

THE SCHEME

EXTRACT PLAN PREPARED ON 3.8.2021
BASED ON SURVEY SHEET No.11-NW-8A,
11-NW-8B, 11-NW-8C, 11-NW-8D

SCHEME AREA

DEVELOPMENT SCHEME
AT CHEUNG WAH STREET /
CHEUNG SHA WAN ROAD

SCALE 1:2000

METRES 20 0 20 40 60 80 100 METRES



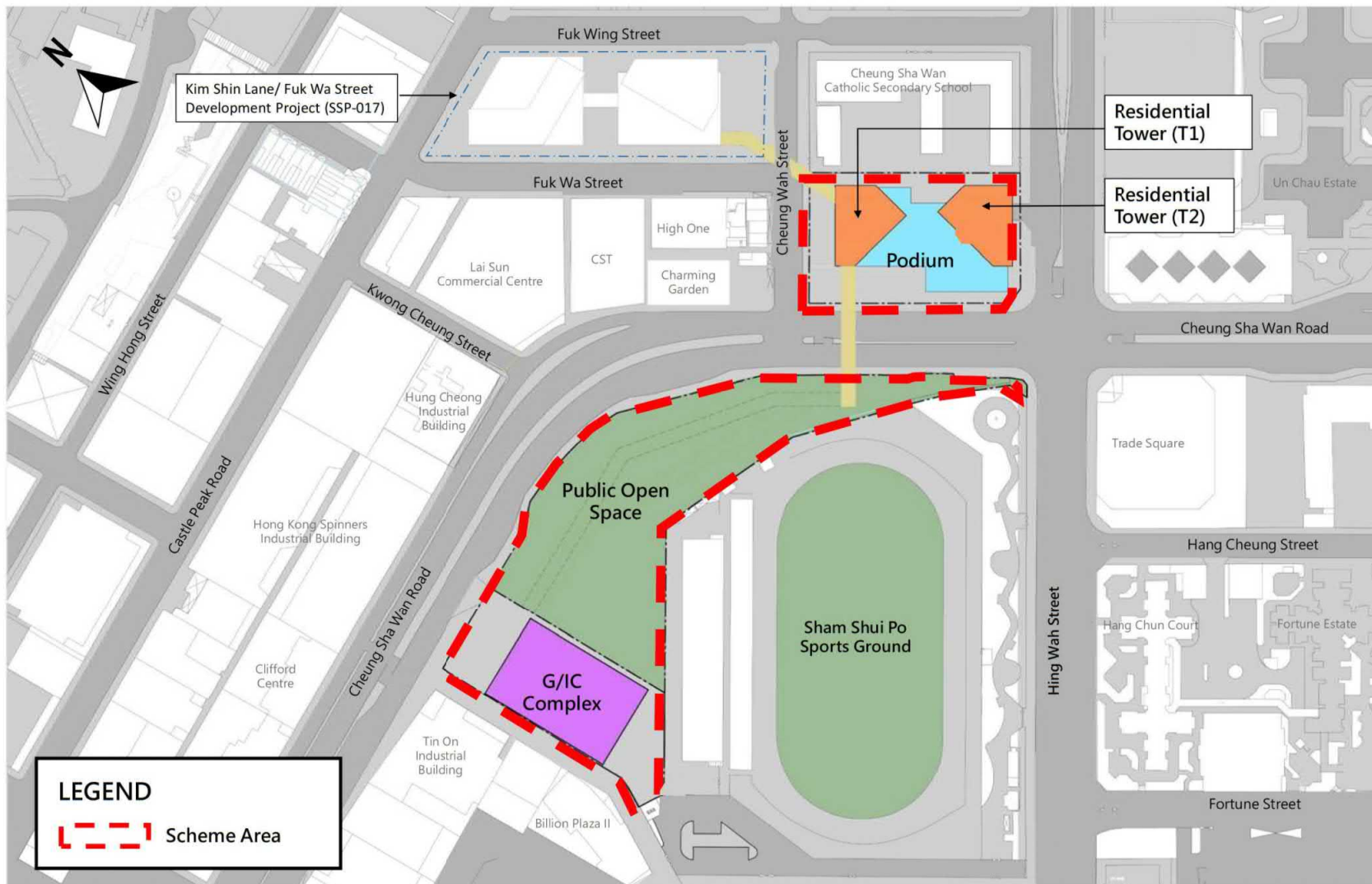
SSP-018

PLAN
2

參考編號
REFERENCE No.
M/K5/21/9

繪圖
DRAWING
1

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



(Remarks: For indicative purpose only. SSP-018 Notional layout subject to detailed design upon DSP approval.)



URA Cheung Wah Street / Cheung Sha Wan Road Development Scheme (SSP-018)

Figure 1.1

Notional Design – Block Plan

Not drawn to scale

Sep 2021

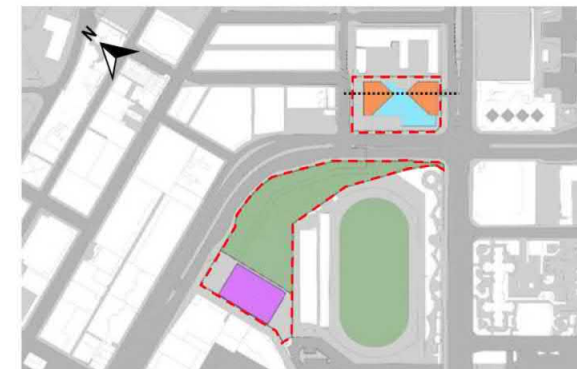
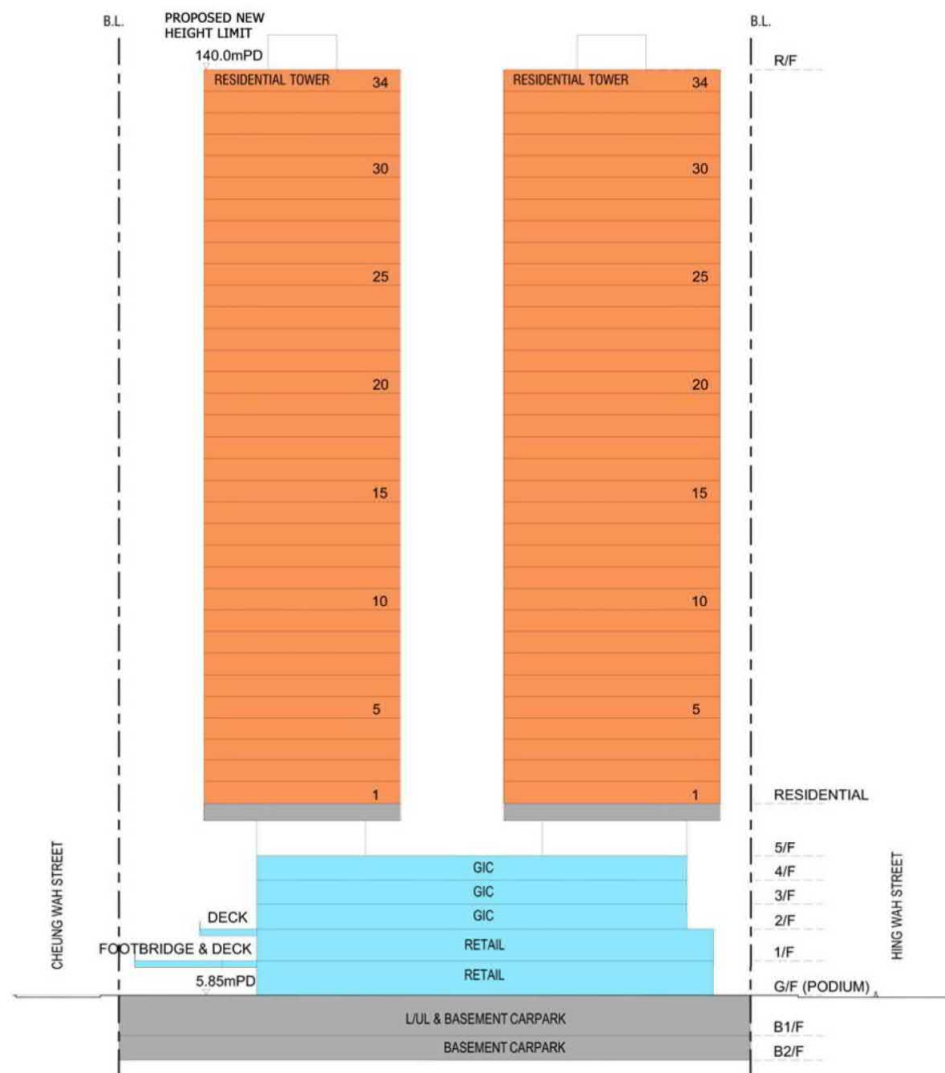
Annex 9

參考編號
REFERENCE No.

M/K5/21/9

繪圖
DRAWING
2a

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



LEGEND

 The Scheme

(Remarks: For indicative purpose only. SSP-018 Notional layout subject to detailed design upon DSP approval.)



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)

Figure 1.2

Notional Design – Schematic Section at Site A

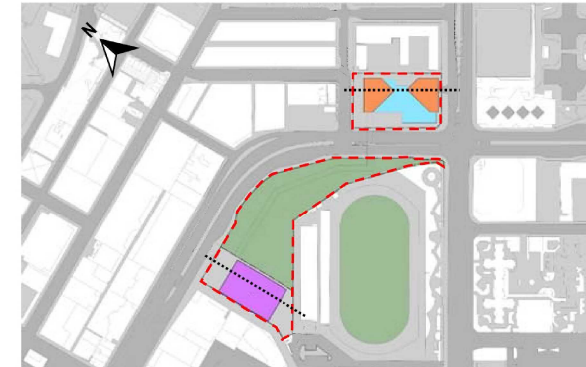
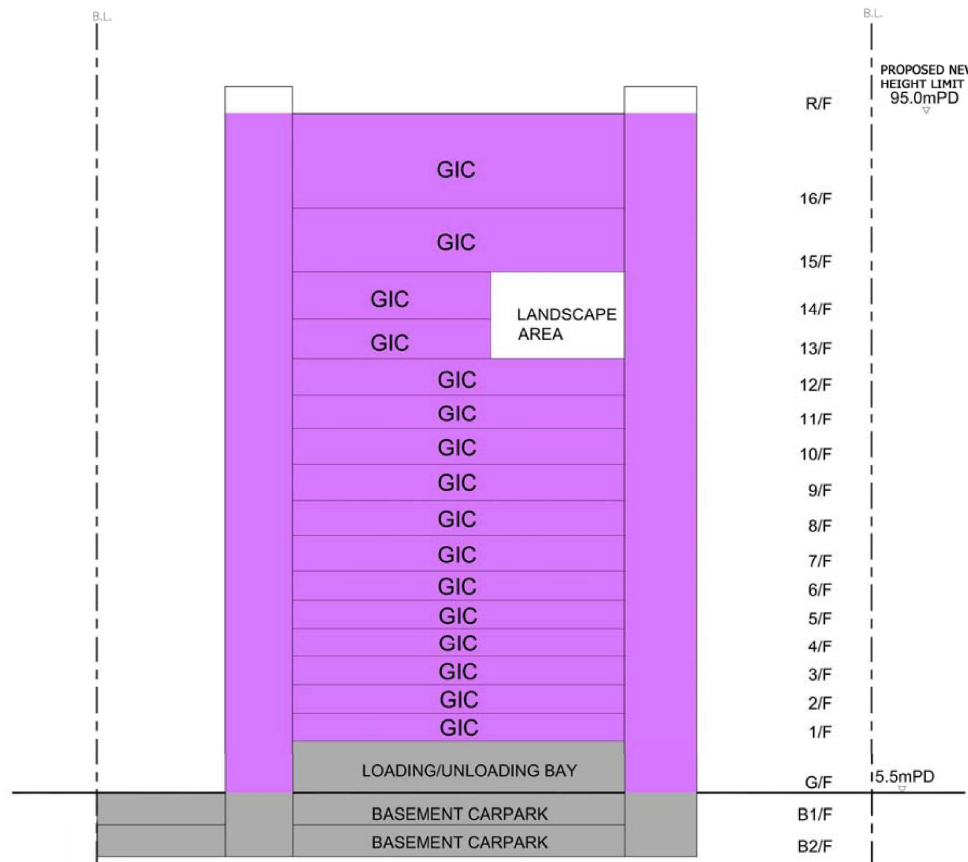
Not drawn to scale

Sep 2021

(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/K5/21/9

繪圖
DRAWING
2b



LEGEND

The Scheme

(Remarks: For indicative purpose only. SSP-018 Notional layout subject to detailed design upon DSP approval.)



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)

Figure 1.3

Notional Design – Schematic Section at Site B

Not drawn to scale

Sep 2021

(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/K5/21/9

繪圖
DRAWING
2c



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)

Conceptual Landscape Plan

Not drawn to scale

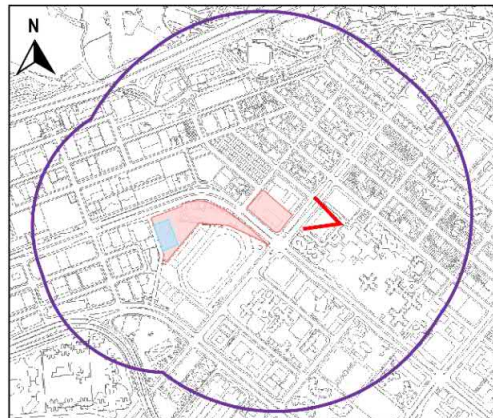
Sep 2021

(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/K5/21/9

繪圖
DRAWING
3

Key Plan



Scheme Area



Assessment Area



< VP1

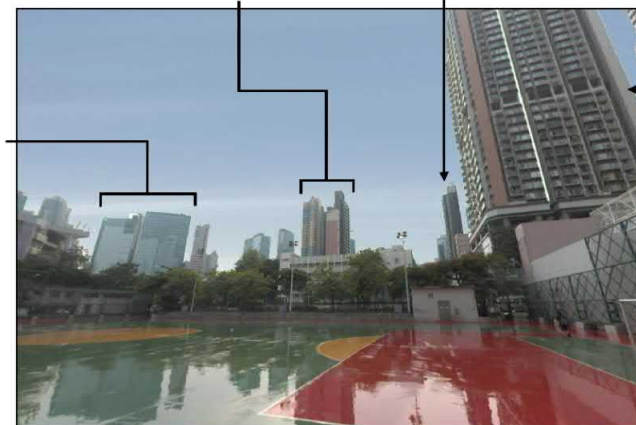
(not drawn in scale)

Billion Plaza &
Billion Plaza II
(~120 - 130mPD)

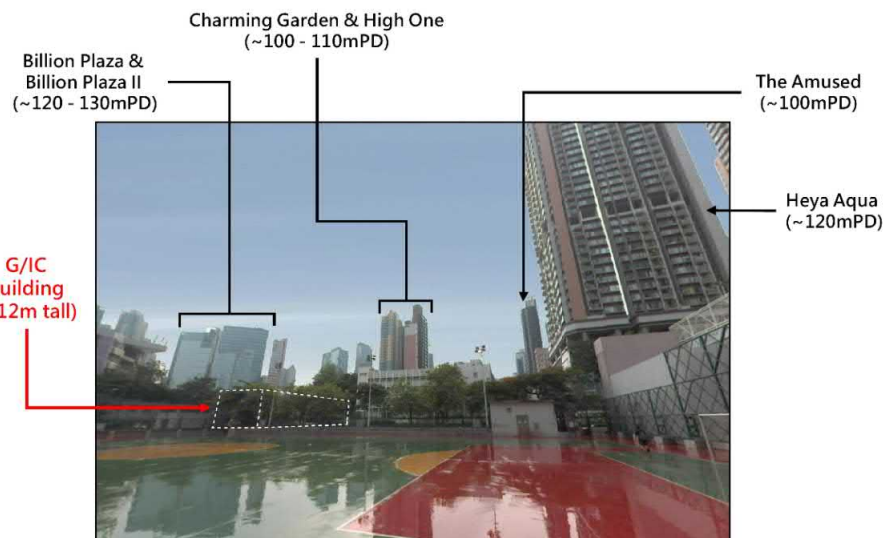
Charming Garden & High One
(~100 - 110mPD)

The Amused
(~100mPD)

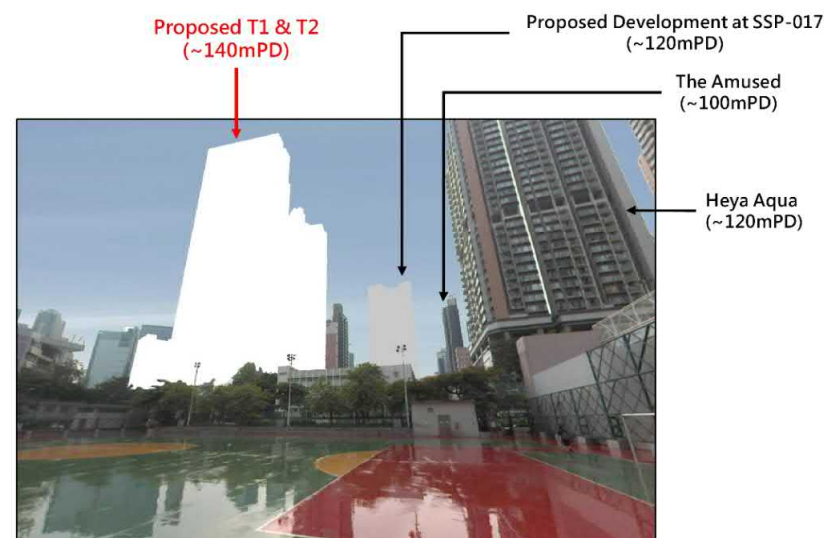
Heya Aqua
(~120mPD)



Existing Condition



OZP-Compliant Scheme



Proposed Scheme



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)
Visual Impact Assessment

Figure 4.4

Photomontages of VP1

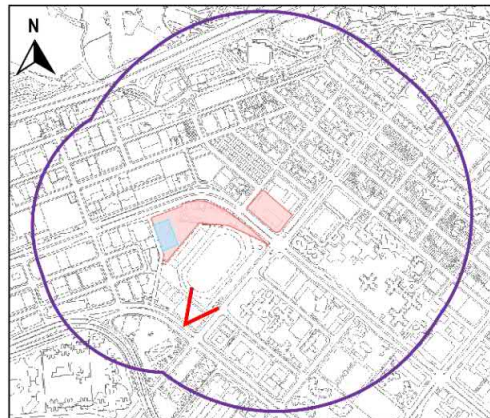
Sep 2021

(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/K5/21/9

繪圖
DRAWING
4a

Key Plan



Scheme Area █
 Assessment Area █
< VP2
 (not drawn in scale)

CST and Charming Garden
 (~100mPD)

Heya Aqua
 (about 120mPD)



Hang Chun Court
 (~110mPD)

Existing Condition

CST & Charming Garden
 (~100mPD)

Heya Aqua
 (~120mPD)

Hang Chun Court
 (~110mPD)

G/IC Building
 (~4 - 12m tall)

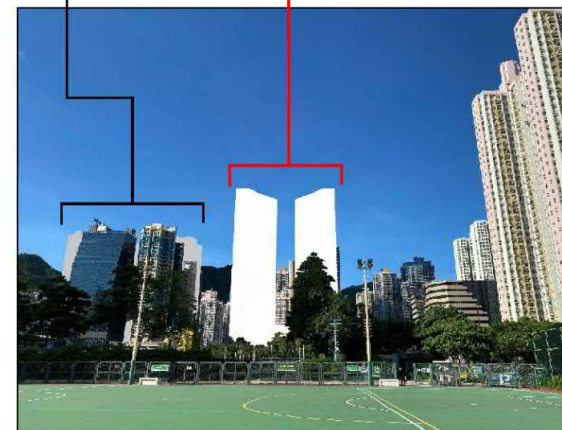


G/IC Building
 (~12m tall)

OZP-Compliant Scheme

CST, Charming Garden &
 Proposed Development at SSP-017
 (~100 - 120mPD)

Proposed T1 & T2
 (~140mPD)



Hang Chun Court
 (~110mPD)

Proposed Scheme



URA Cheung Wah Street / Cheung Sha Wan Road
 Development Scheme (SSP-018)
 Visual Impact Assessment

Figure 4.5

Photomontages of VP2

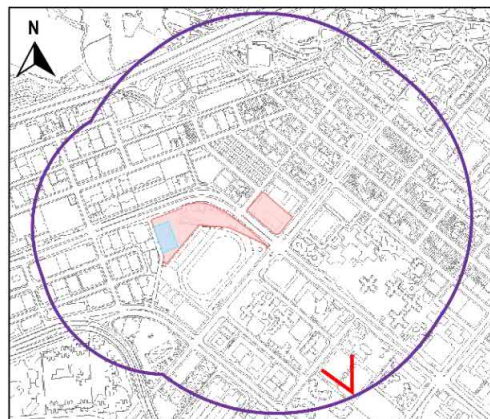
Sep 2021


(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/K5/21/9

繪圖
 DRAWING
 4b

Key Plan

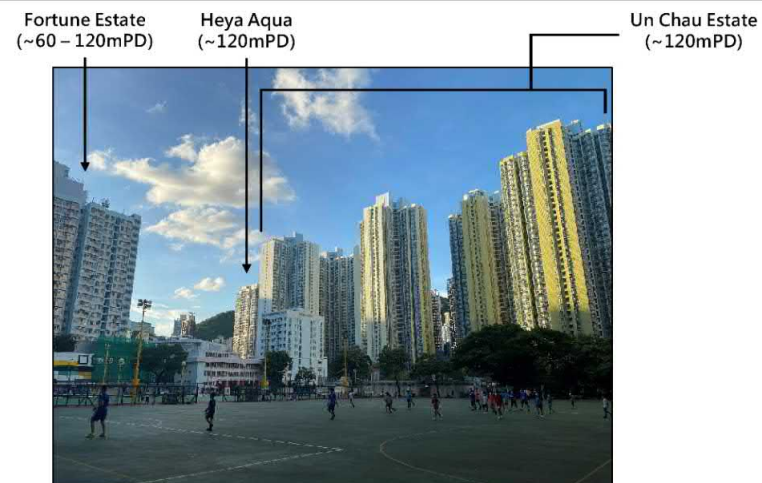


Scheme Area 

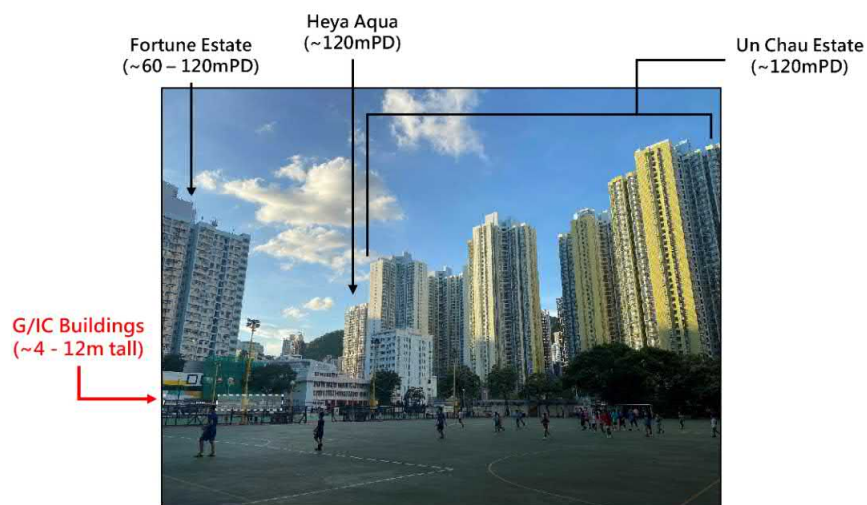
Assessment Area 

< VP3

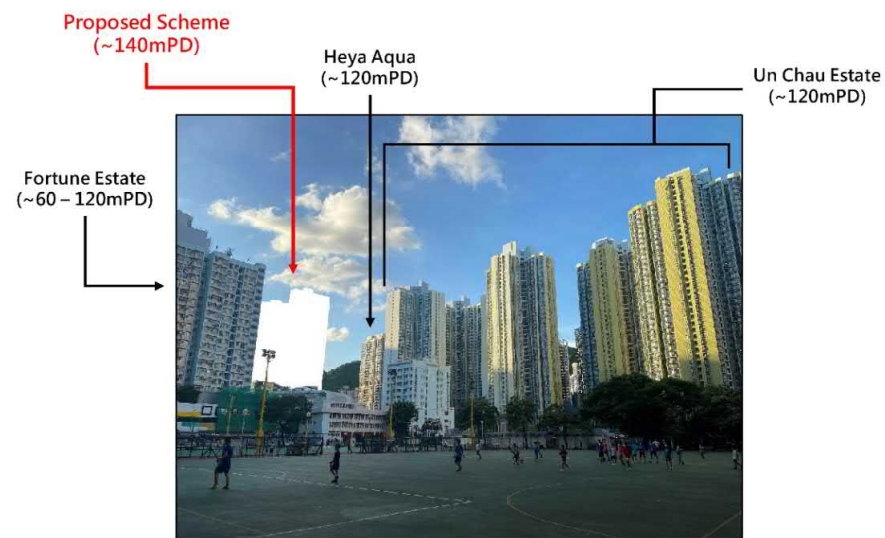
(not drawn in scale)



Existing Condition



OZP-Compliant Scheme



Proposed Scheme



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)
Visual Impact Assessment

Figure 4.6

Photomontages of VP3

Sep 2021

(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/K5/21/9

繪圖
DRAWING
4c

Key Plan



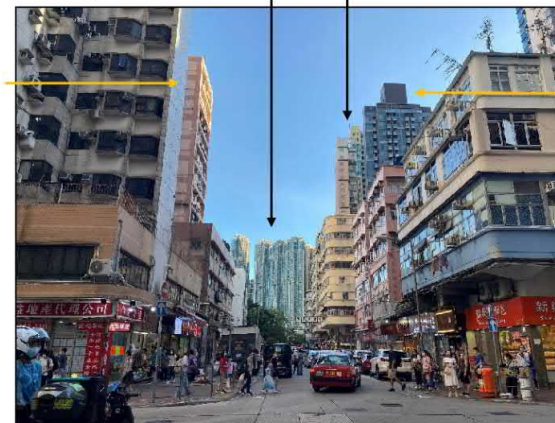
Scheme Area █
 Assessment Area █
< VP4
 (not drawn in scale)

The Pacifica
 (~160 - 185mPD)

Sea Panorama
 Court (~85mPD)

Easey Building
 (~45mPD)

High One
 (~110mPD)



Existing Condition

The Pacifica
 (~160 - 185mPD)

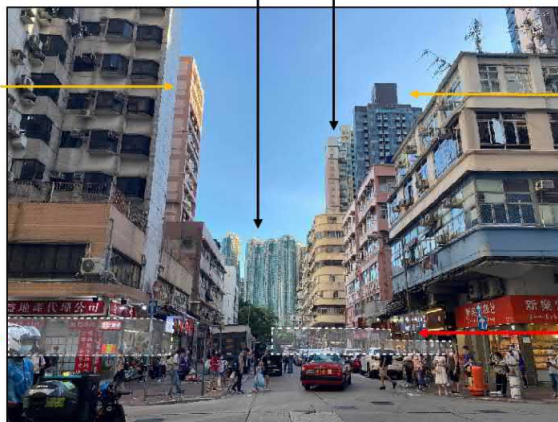
Sea Panorama
 Court (~85mPD)

Easey Building
 (~45mPD)

High One
 (~110mPD)

G/IC Building
 (~12m tall)

G/IC Building
 (~4 - 12m tall)

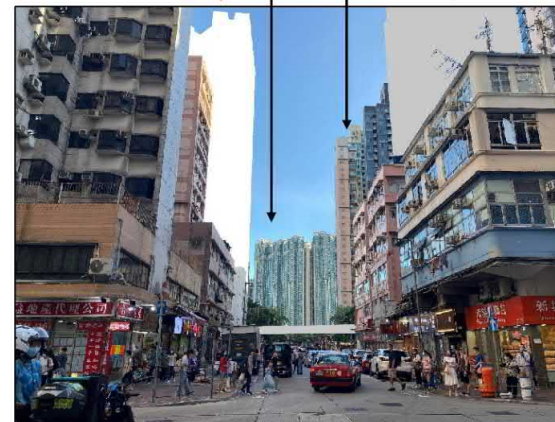


OZP-Compliant Scheme

The Pacifica
 (~160 - 185mPD)
 Proposed T1
 (~140mPD)

Sea Panorama
 Court (~85mPD)

Proposed Development
 at SSP-017 (~120mPD)



Proposed Scheme



URA Cheung Wah Street / Cheung Sha Wan Road
 Development Scheme (SSP-018)
 Visual Impact Assessment

Figure 4.7

Photomontages of VP4

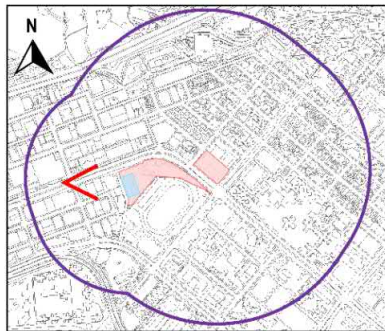
Sep 2021

(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/K5/21/9

繪圖
 DRAWING
 4d

Key Plan



Scheme Area

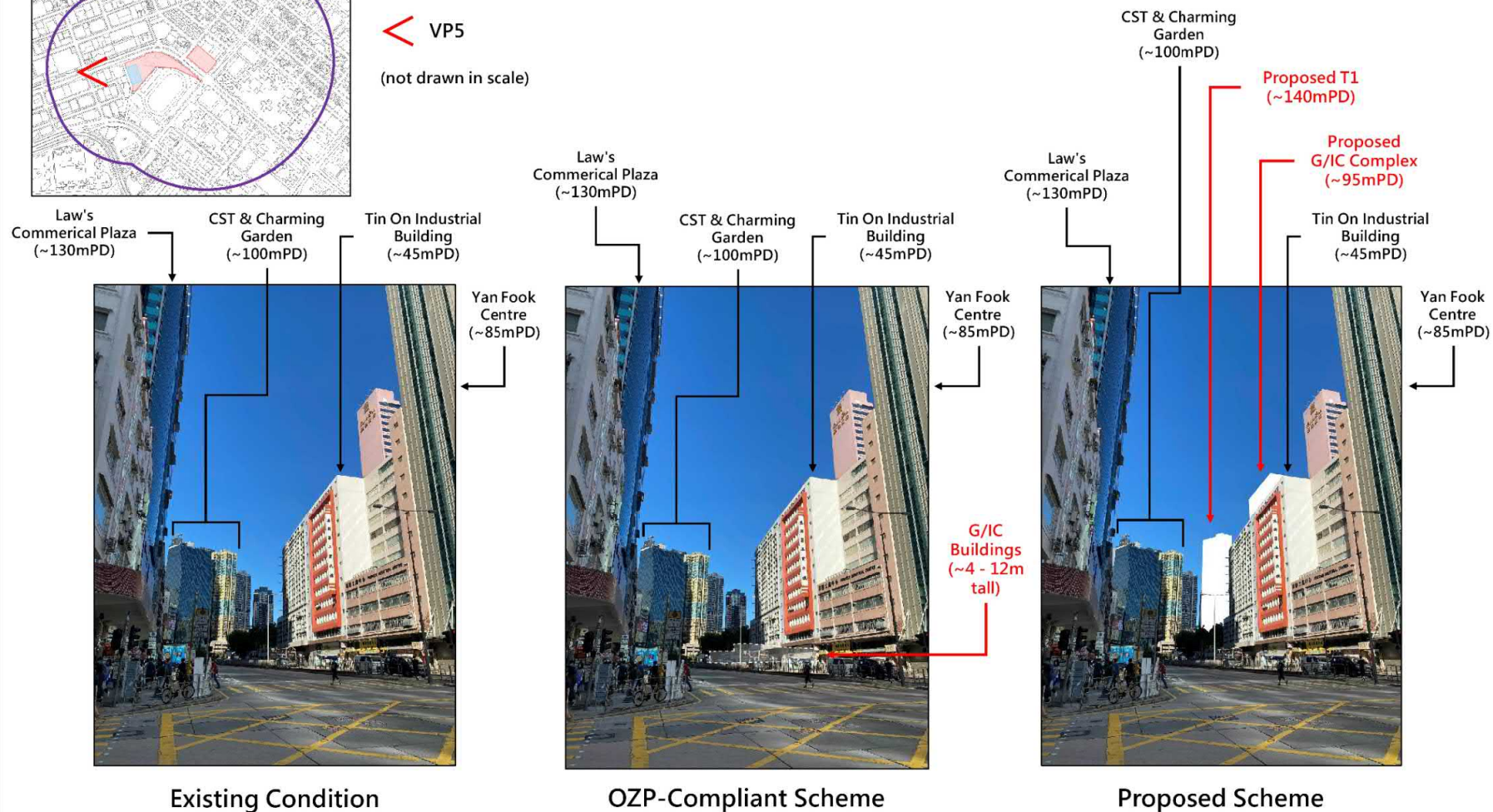


Assessment Area



< VP5

(not drawn in scale)



Existing Condition

OZP-Compliant Scheme

Proposed Scheme



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)
Visual Impact Assessment

Figure 4.8

Photomontages of VP5

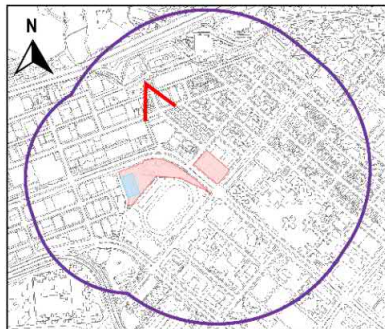
Sep 2021

(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/K5/21/9

繪圖
DRAWING
4e

Key Plan



Scheme Area



Assessment Area

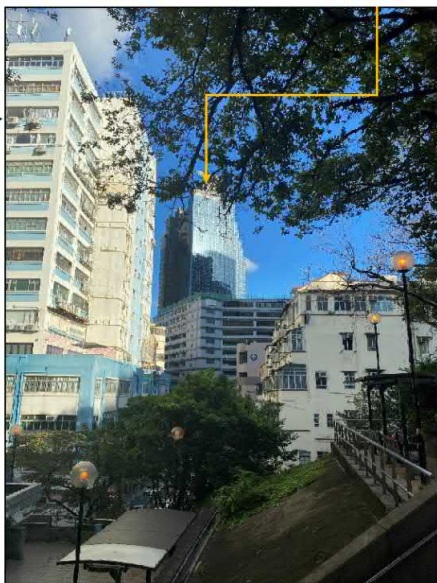


< VP6

(not drawn in scale)

Por Mee
Factory Building
(~55mPD)

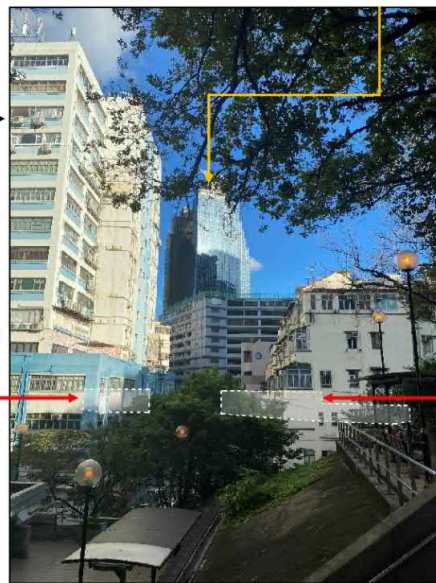
CST
(~100mPD)



Existing Condition

Por Mee
Factory Building
(~55mPD)

CST
(~100mPD)



OZP-Compliant Scheme

Proposed
Development
at SSP-017
(~120mPD)

Proposed T1
(~140mPD)

Por Mee
Factory Building
(~55mPD)

CST
(~100mPD)



Proposed Scheme



URA Cheung Wah Street / Cheung Sha Wan Road
Development Scheme (SSP-018)
Visual Impact Assessment

Figure 4.9

Photomontages of VP6

Sep 2021

(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/K5/21/9

繪圖
DRAWING
4f



位置圖 LOCATION PLAN

市區重建局昌華街/長沙灣發展計劃
URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/
CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT

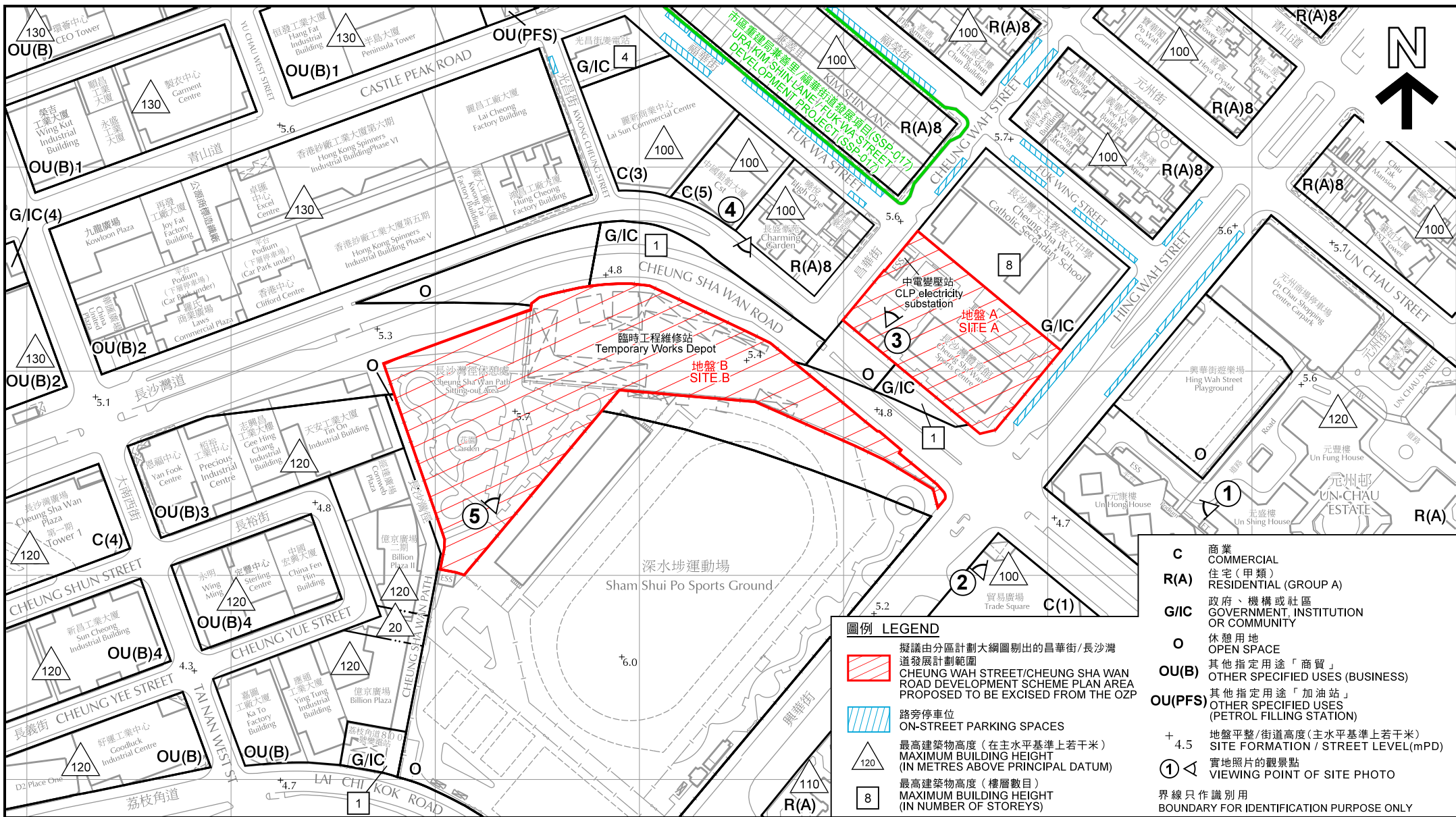


參考編號
REFERENCE No.
M/K5/21/9

圖 PLAN
1a

本摘要圖於2021年11月11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/K5/37及於2014年9月23日核准的分區計劃大綱圖編號S/K20/30 EXTRACT PLAN PREPARED ON 11.11.2021 BASED ON OUTLINE ZONING PLANS No. S/K5/37 APPROVED ON 6.12.2016 AND S/K20/30 APPROVED ON 23.9.2014

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



平面圖 SITE PLAN

市區重建局昌華街/長沙灣道發展計劃

URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME

本摘要圖於2021年12月1日擬備，
所根據的資料為測量圖編號
11-NW-8A、B、C及D
EXTRACT PLAN PREPARED ON 1.12.2021
BASED ON SURVEY SHEETS No.
11-NW-8A, B, C & D

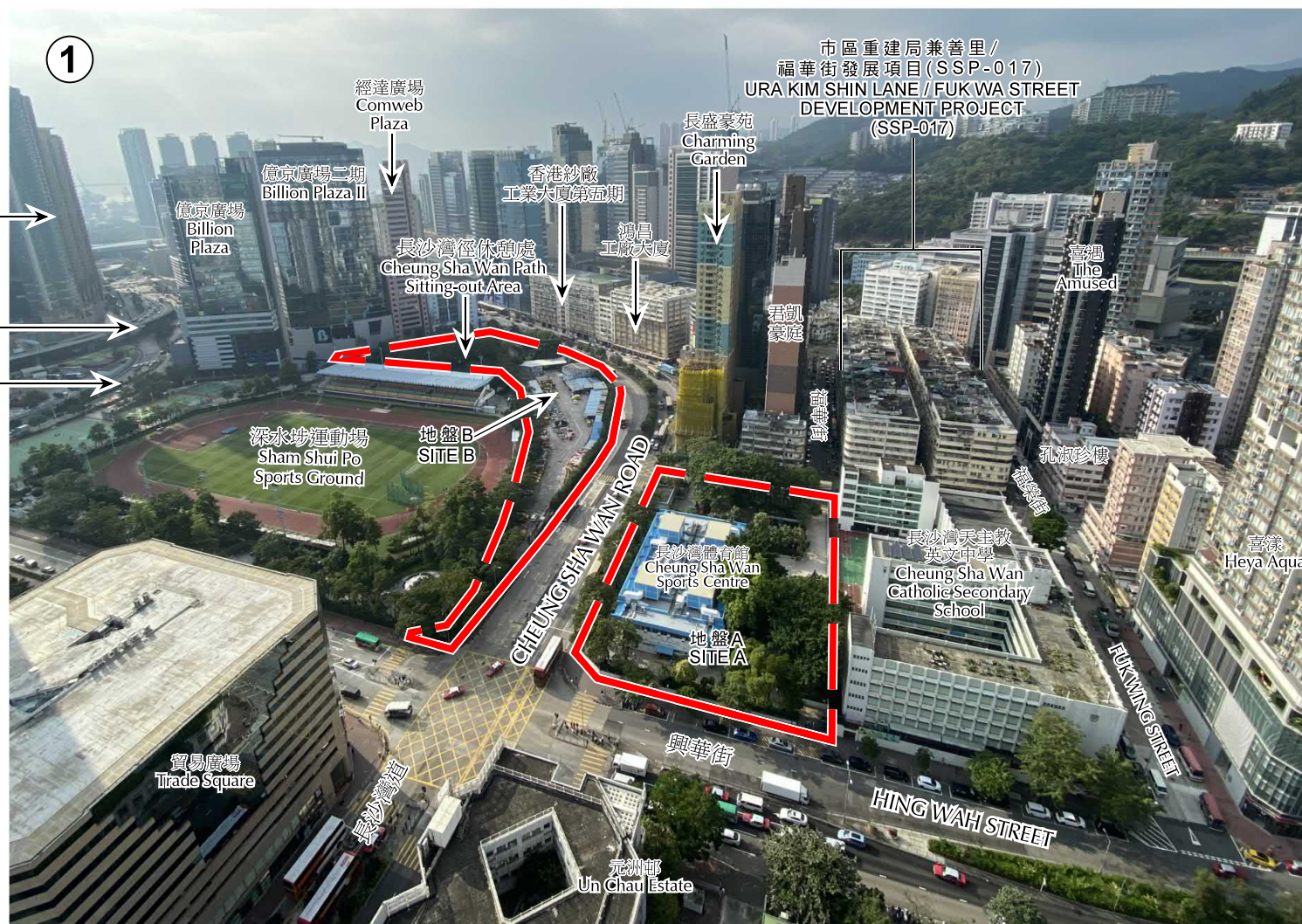
SCALE 1 : 2 500
METRES 50 0 50 100 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K5/21/9

圖 PLAN
1b



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2021年11月11日擬備，所根據的資料為攝於2021年11月3日的實地照片
PLAN PREPARED ON 11.11.2021
BASED ON SITE PHOTO
TAKEN ON 3.11.2021

實地照片 SITE PHOTO

市區重建局昌華街/長沙灣道發展計劃
URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/
CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K5/21/9

圖 PLAN
2a

2



3



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

實地照片 SITE PHOTOS

市區重建局昌華街/長沙灣道發展計劃
URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/
CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
M/K5/21/9

圖 PLAN
2b

本圖於2021年11月11日擬備，所根據的
資料為攝於2021年8月27日的實地照片
PLAN PREPARED ON 11.11.2021
BASED ON SITE PHOTOS
TAKEN ON 27.8.2021



長沙灣徑
Cheung Sha Wan Path

長沙灣徑休憩處
Cheung Sha Wan Sitting-out Area



界線只作識別用
BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY

實地照片 SITE PHOTOS

市區重建局昌華街/長沙灣道發展計劃
URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/
CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME

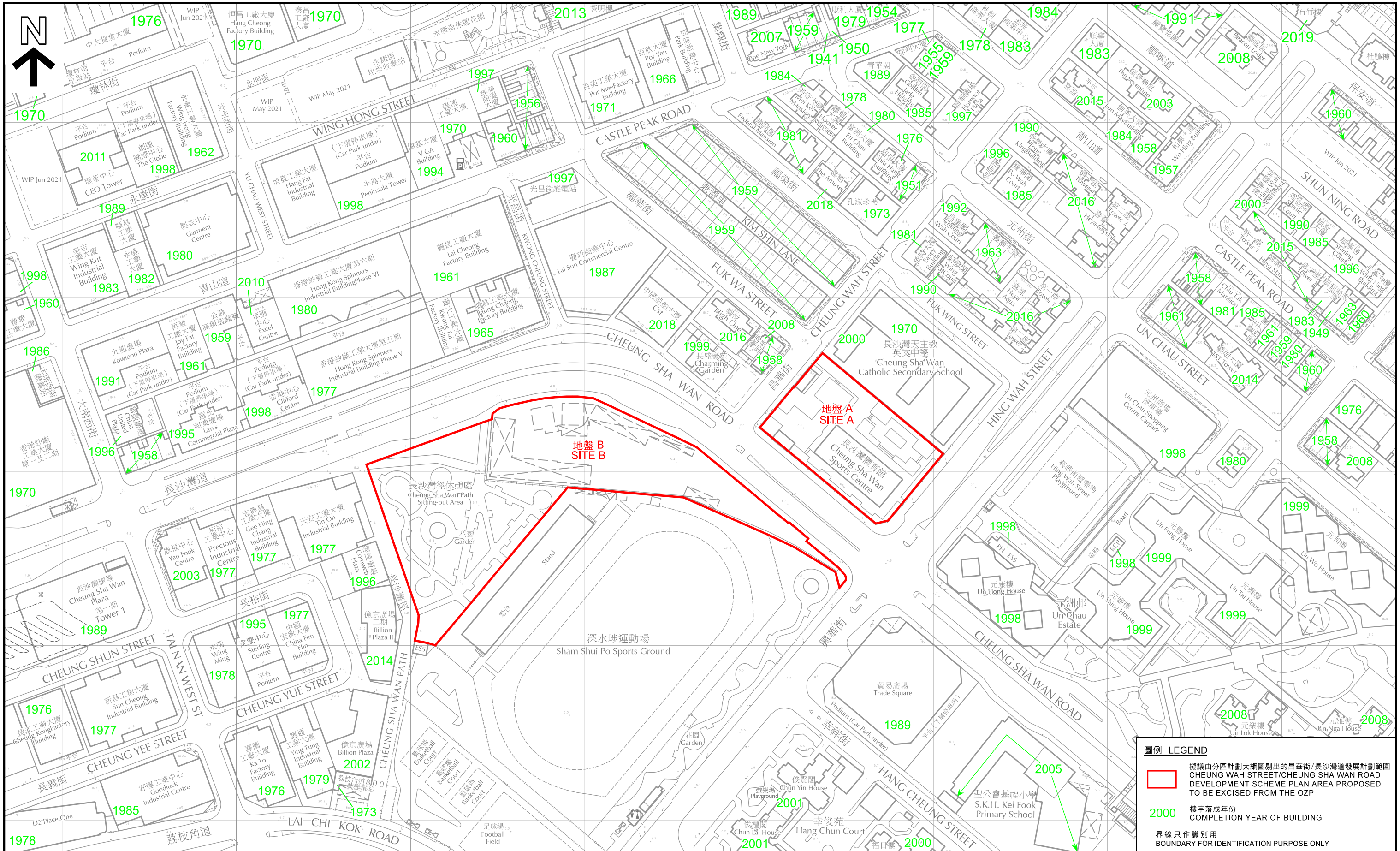
規劃署
PLANNING
DEPARTMENT

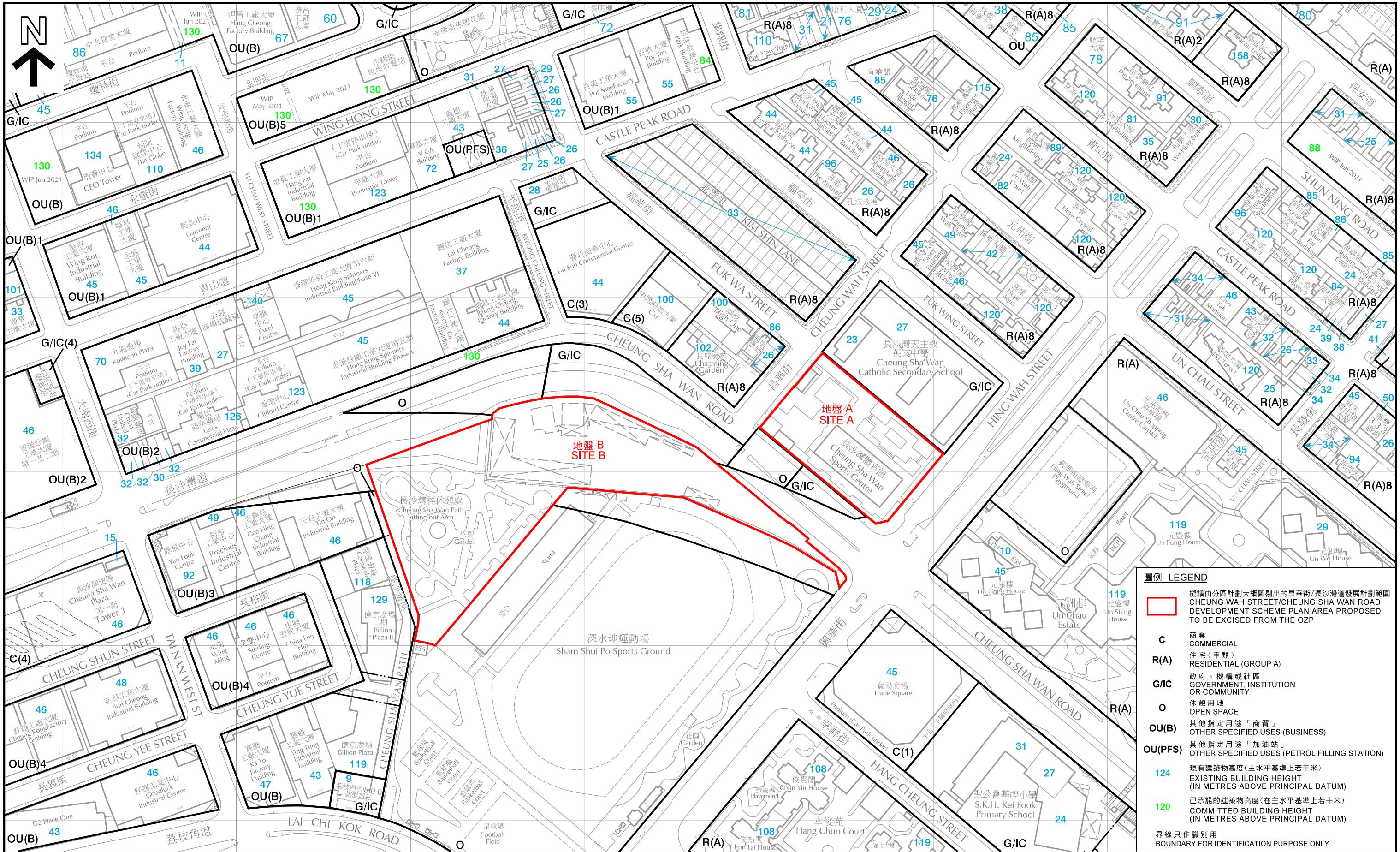


參考編號
REFERENCE No.
M/K5/21/9

圖 PLAN
2c

本圖於2021年11月11日擬備，所根據的
資料為攝於2021年8月27日的實地照片
PLAN PREPARED ON 11.11.2021
BASED ON SITE PHOTOS
TAKEN ON 27.8.2021





建築物高度圖 BUILDING HEIGHT PLAN

市區重建局昌華街/長沙灣道發展計劃

URBAN RENEWAL AUTHORITY CHEUNG WAH STREET/CHEUNG SHA WAN ROAD DEVELOPMENT SCHEME

SCALE 1 : 2 000 比例尺

米 METRES 40 0 40 80 120 160 米 METRES

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
M/K5/21/9

圖 PLAN
3b

本摘要圖於2021年11月8日擬備，所根據的資料
為測量圖編號11-NW-8A、B、C及D
EXTRACT PLAN PREPARED ON 8.11.2021
BASED ON SURVEY SHEETS No.
11-NW-8A, B, C & D