

圖例
NOTATION

- BOUNDARY OF DEVELOPMENT SCHEME 發展計劃範圍界線
- OTHER SPECIFIED USES (MIXED USE) 其他指定用途 (混合用途)
- MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM) 最高建築物高度 (在主水平基準上若干米)
- MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS) 最高建築物高度 (樓層數目)
- MAJOR ROAD AND JUNCTION 主要道路及路口

夾附的<<註釋>>屬這份圖則的一部分
THE ATTACHED NOTES
ALSO FORM PART OF THIS PLAN

2024年 月 日城市規劃委員會根據市區重建局條例第25(6)(a)條認為圖則
適宜公布,並於2024年 月 日按照城市規劃條例第5條顯示。
PLAN DEEMED SUITABLE BY THE TOWN PLANNING BOARD FOR
PUBLICATION UNDER SECTION 25(6)(a) OF THE URBAN RENEWAL
AUTHORITY ORDINANCE ON 2024 AND EXHIBITED UNDER
SECTION 5 OF THE TOWN PLANNING ORDINANCE ON 2024.

香港城市規劃委員會依據城市規劃條例擬備的市區重建局洗衣街/花墟道發展計劃圖則
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
URBAN RENEWAL AUTHORITY SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME PLAN

依據市區重建局條例第25(3)(a)條擬備
PREPARED UNDER SECTION 25(3)(a) OF THE
URBAN RENEWAL AUTHORITY ORDINANCE

圖則編號
PLAN No. S/K3/URA5/A

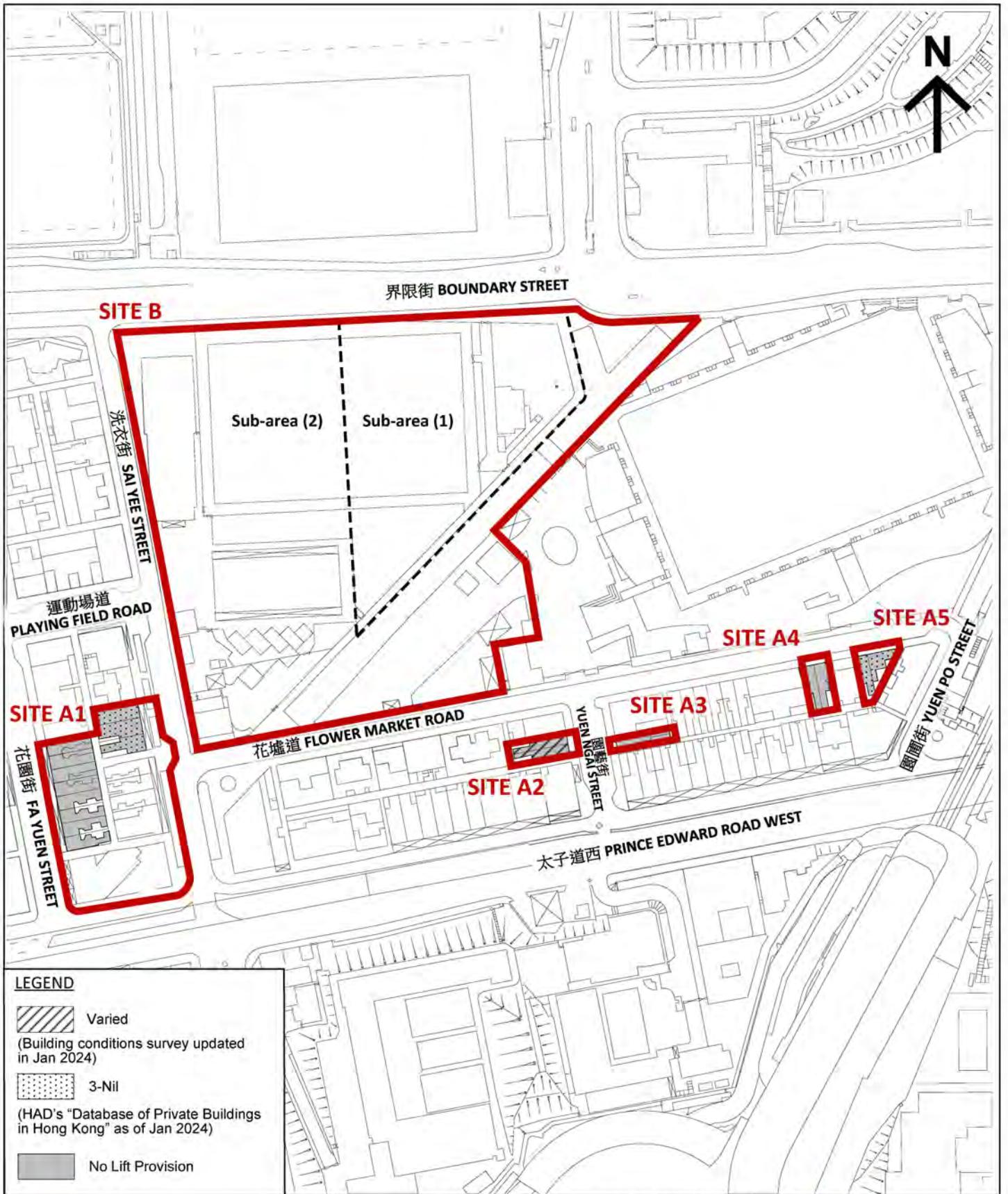
SECRETARY, TOWN PLANNING BOARD 城市規劃委員會秘書

SCALE 比例尺
METRES 15 0 15 30 45 60 75 METRES

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
1

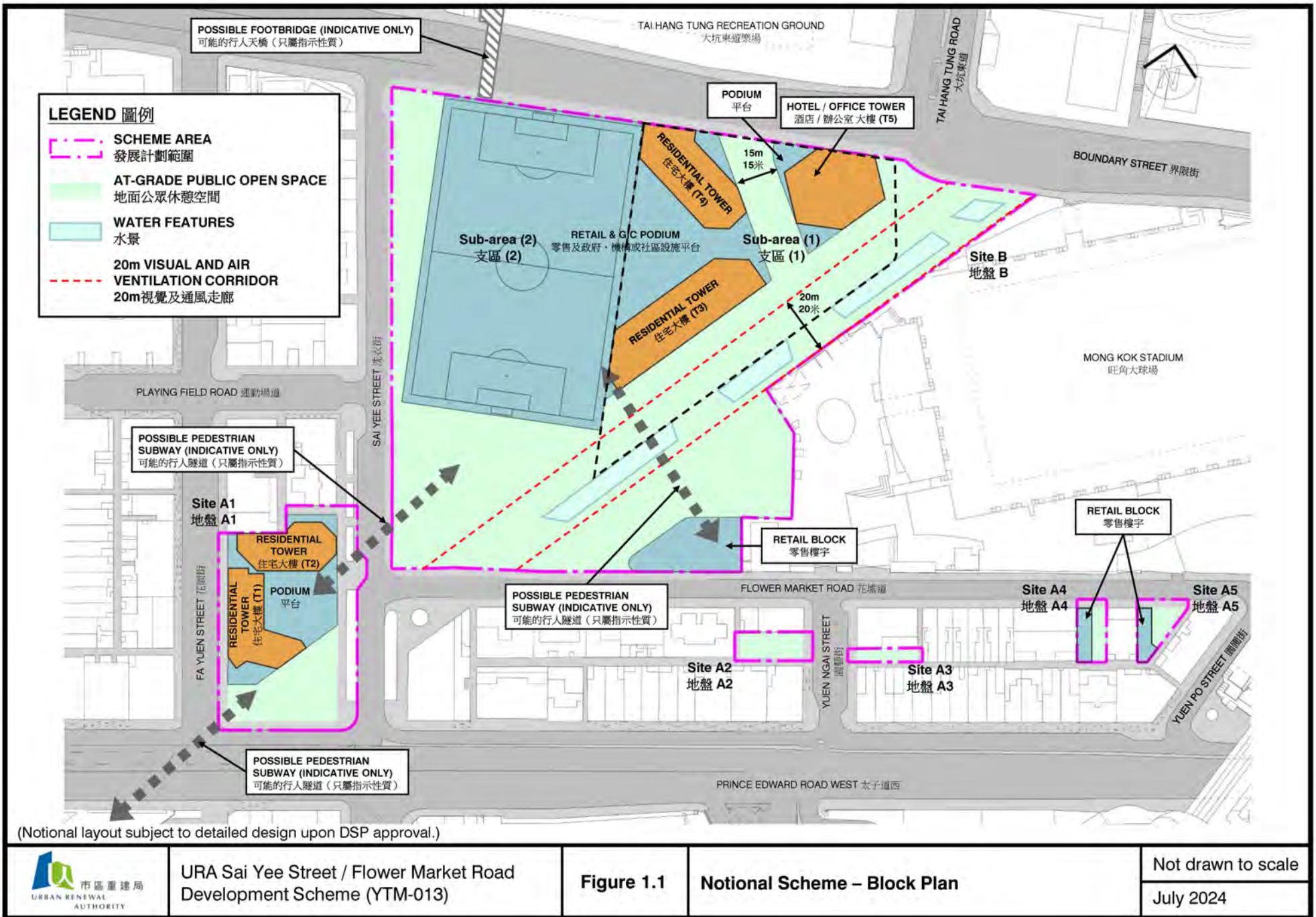
(資料來源:由市區重建局提供)
(Source : submitted by Urban Renewal Authority)



參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
2

(資料來源：由市區重建局提供)
(Source : submitted by Urban Renewal Authority)



URA Sai Yee Street / Flower Market Road Development Scheme (YTM-013)

Figure 1.1

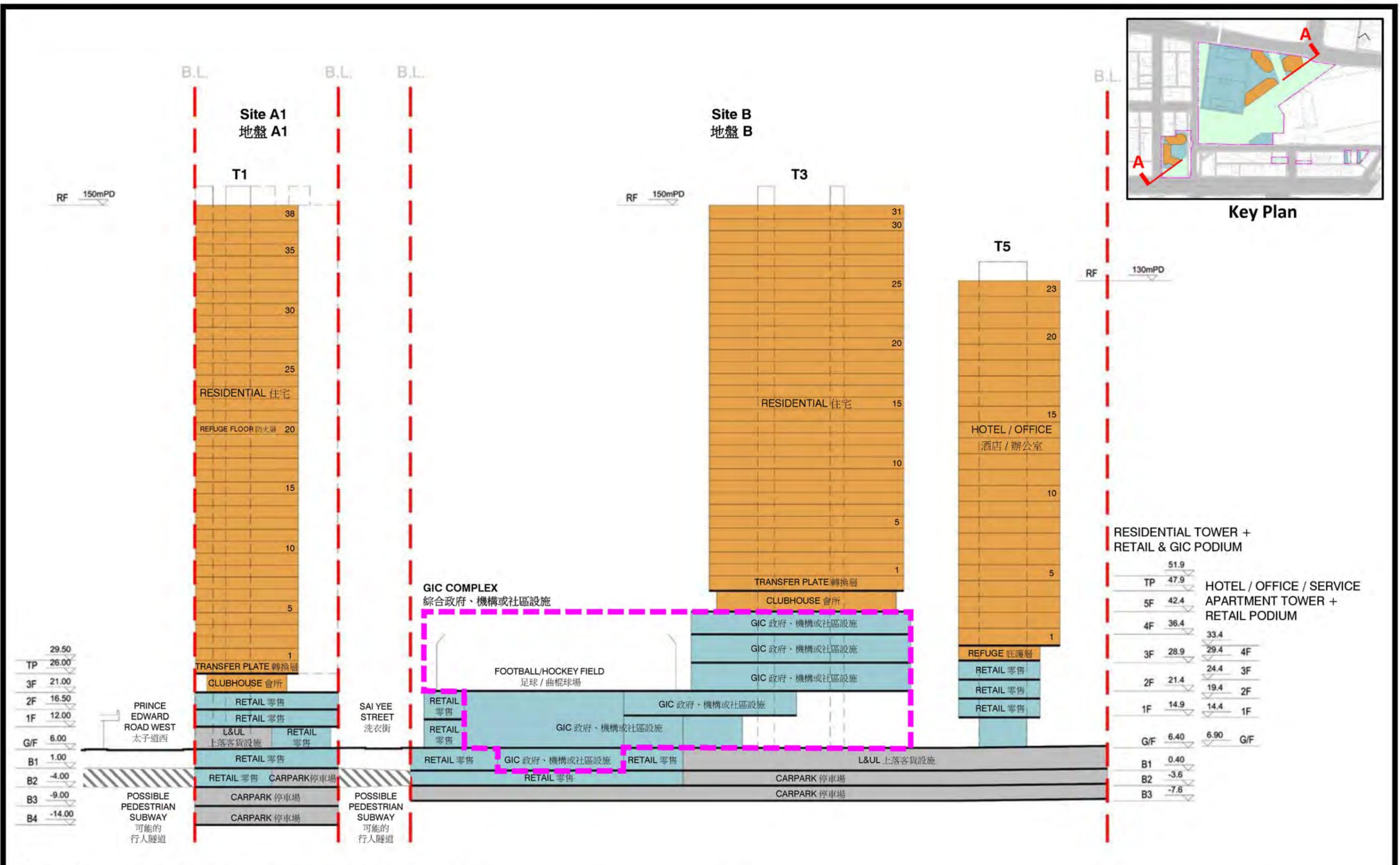
Notional Scheme - Block Plan

Not drawn to scale
July 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
3

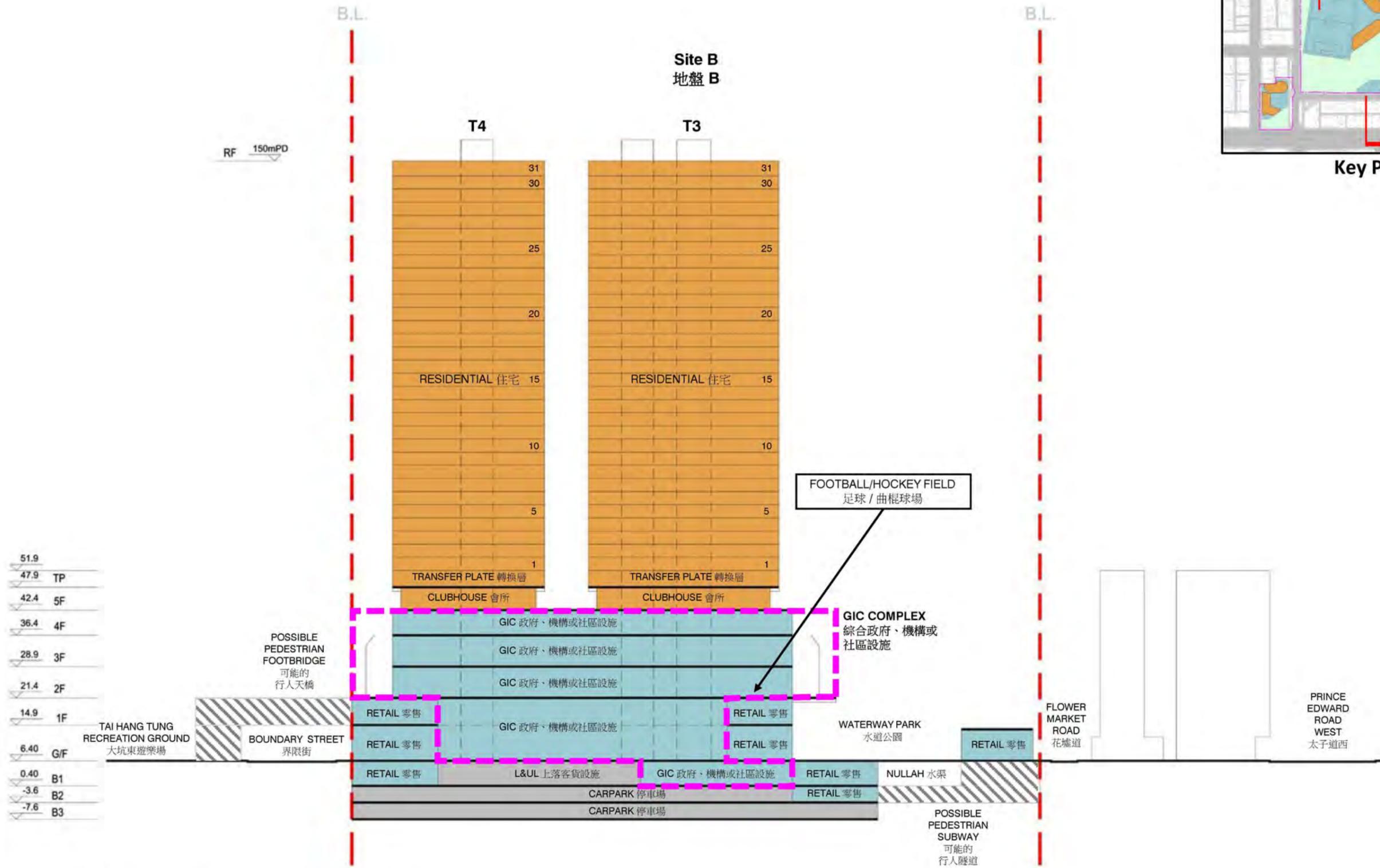


(Notional layout subject to detailed design upon DSP approval.)

 <p>市區重建局 URBAN RENEWAL AUTHORITY</p>	<p>URA Sai Yee Street / Flower Market Road Development Scheme (YTM-013)</p>	<p>Figure 1.2</p>	<p>Notional Scheme – Schematic Section A-A</p>	<p>Not drawn to scale July 2024</p>
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Key Plan



(Notional layout subject to detailed design upon DSP approval.)



URA Sai Yee Street / Flower Market Road Development Scheme (YTM-013)

Figure 1.3

Notional Scheme – Schematic Section B-B

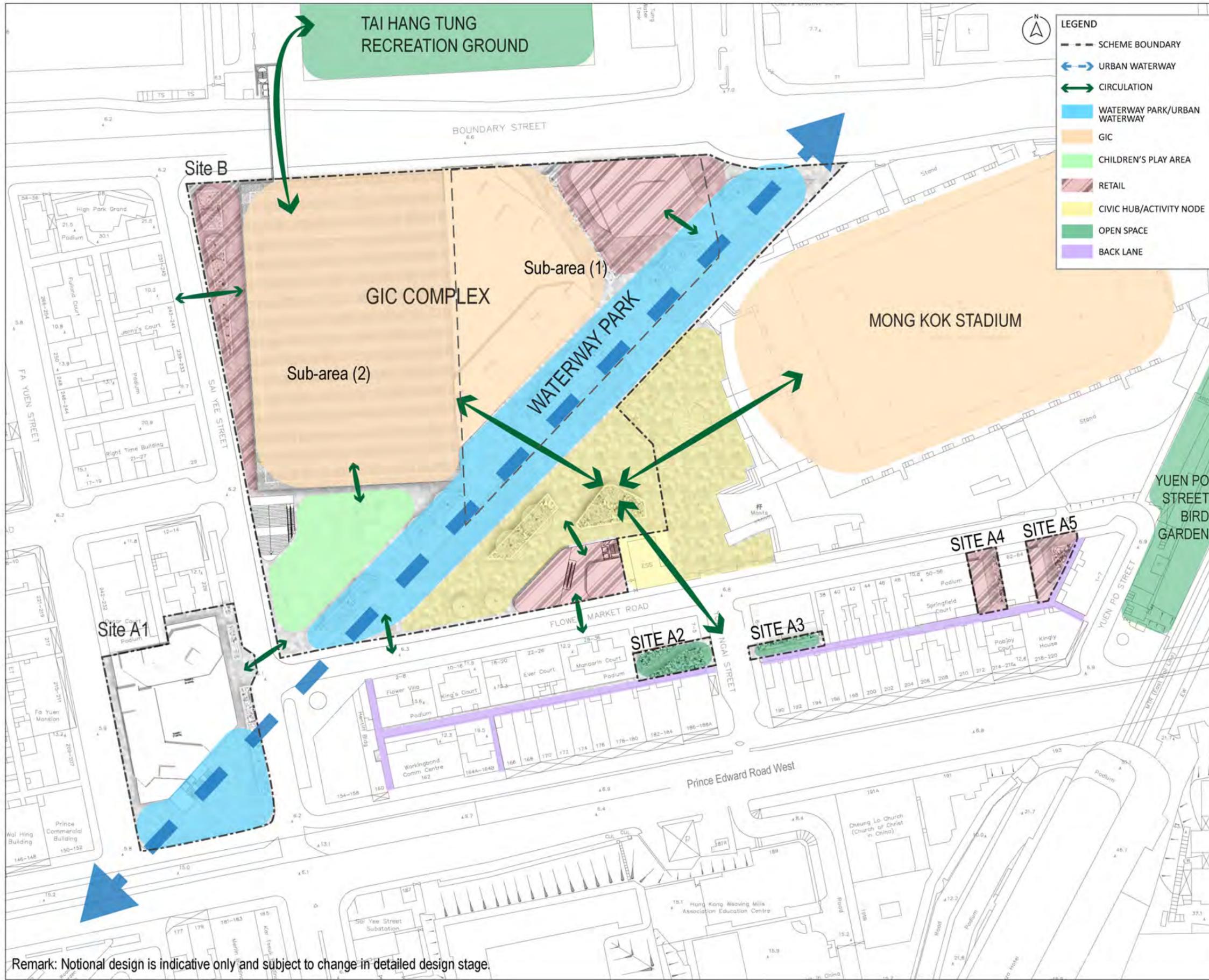
Not drawn to scale

May 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
5



LEGEND

- SCHEME BOUNDARY
- > URBAN WATERWAY
- > CIRCULATION
- WATERWAY PARK/URBAN WATERWAY
- GIC
- CHILDREN'S PLAY AREA
- RETAIL
- CIVIC HUB/ACTIVITY NODE
- OPEN SPACE
- BACK LANE

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CLIENT
URBAN RENEWAL AUTHORITY

- NOTES
1. MEASUREMENTS ARE BASED ON HONG KONG 1980 METRIC GRID & HONG KONG PRINCIPAL DATUM.
 2. ALL UNITS ARE IN METRES OR OTHERWISE STATED.
 3. ALL LEVELS OF HERE WERE MEASURED FROM TIDE OF HERE.
 4. THE BASE MAP INFORMATION SHOWN THEREON WAS EXTRACTED FROM BRIS DOTTED TOPOGRAPHIC MAP, LANDS DEPARTMENT FOR REFERENCE ONLY.
 5. THE TOPOGRAPHICAL SURVEY BOUNDARY AND TREE SURVEY BOUNDARY WERE EXTRACTED FROM PLAN NOS. PM1/1827/14002 PROVIDED BY THE CLIENT.

REVISION	ISSUE	DESCRIPTION	DATE

DESIGN: -
 DRAWN: -
 CHECKED: -
 STAGE: -
 PROJECT: -

TERM LANDSCAPE
 ARCHITECTURE CONSULTANCY
 SERVICES FOR URA'S SAI YEE
 STREET / FLOWER MARKET ROAD
 DEVELOPMENT SCHEME (YTM-013)

TITLE:

FIGURE 2.1 - BUBBLE DIAGRAM

SCALE:	
DRAWING NO.:	LA04
DATE:	
REFERENCE:	

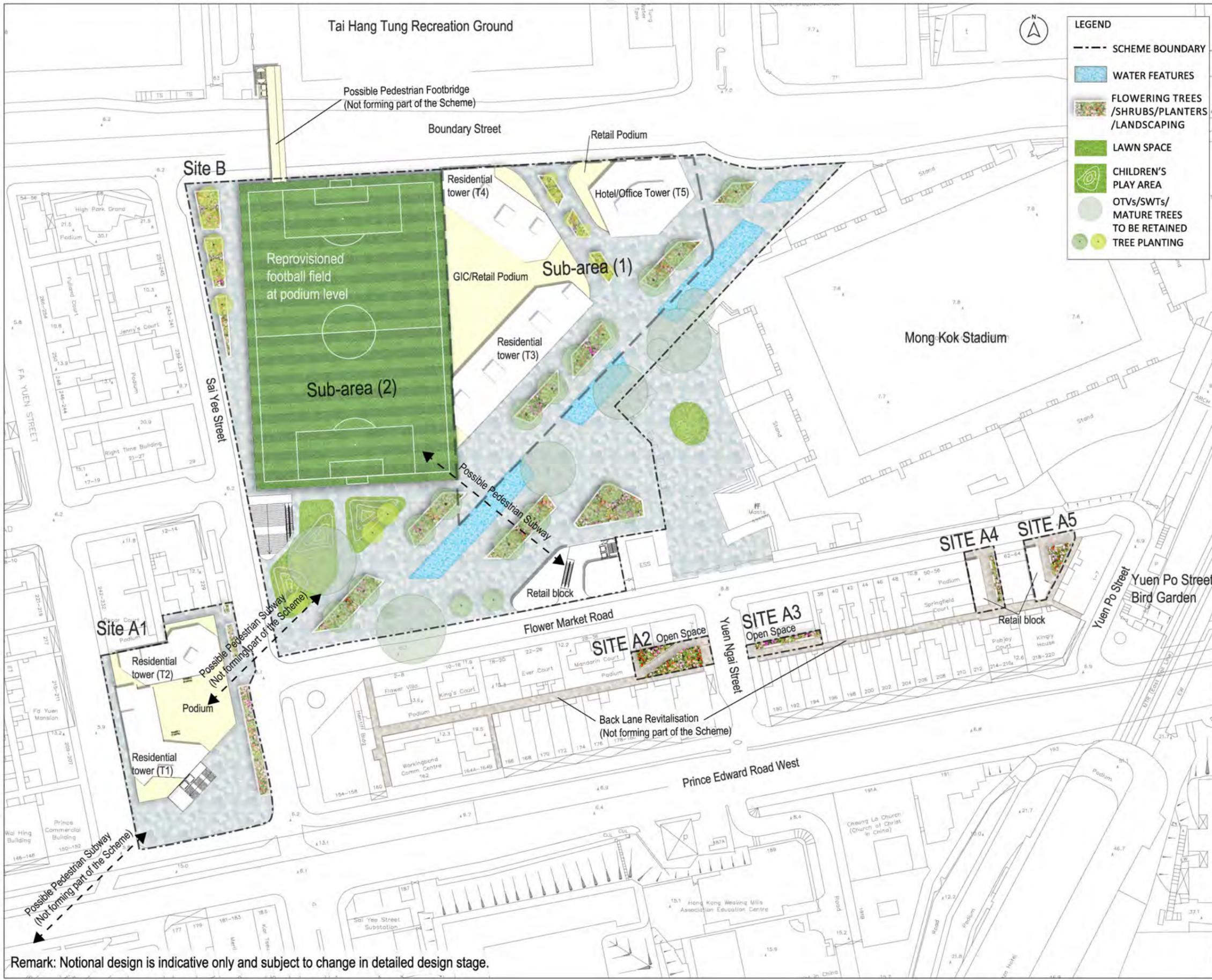
earthasia design group

Remark: Notional design is indicative only and subject to change in detailed design stage.

(資料來源: 由市區重建局提供)
 (Source : submitted by Urban Renewal Authority)

參考編號
 REFERENCE No.
 M/K3/24/2

繪圖
 DRAWING
 6



Remark: Notional design is indicative only and subject to change in detailed design stage.

LEGEND

- SCHEME BOUNDARY
- WATER FEATURES
- FLOWERING TREES /SHRUBS/PLANTERS /LANDSCAPING
- LAWN SPACE
- CHILDREN'S PLAY AREA
- OTVs/SWTs/ MATURE TREES TO BE RETAINED
- TREE PLANTING

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 2. ALL LEVELS ARE IN METRES OR OTHERWISE STATED.
 3. ALL LEVELS OF KERB WERE MEASURED FROM T.O.E. OF KERB.
 4. THE BASE MAP INFORMATION SHOWN THEREON WAS EXTRACTED FROM BIDDING DIGITAL TOPOGRAPHIC MAP, LANDS DEPARTMENT FOR REFERENCE ONLY.
 5. THE TOPOGRAPHICAL SURVEY BOUNDARY AND TREE SURVEY BOUNDARY WERE EXTRACTED FROM PLAN NOS. PWB1/8627/A/002 PROVIDED BY THE CLIENT.

REVISION		
ISSUE	DESCRIPTION	DATE

DESIGN
 DRAWN:
 CHECKED:
 STAGE:

PROJECT
TERM LANDSCAPE ARCHITECTURE CONSULTANCY SERVICES FOR URA'S SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME (YTM-013)

TITLE
FIGURE 2.2 NOTIONAL DESIGN LAYOUT

SCALE: 1:1200@A3	REVISION
DRAWING NO: LA05	
DATE	
REFERENCE:	

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(資料來源: 由市區重建局提供)
 (Source : submitted by Urban Renewal Authority)

參考編號
 REFERENCE No.
M/K3/24/2

繪圖
DRAWING
7

LEGEND

CODE	DESCRIPTION	REF
- - -	SITE BOUNDARY	
T60	EXISTING TREES	
(Purple Circle)	OLD AND VALUABLE TREES	
(Orange Circle)	STONE WALL TREES	
(Blue Circle)	MATURE TREE	
(Red Circle)	STONE WALL TREE AND MATURE TREE	



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 CHECKED:
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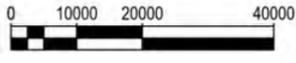
PROJECT:
TERM LANDSCAPE ARCHITECTURE CONSULTANCY SERVICES FOR URA'S SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME (YTM-013)

TITLE:
TREE SURVEY PLAN

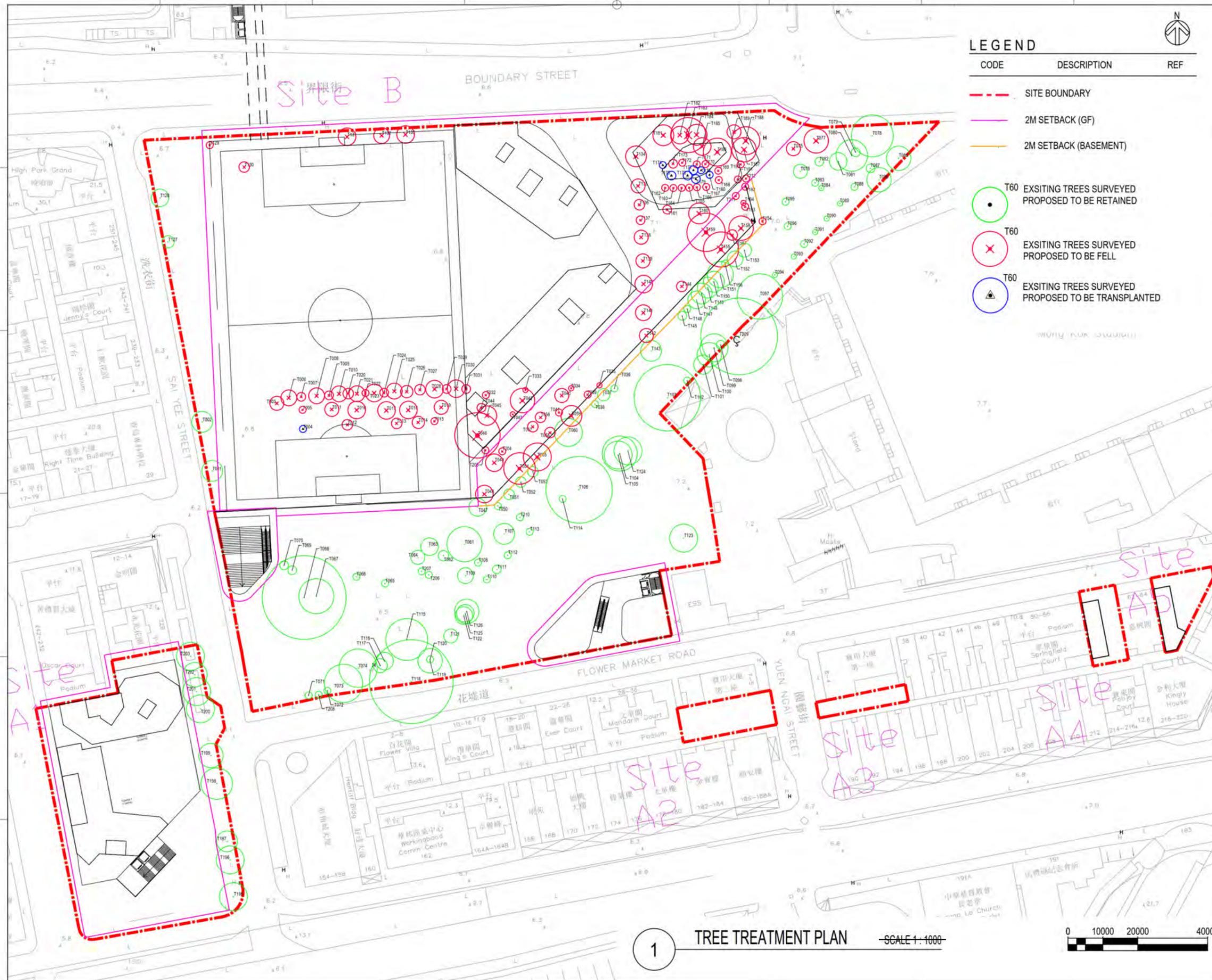
SCALE: AS SHOWN	
DRAWING NO: TS-01	REVISION: -
DATE: 08/2023	
REFERENCE:	



1 TREE SURVEY PLAN SCALE 1:1000



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LEGEND

CODE	DESCRIPTION	REF
(Red dashed line)	SITE BOUNDARY	
(Pink dashed line)	2M SETBACK (GF)	
(Yellow dashed line)	2M SETBACK (BASEMENT)	
(Green circle with dot)	T60 EXSITING TREES SURVEYED PROPOSED TO BE RETAINED	
(Red circle with X)	T60 EXSITING TREES SURVEYED PROPOSED TO BE FELL	
(Blue circle with triangle)	T60 EXSITING TREES SURVEYED PROPOSED TO BE TRANSPLANTED	



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REVISION

ISSUE	DESCRIPTION	DATE

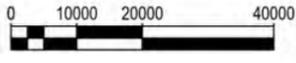
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 DRAWN: _____
 CHECKED: _____
 STAGE: _____

PROJECT:
TERM LANDSCAPE ARCHITECTURE CONSULTANCY SERVICES FOR URA'S SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME (YTM-013)

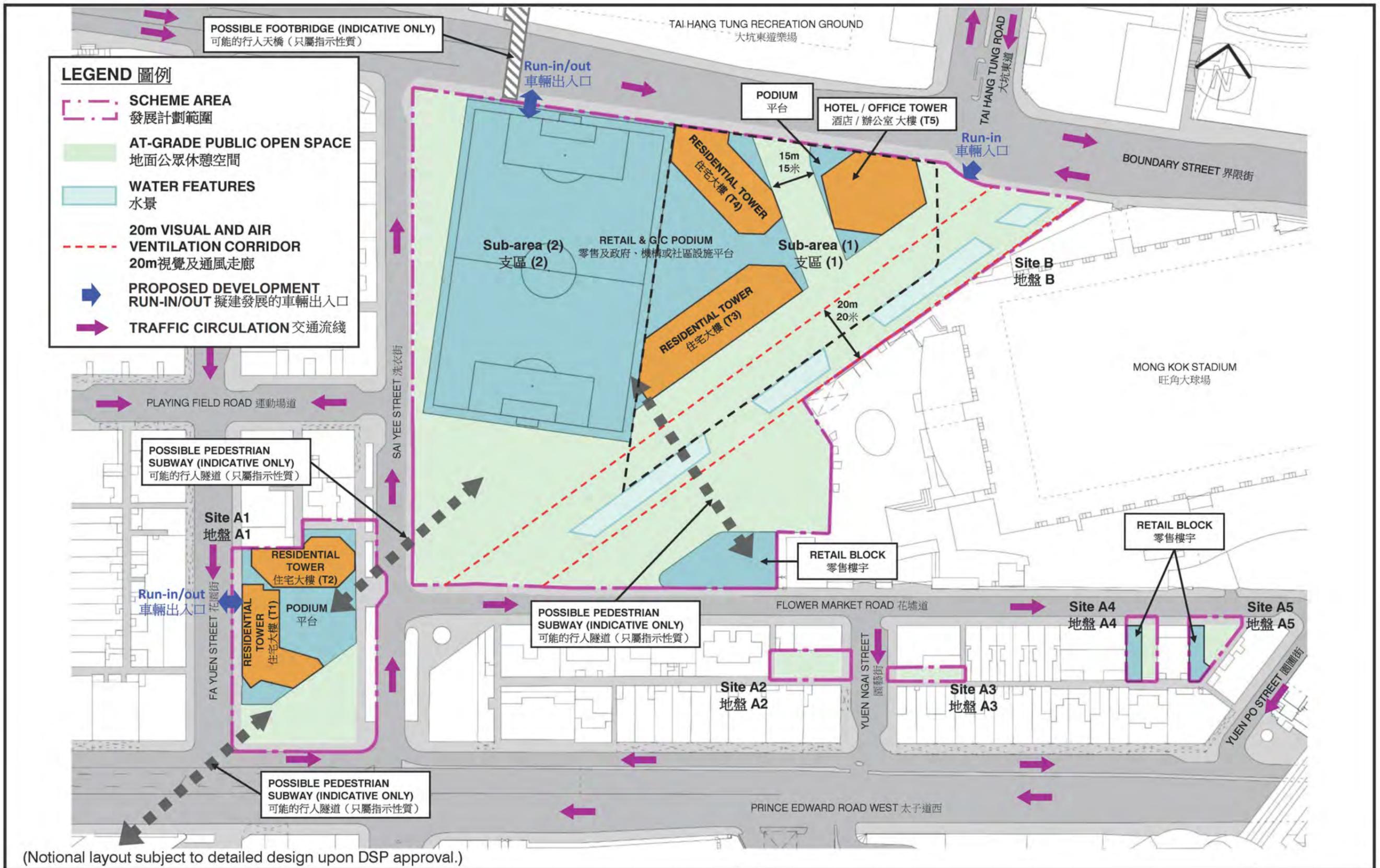
TITLE:
TREE TREATMENT PLAN

SCALE: AS SHOWN	
DRAWING NO: TT-01	REVISION: -
DATE: 08/2023	
REFERENCE: _____	

1 TREE TREATMENT PLAN SCALE 1:1000



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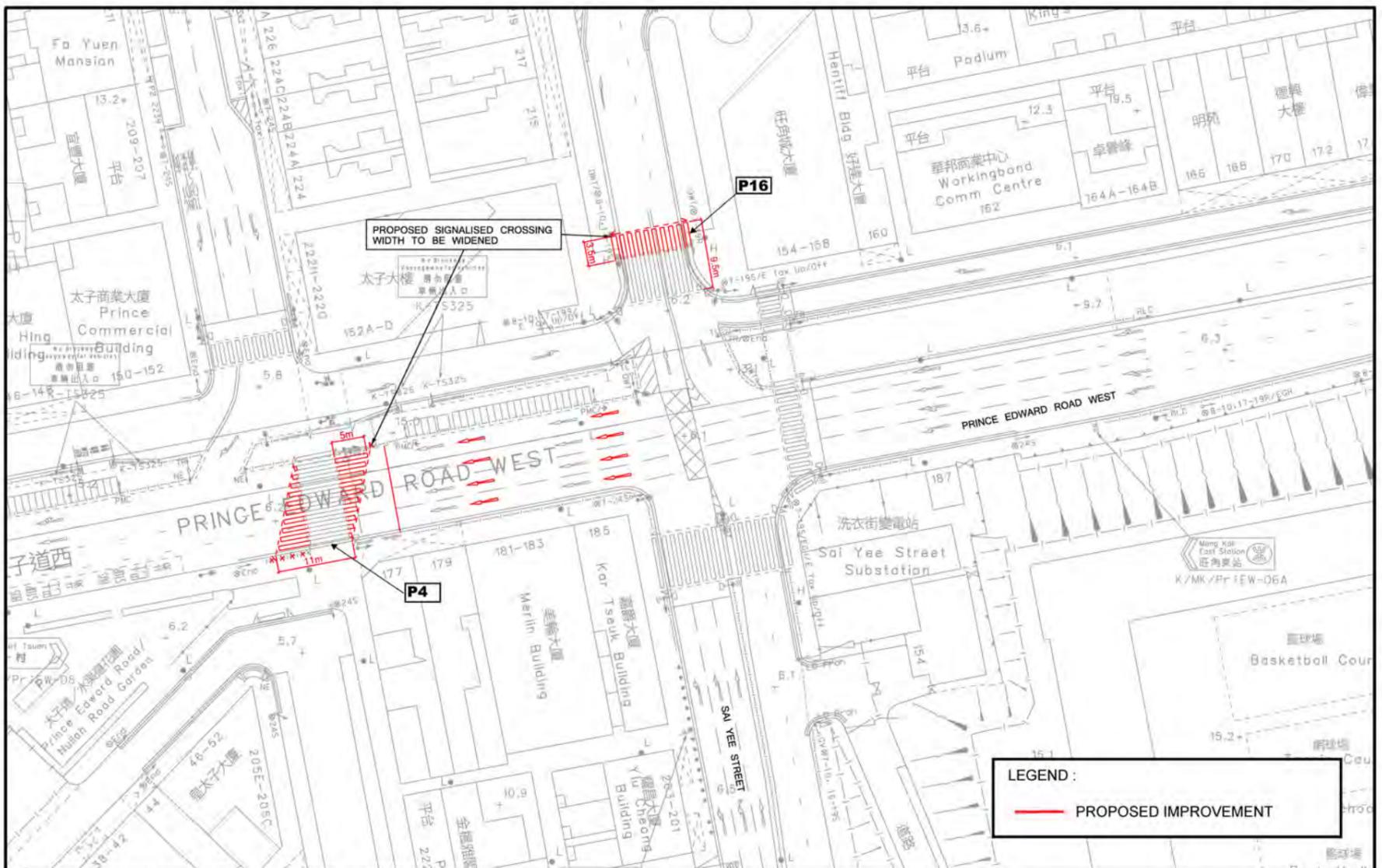


(Notional layout subject to detailed design upon DSP approval.)

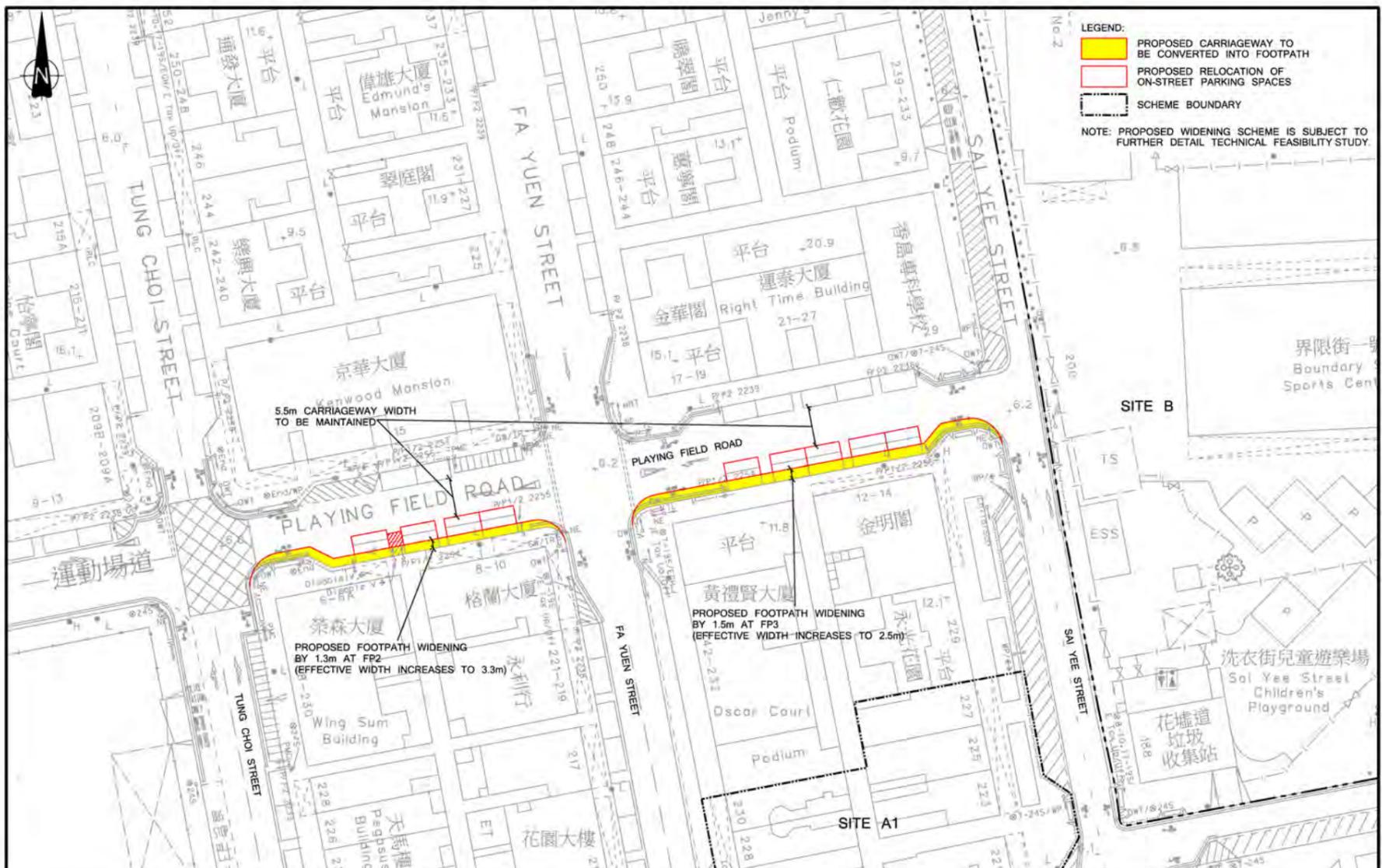
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Rev.	Description	Checked	Date																																										
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Rev.		A																																											

CHK50755110/TIA/F21-A.CDR/LLH/18JUL24

Original Size : A3



Project Title		Drawing Title		SYSTRAMA
URBAN RENEWAL AUTHORITY SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME (YTM-013)		PROPOSED WIDENING OF SIGNALISED CROSSINGS		
Rev.	Description	Checked	Date	Original Size : A3
CHM	HWL	Scale 1:500(A3)	DATE MAR 2024	Drawing No. 5.2



Project Title		Drawing Title		SYSTRAMA
URBAN RENEWAL AUTHORITY SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME (YTM-013)		POTENTIAL IMPROVEMENT SCHEME AT PLAYING FIELD ROAD FOOTPATH (FP2 AND FP3)		
Rev.	Description	Checked	Date	Original Size : A3
CHM	HWL	Scale 1:500(A3)	DATE MAY 2024	Drawing No. APP2

擬議行人環境改善措施
PROPOSED IMPROVEMENT MEASURES ON PEDESTRIAN ENVIRONMENT

(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

參考編號 REFERENCE No. M/K3/24/2	繪圖 DRAWING 11
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Figure 4 *Artist's Impression of the Waterway Park as a "Connector"*



(Artist's impression is indicative only and the notional design is subject to change in detailed design stage.)

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號 REFERENCE No. M/K3/24/2	繪圖 DRAWING 12
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Figure 5 *Artist's Impression of the Waterway Park facilitating Flower Viewing Activities*



(Artist's impression is indicative only and the notional design is subject to change in detailed design stage.)

(資料來源:由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
13

Figure 6 *Artist's Impression of the Retail Frontage Design along Sai Yee Street*



(Artist's impression is indicative only and the notional design is subject to change in detailed design stage.)

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
14

Figure 7 **Artist's Impression of the "Third Street" of the Flower Market**

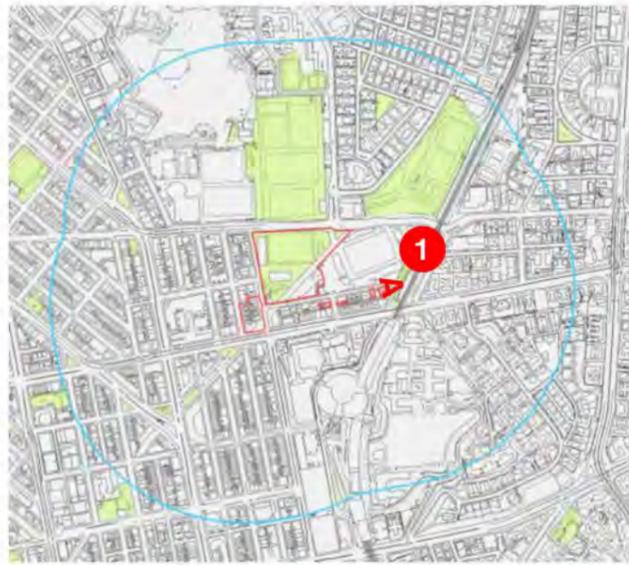


(Artist's impression is indicative only and the notional design is subject to change in detailed design stage.)

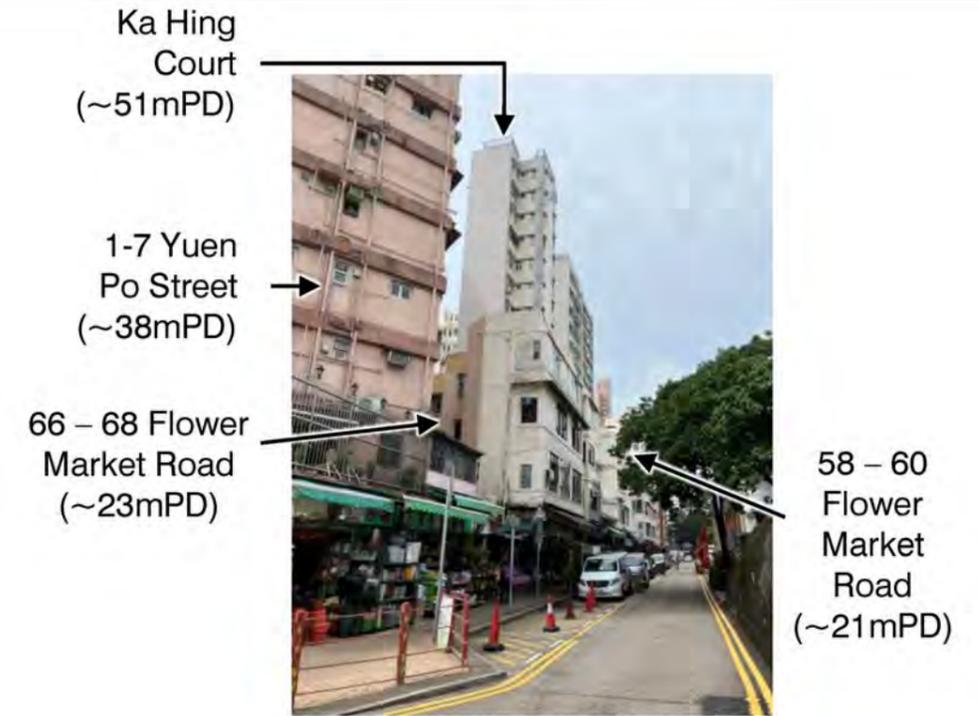
(資料來源:由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

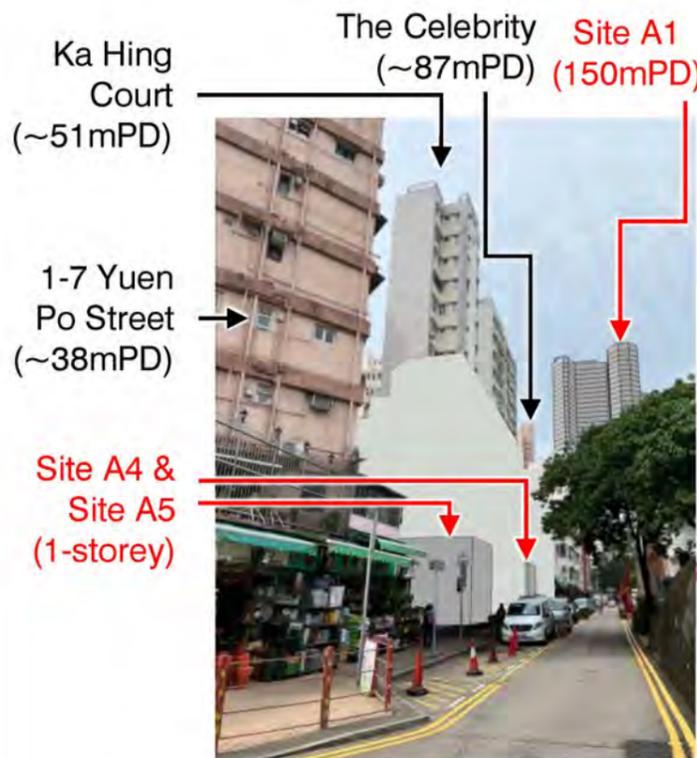
繪圖
DRAWING
15



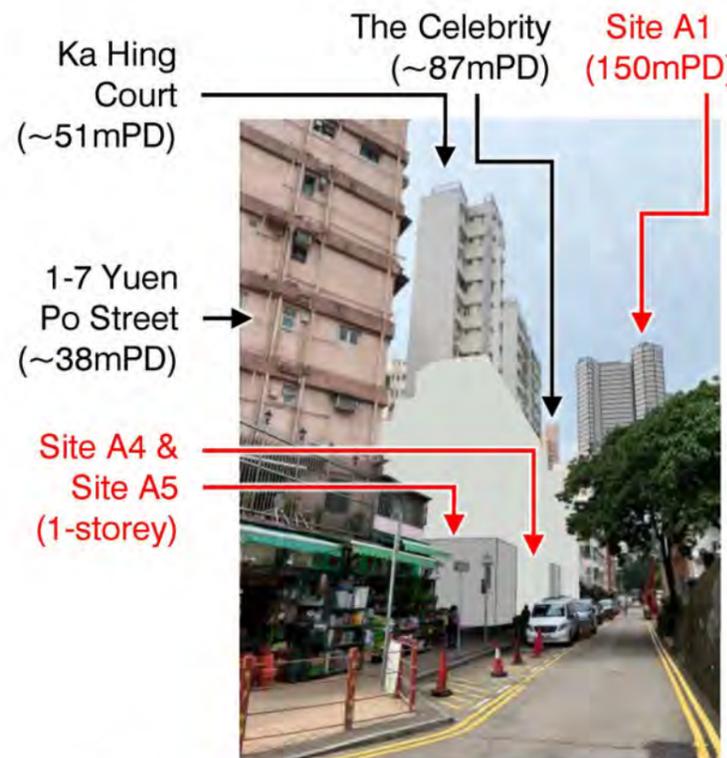
- Scheme Area
 - Assessment Area
 - ▶ Local Viewing Point
- (Not to scale)



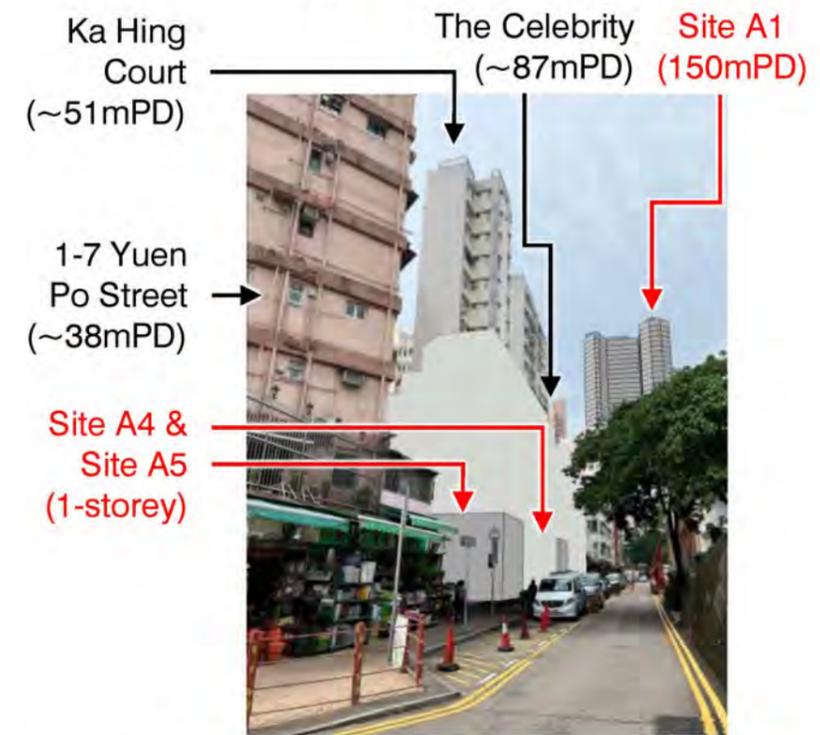
Existing Condition



**Sensitivity 1 (130mPD for Site B)
(For reference only)**



Proposed Scheme (150mPD for Site B)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.1

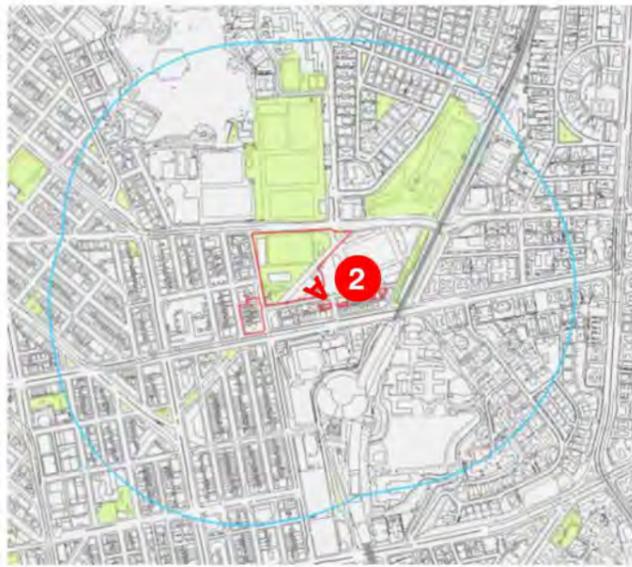
**Photomontages of VP1
(South Entrance of Yuen Po Street Bird Garden)**

May 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
16



- Scheme Area
 - Assessment Area
 - A Local Viewing Point
- (Not to scale)

High Park Grand (~117mPD)
High Park (~123mPD)



Mong Kok Stadium (~14-18mPD)

Existing Condition

High Park Grand (~117mPD)
High Park (~123mPD)

Site B (130mPD)

Mong Kok Stadium (~14-18mPD)



**Sensitivity 1 (130mPD for Site B)
(For reference only)**

High Park Grand (~117mPD)
High Park (~123mPD)

Site B (130-150mPD)

Mong Kok Stadium (~14-18mPD)



Proposed Scheme (150mPD for Site B)

High Park Grand (~117mPD)
High Park (~123mPD)

Site B (130-170mPD)

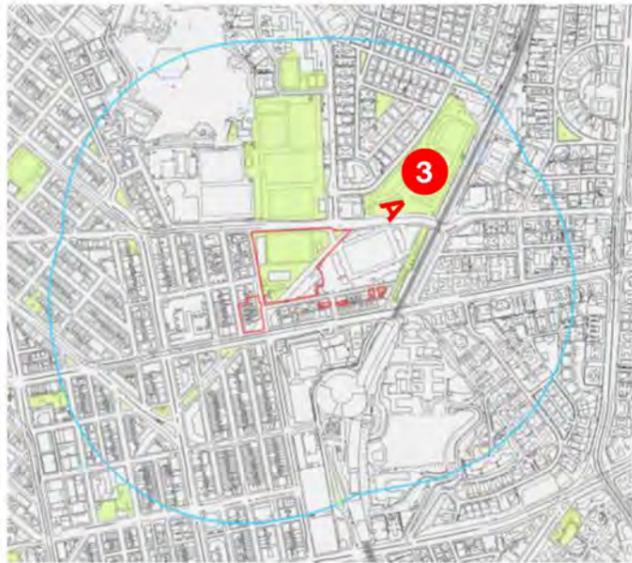
Mong Kok Stadium (~14-18mPD)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)

 市區重建局 URBAN RENEWAL AUTHORITY	URA Sai Yee Street / Flower Market Road Development Scheme (YTM-013) Visual Impact Assessment	Figure 5.2	Photomontages of VP2 (Pavement opposite the Entrance Plaza of Mong Kok Stadium)	March 2024
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- Scheme Area
- Assessment Area
- ▲ Local Viewing Point

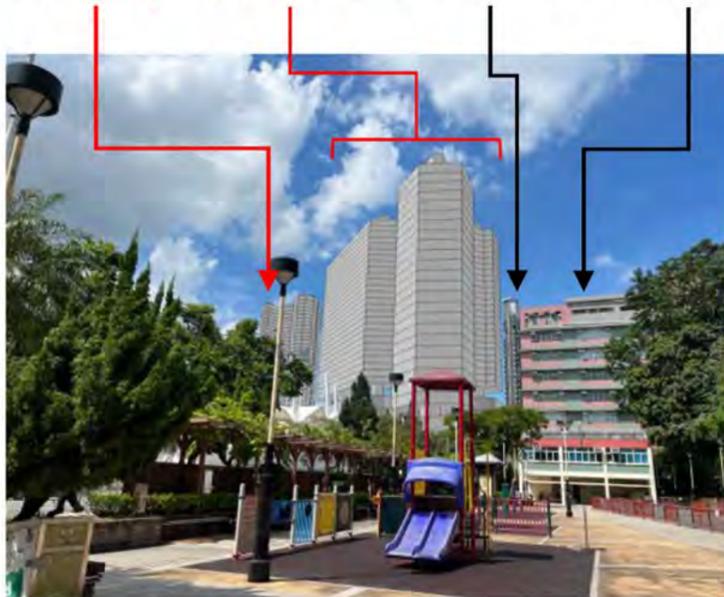
(Not to scale)



- Garden Heights (~68mPD)
- High Park Grand (~117mPD)
- Chan's Creative School (~39mPD)

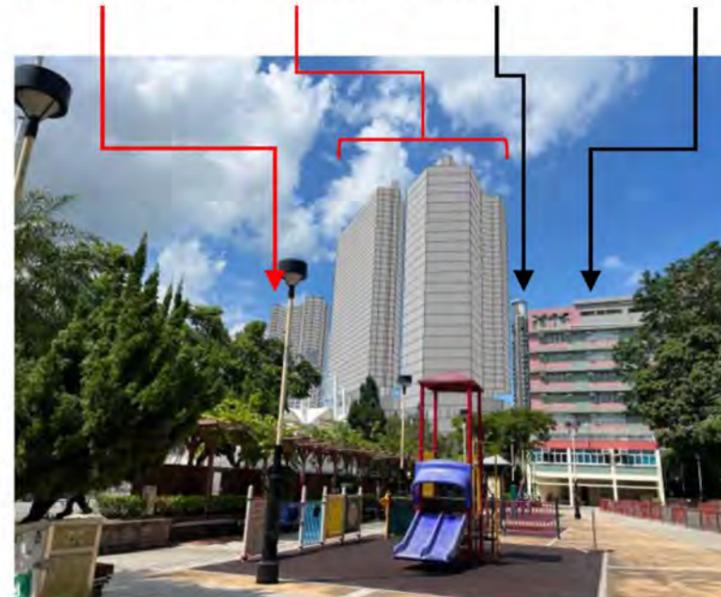
Existing Condition

- Site A1 (150mPD)
- Site B (130mPD)
- High Park Grand (~117mPD)
- Chan's Creative School (~39mPD)



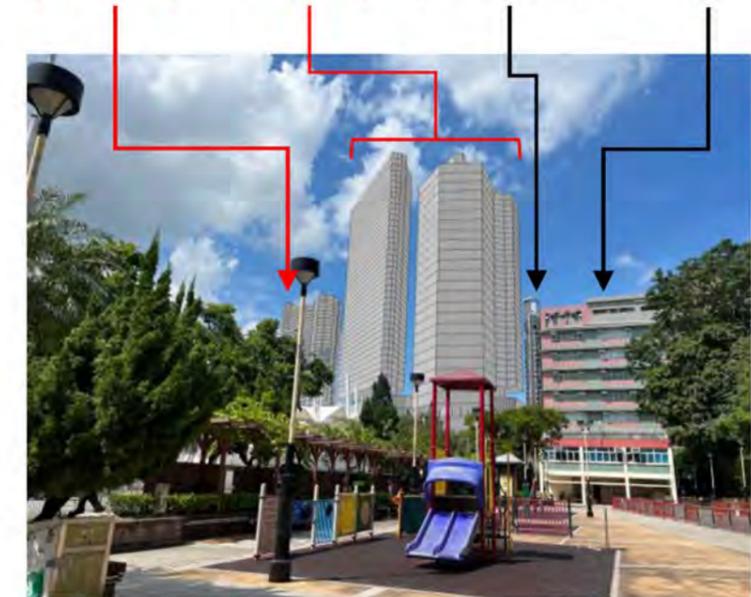
**Sensitivity 1 (130mPD for Site B)
(For reference only)**

- Site A1 (150mPD)
- Site B (130-150mPD)
- High Park Grand (~117mPD)
- Chan's Creative School (~39mPD)



Proposed Scheme (150mPD for Site B)

- Site A1 (150mPD)
- Site B (130-170mPD)
- High Park Grand (~117mPD)
- Chan's Creative School (~39mPD)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.3

**Photomontages of VP3
(Children's Playground of Fa Hui Park)**

March 2024

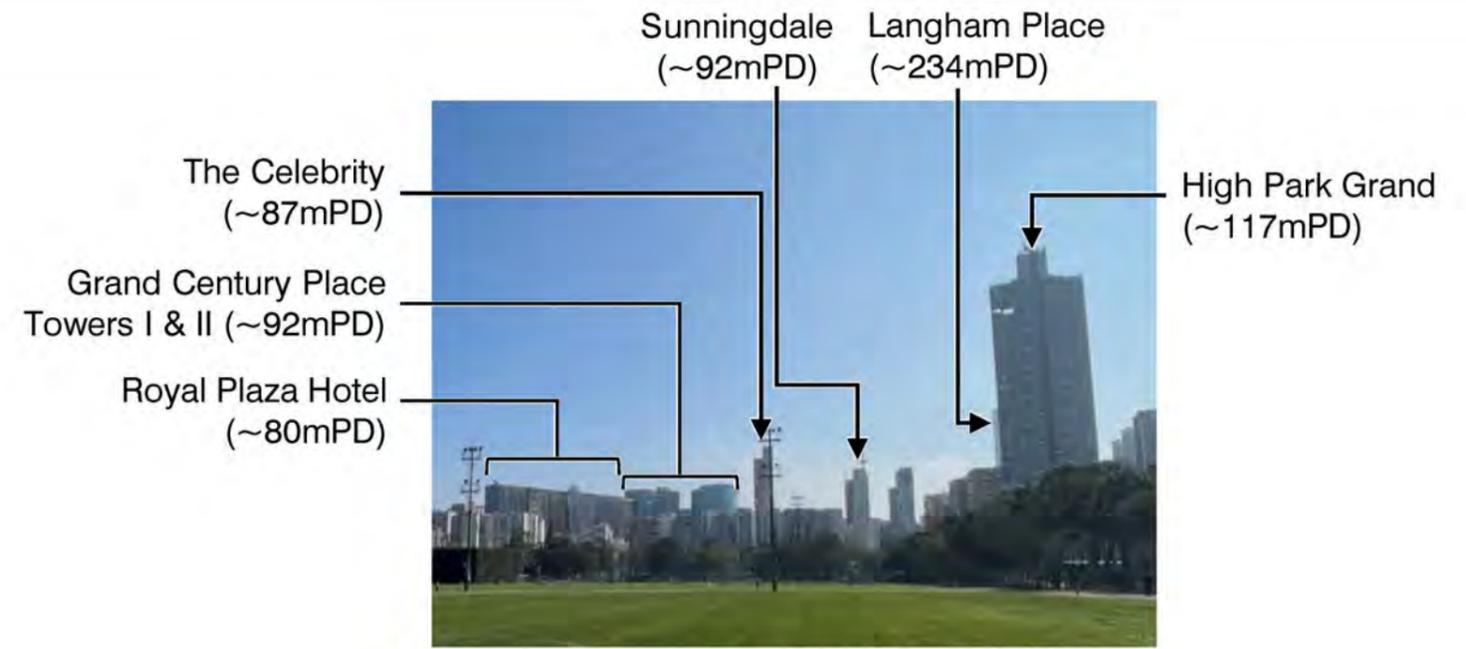
(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

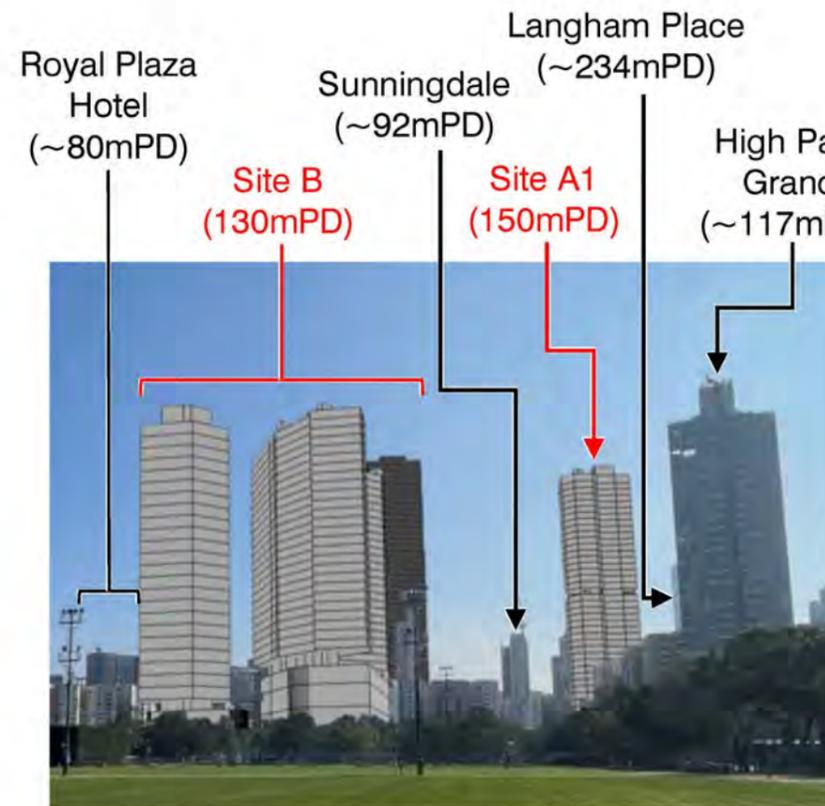
繪圖
DRAWING
18



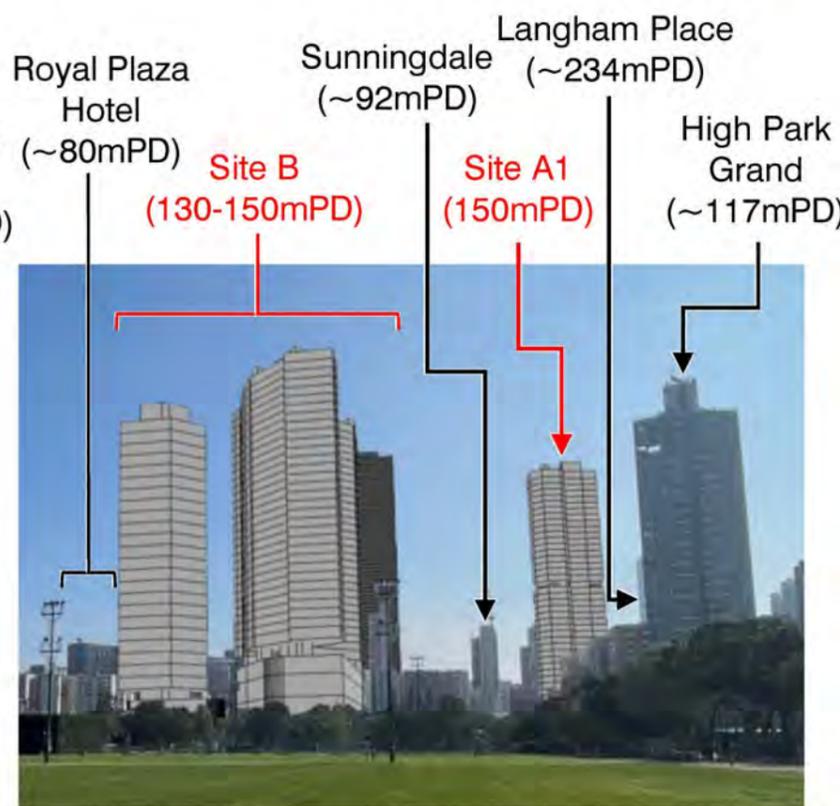
- Scheme Area
 - Assessment Area
 - ▲ Local Viewing Point
- (Not to scale)



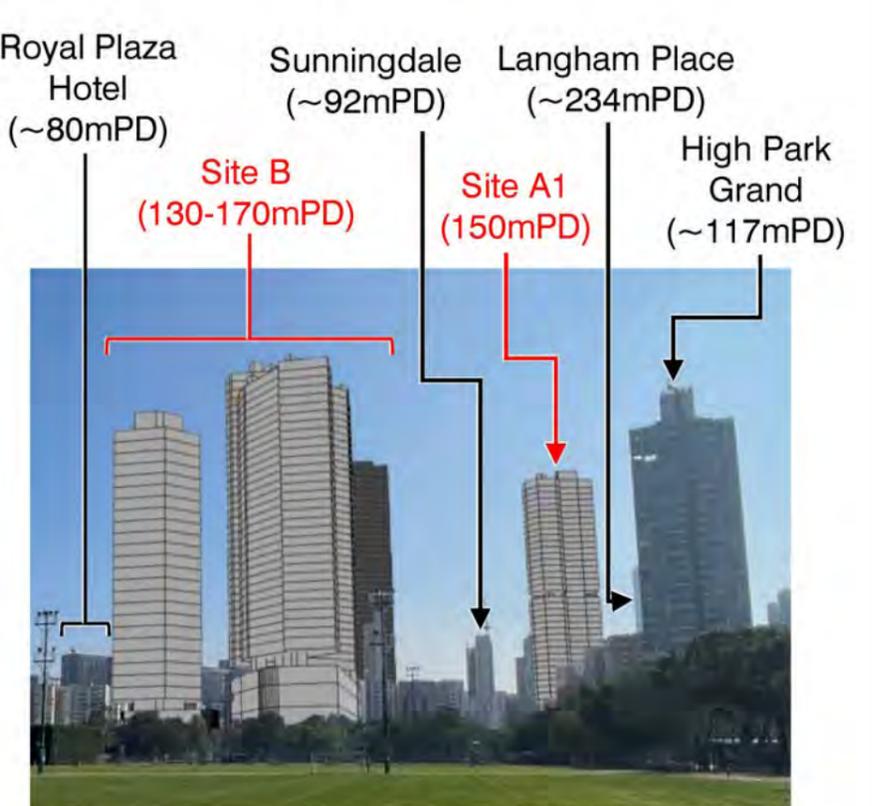
Existing Condition



**Sensitivity 1 (130mPD for Site B)
(For reference only)**



Proposed Scheme (150mPD for Site B)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.4

**Photomontages of VP4
(Tai Hang Tung Recreation Ground)**

March 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
19



- Scheme Area
 - Assessment Area
 - ▲ Local Viewing Point
- (Not to scale)

Kui Shing Building
(~51mPD)
Capricorn Centre
(~48mPD)



Kenwood Mansion
(~46mPD)
Wing Sum Building
(~41mPD)
Pegasus Building
(~40mPD)

Existing Condition

Capricorn Centre (~48mPD) Kui Shing Building (~51mPD) **Site B (130mPD)** Wing Sum Building (~41mPD) **Site A1 (150mPD)**



Sensitivity 1 (130mPD for Site B)
(For reference only)

Capricorn Centre (~48mPD) Kui Shing Building (~51mPD) **Site B (130-150mPD)** Wing Sum Building (~41mPD) **Site A1 (150mPD)**



Proposed Scheme (150mPD for Site B)

Capricorn Centre (~48mPD) Kui Shing Building (~51mPD) **Site B (130-170mPD)** Wing Sum Building (~41mPD) **Site A1 (150mPD)**



Sensitivity 2 (170mPD for Site B)
(For reference only)

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.5

Photomontages of VP5
(Exit A of MTR Prince Edward Station)

March 2024

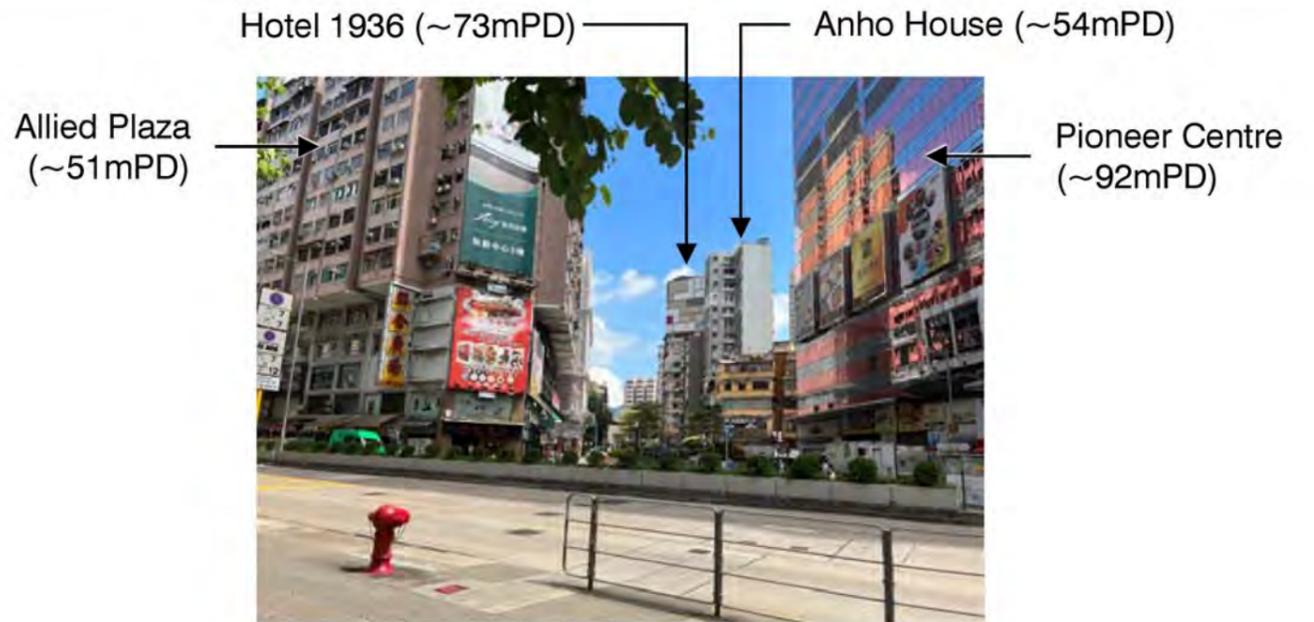
(資料來源：由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

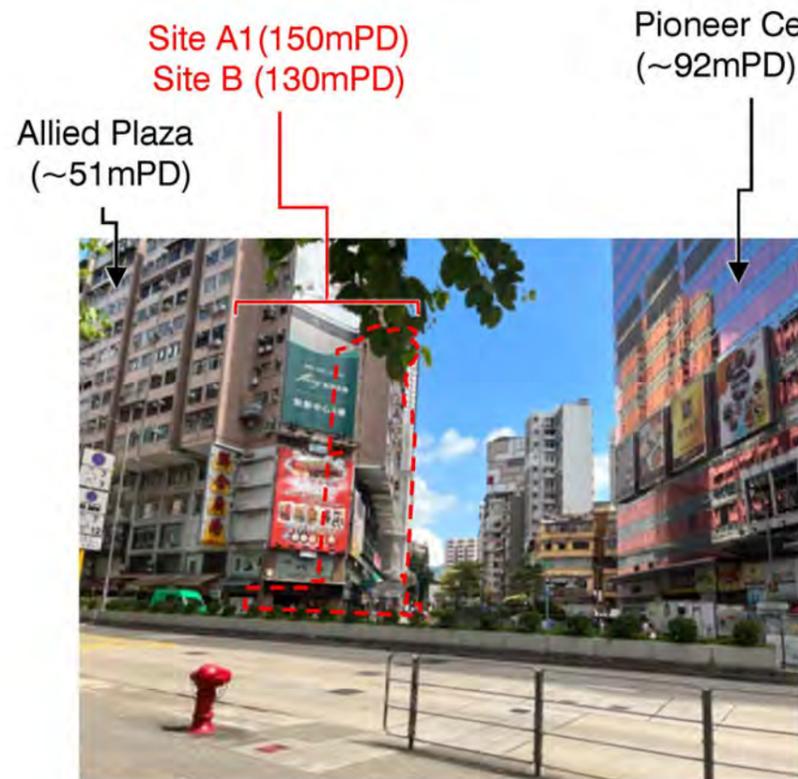
繪圖
DRAWING
20



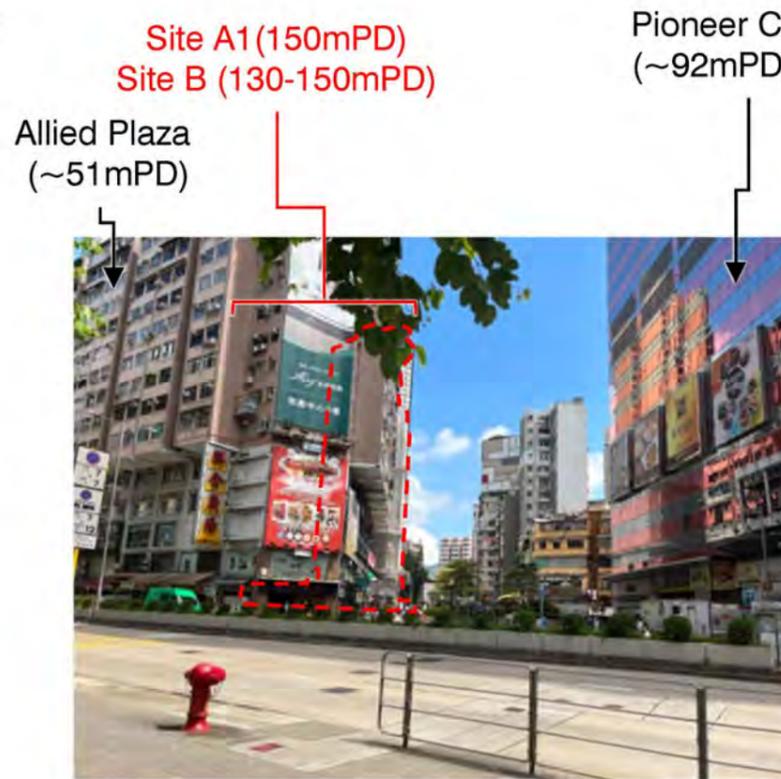
- Scheme Area
 - Assessment Area
 - A Local Viewing Point
- (Not to scale)



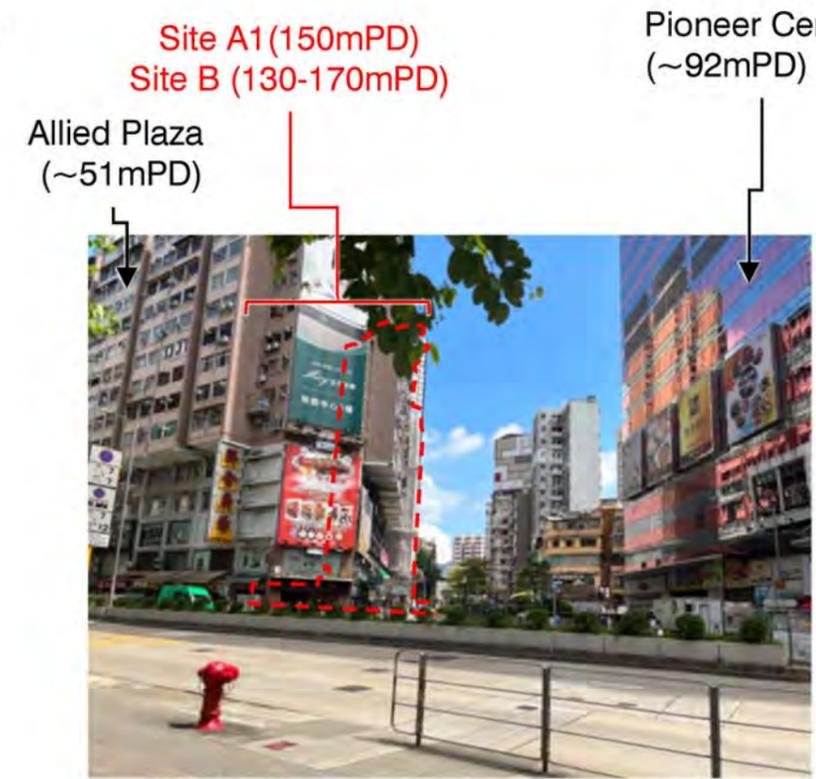
Existing Condition



**Sensitivity 1 (130mPD for Site B)
(For reference only)**



Proposed Scheme (150mPD for Site B)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.6

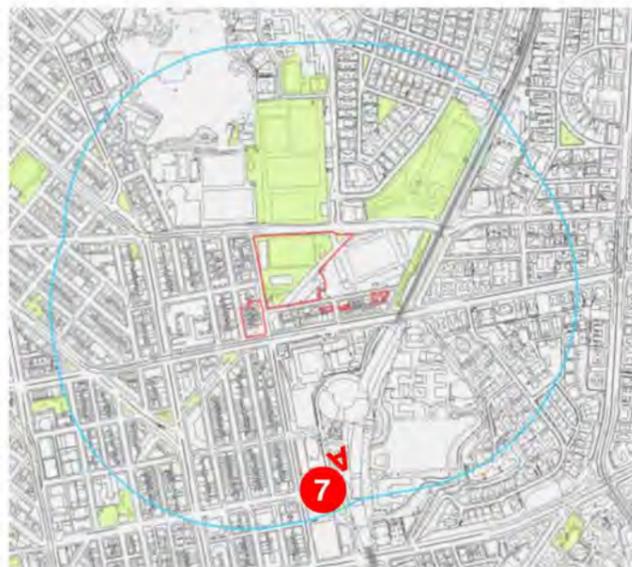
**Photomontages of VP6
(Mongkok Civic Triangle)**

March 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
21



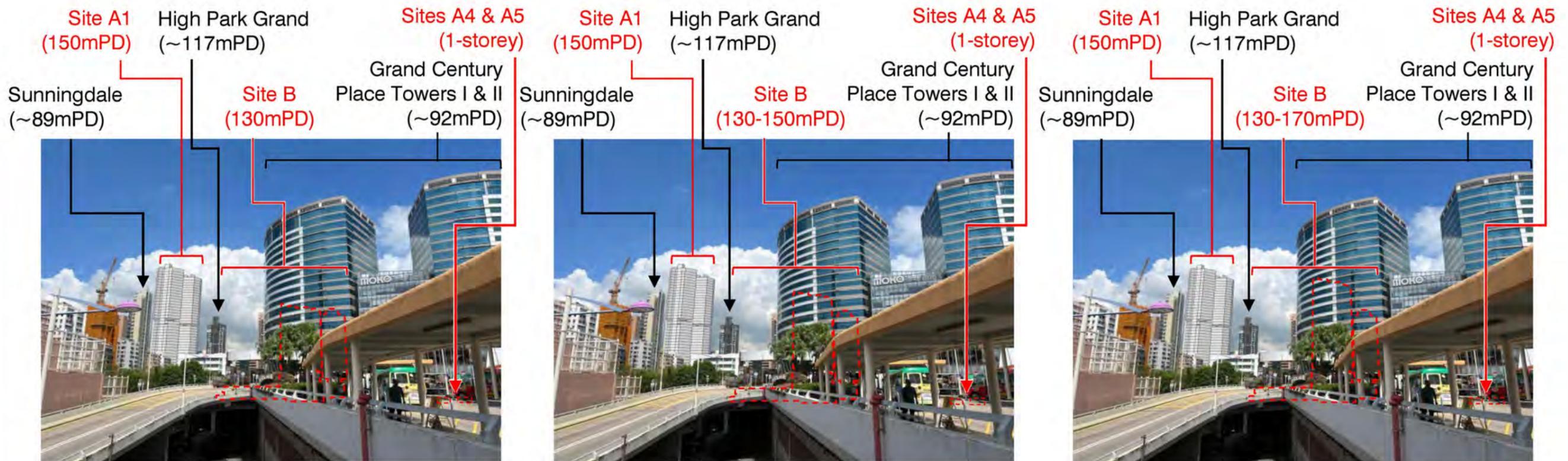
- Scheme Area
 - Assessment Area
 - A Local Viewing Point
- (Not to scale)

High Park Grand (~117mPD)
 Sunningdale (~89mPD)
 Redevelopment at 181-183 Sai Yee Street (22-storey; building height to be confirmed)

Grand Century Place Towers I & II (~92mPD)



Existing Condition



**Sensitivity 1 (130mPD for Site B)
 (For reference only)**

Proposed Scheme (150mPD for Site B)

**Sensitivity 2 (170mPD for Site B)
 (For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
 Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.7

**Photomontages of VP7
 (Footbridge near Mong Kok Government Offices)**

March 2024

(資料來源: 由市區重建局提供)
 (Source : submitted by Urban Renewal Authority)

參考編號
 REFERENCE No.
 M/K3/24/2

繪圖
 DRAWING
 22



- Scheme Area
 - Assessment Area
 - A Local Viewing Point
- (Not to scale)

Residential developments (~21-51mPD)

Emerald Twenty Eight (~129mPD)

Residential developments (~39-51mPD)



Existing Condition

Site A1 (150mPD)
Planned development at Sai Yee Street (320mPD)
Site B (130mPD)
Emerald Twenty Eight (~129mPD)



**Sensitivity 1 (130mPD for Site B)
(For reference only)**

Site A1 (150mPD)
Planned development at Sai Yee Street (320mPD)
Site B (130-150mPD)
Emerald Twenty Eight (~129mPD)



Proposed Scheme (150mPD for Site B)

Site A1 (150mPD)
Planned development at Sai Yee Street (320mPD)
Site B (130-170mPD)
Emerald Twenty Eight (~129mPD)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.8

**Photomontages of VP8
(Fuk Wah Street Rest Garden)**

March 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
23



- Scheme Area
 - Assessment Area
 - A Local Viewing Point
- (Not to scale)



Existing Condition

Planned development
at Sai Yee Street (320mPD)

Site B (130mPD) Site A1 (150mPD)



**Sensitivity 1 (130mPD for Site B)
(For reference only)**

Planned development
at Sai Yee Street (320mPD)

Site B (130-150mPD) Site A1 (150mPD)



Proposed Scheme (150mPD for Site B)

Planned development
at Sai Yee Street (320mPD)

Site B (130-170mPD) Site A1 (150mPD)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.9

**Photomontages of VP9
(Ex-Sham Shui Po Service Reservoir)**

March 2024

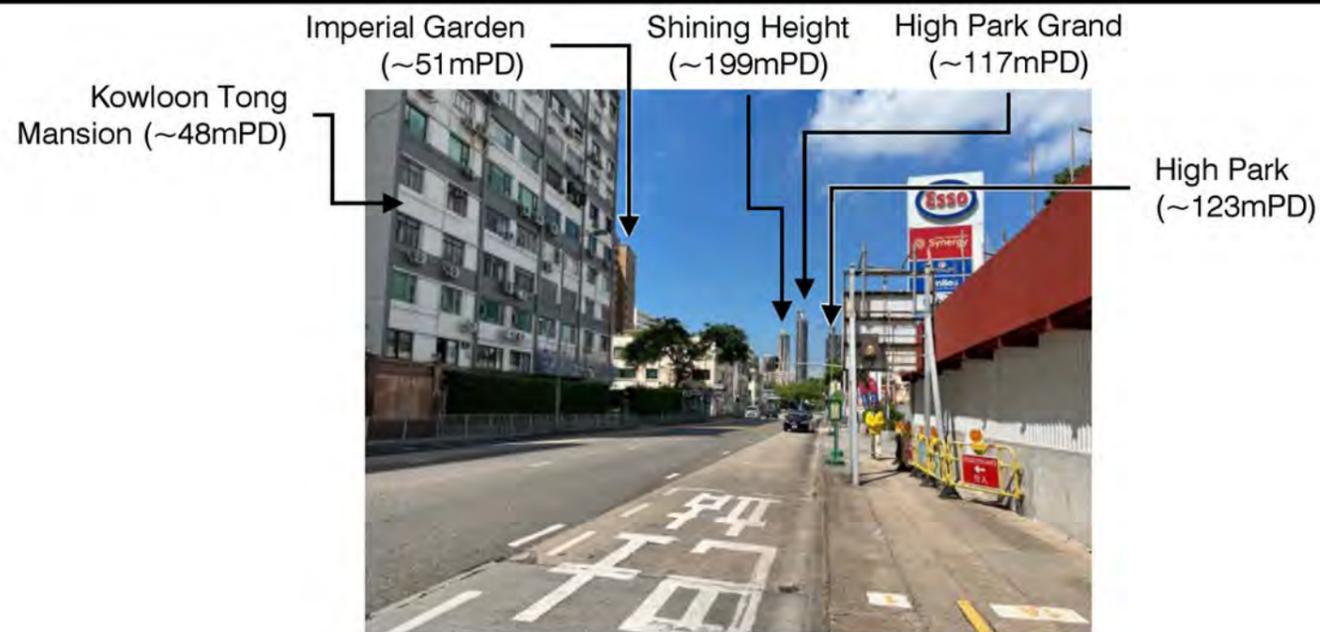
(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

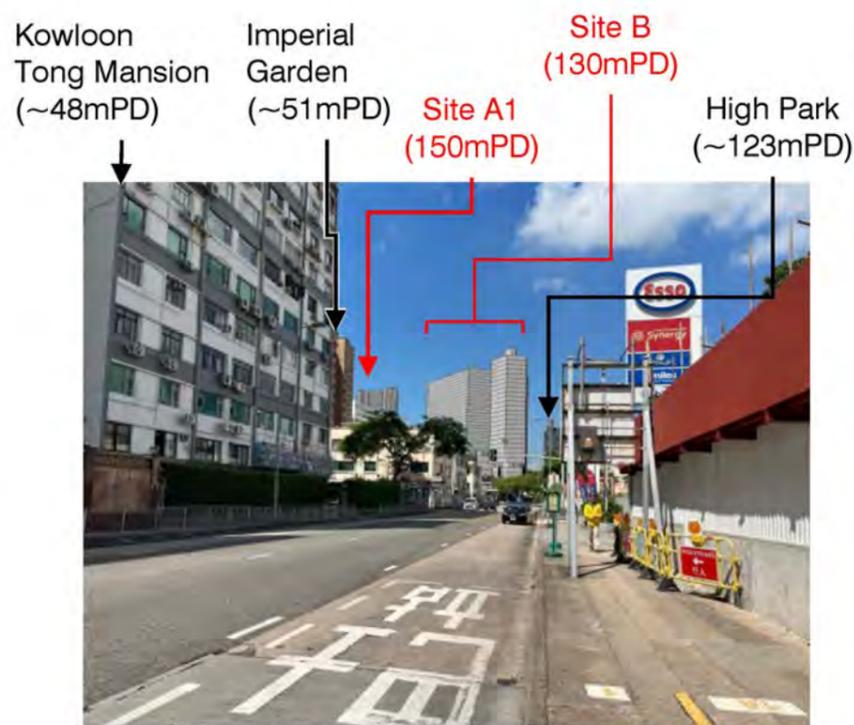
繪圖
DRAWING
24



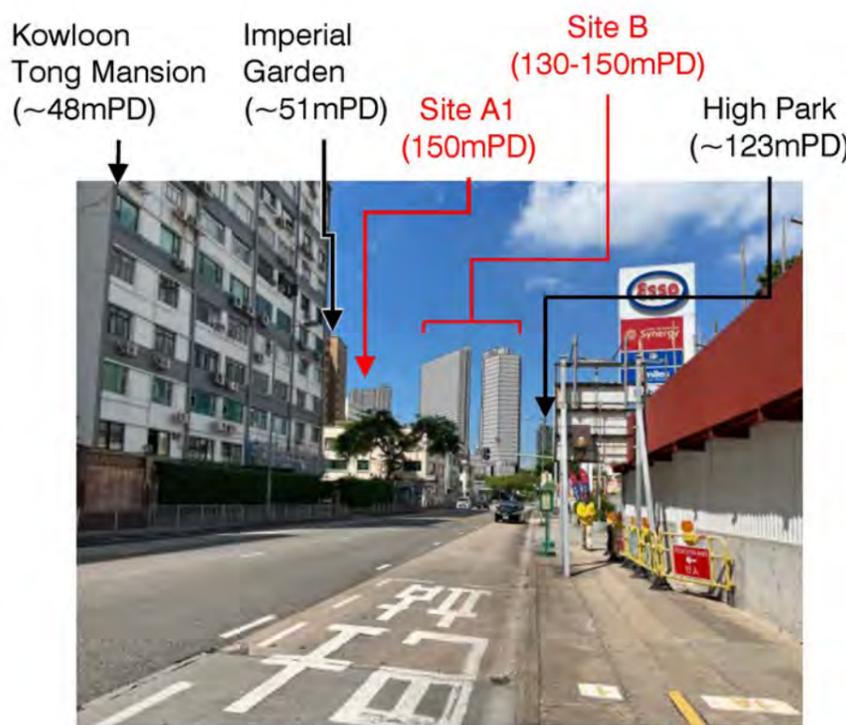
- Scheme Area
 - Assessment Area
 - A Local Viewing Point
- (Not to scale)



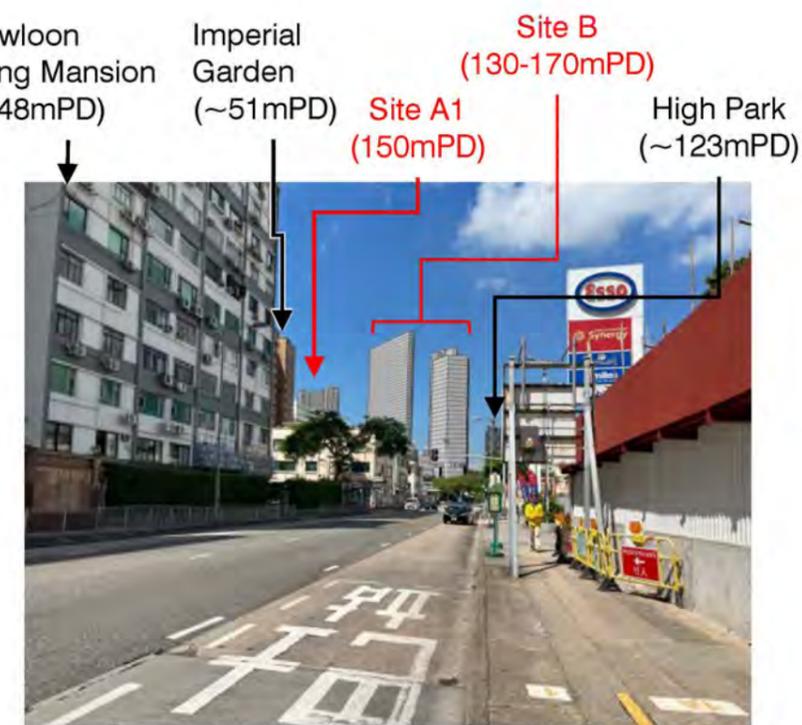
Existing Condition



**Sensitivity 1 (130mPD for Site B)
(For reference only)**



Proposed Scheme (150mPD for Site B)



**Sensitivity 2 (170mPD for Site B)
(For reference only)**

(Remarks: For indicative purpose only. Notional layout subject to detailed design upon DSP approval. Site A1 remains to be proposed 150mPD under all scenarios.)



URA Sai Yee Street / Flower Market Road
Development Scheme (YTM-013)
Visual Impact Assessment

Figure 5.10

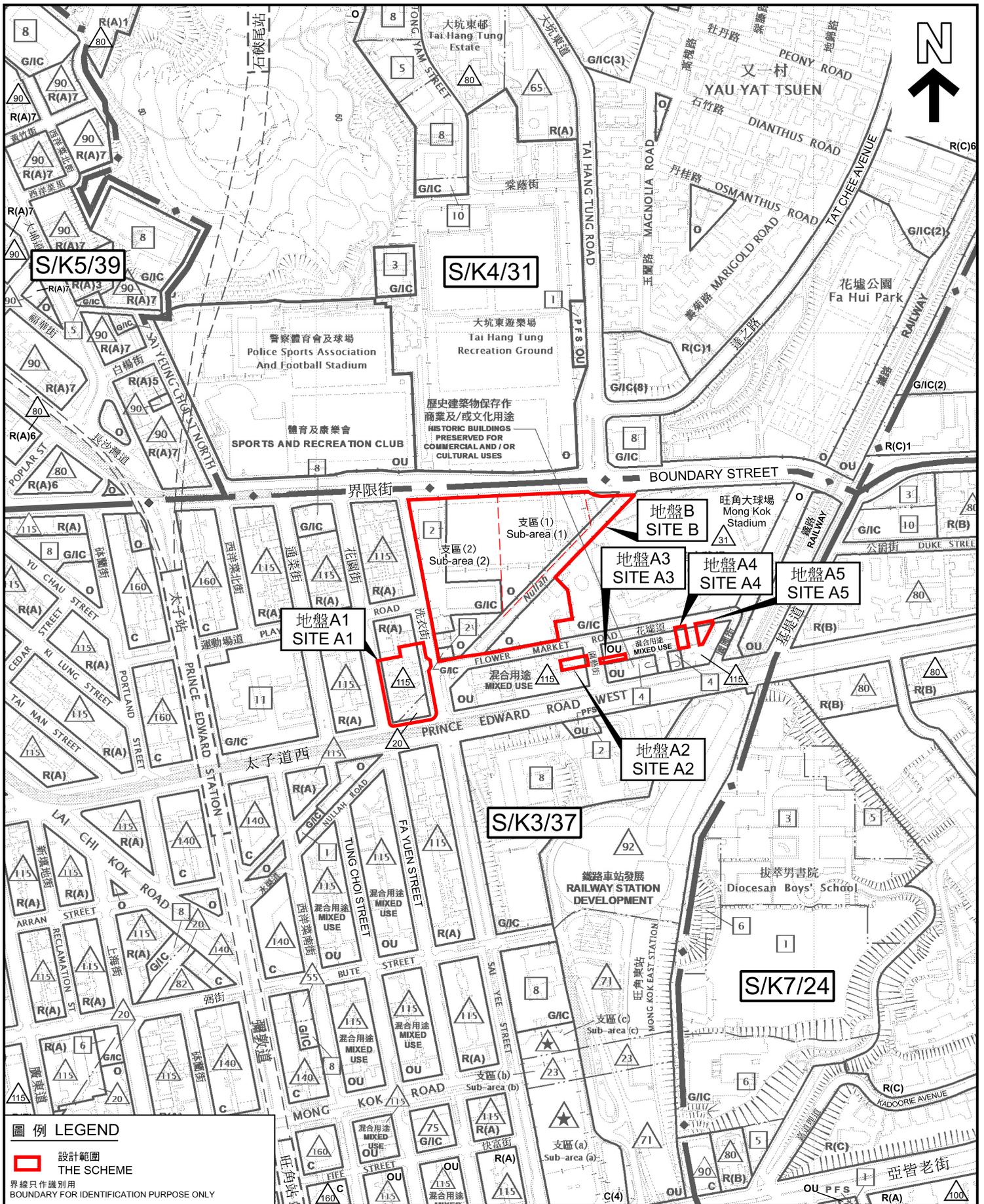
**Photomontages of VP10
(Bus and Minibus Stops near
Think International School)**

March 2024

(資料來源: 由市區重建局提供)
(Source : submitted by Urban Renewal Authority)

參考編號
REFERENCE No.
M/K3/24/2

繪圖
DRAWING
25



圖例 LEGEND

設計範圍
THE SCHEME

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME

本摘要圖於2024年7月23日擬備，所根據的資料為於2024年3月22日展示的分區計劃大綱圖編號S/K3/37，於2022年9月13日核准的分區計劃大綱圖編號S/K4/31，於2023年2月7日核准的分區計劃大綱圖編號S/K5/39，以及於2015年9月8日核准的分區計劃大綱圖編號S/K7/24

EXTRACT PLAN PREPARED ON 23.7.2024
BASED ON OUTLINE ZONING PLANS No. S/K3/37 EXHIBITED ON 22.3.2024, S/K4/31 APPROVED ON 13.9.2022, S/K5/39 APPROVED ON 7.2.2023 AND S/K7/24 APPROVED ON 8.9.2015

SCALE 1 : 5 000 比例尺

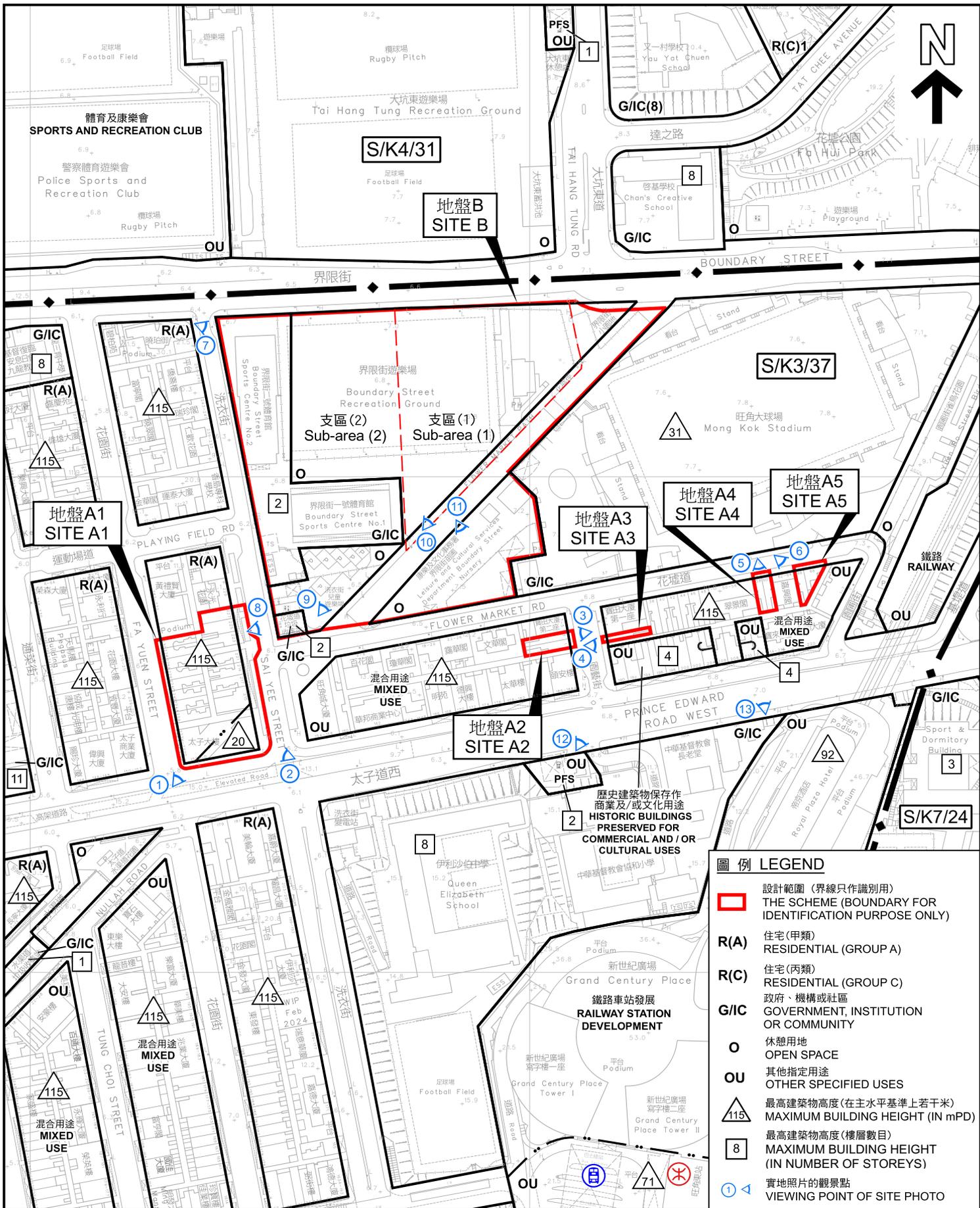
100 0 100 200 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
1



圖例 LEGEND	
	設計範圍 (界線只作識別用) THE SCHEME (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
R(A)	住宅(甲類) RESIDENTIAL (GROUP A)
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
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
	最高建築物高度(在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN mPD)
	最高建築物高度(樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

本摘要圖於2024年7月23日擬備，
所根據的資料為測量圖編號11-NW-14B及D
EXTRACT PLAN PREPARED ON 23.7.2024
BASED ON SURVEY SHEETS No.
11-NW-14B & D

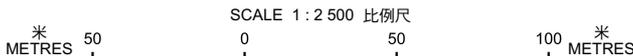
市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME

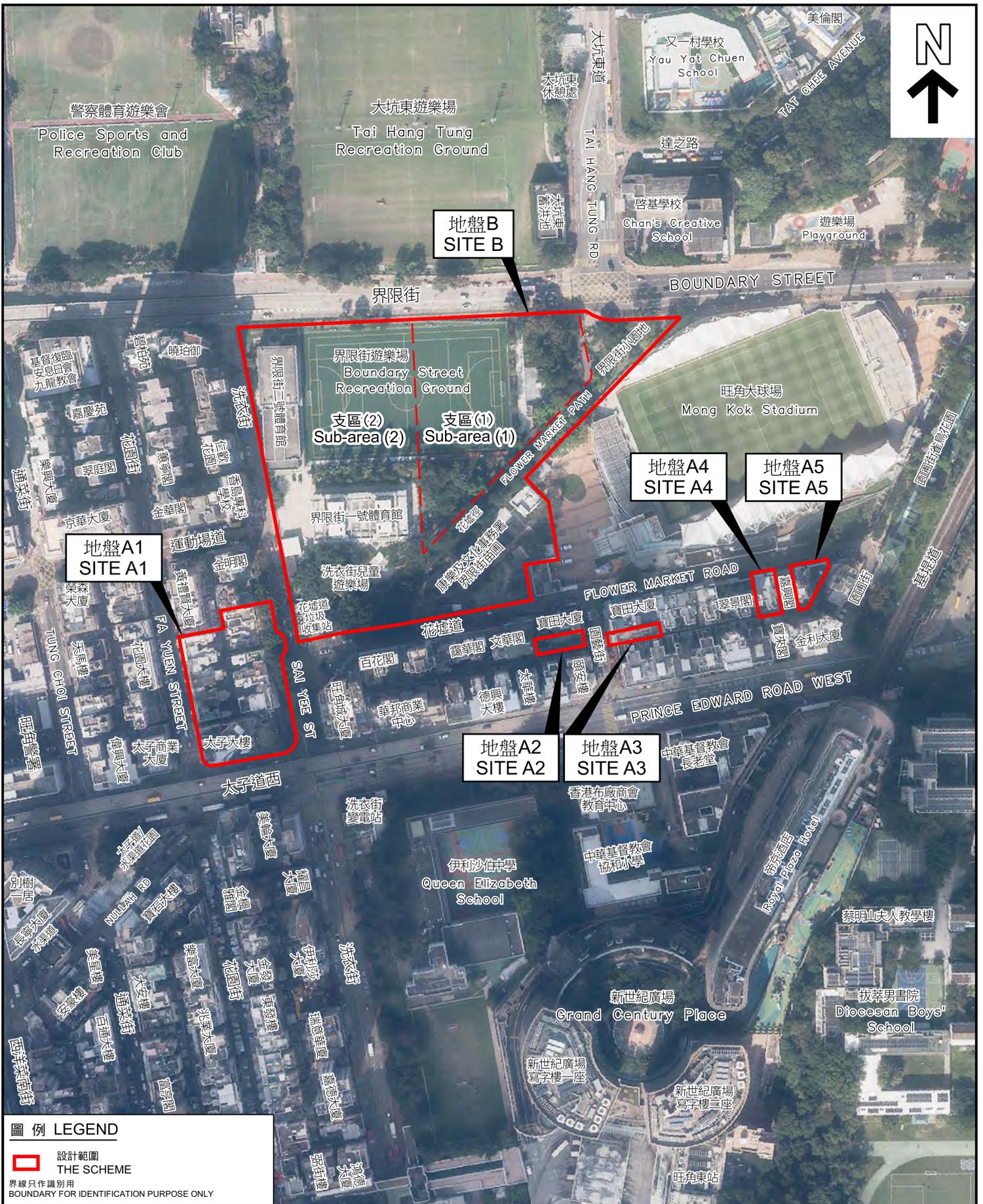
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
2





圖例 LEGEND

- 設計範圍
THE SCHEME
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2024年7月23日擬備，所根據的資料為地政總署於2022年12月8日拍得的航攝照片編號 E167209C

EXTRACT PLAN PREPARED ON 23.7.2024
BASED ON AERIAL PHOTO No. E167209C
TAKEN ON 8.12.2022 BY LANDS DEPARTMENT

市區重建局

洗衣街/花墟道發展計劃

URBAN RENEWAL AUTHORITY

SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
3



照片 1 — 地盤 A1
PHOTO 1 - SITE A1



照片 2 — 地盤 A1
PHOTO 2 - SITE A1

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE
PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2024年7月16日擬備，所根據的
資料為攝於2024年4月10日的實地照片
PLAN PREPARED ON 16.7.2024
BASE ON SITE PHOTOS
TAKEN ON 10.4.2024

實地照片 SITE PHOTOS

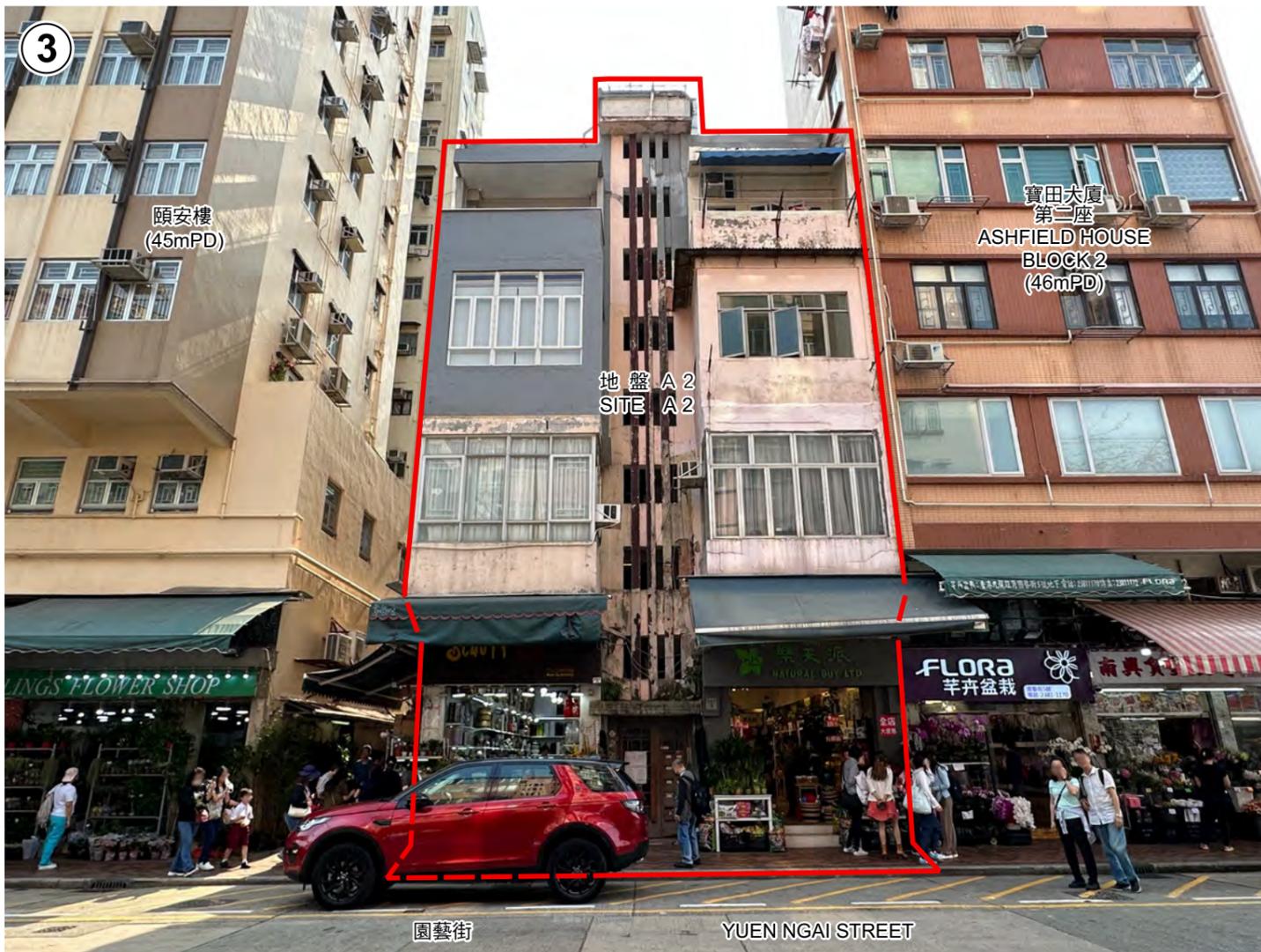
市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
4a



照片 3 — 地盤 A 2
PHOTO 3 - SITE A 2



照片 4 — 地盤 A 3
PHOTO 4 - SITE A 3

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE
PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2024年7月19日擬備，所根據的
資料為攝於2024年4月10日的實地照片
PLAN PREPARED ON 19.7.2024
BASE ON SITE PHOTOS
TAKEN ON 10.4.2024

實地照片 SITE PHOTOS

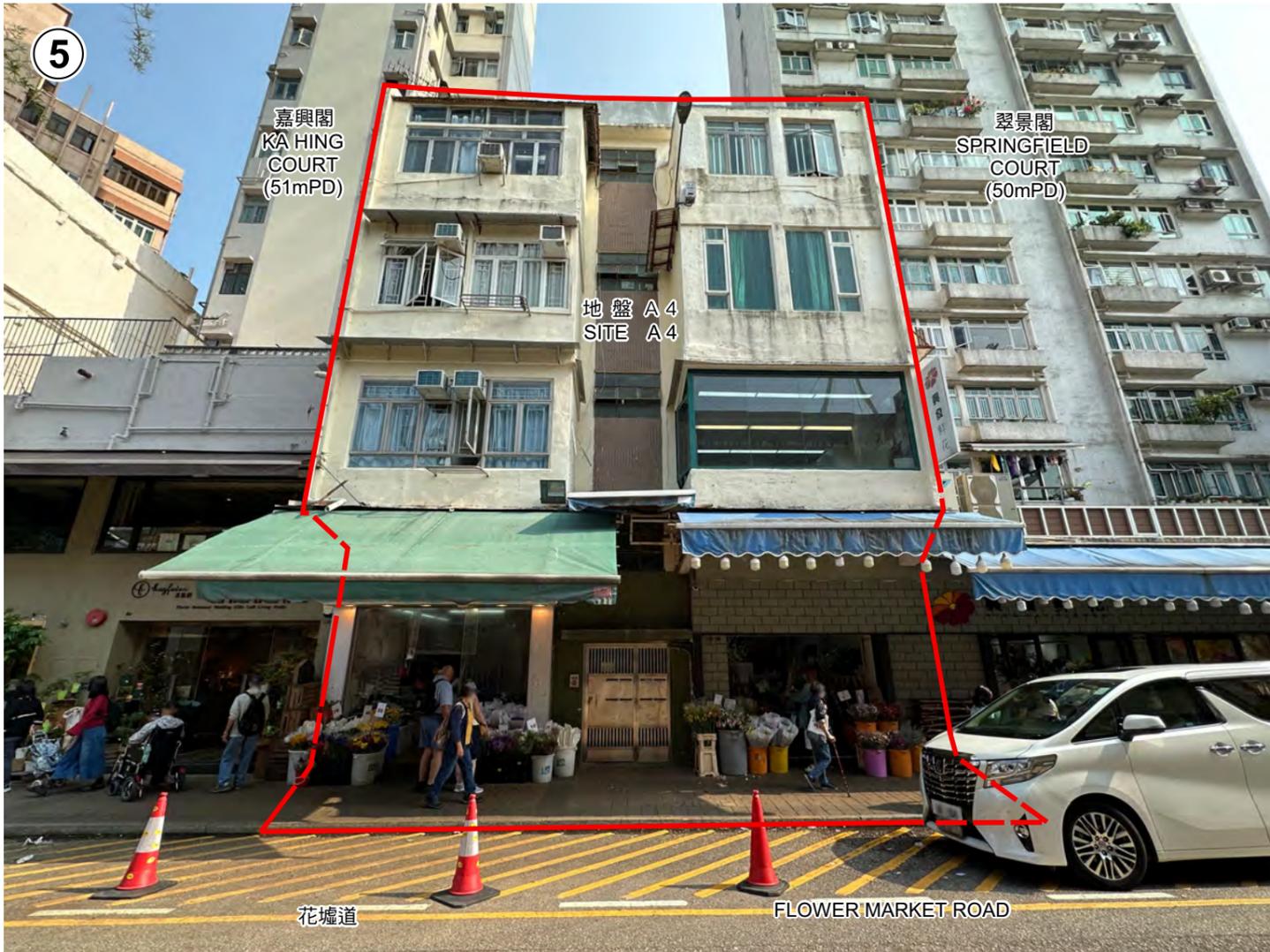
市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
4b



照片 5 — 地盤 A 4
PHOTO 5 - SITE A 4



照片 6 — 地盤 A 5
PHOTO 6 - SITE A 5

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE
PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2024年7月19日擬備，所根據的
資料為攝於2024年4月10日的實地照片
PLAN PREPARED ON 19.7.2024
BASE ON SITE PHOTOS
TAKEN ON 10.4.2024

實地照片 SITE PHOTOS

市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
4c



照片 7 — 地盤 B
PHOTO 7 - SITE B



照片 8 — 地盤 B
PHOTO 8 - SITE B

建築物高度在主水平基準上若干米
BUILDING HEIGHT IN METRES ABOVE
PRINCIPAL DATUM (mPD)
界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2024年7月16日擬備，所根據的
資料為攝於2024年4月10日的實地照片
PLAN PREPARED ON 16.7.2024
BASE ON SITE PHOTOS
TAKEN ON 10.4.2024

實地照片 SITE PHOTOS

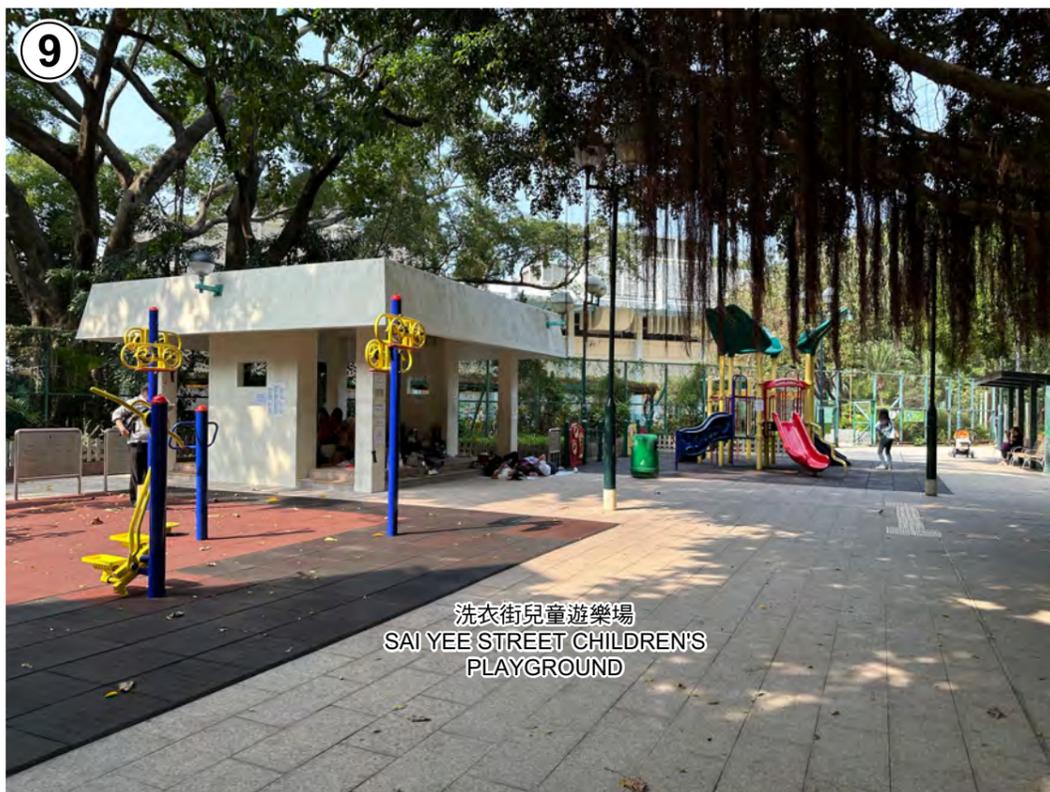
市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT

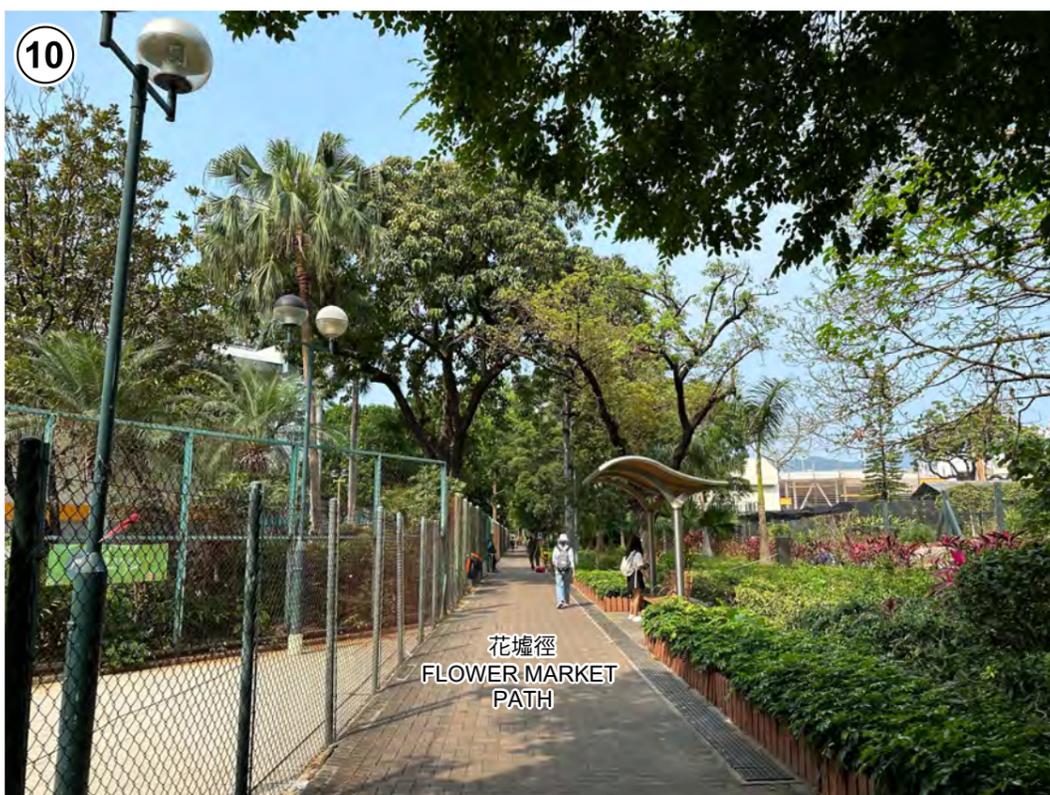


參考編號
REFERENCE No.
M/K3/24/2

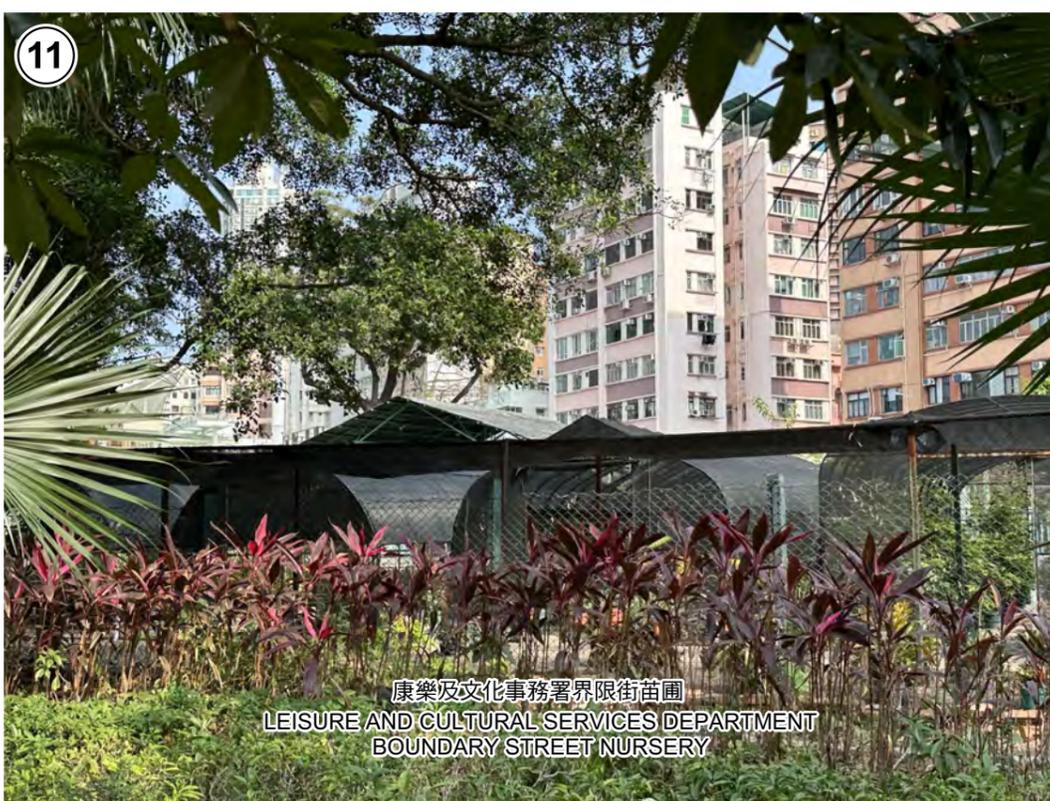
圖 PLAN
4d



洗衣街兒童遊樂場
SAI YEE STREET CHILDREN'S
PLAYGROUND



花墟徑
FLOWER MARKET
PATH



康樂及文化事務署界限街苗圃
LEISURE AND CULTURAL SERVICES DEPARTMENT
BOUNDARY STREET NURSERY

地盤 B 內部
INTERIOR OF SITE B

實地照片 SITE PHOTOS

市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
4e

本圖於2024年7月16日擬備，所根據的資料為攝於2024年4月10日的實地照片
PLAN PREPARED ON 16.7.2024
BASE ON SITE PHOTOS
TAKEN ON 10.4.2024

12

二級歷史建築 - 太子道西190-204號
GRADE 2 HISTORIC BUILDINGS -
190-204 PRINCE EDWARD ROAD WEST

二級歷史建築 - 太子道西210-212號
GRADE 2 HISTORIC BUILDINGS -
210-212 PRINCE EDWARD ROAD WEST



地盤A3
SITE A3

太子道西
PRINCE EDWARD ROAD WEST

13

二級歷史建築 - 太子道西210-212號
GRADE 2 HISTORIC BUILDINGS -
210-212 PRINCE EDWARD ROAD WEST



太子道西

PRINCE EDWARD ROAD WEST

界線只作識別用
BOUNDARY FOR
IDENTIFICATION PURPOSE ONLY

本圖於2024年7月23日擬備，所根據的資料為攝於2024年7月11日和7月15日的實地照片
PLAN PREPARED ON 23.7.2024
BASE ON SITE PHOTOS TAKEN ON 11.7.2024 AND 15.7.2024

實地照片 SITE PHOTOS

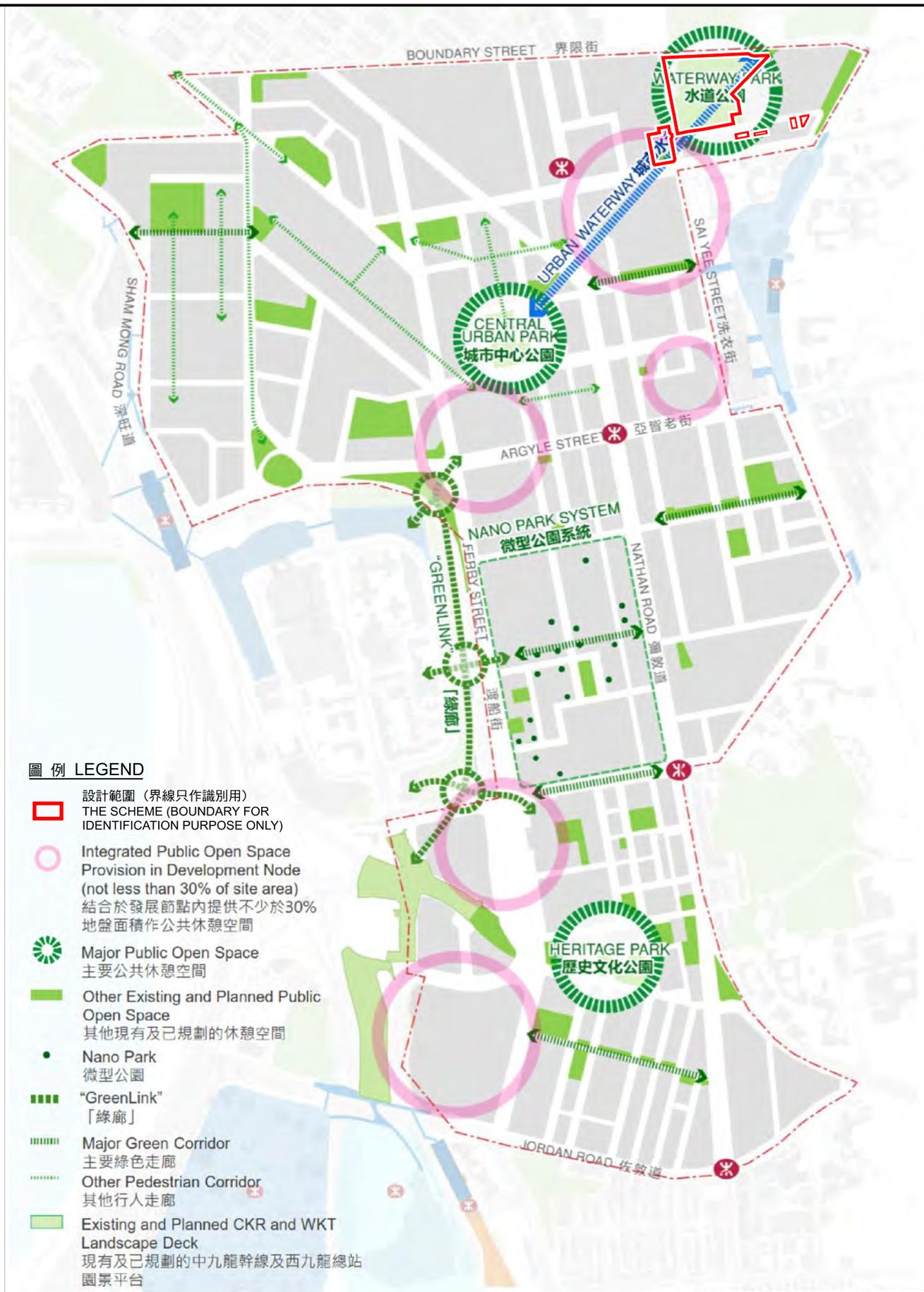
市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
4f



油旺地區研究下的5個核心發展節點
FIVE DEVELOPMENT NODES UNDER YMDS

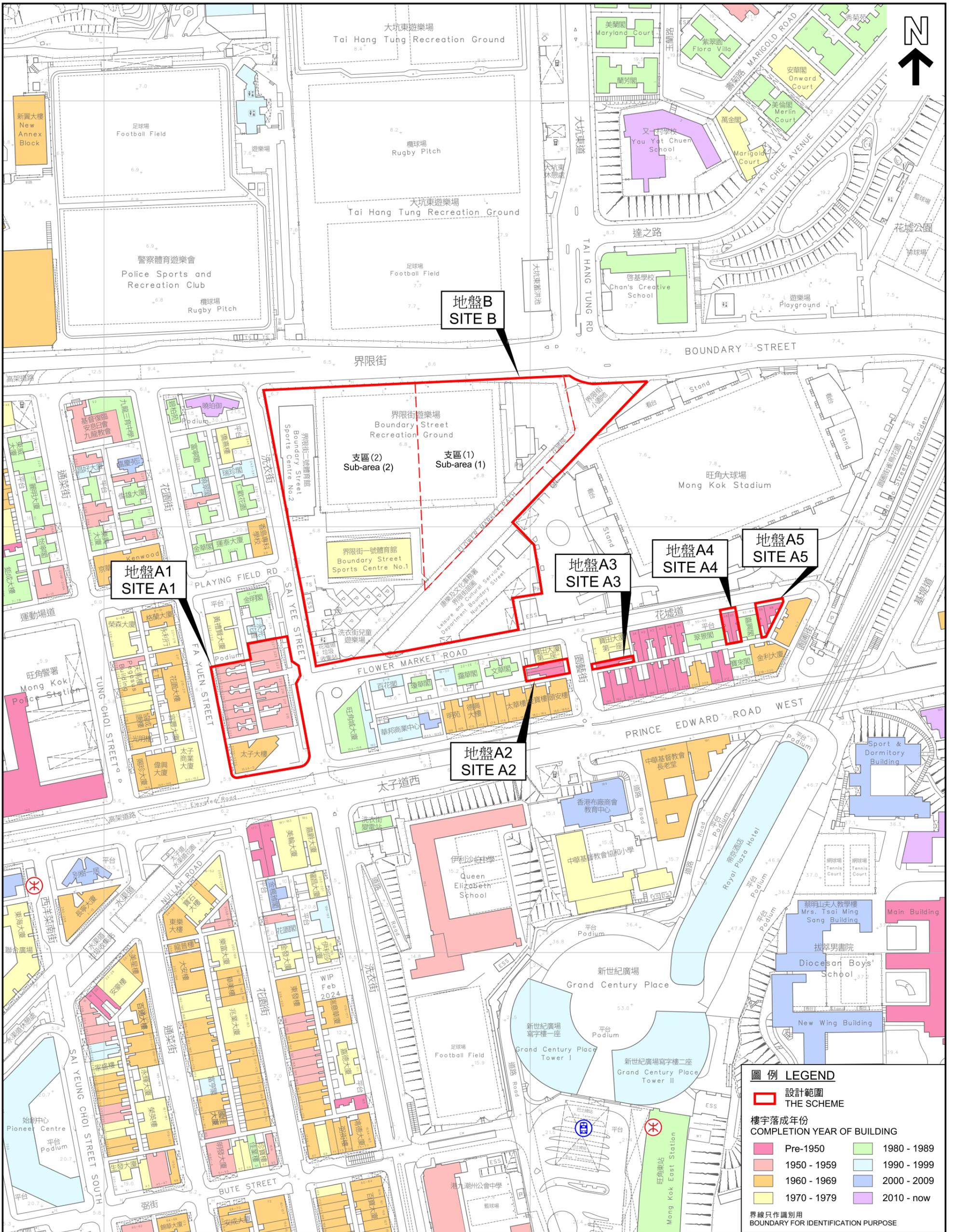
市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
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圖 PLAN
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圖例 LEGEND

設計範圍 THE SCHEME

樓宇落成年份 COMPLETION YEAR OF BUILDING

Pre-1950	1980 - 1989
1950 - 1959	1990 - 1999
1960 - 1969	2000 - 2009
1970 - 1979	2010 - now

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE

樓宇落成年份圖 BUILDING COMPLETION YEAR PLAN

市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT

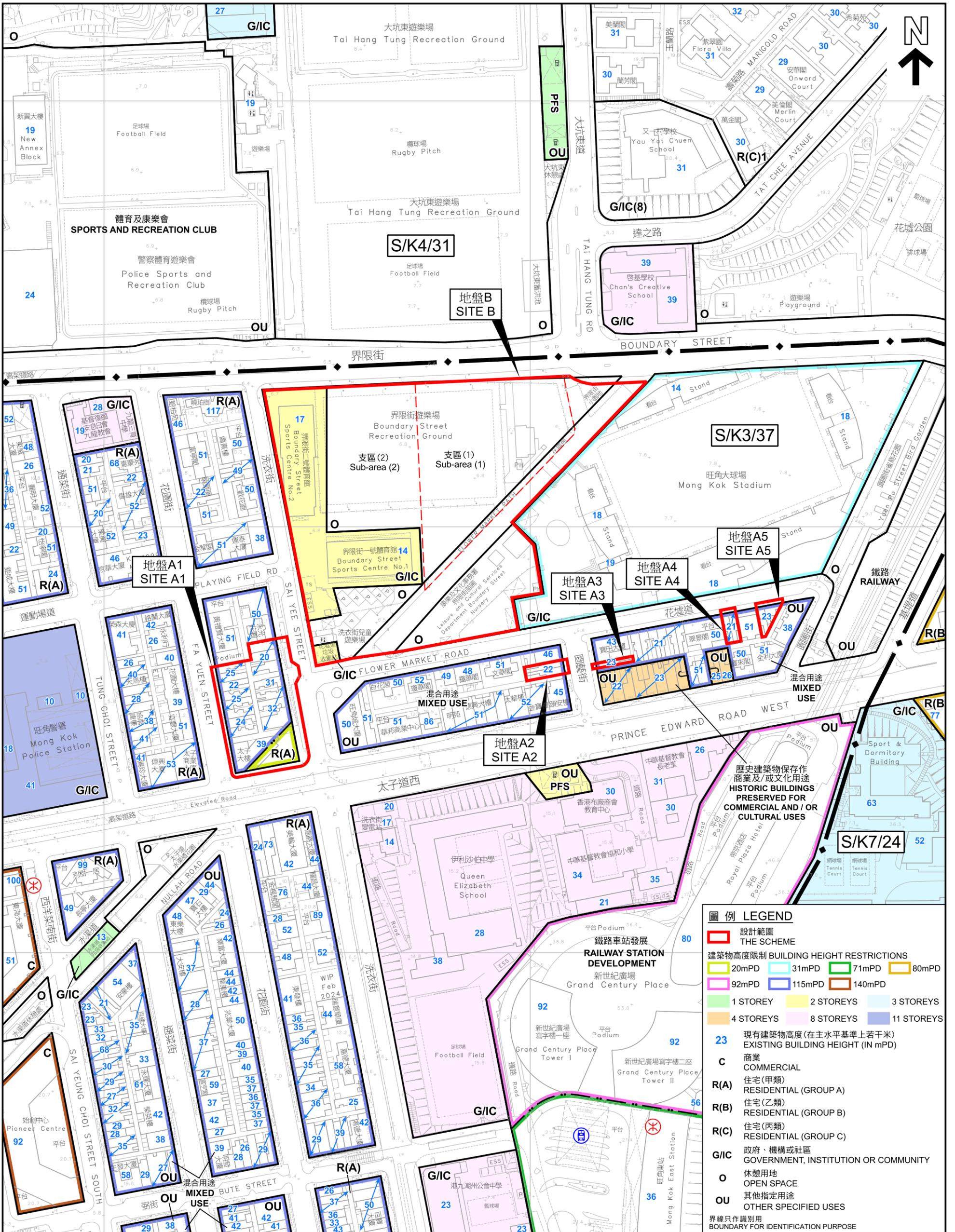


參考編號
REFERENCE No.
M/K3/24/2

圖 PLAN
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本摘要圖於2024年7月23日擬備，
所根據的資料為測量圖編號11-NW-14B及D
EXTRACT PLAN PREPARED ON 23.7.2024
BASED ON SURVEY SHEETS No.
11-NW-14B & D





建築物高度圖 BUILDING HEIGHT PLAN

本摘要圖於2024年7月23日擬備，
所根據的資料為測量圖編號11-NW-14B及D
EXTRACT PLAN PREPARED ON 23.7.2024
BASED ON SURVEY SHEETS No.
11-NW-14B & D

市區重建局
洗衣街/花墟道發展計劃
URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD DEVELOPMENT SCHEME

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M/K3/24/2

圖 PLAN
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