

TOWN PLANNING BOARD

TPB Paper No. 10978

**For Consideration by the
Town Planning Board on 26.7.2024**

**SUBMISSION OF THE DRAFT URBAN RENEWAL AUTHORITY
SAI YEE STREET/FLOWER MARKET ROAD
DEVELOPMENT SCHEME PLAN NO. S/K3/URA5/A
PREPARED UNDER SECTION 25 OF
THE URBAN RENEWAL AUTHORITY ORDINANCE**

**SUBMISSION OF THE DRAFT URBAN RENEWAL AUTHORITY
SAI YEE STREET/FLOWER MARKET ROAD
DEVELOPMENT SCHEME PLAN NO. S/K3/URA5/A
PREPARED UNDER SECTION 25 OF
THE URBAN RENEWAL AUTHORITY ORDINANCE**

1. Introduction

This paper is to seek Members' agreement that:

- (a) the draft Urban Renewal Authority (URA) Sai Yee Street/Flower Market Road Development Scheme Plan (DSP) No. S/K3/URA5/A (**Annex G-1**) and its Notes (**Annex G-2**) are deemed suitable for publication as provided under section 25(6) of the Urban Renewal Authority Ordinance (URAO); and
- (b) the draft DSP shall be exhibited for public inspection under section 5 of the Town Planning Ordinance (TPO), and the Explanatory Statement (ES) (**Annex G-3**) should be adopted as an expression of the Town Planning Board (the Board)'s planning intention and objectives of the DSP and is suitable for public inspection together with the draft DSP.

**Development
Scheme Area**

Site A: Site A1: 222G-222H and 224-230 Fa Yuen Street (even nos.);
152A-152D Prince Edward Road West; and 215-227
Sai Yee Street (odd nos.)
Site A2: 1-3 Yuen Ngai Street (odd nos.)
Site A3: 2 Yuen Ngai Street
Site A4: 58-60 Flower Market Road (even nos.)
Site A5: 66-68 Flower Market Road (even nos.)
Government land (GL) occupied by scavenging lanes and
pavements

Site B: GL bounded by Mong Kok (MK) Stadium, Flower Market
Road, Sai Yee Street and Boundary Street

OZP

Draft Mong Kok Outline Zoning Plan (MK OZP) No. S/K3/37
(currently in force)

Approved MK OZP No. S/K3/36 (in force at the time of submission)
(The zonings and development restrictions for the Sites remain
unchanged on the current OZP)

**Project
Proponent**

URA

2. **Background of the DSP**

District Study for Yau Ma Tei and Mong Kok (YMDS)

- 2.1 YMDS, commissioned by URA, was completed in 2021 and 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 development nodes (DNs) identified in the Yau Mong (YM) areas (**Plan 5**). Details regarding MRCP are set out in Section 4 of the YMDS Information Booklet¹.
- 2.2 The proposed development/redevelopment under the draft Sai Yee Street/Flower Market Road DSP covers the northeastern part of the Nullah Road Urban Waterway DN under MRCP (**Plan 5**). The DN is mainly composed of (i) a new Waterway Park for public leisure and recreation with a new multi-purpose complex building accommodating existing and future uses under the “Single Site, Multiple Use” model; (ii) a mix of commercial cum residential developments along the Urban Waterway; (iii) pedestrian subways connecting between north and south sides of the Urban Waterway; and (iv) integrated character street, heritage preservation, open space, re-provision of Government, institution or community (GIC) facilities and underground public vehicle park (PVP) (**Drawing 3**).
- 2.3 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 to carry out restructuring and re-planning of land uses to realise the recommendations of DN under the MRCP framework of YMDS.

Draft Sai Yee Street/Flower Market Road DSP

- 2.4 On 15.3.2024, URA published the notification of commencement in the Government Gazette for the Sai Yee Street/Flower Market Road Development Scheme under section 23(1) of URAO. On the same day, URA submitted the draft DSP to the Board for consideration in accordance with section 25(5) of URAO.
- 2.5 In support of the draft DSP, URA submitted the following documents:
- (a) URA’s letter dated 15.3.2024 (**Annex A**)
 - (b) Planning Report with social impact assessment (SoIA) (**Annex B**)
(Stage 1), visual impact assessment (VIA), traffic impact assessment (TIA), air ventilation assessment (AVA), environmental assessment (EA), drainage and sewerage impact assessment (DSIA) and water supply impact assessment (WSIA)
 - (c) SoIA (Stage 2) report via URA’s letter dated 30.4.2024 (**Annex C**)
 - (d) Responses to departmental comments (Part 1) via URA’s letter dated 20.5.2024 (**Annex D-1**)
 - (e) Responses to departmental comments (Part 2) via URA’s letter dated 24.5.2024 (**Annex D-2**)

¹ The YMDS Information Booklet is available at
<https://www.ura.org.hk/f/page/44/13214/Information%20Booklet.pdf>

- (f) Responses to departmental comments (Part 3) via URA's letter dated 28.6.2024 **(Annex D-3)**
- (g) Responses to departmental comments (Part 4) via URA's letter dated 5.7.2024 **(Annex D-4)**
- (h) Responses to departmental comments (Part 5) via URA's letter dated 23.7.2024 **(Annex D-5)**

3. The Draft DSP

- 3.1 The DSP is located in the northeastern part of MK, which is commonly known as the Flower Market precinct (**Plans 1 to 3**). It comprises Sites A and B.

Site A

- 3.2 Site A comprises five sub-sites, namely Sites A1 to A5 (**Plan 2**). A 'linked-site' approach will be adopted for Sites A1 to A5 in which the development potential of the four individual small and isolated sub-sites (i.e. Sites A2 to A5) will be realised at Site A1, while at-grade public open space (POS) and single-storey retail facilities are proposed at Sites A2 to A5 (**Drawings 3 and 6**). According to URA, Sites A1 to A5 currently involve a total of 23 buildings aged over 60 years (**Plan 6**), among which two buildings (9%) are of 'varied' condition; five (22%) are 'three-nil' buildings without building management body; and 18 (78%) are without lift (**Drawing 2**).
- 3.3 Site A1 is bounded by Sai Yee Street to the east, Prince Edward Road West to the south, Fa Yuen Street to the west and some existing composite commercial/residential (C/R) buildings to the north. The site is mainly zoned "R(A)" with a minor portion shown as 'Road' on the MK OZP (**Plan 1**), and is mainly occupied by composite C/R buildings of 4 to 10 storeys high which were completed between 1952 and 1960 (with building ages ranging from 64 to 72 years) (**Plan 6**). Majority of Site A1 is currently subject to a BHR of 115mPD while the southeastern portion of the site has a lower BHR of 20mPD to assist the air ventilation performance in the inner part of the Kowloon Peninsula (**Plan 1**);
- 3.4 Sites A2 and A3 abut Yuen Ngai Street while Sites A4 and A5 abut Flower Market Road. They are mainly zoned "Other Specified Uses" annotated "Mixed Use" ("OU(MU)") with a minor portion shown as 'Road' on the MK OZP with a BHR of 115mPD (**Plan 1**). They are all currently occupied by 4-storey tenement buildings built in 1948 (with building age of about 76 years) (**Plan 6**), and are surrounded by relatively younger composite buildings except Nos. 38-48 Flower Market Road (even nos.)², as well as Nos. 190-204 (even nos.), 210 and 212 Prince Edward Road West which are a cluster of Grade 2 historic buildings³ zoned "OU" annotated "Historical Buildings Preserved for Commercial and/or Cultural Uses" to the south of Sites A3 and A4 (**Plans 2, 4f and 6**).

² According to URA, Nos. 38-48 Flower Market Road (even nos.) have a larger site area with good potential for redevelopment led by the private sector.

³ The Grade 2 historic buildings were built in 1932 and have been revitalised by URA under the Prince Edward Road West/Yuen Ngai Street Project. They currently offer a mix of lifestyle shops and commercial spaces.

3.5 Under the draft DSP, Site A is proposed to be rezoned as follows:

Site A						
		Site A1	Site A2	Site A3	Site A4	Site A5
Gross Site Area (GSA) (m ²) (about)		3,570	268	123	233	251
		Total: 4,445				
Net Site Area (NSA) for Gross Floor Area (GFA) Calculation (m ²) (about) ⁽ⁱ⁾⁽ⁱⁱ⁾		2,640	239	109	202	198
		Total: 3,388				
Current OZP (Plan 1)	Existing Zonings	“R(A)”(73%) ‘Road’ (27%)	“OU(MU)” (84%) ‘Road’ (16%)			
	Existing Plot Ratio (PR) Restriction	<u>“R(A)” zone:</u> <ul style="list-style-type: none">• PR of 9.0 for a building that is partly domestic and partly non-domestic of which the domestic part should not exceed 8.5• PR of 9.0 for non-domestic building <u>“OU(MU)” zone:</u> <ul style="list-style-type: none">• PR of 7.5 for a domestic building and PR of 9 for a building that is partly domestic and partly non-domestic• PR of 9.0 for non-domestic building				
	Existing Building Height Restriction (BHR)	<ul style="list-style-type: none">• “R(A)” zone: 20mPD⁽ⁱⁱⁱ⁾/115mPD• “OU(MU)” zone: 115mPD				
Draft DSP (Drawing 1)	Proposed Zoning	“OU(MU)1”				
		Sub-area (1)	Sub-area (2)	Sub-area (3)	Sub-area (4)	Sub-area (5)
	Proposed GFA Restriction	<ul style="list-style-type: none">• Max domestic GFA: 28,798m² (Domestic PR: 8.5)• Total GFA: 30,492m² (Total PR: 9)				
	Proposed BHR	150mPD	1 storey	1 storey	1 storey	1 storey
	Other Restriction	Total at-grade POS: Not less than 800m ²				

Remarks

- (i) Subject to site survey and detailed design.
- (ii) Figures provided by URA. According to URA, NSA excludes surrounding public streets and pavements within the DSP area.
- (iii) As stipulated in the ES of the OZP, the southeastern portion of the “R(A)” zone is subject to a BHR of 20mPD to assist the air ventilation performance in the inner part of the Kowloon Peninsula.

Site B

3.6 Site B comprises two sub-areas (i.e. Sub-areas (1) and (2)) (**Plan 2**) and has adopted the “Single Site, Multiple Use” model to provide a multi-purpose complex with upgraded facilities for Government and community uses, together with residential and hotel/office uses as well as the Waterway Park following the alignment of the existing decked nullah (**Drawings 3 and 6**). Opportunity has also been taken to enhance the overall pedestrian connectivity through pavement widening and the

possible provision of subways and a footbridge (**Drawings 3 and 7**), as well as to improve the overall living and shopping environment of the Flower Market area.

- 3.7 Site B is bounded by Boundary Street to the north, Sai Yee Street to the west, Flower Market Road to the south and MK Stadium to the east (**Plan 1**). It is primarily zoned “Open Space” (“O”) and “Government, Institution or Community” (“G/IC”) on the MK OZP, with a small portion shown as ‘Road’ which covers Flower Market Path with an existing decked nullah running underneath in a northeast to southwest direction (**Plan 1**), and is currently occupied by several existing GIC facilities and segregated leisure spaces⁴ (**Plan 2**).

- 3.8 Under the draft DSP, Site B is proposed to be rezoned as follows:

Site B			
		Sub-area (1)	Sub-area (2)
GSA (m ²) (about) ⁽ⁱ⁾		7,170	17,770
		Total: 24,870	
Current OZP (Plan 1)	Existing Zonings	“O” (65%), “G/IC” (22%), ‘Road’ (13%)	
	Existing PR/GFA Restriction	Nil	
	Existing BHR	“G/IC”: 2 storeys	
Draft DSP (Drawing 1)	Proposed Zoning	“OU(MU)2”	
		Sub-area (1)	Sub-area (2)
	Proposed GFA Restriction	<ul style="list-style-type: none"> • Max domestic GFA: 46,605m² (Domestic PR: 6.5) • Total GFA: 64,530m² (Total PR: 9) 	<ul style="list-style-type: none"> • Max domestic GFA: -- • Total GFA: 8,955m² ⁽ⁱⁱ⁾ (Total PR: About 0.5) • GIC facilities as required by the Government are proposed to be exempted from GFA calculation
	Proposed BHR	150mPD	30mPD
	Other Restrictions	<ul style="list-style-type: none"> • Total POS: Not less than 16,200m² (of which not less than 8,800m² shall be provided at-grade) • Provision of a PVP 	

Remarks

- (i) Subject to site survey and detailed design.
(ii) The total GFA of 8,955m² is comprised of a non-domestic GFA of 8,850m² for retail activities and a non-domestic GFA of 105m² for the reprovisioning of an existing electricity substation.

4. The Notional Scheme

- 4.1 A notional scheme has been prepared by URA (**Drawings 3 to 7**) to ascertain the technical feasibility as demonstrated through various assessments on visual, air ventilation, environmental traffic, drainage, sewerage and water supply aspects. While the notional scheme is purely indicative in nature, the key development parameters and design principles have been suitably reflected in the Notes and ES of the DSP, and should be duly respected in the future development. The GFA

⁴ The concerned Government facilities and leisure spaces 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 (RCP) and Boundary Street Sports Ground Substation.

restrictions as stipulated in the Notes of the DSP have allowed flexibility for adjustments of the Development Scheme in response to the market situation in future.

Site A – Notional Scheme

4.2 The proposed development in Site A1 includes two residential towers with a building height (BH) of 150mPD over a non-domestic podium comprising retail and loading/unloading (L/UL) facilities and basements for retail and ancillary car parking facilities (**Drawings 3 and 4**). An at-grade POS of about 500m² is proposed at the junction of (J/O) Prince Edward Road West and Sai Yee Street, which will form part of the open space network along the Urban Waterway and help preserve the air ventilation corridor extending from the Waterway Park towards the inner part of the Kowloon Peninsula (**Drawing 3, Plans 1 and 5**). Two at-grade POSs with an area of about 200m² and 100m² will be provided in Sites A2 and A3 respectively, while single-storey retail facilities are proposed in Sites A4 and A5 to integrate with the retail frontage of the Flower Market Precinct (**Drawings 3 and 6**). Two potential pedestrian subways are proposed in Site A1 connecting to Site B across Sai Yee Street and Nullah Road across Prince Edward Road West respectively (**Drawings 3 and 4**).

4.3 As mentioned in paragraph 3.2 above, under the ‘linked-site’ approach, the development potential of Sites A2 to A5 will be transferred to Site A1. Based on the notional scheme, the total PR of the linked-site comprising Sites A1 to A5 is 9, including domestic and non-domestic PRs of 7 and 2 respectively. The resultant domestic and total GFAs of Site A1 itself are 23,716m² and 30,292m² respectively, which are equivalent to domestic PR of 8.98 and total PR of 11.47. The development parameters of the notional scheme at Site A are set out in the table below:

Site A – Notional Scheme						
	Site A1	Site A2	Site A3	Site A4	Site A5	Overall
Proposed Zoning	OU(MU)1					-
	Sub-area (1)	Sub-area (2)	Sub-area (3)	Sub-area (4)	Sub-area (5)	
GSA (m ²) (about)	3,570	268	123	233	251	4,445
NSA for GFA calculation (m ²) (about) ⁽ⁱ⁾⁽ⁱⁱ⁾	2,640	239	109	202	198	3,388
Total GFA(m ²)(about)	30,292 (PR = 11.47)	-	-	100 (PR = 0.5)	100 (PR = 0.5)	30,492 (PR = 9)
• Domestic	23,716 (PR = 8.98)	-	-	-	-	23,716 (PR = 7)
• Retail	6,576 (PR = 2.49)	-	-	100 (PR = 0.5)	100 (PR = 0.5)	6,776 (PR = 2)
Max BH	150mPD	-	-	1 storey	1 storey	-
At-grade POS(m ²) (about)	500	200	100	-	-	800
No. of Flats (about) ⁽ⁱⁱⁱ⁾	474	N/A				474
Est. Population (about) ^(iv)	1,175	N/A				1,175
Internal Transport Facilities ^(v)						
Car Parking Spaces	108	N/A				108
L/UL Bays	8	N/A				8
Motorcycle Parking	9	N/A				9

Remarks

- (i) Subject to site survey and detailed design.
- (ii) Figures provided by URA. According to URA, NSA excludes public streets and pavements within the DSP area.
- (iii) Assuming an average flat size of 50m².
- (iv) Assuming a persons per flat (PPF) ratio of 2.5 adopted from the average household size of Yau Tsim Mong District in the 2021 Population Census.
- (v) Subject to liaison and agreement with Transport Department (TD).

Site B – Notional Scheme

- 4.4 The development within Site B will adopt the “Single Site, Multiple Use” model. Sub-area (1) will be developed as a mixed-use development with two residential towers and a hotel/office tower over their respective podia for retail and GIC uses (**Drawings 3 to 5**). Sub-area (2) comprises a low-rise GIC complex abutting Boundary Street and Sai Yee Street with a reprovioned 11-a-side football pitch (shown as ‘football/hockey field’ on some drawings) on the podium level and retail frontage on the ground floor, as well as a low-rise retail block abutting Flower Market Road (**Drawings 3 to 5**). The various GIC uses to be provided within Site B will include the reprovioning of the existing affected GIC and sports/recreational facilities, a permanent district health centre (DHC)⁵ and other new GIC facilities. A common three-level basement is proposed to accommodate retail and GIC uses, PVP and ancillary car parking facilities (**Drawings 4 and 5**).
- 4.5 The overall provision of at-grade POS in Site B is about 8,800m² including the Waterway Park, children’s play area as well as a civic hub/activity node (**Drawing 5**). A potential pedestrian footbridge is recommended connecting Tai Hang Tung Recreation Ground to the north of Site B across Boundary Street, while a pedestrian subway is proposed within Site B to connect the proposed underground PVP and southern part of the Waterway Park (**Drawings 2 and 4**).
- 4.6 The development parameters of the notional scheme at Site B are set out in the table below:

Site B – Notional Scheme		
	Sub-area (1)	Sub-area (2)
Proposed Zoning	OU(MU)2	
	Sub-area (1)	Sub-area (2)
Site Area (m ²) (about) ⁽ⁱ⁾	7,170	17,770
Total GFA (m ²) (about)	64,530 (PR = 9)	8,955 (PR = 0.5)
• Domestic	44,030 (PR = 6.1)	Nil
• Hotel/Office	18,350 (PR = 2.6)	Nil
• Retail	2,150 (PR = 0.3)	8,850 (PR = 0.5)
• Public Utility Installation (for reprovioning of an existing electricity sub-station (ESS))	Nil	105 (PR = 0.006)

⁵ An interim DHC is initiated by URA through retrofitting the Ex-MK Market Building. Upon completion of the retrofitting works by URA targeted in early 2025, it will be handed back to the Health Bureau for management. The interim DHC is expected to remain in operation until relocation to the permanent premises at the multi-purpose complex within Site B.

Site B – Notional Scheme		
	Sub-area (1)	Sub-area (2)
Max BH	150mPD	30mPD
At-grade POS (m ²) (about)	8,800	
Open space at podium level (m ²) (about) (for reprovisioning of existing football pitch)	7,400	
GFA for GIC provision (m ²) (about) ⁽ⁱⁱ⁾ (for reprovisioning and new GIC facilities)	20,000	
No. of Flats (about) ⁽ⁱⁱⁱ⁾	880	N/A
Estimated Population (about) ^(iv)	2,200	N/A
Internal Transport Facilities ^(v)		
Car Parking Spaces	415	
L/UL Bays	26	
Motorcycle Parking Spaces	29	
Underground PVP ^(v)		
Car Parking Spaces	220	
L/UL Bays	10	

Remarks

- (i) Subject to site survey and detailed design.
- (ii) GIC facilities are proposed to be exempted from GFA calculation. The type of GIC facilities will be subject to further liaison with relevant B/Ds at detailed design stage.
- (iii) Assuming an average flat size of 50m².
- (iv) Assuming a PPF ratio of 2.5 adopted from the average household size of Yau Tsim Mong District in the 2021 Population Census.
- (v) Subject to liaison and agreement with TD.

BH Profile

- 4.7 As stated in paragraph 3.3 above, Site A1 (falling within an area zoned “R(A)” in the MK OZP) is currently subject to a BHR of 115mPD/20mPD while Sites A2 to A5 (falling within an area zoned “OU(MU)” in the MK OZP) are subject to a BHR of 115mPD (**Plan 1**). Under the DSP, URA proposes to relax the BHR of Site A1 (i.e. Sub-area (1) of “OU(MU)1” zone) to 150mPD and designate the current 20mPD portion as POS upon redevelopment (**Drawings 1 and 3**). Sites A2 to A5 (i.e. Sub-areas (2) to (5) of “OU(MU)1” zone) will be reduced to a BHR of 1 storey (**Drawing 1**). For Site B (i.e. “OU(MU)2” zone) currently zoned “G/IC” subject to BHR of 2 storeys and “O”, the BHR for Sub-area (1) will be relaxed to 150mPD while that for Sub-area (2) will be relaxed to 30mPD (**Drawing 1**). According to URA’s notional scheme, a staggered BH profile has been adopted with taller tower blocks (i.e. T1 and T2 in Site A1, and T3 and T4 in Site B) of a maximum BH of 150mPD proposed at the southwest stepping down to the lower tower block (i.e. T5 in Site B) of 130mPD at the northeast (**Drawings 4 and 5**). The above BH concepts have been stipulated in the ES of the DSP (**Annex G-3**).

Re-provision/Provision of GIC Facilities and Re-provision of ESS

- 4.8 The low-rise GIC complex at Site B with a GFA of about 20,000m² will accommodate the existing GIC facilities including the sports centres, refuse collection point (RCP) and public toilet, as well as a permanent DHC and new GIC facilities such as Integrated Family Service Centre (IFSC) and 60-place Special Child Care Centre (SCCC) (**Drawings 3 to 5**). The proposed GFA of about 20,000m² for GIC facilities is more than three times the GFA of the existing provision for meeting community needs. The affected ESS will also be

reprovisioned in Site B. The actual provision of GIC facilities and total GIC GFA will be subject to the usage, funding and operational needs to be confirmed by the concerned bureaux/departments (B/Ds) during the land grant preparation stage.

POS

- 4.9 The draft DSP will provide not less than 17,000m² of POS for public enjoyment⁶. Site A will provide not less than 800m² at-grade POS, while Site B will provide 16,200m² POS, of which 8,800m² will be at-grade (**Drawing 3**). As compared with the existing POS affected by the DSP (i.e. about 15,815m²), there is a net increase in POS of about 1,185m².
- 4.10 As shown in the notional scheme, the at-grade POS within Site A1 proposed at the J/O Prince Edward Road West and Sai Yee Street will form part of the Urban Waterway and assist air ventilation in the inner part of the Kowloon Peninsula (**Drawing 3, Plans 1 and 5**). The at-grade POS at Sites A2 and A3 will mainly 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 (**Drawings 3, 6 and 7**).
- 4.11 The at-grade POS in Site B comprises the Waterway Park, children's play area and civic hub/activity node (**Drawing 6**). The Waterway Park with a minimum width of 20m following the alignment of the existing decked nullah will constitute a main component of the proposed at grade POS, serving as a major air ventilation and visual corridor in the area and creating seamless integration with the plaza of MK Stadium (**Drawings 3, 6 and 12**). It connects Boundary Street to the northeast with Prince Edward Road West to the southwest through Site B and Site A1 (**Drawing 6**), and further connects to the possible remaining part of the DN across Princess Edward Road West in the future (**Plan 5**). The Waterway Park will be handed over to relevant B/Ds for ownership, management and maintenance (M&M) upon completion. Its opening hours, the provision of facilities and the overall integration with the MK Stadium will be subject to detailed design and agreement with relevant B/Ds.

Greenery and Landscaping

- 4.12 As revealed by the URA's tree survey report and preliminary tree preservation proposal, 212 existing trees are located within or straddling the boundaries of the DSP, including three Old and Valuable Trees (OVTs) (T068, T118 and T209), four Stone Wall Trees (SWTs) (T097, T099, T106 and T116) and two mature trees (T103 and T106) (**Drawing 8**). The proposal will retain 102 trees, including all the aforesaid OVTs, SWTs and mature trees. The remaining 110 existing trees that are in conflict with the proposed building footprints will be transplanted/felled (**Drawing 9**). Compensatory tree planting within the DSP area at a ratio of 1:1 in terms of quantity is proposed. According to URA, a detailed Tree Preservation and Removal Proposal will be conducted to determine the proposed locations for

⁶ The existing POS provision within the DSP area is about 15,815m². The existing 11-a-side football pitch is included in the POS area calculation.

transplanted trees and compensatory trees at the development stage for approval by relevant B/Ds.

- 4.13 The proposed development will follow Sustainable Building Design Guidelines (SBDG) for the provision of greenery as far as practicable subject to detailed design. URA will further liaise with relevant B/Ds on the detailed landscape design and layout arrangement upon approval of the DSP.

Provision of PVP

- 4.14 To address the parking and traffic congestion problems in the area, an underground PVP is proposed within Site B with two vehicular accesses along Boundary Street, and will provide a total of 220 private car parking spaces and 10 L/UL spaces (**Drawings 4, 5 and 10**). The ownership and M&M of the PVP will be further determined and agreed with relevant B/Ds at the development stage. The provision of a PVP as required by the Government will be stipulated in the Notes of the DSP and be exempted from GFA calculation (**Annex G-2**).
- 4.15 To promote the 'Park n' Walk' concept as advocated in YMDS, an underground pedestrian connection between the proposed PVP at Site B and the southern part of the Waterway Park abutting Flower Market Road is proposed to enhance the overall accessibility, and encourage visitors and nearby business operators to park their vehicles in the PVP and walk to the Waterway Park, Flower Market precinct and its surroundings (**Drawings 3, 5 and 6**). This proposed underground pedestrian connection will be implemented by URA as an integral part of the Scheme.

Pedestrian Connectivity

- 4.16 With the provision of the Waterway Park, the overall connectivity of the area will be improved through the potential linkages connecting to the surrounding areas, including (i) a pedestrian subway between Sites A1 and B across Sai Yee Street; (ii) a pedestrian subway from Site A1 towards Nathan Road/MTR Prince Edward Station to the southwest across Prince Edward Road West; and (iii) a pedestrian footbridge connecting Site B with Tai Hang Tung Recreation Ground to the north (**Drawings 3, 6 and 7**). These potential pedestrian connections do not form part of the draft DSP, and their implementation will be subject to technical feasibility, detailed design and further arrangement with relevant B/Ds. The potential pedestrian connections will be implemented through Government public works or URA's separate revitalisation initiatives, and their ownership and M&M would be subject to liaison with relevant B/Ds.
- 4.17 Taking the opportunity of redevelopment, the back lanes abutting Sites A2 to A5 are proposed to be revitalised as the 'Third Street' of the Flower Market precinct. They will be facelifted to provide an attractive and walkable alternative pedestrian route in the area (**Drawings 7 and 15**). The implementation will be subject to detailed design and agreement with relevant B/Ds and owners of the nearby buildings. Besides, the provision of setback along Sai Yee Street and Flower Market Road on Site B is proposed for promoting pedestrian comfort and complementing the Flower Market ambience (**Drawings 3, 12 and 14**). Separate public works/revitalisation initiatives are proposed to rejuvenate the space

underneath the viaduct along Prince Edward Road West via facelifting, place-making and/or beautification works.

- 4.18 Various measures for improving the pedestrian environment are proposed as recommended under the TIA, including widening of the footpaths along the southern side of Playing Field Road (between Tung Choi Street and Sai Yee Street) and two signalised pedestrian crossings across Prince Edward Road West and Sai Yee Street (**Drawing 11**). Their implementation will be subject to further liaison with relevant B/Ds during the detailed design stage.

5. Justifications provided by URA

In-line with the objectives of the Urban Renewal Strategy (URS)

- 5.1 The Development Scheme is in line with the objectives as promulgated in the URS⁷ published in 2011:
- restructuring and re-planning of concerned urban areas;
 - rationalising land uses within the concerned urban areas;
 - redeveloping dilapidated buildings into new buildings of modern standard and environmentally-friendly design;
 - promoting sustainable development in the urban areas;
 - preserving as far as practicable local characteristics;
 - providing more open space and community/welfare facilities; and
 - enhancing the townscape with attractive landscape and urban design.

Re-planning of land uses in Flower Market Road/Sai Yee Street area

- 5.2 The DSP is the first project to be implemented under the MRCP framework of YMDS, and is in response to the 2023 Policy Address directives to implement the recommendations of YMDS and to commence redevelopment at the Nullah Road Urban Waterway DN. It serves as a catalyst for urban regeneration, and intends to achieve a holistic re-structuring and re-planning of land uses in Flower Market Road/Sai Yee Street area to enhance the built environment and to provide solution space for enhancing the long-established Flower Market characters. The existing aged and isolated buildings within the DSP, with a building age ranging from 64 to 76 years, will be redeveloped for residential use with commercial facilities. Existing GIC facilities within the DSP will be reprovisioned and upgraded, while additional GIC facilities and POS will be provided to meet community needs.

Reinforcing Local Characters of Flower Market Precinct via ‘Integrated Approach’ for Urban Renewal

- 5.3 An ‘integrated approach’ for urban renewal that encompasses the 4R initiatives, namely ‘Redevelopment’, ‘Rehabilitation’, ‘pReservation’ and ‘Revitalisation’, will be adopted to maintain the local characters of vibrant streetscape and reinforce the horticultural businesses at the Flower Market precinct. The retail frontages are proposed at Sites A and B to enhance street vibrancy and the retail character along

⁷ The URS is a Government strategy issued in 2011 to be implemented by URA and the other stakeholders.

Prince Edward Road West and Sai Yee Street (**Drawings 3 and 12 to 14**). For Sites A2 to A5, at-grade POS and low-rise retail facilities are proposed as gathering spots to integrate with the retail frontage of the Flower Market precinct (**Drawings 3 and 6**). The existing back lanes abutting Sites A2 to A5 will be revitalised, creating an attractive and walkable route in the area (**Drawing 15**).

Provision of Waterway Park and At-grade POS

- 5.4 The proposed Waterway Park along the existing decked nullah alignment in Site B will promote integration with the MK Stadium, and provide a continuous visual and air ventilation corridor extending from Site B towards Nathan Road, forming a new iconic and sizable green hub with blue-green features for public leisure and recreation to rejuvenate the city image of MK (**Drawings 6 and 13**). Water features will be introduced at appropriate locations above and along the decked nullah to recall the geographical memory and local characters of the nullah (**Drawings 7, 12 and 13**). Detailed design will be subject to liaison and agreement with relevant B/Ds.
- 5.5 The proposed at-grade POS in Sites A and B will create synergy with the Waterway Park to enhance the overall landscape and pedestrian environment in the area (**Drawings 12 and 13**). It will also provide additional landscaped open space for visitors/shoppers to the adjoining Flower Market precinct.

Relaxation of BHR

- 5.6 The proposed BH of 150mPD at Site A1, and 150mPD and 130mPD at Sub-area (1) of Site B are generally compatible with the surrounding context (**Drawings 16 to 25**). The submitted VIA has demonstrated that the proposed BH of 150mPD is compatible with the surroundings and would not cause adverse visual impact to the locality (Appendix 4 of **Annex B**). Furthermore, the proposed development will be blocked by the existing buildings and will not encroach onto the 20% building free zone of the ridgelines when viewed from the strategic viewpoints (VPs) at Central Pier No. 7 and Sun Yat Sen Memorial Park.

Provision of GIC Facilities

- 5.7 In order to echo with the 'Single Site, Multiple Use' model, the new multi-purpose GIC complex will be provided in Site B for reprovisioning of existing GIC facilities, with additional GFA for new recreational and GIC facilities to meet the community needs (**Drawings 3 to 5**). The DSP would provide a total GIC GFA of about 20,000m², which is more than three times the GFA of the existing provision.

Provision of Underground PVP

- 5.8 The underground PVP provided at Site B will promote the 'Park n' Walk' concept as advocated in YMDS, in addition to the ancillary parking provisions (**Drawings 4 to 6**). The underground PVP is accessible via two vehicular accesses along Boundary Street to divert traffic flow from Sai Yee Street and Flower Market Road, and to relieve the 'bottleneck' and traffic congestion at the Flower Market precinct (**Drawing 10**). Pedestrian accesses to the underground PVP will be provided at appropriate locations along Sai Yee Street and Flower Market Road to encourage

visitors and nearby business operators to park their vehicles in the PVP (**Drawings 3 to 5**).

Measures to Enhance Walkability

- 5.9 To promote the 'Park n' Walk' concept, subject to technical feasibility, appropriate pedestrian connections, either aboveground, at-grade or underground, would be provided within Site B between the PVP and the southern street frontage of the Waterway Park to encourage visitors/business operators to park their cars in the PVP and walk to the surrounding areas, and to alleviate existing vehicular-pedestrian conflicts (**Drawings 3, 5 and 6**).
- 5.10 To further enhance the overall connectivity of the DSP area and its surroundings, three potential pedestrian connections in different directions as highlighted in paragraph 4.16 are proposed. Their alignments and technical feasibility would be explored at detailed design stage in consultation with relevant B/Ds.

No Adverse Traffic, Environmental, Drainage, Sewerage and Water Supply Impacts

- 5.11 The TIA shows that the proposed development will not cause adverse impact to the local traffic network and pedestrian walking environment subject to the implementation of the proposed improvement works discussed in paragraph 4.18 above. The EA demonstrates that impacts on air quality, noise, waste management and land contamination are not insurmountable with mitigation measures adopted. The DSIA concludes that with the provision of new/upgraded pipes and sewers, adverse drainage and sewerage impact is not anticipated. In addition, the WSIA indicates that there will be no adverse impact on water supply. The details regarding the design of internal transport facilities, traffic enhancement measures, as well as mitigation measures on traffic noise, air quality and land contamination, would be dealt with during the subsequent development stage.

6. Social Impact Assessments

According to section 25(3) of URAO, an assessment on the likely effect of the implementation of the DSP should be prepared by URA. In accordance with the guidelines stipulated in the URS, URA has conducted the SoIA (Stage 1) before publication of the draft DSP and SoIA (Stage 2) after freezing survey to fully assess the social impact of the proposed project and the re-housing needs of the residents affected. The SoIA (Stage 1) Report is at Appendix 11 of **Annex B** and the SoIA (Stage 2) Report is at **Annex C**. The summary of findings of the two reports is at **Annex E**. The two reports were circulated and no adverse comments were received from concerned B/Ds.

7. Implementation

- 7.1 To materialise the planning gains as early as possible, and to minimise the disturbance to the services of existing GIC facilities, implementation of the 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. As shown in the tentative

implementation programme proposed by URA, construction in Sites A and B will commence in around 2028 and 2027 respectively for completion in around 2035.

- 7.2 The URA does not own or lease any land within the boundaries of the draft DSP and will acquire the property within the Development Scheme by purchase. Documents detailing URA's principles for acquisition and resumption of affected properties as well as URA's re-housing and ex-gratia payment packages for domestic and non-domestic tenants are in Appendices 13 and 14 of **Annex B**.

8. The DSP and its Surroundings (Plans 1 to 3, photos on Plans 4a to 4f, and Plan 7)

- 8.1 The location and current conditions of the DSP area are detailed in paragraph 3 above.
- 8.2 The surrounding areas have the following characteristics:
- (a) to the west of the DSP is mainly zoned "R(A)" subject to a BHR of 115mPD dominated by medium-rise and high-rise composite buildings with commercial uses (such as shops and eating places) on lower floors and residential use on upper floors and sporadically with recently redeveloped high-rise residential developments. Area to the further west near Nathan Road is an area zoned "Commercial" ("C") with a BHR of 160mPD and MK Police Station;
 - (b) to the north of Site B across Boundary Street is Tai Hang Tung Recreation Ground and Chan's Creative School. To the further north is a cluster of low to medium-rise residential developments in Kowloon Tong with existing BHs ranging from 29mPD to 32mPD and Tai Hung Tung Estate in Shek Kip Mei with BHRs of 65mPD and 80mPD covered by the approved Shek Kip Mei OZP No. S/K4/31;
 - (c) to the south and southwest of the DSP across Prince Edward Road West are mainly medium-rise and high-rise composite buildings and GIC facilities zoned "R(A)" and "OU(MU)" subject to a BHR of 115mPD and "G/IC" subject to a BHR of 8 storeys. To the further south is a cluster of commercial developments, including Grand Century Place Towers 1 and 2, MOKO Mall and Royal Plaza Hotel subject to a BHR of 92mPD, as well as the proposed commercial development at Sai Yee Street zoned "C(4)" subject to a BHR of 320mPD; and
 - (d) MTR Prince Edward Station is located at about 150m to the west of the Site.

9. Planning Intention

- 9.1 The area currently covered by the DSP is zoned partly "R(A)", "OU(MU)", "G/IC" and "O" and partly shown as 'Road' on the draft MK OZP No. S/K3/37.
- 9.2 The proposed "OU(MU)" zone under the DSP 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 caused by non-residential uses to the residents.

10. Comments from Relevant Government Bureaux/Departments

- 10.1 The following B/Ds have been consulted and their major comments are summarised below:

Land Administration

- 10.1.1 Comments of the Chief Estate Surveyor/Urban Renewal, Lands Department (CES/UR, LandsD):

- (a) should the application be approved by the Board, URA is required to submit the land grant application to LandsD for the implementation of the development proposal. There is no guarantee that the application will be approved. If the land grant is approved by LandsD acting in its capacity as the landlord, it will be subject to such terms and conditions (including payment and administrative fee) as considered appropriate by LandsD at its absolute discretion;
- (b) other detailed comments are at **Annex F**;

- 10.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):

- (a) he has no comment and would reserve his comment on the future land grant as appropriate; and
- (b) other detailed comments are at **Annex F**.

Traffic

- 10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no comment on the draft DSP; and
- (b) it is noted from URA's submission that a Pedestrian Planning Framework (PPF) study, which is required in Transport Planning and Design Manual Volume 6, will be prepared by URA at a later stage and submitted to TD for comment. Traffic improvement measures, including building setback and separation of the development, should be subject to the PPF study (including application of PPF and detailed design) together with possible ground floor/building setback to fulfill the link-and-place

significance requirement of PPF and liaison with relevant B/Ds at implementation stage.

10.1.4 Comments of the Chief Highways Engineer/Kowloon, Highways Department (CHE/K, HyD):

- (a) no comment from highway maintenance point of view; and
- (b) other detailed comments are at **Annex F**.

10.1.5 Comments of the Commissioner of Police (C of P):

- (a) no adverse comment on the proposal with the condition that the carpark and pick-up/drop-off area management plan and facility design should be designed to the satisfaction of the Hong Kong Police Force (HKPF) in terms of traffic impact and road safety; and
- (b) other detailed comments are at **Annex F**.

Building Matters

10.1.6 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) no in-principle objection to the proposal;
- (b) detailed comments under the Buildings Ordinance (BO) on individual sites for private developments such as permissible PR, site coverage, means of escape, emergency vehicular access, private streets, and/or access roads, barrier free access and facilities, open space, compliance with SBDG etc. will be formulated at the building plan submission stage. All building works are subject to compliance with BO; and
- (c) other detailed comments are at **Annex F**.

Heritage

10.1.7 Comments of the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office of Development Bureau (ES(AM), AMO of DEVB):

- (a) ten Grade 2 historic buildings, namely Nos. 190, 192, 194, 196, 198, 200, 202, 204, 210, 212 Prince Edward Road West, are located in close proximity to Sites A3, A4 and A5, whilst two Grade 3 historic buildings, namely Nos. 177 and 179 Prince Edward Road West, are located in close proximity to Site A1. The project proponent is required to assess the possible impacts arising from the proposed development on the said graded buildings and to formulate appropriate protective, monitoring and mitigation measures for AMO's comment and agreement before

commencement of any works to ensure no adverse physical or visual impacts would be made to the said graded buildings; and

- (b) other detailed comments are at **Annex F**.

Social Welfare

10.1.8 Comments of the Director of Social Welfare (DSW):

it is understood that the subject development aims to provide non-domestic GFA of about 20,000m² at Site B for incorporation of reprovisioned GIC facilities and new social welfare facilities, namely IFSC and 60-place SCCC. URA should continue to liaise with relevant B/Ds, including the Social Welfare Department (SWD), to finalise the GIC provision for meeting both community and operation needs. On the understanding that further discussion on the subject among PlanD, URA, SWD and other relevant B/Ds will be arranged, he generally has no adverse comment on the draft DSP.

Environment

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

- (a) having reviewed URA's submission and receiving URA's confirmation on the follow-up actions on the noise issue, he considers that insurmountable environmental impacts associated with URA's draft DSP is not anticipated. He has no objection to the DSP from environmental planning perspective;
- (b) URA is requested to conduct various technical assessments (including air quality impact assessment, noise impact assessment, sewerage impact assessment and land contamination assessment) during the detailed design stage, and the relevant clauses regarding these technical assessments should be imposed in the land grant conditions to ensure that remediation/mitigation will be properly carried out if necessary; and
- (c) other detailed comments are at **Annex F**.

Drainage

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

- (a) no comment on the proposal; and
- (b) other detailed comments are at **Annex F**.

Urban Design and Landscape

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

Urban Design

- (a) the proposed development with BHs ranging from 130mPD to 150mPD, replacing the existing open spaces and low to medium-rise uses, would inevitably obstruct portions of sky view and weaken the visual openness. Nevertheless, the proposed development will not encroach into the 20% building free zone of the ridgelines as shown in VPs 11 and 12, thus the integrity of the ridgelines at Lion Rock and Beacon Hill is maintained. The project proponent has proposed a number of design measures under the notional scheme, which may promote visual interest and pedestrian comfort and enhancing pedestrian connectivity;

Landscape

- (b) it is noted that all of the existing OVTs and SWTs will be preserved for integration with the proposed Waterway Park, and the detailed landscape design will be subject to further liaison with relevant Government departments at detailed design/land grant preparation stage. Further comments from landscape planning perspective will be provided upon receipt of formal submission;

Air Ventilation

- (c) an AVA – Initial Study has been carried out to compare the pedestrian-level air ventilation performance of the baseline scheme (mix of OZP Compliant condition and existing condition) and the notional scheme. The notional scheme incorporates several major wind enhancement features which includes (i) setback at the southeast corner of Site A1; (ii) the 20m-wide northeast-southwest air path along the existing Flower Market Path of Site B; (iii) ground floor permeable elements underneath the podium and the residential towers of Site B; and (iv) the 15m building separation between the residential tower(s) and hotel/office tower of Site B;
- (d) according to the simulation results, the notional scheme performs much better under both annual and summer conditions compared with the baseline scheme. There is a localized impact along Tung Choi Street between Boundary Street and Prince Edward Road West under annual conditions; and
- (e) other detailed comments are at **Annex F**.

10.1.12 Comments of the Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD):

the proposed BHs appear to be comparable to the developments in the surrounding context. He has no particular comment from architectural and visual impact point of view.

Others

10.1.13 Comments of the Director of Leisure and Cultural Services (DLCS):

- (a) URA shall consult and agree with the Leisure and Cultural Services Department (LCSD) on the reprovisioning arrangement and future design of facilities to be handed over to LCSD. URA is also responsible for consulting relevant stakeholders, including Yau Tsim Mong District Council (YTMDC), on the redevelopment plan and the way forward of the existing facilities;
- (b) it is noted that three registered OVTs, T68 (with Registration No. LCSD YTM/112), T118 (with Registration No. LCSD YTM/106) and T209 (with Registration No. LCSD YTM/107) are recorded in the tree survey. URA is reminded that the planning and design of the project must take into account the need to preserve and avoid any damage to the OVTs within and adjacent to the site by assigning top priority to preserve the OVTs and minimise the adverse impact on tree and root growth; and
- (c) other detailed comments are at **Annex F**.

10.1.14 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) no comment from environmental hygiene point of view;
- (b) given the proposed development adopts “Single Site, Multiple Use” model, he has no specific comment if a standalone site is not available to accommodate the reprovisioned RCP/public toilet provided that the operational needs are fulfilled and the reprovisioned RCP/public toilet are on the ground floor; and
- (c) other detailed comments are at **Annex F**.

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

he has no comment from water supply planning point of view subject to that traffic impact should be taken into account at detailed design stage and approval/consent from relevant departments (including TD, HyD and Road Management Office of HKPF) should be sought in terms of temporary traffic arrangements, especially for the construction of water connection pipes at Boundary Street; and approval/consent from relevant

B/Ds (including LCSD) should be sought for retaining the existing water mains within Site B.

10.1.16 Comments of the Director of Fire Services (D of FS):

- (a) he has no specific comment on the draft DSP subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS; and
- (b) other detailed comments are at **Annex F**.

10.1.17 Comments of the District Officer (Yau Tsim Mong), Home Affairs Department (DO(YTM), HAD);

- (a) no comment on the proposal;
- (b) while no strong opposition is observed yet, he will keep in view the opinions of the nearby residents; and
- (c) other detailed comments are at **Annex F**.

10.2 The following B/Ds have no comment on the draft DSP:

- (a) Secretary for Development; and
- (b) Project Manager (South), Civil Engineering and Development Department.

11. **Public Consultation**

URA has consulted YTMDC on the draft DSP on 7.5.2024 with a view to gauging early comments on the proposed redevelopment and the minutes of the meeting is at **Annex H** for Members' reference. The major views of DC members and URA's responses are summarised below:

Major Issues/Concerns	URA's Responses
DSP Boundary	
(a) The Prince Edward Building within Site A1 included in the DSP is well managed and maintained.	The stairway leading to the lift lobby of the Prince Edward Building has posed difficulties for the physically disabled and the elderly. As the issue cannot be resolved by rehabilitation alone, redevelopment is considered necessary.
(b) The tenement buildings between Sites A3 and A4 (i.e. 38 to 48 Flower Market Road) with a higher building age should be included in the DSP.	The tenement buildings at 38 to 48 Flower Market Road have not been included in the redevelopment plan as they occupy a larger site area and may be possible for redevelopment through private initiatives, as different from Sites A2 to A5 which are isolated and have smaller site areas. Besides, as these tenement buildings are more centrally located along Flower Market Road, their redevelopment

Major Issues/Concerns	URA's Responses
	may adversely affect the operation of the Flower Market.
Impacts on the Flower Market	
(c) The redevelopment will adversely affect the Flower Market.	The URA has all along emphasized place-making in redevelopment projects. Several measures will be considered by the URA to enhance the overall ambience of the Flower Market and to preserve its unique character, such as offering rental concessions lower than the market rate and improving the connectivity of the Flower Market by the various proposed pedestrian facilities.
Impacts brought by Construction Works	
(d) As the construction works may span over more than 10 years, mitigation measures should be carried out to minimise adverse impact on the residents and traffic flow.	The development within Site B are located further away from the Flower Market, and the ingress/egress points for the construction vehicles will be located at Boundary Street as far as practicable. For Sites A2 to A5, it is anticipated that the construction works will be completed sooner due to their smaller site area, and hence the impact on traffic should be low.
(e) As the existing sports centres may be suspended for a prolonged period due to the construction works, this may adversely impact the well-being of the residents.	An one-off approach or a phased approach can be adopted for redevelopment of the concerned sports centres. As to which option will best serve the interests of the community, this may be subject to further discussion.
Rehousing Arrangement	
(f) As the Hoi Fu Court is the only public housing estate within Yau Tsim Mong district, there may not be sufficient flat units for rehousing the affected households.	The URA will, at an appropriate juncture, request the Housing Authority and the Hong Kong Housing Society to reserve sufficient units for rehousing purpose, including Hoi Fu Court and other public housing estates in nearby districts.

12. Planning Department's View

In response to the 2023 Policy Address, the draft DSP is proposed by URA as the first project to carry out restructuring and re-planning of land uses to realise the recommendations under the MRCP framework of YMDS (**Plan 5**). The Development Scheme has adopted an integrated approach and “Single Site, Multiple Use” model comprising a mix of residential, hotel, office and retail uses, as well as a major open space, i.e. Waterway Park (**Drawings 3 to 5**). Various new and upgraded sports, recreational, health and social welfare facilities and a sizable PVP are proposed to improve the overall

living environment of the area and to reinforce the atmosphere and vitality of the Flower Market. It is considered that the proposed development is in line with the overall recommendations of the MRCP under YMDS, and PlanD has no objection to the draft DSP in general taking into account:

Land Use Compatibility and Development Intensity

- (a) The proposed DSP falls within the northeastern part of MK, and is mainly surrounded by medium to high-rise composite C/R developments, GIC facilities and open spaces (**Plans 1 and 2**). The proposed development under the DSP with residential, hotel, office and retail uses, as well as the provision of POS and GIC facilities is considered not incompatible with the surrounding developments.
- (b) Sites A1 to A5 are proposed to be redeveloped mainly for residential use through the ‘linked-site’ approach (**Drawing 3**). The overall proposed maximum domestic and total GFAs of 28,798m² and 30,492m² respectively are equivalent to domestic and total PRs of 8.5 and 9, which are the same as the PR restrictions of the “R(A)” zone in MK OZP. The proposal will allow transferring the development potential of the small and isolated sites (i.e. Sites A2 to A5) to a larger and more strategically located site (i.e. Site A1), so that Sites A2 to A5 could be redeveloped into POS and/or single-storey retail facilities to serve the community, maintain the retail frontage of the Flower Market precinct and integrate with the back lanes to be revitalised under separate revitalisation initiatives to form an alternative pedestrian route in the area (**Drawings 3, 6 and 15**).
- (c) For Sub-area (1) of Site B intended for mixed use (**Drawing 3**), the proposed maximum domestic GFA of 46,605m² and total GFA of 64,530m² are equivalent to domestic PR of 6.5 and total PR of 9, which do not exceed the current PR restrictions of the “OU(MU)” zone in MK OZP. The development of both Sub-areas (1) and (2) will also optimise the site potential, upgrade the existing GIC facilities and provide new suitable spaces for permanent provision of DHC as well as other additional GIC facilities including IFSC and 60-place SCCC, which is in line with the ‘Single Site, Multiple Use’ model.

Relaxation of BHR

- (d) Under the draft DSP, the BHR of Site A1 (currently falling within an area zoned “R(A)” on the MK OZP) is proposed to be relaxed from 115mPD/20mPD to 150mPD (the original 20mPD area is proposed as at-grade POS to assist the air ventilation performance in the inner part of Kowloon Peninsula under the ES), while the BHR of Sub-areas (1) and (2) of Site B (currently falling within an area zoned “G/IC” and “O” on the MK OZP) is proposed to be relaxed to 150mPD and 30mPD respectively (**Drawing 1 and Plan 1**). To optimise the site potential, a higher BHR will allow design flexibility for a smaller overall site coverage, and thus, release more space for the provision of not less than 9,600m² at-grade POS which includes the Waterway Park following the alignment of existing decked nullah as well as the reprovisioning of football pitch (**Drawing 6 and Plan 1**). As compared with the existing POS provision, the DSP will provide an additional POS of about 1,185m² to the MK area.
- (e) The relaxed BHRs could optimise the development potential of the DSP with the provision of GIC facilities with a GFA of about 20,000m² including reprovisioning

of existing facilities with upgraded standards and new recreational, social welfare and health facilities to meet the community needs. Moreover, the relaxed BHR for Site A1 is also necessary for accommodating the transferred development potential from Sites A2 to A5 as mentioned in paragraph 12(b) above.

- (f) To respect the stepping downward profile from MK East area towards Kowloon Tong in the northeast, a staggered BH profile has been adopted with taller tower blocks of 150mPD positioned at the southwest (i.e. T1 and T2 in Site A1, and T3 and T4 in Site B) and lower tower block (i.e. T5 in Site B) positioned at the northeast (**Drawings 4 and 5**). The BHR of 30mPD for Sub-area (2) of Site B will also provide adequate space for GIC facilities with the reprovisioned football pitch atop while keeping its height to the minimum (**Drawing 4**). The proposed BH profile has been incorporated into the ES of the DSP to guide the future development at the Site (**Annex G-3**).
- (g) Taking into account the wider context of the MK area with a BHR of 160mPD along Nathan Road (**Plan 1**), the proposed BHs under the draft DSP are considered not incompatible with the surrounding areas. CTP/UD&L, PlanD has pointed out that although the proposed development would inevitably obstruct portions of sky view and weaken the visual openness currently offered by the low-rise cluster, it will not encroach into the 20% building free zone of the ridgelines, and hence the integrity of the ridgelines at Lion Rock and Beacon Hill is maintained. CA/CMD2, ArchSD has no adverse comment on the proposed BHR from visual impact point of view. In terms of air ventilation, CTP/UD&L, PlanD advises that the notional scheme performs much better under both annual and summer wind conditions compared with the baseline scheme. In view of the above, it is considered that the proposed BHRs are not unacceptable.

Provision of Open Space and Tree Preservation

- (h) Under the draft DSP, POS of not less than 17,000m² in total (including not less than 9,600m² at-grade) will be provided for public enjoyment (**Drawing 3**). The provision of the sizable Waterway Park will be further extended to the southwest of the DSP area to connect with other major POSs and green corridors as recommended under the MRCP (**Plan 5**).
- (i) The proposed POS at Site A will be managed and maintained by URA or other relevant parties to be determined at the detailed design stage, subject to further liaison with the relevant B/Ds. The Waterway Park and the reprovisioned football pitch at Site B will be handed back to LCSD upon completion of the proposed development. In this regard, DLCS has no objection to the draft DSP.
- (j) In terms of landscaping and tree preservation, 102 trees will be retained, including all the OVTs, SWTs and mature trees identified within the DSP (**Drawings 8 and 9**). The remaining 110 existing trees in conflict with the proposed building footprints will be transplanted/felled. In this regard, URA advises that adequate space for planting will be reserved within the DSP area for tree compensation and transplantation. A compensatory planting ratio of 1:1 will be adopted for tree planting proposal. In this regard, DLCS and CTP/UD&L, PlanD has no objection to the draft DSP from tree preservation perspective.

Provision of GIC Facilities and PVP, and Exemption of Respective Floor Areas from GFA Calculation

- (k) URA has proposed to provide a GFA of about 20,000m² in Site B for reprovisioning of the existing GIC facilities including the sports centres, RCP and public toilet, with additional GFA for new GIC facilities including DHC, IFSC and 60-place SCCC (**Drawings 3 to 5**). The aforesaid facilities have been taken into account in the relevant technical assessments. The proposed GFA for GIC facilities is more than three times the GFA of the existing provision, which would help address the community needs and upgrade the dated GIC facilities. The actual facilities to be provided will be subject to liaison between URA and the relevant B/Ds. There is also no objection to exempt the floor area of GIC facilities as required by the Government from GFA calculation as it is in line with the established practice to encourage the provision of more GIC facilities to meet the community needs.
- (l) The 'Park n' Walk' concept is advocated in YMDS. The provision of a PVP at Site B with 220 private car parking spaces and 10 L/UL spaces will help address the current parking problem in the area, and the underground pedestrian connection between the PVP and the southern part of Waterway Park will encourage visitors and nearby business operators to park their vehicles in the PVP and walk to their destinations (**Drawings 3 to 6**). C for T has no objection to the proposal which will alleviate the shortage of car parking spaces and traffic congestion in the area. To facilitate implementation of the proposed PVP, there is no objection to include PVP as a Column 1 use and to exempt the floor area of the PVP as required by the Government from GFA calculation. The ownership and M&M of the PVP will be arranged at the development stage.

Pedestrian Connections and Pedestrian Improvement Measures

- (m) To improve pedestrian connectivity, URA proposes to provide subways/footbridge to connect the DSP area with the surroundings. In addition to the potential subway across Sai Yee Street which links up Site A1 and Site B, another potential subway from Site A1 towards Nathan Road/MTR Prince Edward Station would enhance connectivity with the commercial spine along Nathan Road, while the potential footbridge across Boundary Street would improve the connectivity with Tai Hang Tung Recreation Ground to the north (**Drawings 3, 6 and 7**). The aforementioned potential pedestrian connections will be implemented through Government public works or URA's separate revitalisation initiatives, and the ownership and M&M of these potential pedestrian connections would be subject to liaison with relevant B/Ds.
- (n) URA will also provide setback along Sai Yee Street and Flower Market Road on Site B for promoting pedestrian comfort and complementing the Flower Market ambience (**Drawings 3, 12 and 14**). Moreover, opportunity has been taken to enhance the at-grade pedestrian environment through widening of footpaths along the southern side of Playing Field Road (between Tung Choi Street and Sai Yee Street) and signalised crossings across Prince Edward Road West and Sai Yee Street as recommended under the TIA, subject to further liaison with relevant Government B/Ds during the implementation stage (**Drawing 11**). In this regard, C for T has no objection on the proposed pedestrian improvement measures from traffic management perspective.

Other Technical Matters

- (o) The draft DSP and various supporting technical assessments based on the notional scheme have been circulated to relevant B/Ds and their comments are highlighted in paragraph 10 above. In gist, comments from B/Ds have been responded to by URA in **Annexes D1 to D5** and it is anticipated that there are no insurmountable problems arising from the Development Scheme from environmental, traffic, drainage, sewerage and water supply perspectives. Where appropriate, comments from relevant B/Ds have been incorporated in the Notes and ES of the draft DSP in **Annexes G-2 and G-3**. Matters in relation to the building and land administration aspects could be scrutinised under respective regimes at a later stage.

13. Relationship of the DSP with the Draft MK OZP No. S/K3/37

If the Board decides to deem the draft DSP as being suitable for publication in accordance with section 25(9) of URAO, the draft DSP shall, from the date that the exhibition of the draft DSP is first notified in the Gazette, replace or amend according to its tenor, the OZP relating to the area delineated and described therein.

14. Decision Sought

14.1 If the Board agrees with the DSP approach for the Sai Yee Street/Flower Market Road site, the Board is invited to:

- (a) deem the draft Sai Yee Street/Flower Market Road DSP No. S/K3/URA5/A (to be renumbered to No. S/K3/URA5/1 upon exhibition for public inspection) and the Notes at **Annexes G-1 and G-2** respectively as being suitable for publication as provided for under section 25(6) of URAO, so that the draft DSP shall be exhibited for public inspection under section 5 of TPO; and
- (b) endorse the ES of the draft DSP at **Annex G-3** and adopt it as an expression of the Board's planning intention and objectives of the Plan and agree that the ES as being suitable for public inspection together with the draft DSP.

14.2 Alternatively, the Board may also refuse to deem the DSP as being suitable for publication.

15. Attachments

Annex A	URA's letter dated 15.3.2024
Annex B	Planning Report with a SoIA (Stage 1) Report
Annex C	SoIA (Stage 2) Report
Annexes D-1 to D-5	URA's submissions dated 20.5.2024, 24.5.2024, 28.6.2024, 5.7.2024 and 23.7.2024 providing responses to departmental comments
Annex E	Summary of Findings of the SoIA Reports
Annex F	Detailed Departmental Comments

Annex G-1	Draft URA Sai Yee Street/Flower Market Road DSP No. S/K3/URA5/A
Annex G-2	Notes of the Draft Sai Yee Street/Flower Market Road DSP No. S/K3/URA5/A
Annex G-3	ES of the Draft Sai Yee Street/Flower Market Road DSP No. S/K3/URA4/A
Annex H	Extract of Minutes of YTMDC Meeting held on 7.5.2024
Drawing 1	Draft DSP
Drawing 2	DSP Area with Building Conditions
Drawings 3 to 5	Notional Scheme (Block Plan and Section Plans)
Drawing 6	Notional Scheme - Conceptual Diagram
Drawing 7	Notional Scheme - Landscape Design
Drawings 8 to 9	Tree Survey and Tree Treatment Plans
Drawing 10	Notional Scheme – Traffic Arrangement Plan
Drawing 11	Proposed Improvement Measures on Pedestrian Environment
Drawings 12 to 15	Artist's Impressions
Drawings 16 to 25	Photomontages
Plan 1	Location Plan
Plan 2	Site Plan
Plan 3	Aerial Photo
Plans 4a to 4f	Site Photos
Plan 5	Five DN's under YMDS
Plan 6	Building Completion Year Plan
Plan 7	Building Height Plan

PLANNING DEPARTMENT
JULY 2024