

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/603

- Applicant** : Urban Renewal Authority (URA)
- Site** : Government Land bounded by Boundary Street, Sai Yee Street, Flower Market Road and Mong Kok Stadium, Mong Kok, Kowloon
- Site Area** : About 24,870m²
- Land Status** : Government Land (GL)
- Plan** : Approved URA Sai Yee Street/Flower Market Road Development Scheme Plan (DSP) No. S/K3/URA5/2
- Zoning** : “Other Specified Uses” annotated “Mixed Use (2)” (“OU(MU)2”)
(a) maximum domestic/total gross floor area (GFA) of 46,605m²/64,530m² for Sub-area (1)
(b) maximum total GFA of 8,955m² for Sub-area (2)
(c) maximum building height (BH) of 150 metres above Principal Datum (mPD) for Sub-area (1) and 30mPD for Sub-area (2)
(d) provision of public open space (POS) of not less than 16,200m² in total, of which not less than 8,800m² shall be provided at-grade
(e) provision of a public vehicle park (PVP)
- Application** : Proposed Minor Relaxation of Domestic GFA Restriction for Sub-area (1) of the “OU(MU)2” Subzone for Permitted Residential Development with Commercial/Retail, Government, Institution or Community (GIC), Open Space and PVP Uses

1. The Proposal

- 1.1 The applicant seeks planning permission for minor relaxation of the domestic GFA restriction from 46,605m² to 53,775m² (i.e. +7,170m² or +15.4%) to facilitate a permitted residential development with associated uses at the application site (the Site), i.e. the “OU(MU)2” subzone on the DSP (**Plan A-1a**). According to the Notes of the DSP for the “OU(MU)” zone, minor relaxation of the GFA restriction may be considered by the Town Planning Board (the Board) based on the individual merits of a development proposal.

- 1.2 The “OU(MU)2” subzone on the DSP is divided into two Sub-areas (**Plan A-2**). Only Sub-area (1) is subject to a domestic GFA restriction, which is the subject of the current application. The proposed minor relaxation in domestic GFA is equivalent to an increase in domestic plot ratio (DPR) from 6.5 to 7.5 for Sub-area (1). As the maximum total GFA of 64,530m² (equivalent to a total PR of 9) for Sub-area (1) will remain unchanged, the non-domestic GFA will correspondingly decrease from 17,925m² to 10,755m² (equivalent to a decrease of the non-domestic PR (NDPR) from 2.5 to 1.5). The downward adjusted non-domestic GFA will apply should the domestic GFA of 53,775m² be implemented in full, otherwise adjustments are allowed provided that the domestic/non-domestic/total GFA caps are not exceeded. The current proposal does not affect Sub-area (2) of the “OU(MU)2” subzone¹, and all its development parameters will remain unchanged. The development parameters of the “OU(MU)2” subzone under the current application are summarised as follows:

Parameters	Approved DSP No. S/K3/URA5/2	Current Application (No. A/K3/603)	Difference
“OU(MU)2” Subzone covering Sub-areas (1) and (2)			
Site Area (m ²)	24,870	24,870	--
Sub-area (1)	7,170	7,170	--
Sub-area (2)	17,770	17,770	--
Total GFA (m²)	73,485	73,485	--
POS Provision (m²)	Not less than 16,200	Not less than 16,200	--
At-grade POS	Not less than 8,800	Not less than 8,800	--
Podium-level POS	7,400	7,400	--
Other Provisions^{(i) (ii)}	1 PVP and max. of 20,000m ² of GFA for GIC uses	1 PVP and max. of 20,000m ² of GFA for GIC uses	--
Sub-area (1) [Subject of the current application]			
Max. Domestic GFA (m ²) [PR equivalent in brackets]	46,605 [DPR = 6.5]	53,775⁽ⁱⁱⁱ⁾ [DPR = 7.5]	+7,170 (+15.4%)
Max. Non-domestic GFA (m ²) [PR equivalent in brackets]	17,925 [NDPR = 2.5]	10,755 [NDPR = 1.5]	-7,170 (-40%)
Total GFA (m ²) [PR equivalent in brackets]	64,530 [PR = 9]	64,530 [PR = 9]	--
Max. BH	150mPD	150mPD	--
Sub-area (2) [No change under the current application]			
Max. Non-domestic GFA (m ²) [PR equivalent in brackets]	8,955 [NDPR = 0.5]	8,955 [NDPR = 0.5]	--
Max. BH	30mPD	30mPD	--
Of which 11,000m ² was for retail (under DSP notional scheme)		Of which 14,710m ² is for retail (under revised notional scheme)	

Remarks:

- * The actual domestic and non-domestic GFA mix of the scheme will be determined at the detailed design stage, subject to compliance with their respective GFA caps and no exceedance of the total GFA cap (i.e. 64,530m² for Sub-area (1)). The GFA caps are highlighted in **bold**.

¹ Furthermore, Site A under the “OU(MU)1” subzone (**Plan A-1b**), which is the other development site under the same DSP, will also not be affected by the current proposal. That said, to evaluate the cumulative impacts on the surrounding area, the current submitted technical assessments have taken into account the entire DSP area, encompassing the five linked sites at Site A (i.e. the “OU(MU)1” subzone) and the whole of Site B (i.e. the “OU(MU)2” subzone). Further details on Site A can be found at footnote 5 below.

- (i) According to the Explanatory Statement (ES) of the DSP, the DSP notional scheme aims to provide about 20,000m² GFA for GIC uses. The actual provision of GIC facilities and the eventual total GFA for GIC facilities will be subject to timely confirmation of funding, usage, operational needs and detailed design from relevant Government bureaux/departments (B/Ds). GIC facilities, as required by the Government, are exempted from GFA calculation under the DSP.
- (ii) The underground PVP will provide about 220 car parking spaces and 10 heavy vehicle/goods vehicle loading/unloading (L/UL) bays. Detailed design, layout and provision are subject to further liaison with, and agreement from, the Transport Department (TD) at the detailed design stage.
- (iii) According to the revised notional scheme, Sub-area (1) comprises about 1,080 flats (with an average flat size of about 50m² adopted for technical assessment purpose) for a population of about 2,700 people (with a person-per-flat ratio of 2.5 adopted for technical assessment purpose).

1.3 The subject DSP was approved by the Chief Executive in Council (CE-in-C) on 8.4.2025 to facilitate the first project of the Nullah Road Urban Waterway Development Node (DN) under the District Study for Yau Ma Tei and Mong Kok (YMDS). While the project is still at the initial implementation stages, the applicant, URA, proposes to relax the domestic GFA restriction of Sub-area (1) to enhance flexibility for future project implementation, which may be executed by the URA direct or via joint venture partners. Setting aside the proposed adjustment in domestic and non-domestic GFAs, there will be no increase in the overall development intensity of the Site, which will continue to be redeveloped as a comprehensive mixed-use development adopting the ‘Single Site, Multiple Use’ (‘SSMU’) model, featuring residential, commercial and GIC uses at Sub-area (1) and a sizeable at-grade POS, GIC and commercial uses at Sub-area (2). The background of the DSP is detailed in paragraph 4 below.

1.4 The current application is “non-scheme-based” in nature and the notional scheme submitted by URA is indicative only for the purpose of conducting necessary technical assessments. The revised notional scheme is largely similar to the original notional scheme prepared to support the gazettal of the DSP (the DSP notional scheme). It comprises two residential towers and one hotel/residential tower in Sub-area (1), and a low-rise retail block in Sub-area (2), sharing a common GIC/retail podium and a common basement for ancillary parking and PVP. Compared with the DSP notional scheme, the current proposal, through converting 7,170m² of non-domestic GFA at Sub-area (1) to domestic GFA, will result in an addition of about 200 residential units (totalling about 1,080 flats for the whole of the “OU(MU)2” subzone). By keeping the total PR unchanged, the reduction of 7,170m² of non-domestic GFA at the “OU(MU)2” subzone, along with design adjustments, will see a decrease in hotel/office GFA from 18,350m² to 5,000m² (for hotel only, with office use forgone) and an increase in retail GFA from 11,000m² to 14,710m² at the “OU(MU)2” subzone under the revised notional scheme. Notwithstanding the changes in GFA, all the planning and design features stipulated in the Notes and the ES of the DSP (detailed in paragraph 9.2 below) will be retained. The tentative completion year of the proposed development is 2036. Block plan and sections submitted by the applicant are shown at **Drawings A-1 to A-3**. A comparison between the revised notional scheme and the DSP notional scheme are illustrated at **Plans A-4a to A-4c**.

1.5 To demonstrate the technical feasibility of the proposed minor relaxation of domestic GFA restriction, the applicant has submitted various technical assessments, including a Traffic Impact Assessment (TIA), Environmental Assessment (EA), Drainage Impact Assessment (DIA), Sewerage Impact Assessment (SIA) and Water Supply Impact Assessment (WSIA). The assessments conclude that, with the

implementation of appropriate mitigation measures², the proposed increase in domestic GFA and adjusted land-use mix will not generate any adverse or insurmountable traffic, environmental, drainage, sewerage and water supply impacts on the surrounding area. As the application involves no change to the maximum BHs, the applicant considers that no adverse visual, landscape impacts are anticipated beyond those already assessed in the Visual Impact Assessment (VIA) at the zoning amendment stage. With regard to air ventilation, the applicant has committed to retain the wind enhancement features as stipulated in the ES of the DSP, and has indicated that further Air Ventilation Assessment (AVA) will be conducted in the event that such features are not adopted in the final scheme.

1.6 In support of the application, the applicant has submitted the following documents:

- | | | |
|-----|---|---------------|
| (a) | Application Form received on 13.7.2026 | (Appendix I) |
| (b) | Supporting Planning Statement (SPS) | (Appendix Ia) |
| (c) | Further Information (FI) received on 28.8.2026* | (Appendix Ib) |
| (d) | FI received on 4.9.2026* | (Appendix Ic) |

** exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the SPS and FI at **Appendices Ia** to **Ic** respectively. They are summarised as follows:

Responding to Market Needs and the Town Planning Board's Directive

- (i) In light of high office vacancy rates/oversupply of offices in Mong Kok district and in response to changing market sentiments, the current proposal seeks to optimise the GFA mix to enable optimal utilisation of the Site's development potential. The proposal aligns with the latest Budget Speeches pertaining to the suspension of commercial land sales and commercial-to-residential rezoning. It also directly responds to the Board's earlier request for URA to carefully consider the composition of commercial uses at Site B³. Moreover, increasing the domestic GFA of Sub-area (1) will deliver an additional 200 flats at the Site as compared to the DSP notional scheme, which would help meet the strong housing demand in the area.

² The major mitigation measures cover traffic (e.g. widening of two signalised pedestrian crossings at Prince Edward Road West/Fa Yuen Street and Sai Yee Street near Prince Edward Road West; footpath widening along the southern side of Playing Field Road (subject to TD's agreement); and provision of a PVP with about 220 car parking spaces and 10 L/UL bays), environmental (e.g. enhanced acoustic windows, acoustic balconies and fixed glazing at selected residential units; and mock-up testing of stadium noise mitigation measures at detailed design stage), and infrastructural aspects (e.g. various drainage, sewerage and water supply improvement works, including the laying of new pipes and upgrades to existing systems).

³ Under the DSP notional scheme, a commercial tower with a non-domestic GFA of 18,350m² (equivalent to a NDPR of 2.6) was originally proposed at Site B for hotel and office uses. At the Board meeting held on 17.1.2025 for deliberation of the representations received on the draft DSP, Board Members noted the prevailing market conditions and opined that the office market might remain stagnant in the coming years. To this end, the Board remarked that "given fluctuations in the property market, URA should consider carefully the proportion of the commercial component at Site B" in taking forward the proposed development (paragraph 10(g) of the meeting minutes refers). The minutes of the Board meeting held on 17.1.2025 is available at: https://www.tpb.gov.hk/en/meetings/TPB/Minutes/m1329tpb_e2.pdf.

In Line with Planning Intention

- (ii) The proposal is in line with the planning intention of the “OU(MU)” zone to provide a flexible combination of compatible uses to meet changing market and community needs. The revised notional scheme maintains a balanced mix of residential, commercial, GIC and open space uses. Physical segregation will be provided between the residential and non-residential components to prevent land-use interface issues. The proposal is fully in line with the Town Planning Board Guidelines for Designation of “OU(MU)” Zone and Application for Development within “OU(MU)” Zone under Section 16 of the Town Planning Ordinance (TPB PG-No. 42).

Adopting a Non-Scheme-Based Approach to Maintain Design Flexibility

- (iii) The very intention of the “OU(MU)” zone is to provide broad development controls on key parameters rather than on detailed building layouts. Adopting a “non-scheme based” approach is fully in line with such intentions, which maintains critical design flexibility for project implementation at the later stage. Detailed building design will be subject to approval by relevant government departments at subsequent stages.

In Line with YMDS Recommendations

- (iv) The Sai Yee Street/Flower Market Road Development Scheme is an early project of the YMDS and forms part of the Mong Kok East – Nullah Road Urban Waterway DN. The proposed development directly fulfils the YMDS recommendation to shape Mong Kok East into a vibrant “socio-economic activity hub”.

Increased Retail Space to Vitalise the Flower Market Precinct

- (v) Despite the proposed relaxation in domestic GFA mix, an equivalent NDPR of 1.5 (i.e. 10,755m²) will be maintained at Sub-area (1), boosting total retail GFA across the subzone to about 14,710m². The proposal provides ample ground-floor frontage to accommodate affected flower shops, expands the precinct’s unique character and fosters street vibrancy, without adversely affecting the plan/programme for the relocation of affected operators⁴.

Retaining Planning and Design Merits of the DSP

- (vi) The proposal preserves all major planning and design merits of the approved DSP, including but not limited to the at-grade Waterway Park, a GIC complex and a PVP. Urban design features including the implementation of wind enhancement features will be maintained to enhance the local environment. The revised notional scheme retains the approved stepped BH profile (maximum of 150mPD and stepping down to 130mPD towards the east) and will not breach the existing BH restriction.

⁴ According to the applicant, the specific measures taken to facilitate relocation and to ensure business continuity of affected flower shop operators are, *inter alia*, (a) an interim site to rehouse affected flower shops under the “Flower Market 2.0 Trial Shop” initiative at Flower Market Road, which is expected to be commissioned in the second half of 2028; (b) priority leasing of new street-level retail premises with a floriculture theme upon completion of the redevelopment; and (c) engagement of a community-making consultant and ongoing placemaking initiatives to maintain the vibrancy of the Flower Market during the transition period.

No Insurmountable Technical Impacts

- (vii) Technical assessments confirm that the proposed relaxation in domestic GFA will not cause any insurmountable traffic (both vehicular and pedestrian), environmental, drainage, sewerage or water supply impacts on the surrounding area. All approved traffic and pedestrian enhancement measures will remain intact, including a 220-space PVP, ground-level podium setbacks along Sai Yee Street and Flower Market Road, and “Park n’ Walk” connections, etc. The findings of the baseline VIA and AVA studies conducted in support of the DSP remain valid, confirming that no adverse visual or air ventilation impacts will arise from the proposed development. All Old and Valuable Trees (OVTs), Stonewall Trees (SWTs) and mature trees identified in the tree survey report of the approved DSP will be retained. In line with the ES of the DSP, the overall landscaping and greening framework, including the Waterway Park, will be implemented subject to further consultation with relevant government departments. Private open space and ancillary parking spaces will also be provided in full compliance with Hong Kong Planning Standards and Guidelines requirement to support the increased population.

3. Compliance with the “Owner’s Consent/Notification” Requirements

As the Site involves GL only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to the application.

4. Background

- 4.1 The YMDS commissioned by URA was completed in 2021. It mapped out a blueprint for restructuring and regenerating the old district to enhance land use efficiency and optimise redevelopment potential. A Master Urban Renewal Concept Plan (MRCP) has been formulated under YMDS to provide a blueprint for restructuring the old district and steering growth towards the five DNs identified in the Yau Ma Tei and Mong Kok areas. Under the YMDS, Mong Kok East is envisaged as a vibrant socio-economic activity hub, with mixed-use development, together with enhanced POS, re-provision of GIC facilities and improved pedestrian connectivity.
- 4.2 In response to the 2023 Policy Address, the draft Sai Yee Street/Flower Market Road DSP is the first project to be implemented by URA under the YMDS. The DSP sets out to restructure and re-plan land uses in the area to realise the recommendations of the Nullah Road Urban Waterway DN under the MRCP framework of YMDS. The draft DSP with its Notes and ES, as well as a planning report with the required technical assessments and social impact assessments were submitted to the Board for consideration in March 2024. The DSP was gazetted on 23.8.2024 and approved by the CE-in-C on 8.4.2025 (**Plan A-1b**).
- 4.3 The DSP covers the northeastern part of the Nullah Road Urban Waterway DN, commonly known as the Flower Market Precinct. The DSP comprises the “OU(MU)1” subzone (i.e. Site A) and the “OU(MU)2” subzone (i.e. Site B), with the latter being the subject of the current application. Site A is further divided into

five linked sites (i.e. Sites A1 to A5) and will be developed using the “linked-site approach”⁵ (**Plan A-1b**). As for Site B, it comprises two sub-areas (i.e. Sub-areas (1) and (2)) and will adopt the ‘SSMU’ model for a comprehensive mixed-use development. This includes a residential-cum-commercial development with GIC uses at Sub-area (1), and a low-rise GIC complex⁶ with retail frontage on G/F, as well as a low-rise retail block at Sub-area (2). Both Sub-areas (1) and (2) will share a common podium for GIC/retail use and a common basement for car parking facilities, alongside a network of POS (**Plans A-4a to A-4c**).

5. **Town Planning Board Guidelines**

TPB PG-No. 42 are relevant to the current application, which sets out the planning intention of the “OU(MU)” zone, as well as the main planning criteria and considerations in assessing planning applications within the zone. The relevant design requirements and considerations for assessing planning applications in the “OU(MU)” zone are extracted at **Appendix II**.

6. **Previous Application**

There is no previous application at the Site.

7. **Similar Application**

- 7.1 There is no similar application for minor relaxation of domestic GFA restriction within the “OU(MU)” zone on the Mong Kok OZP.
- 7.2 Notwithstanding, there is one similar application (No. A/K3/600) submitted by the same applicant for minor relaxation of DPR restriction from 7.5 to 8.5 (+1 or +13.3%) for permitted residential development with commercial and GIC uses within the “Residential (Group A)” (“R(A)”) zone on another DSP on the same OZP (i.e. the approved URA Shantung Street/Thistle Street DSP No. S/K3/URA4/2). The application was approved by the Metro Planning Committee (the Committee) of the Board on 24.1.2025 mainly on the considerations that the proposed development was in line with the planning intention; it would allow design flexibility to adapt to changing market conditions whilst contributing to the overall housing supply; it would not jeopardise the realisation of the planning and design merits under the DSP; and the proposal would not generate adverse impacts on the surrounding areas. The location of the site is shown at **Plan A-1a** and its details are at **Appendix III**.

⁵ Under the approved DSP, a “linked-site approach” will be adopted for Sites A1 to A5, in which the development potential of small and isolated sites (i.e. Sites A2 to A5) will be transferred to a larger and more strategically located site (i.e. Site A1). This will help optimise the development potential of Site A1, and free up Sites A2 to A5 for the provision of at-grade POS and low-rise retail facilities to enhance the vitality of the Flower Market area.

⁶ The low-rise multi-purpose GIC complex will include the reprovisioning of existing affected GIC and sports/recreational facilities with upgraded standards, a permanent district health centre and other GIC facilities.

8. The Site and its Surrounding Areas (Plans A-1a to A-9)

8.1 The Site is:

- (a) situated in Mong Kok East, bounded by Boundary Street to the north, Sai Yee Street to the west, Flower Market Road to the south and Mong Kok Stadium to the east;
- (b) currently occupied by a cluster of ageing GIC facilities and leisure spaces⁷; and
- (c) encompassing Flower Market Path, beneath which runs the existing decked Flower Market Nullah running in a northeast to southwest direction.

8.2 The surrounding areas have the following characteristics:

- (a) to the west, south and southwest are areas dominated by older medium to high-rise commercial/residential buildings intermixed with newer high-rise residential buildings within areas zoned “R(A)” (subject to a DPR/total PR of 8.5/9) and “OU(MU)” (subject to a DPR/total PR of 7.5/9), as well as low-rise GIC facilities within areas zoned “Government, Institution or Community”;
- (b) to the further west along Nathan Road is a major commercial corridor zoned “Commercial” (not subject to NDPR restriction); to the east and north is a prominent cluster of GIC facilities and open spaces, including Mong Kok Stadium, Tai Hang Tung Recreational Ground, Fa Hui Park and Yuen Po Street Bird Garden; and
- (c) the area is well served by public transport (including MTR, franchised buses and public light buses), with MTR Prince Edward Station and MTR Mong Kok East Station located at approximately 150m to the west and 270m to the south of the Site respectively.

9. Planning Intention

9.1 The planning intention of the “OU(MU)” zone is 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 caused by non-residential uses to the residents.

9.2 The Site (i.e. the “OU(MU)2” subzone) is also subject to the following requirements as stipulated under the Notes and the ES of the DSP:

⁷ The affected Government facilities and leisure spaces scheduled for reprovisioning within Site B include Boundary Street Recreation Ground, Boundary Street Sports Centre Nos. 1 and 2, Sai Yee Street Children’s Playground, Boundary Street Amenity Plot, Boundary Street Nursery, Sai Yee Street Public Toilet, Sai Yee Street (Flower Market Road) Refuse Collection Point and Boundary Street Sports Ground Substation.

Under the Notes

- (a) POS of not less than 16,200m² shall be provided, of which not less than 8,800m² shall be provided at-grade;
- (b) PVP shall be provided, [to which the ES further prescribes that] the aim is to provide the PVP underground;

Under the ES

- (c) an aim to provide about 20,000m² GFA for the re-provisioning of affected GIC facilities and for additional GIC facilities;
 - (d) creation of open spaces including a Waterway Park (with a minimum width of 20m) along the existing decked nullah, and preservation and integration of all existing OVTs and SWTs into the Waterway Park layout;
 - (e) dedicated pedestrian and podium setbacks at ground level facing Sai Yee Street and Flower Market Road, together with a 15m-wide north-south building separation to safeguard visual permeability and air ventilation;
 - (f) staggered BH profile from 150mPD (at the western part) to 130mPD (towards the eastern part);
 - (g) incorporation of wind enhancement features identified in the AVA report submitted in support of the DSP into the design and layout of future developments (a further AVA study should be conducted in the event of non-adoption of the wind enhancement features);
 - (h) submission of air quality impact assessment (AQIA), noise impact assessment (NIA), SIA and land contamination assessment to the Environmental Protection Department; and
 - (i) provision of appropriate pedestrian connections (above-ground, at-grade or underground) between the PVP and the southern street frontage of the Waterway Park to promote the “Park n’ Walk” concept.
- 9.3 Apart from the above, other public works/revitalisation initiatives, comprising three direct pedestrian connections (to Tai Hang Tung Recreation Ground, across Sub-area (1) of the “OU(MU)1” subzone, and a potential subway link to MTR Prince Edward Station/Nathan Road) and back-lane revitalisation schemes are also proposed. However, these public works/revitalisation initiatives do not form part of the Scheme and shall be subject to technical feasibility and liaison/agreement with relevant Government B/Ds and stakeholders.

10. Comments from Relevant Government B/Ds

- 10.1 The following Government B/Ds have been consulted and their views on the application are summarised as follows:

Policy Perspective

10.1.1 Comments of the Secretary for Development (SDEV):

- (a) she welcomes the proposed minor relaxation of domestic GFA as a pragmatic adjustment that aligns the Site with district planning parameters; and
- (b) the Site is subject to, amongst other development restrictions, a domestic GFA restriction equivalent to a DPR of 6.5. The application is for minor relaxation of domestic GFA, equivalent to relaxing the DPR from 6.5 to 7.5. According to the applicant, the proposed minor relaxation of domestic GFA is to optimise development flexibility for the redevelopment, taking into account current market needs and oversupply of offices. The maximum total GFA of the development (which is equivalent to a total PR of 9) and the maximum BH of 150mPD remain unchanged. The development intensity of this proposal is in line with other “OU(MU)” zones on the Mong Kok OZP, which are subject to a DPR of 7.5 for a domestic building, or 9.0 for a building that is partly domestic and partly non-domestic.

Land Administration

10.1.2 Comments of the Chief Estate Surveyor/Urban Renewal, Lands Department:

no particular comment on the application from land resumption and land grant perspectives, and her advisory comments are at **Appendix IV**.

Environment

10.1.3 Comments of the Director of Environmental Protection (DEP):

- (a) no objection to the application from environmental planning perspective since insurmountable environmental impact arising from the revised notional scheme is not anticipated;
- (b) in view of his detailed comments at **Appendix V**, he maintains that requirement for conducting technical assessments, including AQIA, NIA, land contamination assessment and SIA, shall be stipulated in the land grant conditions to require the applicant to conduct detailed assessment at the detailed design stage; and
- (c) his advisory comments are at **Appendix IV**.

10.1.4 Comments of the Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD):

- (a) no adverse comment on the application; and

- (b) the applicant should note and address his advisory comments at **Appendix IV** during detailed design stage.

Urban Design and Landscape

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no adverse comment on the application from urban design, visual impact, air ventilation and landscape planning perspectives;

Urban Design and Visual Impact

- (b) the Site is located in a transitional area in Mong Kok East with the dense urban core of Mong Kok to the south and west and low-density residential areas in Shek Kip Mei and Kowloon Tong to the north and northeast respectively. To the immediate west and south of the Site are low to medium-rise residential developments with BH restriction of 115mPD. To the immediate east and north of the Site are Mong Kok Stadium (with BH restriction of 35mPD) and Tai Hang Tung Recreation Ground respectively. The proposed minor relaxation of domestic GFA restriction does not involve additional BH beyond the BH restriction set out in the DSP. Significant adverse effect on the visual character of the surrounding townscape is unlikely;
- (c) in line with the DSP requirement, the proposed development has incorporated the design measures as outlined in paragraph 9.2 above. Adopting the abovesaid design measures at the detailed design stage may promote visual interest, pedestrian comfort and pedestrian connectivity;

Air Ventilation

- (d) no significant adverse impact on the surrounding pedestrian wind environment is anticipated in view that the proposed development has incorporated wind enhancement features required under the DSP as outlined in paragraph 9.2 above;

Landscape

- (e) based on the aerial photo taken in 2025 (**Plan A-3**), the Site is situated in an area of institutional landscape character comprising recreational facilities, low to medium density residential areas, and tree clusters. The proposed minor relaxation of domestic GFA restriction is considered generally compatible with the landscape character of the area zoned “OU(MU)2”;
- (f) distinctive landscape resources are observed on the Site, including OVTs, SWTs and mature trees. According to the submission, all OVTs, SWTs and mature trees within the scheme area identified in the tree survey report of the approved DSP will be retained. It

is also stated that the overall landscaping and greening proposal will follow the ES of the DSP and is subject to further liaison with relevant government departments where appropriate; and

- (g) her advisory comments are at **Appendix IV**.

Water Supply

10.1.6 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) no objection to the application;
- (b) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the developer; and
- (c) other advisory comments are at **Appendix IV**.

Social Welfare

10.1.7 Comments of the Director of Social Welfare:

- (a) no adverse comment on the application on the understanding that the applicant (URA) will ensure all requirements for the six social welfare facilities mentioned in (b) below will be fulfilled and there will be ongoing liaison with Social Welfare Department (SWD) during the detailed design and construction stages; and
- (b) according to the submission, a multi-purpose GIC complex proposed in the DSP will be maintained under the SSMU initiative. According to previous exchanges with URA, SWD has proposed and URA has agreed to incorporate the following welfare facilities at the GIC complex:
 - (i) Day Care Centre for the Elderly;
 - (ii) Integrated Family Service Centre;
 - (iii) Centre of Neighbourhood Support Child Care Project;
 - (iv) Centre of After School Care Programme for Pre-primary Children;
 - (v) Office Base of Social Work Service for Pre-primary Institutions; and
 - (vi) 60-place Special Child Care Centre.

10.2 The following Government departments have no objection to/no adverse comment on the application, and their advisory comments, if any, are provided at **Appendix IV**:

- (a) Commissioner for Transport (C for T);
- (b) District Lands Officer/Kowloon West, LandsD;
- (c) Chief Building Surveyor/Kowloon, Buildings Department;
- (d) Chief Highway Engineer/Kowloon, Highways Department;
- (e) Director of Fire Services;

- (f) Direct of Food and Environmental Hygiene;
- (g) Director of Leisure and Cultural Services;
- (h) Commissioner of Police;
- (i) District Officer (Yau Tsim Mong), Home Affairs Department; and
- (j) Project Manager (South), Civil Engineering and Development Department.

11. Public Comments Received During Statutory Publication Period

During the statutory public inspection period, ten public comments were received, including nine objecting comments/comments expressing concerns (**Appendix VIa**), and one supporting comment (**Appendix VIb**). The objecting comments/comments expressing concerns are from the chairman of the Incorporated Owners of Ashfield House (5 Yuen Ngai Street) (**Plan A-2**), local residents and individuals. The supporting comment was made by an individual. The major grounds and views expressed in the public comments are summarised as follows:

Supporting Comment (1 Comment)

- (a) the proposal to increase housing supply by moderately raising development density at suitable core urban locations to address Hong Kong's pressing housing need is supported. That said, the Waterway Park should be put to sports and recreational uses instead of mere landscaping;

Objecting Comments/Comments Raising Concerns (9 Comments)

- (b) the proposed increase in population and pedestrian flow would aggravate traffic congestion in the area, place additional strain on public transport and pedestrian facilities, and exacerbate air pollution;
- (c) the additional population will overstrain existing health care, education, recreational, open space and other community facilities;
- (d) the proposed BH and development intensity are excessive, which would obstruct existing sky views and adversely affect local visual amenity and air ventilation;
- (e) the proposal to convert existing sports facilities, playground and other community facilities into a predominately residential development is unjustified. The existing facilities are well-utilised by the public, who will suffer from the permanent loss/prolonged temporary disruption to such facilities. In particular, temporary/permanent public toilets should be re-provided on-site for the convenience of existing users;
- (f) the area lacks natural water sources or significant hydrological heritage, which are not conducive to a "Waterway Park" concept. Functional sports grounds, children's play areas and recreational facilities should be provided instead of artificial landscape features;
- (g) the inflated provision of commercial GFA under the DSP was simply a ploy to gain the Board's approval. Instead of residential use, the subject tower (i.e. Tower 3) should be developed as a hotel block to accommodate overnight visitors to meet the demand of visitors;

- (h) the compensation/rehousing arrangement of the affected residents and stakeholders remains uncertain; and
- (i) instead of replacing a well-functioning neighbourhood with a vanity residential-cum-landscape project, URA should focus its resources on areas with more urgent redevelopment needs, such as Tai Kok Tsui, Sham Shui Po and To Kwa Wan.

12. Planning Considerations and Assessments

12.1 The application is to seek planning permission for proposed minor relaxation of the domestic GFA restriction from 46,605m² to 53,775m² (i.e. +7,170m² or +15.4%) to facilitate a permitted residential development with associated uses at the Site, i.e. the “OU(MU)2” subzone on the DSP. While the “OU(MU)2” subzone on the DSP is divided into two Sub-areas, only Sub-area (1) is subject to a domestic GFA restriction, which is the subject of the current application. Although the DSP prescribes density control by way of GFA and not PR, the subject increase in domestic GFA is equivalent to an increase in the maximum DPR of Sub-area (1) from 6.5 to 7.5, while correspondingly decreasing the maximum NDPR from 2.5 to 1.5, yet keeping the total PR of 9 intact. Despite the proposed minor relaxation in domestic GFA, the overall development parameters covering both Sub-areas (including maximum total GFA, maximum BH and all parameters concerning Sub-area (2)) will remain unchanged. Moreover, the DSP requirements for provision of POS and PVP will also remain unchanged.

Planning Intention and DSP Requirements

12.2 The proposed development is in line with the planning intention of the “OU(MU)” zone, which is primarily for mixed non-industrial land uses, allowing a flexible mix of compatible uses, including residential, commercial, GIC and recreational uses, to meet changing market and community needs. Despite the proposed relaxation of domestic GFA, the proposal will remain a comprehensive mixed-use development with a balanced mix of residential, commercial, GIC, POS and PVP uses under the SSMU model. Crucially, the maximum total GFA of the development (equivalent to a total PR of 9.0) and the maximum BH of 150 mPD remain unchanged. As the surrounding “OU(MU)” zones on the Mong Kok OZP are generally subject to a DPR/total PR control of 7.5/9.0, the proposed DPR of 7.5 for Sub-area (1) (while maintaining the total PR at 9.0) is not incompatible with the surrounding planning context and development profile. The proposal is also in line with the YMDS recommendations to transform the Mong Kok East Nullah Road Urban Waterway DN into a vibrant socio-economic activity hub. In light of the above and subject to technical feasibility, SDEV welcomes the proposed minor relaxation of domestic GFA as a pragmatic adjustment that aligns the Site with the prevailing development parameters of other “OU(MU)” zones on the same OZP.

12.3 Despite the increase in the domestic GFA share for Sub-area (1), a substantial amount of non-domestic GFA (19,710m² across the “OU(MU)2” subzone) will still be provided. Under the revised notional scheme, the total GFA for retail use across the subzone will increase to about 14,710m² (compared to 11,000m² under the DSP notional scheme). The increased retail GFA will provide more

opportunities for street-level shop frontage to support the future relocation of affected flower shops and ensure their operational continuity. It would also facilitate the continued development of the flower market precinct and sustain local street vibrancy. Furthermore, the increase in domestic GFA share will not affect the future provision of GIC facilities at the site, which will remain fully exempted from GFA calculation under the OZP (provided that the GIC facilities are required by the Government). In this connection, within a maximum of about 20,000m² GFA allocated for GIC uses under the DSP notional scheme, the SWD has, thus far, identified/agreed on the provision of six social welfare facilities (see paragraph 10.1.7(b) above). Similarly, all statutory requirements for public amenities, including a minimum of 16,200m² of POS (featuring a Waterway Park of no less than 8,800m² at-grade) and a PVP providing 220 car parking spaces and 10 L/UL bays, will remain intact under the current application.

- 12.4 Asides the planned provision of facilities, all the design requirements stipulated in the Notes and ES of the DSP as mentioned in paragraph 9.2 above will be fully retained under the current scheme. The implementation of which will be finalised and agreed with relevant Government B/Ds at the detailed design stage. Overall, the proposed minor relaxation of domestic GFA restriction will not jeopardise the realisation of the planning and design requirements prescribed by the DSP.

Minor Relaxation of GFA Restriction

- 12.5 According to the applicant, the proposed downward adjustment of non-domestic GFA is made in response to changing market trends/sentiments regarding the oversupply/weakened demand for office space in the district. As a result of the proposed adjustment, the domestic GFA will increase to 53,775m² (equivalent to a domestic PR of 7.5 at Sub-area (1)), which would allow for the provision of an additional 200 (circa.) residential flats (about 1,080 flats in total) to help meet housing demand for the area. Notwithstanding the proposed GFA split under the revised notional scheme, the exact allocation of domestic and non-domestic GFAs (which will be bounded by the current proposed GFA caps) can only be finalised at the detailed design stage by the eventual project proponent, be it URA or URA with joint venture partners. For this reason, the current application adopts a “non-scheme based” approach to allow necessary design flexibility for fine-tuning at the project implementation stage. In any case, the final development proposal would be subject to scrutiny and approval by relevant government authorities at the land grant stage.

Development Intensity

- 12.6 The proposal will not increase the overall development intensity of the Site. The proposal only involves adjustment in domestic and non-domestic GFA, and would not lead to any increases in BH nor exceed the BH restriction stipulated under the DSP. CTP/UD&L of PlanD considers the proposed development to be compatible with the surrounding area and opines that the implementation of the design measures as mentioned in paragraph 9.2 above will help enhance visual interest, pedestrian comfort and pedestrian connectivity.

No Insurmountable Technical Impacts

- 12.7 According to the submitted technical assessments, with the implementation of relevant mitigation measures (see footnote 2 above), the proposed adjustment in domestic and non-domestic GFA will not result in any adverse traffic, environmental, drainage, sewerage and water supply impacts on the surrounding area. Concerned government departments, including C for T, DEP, CE/MS of DSD and CE/C of WSD, have no objection to/no adverse comment on the application. To address the comments/concerns of government departments, further technical assessments will be incorporated into the eventual land grant and relevant advisory clauses are also recommended in **Appendix IV**.
- 12.8 Overall, the proposed development complies with TPB PG-No. 42 in that the proposal is in line with the planning intention of the “OU(MU)” zone and not incompatible with the surrounding area; it would not overstrain the capacity of existing and planned infrastructure; and relevant government departments have no objection to/no adverse comments on the proposal. Physical segregation and separate entrances for the residential and non-residential portions of the proposed development will be ensured at the detailed design stage.

Status of Indicative Scheme and Statutory Development Parameter

- 12.9 The revised notional scheme only serves to demonstrate the technical feasibility and relevant infrastructural capacities of the Site, and to demonstrate that the proposed minor relaxation of domestic GFA will not generate significant adverse impacts on the surrounding area. Should the Committee approve the application, the approval applies strictly to the minor relaxation of domestic GFA to 53,775m² in Sub-area (1), which will be binding on the future development. The indicative layout under the notional scheme does not form part of the approval. Given the planning context as set out in paragraph 12.5 above, this approach will allow for essential planning and design flexibility for project implementation, while allowing for an optimal mix of compatible uses to be formulated at the detailed design stage. Furthermore, the proposed development is still subject to the total GFA and BH restrictions across both Sub-areas, as well as the statutory requirements for the provision of POS and PVP as stipulated in the Notes of the DSP for the “OU(MU)2” subzone, and will be subject to scrutiny by concerned departments at the latter development stages.

Public Comments

- 12.10 Regarding the adverse public comments raising concerns on the potential traffic, visual, air ventilation and landscaping impacts, and the adequacy of technical assessments conducted by the applicant, the departmental comments in paragraph 10 and the planning assessments set out in paragraphs 12.1 to 12.9 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 11.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The advisory clauses at **Appendix IV** are suggested for Members' reference.
- 13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

Appendix I	Application Form
Appendix Ia	SPS
Appendix Ib	FI received on 28.8.2026
Appendix Ic	FI received on 4.9.2026
Appendix II	Extract of TPB PG-No. 42
Appendix III	Similar Application
Appendix IV	Recommended Advisory Clauses
Appendix V	Detailed Departmental Comments
Appendix VI	Public Comments
Drawing A-1	Indicative Block Plan
Drawings A-2 to A-3	Indicative Sections
Plan A-1a	Location Plan
Plan A-1b	Approved DSP
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a to A-4c	Comparison of the DSP Notional Scheme and Revised Notional Scheme
Plans A-5 to A-9	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**