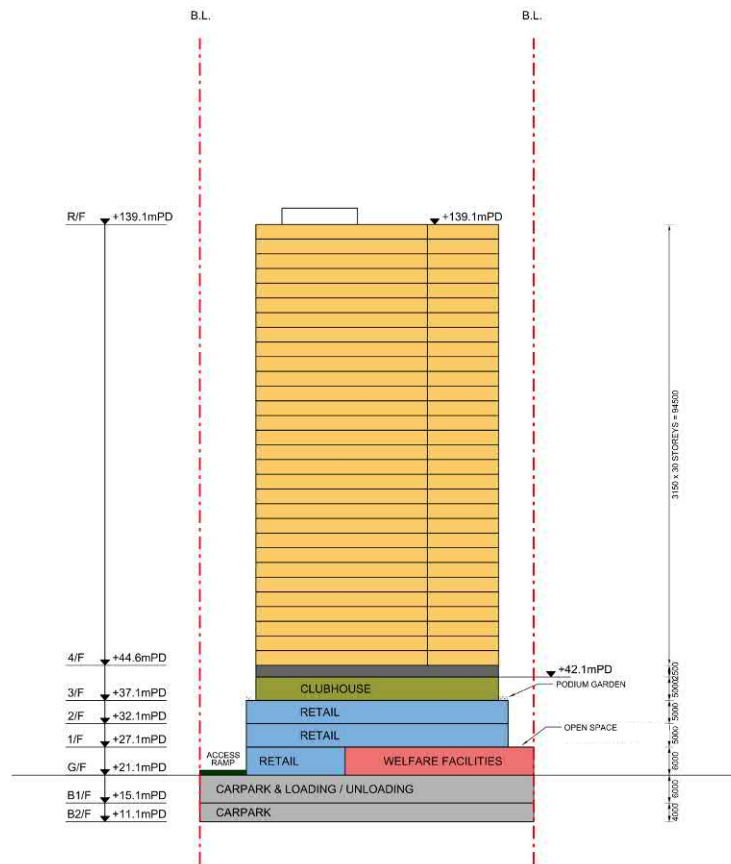
MAJOR PEDESTRIAN ROUTING PLAN (ITEM A1)

參考編號
REFERENCE No.
M/K13/24/137

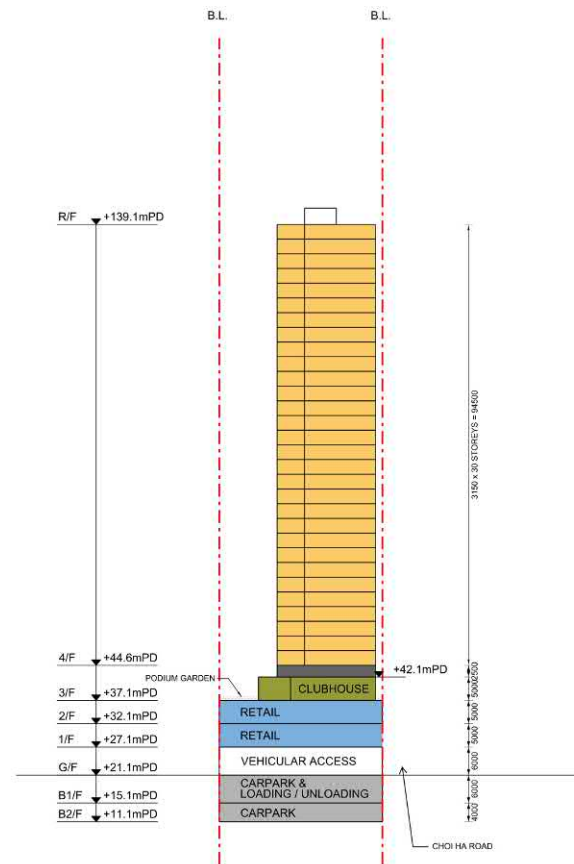
繪圖
DRAWING
5

100
0 10
Mimetres

User name: YEUNY377 Date: 11/29/2024 Time: 3:50:03 PM
Filename: P:\CHINA\Project\521803_DE_2023\Zone 2\2E.00 Working and Temporary Layout without PEAS\21803-104-NS-100A.dwg without PEAS.dgn



ELEVATION A - A



ELEVATION B - B

LEGEND:

- PROPOSED DEVELOPMENT SITE BOUNDARY
- PROPOSED DOMESTIC BLOCK
- PROPOSED CLUBHOUSE
- PROPOSED NON-DOMESTIC BLOCK
- PROPOSED WELFARE FACILITIES WITH OPEN SPACE
- PROPOSED CARPARK

Rev	Date	Description	By	Check	App'd
1	JUL 2024	FIRST ISSUE	TY	KC	LL

FEASIBILITY STUDY



Client: 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 4 - CHOI HA ROAD

Drawing Title:
NOTIONAL SCHEME
(ELEVATION)

Scale	Designed	Drawn	Checked	Authorised
1:1000	KC	TY	KC	LL
Original Date	Date	Date	Date	Date
A1	JUL 2024	JUL 2024	JUL 2024	JUL 2024

Drawing Number: Figure 2.3b

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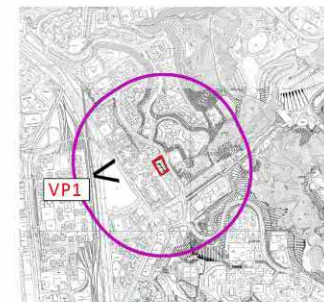
SECTION PLAN (ITEM B1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
7



VP1 Before



KEY PLAN

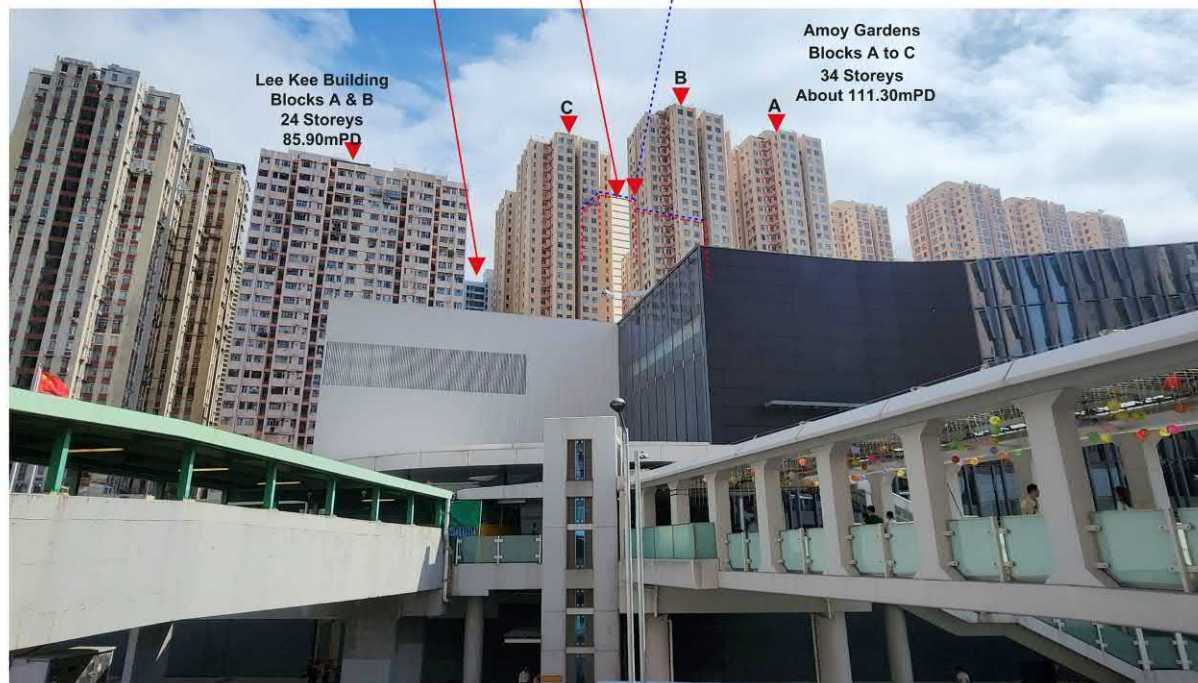
PROPOSED DEVELOPMENT
34 Storeys
including 4 storeys of Podium
139.1mPD

Cheerful Court
20 Storeys
106.50mPD

Proposed Building
Height Restriction
140.0mPD

Lee Kee Building
Blocks A & B
24 Storeys
85.90mPD

Amoy Gardens
Blocks A to C
34 Storeys
About 111.30mPD



VP1 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2
– TO4 (Choi Ha Road Site)
VP1 - From Footbridge at Kowloon Bay MTR Station (260m)



Drawing Status

Drawing Number

Figure 3.32c

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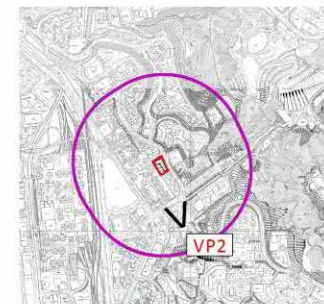
PHOTOMONTAGES (ITEM B1)

參考編號
REFERENCE No.
M/K13/24/137

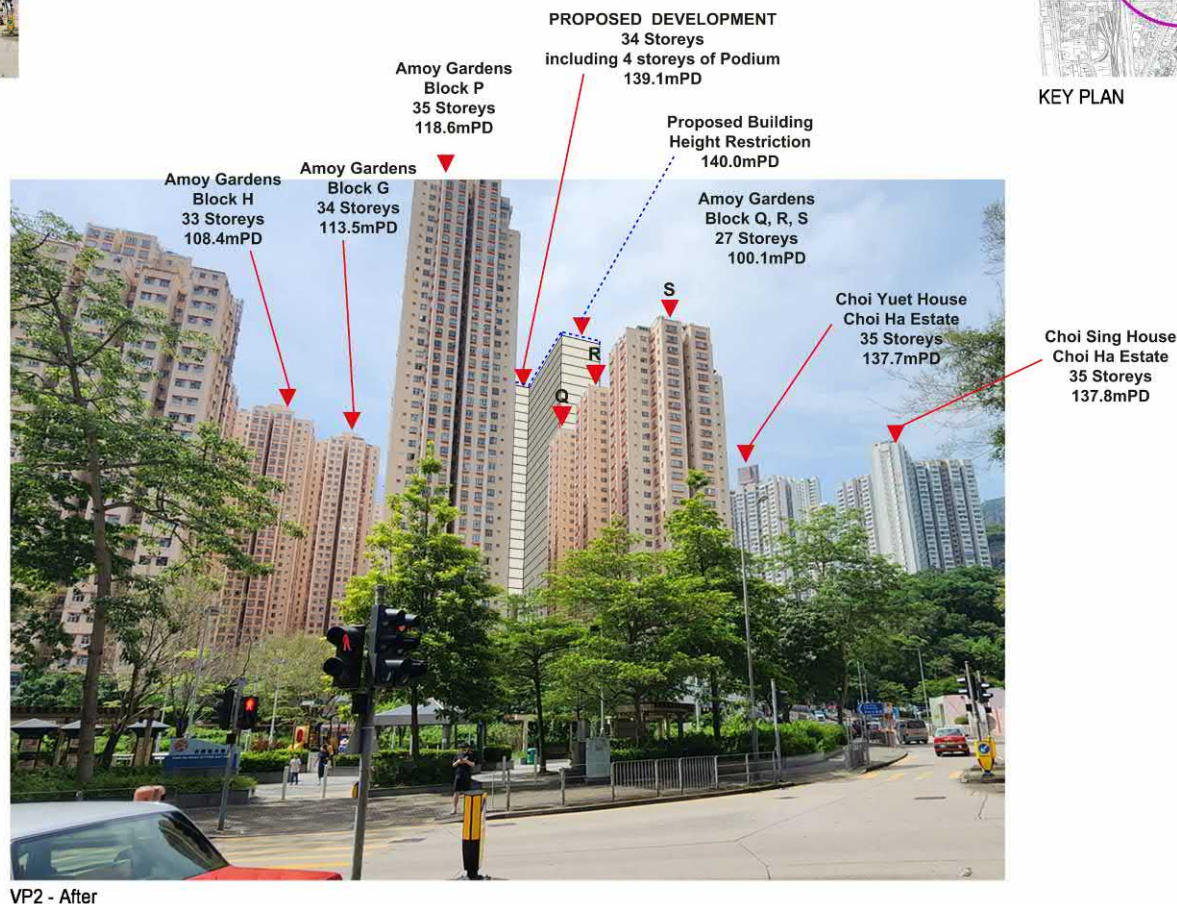
繪圖
DRAWING
8a



VP2 - Before



KEY PLAN



VP2 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2
– TO4 (Choi Ha Road Site)
VP2 - From From Choi Ha Road Sitting-out Area Vicinity (250m)



Drawing Status

Drawing Number

Figure 3.32d

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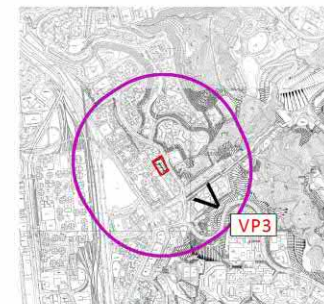
PHOTOMONTAGES (ITEM B1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
8b



VP3 - Before



KEY PLAN



VP3 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2
– TO4 (Choi Ha Road Site)
VP3 - From Jordan Valley Playground Phase 2 Stage 2 (280m)



Figure 3.32e

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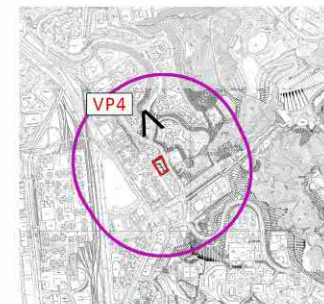
PHOTOMONTAGES (ITEM B1)

參考編號
REFERENCE No.
M/K13/24/137

繪圖
DRAWING
8c



VP4 - Before



KEY PLAN



VP4 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2 –
TO4 (Choi Ha Road Site)
VP4 - From Choi Hei Road Park (220m)



Figure 3.32f	
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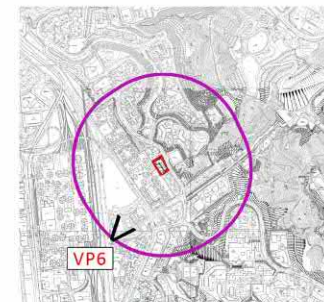
PHOTOMONTAGES (ITEM B1)

參考編號
REFERENCE No.
M/K13/24/137

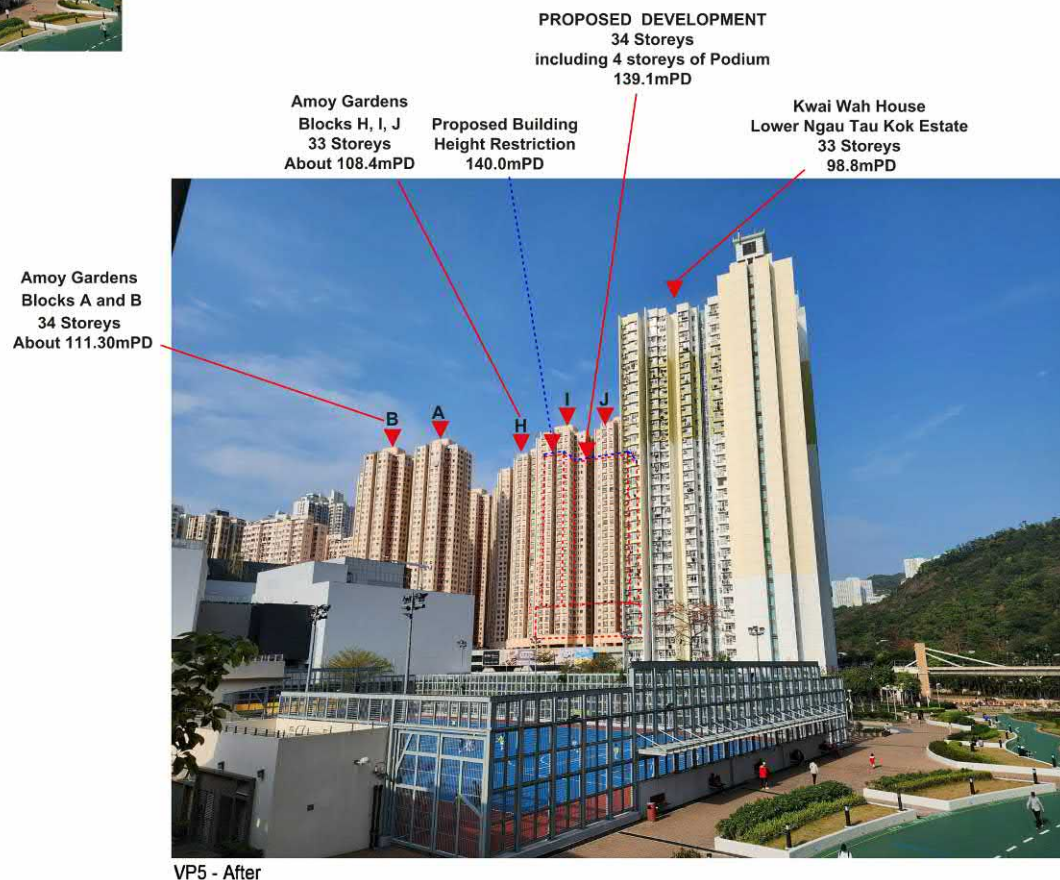
繪圖
DRAWING
8d



VP6 - Before



KEY PLAN



VP5 - After

Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2
– TO4 (Choi Ha Road Site)
VP6 - From Connecting Footbridge at Ngau Tau Kok Park (345m)



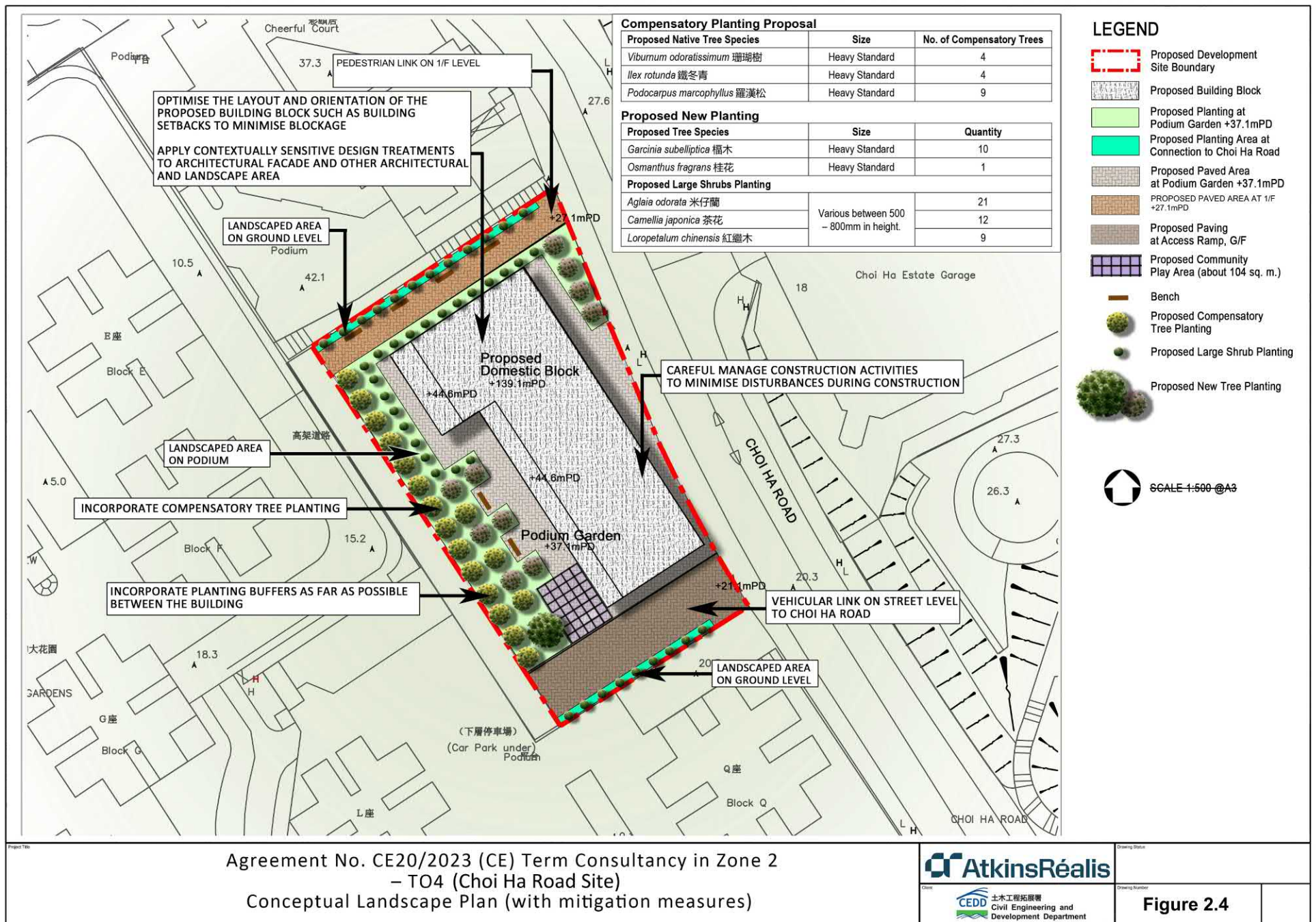
Figure 3.32h

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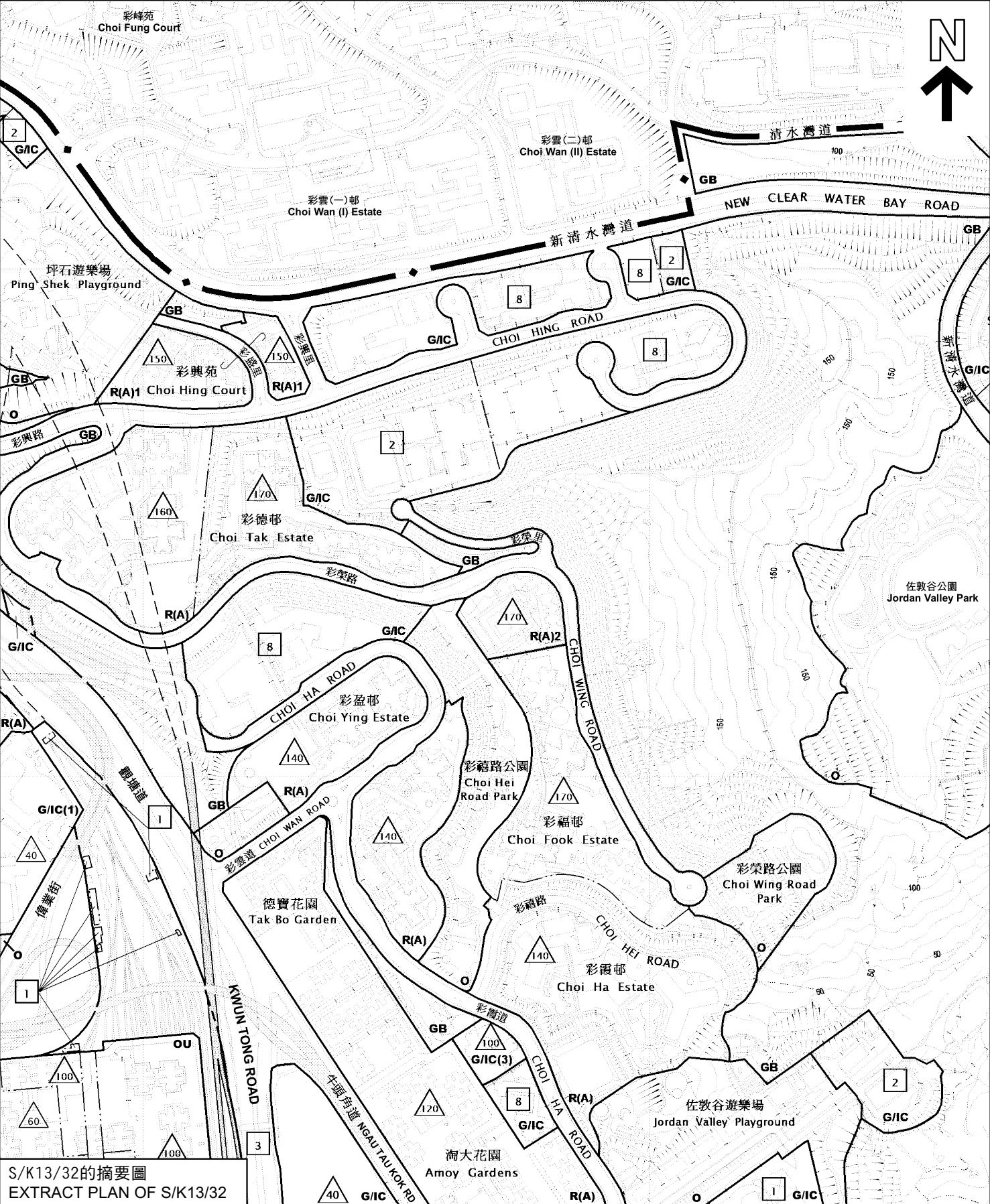
PHOTOMONTAGES (ITEM B1)

參考編號
REFERENCE No.
M/K13/24/137

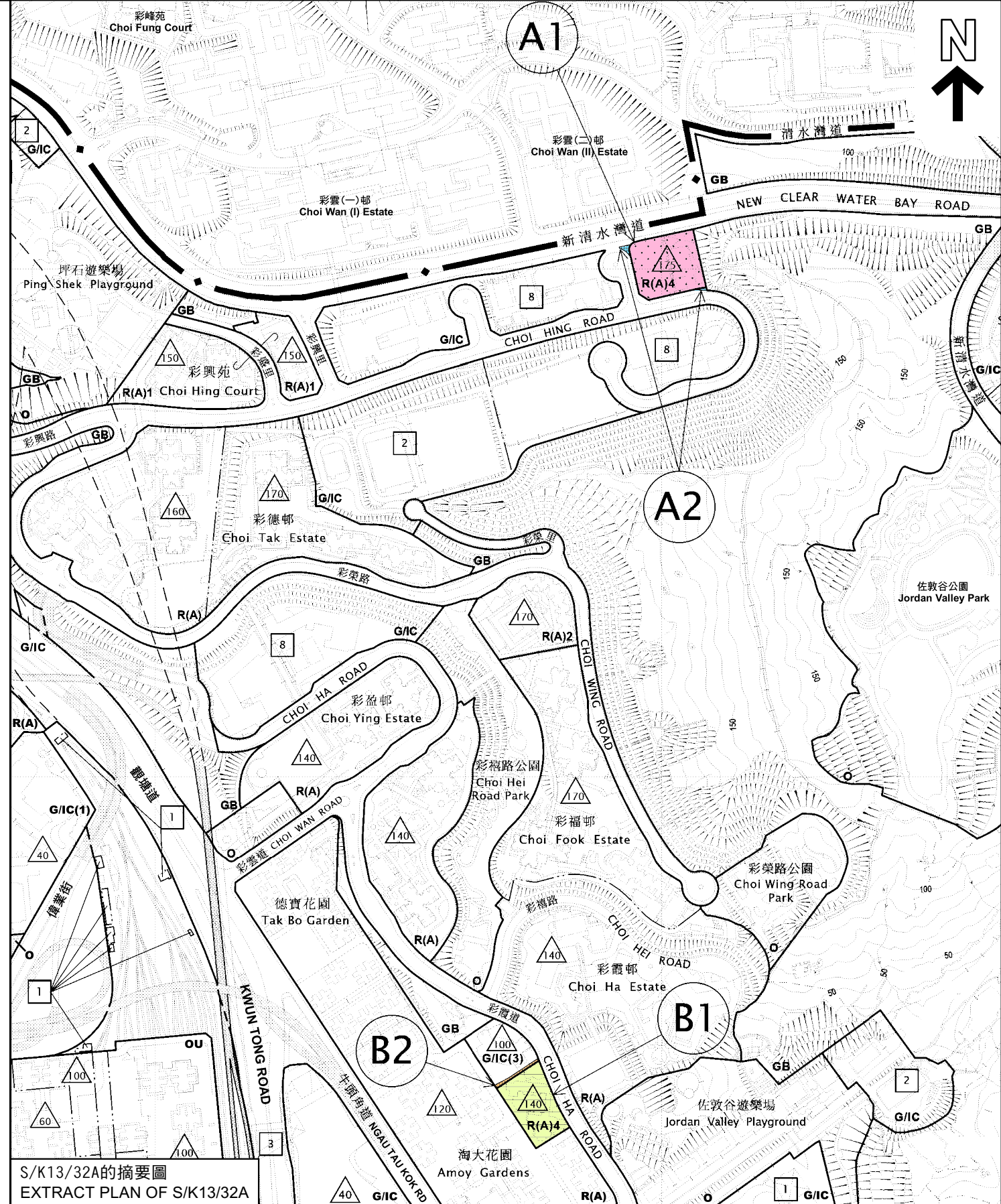
繪圖
DRAWING
8e



Agreement No. CE20/2023 (CE) Term Consultancy in Zone 2
– TO4 (Choi Ha Road Site)
Conceptual Landscape Plan (with mitigation measures)



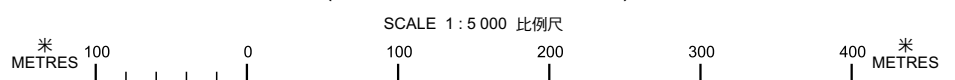
S/K13/32的摘要圖
EXTRACT PLAN OF S/K13/32



S/K13/32A的摘要圖
EXTRACT PLAN OF S/K13/32A

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

牛頭角及九龍灣分區計劃大綱核准圖編號S/K13/32的擬議修訂
(A1、A2、B1及B2項)
PROPOSED AMENDMENTS TO THE APPROVED NGAU TAU KOK & KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/32
(ITEMS A1, A2, B1 AND B2)



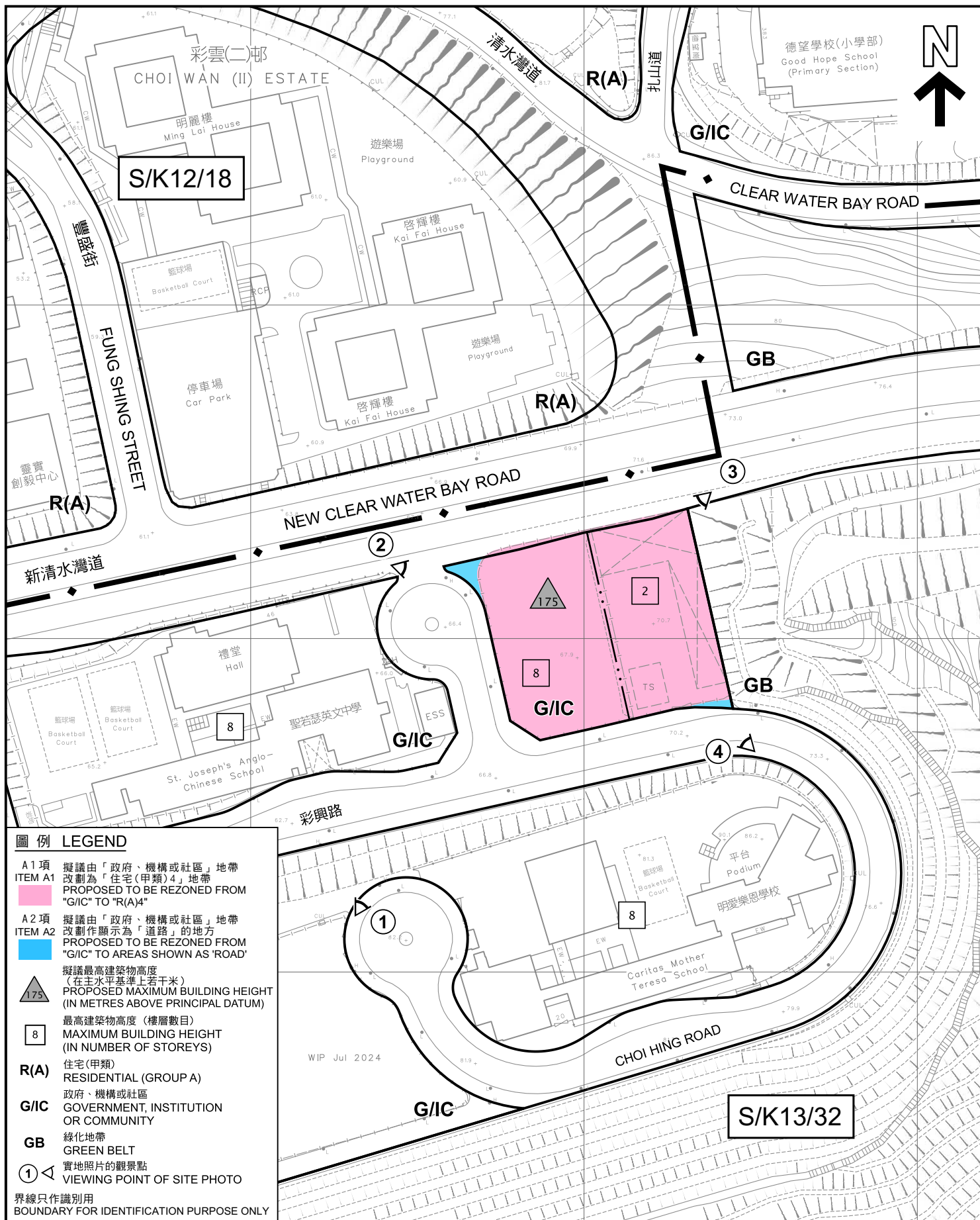
本摘要圖於2025年1月23日擬備，
所根據的資料為於2022年12月6日
核准的分區計劃大綱圖編號S/K13/32
EXTRACT PLAN PREPARED ON 23.1.2025
BASED ON OUTLINE ZONING PLAN No.
S/K13/32 APPROVED ON 6.12.2022

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
1



平面圖 SITE PLAN

牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(A1及A2項)

PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS A1 AND A2)

SCALE 1:1 500 比例尺

米 20 0 20 40 60 米
METRES

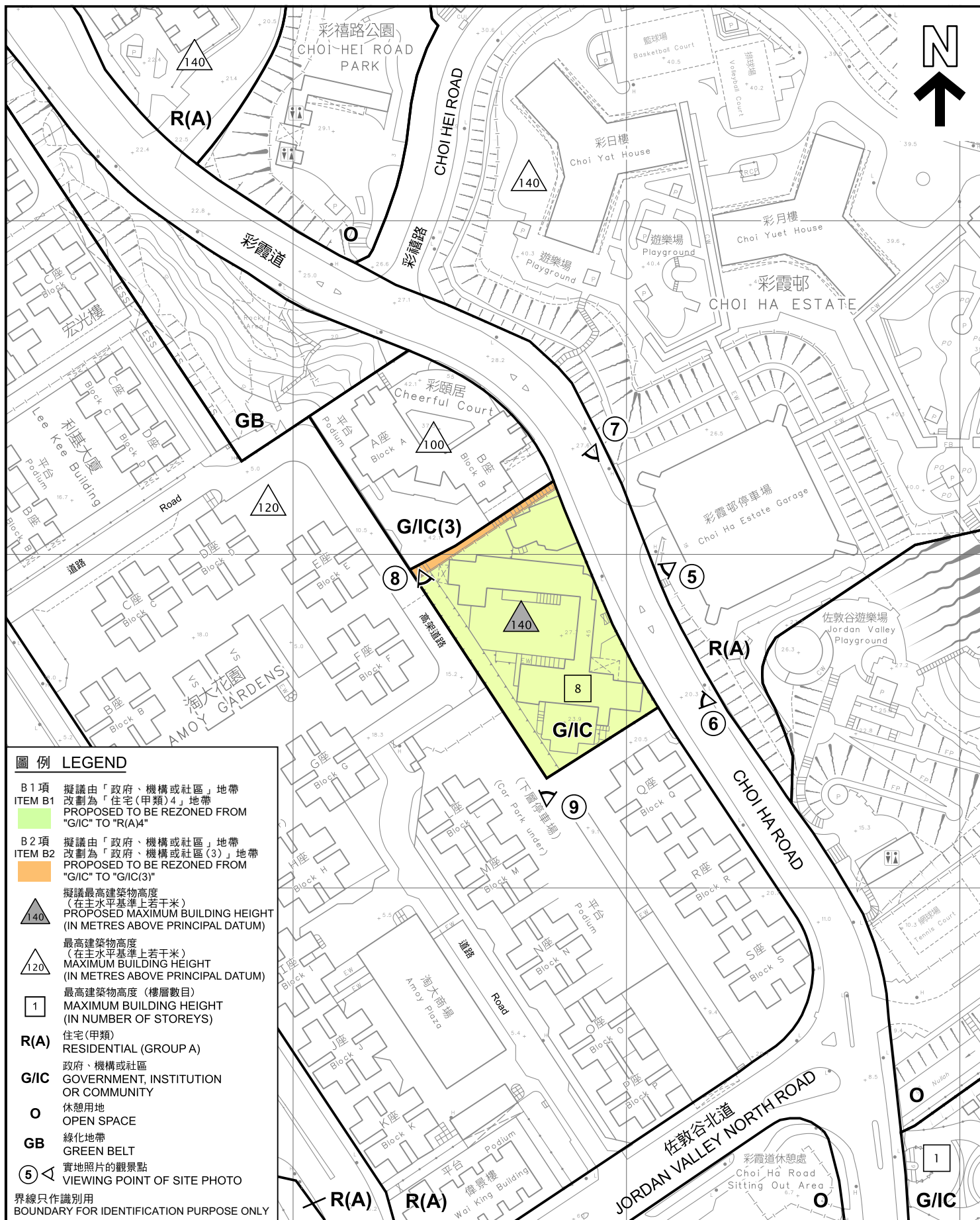
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
2a

本摘要圖於2025年1月17日擬備，
所根據的資料為測量圖編號
11-NE-7D和11-NE-12B
EXTRACT PLAN PREPARED ON 17.1.2025
BASED ON SURVEY SHEETS No.
11-NE-7D AND 11-NE-12B



<p>本摘要圖於2025年1月23日擬備， 所根據的資料為測量圖編號 11-NE-12D和11-NE-13C EXTRACT PLAN PREPARED ON 23.1.2025 BASED ON SURVEY SHEETS No. 11-NE-12D AND 11-NE-13C</p>	<p>平面圖 SITE PLAN 牛頭角及九龍灣分區計劃大綱核准圖 編號S/K13/32的擬議修訂 (B1及B2項) PROPOSED AMENDMENTS TO THE APPROVED NGAU TAU KOK & KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/32 (ITEMS B1 AND B2) SCALE 1:1 500 比例尺</p> <p>米 20 0 20 40 60 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. M/K13/24/137</p> <p>圖 PLAN 2b</p>
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界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年2月12日擬備，
所根據的資料為地政總署於
2024年3月8日拍得的航攝照片編號
E218455C

PLAN PREPARED ON 12.2.2025
BASED ON AERIAL PHOTO No.
E218455C TAKEN ON 8.3.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(A1及A2項)

PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS A1 AND A2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
3a



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年1月23日擬備，
所根據的資料為地政總署於
2024年3月8日拍得的航攝照片編號
E218655C

PLAN PREPARED ON 23.1.2025
BASED ON AERIAL PHOTO No.
E218655C TAKEN ON 8.3.2024
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(B1及B2項)

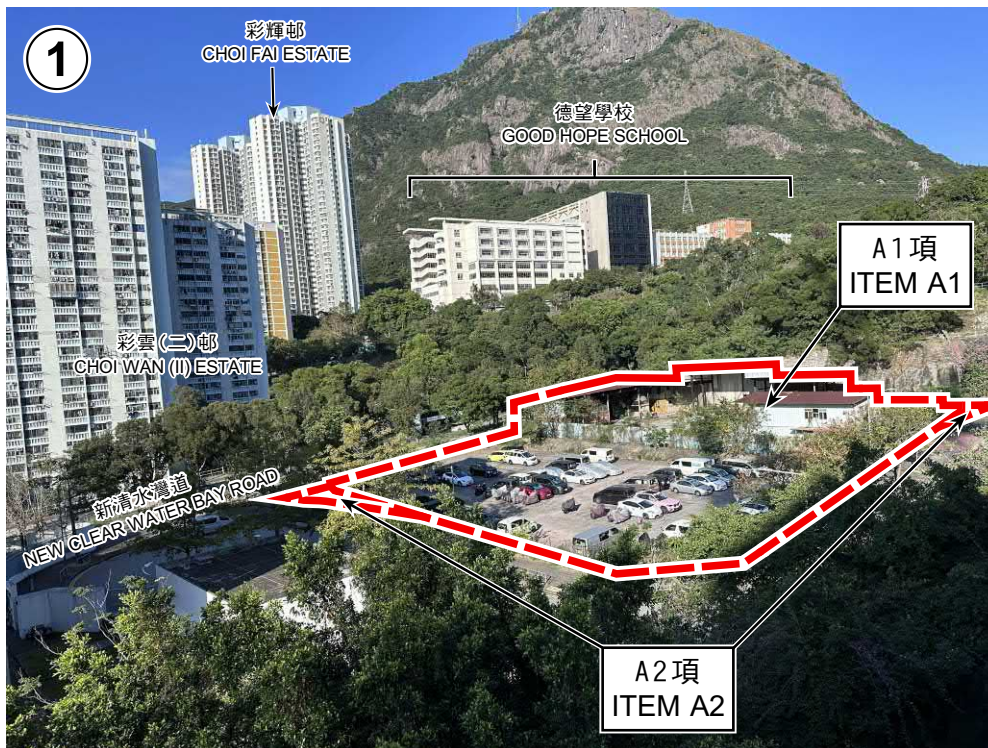
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS B1 AND B2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
3b



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年2月12日擬備，
所根據的資料為攝於
2024年8月9日的實地照片
PLAN PREPARED ON 12.2.2025
BASED ON SITE PHOTOS
TAKEN ON 9.8.2024

實地照片 SITE PHOTOS

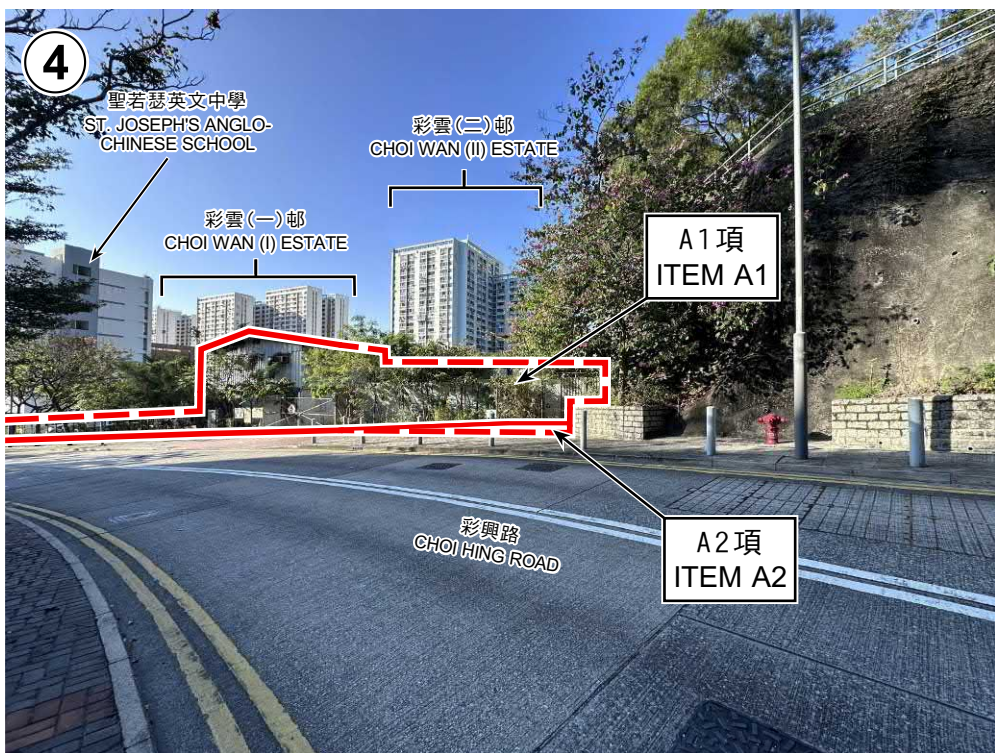
牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(A1及A2項)
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS A1 AND A2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
4a



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年2月12日擬備，
所根據的資料為攝於
2024年8月9日的實地照片
PLAN PREPARED ON 12.2.2025
BASED ON SITE PHOTOS
TAKEN ON 9.8.2024

實地照片 SITE PHOTOS

牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(A1及A2項)
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS A1 AND A2)

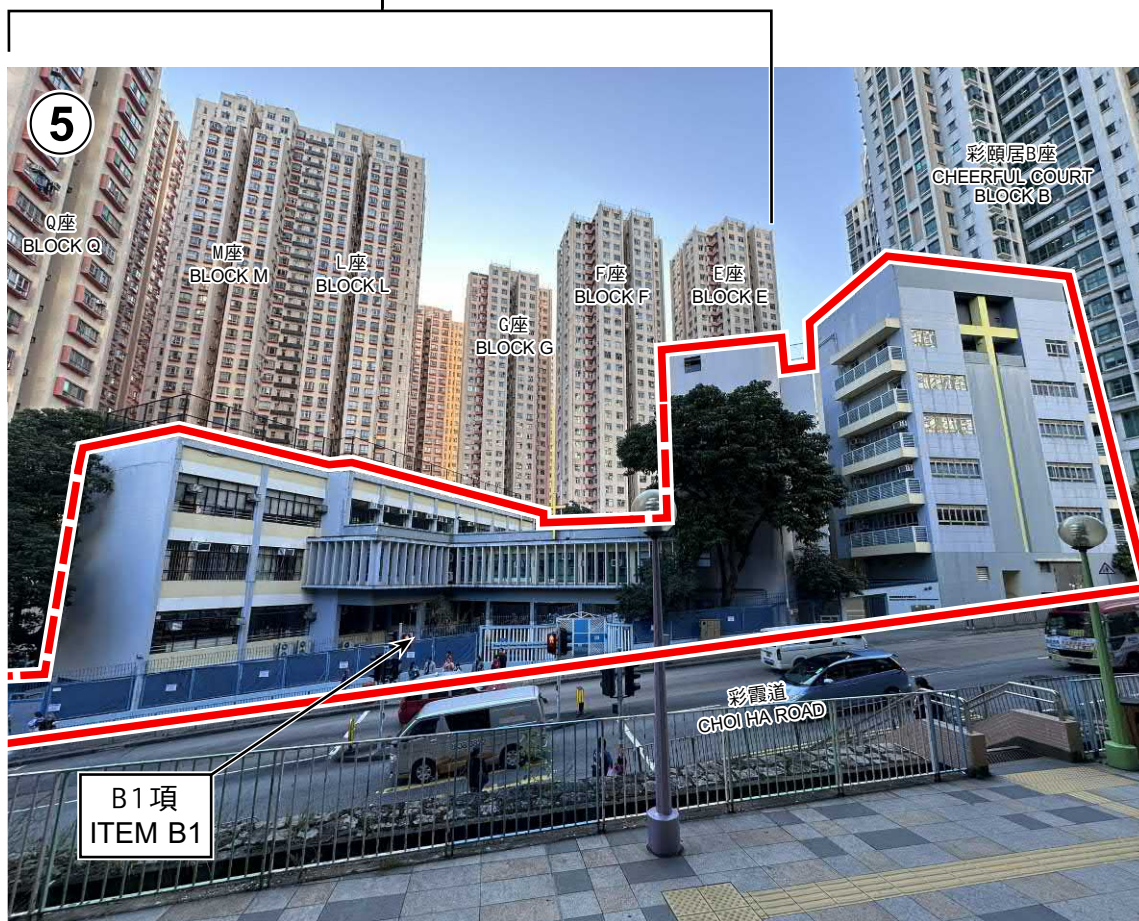
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
4b

淘大花園
AMOY GARDENS



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年1月23日擬備，
所根據的資料為攝於
2024年8月9日的實地照片
PLAN PREPARED ON 23.1.2025
BASED ON SITE PHOTO
TAKEN ON 9.8.2024

實地照片 SITE PHOTO

牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(B1及B2項)
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS B1 AND B2)

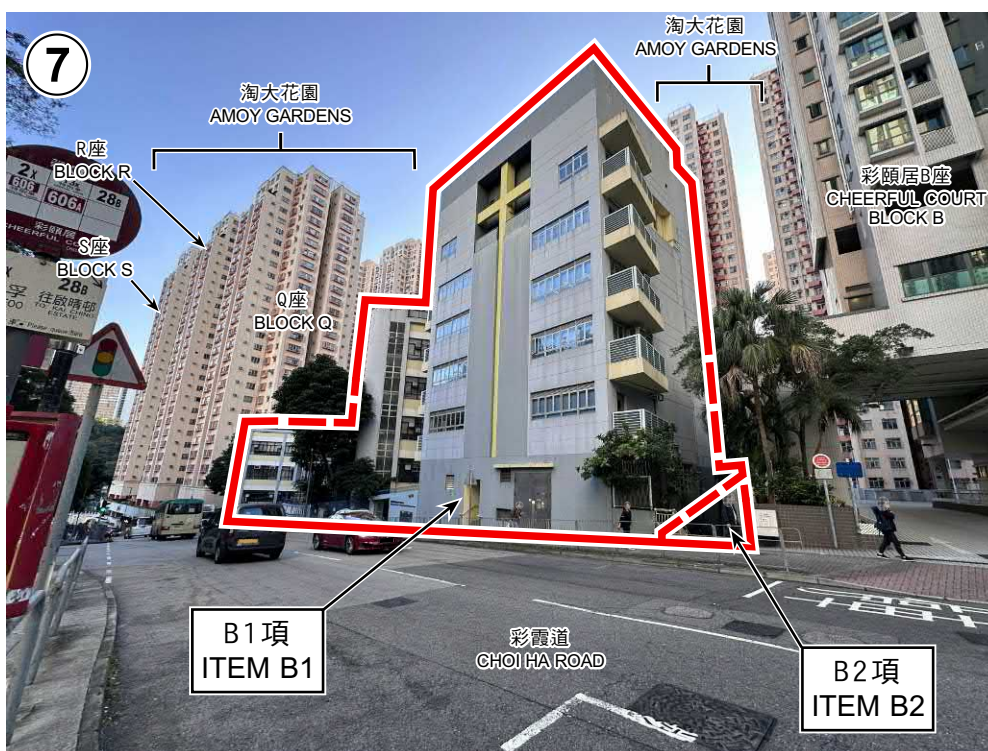
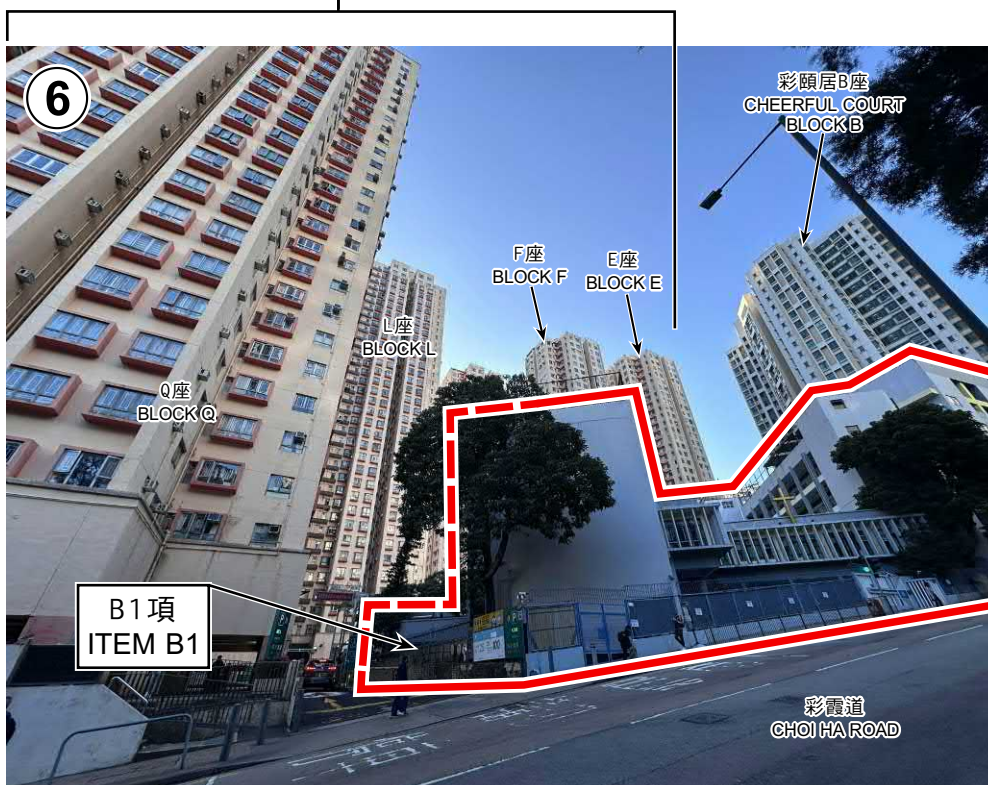
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
4c

淘大花園
AMOY GARDENS



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年1月23日擬備，
所根據的資料為攝於
2024年8月9日的實地照片
PLAN PREPARED ON 23.1.2025
BASED ON SITE PHOTOS
TAKEN ON 9.8.2024

實地照片 SITE PHOTOS

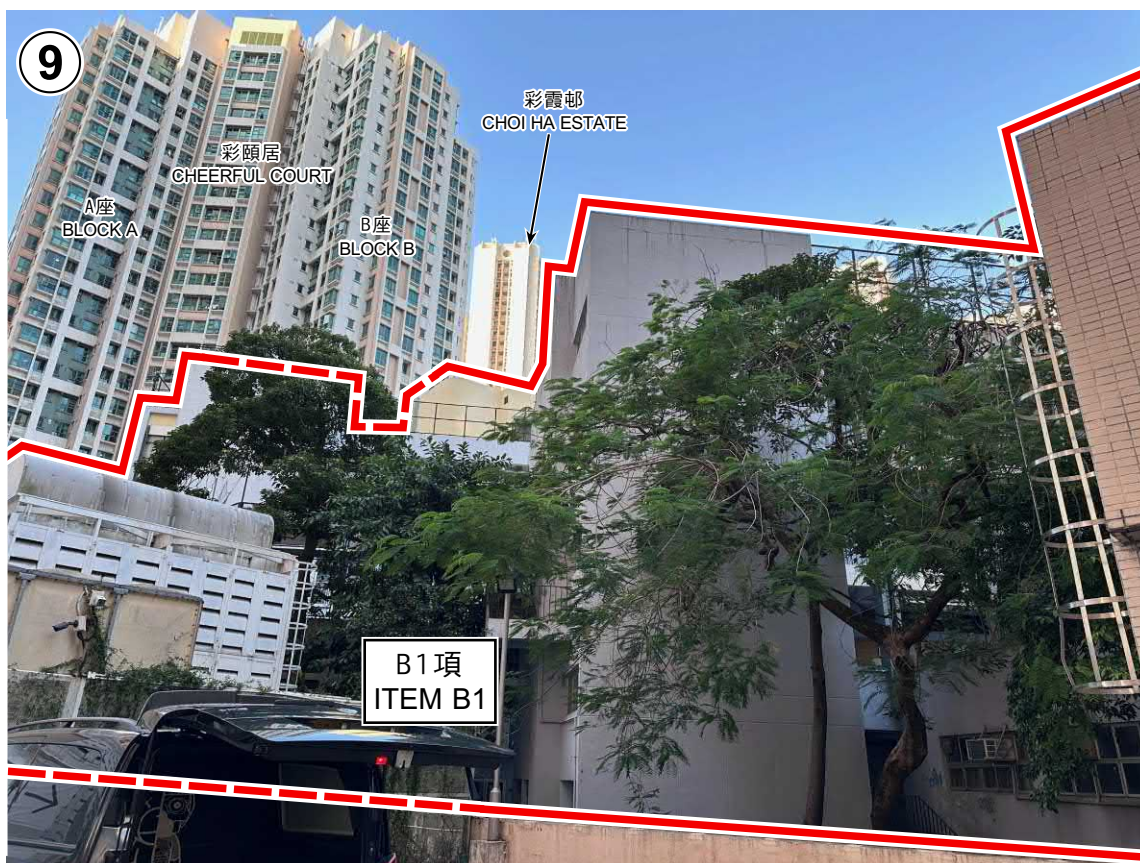
牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(B1及B2項)
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS B1 AND B2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
4d



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

本圖於2025年1月23日擬備，
所根據的資料為攝於
2024年8月9日的實地照片
PLAN PREPARED ON 23.1.2025
BASED ON SITE PHOTOS
TAKEN ON 9.8.2024

實地照片 SITE PHOTOS

牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(B1及B2項)

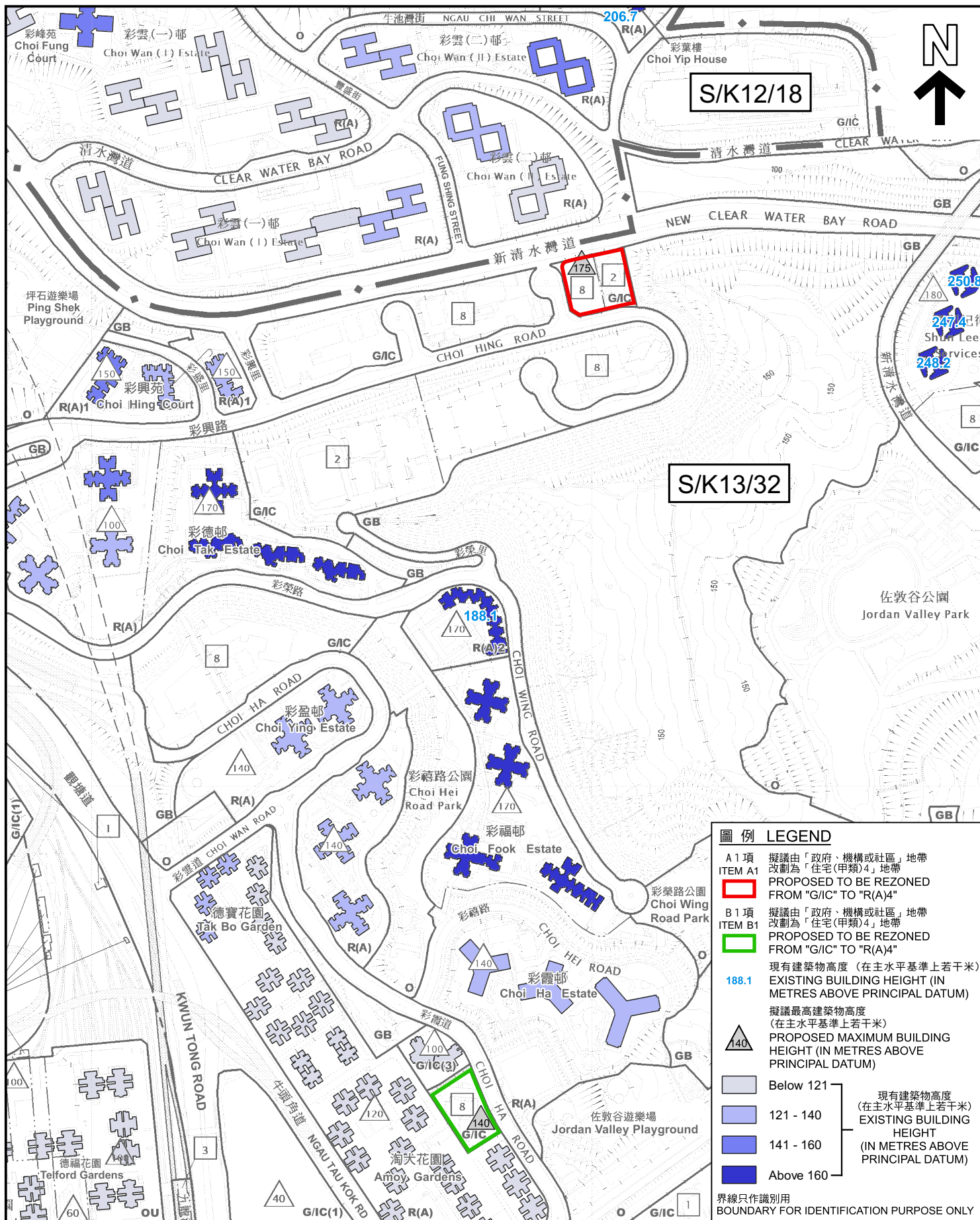
PROPOSED AMENDMENTS TO THE APPROVED
NGAU TAU KOK & KOWLOON BAY
OUTLINE ZONING PLAN No. S/K13/32
(ITEMS B1 AND B2)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
4e



圖例 LEGEND

- A 1 項 擬議由「政府、機構或社區」地帶
ITEM A1 改劃為「住宅(甲類)4」地帶
PROPOSED TO BE REZONED
FROM "G/C" TO "R(A)4"
- B 1 項 擬議由「政府、機構或社區」地帶
ITEM B1 改劃為「住宅(甲類)4」地帶
PROPOSED TO BE REZONED
FROM "G/C" TO "R(A)4"
- 188.1 現有建築物高度 (在主水平基準上若干米)
EXISTING BUILDING HEIGHT (IN
METRES ABOVE PRINCIPAL DATUM)
- 擬議最高建築物高度
(在主水平基準上若干米)
PROPOSED MAXIMUM BUILDING
HEIGHT (IN METRES ABOVE
PRINCIPAL DATUM)
- Below 121
- 121 - 140
- 141 - 160
- Above 160
- 現有建築物高度
(在主水平基準上若干米)
EXISTING BUILDING
HEIGHT
(IN METRES ABOVE
PRINCIPAL DATUM)

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

建築物高度圖 BUILDING HEIGHT PLAN

擬議牛頭角及九龍灣分區計劃大綱核准圖
編號S/K13/32的擬議修訂
(A1、A2、B1及B2項)

PROPOSED AMENDMENTS TO THE APPROVED NGAU TAU KOK &
KOWLOON BAY OUTLINE ZONING PLAN No. S/K13/32
(ITEMS A1, A2, B1 AND B2)

SCALE 1:5 000 比例尺

米 100 0 100 200 米
METRES

本摘要圖於2025年2月19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/K12/18，以及於2022年12月6日核准的分區
計劃大綱圖編號S/K13/32

EXTRACT PLAN PREPARED ON 19.2.2025
BASED ON OUTLINE ZONING PLANS No.
S/K12/18 APPROVED ON 25.4.2023 AND
S/K13/32 APPROVED ON 6.12.2022

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K13/24/137

圖 PLAN
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