

**Section 16 Planning Application for Proposed Minor Relaxation
of the Maximum Domestic GFA of Site B for the Urban Renewal
Authority Sai Yee Street/ Flower Market Road Development
Scheme (YTM-013), Mong Kok, Kowloon**

PLANNING STATEMENT

June 2026

Urban Renewal Authority



EXECUTIVE SUMMARY

This planning application is submitted by the Urban Renewal Authority (URA) to the Town Planning Board (TPB) pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), for minor relaxation of the maximum domestic gross floor area (GFA) for Site B (the Application Site) of the URA Sai Yee Street/ Flower Market Road Development Scheme (YTM-013) (the Scheme).

The Scheme, with a total gross site area of approximately 29,315sq.m., is divided into Site A and Site B. Under the approved Development Scheme Plan (DSP) No. S/K3/URA5/2, Site B of the Scheme, i.e. the Application Site, is zoned as “Other Specified Uses” annotated “Mixed Use 2” (“OU(MU)2”), and further divided into Sub-area (1) and Sub-area (2). Sub-area (1) of Site B is subject to a maximum domestic gross floor area (GFA) of 46,605sq.m. (equivalent to a domestic plot ratio (DPR) of 6.5), and a total GFA of 64,530sq.m. (equivalent to a total PR of 9), with a building height restriction (BHR) of 150mPD. Sub-area (2) of Site B is subject to a total GFA of 8,955sq.m. (equivalent to a PR of 0.5), and it has a BHR of 30mPD. YTM-013 was commenced as a development scheme pursuant to Section 25 of the Urban Renewal Authority Ordinance (URAO) on 15 March 2024 and was approved by the Chief Executive in Council (CE in C) on 8 April 2025, with the decision first gazetted on 17 April 2025. The approved DSP was exhibited for public inspection on the same day.

In view of the current market needs and oversupply of offices, URA has reviewed the approved DSP and proposed to increase the permissible maximum domestic GFA within Sub-area (1) of Site B to optimise development flexibility. As such, this S16 Planning Application seeks TPB’s permission for **minor relaxation of maximum permissible domestic GFA of Sub-area (1) of Site B from 46,605sq.m. to 53,775sq.m. (equivalent to a DPR from 6.5 to 7.5), with total permissible GFA and BHR remaining the same as 64,530sq.m. (equivalent to a total PR of 9.0) and 150mPD respectively**. There will be no change in Sub-area (2) of Site B. If the proposed increase in domestic GFA is implemented, the resulting non-domestic GFA of 19,710sq.m. in Site B (equivalent to a non-domestic PR (NDPR) of 1.5) will still provide adequate retail GFA for ground floor retail activities, creating an active street frontage and injecting vibrancy to the existing Flower Market precinct for sustained development of local businesses.

This S16 Planning Application is a “non-scheme-based” submission. The notional design and indicative development parameters of the subject S16 Planning Application are solely for illustration purposes and for conducting necessary technical assessments. Except for any planning condition(s) to be imposed, the design of the future development will not be bounded by the notional design submitted in the S16 Planning Application.

The main justifications in support of the S16 Planning Application are listed as follows:

- In response to the current market needs and compatible with Government’s latest directives on suspension of sales of commercial sites;
- Enhance development flexibility and project’s implementability;
- Retain planning intention to enhance Flower Market in the approved DSP;
- Retain the planning intention of “OU(MU)” zone under the approved DSP and in line with the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS);
- Retain the previously committed planning gains; and

- No Insurmountable technical impacts anticipated.

In light of the justifications presented in this planning statement, the TPB is respectfully requested to give favourable consideration to the application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

是項規劃申請由市區重建局（市建局）向城市規劃委員會（城規會）提交，旨在根據《城市規劃條例》（第131章）第16條就市建局洗衣街／花墟道發展計劃（YTM-013／發展計劃）的地盤B（申請地點）申請略為放寬最大住用總樓面面積（本規劃申請）。

發展計劃的總地盤面積約為29,315平方米，分為地盤A和地盤B。根據洗衣街／花墟道發展計劃核准圖編號S/K3/URA5/2，發展計劃中的地盤B（即申請地點）劃為「其他指定用途」註明「混合用途（2）」，並再細分為支區（1）和支區（2）。地盤B的支區（1）受限於最大住用總樓面面積46,605平方米（相當於住用地積比率6.5倍）、整體總樓面面積64,530平方米（相當於總地積比率9倍），以及主水平基準上150米的建築物高度限制。地盤B的支區（2）的整體總樓面面積為8,955平方米（相當於地積比率0.5倍），並受限於主水平基準上30米的建築物高度限制。YTM-013於2024年3月15日根據《市區重建局條例》第25條以發展計劃形式開展，並於2025年4月8日獲行政長官會同行政會議核准，該決定已於2025年4月17日首次刊憲。該計劃核准圖於同日展示，供公眾查閱。

鑑於當前的市場需要和辦公室供應過剩，市建局已檢討發展計劃，建議增加地盤B支區（1）的最大住用總樓面面積，以優化發展靈活性。因此，本規劃申請旨在向城規會申請，將地盤B支區（1）的最大住用總樓面面積由46,605平方米略為放寬至53,775平方米（相當於住用地積比率由6.5倍增至7.5倍），而整體總樓面面積及建築物高度限制則維持不變，為64,530平方米（相當於總地積比率9倍）及主水平基準上150米。地盤B的支區（2）將沒有任何變動。隨著住用總樓面面積的擬議變更，地盤B的非住用總樓面面積將為19,710平方米（相當於非住用地積比率1.5倍），有關非住用樓面面積仍可為地面零售活動提供足夠的零售樓面面積，從而營造具活力的街道面貌，為現有的花墟注入活力及供持續的發展。

本規劃申請屬「非方案主導」（“non-scheme-based”）性質。本規劃申請所提供的初步概念設計及發展參數僅供參考及用於進行必要的技術評估。除任何施加於規劃許可的相關附帶條件外，未來項目的發展設計將不受本規劃申請所提交的初步概念設計所限制。

以下為支持本規劃申請的主要理據：

- 回應當前市場需要，並配合政府暫停推售商業用地的政策；
- 提升項目的發展靈活性和可實施性；
- 保留發展計劃核准圖中推動花墟發展的規劃意向；
- 保留發展計劃核准圖的「其他指定用途」註明「混合用途」的規劃意向，及《油麻地及旺角地區研究（油旺研究）》的建議；
- 保留已承諾的規劃增益；及
- 不會產生無法克服的技術影響。

基於以上的發展理據，現懇請城規會能對本規劃申請予以贊同。

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1. INTRODUCTION

- 1.1 This planning application is submitted by the Urban Renewal Authority (URA) to the Town Planning Board (TPB) pursuant to Section 16 of the Town Planning Ordinance (Cap. 131) (the S16 Planning Application) for minor relaxation of maximum domestic gross floor area (GFA) of Site B for the Approved URA Sai Yee Street/ Flower Market Road Development Scheme (YTM-013/ the Scheme).
- 1.2 The Scheme, with a total gross site area of approximately 29,315sq.m., is divided into Site A and Site B under the approved DSP. The Scheme was formulated under the Master Urban Renewal Concept Plan (MRCP) of the District Study for Yau Ma Tei and Mong Kok (YMDS) as an early project and formed part of the “Mong Kok East – Nullah Road Urban Waterway” Development Node (DN). The Scheme was commenced on 15 March 2024 by way of a development scheme in accordance with Section 25 of the Urban Renewal Authority Ordinance (URAO). On 8 April 2025, the draft Development Scheme Plan (DSP) was approved by the Chief Executive in Council (CE in C) and its decision was gazetted on 17 April 2025. The approved DSP No. S/K3/URA5/2 was gazetted on the same day.
- 1.3 Site B (the Application Site) is sub-divided into Sub-area (1) and Sub-area (2) in the approved DSP. It has a total site area of approximately 24,870sq.m., with Sub-area (1) being 7,170sq.m. and Sub-area (2) being 17,700sq.m.. The Application Site is zoned as “Other Specified Uses” annotated “Mixed Use” 2 (OU(MU)2). Sub-area (1) of Site B has a maximum domestic gross floor area (GFA) of 46,605sq.m. (equivalent to a domestic plot ratio (DPR) of 6.5) and a total GFA of 64,530sq.m. (equivalent to a total PR of 9.0), with a building height restriction (BHR) of 150mPD. Sub-area (2) of Site B has a non-domestic GFA of 8,955sq.m. (equivalent to a non-domestic PR (NDR) of 0.5) and is subject to a BHR of 30mPD.
- 1.4 Since 2025, the office market has been facing unoptimistic sentiment, which was also reflected in the Government’s decision in suspending the sales of commercial sites as announced in both 2025/26 and 2026/27’s Budget Speeches. In response to the changing market condition and to allow for greater development flexibility, **this S16 Application seeks TPB’s approval on minor relaxation of maximum permissible domestic GFA in Sub-area (1) of Site B from 46,605sq.m. to 53,775sq.m. (equivalent to a DPR from 6.5 to 7.5), while keeping the total GFA of 64,530sq.m..** There will be no change in Sub-area (2) of Site B and the BHR of the two sub-areas.
- 1.5 The subject S16 Planning Application is a “non-scheme-based” submission. The notional design and indicative development parameters provided are solely for illustration purposes and for conducting necessary technical assessments.

2. SITE AND PLANNING CONTEXT

2.1 Site Context

2.1.1 The Application Site, i.e. Site B of the Scheme, is broadly bounded by Mong Kok Stadium to the east, Sai Yee Street to the west, Flower Market Road to the south, and Boundary Street to the north. Site A of the Scheme (not forming the Application Site) covers five land parcels with low-rise tenement buildings along Sai Yee Street, Yuen Ngai Street and Flower Market Road (i.e. Sites A1 to A5) (see **Figure 2.1**).

2.1.2 Site B, the Application Site, covers various leisure, recreation and GIC facilities including Boundary Street Sports Centre No.1 and No.2, Boundary Street Recreation Ground, Sai Yee Street Children's Playground, Boundary Street Amenity Plot, Sai Yee Street (Flower Market Road) Refuse Collection Point, Sai Yee Street Public Toilet, Leisure and Cultural Services Department (LCSD) Boundary Street Nursery and CLP Power Hong Kong Limited Boundary Street Sports Ground Substation, as well as the Flower Market Path with the existing covered nullah and the surrounding public pavement within the site. There is no private lot within Site B (see **Figure 2.2**).

2.1.3 The Application Site is well served by a range of public transport options. The Application Site is located within approximately 10-minute walking distance from both Prince Edward MTR Station Exit B1 to its southwest and Mong Kok East MTR Station Exits C and D to its southeast (see **Figure 2.1**). It is also served by numerous bus routes operation along Prince Edward Road West and Boundary Street, providing convenient access throughout the city.

2.2 Planning Context

2.2.1 Under the approved DSP of the Scheme, Site B, the Application Site, as indicated in **Figure 2.3**, falls within an area zoned as "Other Specified Uses" annotated "Mixed Use" 2 ("OU(MU)2"). It is divided into Sub-area (1) and Sub-area (2). A public vehicle park (PVP) is required to be provided within "OU(MU)2".

2.2.2 Sub-area (1) of "OU(MU)2" in the Application Site is intended for comprehensive mixed-use development with a combination of residential/ commercial/ hotel/ office/ retail uses and the provision of GIC facilities, with a BHR of 150mPD. It is subject to a maximum domestic GFA of 46,605sq.m. and a total GFA of 64,530sq.m.. Sub-area (2) of "OU(MU)2" in the Application Site is intended to provide an at-grade Waterway Park, GIC facilities and retail facilities, with a BHR of 30mPD. It has a total GFA of 8,955sq.m.. To provide development flexibility, minor relaxation of GFA may be considered by TPB on application under Section 16 of the TPO based on the individual merits of the development proposals.

- 2.2.3 Site A of the Scheme (not form part of the Application Site) is zoned as “Other Specified Uses” annotated “Mixed Use” 1 (“OU(MU)1”) and it consists of 5 Sub-areas including Sub-areas (1) to (5) respectively (i.e. Sites A1 – A5). Site A1 will be developed for residential development cum commercial podium, with a BHR of 150mPD. Open space and 1-storey retail shops will be provided at Sites A2 to A5.

2.3 Surrounding Context

- 2.3.1 The Application Site is located at a transitional zone between the high-density residential and commercial developments in Mong Kok East. **Figure 2.4** shows the site and surrounding context.
- 2.3.2 Buildings to the west and south of the Application Site are mainly residential buildings of 10 to 15 storeys high which are completed in the 1960s and 1970s, except for some new private developments, such as High Park Grand at Boundary Street, which was completed in 2014 respectively. The southern and western sides of the Application Site concentrate with floral and horticultural businesses mainly at ground floors, creating an active street frontage and forming the popular Flower Market precinct.
- 2.3.3 To the immediate east of the Application Site is Mong Kok Stadium managed by LCSD and to the further east of the Application Site is another LCSD open space named Yuen Po Street Bird Garden with bird stalls.
- 2.3.4 To the north of the Application Site are mainly open spaces and GIC facilities including Tai Hang Tung Recreation Ground, Fa Hui Park and two primary schools across the Boundary Street. To the further north is the low-density neighbourhood of Yau Yat Tsuen.
- 2.3.5 In addition, there are several historic buildings in the vicinity. To the southern side of the Application Site is the URA’s Prince Edward Road West/ Yuen Ngai Street Project (MK/02) which preserved and revitalised a cluster of Grade 2 pre-war buildings built in the 1930s, as well as the Grade 3 historic buildings at 177-179 Prince Edward Road West to the southwest of the Application Site. The building was converted into a hotel under the S16 application no. A/K3/523 as approved on 19 March 2010.

3. THE INDICATIVE DEVELOPMENT PROPOSAL

3.1 Proposed Minor Relaxation of Maximum Domestic GFA

- 3.1.1 To allow for greater flexibility for future development, this S16 Planning Application proposes to relax the maximum permissible domestic GFA from of Sub-area (1) in Site B from 46,605sq.m. to 53,775sq.m (equivalent to a DPR from 6.5 to 7.5), while keeping the total GFA of 64,530sq.m. (equivalent to a total PR of 9) as well as the BHR of 150mPD. There will be no change in the development parameters of Sub-area (2) of Site B.
- 3.1.2 While the S16 Planning Application seeks to allow a more flexible GFA mix for the future development, it will not propose any restriction on the non-domestic GFA of Sub-area (1) in Site B. It allows flexibility in adjusting the final GFA mix and the provision of non-domestic GFA at the detailed design stage, subject to the maximum domestic GFA of 53,775sq.m and a total GFA of 64,530sq.m. of the Application Site.
- 3.1.3 A comparison between the DSP approved in April 2025 (the Approved DSP) and the Current Indicative Proposal of the S16 Planning Application (Current Indicative Proposal) is provided in **Table 3.1a** below. The notional design parameters of the Current Indicative Proposal under the S16 Planning Application are provided in **Table 3.1b** below.
- 3.1.4 While the subject S16 Planning Application is a non-scheme-based submission, the notional block plan and section plan are provided in **Figure 3.1 and Figure 3.2** for illustration purposes and for conducting necessary technical assessments only.

Table 3.1a: Comparison of Key Development Parameters of the Approved DSP and Current Indicative Proposal of the S16 Planning Application

Development Parameters of Site B (the Application Site)							
	Approved DSP [A]			Current Indicative Proposal of the S16 Application [B]			Difference [B] – [A] %
Application Site Area (m²)	About 24,870m²						N/A
Zoning	“OU(MU)2”						N/A
	Sub-area (1)	Sub-area (2)	Total [A]	Sub-area (1)	Sub-area (2)	Total [B]	
Net Site Area (For PR calculation) (m²) ⁽¹⁾	About 7,170	About 17,700	About 24,870	About 7,170	About 17,700	About 24,870	N/A
Total GFA (m²) (Equivalent PR) ⁽²⁾	64,530 (9)	8,955 (0.5)	73,485	64,530 (9)	8,955 (0.5)	73,485	N/A
Maximum Domestic GFA (m²) (Equivalent PR) ⁽²⁾	46,605 (6.5)	N/A	46,605	53,775 (7.5)	N/A	53,775	+15.4%
Non-domestic GFA for GIC Provision (m²) ⁽³⁾	About 20,000			About 20,000			NA
Maximum Building Height (mPD)	150 ⁽⁴⁾	30	N/A	150 ⁽⁴⁾	30	N/A	N/A
Public Vehicle Park (PVP)	220 private car spaces, 10 loading/ unloading bays			220 private car spaces, 10 loading/ unloading bays			N/A
Total Public Open Space (m²)	Not less than 16,200			Not less than 16,200			N/A
-At-grade Open Space (m²)	Not less than 8,800			Not less than 8,800			N/A

Remarks:

- (1) Subject to site survey during detailed design stage.
- (2) The approved DSP adopts maximum total and domestic GFAs. The equivalent PRs are for reference only.
- (3) Indicative only, subject to confirmation of funding, usage and operational needs from relevant Government bureaux/ departments, and detailed design at the project implementation stage. The GIC GFA will be exempted from GFA calculation under the approved DSP.
- (4) With a staggered height profile stepping from 150mPD at the western part to not more than 130mPD towards the east of Sub-area (1) in Site B.

Table 3.1b: Notional Design of the Current Indicative Proposal of the S16 Planning Application

Key Notional Design Parameters of Site B (the Application Site)⁽⁵⁾			
	Sub-area (1)	Sub-area (2)	Total
Total GFA (m ²) ⁽⁶⁾ (Equivalent to PR) ⁽²⁾	64,530 (9.0)	8,955 (0.5)	73,485
-Domestic GFA (m ²) ⁽⁶⁾ (Equivalent PR) ⁽²⁾	53,775 (7.5)	N/A	53,775
-Non-domestic GFA (m ²) ⁽⁶⁾ (Equivalent to PR) ⁽²⁾	10,755 (1.5)	8,955 (0.5)	19,710
- Retail GFA (m ²) ⁽⁶⁾	5,755	Not less than 8,955	14,710
- Hotel (m ²) ⁽⁶⁾	5,000	N/A	5,000
Non-domestic GFA for GIC Provision (m ²) ⁽³⁾	About 20,000		
No. of Building Blocks ⁽⁷⁾	3 (2 residential and 1 composite towers atop the GIC/ retail podia ⁽⁸⁾)	1 (1 low-rise retail block ⁽⁸⁾)	4
No. of Storeys ⁽⁷⁾	Residential towers (Tower 1 & Tower 2): About 36s Composite tower (Tower 3): About 26s Retail/ GIC podia: About 5s Low-rise retail block: About 1s Basement: About 2s		
No. of Flats ⁽⁹⁾	About 1,080	N/A	About 1,080
Average Flat Size (m ²) ⁽⁹⁾	About 50	N/A	About 50
Anticipated Population ⁽¹⁰⁾	About 2,700	N/A	About 2,700

Remarks:

- (5) Notional design will provide the required PVP and POS as stated in the approved DSP Notes and ES.
- (6) The domestic and non-domestic PRs/ GFAs of the notional design for both the approved DSP and the S16 Planning Application are for illustrative purposes only. The actual domestic and non-domestic PRs and GFAs would be worked out at the detailed design stage.
- (7) Numbers of building blocks and storeys are for reference only, subject to change during the detailed design stage.
- (8) Under the notional design, the proposed 3 towers in Sub-area (1) are atop the GIC/ retail podia which straddle both Sub-areas (1) and (2).
- (9) Estimated based on the assumed average flat size. The actual number of flats would be worked out at the detailed design stage.
- (10) Assumption of PPF of 2.5 is adopted from the average household size of Yau Tsim Mong District in the 2021 Population Census.

3.2 Notional Design for the Current Indicative Proposal

- 3.2.1 The notional design of the Current Indicative Proposal as illustrated in **Table 3.1b** comprises two residential towers and one composite building with residential and hotel uses atop the GIC/ retail podia, as well as one low-rise retail block. The high-rise towers are concentrated in Sub-area (1) of Site B; while the low-rise retail block is proposed at the southern side of Sub-area (2).
- 3.2.2 As shown in **Figure 3.2**, retail facilities will be provided at the GIC/retail podia and the low-rise retail block in Site B. Ground floor retail shop frontage will be created at the podia along Sai Yee Street, the area facing the Waterway Park to enable extension of retail activities. Low-rise retail shops/ kiosks along Flower Market Road will be provided to reinforce the bazaar-like street vibe, enhancing the vibrancy of local business. Flexibility will be given to the affected flower shops for relocating to the retail area within Site B in future for continuing their businesses.
- 3.2.3 The proposed at-grade Waterway Park of not less than 8,800sq.m. will be provided within Sub-area (2) of Site B and strategically designed and integrated with the surrounding retail/ commercial activities of the proposed development to create a cohesive and enjoyable leisure space. Opportunities will be explored at detailed design stage of the Sub-area (2) of Site B to create better connectivity between the Waterway Park and the adjoining Mong Kok Stadium by creating place-making space for event activities and community gatherings for visitors.
- 3.2.4 Together with the proposed hotel use, the mixed-use development in Site B is expected to attract patronage from diverse visitors to enhance vibrancy of the Flower Market precinct. Ancillary parking facilities and a PVP will be provided at the basement levels of Site B.
- 3.2.5 The major change between the notional design of the approved DSP and that of the subject S16 Planning Application is proposed at Sub-area (1) of Site B, where the original hotel/ office tower in the approved notional scheme is replaced by a composite tower for residential/ hotel use. The other two residential towers proposed at Sub-area (1) remains unchanged. Compared with the approved DSP, the proposed increase in the maximum domestic GFA can be accommodated within a similar building envelope and layout. As demonstrated in the notional block plan in **Figure 3.1**, the building disposition is largely similar to that under the approved DSP.
- 3.2.6 Under the Current Indicative Proposal, the number of ancillary carparking spaces will be fewer than that in the Approved DSP, which can reduce the extent of underground carpark (see **Table 3.2**) and enhance construction efficiency.
- 3.2.7 It should be noted that the S16 Planning Application is a “non-scheme-based” submission, thus the notional design of the Current Indicative

Proposal shown in **Figure 3.1** is for illustrative purposes only and will be subject to change at the detailed design stage.

Provision of Open Space and GIC Facilities in Site B

- 3.2.8 Under the “Single Site, Multiple Uses” initiative (SSMU), the multi-purpose GIC complex with a GFA of about 20,000sq.m. proposed in the approved DSP will be maintained, subject to timely confirmation of usage, funding and operation needs from the relevant Government departments and technical feasibility. The GIC complex is intended for the reprovisioning/ upgrading of the existing affected GIC and sports/ recreational facilities, the provision of a district health centre and new GIC facilities¹, subject to on-going liaison and agreement with relevant Government bureaux and departments.
- 3.2.9 Waterway Park of not less than 8,800sq.m. will be created in Site B to build a new iconic green hub complementing the adjoining Flower Market precinct. Detailed landscape design of Waterway Park will follow the Explanatory Statement (ES) of the approved DSP, subject to agreement with LCSD and other relevant departments. The overall provision of public open space with an area of not less than 16,200sq.m. within Site B will remain unchanged in the subject S16 Planning Application.

Public Vehicle Park and “Park n Walk” Concept

- 3.2.10 The proposed PVP at Site B (see **Table 3.2**) under the approved DSP will be provided. The number of car parking spaces and loading/unloading bays is subject to liaison with relevant Government departments at the detailed design stage. Subject to technical feasibility, the “Park n Walk” concept as advocated under the DSP by means of appropriate pedestrian connections between Site B and its surrounding areas (**Figure 3.1** refers) will be kept in the subject S16 Planning Application.

Urban Design of the Current Indicative Proposal

- 3.2.11 On urban design, the maximum building heights in Sub-area (1) and Sub-area (2) are maintained at 150mPD and 30mPD respectively. The wind enhancement features and design merits as stated in the ES of the approved DSP will be maintained as far as practicable, which include:
- The Waterway Park with a minimum width of 20m following the nullah alignment within the “OU(MU)2” zone;
 - Permeable elements at podium of Sub-area (1) of Site B to be provided as far as practicable;

¹ Such as Integrated Family Service Centre and Special Child Care Centre, subject to liaison with relevant Government departments.

- A building/ podium separation within Sub-area (1) of not less than 15m in width in a north-south direction;
- A staggered building height profile within Sub-area (1) of Site B, stepping down from 150mPD at the western part to not more than 130mPD at the eastern part as far as practicable; and
- Podium setback at ground level facing Sai Yee Street and Flower Market Road.

3.3 Retain Planning Gains of the Approved DSP

3.3.1 The Current Indicative Proposal will retain the planning gains under the approved DSP, including:

- Shaping the Scheme as an anchor development at the Nullah Road DN, with the proposed mixed-use developments to create synergy and serve as a catalyst for urban regeneration in the area;
- Forming a Waterway Park of about 8,800sq.m. in Site B to become a new public realm and district landmark in Mong Kok for public enjoyment. The whole Scheme (i.e. Site A and Site B) aims to provide public open space of not less than 17,000sq.m. in total to facilitate various activities and good accessibility as a public realm for public enjoyment;
- Adopting “linked-site” approach and echoing the SSMU initiatives to optimize land potential by developing multi-purpose GIC complex to create a “socio-economic activity hub” in the area;
- Enhancing road and pedestrian networks by providing a PVP to alleviate the district parking and loading/ unloading needs in relation to the operation of Flower Market, and podium setback at appropriate locations to enhance pedestrian circulation; and
- Adopting “integrated approach” of urban renewal actions by proposing potential pedestrian connections with adjoining areas (See **Figure 3.1**) to improve walkability, place-making works to shape back lanes abutting the Scheme to enrich local character².

² These urban renewal initiatives are outside the Scheme and may be implemented in form of public works of URA initiatives as appropriate. The details and implementation of these initiatives are subject to feasibility and further liaison and agreement with relevant Government bureaux/ departments and/ or stakeholders.

3.4 Access, Parking and Servicing Facilities

- 3.4.1 The Application Site is fronting Boundary Street, which is a primary distributor with busy vehicular traffic. Two run-in/ outs along Boundary Street are proposed to help relieve the “bottleneck” caused by the converging trips reaching the Flower Market precinct.
- 3.4.2 The proposed car parking and internal transport provision for the Current Indicative Proposal is summarised in **Table 3.2**. For details, please refer to the Traffic Impact Assessment (TIA) report provided in **Appendix A**.

Table 3.2 Proposed Car Parking and Internal Transport Provision

Facilities	Proposed Total Provision in Site B ⁽¹⁾
Private Car Parking Spaces ⁽²⁾	402 (Including accessible parking spaces)
Motorcycle Parking Spaces ⁽³⁾	25
L/UL Bays ⁽³⁾	25
Public Vehicle Parking ⁽⁴⁾	
-Private Car Parking	About 220
-Loading/ Unloading	About 10

Remarks:

- (1) For the detailed breakdown of the provisions for the residential, hotel, retail and GIC uses, please refer to the Traffic Impact Assessment report provided in **Appendix A**.
- (2) A GPS of 1 : 4 (high-end) is adopted in the assessment
- (3) Benchmarking 2021 HKPSG high-end requirement
- (4) Subject to liaison and agreement with Transport Department (TD)

3.5 Tentative Completion Year

- 3.5.1 Upon approval of this S16 Planning Application by TPB, the URA will continue with the land acquisition process, detailed design and go through the required submission/ procedures for implementation of YTM-013. The tentative completion year is anticipated by 2036.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 In Response to the Current Market Needs and Compatible with Government's Latest Directives on Suspension of Sales on Commercial Sites

4.1.1 Office vacancy rates have been high in recent years. The Financial Secretary (FS) in his 2025-2026 Budget Speech set out the Government's strategies to consider to rezone some of the commercial sites for residential use, allowing greater flexibility of land use. The further postponement of commercial land sales is also reflected in the recent 2026-27 Budget Speech. In view of the unoptimistic office market sentiment, the subject S16 Planning Application proposes to ensure optimal utilization of land resources and hence timely realization of the Scheme by enhancing the project's implementability with the flexibility to provide more domestic areas in response to the changing market conditions.

4.1.2 Moreover, the proposed change is also in line with TPB's comment recommended to URA in the 1329th TPB Meeting on 17 January 2025 for considering the representations of the draft DSP: *"given the fluctuations in the property market, URA should consider carefully the proportion of the commercial component at Site B"*. The proposed minor relaxation of domestic GFA will allow greater development flexibility in adjusting the GFA mix of domestic and non-domestic uses to meet the market conditions.

4.2 Enhance Development Flexibility and Project's Implementability

4.2.1 The Application Site is zoned "OU(MU)" in the approved DSP. There is no change to the zoning of the Application Site in the subject S16 Planning Application. Under the "OU(MU)" zoning in the approved DSP, the planning intention is for mixed non-industrial land uses. Flexibility for various types of compatible uses is allowed to meet the changing market and community needs. The "OU(MU)" zone also controls the maximum domestic GFA, maximum total GFA, and maximum BHR; while minor relaxation of such may be considered by the TPB. As stated in the planning intention, the "OU(MU)" zone aims to provide design flexibility without control on the specific form and layout of the future development, which is considered necessary to facilitate project implementability to meet the changing market and community needs. The subject S16 Planning Application is a "non-scheme-based" submission, which tallies with the "OU(MU)" zone controlling mainly on the planning intention of the mixed non-industrial land uses and development parameters but not specifically on the building design.

4.2.2 The URA may implement the Project with joint venture partners or by itself. The URA will ensure a responsive urban design form and layout of the Project which is compatible with the surrounding cityscape. Upon the subject S.16 planning approval, the Project will proceed with detailed design and subsequent GBP submissions for relevant government

departments' approval, a concrete scheme layout can only be developed at the detailed design stage/ GBP submission stage for implementation.

- 4.2.3 To address the prevailing housing demand in Hong Kong, the S16 Planning Application proposes to increase the maximum domestic GFA to allow for more flat supply and facilitate the project's implementability under the current market trends. It can thereby facilitate the implementation of the first phase of the "Mong Kok East – Nullah Road Urban Waterway" DN, which is the first DN of YMDS.

4.3 Retain Planning Intention to Enhance Flower Market in the Approved DSP

- 4.3.1 Under the S16 Planning Application, if the maximum domestic GFA is implemented, the non-domestic GFA of Site B will be about 19,710sq.m., i.e. about 10,755sq.m. in Sub-Area (1) (equivalent to a NDPR of 1.5) and 8,955sq.m. in Sub-Area (2). The proposed non-domestic GFA will still allow sufficient provision of retail uses in Site B for ground-floor retail activities. This will create a retail frontage which injects street vibrancy and enables expansion of the Flower Market precinct, and thereby reinforcing local characters.

- 4.3.2 The change in non-domestic GFA in Site B will not adversely affect the relocation of the affected flower shop operators. Adequate and suitable spaces will be provided within the development as far as practicable to accommodate their needs to ensure a smooth transition and operational continuity in the Flower Market. As such, the subject S16 Planning Application will not affect the planning intention to enhance the Flower Market precinct as stated in the approved DSP.

4.4 Retain Planning Intention of the Approved DSP and In Line with the Recommendations of YMDS

- 4.4.1 Despite the proposed minor relaxation of domestic GFA in Site B, the Current Indicative Proposal under the S16 Planning Application in Site B seeks to establish a mixed-use development, comprising residential, commercial, retail uses and GIC facilities, which are in line with the planning intention to create a mixed-use development with diverse leisure and commercial activities under the approved DSP. Such mixed uses will shape the area as a vibrant "socio-economic activity hub" in Mong Kok East as envisaged in YMDS. The S16 Planning Application is in line with the recommendations of YMDS.

- 4.4.2 The proposed development is compatible with the surrounding land uses which are largely residential buildings with ground-floor active retail activities in the Flower Market. Physical segregation will be provided to separate the residential uses from the non-residential portion of the building. The proposed development in Site B will not create any interface problems among various uses within the development. It complies with the TPG Guidelines No.42.

4.5 Retain Previously Committed Planning Gains and Design Merits

- 4.5.1 The planning merits proposed in the approved DSP mentioned in **Section 3.3.1** will be retained, including creation of Waterway Park for public enjoyment, provision of GIC facilities for public use and provision of a PVP for relieving traffic congestion to improve walkability. The wind enhancement features and design merits stated in **Section 3.2.9** will also be maintained as far as practicable to enhance the urban environment.

4.6 No Insurmountable Technical Impacts anticipated

- 4.6.1 Technical assessments have been conducted based on the notional design for the Application Site. To ascertain the technical feasibility, a conservative approach similar to that under the approved DSP is adopted for GFA-sensitive assessments for aspects including traffic, noise, environmental, drainage, sewerage and water supply by adding an extra 10,000sq.m. non-domestic GFA for GIC uses up to a total of 30,000sq.m. GFA, and a +5% sensitivity test.
- 4.6.2 To demonstrate the complete picture and its accumulated impacts of the future development in the urban context, the whole DSP (i.e. both Site A and Site B) will be taken into account in the technical assessments of the S16 Planning Application.
- 4.6.3 The following paragraphs provide an overview of the potential technical impacts associated with the Current Indicative Proposal, indicating that no adverse impacts arising from the proposed minor relaxation of domestic GFA are anticipated. Relevant mitigation measures have been recommended where necessary.

No Adverse Traffic Impact

- 4.6.4 A Traffic Impact Assessment (TIA) (**Appendix A** refers) has been conducted to assess the traffic impact and proposed provision of internal transport facilities of the Scheme with the proposed minor relaxation of domestic GFA. Two run-in/ outs along Boundary Street are proposed to relieve the “bottleneck” caused by the converging trips reaching the Flower Market precinct. The proposed parking provision aligns with the requirements in the Hong Kong Planning Standards and Guidelines.
- 4.6.5 The findings show that the Current Indicative Proposal with the proposed increase in domestic GFA will not induce any adverse impact on traffic and pedestrian walking environment. All identified junctions and pedestrian walkways (with proposed improvement measures) will continue to operate with ample capacity in design year 2039 (i.e. 3 years after the tentative completion year of 2036). The traffic impact is acceptable from traffic engineering point of view.

No Adverse Noise Impact

- 4.6.6 Assessment on the potential noise impact has been included in the EA report (**Appendix B** refers). The assessment results indicated that with the proposed mitigation measures, such as provision of enhanced acoustic window, acoustic balcony, fixed glazing etc., a 97.8% compliance of HKPSG's road traffic noise standard of 70 dB(A) would be achieved and no adverse road traffic noise is anticipated. Furthermore, the assessment results confirm that subject to mock test of the proposed mitigation measures such as acoustic balcony and window at the detailed design stage, there will be no adverse noise impact arising from the Mong Kok Stadium on the proposed development.

No Adverse Waste Management Impact

- 4.6.7 Assessment on the potential waste management impact has been included in the EA report (**Appendix B** refers) and the findings show that with appropriate site management and mitigation measures, no adverse waste management impact is anticipated.

No Adverse Land Contamination Impact

- 4.6.8 According to the Land Contamination Assessment of the approved DSP, potential land contamination is unlikely to arise from the activities within the Scheme.

No Adverse Drainage Impact

- 4.6.9 A Drainage Impact Assessment (DIA) has been conducted to evaluate the potential drainage impact of the Scheme (**Appendix C** refers). To facilitate the proposed development and the separate public works/urban renewal initiatives to provide underground pedestrian connection, diversion of existing pipes and new pipes are proposed as appropriate. The findings concluded that with the proposed new pipes and upgrades, the downstream pipes will be able to cater for the expected peak stormwater flow, and thus no adverse impact to the public drainage system arising from the proposed development with the proposed increase in domestic GFA in the Application Site is anticipated.

No Adverse Sewerage Impact

- 4.6.10 A Sewerage Impact Assessment (SIA) has been conducted to estimate the sewerage flow in both the existing and future scenarios with and without the proposed development respectively (**Appendix D** refers). The SIA report concluded that with the proposed diversion of existing pipes and new pipes to be connected with the existing sewerage systems, manholes and sewers, the existing public sewerage system would have sufficient capacity to cater for the sewerage generated by the proposed development. No adverse impact to the sewerage system

arising from the proposed increase in domestic GFA in the Application Site is anticipated.

No Adverse Water Supply Impact

- 4.6.11 A Water Supply Impact Assessment (WSIA) has been conducted (**Appendix E** refers) and the findings concluded that with proposed pipe modification and new pipes, the existing fresh and salt water supply systems in the vicinity are adequate to meet the demand arising from the Scheme with the proposed increase in domestic GFA in the Application Site.

No Adverse Air Quality Impact

- 4.6.12 The Air Quality Impact Assessment (AQIA) of the Approved DSP demonstrated that no adverse air quality impact on the proposed development in the whole DSP area is anticipated. Besides, with the implementation of appropriate dust suppression measures and good site practices, no adverse air quality impact is anticipated during the construction stage.

No Adverse Visual Impact

- 4.6.13 The number of building towers and the maximum building heights of 150mPD and 30mPD under the approved DSP will be maintained in the S16 Planning Application. The staggered building height profile as stated in the ES of the approved DSP will also be adopted and maintained as far as practicable at Sub-area (1) of Site B, stepping down from 150mPD at the western part to not more than 130mPD in the eastern part. Given that there is no change in BHR and number of towers under the S16 Application, and as demonstrated in the Visual Impact Assessment (VIA) of the approved DSP, no significant visual impact arising from the proposed development on the surrounding built environment is anticipated.

No Adverse Air Ventilation Impact

- 4.6.14 As mentioned, there will be no change to the BHR and number of building towers. The proposed change in maximum domestic GFA can be accommodated within similar building envelope. As demonstrated in the notional block plan in **Figure 3.1**, the disposition of buildings and intended urban design features are largely similar with those in the notional scheme under the approved DSP. The Waterway Park at Site B will be also kept and act as the major ventilation corridor running in a northeast and southwest direction. Given that the design merits stated in **Section 3.2.9** will be retained and as demonstrated in the Air Ventilation Assessment (AVA) of the approved DSP, no adverse air ventilation impact is anticipated.

Landscape and Greenery

- 4.6.15 All Old and Valuable Trees (OVT), Stone Wall Trees (SWT) and mature trees within the Scheme area identified in the tree survey report of the approved DSP will be retained. The overall landscaping and greening proposal of the Scheme including the Waterway Park in the Application Site will follow the ES of the approved DSP and is subject to further liaison with relevant Government departments where appropriate.

5. CONCLUSION

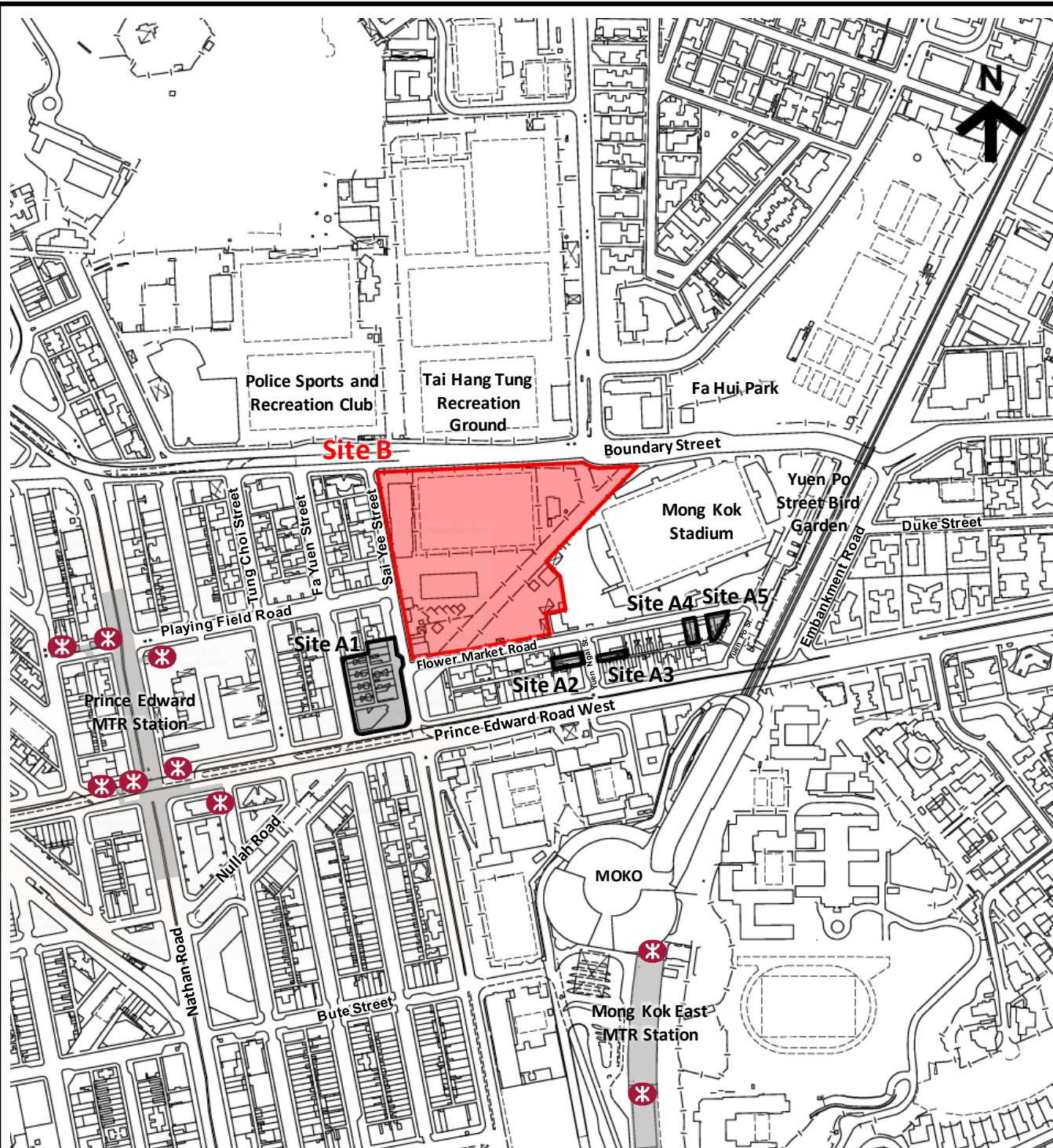
- 5.1 The Application Site of this subject S16 Planning Application is Site B of the Approved URA Sai Yee Street/ Flower Market Road Development Scheme (YTM-013). This planning application seeks the TPB's permission to allow more flexibility on the GFA mix for the future development. There will be no change in the total GFA and BHR of the Application Site, and all planning merits and gains outlined in the approved DSP will be retained. The proposed change will not jeopardise the planning intention of the approved DSP.
- 5.2 The Current Indicative Proposal is consistent with the planning intention of the "OU(MU)2" zoning under the Approved DSP by establishing a mixed-use development with residential and commercial uses, as well as provision of an at-grade Waterway Park and GIC facilities. It is also in line with recommendations under YMDS and forms part of the key district landmark and a "socio-economic activity hub" in Mong Kong East. The non-domestic portion of Site B can still inject economic activities and vibrancy to the Flower Market precinct.
- 5.3 To facilitate development flexibility, this S16 Planning Application seeks TPB's approval for minor relaxation of the maximum permissible domestic GFA in Sub-area (1) of Site B from 46,605sq.m. to 53,775sq.m, (equivalent to DPR from 6.5 to 7.5) while keeping the total GFA of 64,530sq.m (equivalent to a total PR of 9) and the maximum BHR of 150mPD. There will be no change in Sub-area (2) of Site B.
- 5.4 The subject S16 Planning Application is a "non-scheme-based" submission. The notional design and indicative development parameters provided are solely for illustration purposes and for conducting necessary technical assessments.
- 5.5 Relevant technical assessments on traffic, noise, waste management, drainage, sewerage, and water supply aspects have been conducted and the findings concluded that the Current Indicative Proposal of the subject S16 Planning Application is technically feasible and no insurmountable problem is anticipated.
- 5.6 The subject S16 Planning Application is supported by the following development planning merits and justifications:
- In response to the current market needs and compatible with Government's latest directives on suspension of sales on commercial sites;
 - Enhance development flexibility and project's implementability;
 - Retain planning intention to enhance Flower Market in the approved DSP;
 - Retain the planning intention under the approved DSP and in line with the recommendations of YMDS;

- Retain previously committed planning gains and design merits; and
- No Insurmountable technical impacts anticipated.

5.7 In light of the merits and justifications of S16 Planning Application of the Application Site presented in this planning statement, the TPB is respectfully requested to give favourable consideration to the application.

URBAN RENEWAL AUTHORITY

June 2026



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Application Site



Scheme Area

EXTRACTED PLAN PREPARED ON
22.04.2026 BASED ON SURVEY SHEET
NO. T11-NW-14B,
T11-NW-14D & T11-NW-19B

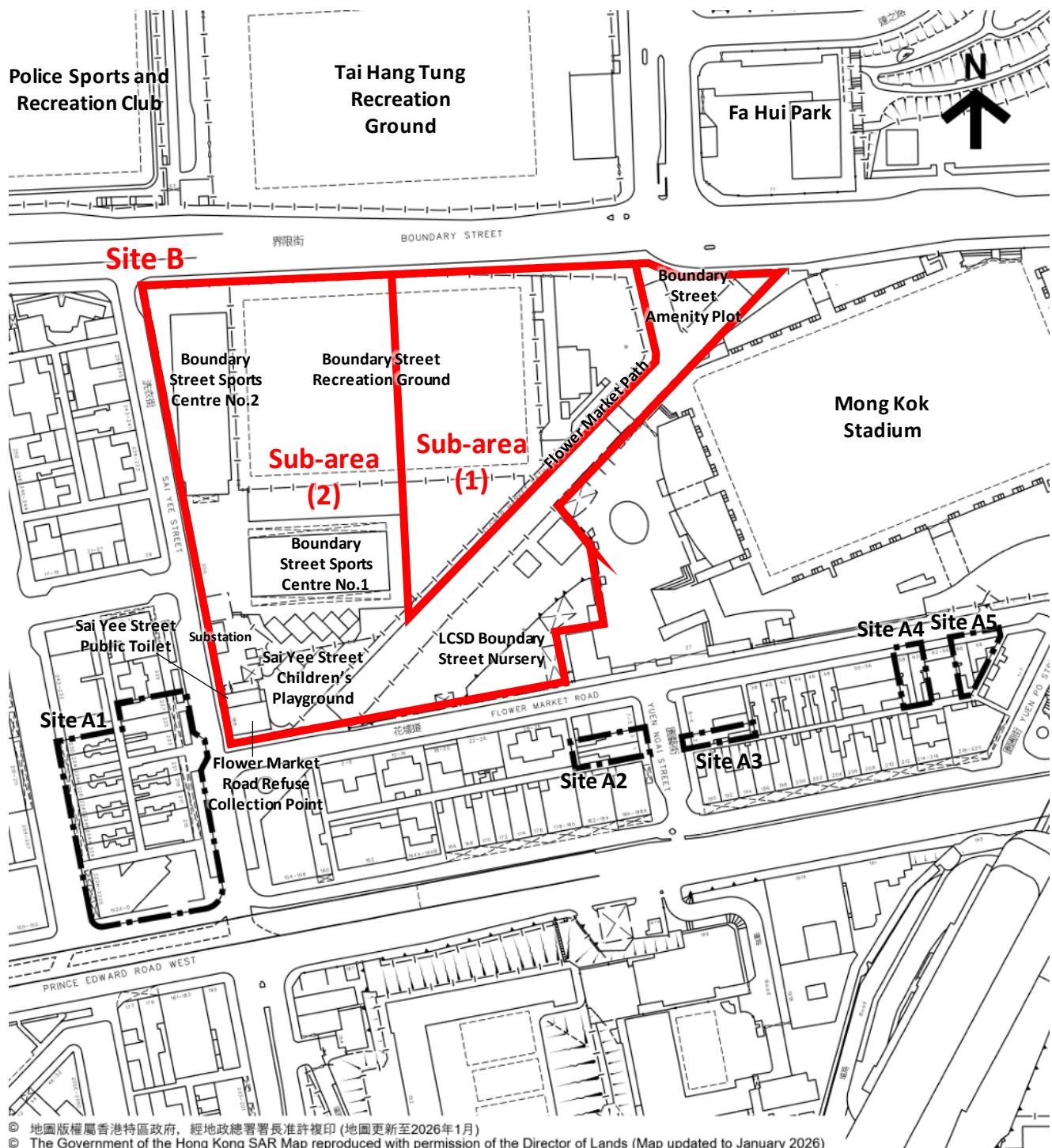
Location Plan

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

Scale: 1:5000



Figure 2.1



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Application Site



Scheme Area

Site Plan

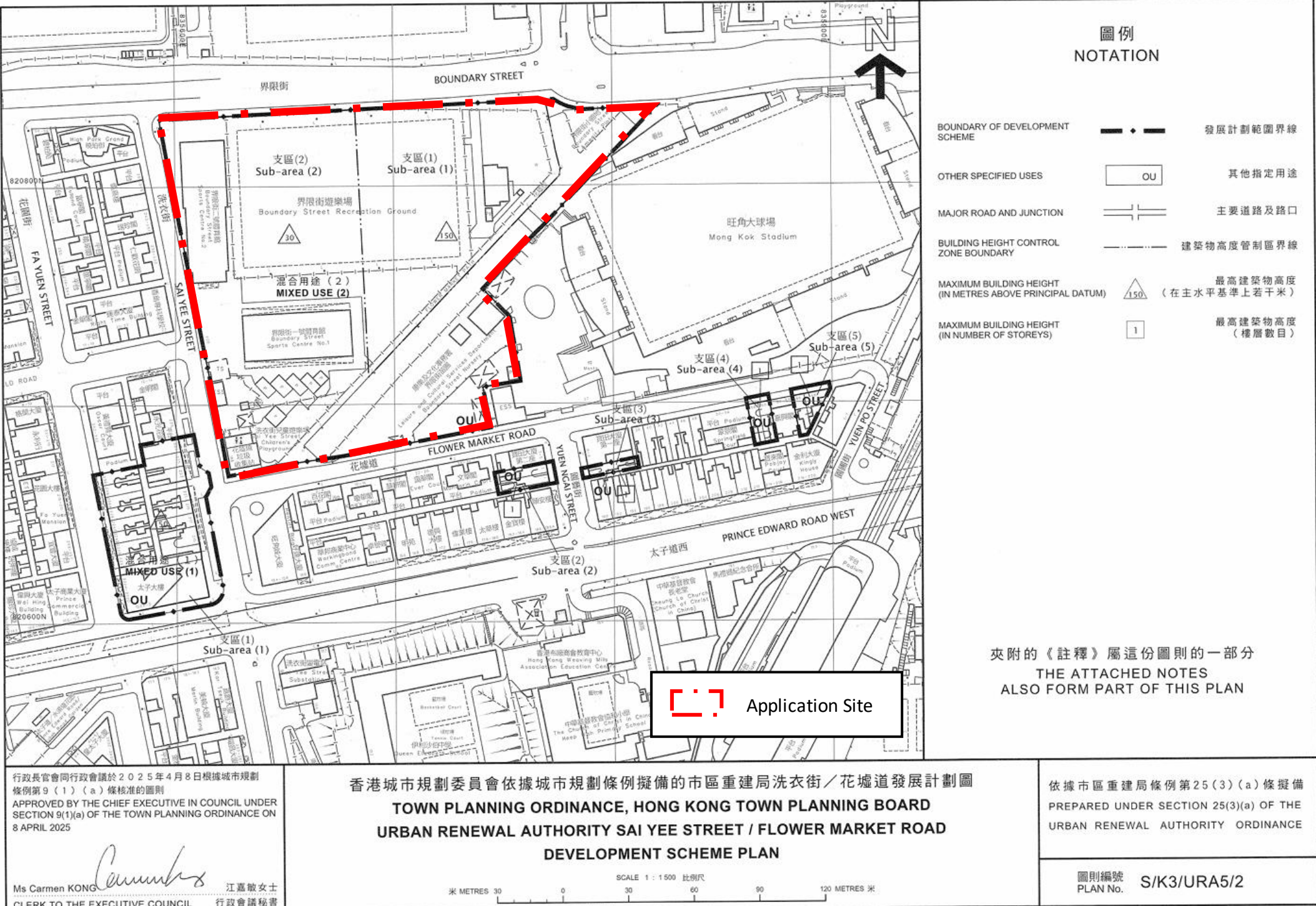
Sai Yee Street /
Flower Market Road
Development Scheme (YTM-013)

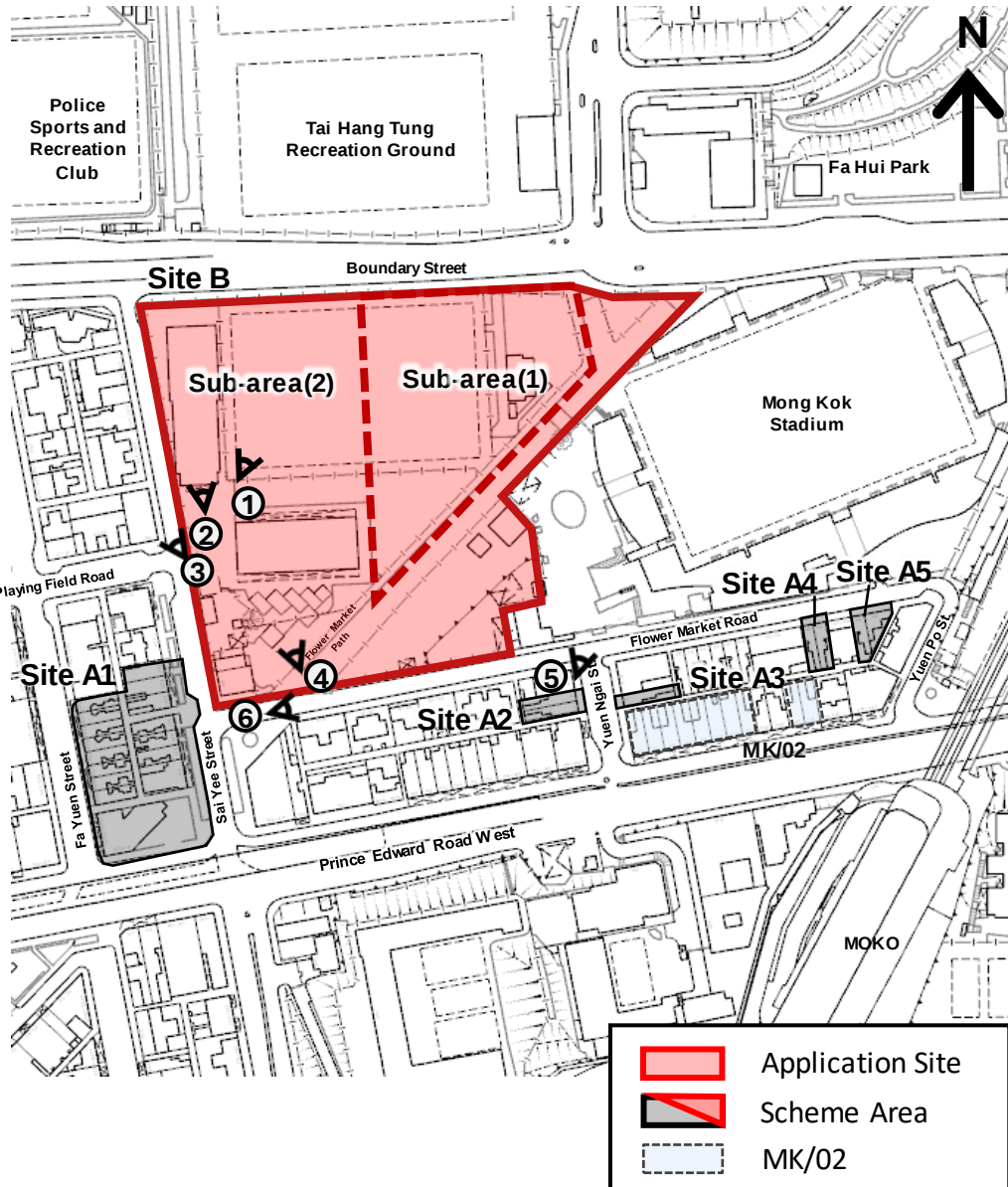
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Figure 2.2

EXTRACTED PLAN PREPARED ON
22.04.2026 BASED ON SURVEY SHEET
NO. T11-NW-14D





Boundary Street Recreation Ground



Boundary Street Sports Centre No.2



Buildings along Sai Yee Street



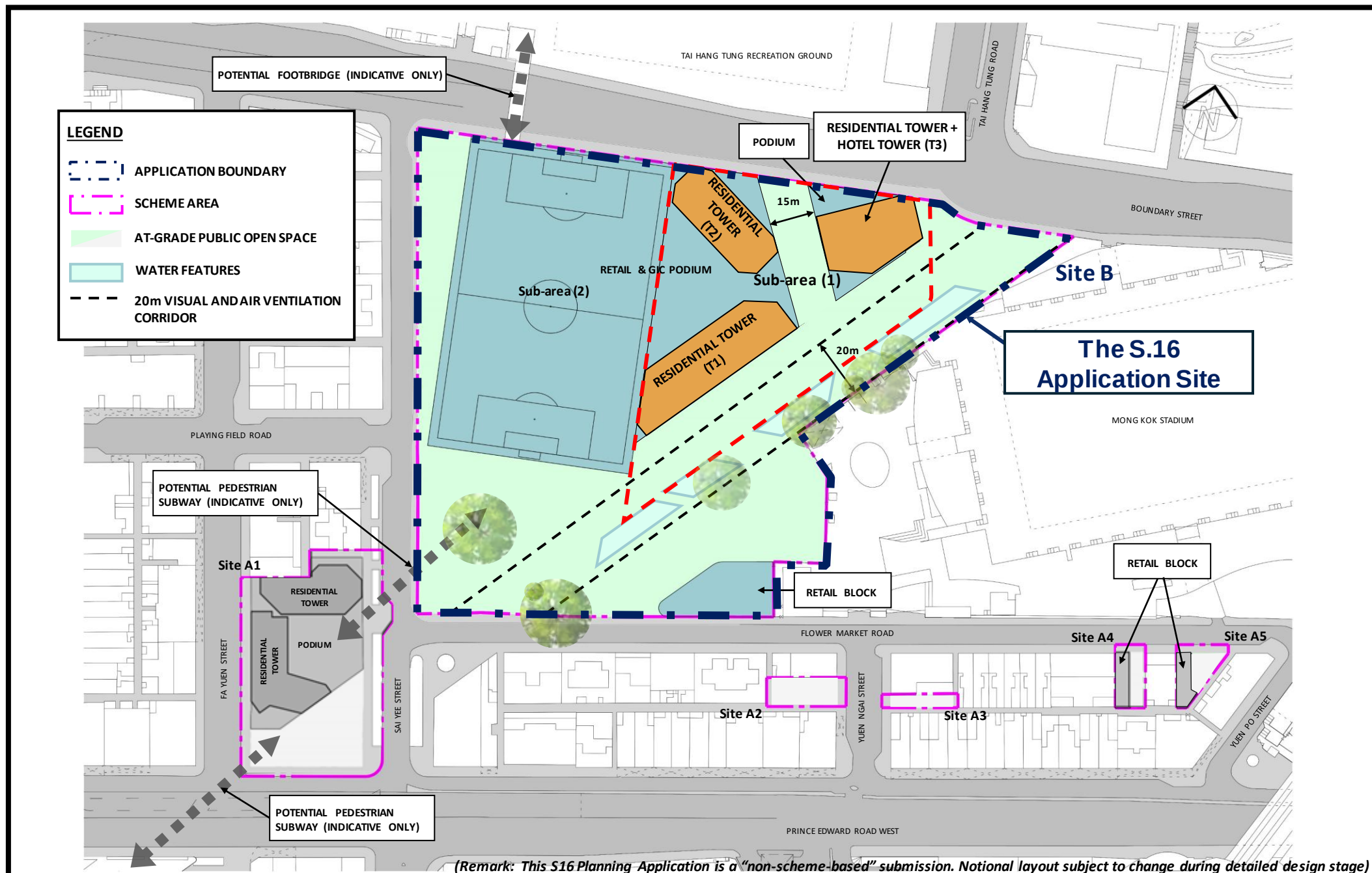
Sai Yee Street Children's Playground

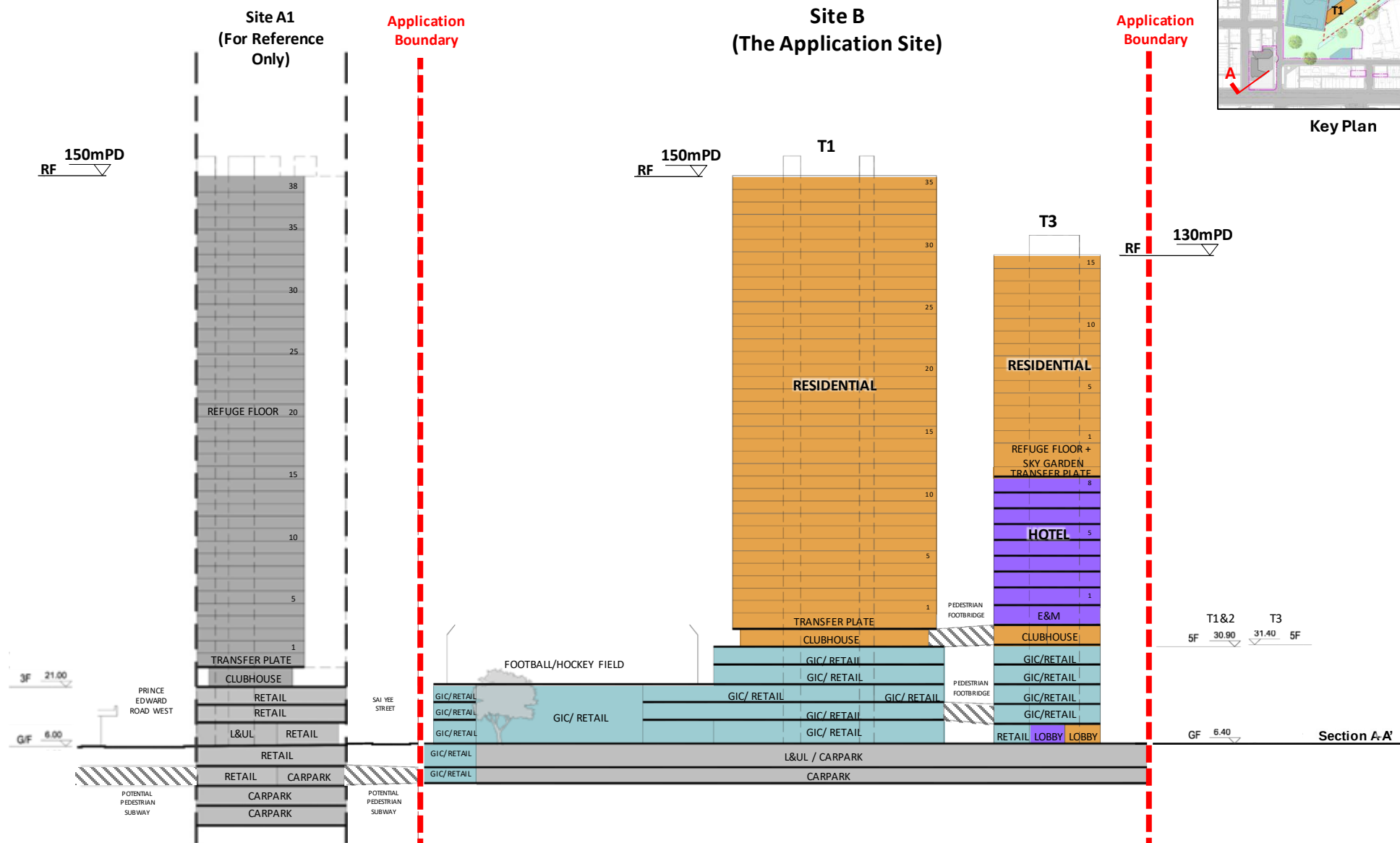


Mong Kok Stadium

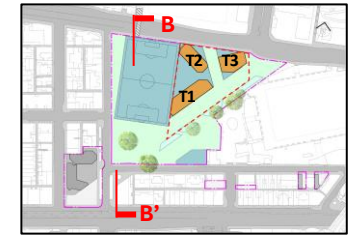


Flower Market Road

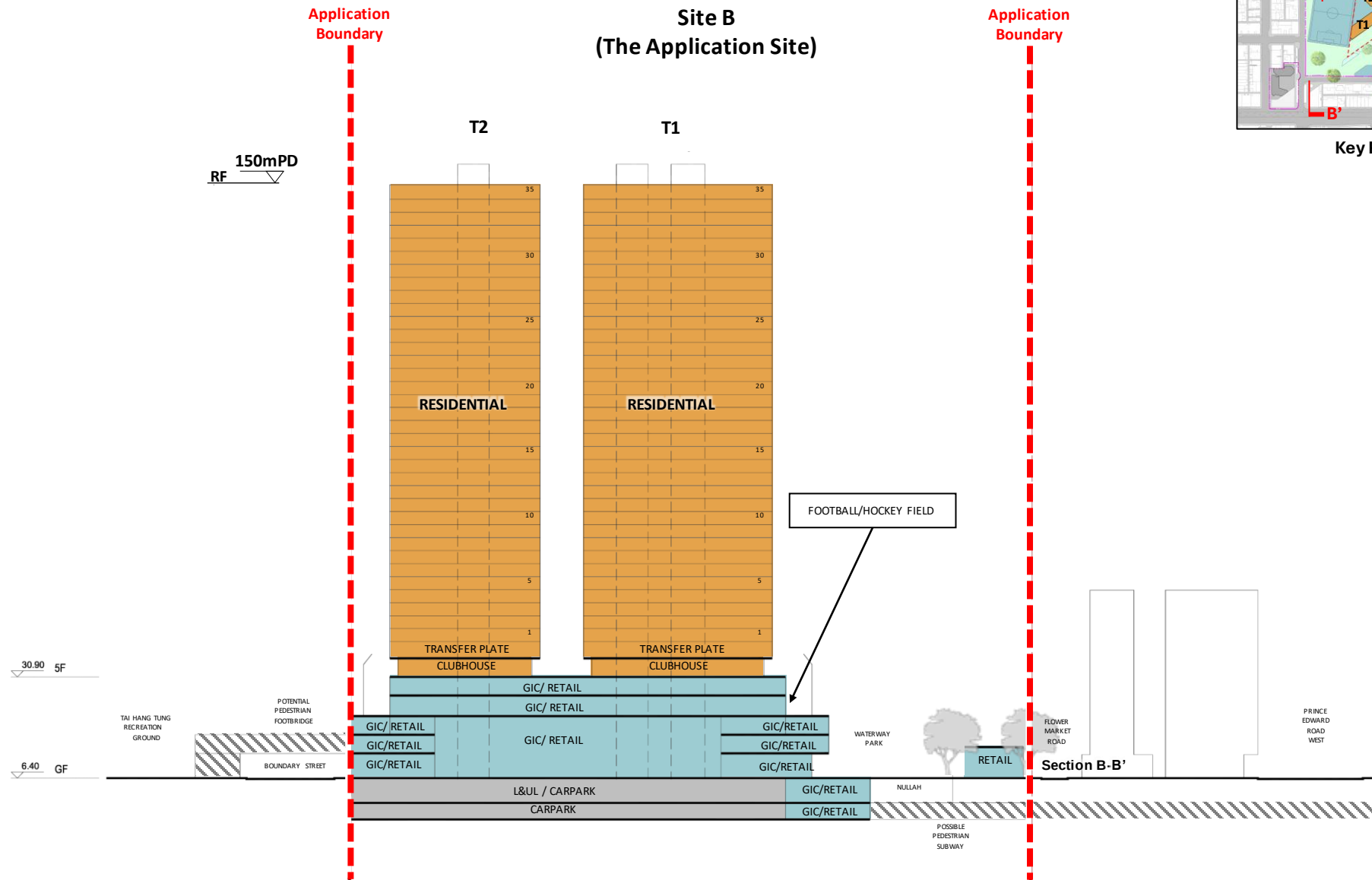




(Remark: This S16 Planning Application is a “non-scheme-based” submission. Notional layout will be subject to change during detailed design stage)



Key Plan



(Remark: This S16 Planning Application is a “non-scheme-based” submission. Notional layout will be subject to change during detailed design stage)