

Project No. 23140KL
Scale 1:1000 @ A3
Issue Date 04/02/2025
Drawing No. PA_001
Drawing Purpose

PLANNING SUBMISSION

Project Title
S16 PLANNING APPLICATION FOR
PROPOSED MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTIONS FOR
PUBLIC HOUSING DEVELOPMENT AT
NGAU CHI WAN VILLAGE, KOWLOON

Drawing Title
MASTER LAYOUT PLAN

RONALD LU
& PARTNERS

呂元祥建築師事務所

Rev.	Description	Drawn	Checked	Approved	Date
1	SUBMISSION	SZO	JH	DAWI	04/12/2024
2	SUBMISSION	SZO	JH	DAWI	04/02/2025
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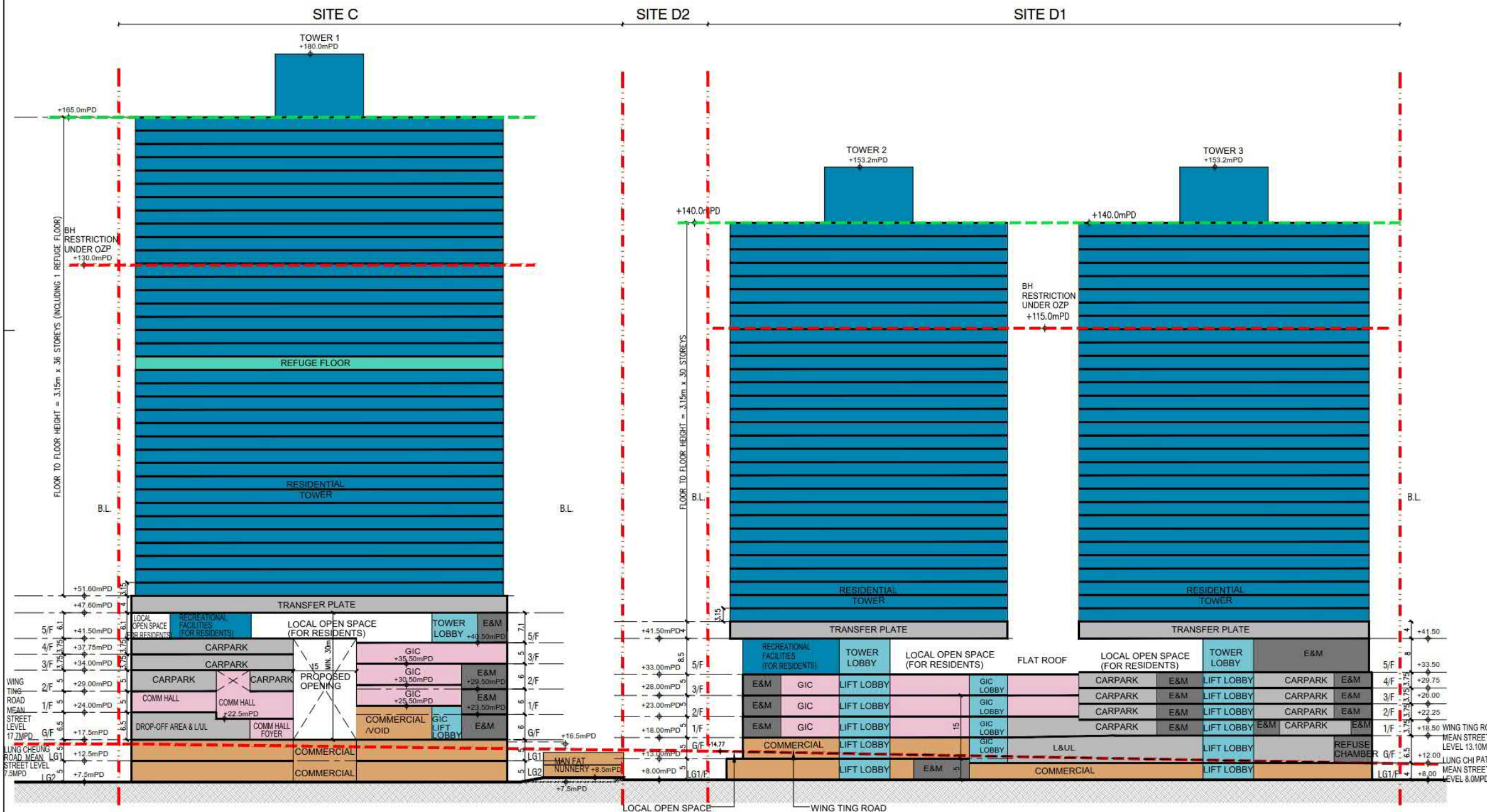
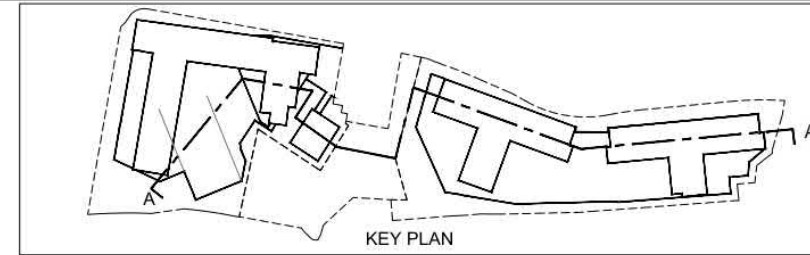
參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 1

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

LEGEND:

- SITE BOUNDARY
- GIC
- RESIDENTIAL
- REFUGE FLOOR
- COMMERCIAL/ MAN FAT NUNNERY
- CAR PARK
- E&M / REFUSE CHAMBER
- LIFT LOBBY
- CURRENT BH RESTRICTION UNDER OZP
- PROPOSED BH RESTRICTION



SECTION A-A

Project No. 23140KL
Drawing No. PA_012
Scale 1:1000 @ A3
Issue Date 04/02/2025
Drawing Purpose PA_012

PLANNING SUBMISSION

Project Title
S16 PLANNING APPLICATION FOR
PROPOSED MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTIONS FOR
PUBLIC HOUSING DEVELOPMENT AT
NGAU CHI WAN VILLAGE, KOWLOON

Drawing Title
SECTION A

RONALD LU
& PARTNERS

呂元祥建築師事務所

Rev.	Description	Drawn	Checked	Approved	Date
1	SUBMISSION	SZO	JH	DAW	04/12/2024
2	SUBMISSION	SZO	JH	DAW	04/02/2025

Check all measurements on site. Do not scale off drawings.
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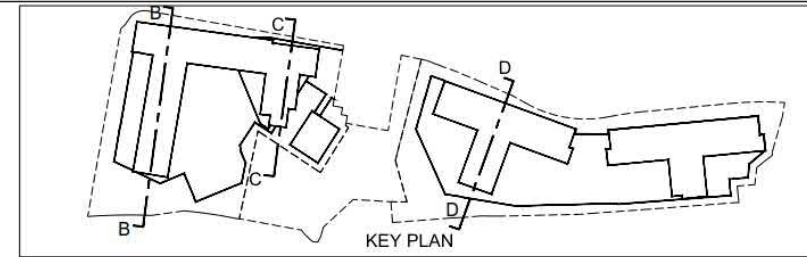
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REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 2

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

LEGEND:

- SITE BOUNDARY
- GIC/BHC
- RESIDENTIAL
- COMMERCIAL
- CAR PARK
- E&M / REFUSE CHAMBER
- LIFT LOBBY
- CURRENT BH RESTRICTION UNDER OZP
- PROPOSED BH RESTRICTION



Project No. 23140KL
Scale 1:1000 @ A3
Issue Date 04/02/2025
Drawing No. PA_013
Drawing Purpose

PLANNING SUBMISSION

Project Title
S16 PLANNING APPLICATION FOR
PROPOSED MINOR RELAXATION OF
BUILDING HEIGHT RESTRICTIONS FOR
PUBLIC HOUSING DEVELOPMENT AT
NGAU CHI WAN VILLAGE, KOWLOON

Drawing Title
SECTION B, C & D

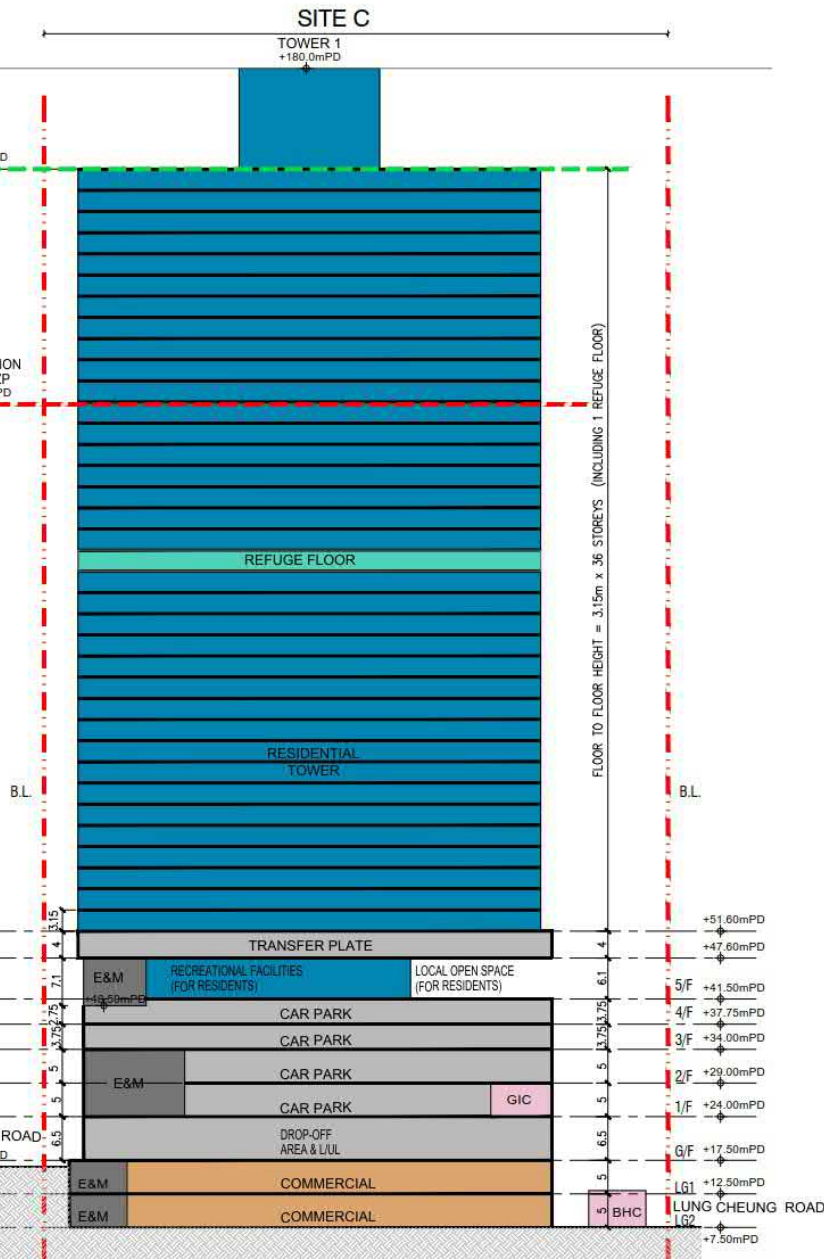
RONALD LU
& PARTNERS

呂元祥建築師事務所

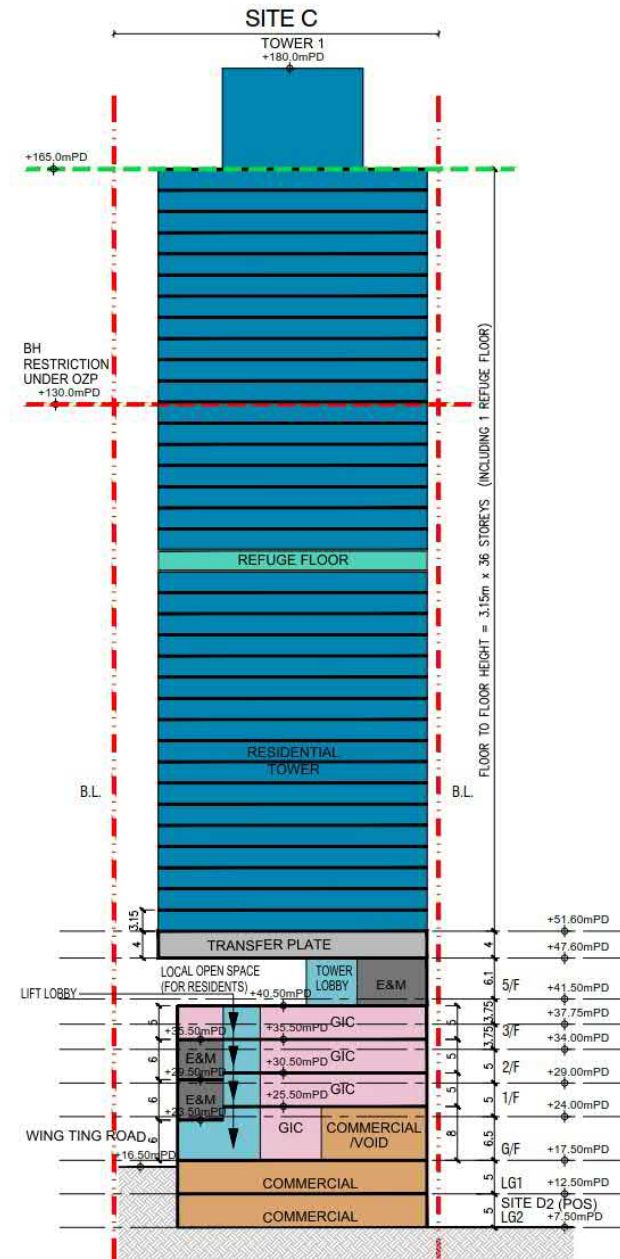
Rev.	Description	Drawn	Checked	Approved	Date
1	SUBMISSION	SZO	JH	DAW	04/02/2025
2	SUBMISSION	SZO	JH	DAW	04/02/2025
3					
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B.D. Ref. F.S.D. Ref. D.L.O. Ref.
Drawn SZO Date 04/02/2025
Checked JH Date 04/02/2025
Approved DAW Date 04/02/2025
Check all measurements on site. Do not
scale off drawings.
This drawing is to be read in
conjunction with the specification and
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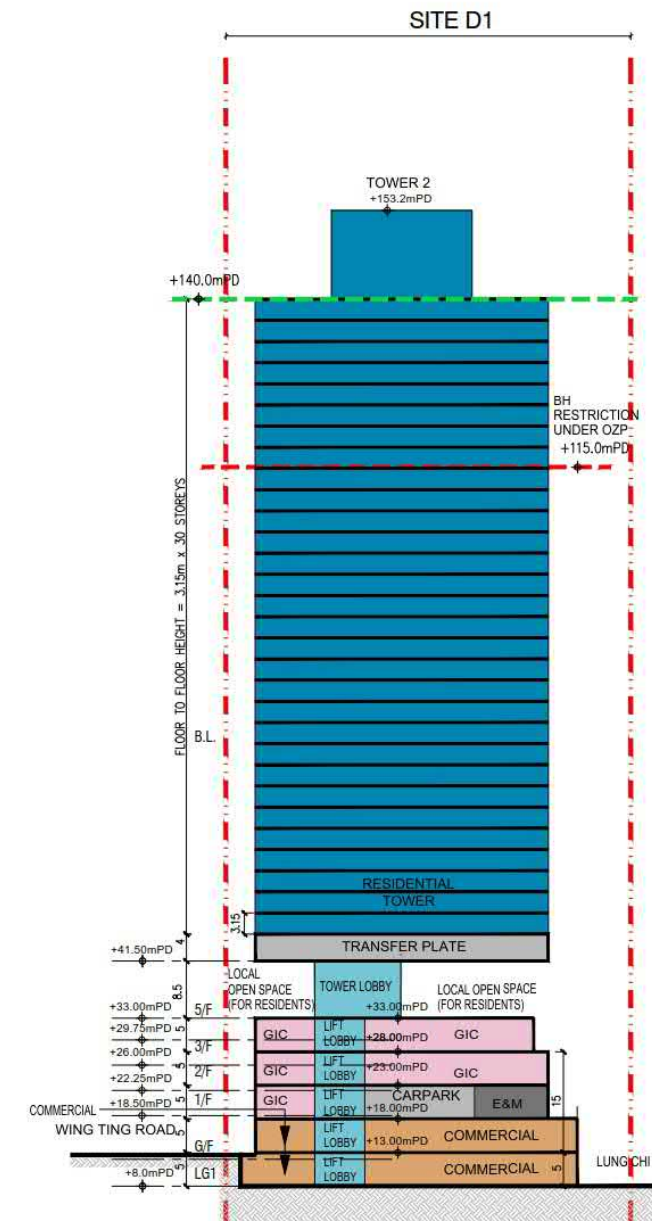
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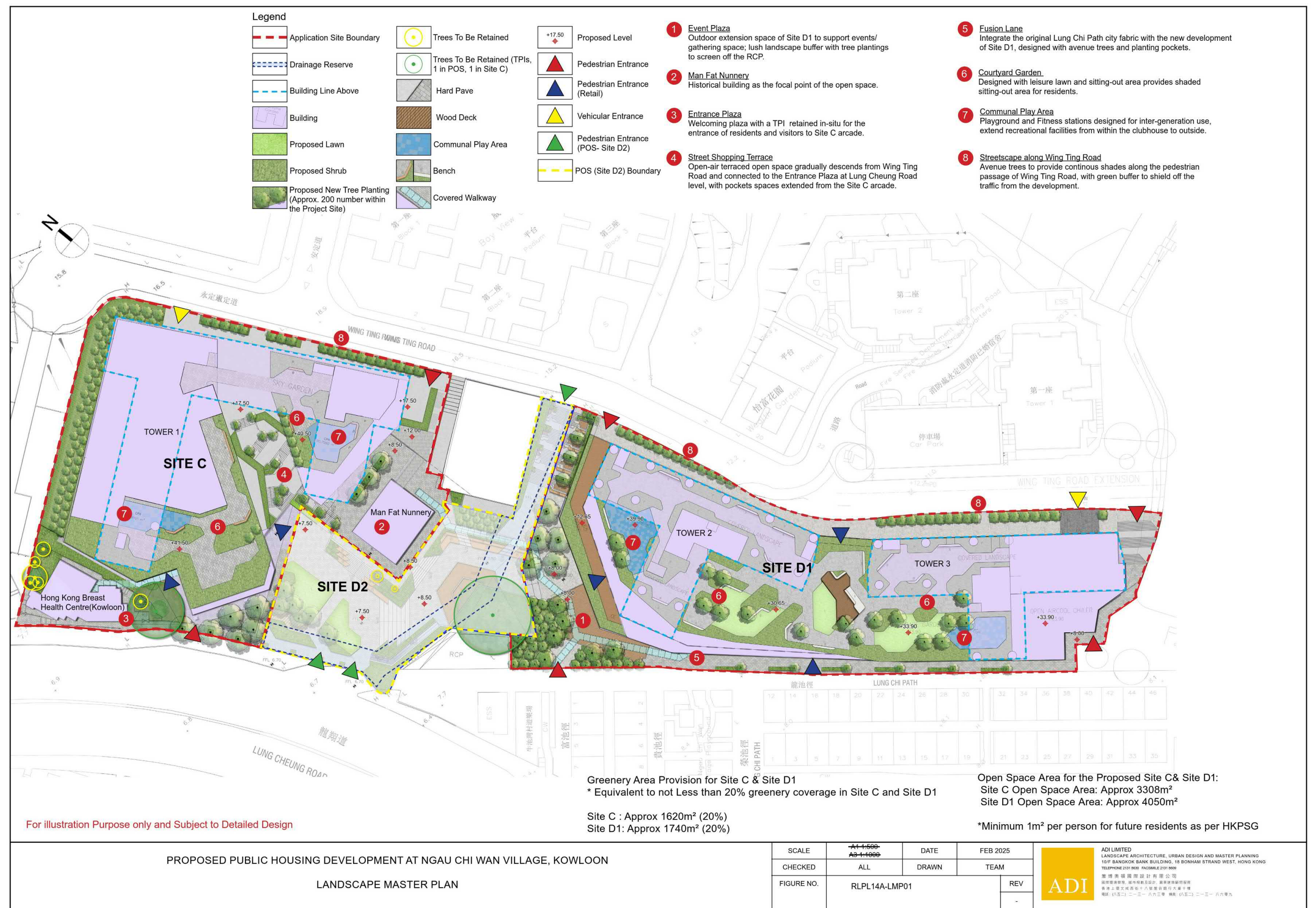
SECTION B-B



SECTION C-C



SECTION D-D



(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 4



For illustration purpose only and subject to detailed design

HKHS/NCW

ARTIST'S IMPRESSION - SITE C

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 5



For illustration purpose only and subject to detailed design

HKHS/NCW

ARTIST'S IMPRESSION - SITE D1

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 6



Baseline Scheme



Proposed Development

COMPARISON OF MASTER LAYOUT PLAN

Figure: 11a

Title: Comparison between the Baseline Scheme and Proposed Scheme (MLP)

Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon

RAMBOLL

Drawn by: EC

Checked by: TC

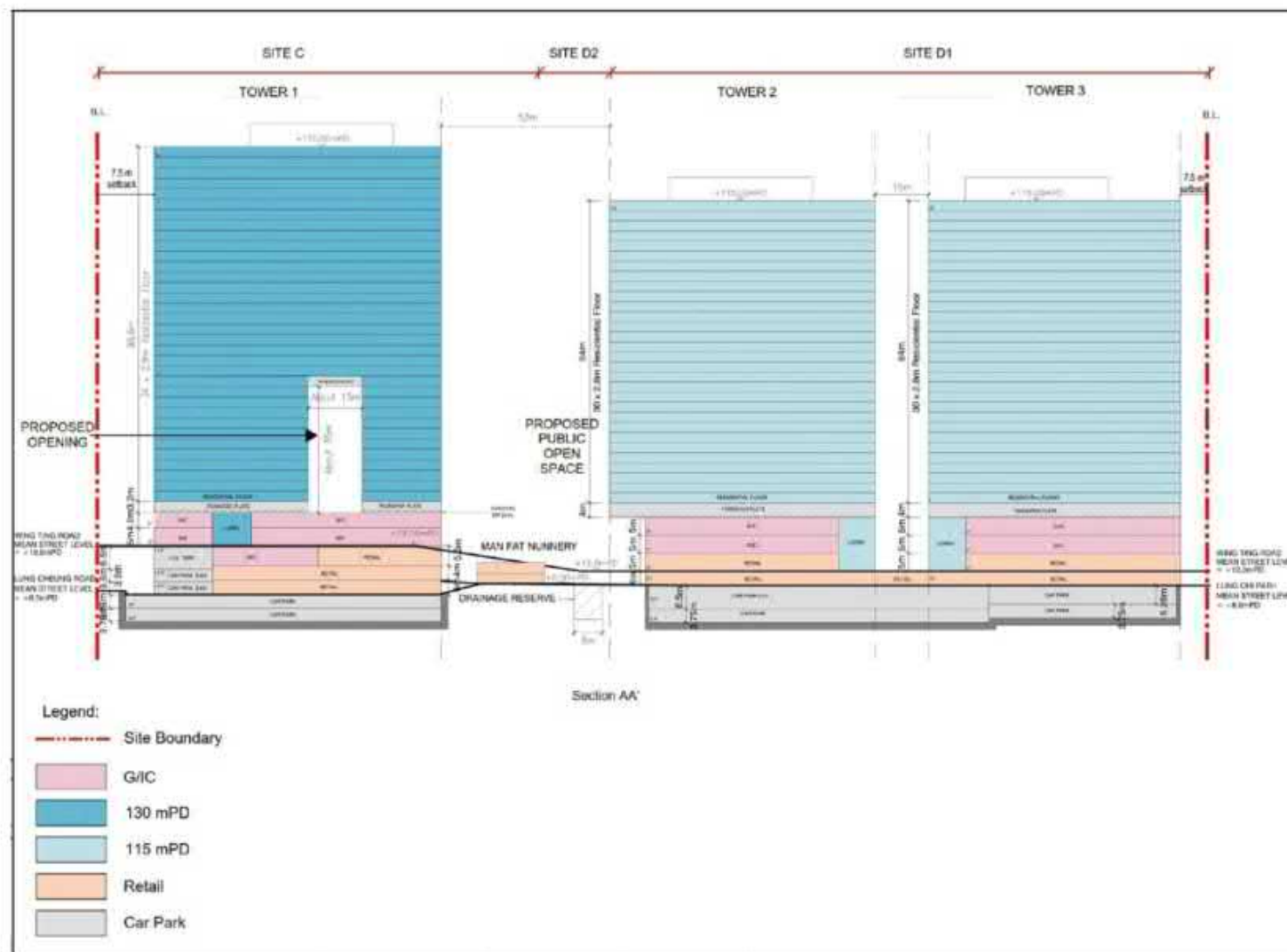
Rev.: 1.5

Date: Mar 2025

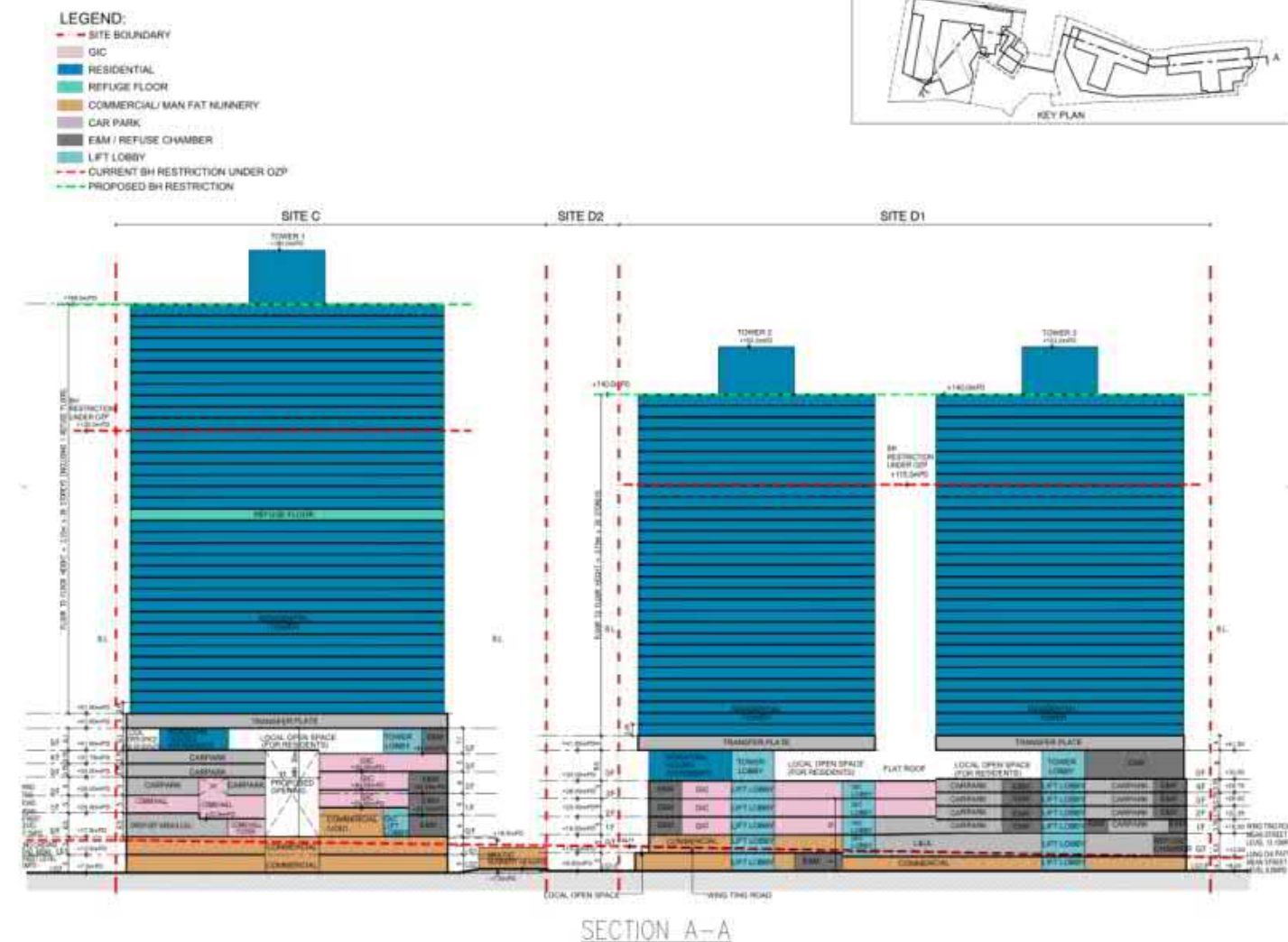
參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 7

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)



Baseline Scheme



Proposed Development

COMPARISON OF SECTION

Figure: 11b

Title: Comparison between the Baseline Scheme and Proposed Scheme (Section A-A)

Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon

RAMBOLL

Drawn by: EC

Checked by: TC

Rev.: 1.2

Date: Feb 2025

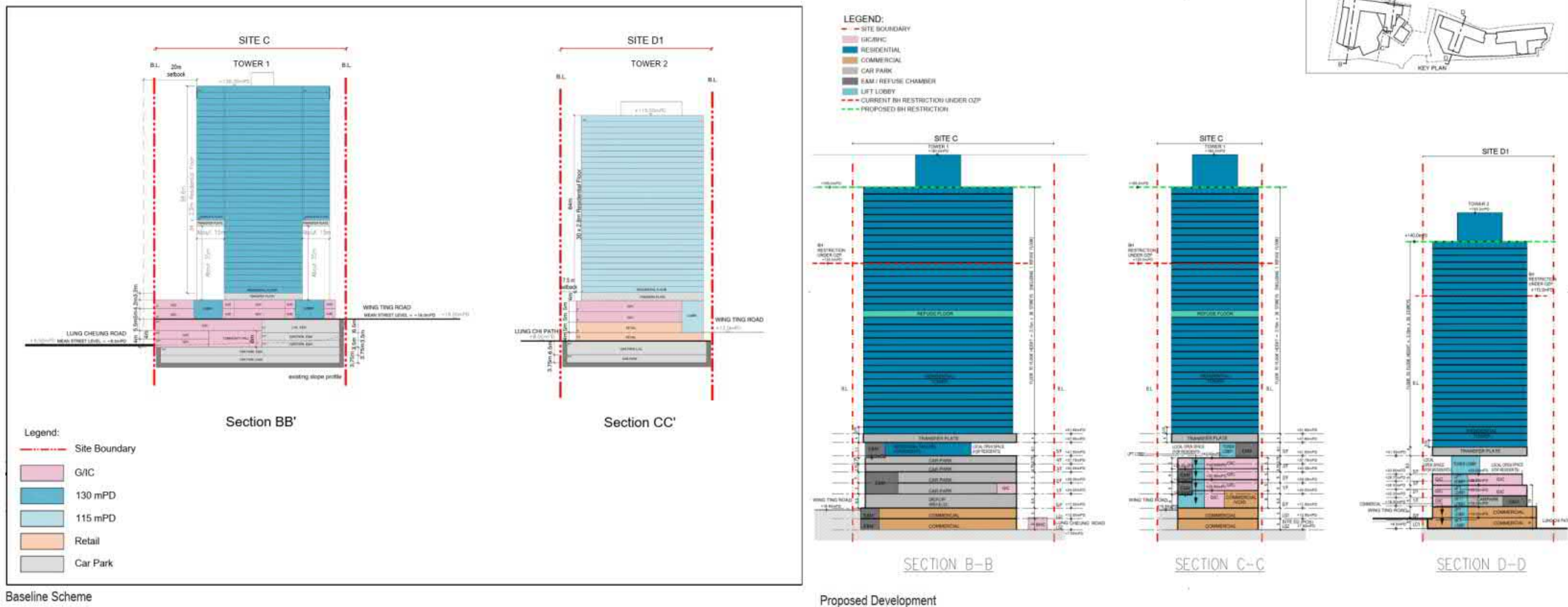


Figure: 11c

Title: Comparison between the Baseline Scheme and Proposed Scheme (Section B-B, C-C and D-D)

Project: Proposed Minor Relaxation of Building Height Restrictions for Public Housing Development at Ngau Chi Wan Village, Kowloon

RAMBOLL

Drawn by: EC

Checked by: TC

Rev.: 1.2

Date: Feb 2025

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 9

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

PROPOSED DEVELOPMENT



Legend

- Ridgeline
- - - Above the Dotted line : the 20% Building Free Zone



HKHS/NCW

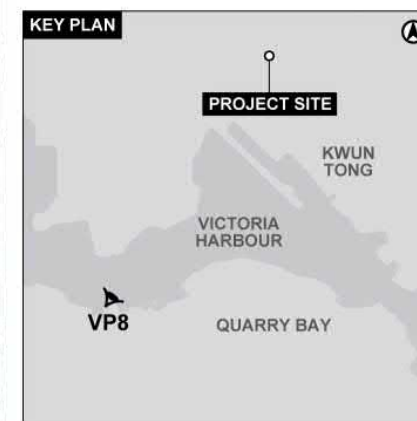
FIGURE 6 VIEWPOINT 7 : STRATEGIC VIEWPOINT FROM QUARRY BAY PARK

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 10

PROPOSED DEVELOPMENT



HKHS/NCW

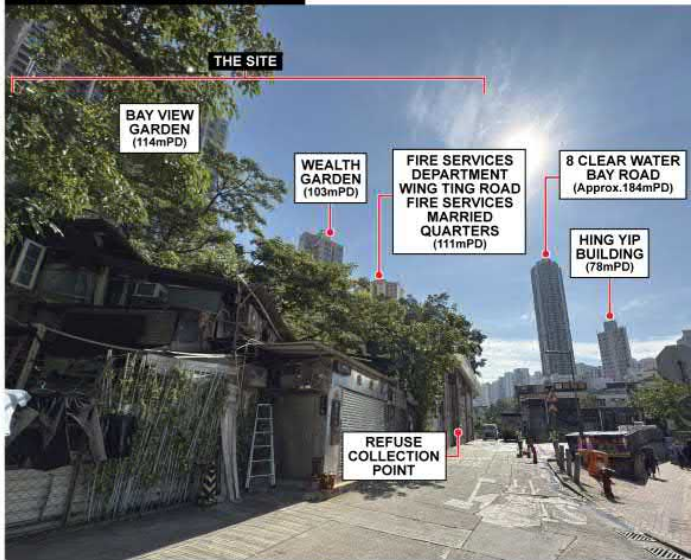
FIGURE 7 VIEWPOINT 8 : STRATEGIC VIEWPOINT FROM HONG KONG CONVENTION AND EXHIBITION CENTRE

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 11

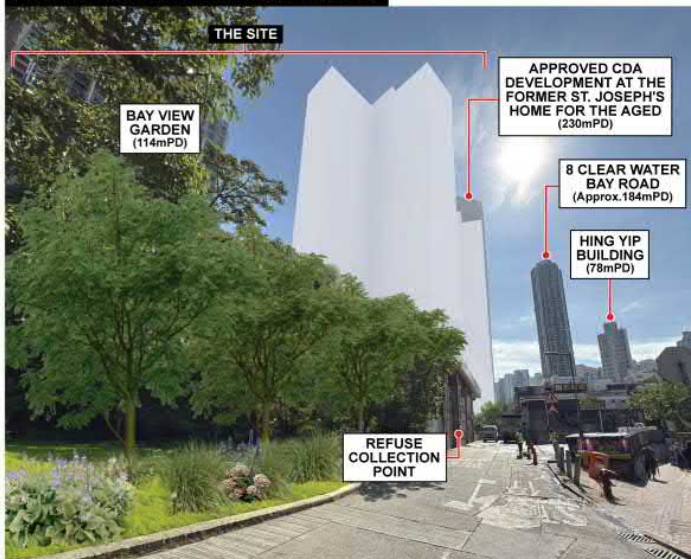
EXISTING CONDITION



BASELINE SCHEME



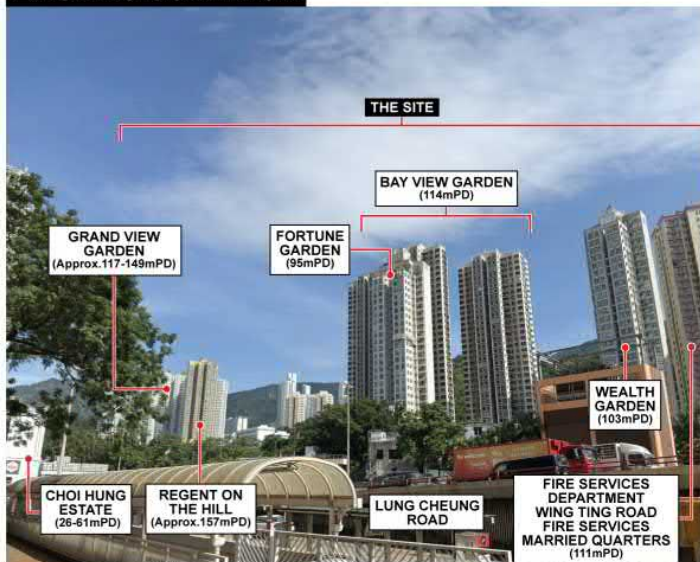
PROPOSED DEVELOPMENT



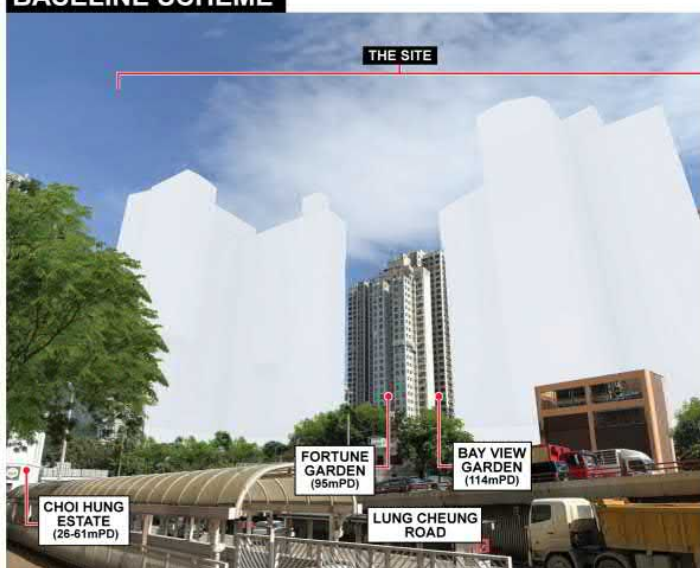
HKHS/NCW

FIGURE 8 VIEWPOINT 1 : VIEW FROM JUNCTION OF LUNG CHEUNG ROAD AND LUNG CHI PATH

EXISTING CONDITION



BASELINE SCHEME



PROPOSED DEVELOPMENT



FIGURE 9 VIEWPOINT 2 : VIEW FROM MTR EXIT NEAR
CHOI HUNG ESTATE

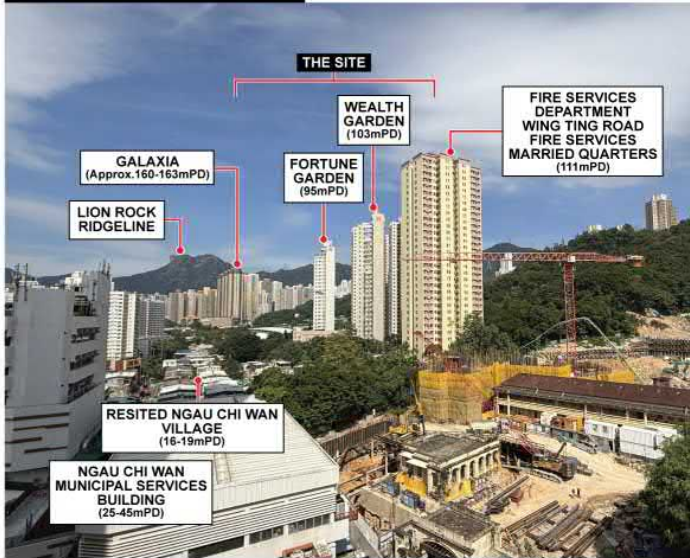
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(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

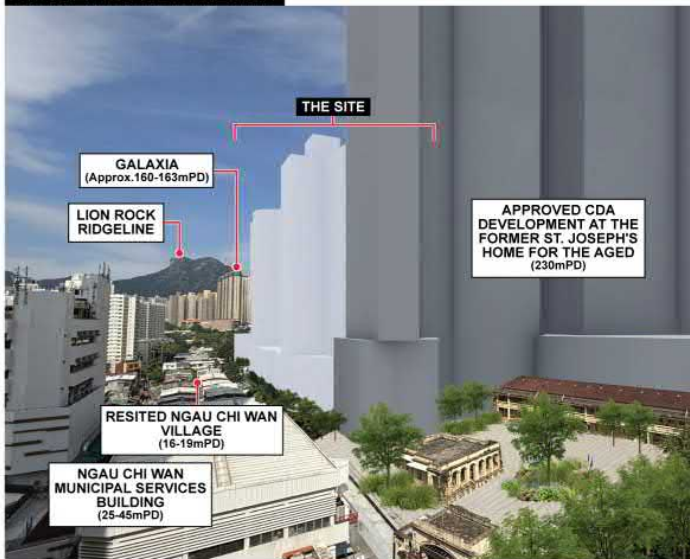
參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 13

EXISTING CONDITION



BASELINE SCHEME



PROPOSED DEVELOPMENT

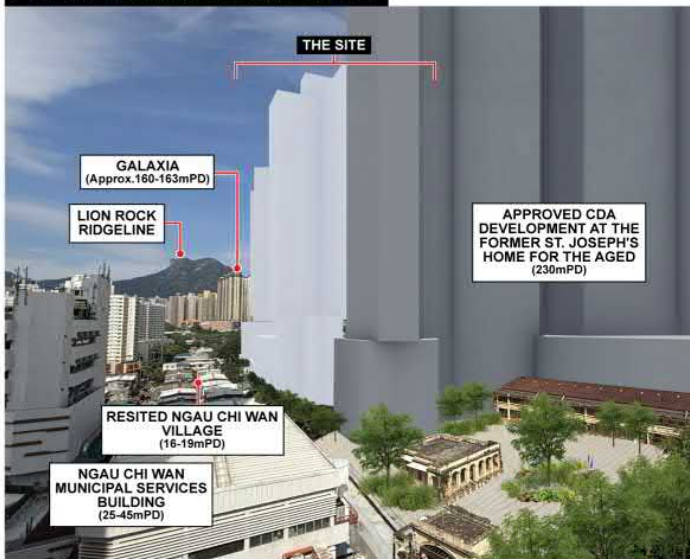


FIGURE 10 VIEWPOINT 3 : VIEW FROM THE PING SHEK PUBLIC TRANSPORT INTERCHANGE

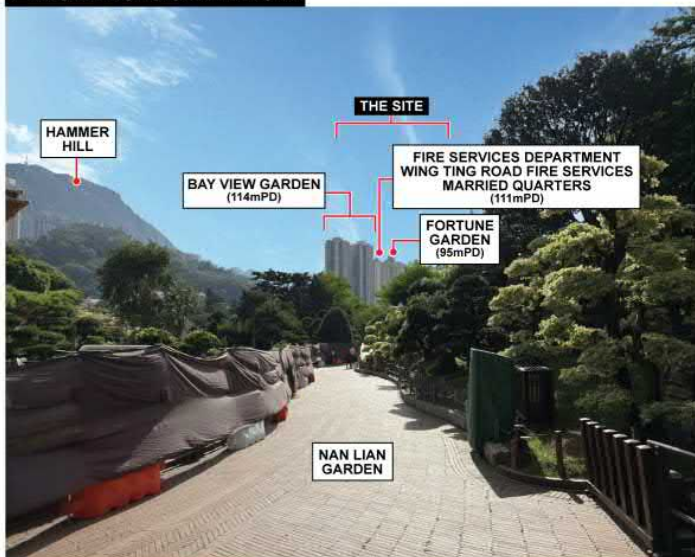
HKHS/NCW

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 14

EXISTING CONDITION



BASELINE SCHEME



PROPOSED DEVELOPMENT

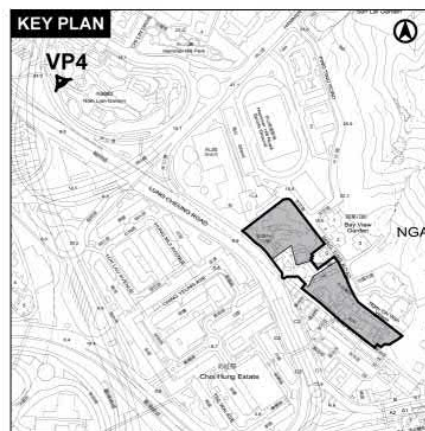


FIGURE 11 VIEWPOINT 4 : VIEW FROM NAN LIAN GARDEN

HKHS/NCW

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

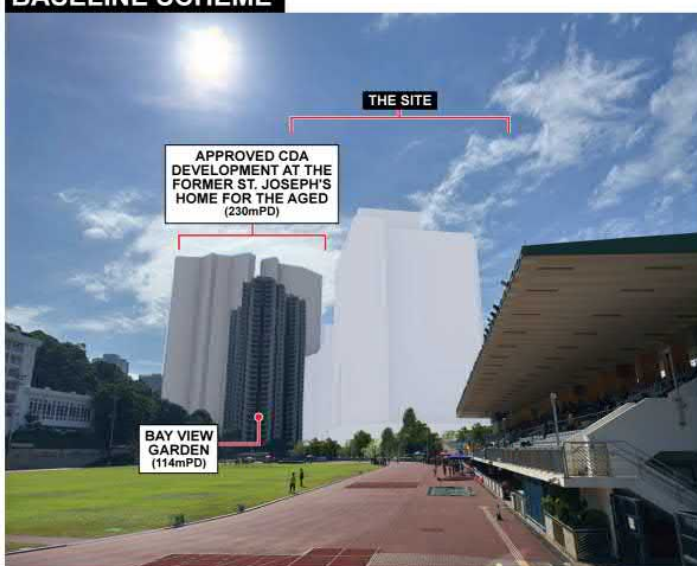
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REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 15

EXISTING CONDITION



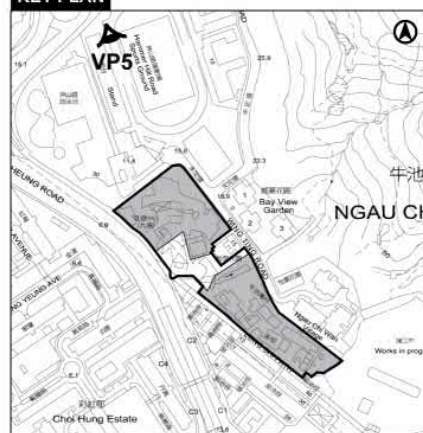
BASELINE SCHEME



PROPOSED DEVELOPMENT



KEY PLAN



HKHS/NCW

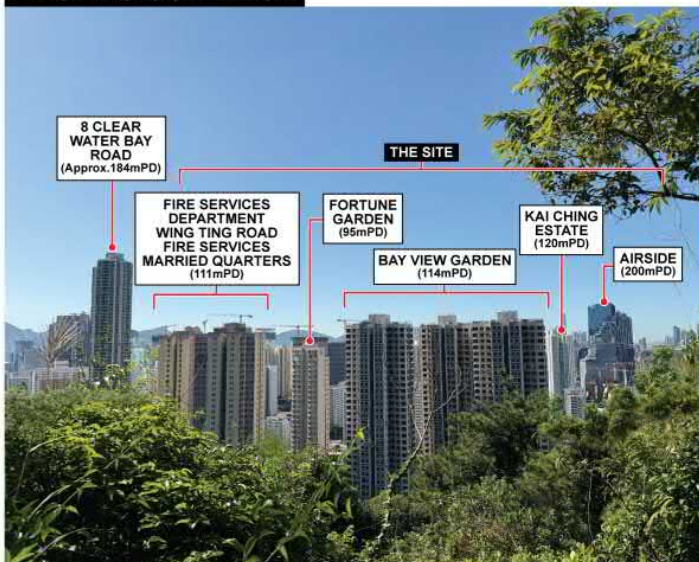
FIGURE 12 VIEWPOINT 5 : VIEW FROM HAMMER HILL ROAD SPORTS GROUND

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 16

EXISTING CONDITION



BASELINE SCHEME



PROPOSED DEVELOPMENT

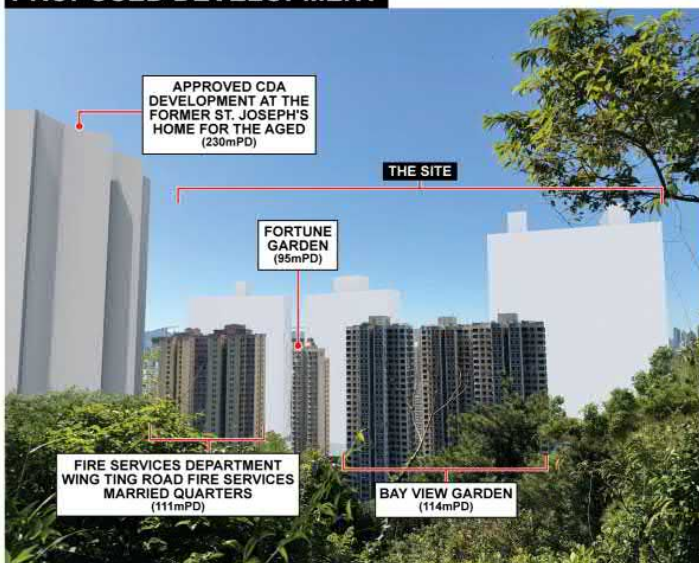


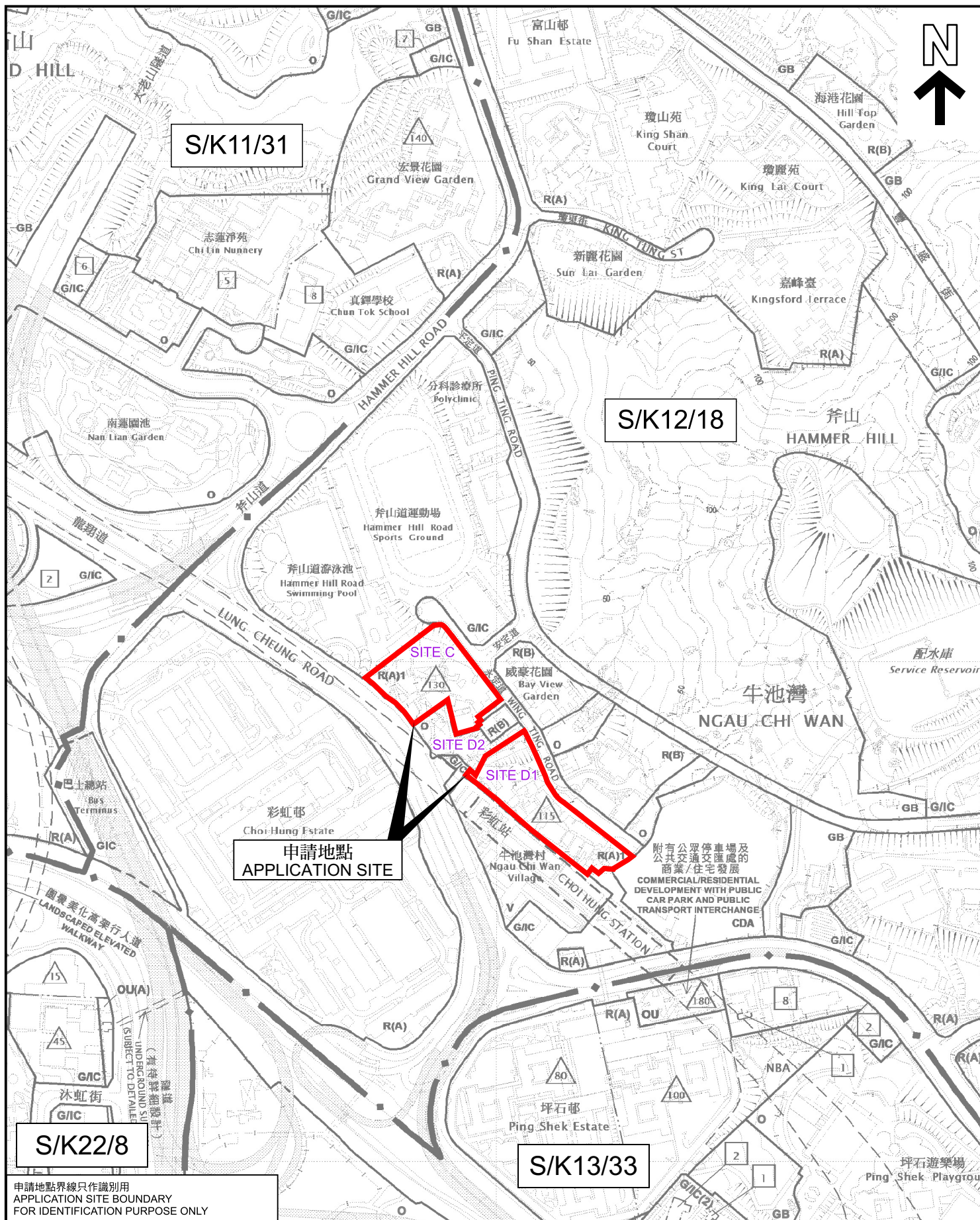
FIGURE 13 VIEWPOINT 6 : VIEW FROM THE HIKING TRAIL NEAR
NGAU CHI WAN SERVICE RESERVOIR

HKHS/NCW

(資料來源：由申請人提交)
(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號
REFERENCE No.
A/K12/45

繪圖
DRAWING
A - 17



位置圖 LOCATION PLAN

擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1

PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

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

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

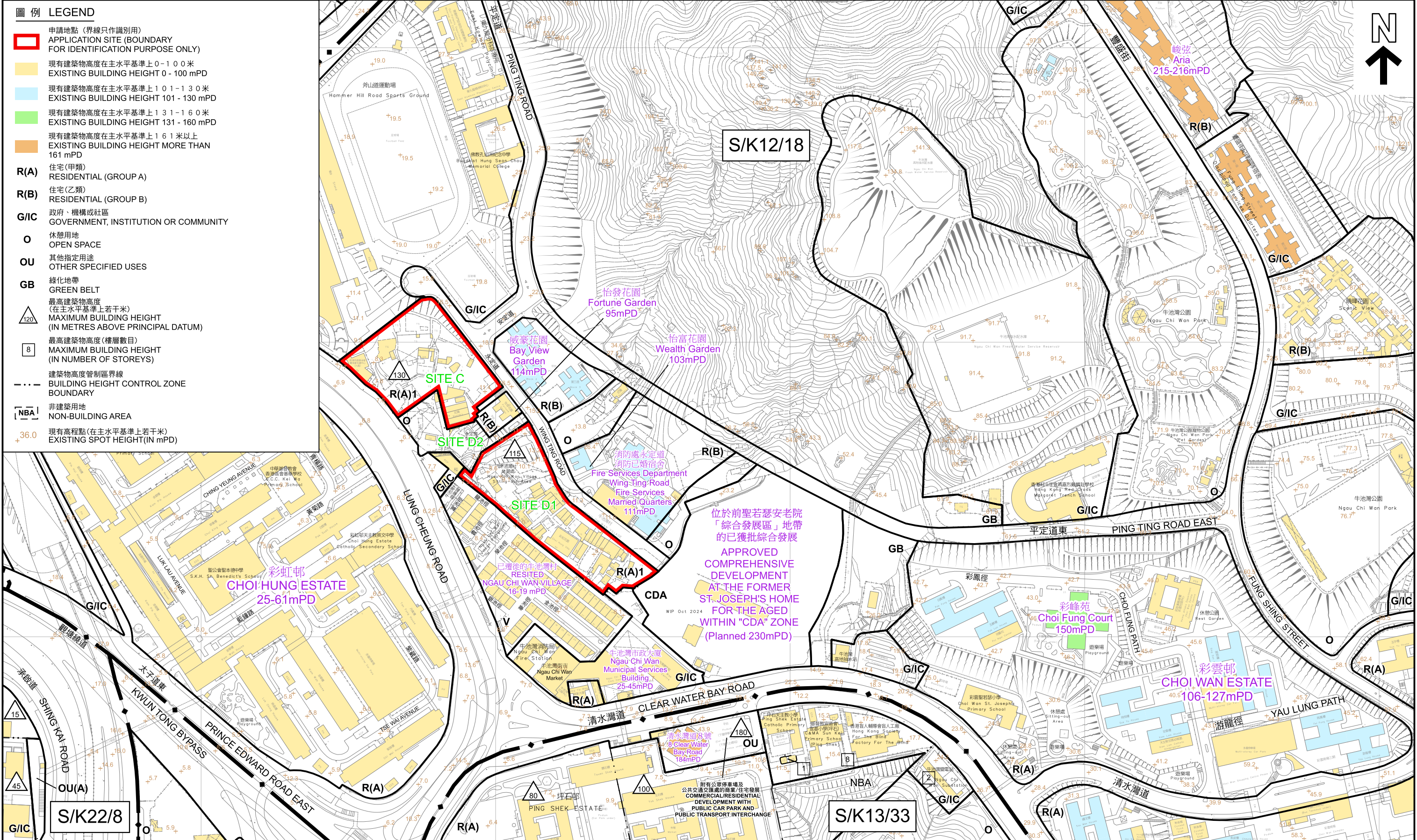
A/K12/45

圖 PLAN

A - 1

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

本摘要圖於2025年3月27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、
於2023年4月25日核准的分區計劃大綱圖編號S/K12/18、
於2025年3月21日展示的分區計劃大綱圖編號S/K13/33和
於2022年10月18日核准的分區計劃大綱圖編號S/K22/8
EXTRACT PLAN PREPARED ON 27.3.2025
BASED ON OUTLINE ZONING PLANS No.
S/K11/31 APPROVED ON 25.4.2023,
S/K12/18 APPROVED ON 25.4.2023,
S/K13/33 EXHIBITED ON 21.3.2025 AND
S/K22/8 APPROVED ON 18.10.2022



本摘要圖於2025年4月2日擬備，
所根據的資料為測量圖編號
11-NE-6D、11-NE-7A、B、C 及 D、11-NE-11B 和 11-NE-12A 及 B
EXTRACT PLAN PREPARED ON 2.4.2025
BASED ON SURVEY SHEETS No.
11-NE-6D, 11-NE-7A, B, C & D, 11-NE-11B AND 11-NE-12A & B

建築物高度輪廓 BUILDING HEIGHT PROFILE

擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

SCALE 1:3 000 比例尺

米 50 0 50 100 150 200 250 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 3



圖例 LEGEND




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

本摘要圖於2025年3月27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E218363C
EXTRACT PLAN PREPARED ON 27.3.2025
BASED ON AERIAL PHOTO No.
E218363C TAKEN ON 8.3.2024 BY
LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

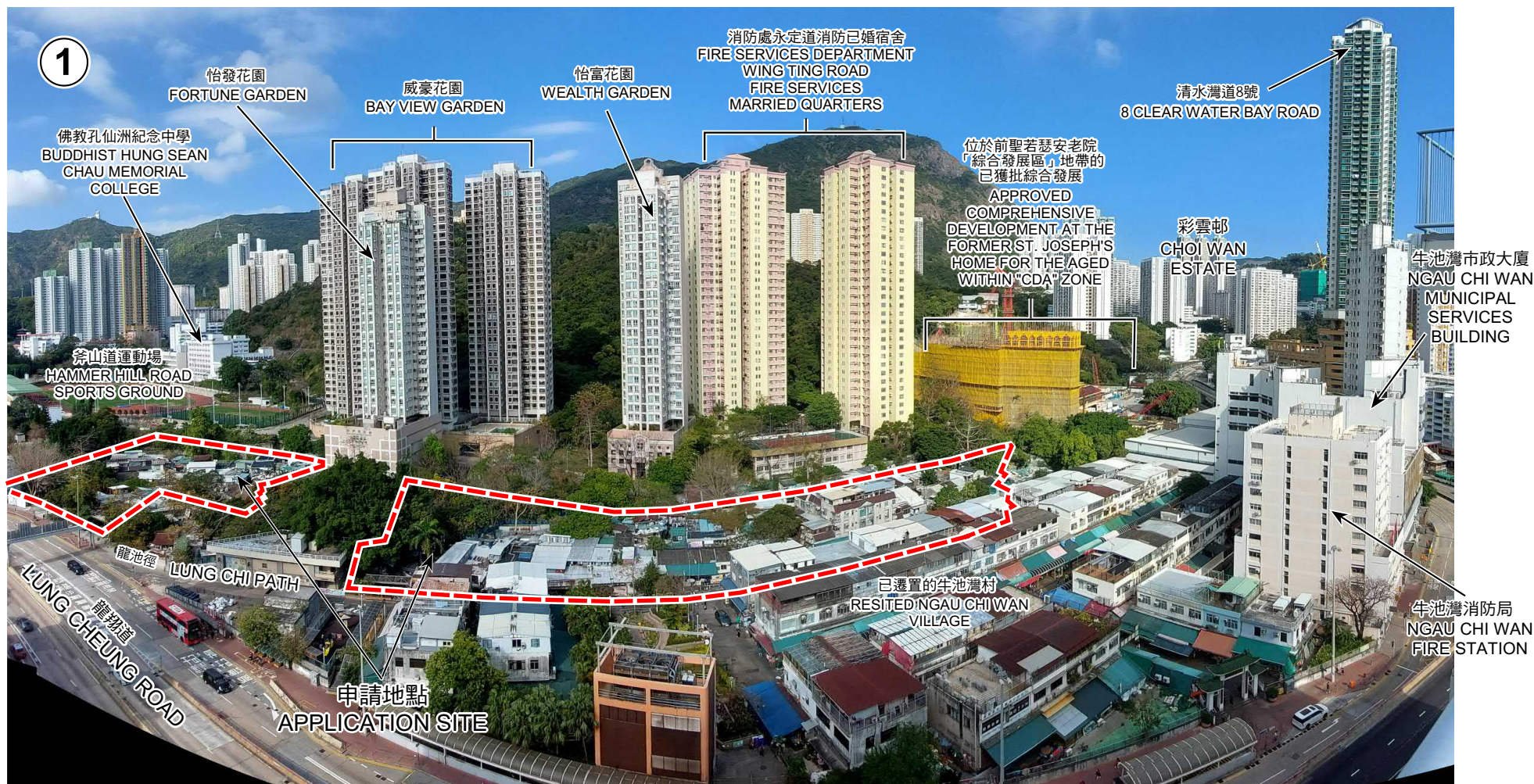
擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 4



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年3月27日擬備，所根據的資料為攝於2025年2月28日的實地照片
PLAN PREPARED ON 27.3.2025
BASED ON SITE PHOTO
TAKEN ON 28.2.2025

實地照片 SITE PHOTO

擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 5

2



香港乳癌基金會賽馬會
乳健中心（九龍）
HONG KONG BREAST
CANCER FOUNDATION
JOCKEY CLUB BREAST
HEALTH CENTRE
(KOWLOON)

佛教孔仙洲紀念中學
BUDDHIST HUNG SEAN
CHAU MEMORIAL
COLLEGE

垃圾收集站及公廁
REFUSE COLLECTION POINT
CUM PUBLIC TOILET

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年3月27日擬備，所根據的
資料為攝於2025年3月19日的實地照片
PLAN PREPARED ON 27.3.2025
BASED ON SITE PHOTO
TAKEN ON 19.3.2025

實地照片 SITE PHOTO

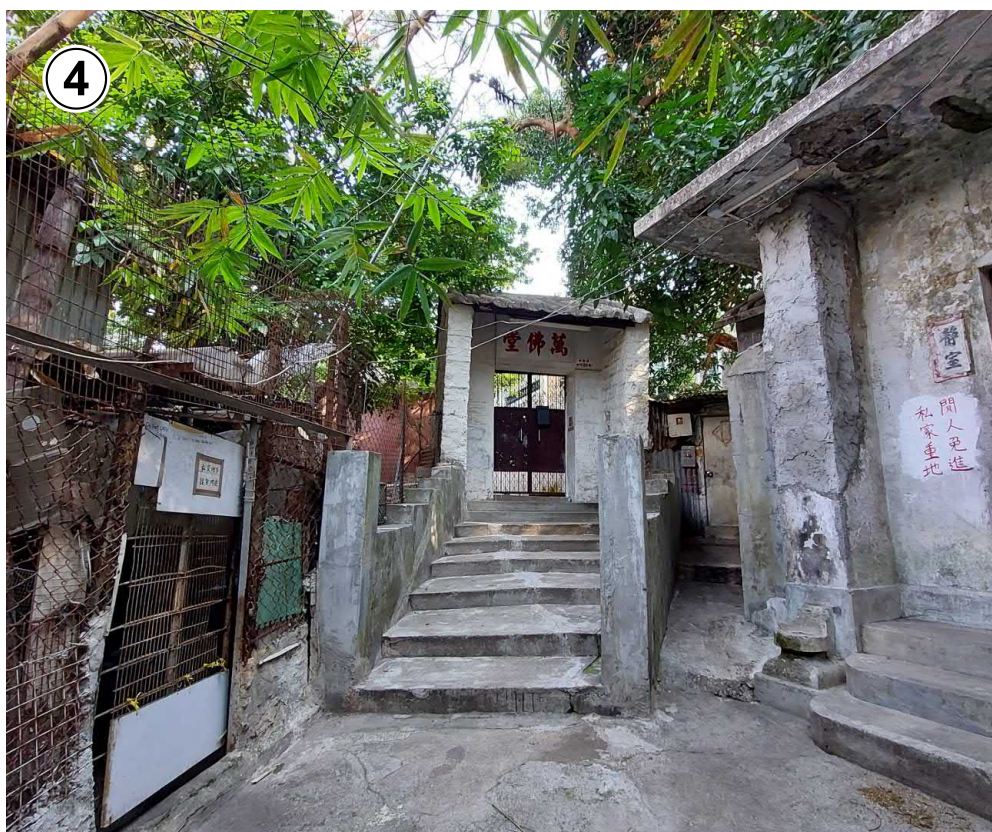
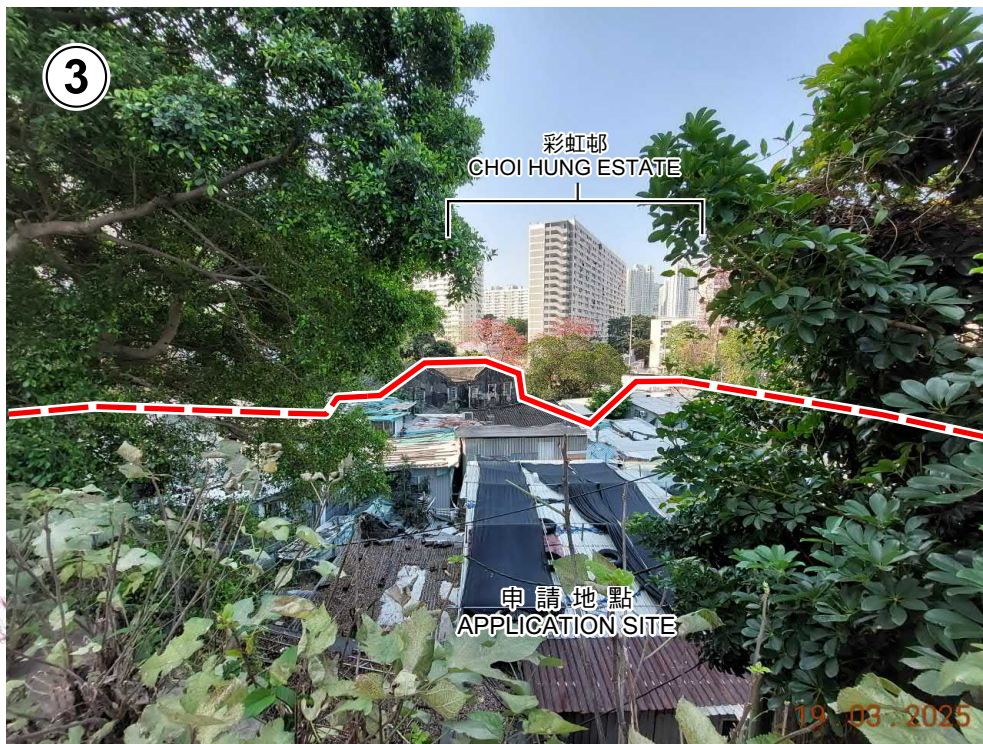
擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 6



萬佛堂
MAN FAT NUNNERY

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年3月27日擬備，所根據的
資料為攝於2025年3月19日的實地照片
PLAN PREPARED ON 27.3.2025
BASED ON SITE PHOTOS
TAKEN ON 19.3.2025

擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 7



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2025年3月27日擬備，所根據的
資料為攝於2025年2月28日的實地照片
PLAN PREPARED ON 27.3.2025
BASED ON SITE PHOTO
TAKEN ON 28.2.2025

實地照片 SITE PHOTO

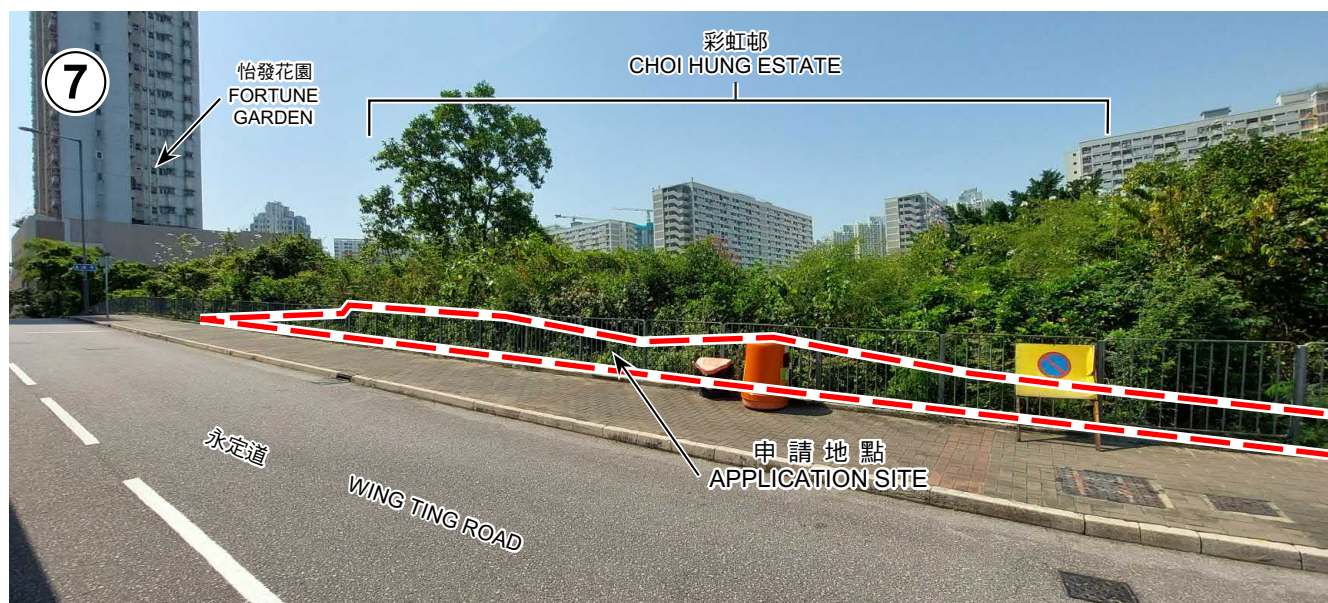
擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 8



界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2025年3月27日擬備，所根據的
資料為攝於2025年3月21日的實地照片
PLAN PREPARED ON 27.3.2025
BASED ON SITE PHOTOS
TAKEN ON 21.3.2025

擬議略為放寬建築物高度限制，以作准許的公營房屋發展
九龍牛池灣村地盤C及地盤D1
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTIONS
FOR PERMITTED PUBLIC HOUSING DEVELOPMENT
NGAU CHI WAN VILLAGE (SITE C AND SITE D1),
NGAU CHI WAN, KOWLOON

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K12/45

圖 PLAN
A - 9