

**DRAFT URBAN RENEWAL AUTHORITY**  
**SAI YEE STREET / FLOWER MARKET ROAD**  
**DEVELOPMENT SCHEME PLAN NO. S/K3/URA5/1**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance prepared by the Urban Renewal Authority under section 25 of the Urban Renewal Authority Ordinance)

**NOTES**

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means –
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or

- a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
- (ii) after the publication of the first plan,
- a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
  - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.
- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignments of roads, and boundaries between zones and Sub-areas may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or building are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except where the uses or developments are specified in Column 2 of the Schedule of Uses:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/ public light bus stop or lay- by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities,

waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

- (c) maintenance or repair of watercourse and grave.
- (8) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and those specified below require permission from the Town Planning Board:  
  
toll plaza, on-street vehicle park and railway track.
- (9) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (10) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.
- (11) Any development not compatible with the Urban Renewal Authority's Development Scheme for the area is prohibited by virtue of section 25(4) of the Urban Renewal Authority Ordinance.

**DRAFT URBAN RENEWAL AUTHORITY**  
**SAI YEE STREET / FLOWER MARKET ROAD**  
**DEVELOPMENT SCHEME PLAN NO. S/K3/URA5/1**

Schedules of Uses

	Page
OTHER SPECIFIED USES	1

**OTHER SPECIFIED USES**

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Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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For "Mixed Use" Only

**Schedule I: for non-residential building or non-residential portion of a building upon development/redevelopment/conversion**

Ambulance Depot	Broadcasting, Television and/or Film Studio
Commercial Bathhouse/ Massage Establishment (in non-residential building only)	Commercial Bathhouse/ Massage Establishment (not elsewhere specified)
Eating Place	Flat
Educational Institution	Hospital
Exhibition or Convention Hall	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Petrol Filling Station
Government Use (not elsewhere specified)	Residential Institution
Hotel	Social Welfare Facility (not elsewhere specified)
Information Technology and Telecommunications Industries	
Institutional Use (not elsewhere specified)	
Library	
Off-course Betting Centre	
Office	
Place of Entertainment	
Place of Recreation, Sports or Culture	
Private Club	
Public Clinic	
Public Convenience	
Public Transport Terminus or Station	
Public Utility Installation	
Public Vehicle Park (excluding container vehicle)	
Recyclable Collection Centre	
Religious Institution	
School	
Shop and Services	
Social Welfare Facility (excluding those involving residential care)	
Training Centre	
Utility Installation for Private Project	
Wholesale Trade	

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

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Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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For "Mixed Use" Only (Cont'd)

**Schedule II: for residential building or residential portion of a building upon development/redevelopment/conversion**

Flat	Eating Place
Government Use (Police Reporting Centre, Post Office only)	Educational Institution
House	Government Refuse Collection Point
Public Vehicle Park (excluding container vehicle)	Government Use (not elsewhere specified)
Residential Institution	Hotel
Social Welfare Facility (residential care facility only)	Institutional Use (not elsewhere specified)
Utility Installation for Private Project	Library
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Office
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Transport Terminus or Station
	Public Utility Installation
	Religious Institution
	School
	Shop and Services
	Social Welfare Facility (not elsewhere specified)
	Training Centre

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

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Column 1	Column 2
Uses always permitted	Uses that may be permitted with or without conditions on application to the Town Planning Board

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For "Mixed Use" Only (Cont'd)

**Schedule III: for an existing building before redevelopment/conversion**

Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	Hotel
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in a free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

For "Mixed Use" Only (Cont'd)

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In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; (b) in the purpose-designed non-residential portion of a building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room; or (c) in a stand-alone purpose-designed non-residential building:

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Eating Place  
Educational Institution  
Institutional Use (not elsewhere specified)  
Off-course Betting Centre  
Office  
Place of Entertainment  
Private Club  
Public Convenience  
Recyclable Collection Centre  
School  
Shop and Services  
Training Centre

(Please see next page)



**OTHER SPECIFIED USES** (Cont'd)

For "Mixed Use" Only (Cont'd)

Planning Intention

This zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion to residential uses, or a combination of various types of compatible uses including residential, commercial, Government, institution or community, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market and community needs. Physical segregation has to be provided between the residential and non-residential portions within a new/converted building to prevent nuisance causing by non-residential uses to the residents.

On land designated "OU(MU)1", there are five Sub-areas. The planning intention for the area designated "Sub-area (1)" is for a comprehensive residential development with commercial facilities and at-grade open space. The planning intention for the areas designated "Sub-area (2)", "Sub-area (3)", "Sub-area (4)" and "Sub-area (5)" is for the provision of at-grade open space and/or the development of small-scale single-storey retail blocks.

On land designated "OU(MU)2", there are two Sub-areas. The planning intention for the area designated "Sub-area (1)" is for a comprehensive mixed-use development with a combination of residential/commercial/hotel/office/retail uses and the provision of Government, institution or community facilities. The planning intention for the area designated "Sub-area (2)" is for the provision of an at-grade waterway park, Government, institution or community facilities, and retail facilities. A public vehicle park shall be provided on land within "OU(MU)2".

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks

- (1) On land designated "OU(MU)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 28,798m<sup>2</sup> and a total GFA of 30,492m<sup>2</sup>.
- (2) On land designated "OU(MU)2", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the GFA specified below:

<u>Sub-area</u>	Maximum GFA for Domestic Use <u>(m<sup>2</sup>)</u>	Total GFA <u>(m<sup>2</sup>)</u>
Sub-area (1)	46,605	64,530
Sub-area (2)	-	8,955

- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (4) On land designated "OU(MU)1", at-grade public open space of not less than 800m<sup>2</sup> in total shall be provided within the Sub-areas.
- (5) On land designated "OU(MU)2", public open space of not less than 16,200m<sup>2</sup> in total shall be provided within the Sub-areas, of which not less than 8,800m<sup>2</sup> shall be provided at-grade.
- (6) On land designated "OU(MU)2", a public vehicle park shall be provided. Any floor space that is constructed or intended for use solely as public vehicle park as required by the Government, may be disregarded.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks (Cont'd)

- (7) For the purposes of paragraphs (1) and (2) above, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or total GFA(s), or the domestic and/or non-domestic GFA(s) of the existing building, whichever is the greater, subject to, as applicable –
- (i) the GFA(s) of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building; or
  - (ii) the maximum domestic and/or total GFA(s) stated in paragraphs (1) and (2) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (8) In determining the relevant maximum GFA for the purposes of paragraphs (1) and (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government, may also be disregarded.
- (9) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the gross floor area for the building on land to which paragraphs (1) and (2) above apply may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum GFA specified in paragraphs (1) and (2) above may thereby be exceeded.

(Please see next page)

**OTHER SPECIFIED USES** (Cont'd)

For "Mixed Use" Only (Cont'd)

Remarks (Cont'd)

- (10) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the GFA and building height restrictions as stated in paragraphs (1), (2) and (3) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (11) Upon development/redevelopment/conversion of a building to a mixed-use development, the residential and non-residential portions within a building shall be physically segregated through appropriate building design. Under exceptional circumstances, for a development or redevelopment proposal, relaxation of the requirement for physical segregation may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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**EXPLANATORY STATEMENT**

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(Being a Draft Plan for the Purposes of the Town Planning Ordinance prepared by the Urban Renewal Authority under section 25 of the Urban Renewal Authority Ordinance)

**EXPLANATORY STATEMENT**

Note: For the purposes of the Town Planning Ordinance (the Ordinance), this statement shall not be deemed to constitute a part of the Plan.

**1. INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Urban Renewal Authority (URA) Sai Yee Street / Flower Market Road Development Scheme Plan (DSP) No. S/K3/URA5/1. It reflects the planning intention and objectives of the Town Planning Board (the Board) for the area covered by the Plan.

**2. AUTHORITY FOR THE PLAN AND PROCEDURES**

2.1 In the URA's 22<sup>nd</sup> Business Plan (2023/24), which was approved by the Financial Secretary, the Sai Yee Street / Flower Market Road Development Scheme (YTM-013) (the Development Scheme) was proposed to be processed as a Development Scheme under section 25 of the Urban Renewal Authority Ordinance (URAO).

2.2 On 15 March 2024, pursuant to section 23(1) of the URAO, the URA notified in the Government Gazette the commencement of implementation of the Development Scheme.

2.3 On the same day of commencement (i.e. 15 March 2024), the URA submitted the draft DSP to the Board under section 25(5) of the URAO.

2.4 On 26 July 2024, the Board, under section 25(6)(a) of the URAO, deemed the draft URA Sai Yee Street / Flower Market Road DSP as being suitable for publication. Under section 25(7) of the URAO, the draft DSP, which the Board has deemed suitable for publication, is deemed to be a draft plan prepared by the Board for the purposes of the Ordinance.

2.5 On 23 August 2024, the draft URA Sai Yee Street / Flower Market Road DSP No. S/K3/URA5/1 (the Plan) was exhibited under section 5 of the Ordinance. By virtue of section 25(9) of the URAO, the Plan has from the date replaced the draft Mong Kok Outline Zoning Plan (OZP) No. S/K3/37 in respect of the area delineated and described herein.

### **3. OBJECT OF THE PLAN**

The Plan is to illustrate the Development Scheme Area (the Area), which is mainly designated as “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) with some areas shown as ‘Road’. The Scheme intends to achieve a holistic re-planning of land uses in the Sai Yee Street/Flower Market Road area through redevelopment of various existing Government, institution or community (GIC) facilities with adjoining urban fabric for a comprehensive mixed-use development with a combination of various types of compatible uses including residential, commercial (hotel/office/retail), GIC, open space, cultural, recreational and entertainment uses. The Area is planned to be developed by means of the Development Scheme prepared under section 25 of the URAO.



#### **4. NOTES OF THE PLAN**

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area in the zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board's website at <https://www.tpb.gov.hk/>.

#### **5. AREA COVERED BY THE PLAN**

- 5.1 The Development Scheme boundary is shown in heavy broken line on the Plan. The Area is covered by "OU(MU)1" zone, "OU(MU)2" zone and some areas shown as 'Road'.
- 5.2 Within the "OU(MU)1" zone, there are five Sub-areas. Sub-area (1) is broadly bounded by Sai Yee Street to the east, Prince Edward Road West to the south, Fa Yuen Street to the west, and the existing buildings to the north. Sub-area (2) abuts Yuen Ngai Street to the east and is broadly bounded by existing buildings on the other sides. Sub-area (3) abuts Yuen Ngai Street to the west and is broadly bounded by existing buildings on the other sides. Sub-areas (4) and (5) abut Flower Market Road to the north and are broadly bounded by existing buildings on the other sides.

- 5.3 The “OU(MU)2” zone is broadly bounded by Mong Kok Stadium to the east, Flower Market Road to the south, Sai Yee Street to the west and Boundary Street to the north. Within the “OU(MU)2” zone, there are two Sub-areas: Sub-area (1) and Sub-area (2).
- 5.4 With a total gross site area of about 29,315m<sup>2</sup> (subject to site survey), the Area includes buildings built on private lots, GIC facilities, open space, and government footpaths/lanes.
- 5.5 Before the exhibition of the Plan, on the draft Mong Kok OZP No. S/K3/37, Sub-area (1) of the “OU(MU)1” zone was zoned “R(A)” and an area shown as ‘Road’; Sub-areas (2), (3), (4) and (5) of the “OU(MU)1” zone were zoned “OU(MU)” and areas shown as ‘Road’; and “OU(MU)2” site was zoned “Government, Institution or Community” (“G/IC”), “Open Space” (“O”) and areas shown as ‘Road’.

## **6. EXISTING CONDITIONS**

- 6.1 Sub-area (1) of the “OU(MU)1” zone consists of residential buildings of 4 to 10 storeys, and were completed between 1952 and 1960. They are predominantly occupied by domestic uses on the upper floors and non-domestic uses on the ground floor. The majority of buildings are without lift. Roadside storage and back lane obstruction are often found.
- 6.2 Sub-areas (2), (3), (4) and (5) of the “OU(MU)1” zone consist of residential buildings of 4 storeys with non-domestic uses on ground floor. All buildings, built in 1948, are without lift and the serviceability is poor.
- 6.3 The “OU(MU)2” zone mainly consists of a cluster of existing open space and GIC facilities. The open space includes Boundary Street Recreation Ground, Sai Yee Street Children’s Playground and Boundary Street Amenity Plot. The GIC facilities include Boundary Street Sports Centre Nos. 1 and 2, which were

built in 1976 and 1987 respectively, Sai Yee Street (Flower Market Road) Refuse Collection Point, Sai Yee Street Public Toilet, and an electricity substation. The “OU(MU)2” zone also covers the whole Flower Market Path and the Leisure and Cultural Services Department (LCSD) Boundary Street Plant Nursery.

- 6.4 A decked nullah running from northeast to southwest direction exists underground along the Flower Market Path between Boundary Street and Flower Market Road and between Sai Yee Street and Prince Edward Road West within the Area.

## **7. PLANNING AND LAND USE PROPOSALS**

- 7.1 In 2017, the URA commenced the District Study for Yau Ma Tei and Mong Kok (YM Study) to map out a blueprint for restructuring and regenerating the old districts to enhance land use efficiency and optimise redevelopment potential. Master Urban Renewal Concept Plans (MRCPs) of different scenarios were devised with a view to regenerating the Yau Ma Tei and Mong Kok (Yau Mong) Areas into a livable, sustainable, diverse and vibrant metropolitan hub.
- 7.2 Five Development Nodes (DNs) at strategic gateway locations were identified in the YM Study. Under a holistic planning approach, DNs are planned to serve as catalysts for urban regeneration, focal points for public to congregate, and provide opportunities for open space and other public gains. The Development Scheme is located at the Mong Kok East – Nullah Road Waterway DN proposed in the YM Study.
- 7.3 On the Plan, the Area is zoned “OU(MU)” and areas shown as ‘Road’. The Notes of the Plan broadly indicates the intended land uses within the Area. The total gross site area of the Plan is about 29,315m<sup>2</sup>, of which the area covered by the “OU(MU)” zones is about 28,258m<sup>2</sup> (subject to site survey).

## Uses

- 7.4 The “OU(MU)” zone is intended primarily for mixed non-industrial land uses. Flexibility for the development/redevelopment/conversion to residential uses, or a combination of various types of compatible uses including residential, commercial, GIC, cultural, recreational and entertainment uses, either vertically within a building or horizontally over a spatial area, is allowed to meet changing market and community needs. Physical segregation has to be provided between the residential and non-residential portions within a new/converted building to prevent nuisance causing by non-residential uses to the residents.
- 7.5 On land designated “OU(MU)1”, there are five Sub-areas. The planning intention for the area designated Sub-area (1) is for a comprehensive residential development with commercial facilities and at-grade open space. The planning intention for the areas designated Sub-area (2), Sub-area (3), Sub-area (4) and Sub-area (5) is for the provision of at-grade open space and/or development of small-scale single-storey retail blocks. Sub-area (1) of the “OU(MU)1” zone is subject to a maximum building height of 150 metres above Principal Datum (mPD); while Sub-area (2), Sub-area (3), Sub-area (4) and Sub-area (5) of the “OU(MU)1” zone are subject to a maximum building height of 1 storey.
- 7.6 On land designated “OU(MU)2”, there are two Sub-areas. The planning intention for the area designated Sub-area (1) is for a comprehensive mixed-use development with a combination of residential/commercial/hotel/office/retail uses and the provision of GIC facilities. The planning intention for the area designated Sub-area (2) is for the provision of a sizable at-grade public open space, GIC facilities, and retail facilities. A public vehicle park is to be provided within the “OU(MU)2” zone. Sub-area (1) and Sub-area (2) of the “OU(MU)2” zone are subject to maximum building heights of 150mPD and 30mPD respectively.

7.7 On land designated “OU(MU)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 28,798m<sup>2</sup> and a total GFA of 30,492m<sup>2</sup>.

7.8 On land designated “OU(MU)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the GFA specified below:

	Maximum GFA for Domestic Use	Total GFA
<u>Sub-area</u>	<u>(m<sup>2</sup>)</u>	<u>(m<sup>2</sup>)</u>
Sub-area (1)	46,605	64,530
Sub-area (2)	-	8,955

7.9 To provide design flexibility, minor relaxation of the GFA and building height restrictions may be considered by the Board on application under section 16 of the Ordinance taking into account its individual planning and design merits.

7.10 The GFA controls under both “OU(MU)1” and “OU(MU)2” zones are regarded as being stipulated in a “new or amended statutory plan” according to the Joint Practice Note No. 4 “Development Control Parameters Plot Ratio/ Gross Floor Area”, and shall be subject to the streamlining arrangements stated therein.

**Government, Institution or Community Facilities and Public Utility Installation**

7.11 The Scheme aims to provide about 20,000m<sup>2</sup> GFA for GIC uses at the “OU(MU)2” zone for the re-provisioning of GIC facilities, including the existing sports centres, refuse collection point and public toilet within the

Development Scheme boundaries, and the provision of a district health centre, as well as additional GFA for new GIC facilities to meet the community needs. The GIC facilities will be handed over to relevant Government bureau/ departments for ownership, management and maintenance upon completion. Besides, subject to further liaison with the relevant power company, the existing electricity substation affected by the Scheme may be reprovisioned within Sub-area (2) of the “OU(MU)2” zone.

- 7.12 The actual provision of GIC facilities and their total GFA, as well as the reprovisioning of the existing electricity substation, will be subject to the timely confirmation of usage, funding, operational needs and detailed design from relevant Government bureau/departments and power company, as well as views from local stakeholders raised during the land grant preparation stage, and confirmation/refinement of detailed design to be agreed by relevant Government bureau/departments before and/or after land grant execution.
- 7.13 In determining the relevant maximum GFA of the development and/or redevelopment, any floor space that is constructed or intended for use solely as GIC facilities, as required by the Government, may be disregarded.

### **Waterway Park and Open Space**

- 7.14 Subject to detailed design, not less than 17,000m<sup>2</sup> public open space in various levels and forms will be introduced in the DSP. It will include covered and uncovered landscaped/sitting area, active or passive activity space.
- 7.15 At the “OU(MU)2” zone, public open space of not less than 16,200m<sup>2</sup> in total will be provided within the Sub-areas, of which not less than 8,800m<sup>2</sup> shall be provided at-grade. Subject to agreement with LCSD, the Drainage Services Department (DSD) and relevant Government departments, the at-grade public open space is intended for creating a Waterway Park (with a minimum width

of 20m following the alignment of the existing nullah) as a green hub for public leisure and recreation with new blue-green feature to rejuvenate the city image of Mong Kok.

- 7.16 Ownership, management and maintenance of the Waterway Park will be handed over to relevant Government departments upon completion. Provision of facilities and opening hours of the Waterway Park is subject to detailed design and agreement by relevant Government departments.
- 7.17 URA has explored the possibilities of opening up the existing nullah between Boundary Street and Flower Market Road which was covered in 2010 to eliminate odour and improve hygiene condition. In collaboration with various Government departments including the Environmental Protection Department (EPD) and DSD, URA has conducted various tests which reveal that the water in the decked nullah contains large amounts of pollutants, microbes as well as strong odour-causing chemicals. As a prudent and practical solution to safeguard public hygiene and address environmental safety concerns while taking forward the distinctive waterway landscape concept advocated under the YM Study, the proposed Waterway Park will provide appropriate water features above and/or along the decked nullah alignment as far as practicable to recall the memory and local characters of the nullah.
- 7.18 The design of the proposed Waterway Park should not preclude the possibility of re-opening the decked nullah, which remains a long-term vision of the Plan. In the long term, the possibility of re-opening the decked nullah could be further explored subject to improvement of the water quality and proper integration with the wider drainage network to control water flow and prevent flooding risks.
- 7.19 At the “OU(MU)1” zone, at-grade public open space of not less than 800m<sup>2</sup> in total will be provided within the Sub-areas to serve as additional landscaped open space for the enjoyment by the public and visitors/shoppers to the adjoining Flower Market precinct. For the at-grade open space located at Sub-

area (1), it will be provided at the junction of Prince Edward Road West and Sai Yee Street which can also assist the air ventilation performance in the inner part of the Kowloon Peninsula. For Sub-area (2), Sub-area (3), Sub-area (4) and Sub-area (5), at-grade public open space will be provided, where appropriate, to serve as passive spaces for resting and gathering, as well as entrances to the adjoining back lanes proposed to be revitalised under separate revitalisation initiatives with a view to enhancing the overall sense of welcoming.

- 7.20 Ownership, management and maintenance of the at-grade public open space at the “OU(MU)1” zone are subject to further liaison with relevant Government departments at detailed design/land grant preparation stage.
- 7.21 The at-grade public open space within the “OU(MU)1” and “OU(MU)2” zones can serve the purposes of natural lighting, ventilation and means of escape to meet the requirements under relevant regulations. The requirements would be reflected in the lease conditions as appropriate.
- 7.22 The existing football pitch at Boundary Street Recreation Ground will be reprovisioned as public open space at the podium level at the “OU(MU)2” zone for public use. Ownership, management and maintenance of the reprovisioned football pitch will be handed over to LCSD upon completion.

### **Landscaping and Greening**

- 7.23 A cohesive landscaping, tree planting and greening will be designed, where appropriate and applicable, in the proposed development. The existing Old and Valuable Trees and Stone Wall Trees within the “OU(MU)2” zone or straddling at the boundaries of the Area are to be preserved and be integrated into the design of the Waterway Park, subject to agreement with LCSD, DSD and relevant Government departments. Multi-level greening may be provided according to the Sustainable Building Design Guidelines (SBDG) to enhance the local streetscape and walking environment.



### **Building Setback and Separation**

- 7.24 At the “OU(MU)2” zone, the Waterway Park with a minimum width of 20m following the alignment of the existing nullah is proposed to enhance visual permeability and air circulation, subject to agreement with LCSD, DSD and relevant Government departments. At the “OU(MU)2” zone, podium setback at ground level facing Sai Yee Street and Flower Market Road, where appropriate and practical, shall be provided for complementing the existing Flower Market ambience. A building/podium separation of not less than 15m in width in a north-south direction, in which footbridges, canopies and architectural features provided in between may be permitted, shall be suitably provided to allow visual permeability and maintain a sense of visual continuity and openness in urban setting.
- 7.25 Design measures promoted in the SBDG, including building/podium setback and building separations, may also be adopted as appropriate in the proposed development to enhance building permeability and visual comfort, in particular at the pedestrian level. The building setback and separation proposals are subject to detailed design on the feasibility and agreement with relevant Government departments.

### **Staggered Height Design**

- 7.26 To respect a cascading downward height profile from the Mong Kok East area towards the Kowloon Tong area to the east, a staggered height profile for the proposed development will be adopted at Sub-area (1) of the “OU(MU)2” zone. Taller portions with building height of not more than 150mPD will be dispositioned at the western part and the building height will be lowered to not more than 130mPD towards the east of that Sub-area.

### **Air Ventilation**

- 7.27 According to the air ventilation assessment (“AVA”) report in support of the proposed development (AVA 2024), several major wind enhancement features have been proposed: (i) setback at the southeastern corner of Sub-area (1) of the “OU(MU)1” zone; (ii) the Waterway Park with a minimum width of 20m following the alignment of the existing nullah within the “OU(MU)2” zone; (iii) permeable elements at podium of Sub-area (1) of the “OU(MU)2” zone to be provided as far as practicable, subject to further liaison and agreement with relevant Government departments; and (iv) a building/podium separation within Sub-area (1) of the “OU(MU)2” zone of not less than 15m in width in a north-south direction. Such measures should be incorporated in the design and layout of future developments in the “OU(MU)1” and “OU(MU)2” zones. In the event that the proposed wind enhancement features are not adopted in the future design scheme, further AVA study should be conducted by the project proponent in accordance with the joint Housing, Planning and Lands Bureau – Environment, Transport and Works Bureau Technical Circular No. 1/06 on AVA (or its latest version) for demonstrating that the performance of any future development would not be worse than the proposed scheme adopted in the AVA 2024.

### **Environmental Considerations**

- 7.28 Prior to the development/redevelopment of the Scheme, subject to agreement with EPD, air quality impact assessment, noise impact assessment, sewerage impact assessment and land contamination assessment may be submitted as requested by EPD to demonstrate the acceptability of the proposed development from environmental perspectives and to identify necessary mitigation measures, if required.

### **Public Vehicle Park**

- 7.29 To address district parking needs, a public vehicle park (PVP) will be provided. To optimise underground space, the Scheme aims to provide the PVP at the basement of the “OU(MU)2” zone for public use as required by the Government. Its actual provision and detailed design, including the location and numbers of car parking spaces and loading/unloading bays will be subject to liaison with relevant Government department(s) at detailed design stage. Ownership, management and maintenance of the PVP will be determined at development stage.
- 7.30 In determining the relevant maximum GFA of the development and/or redevelopment, any floor space that is constructed or intended for use solely as PVP, as required by the Government, may be disregarded.

### **Internal Transport Facilities**

- 7.31 Ancillary car parking spaces and loading/unloading bays will be provided for the proposed development of the Scheme. The numbers of car parking spaces and loading/unloading bays will be based on the relevant requirements under the Hong Kong Planning Standards and Guidelines and subject to agreement with relevant Government departments at detailed design stage.

### **Pedestrian Circulation**

- 7.32 To promote the “Park n’ Walk” concept, subject to technical feasibility, appropriate pedestrian connections (above ground, at-grade or underground) would be provided within the “OU(MU)2” zone between the PVP and the southern street frontage of the Waterway Park, to encourage visitors/business operators to park their cars and walk to the Waterway Park and Flower Market precinct and the surroundings.

- 7.33 To enhance pedestrian walkability and connectivity of the Area with the surroundings, three direct pedestrian connections in different directions would be explored at detailed design stage as separate public works/revitalisation initiatives not forming part of the Scheme. These connections include (i) between the “OU(MU)2” zone and Tai Hang Tung Recreation Ground; (ii) between the “OU(MU)2” zone and Sub-area (1) of the “OU(MU)1” zone; and (iii) possible subway opening for pedestrian connection from Sub-area (1) of the “OU(MU)1” zone towards MTR Prince Edward Station and/or the commercial spine along Nathan Road. Openings/connection points will be reserved at Sub-area (1) of the “OU(MU)1” zone, and the “OU(MU)2” zone as appropriate to facilitate the three potential pedestrian connections. The means of pedestrian connections, whether above ground, at-grade or underground, would be subject to technical feasibility and agreement with relevant Government departments.

#### **Preservation of Local Characteristics and Street Vibrancy**

- 7.34 The Area is part of the Flower Market precinct which has a unique and long-established local character of vibrant streetscape and concentration of flora and horticulture businesses.
- 7.35 To further manifest the street vibrancy, at-grade open space will be provided at “OU(MU)1” zone to provide open air space for leisure and potential place-making initiatives at the Flower Market precinct for public enjoyment.
- 7.36 Subject to detailed design, single-storey retail blocks in addition to at-grade open space may be provided at Sub-area (2), Sub-area (3), Sub-area (4) and Sub-area (5) of the “OU(MU)1” zone to maintain a continuous retail frontage along Flower Market Road and Yuen Ngai Street. Ground floor shops with street frontage will be provided at Sub-area (1) of the “OU(MU)1” zone and the “OU(MU)2” zone to manifest the vibrant streetscape and retail character

along Sai Yee Street and the Flower Market precinct. At the “OU(MU)2” zone, subject to detailed design, open-air space and/or low-rise retail kiosks may also be provided at the Waterway Park fronting Flower Market Road to integrate with the vibrant streetscape and local characters of the Flower Market area.

### **Separate Public Works/ Revitalisation Initiatives**

- 7.37 Taking the opportunity of redevelopment, separate public works/revitalisation initiatives are proposed to rejuvenate the back lanes abutting Sub-area (2), Sub-area (3), Sub-area (4) and Sub-area (5) of the “OU(MU)1” zone, and the space underneath the viaduct along Prince Edward Road West via facelifting, place-making and/or beautification works in connection with the new open spaces and retail portions/ blocks to enhance the environment.
- 7.38 Together with the separate public works/revitalisation initiatives for the three direct pedestrian connections as proposed in paragraph 7.33 above, the various public works/revitalisation initiatives can enhance walkability and create synergy effects of urban renewal actions. The proposed public works/revitalisation initiatives do not form part of the Scheme and shall be subject to feasibility, liaison and agreement with relevant Government departments and stakeholders.

### **Phased Development**

- 7.39 To materialise the planning gains as early as possible, and to minimise the disturbance to the services of existing GIC facilities, implementation of the proposed development is proposed to be carried out in phases. The detailed programme and phasing arrangements are subject to acquisition progress, land grant processing, GIC reprovisioning schedule and other relevant factors.

**8. IMPLEMENTATION OF THE DEVELOPMENT SCHEME**

- 8.1 The proposals set out in the Plan form an integral part of the Development Scheme for the Area.
- 8.2 The URA does not own or lease any land within the boundaries of the Development Scheme but intends to acquire the properties within the Area. With respect to any of such properties which cannot be acquired by purchase, the Secretary for Development would consider, upon the application of the URA, recommending to the Chief Executive in Council the resumption of properties under the Lands Resumption Ordinance, if necessary.
- 8.3 All eligible tenants will be offered an ex-gratia payment package in accordance with URA's policy. The URA has already entered into agreement with the Hong Kong Housing Society (HKHS) and the Hong Kong Housing Authority (HKHA) for the purpose of making available rehousing units by HKHS or HKHA to rehouse affected tenants who satisfy the eligibility criteria of HKHS or HKHA.
- 8.4 Non-domestic tenants of properties acquired by URA whose tenancies are terminated by the URA due to implementation of the Development Scheme may be offered an ex-gratia allowance to assist in their business relocation.
- 8.5 Details of the acquisition, rehousing and ex-gratia allowance policies are subject to the URA's prevailing policies at the time of acquisition. The URA may implement the Development Scheme on its own or in association with one or more partners.