

Urban Renewal Authority Development Scheme

Prepared under Section 25(3) of the Urban Renewal Authority Ordinance



Sai Yee Street / Flower Market Road

Development Scheme

Y T M - 0 1 3

Stage 1 Social Impact Assessment

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1 INTRODUCTION

- 1.1. According to the Urban Renewal Strategy (URS) issued by the Government in February 2011, the Urban Renewal Authority (URA) will carry out Social Impact Assessment (SIA) studies in the form of “a Stage 1 social impact assessment before the publication of any proposed redevelopment project in the Government Gazette”, and “a Stage 2 social impact assessment after the proposed project has been published in the Government Gazette”. This Stage 1 SIA is prepared by the URA for the proposed Sai Yee Street / Flower Market Road Development Scheme (YTM-013) (the Scheme).
- 1.2. The URS also states “*Early social impact assessments will be initiated and conducted by the DURF (District Urban Renewal Forum) before redevelopment is recommended as the preferred option. The URA will update these assessments by DURF before implementing any specific redevelopment project.*” Although the DURF has not conducted a SIA near the Scheme area, the URA has conducted a comprehensive study in the Yau Ma Tei and Mong Kok districts called the District Study for Yau Ma Tei and Mong Kok (YMDS), which was published in 2022. As the Scheme falls within the scope of the YMDS, this stage 1 SIA will be prepared by referring to the information and recommendations regarding social aspects mentioned in the YMDS.
- 1.3. According to the URS, the main elements of the Stage 1 SIA conducted by the URA before the publication of a proposed project should include:
 - the population characteristics of the area;
 - the socio-economic characteristics of the area;
 - the housing conditions in the area;
 - the characteristics of local business activities, including small shops and street stalls;
 - the degree of overcrowding in the area;
 - the availability of amenities, community and welfare facilities in the area;
 - the historical background of the area;
 - the cultural and local characteristics of the area;
 - an initial assessment of the potential social impact of the proposed project; and
 - an initial assessment of the mitigation measures required.
- 1.4. The Stage 2 SIA will be conducted after the publication of the Scheme based on the factual information collected in the Freezing Survey (FS) upon project commencement. The URS stipulates the URA should submit both Stage 1 and Stage 2 SIA reports to the Town Planning Board under Section 25 of the Urban Renewal Authority Ordinance (URAO) and should release the reports for public information.

2 THE DEVELOPMENT SCHEME

- 2.1. The Scheme is located in Mong Kok East in the Yau Tsim Mong (YTM) District. The Scheme comprises Site A and Site B, with a total gross site area of about 29,315m². Site A comprises five sub-areas, named Sites A1 to A5 respectively. Site A1 is broadly bounded by Sai Yee Street to the east, Prince Edward Road West to the south, Fa Yuen Street to the west, and the existing buildings to the north. Sites A2 and A3 are two smaller sites abut Yuen Ngai Street. Sites A4 and A5 are another two smaller sites abut Flower Market Road. Site B is broadly bounded by Mong Kok Stadium to the east, Flower Market Road to the south, Sai Yee Street to the west and Boundary Street to the north. **Figure 2.1** shows the location plan and demarcation of site names of the Scheme.
- 2.2. The Scheme covers a total of 28 street numbers of private buildings at Site A and government building lots at Site B. Site A involves 5 clusters of private residential / composite buildings, Government back lanes, and surrounding pavement where some of the affected buildings overhang on. Site B covers open space, several existing government, institution or community (GIC) facilities, Government back lanes and surrounding public pavement. Details of the street numbers of buildings and land parcels included in each site are described in **Table 2.1** below.

Table 2.1 Street Numbers of Buildings and Land Parcels within the Scheme Area

Site	Site Name	Comprises of:
A	A1	<ul style="list-style-type: none"> • 222G – 222H Fa Yuen Street & 224 – 230 Fa Yuen Street (even nos.); • 152A – 152D Prince Edward Road West; • 215 – 227 Sai Yee Street (odd nos.); and • Some Government back lanes and surrounding public pavement.
	A2	<ul style="list-style-type: none"> • 1 – 3 Yuen Ngai Street (odd nos.); and • Surrounding public pavement within the site boundary.
	A3	<ul style="list-style-type: none"> • 2 Yuen Ngai Street; and • Surrounding public pavement within the site boundary.
	A4	<ul style="list-style-type: none"> • 58 – 60 Flower Market Road (even nos.); and • Surrounding public pavement within the site boundary.
	A5	<ul style="list-style-type: none"> • 66 – 68 Flower Market Road (even nos.); and • Surrounding public pavement within the site boundary.
B	B	<ul style="list-style-type: none"> • Boundary Street Recreation Ground; • Boundary Street Sports Centre, Nos. 1, 2, 3; • Sai Yee Street Children's Playground; • Boundary Street Amenity Plot; • Leisure and Cultural Services Department (LCSD) Boundary Street Nursery; • Sai Yee Street (Flower Market Road) Refuse Collection Point (RCP); • Sai Yee Street Public Toilet (PT);

Site	Site Name	Comprises of:
		<ul style="list-style-type: none"> • CLP Power Hong Kong Limited Boundary Street Sports Ground Substation; • The whole of Flower Market Path; and • Surrounding public pavements within the site boundary.

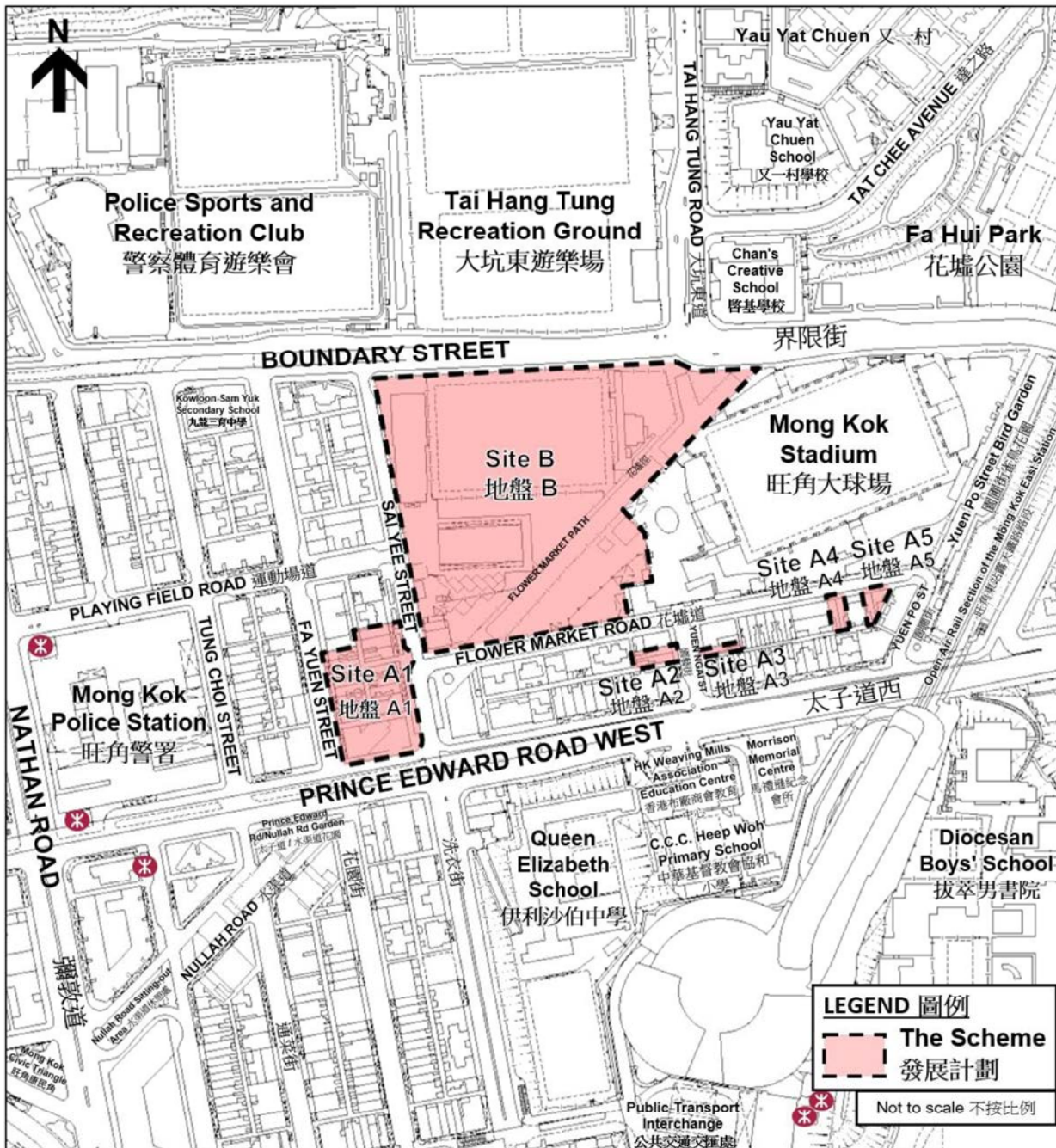


Figure 2.1 Location Plan and Demarcation of Site Names

Planning Objectives

- 2.3. The Scheme aims to echo with the directives of the 2023 Policy Address (PA), which include implementing the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) and commencing redevelopment projects for the "Nullah Road Urban Waterway" in Mong Kok East.
- 2.4. The Scheme is the first implementation of a project proposed under the recommendations of the Master Urban Renewal Concept Plan ("MRCP") as devised from YMDS. It forms a part of the "Mong Kok East – Nullah Road Urban Waterway Development Node" ("Nullah Road DN") as illustrated in **Figure 2.2**. The development theme of Nullah Road DN is to construct an Urban Waterway on a section of decked nullah from Nathan Road to Boundary Street and create a blue-green feature along the Urban Waterway so as to rejuvenate the city image of the commercial area of Mong Kok. According to p.18 of the YMDS Information Booklet, the Nullah Road DN includes the following parts:
- *New Waterway Park to become a green hub for public leisure and recreation, with a new multi-purpose complex building accommodating existing and future uses under the "single site multiple use" initiative;*
 - *Concentration of commercial / service apartment (high rise gateway tower & low-rise strip) and residential / service apartment development along the Urban Waterway, with special architectural design to further promote vibrancy and synergy along existing character streets;*
 - *Pedestrian subway connecting between north and south sides of the Urban Waterway will be proposed; and*
 - *Integrated character street, heritage preservation, open space, reprovision of public facilities and underground carpark.*



Figure 2.2 Development Nodes (Extract of the YMDS – Information Booklet)

- 2.5. As a part of the Nullah DN, the Scheme aims to carry out replanning and restructuring of the area through redevelopment in order to realise the proposed Waterway Park, which includes mixed-use development to catalyse urban regeneration and materialise planning gains. The Scheme will become an initial anchor of the proposed Urban Waterway which will run through the heart of Mong Kok East under the MRCP framework. The Waterway Park will also serve as a new public realm and integrate with the proposed mixed-use development providing various sports and GIC facilities to shape the Nullah DN as a socio-economic activity hub for multiple activities including leisure, sports and events, and thus enhance the long-established Flower Market characters and become a “connector” between the Urban Waterway, the Flower Market and Surrounding Community Facilities.
- 2.6. The Scheme adopts an integrated urban renewal approach with an aim to restructure, replan and connect the area through redevelopment (R1), rehabilitation (R2), preservation (R3), and revitalization (R4) initiatives, which is in line with the objectives of urban renewal under the URS issued in 2011. The URS promulgates a comprehensive and holistic approach to carry out urban renewal with the following objectives:
- Restructuring and replanning 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.

Key Planning Proposals of the Scheme

- 2.7. To achieve the objectives of URS and to realise the planning visions of the area devised in the YMDS, the Scheme will include the following key proposals:
- i. **Holistic Replanning of Land Uses to Create a Development Node:** Through holistic replanning and restructuring of land uses, the existing recreation ground and GIC facilities will be reprovisioned or upgraded in a multi-purposed GIC complex with new GIC facilities, with an aim to provide about 20,000m² GIC GFA, subject to confirmation of funding availability and operational arrangement of the relevant Government Bureaux/ Departments. Mixed-use development is proposed in the Scheme with a combination of residential and/or hotel/ office developments, with retail and food & beverage/ recreation/ sports and community facilities to create a vibrant and diverse development node.

- ii. **Forming an iconic “Waterway Park” as a Connector with Surrounding Facilities:** To revive the previous spatial setting of the decked nullah by creating a new Waterway Park above and along the nullah. The Waterway Park will serve as an iconic public leisure ground, presenting the history and local identity while providing a sizable open space with distinctive blue-green features so as to enhance cityscape and become a public realm for public enjoyment. The design of the Waterway Park will use the Urban Waterway as the central axis to connect multiple surrounding facilities, including the proposed multi-purpose complex building, the adjacent Mong Kok Stadium and the Flower Market area, becoming a leisure and recreational place to interconnect the flow of people, large-scale football matches, and recreational and sports activities. Subject to further liaisons with / design by the LCSD, the Waterway Park will be designed with colourful horticultural landscape and planted with flowers, marking it a "Flower Viewing Waterway Park" by leveraging its geographical advantage of being adjacent to the Flower Market, and providing room for catering future activities in the Flower Market. Upon completion of construction, the Waterway Park will be handed over to the LCSD for ownership and management.
- iii. **Creation of Sports Hub and GIC Complex:** To redevelop the existing GIC/ recreation/ sports facilities and provide new sports facilities by adopting the “single site, multiple use” (“SSMU”) initiative, with an aim to provide about 20,000m² non-domestic GFA for GIC/ recreation/ sports uses to become an attractive venue for sports and recreation, subject to confirmation of funding availability and operational arrangement of the relevant Government Bureaux/ Departments. Opportunities are also taken through redevelopment and landscape design to enhance the interface between the Waterway Park and the western entrance plaza of the adjoining Mong Kok Stadium, and to create a synergy effect for recreation and sports facilities of the two premises.
- iv. **Manifest “Park n Walk” concept and create multi-level pedestrian network for enhancing Walkability and Accessibility:** An underground public vehicle park (PVP) is proposed within the Scheme to address district parking needs and the traffic problems associated with Mong Kok Flower Market (MFM). Besides, several pedestrian connections are proposed to connect the PVP in different directions, promoting the “Park n Walk” concept and enhancing the walkability and accessibility of a wider area.
- v. **Developing a diverse shopping environment to reinforce local characters of the MFM area:** Creating space for street-front retail shops including podium setback and new retail frontage along Sai Yee Street and Waterway Park to accelerate flower market activities and manifest local characters. Separate revitalisation initiatives are proposed for enhancing the streetscape at Flower Market Road and Yuen Ngai Street, including shaping the back lanes

abutting the Scheme as the “Third Street” of the Flower Market by facelifting them in conjunction with the preservation features and atmosphere of the adjacent URA preservation and revitalization project - Prince Edward Road West/Yuen Ngai Street Project MK/02). This will not only increase the space for pedestrian but also create synergy effects through various urban renewal initiatives, in order to strengthen the local characters and create a vibrant shopping environment for MFM area.

URA Projects in the Vicinity

- 2.8. There are various completed and ongoing URA projects in Mong Kok (**Figure 2.3** refers). To the immediate south of the Scheme is the URA Prince Edward Road West / Yuen Ngai Street Development Scheme (MK/02), which is a preservation-revitalisation project to preserve a row of pre-war buildings and renovate into commercial and cultural uses, close to the bustling MFM and bird garden in Mong Kok. The project was completed and is used for florists on the ground floors, and commercial and cultural uses on the upper floors.
- 2.9. Several other completed URA projects can be found further south and southwest of the Scheme. These projects include the MacPherson Stadium Project (named “Macpherson Place”), Sai Yee Street Project (named “Skypark”), Shanghai Street / Argyle Street (named “618 Shanghai Street”), Argyle Street / Shanghai Street Project (named “Langham Place”), Reclamation Street Project (named “MOD595”), and Reclamation Street / Shantung Street (named “One Soho”). Besides, there is an ongoing redevelopment project, Shantung Street / Thistle Street Development Scheme (YTM-012), located within the YTM District. The project was commenced in October 2020 and proposed for redevelopment into modern residential buildings-cum-commercial/ retail/ GIC uses and open space.

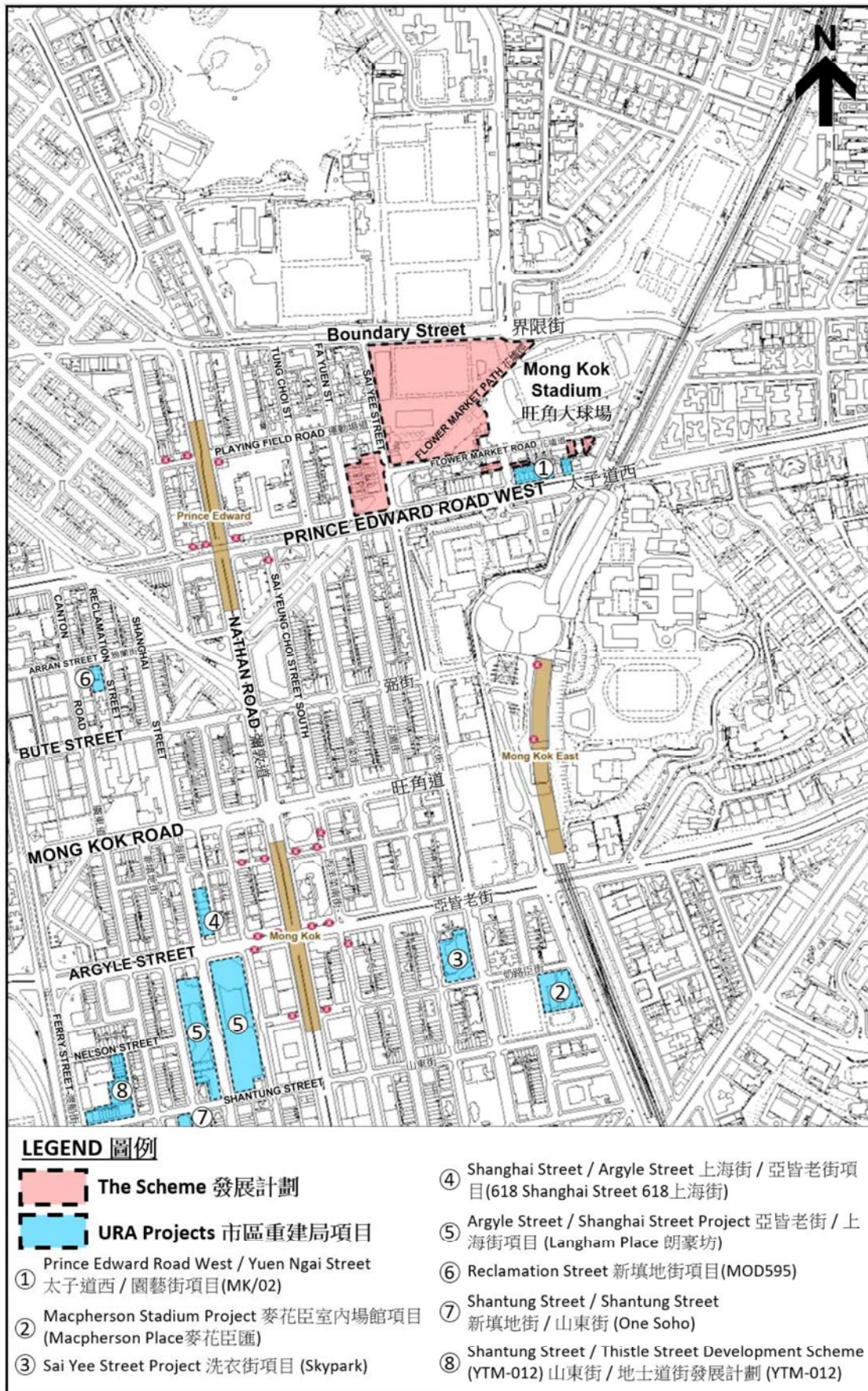


Figure 2.3 URA Projects in the Vicinity

3 HISTORICAL BACKGROUND AND LOCAL CHARACTERISTICS

Historical Background

- 3.1. Mong Kok is part of the YTM District located in the western part of Kowloon. The Mong Kok area used to be a Hakka settlement. A Mong Kok Village (“芒角村”) was located in an area recorded as Mong Kok Tsui (“芒角咀”) in the 1819 edition of the Xinan Gazetteer. It is located close to the junction of today’s Mong Kok Road and Fa Yuen Street. The Mong Kok Village grew steadily throughout the eighteenth and nineteenth centuries. In the 1930s, the Chinese name of Mong Kok Tsui was renamed to “旺角”, which means ‘the Point of Prosperity’. The English name of “Mong Kok” remained unchanged.
- 3.2. The Mong Kok Village, before it was cleared in 1926, had access to agricultural land to the south of the main village. Nowadays, many of the street names in the area have taken their names from the old trades practiced in the area, such as Flower Market Street, Soy Street (Soy Sauce Street), Fa Yuen Street (Flower Garden Street), Tung Choi Street (Water-Spinach Street), Sai Yeung Choi Street (Watercress Street), etc. From these street names, it appears likely the flower and vegetable growers concentrated on the fertile fields north of Mong Kok Village, while industrial trades were mostly found in the hamlets situated in the stream valleys south of the village.
- 3.3. Following periodic reclamation which extended the urban land westwards from Shanghai Street, the area was developed for the light industry during the 1920s and 1930s. It became renowned for cigarette making, cotton spinning and metallic goods manufacturing, although most of the developments were intended for tenement housing. After World War II, many factories in the district moved to Tai Kok Tsui on the west coast of Mong Kok. The last reclamation, which commenced in the 1990s, is the largest reclamation project in Hong Kong, creating the West Kowloon District for the provision of housing, transport infrastructure, GIC and recreational facilities.

Decked Nullah

- 3.4. Historic maps show that the existing decked nullah running in a northeast-to-southwest direction in the YTM district was originally a tributary of an unnamed river that originated at Beacon Hill. It was the main source of irrigation water for previous farmlands along Sai Yee Street, Tung Choi Street and Sai Yeung Choi Street in the Mong Kok Village. The tributary was channelized in 1924 due to urban development and became a nullah. A section of the nullah was located between the current Mong Kok Stadium and Boundary Street Recreation Ground, while the areas on both sides of this section were reserved as open spaces.

- 3.5. The nullah gradually caused serious mosquito and odor problems due to sewage discharged by shop operators on both sides of the nullah into it. The government completed the decking with landscaping works for the nullah in 2010, in order to minimize the nuisance to the residents nearby and improve the overall environment. After the decking works, the decked nullah underneath continue to serve to collect runoff from the upstream areas, including urban areas, i.e. Shek Kip Mei, Kowloon Tong, Kowloon City near Waterloo Road, and the mountainous area to the north of Lung Cheung Road, to reduce flooding risks in the downstream areas.

Characters Streets / Themed Shopping Streets

- 3.6. Today, Mong Kok is one of the major shopping/ commercial/ entertainment attractions in Hong Kong, with commercial/ retail activities mainly concentrated along Nathan Road. As promoted by the Hong Kong Tourism Board, there are several character streets/ themed shopping streets including “Ladies’ Market” at Tung Choi Street, “Sneakers’ Street” at Fa Yuen Street and the MFM in the area adjoining Flower Market Road, Yuen Ngai Street, Sai Yee Street and Playing Field Road. These themed shopping streets are also identified as “key character streets” in YMDS. A high concentration of retail shops selling construction materials and hardware was also observed within the area between Reclamation Street, Dundas Street, Canton Road, and Argyle Street, forming a “construction materials and hardware street”. The Mong Kok area is primarily composed of mixed commercial and residential uses. There is a concentration of old and dilapidated residential buildings with commercial/ retail/ eateries on the ground floor particularly along the inner streets in the outer area of the district. **Figure 3.1** shows the locations of places with historical backgrounds identified and local characters in this part of Mong Kok.

Tung Choi Street (also known as Goldfish Street)

- 3.7. Goldfish Street is located in the northern section of Tung Choi Street, between Mong Kok Road and Nullah Road in Mong Kok. It is lined with many aquariums and pet shops that sell a wide variety of ornamental fish, aquarium products, pet supplies, as well as a range of pets, including cats, dogs, lizards, tortoises and frogs. Goldfish Street is a popular spot for shopping for ornamental fish, aquarium accessories and pets.

Fa Yuen Street

- 3.8. Fa Yuen Street is divided into three sections; one is from Argyle Street to Soy Street, which is “Sneakers Street” with dozens of shops selling sports shoes and sports goods; one is from Soy Street to Dundas Street with mostly restaurants in this section; one is from Mong Kok Road to Prince Edward Road West which is a stall area selling ready-made clothes, vegetables and fruits. The concentration of hawkers and on-street market activities has a long history on this street.

Mong Kok Flower Market

- 3.9. The history of the MFM begins at the time the Qing government ceded the Kowloon Peninsula to the United Kingdom. With foreigners who used to decorate their homes with flowers settled in Hong Kong and Kowloon, flower growers from the present-day New Territories came to Boundary Street to do business every day. Flower sales near Boundary Street gradually became a market, and Flower Market Road, Flower Market Path, Fa Yuen Street, Yuen Po Street, and Yuen Ngai Street were named in response to the MFM operation.
- 3.10. The MFM area mainly covers the area adjoining Flower Market Road, Yuen Ngai Street, Sai Yee Street and Playing Field Road. Over the years, the MFM area has developed from an on-street trading place to shop operations. To date, the MFM area has become a major flower wholesale and retail distribution centre with over 110 florists, offering an abundance of local and exotic blossoms, houseplants, garden supplies, etc. The MFM is now a favourite spot, it is naturally overflowing with visitors, especially during the festival periods, such as Lunar New Year and Valentine's Day.
- 3.11. The MFM area is identified as one of the key character streets in the YMDS and its local identity and characteristics should be embraced and enhanced by promoting street vibrancy and improving the public realm environment.

Mong Kok Stadium

- 3.12. Mong Kok Stadium, formerly known as the Army Sports Ground, was taken over by the former Urban Council for management in 1961. It is now under the management of the LCSD and is the major venue used by the Hong Kong Football Association for Hong Kong Premier League Cup competitions, international football matches such as the Asian Football Confederation Cup and training sessions for Hong Kong Football Representative Teams.

Tai Hang Tung Recreation Ground and Stormwater Storage Tanks

- 3.13. The historical map recorded in 1947 indicates that the Tai Hang Tung Recreation Ground was originally a Polo Ground and later converted into a Recreation Ground in 1982. Due to severe flooding in the area in 1997 and 1998, coupled with urbanization that increased the amount of surface runoff downstream, this site was selected for the construction of underground stormwater storage tanks because of its strategic location just above the bottleneck allowed for interception of the heavy flow. The project, with a capacity of 100,000m³, was completed in September 2004.

Fa Hui Park

3.14. Back in 1947, the Government of Hong Kong allocated around 6,000ft² of land near the hillside to the north of Boundary Street to establish an official flower wholesale market (the current location of Fa Hui Park). The market, with over a thousand wooden houses, became commonly known as "Flower Market Hill" and "Flower Market Village" due to its bustling flower displays and flower fields. However, due to three major fire disasters in the "Flower Market Village" in 1951, 1955, and 1956, the former Urban Council decided in 1957 to redevelop the area into Fa Hui Park. The adjacent flower wholesale market was forced to relocate to Boundary Street outside the original site. In 1984, due to safety concerns, the flower wholesale market was moved southward from Boundary Street to the area around Flower Market Road.

Yuen Po Street Bird Garden

3.15. "Bird Street" was situated at Hong Lok Street in Mong Kok. It was once famous for its proliferation of stalls selling pet birds but was demolished due to urban development. To preserve the characteristics and spirit of "Bird Street", the former Land Development Corporation (now known as the URA) built the Yuen Po Street Bird Garden in Yuen Po Street. It is a Chinese-style theme park, with about 70 stores selling various kinds of pet birds, bird seeds and related products.

Mong Kok Dawn Market

3.16. The Mong Kok Dawn Market (the Market) was originated in the 1950s and initially located on a slope and along the roadside outside Mong Kok Station (now known as Mong Kok East Station) on Luen Wan Street. In the early 1980s, due to the reconstruction of Mong Kok Train Station, the Market was relocated to its current location at the junction of Boundary Street and Flower Market Path. The Market is a mobile hawkers' market, operated by a group of vendors/hawkers who start their businesses from around 5am until around 8am when the sunrises every day. During its heyday, the Market had over 100 vendor stalls, including street stalls and truck shops, renowned for retailing and wholesaling of goldfish. In addition to goldfish, fish feed, aquarium animals, aquarium equipment and supplies, small poultry, potted plants, and cooked food were also sold in the Market. The prices of goods at the Market are generally cheaper compared to many other places/shops. Over the time, the scale of Mong Kok Dawn Market has substantially declined. Although there are still over 40 stalls operating at weekends, the number of stalls has significantly reduced on weekdays. The vendors now primarily sell goldfish, aquarium animals, aquarium equipment and supplies, with a few stalls selling local snacks.

Local Grid Street Pattern

3.17. A historic map recorded in 1841 indicates that settlements were found near the Scheme area which was named Kowloon Tong in 1888. The settlements were found enlarging in 1904. With the operation of the Kowloon-Canton Railway in 1910 (renamed as the Mass Transit Railway (MTR) in 2007) and the establishment of the Town Planning Committee in 1922, a grid street pattern in Mong Kok (except Site B of the Scheme) began to take shape on the 1926 historic map, along with several main roads including Prince Edward Road West, Boundary Street, and Nathan Road. Settlements near the Scheme area became scattered along the railway on the 1928 historic map. The grid street pattern in Mong Kok has been completely developed in 1947 and maintained up to now. The grid street pattern has a long history and become one of the urban form characters of the area.

Historic Buildings

3.18. Numerous historic buildings that have shaped the local history of the area can be found, including:

190-204 and 210-212 Prince Edward Road West (Grade 2, URA's preservation-revitalisation project - Prince Edward Road West / Yuen Ngai Street (MK/02)) – a cluster of 10 pre-war buildings which have been revitalised for commercial and cultural uses.

130-132 Ki Lung Street (Grade 3) – completed in the late 1940s. The buildings hold social value due to their historical role in the commercial development of Sham Shui Po and their provision of affordable residential accommodation.

Lui Seng Chun (Grade 1 and Declared Monument) – completed in 1931. The ground floor was occupied by a Chinese bone-setter and herbalist medicine shop "Lui Seng Chun", and the upper floors were residential units.

1235 Canton Road (Grade 3) – built in 1930. It seemed to be one of a group of four shophouses, three of which (1231, 1233 and 1237 Canton Road) were demolished in the early 1960s.

1166 and 1168 Canton Road (Grade 3) – a pair of 4-storey tenement houses probably built in the 1930s. Typical as other pre-WWII shophouses, they have been used for commercial purposes on the ground floor and residential flats on the upper floors.

618 Shanghai Street – it is a preservation-revitalisation project (Shanghai Street / Argyle Street (MK/01)) of the URA, comprising a cluster of 14 buildings of 3- to 6-storey from Nos. 600 to 626 Shanghai Street. Among the buildings, 10 balcony-type tenement houses of 3- to 4-storey built

between 1920 and 1926 were rated Grade 2 historic buildings in 2010, while the remaining four post-war reinforced concrete buildings each of 6-storey were built between 1962 and 1964.

1 and 3 Playing Field Road (Grade 3) – the exact construction year cannot be ascertained, but from the land records during the Japanese Occupation (1941-1945), it is believed that they were built around 1932. These buildings were re-registered by the Japanese authorities in 1942.

729 Nathan Road (Grade 3) – built in 1929. During the Japanese Occupation, the building was re-registered by the authorities. The building is a typical pre-war verandah-type shophouse of 3-storey high with the front first-floor and second-floor verandahs projecting over the pavement and supported on columns to form a covered walkway in front of the ground-floor shop.

Old Kowloon Police Headquarters (Grade 2) – completed in 1925. It was used as temporary premises by the Diocesan Boys' School from 1926 to 1932, the Police Training School from 1932 to 1941, and the detention centre during the Japanese Occupation. It became the office of the Kowloon Police Headquarters from 1947 to 1975. One of the two blocks was demolished in 1975 for the construction of MTR Prince Edward Station.

Ex-Sham Shui Po Service Reservoir (Grade 1) – completed in 1904 on Chu Kau Shan (literally means "Bishop Hill") and regained attention in 2020 after being decommissioned for a few decades. Featuring European-style granite pillars and red brick arches imitating Roman civil engineering works, the structure shows Hong Kong's water supply history over the past 100 years.

177 and 179 Prince Edward Road West (Grade 3) – constructed in 1937 and re-registered by the Japanese authorities. They are common pre-war 4-storey high verandah shophouses with front verandahs projecting out over the pavement supported on columns to form a covered walkway, the ground floor for retails and the upper floor for flats.

Main Building, Diocesan Boys' School (Grade 2) – founded by the Anglican Church on Bonham Road on Hong Kong Island in 1869, the Diocesan Boys' School was named Diocesan Home and Orphanage. It became a boys' school in 1892, moved to its present site in 1926 and acquired its present name in the 1930s. During the Japanese Occupation, it was requisitioned by the Japanese Army as a military hospital and restored after the war and re-opened.

St. Teresa's Church (Grade 1) – found by Bishop Henry Valtorta in 1932. During the Japanese Occupation, the Church's pastors were allowed to pay services to the internees in the Argyle Street Prisoners-of-War Camp. In 1949, many Chinese missionaries settled in Hong Kong and joined the Church's team, enabling St. Teresa's Parish to run new schools and social welfare centres.

CLP Power Hong Kong Limited Administrative Building (Grade 1) – built between 1938 and 1940 as the headquarters to cater for the increasing electricity demand in Kowloon and New Territories after the CLP was established in Guangzhou in 1901 and later moved to Hong Kong.

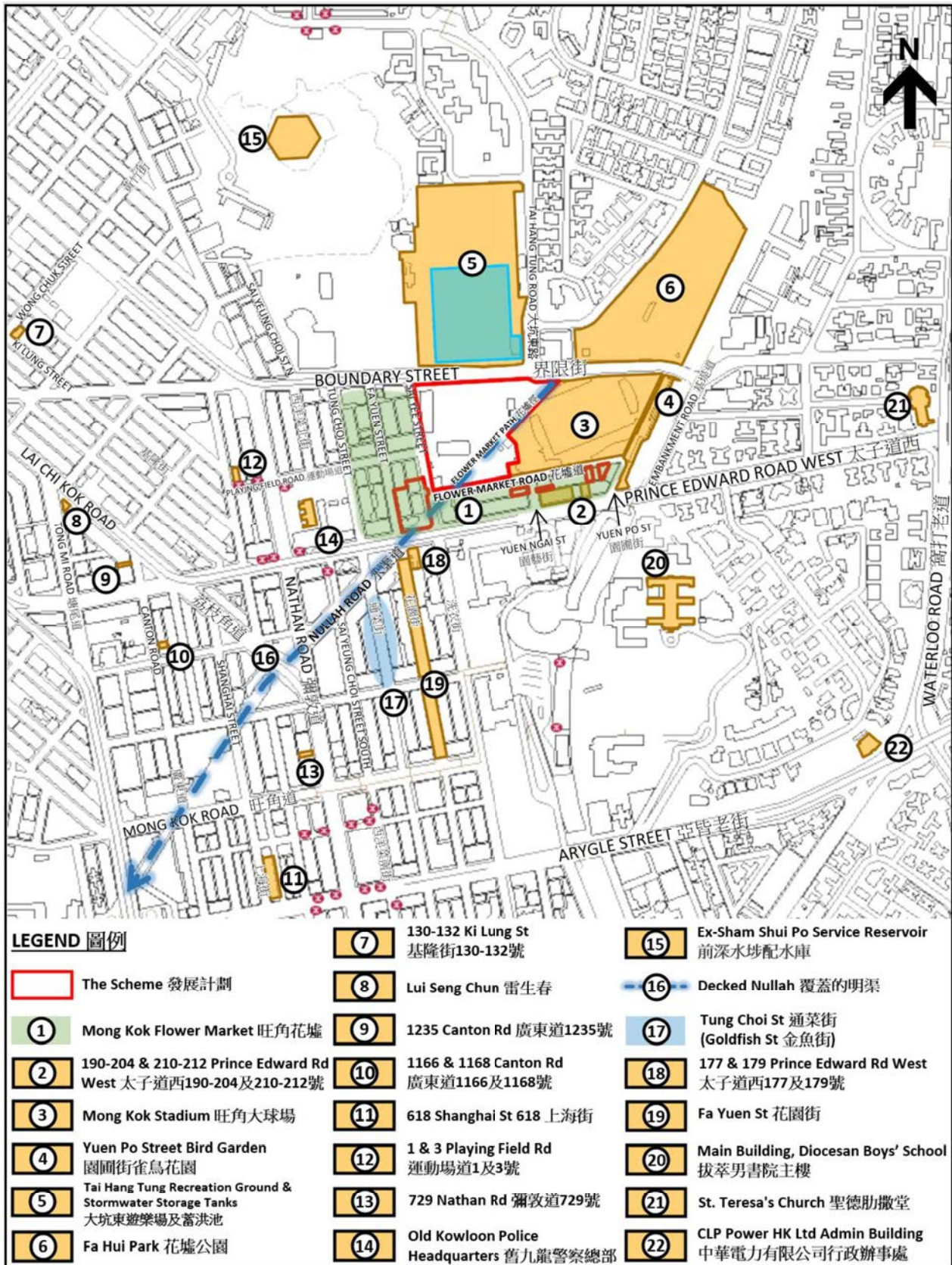


Figure 3.1 Places with Historical Background and Local Characters in Mong Kok and its Surrounding Area

Source: Geographic Information System on Hong Kong Heritage, as of November 2023.

4 POPULATION AND SOCIO-ECONOMIC CHARACTERISTICS

- 4.1. In preparation for this Stage 1 SIA, a combination of the 2021 Population Census results and the experience from other URA projects are also used to assess the population and socio-economic characteristics of the Scheme. The accommodation assessment is then based on the inspection of approved building plans and on-site non-obtrusive observation. Given the general and non-obtrusive nature of data sources available to carry out this Stage 1 SIA, the assessments derived should only be considered indicative and for reference use only and subject to the FS upon project commencement.
- 4.2. The Census and Statistics Department's website provides the 2021 Population Census results. Depending on the type of information, the most disaggregated data are down to various geographical division levels, including Tertiary Planning Units (TPU), District Council Constituency, Large Subunit Groups (LSG) and Small Subunit Groups (SSG).
- 4.3. The Scheme is within the TPU 222 and Mong Kok East Constituency (E14) (based on 2020 – 2023 Boundary Maps of District Council Geographical Constituencies) of the YTM District (**Figure 4.1** refers). Due to the unavailability of census data for the geographical constituencies of the District Council in the 2023 District Council Ordinary Election, this report adopts the existing data from the 2021 Population Census, which corresponds to the delineation of the 6th term of District Council (from 1 Jan 2020 to 31 Dec 2023).
- 4.4. The Scheme lies within the SSG Nos. 222/08, 222/09, 222/05, 222/10 and 222/31. It is also within the LSG Nos. 222/05, 222/08-10 and 222/31 (**Figure 4.2** refers). Despite the SSGs and the LSGs having the closest area coverage with the Scheme area, the SSGs and LSGs cover a wider area, which includes newer residential buildings, namely The Celebrity (164A Prince Edward Road West), Circle Garden (229 Sai Yee Street) and Flower Villa (2 – 8 Flower Market Road). As such, it may have different household composition and other socio-economic characteristics as compared to the buildings within the Scheme, which were completed between 1948 and 1960 (i.e. ranging from 63 to 75 years). Therefore, the data from the various geographical division levels should only be used for reference.
- 4.5. Based on URA's experience, the average household size of those within the Scheme is assumed to be around 2.1. The tenure split between owner-occupied and tenanted households is assumed to be 30:70 for this Stage 1 SIA. Site observation indicates some existing units in the Scheme appear to have been converted into sub-divided units. Given similar sub-division situations were found in various past URA projects, it is estimated that the degree of sharing in

the Scheme is about 2 based on the URA experience. Actual numbers will be ascertained as far as practicable at the Stage 2 SIA.

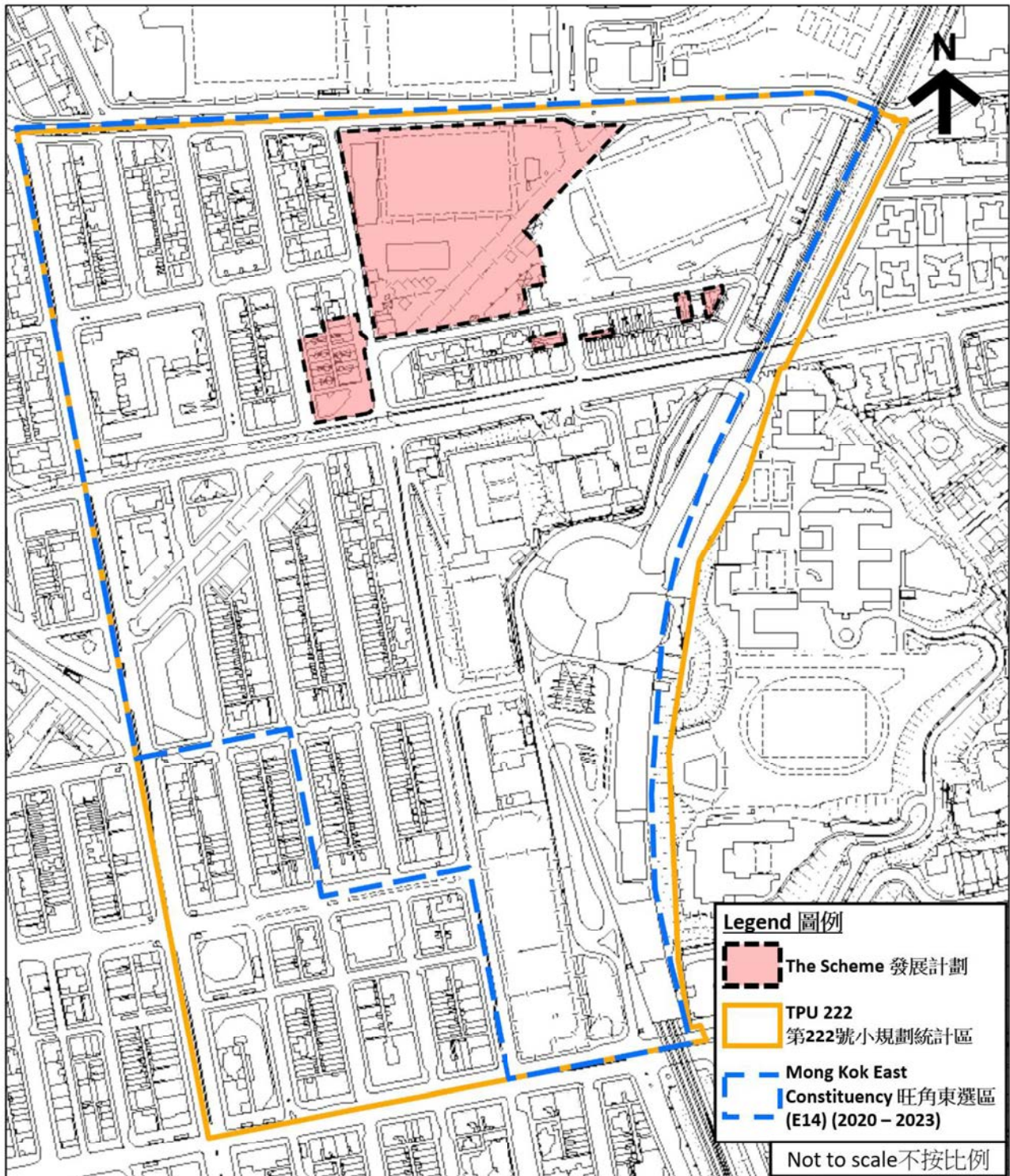


Figure 4.1 Boundaries of TPU 222 and Mong Kok East Constituency (E14) (2020 – 2023)*

* The constituency boundary of the Mong Kok East Constituency (E14) from the 6th term of District Council (from 1 Jan 2020 to 31 Dec 2023) is adopted in this report, due to the unavailability of census data of the 7th term of District Council.

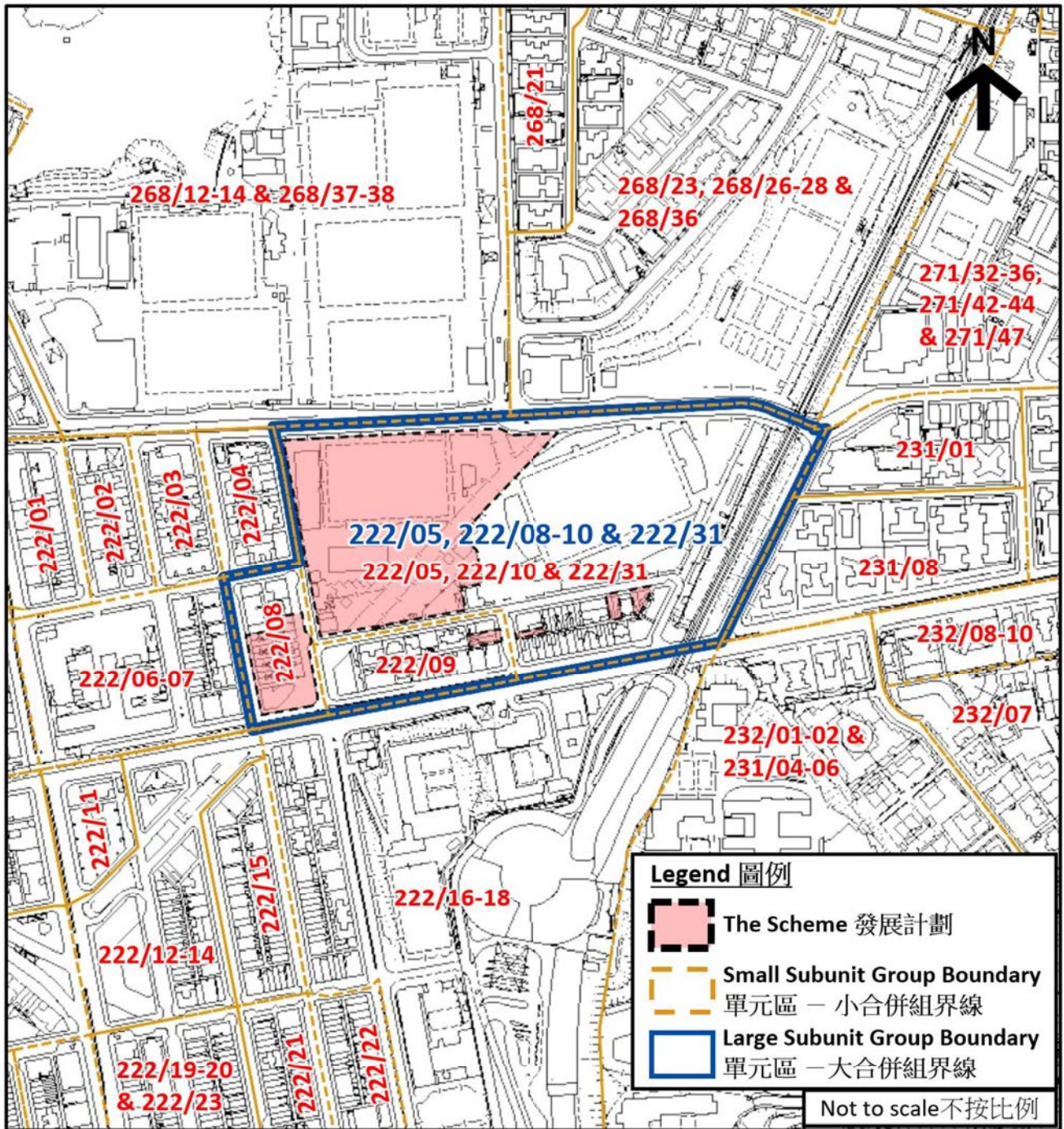


Figure 4.2 Subunits Boundaries Covering the Scheme

Overview of Housing & Population Characteristics of the YTM District

- 4.6. As revealed in the 2021 Population Census, the YTM District had a population of about 310,647. In terms of monthly household income, the Mong Kok East Constituency (E14) (2020 – 2023) had a median monthly domestic household income of \$20,180, which was lower than the median of \$26,080 for the YTM District. The household income level, including the number of households with Comprehensive Social Security Assistance (CSSA) Recipients, and the social characteristics of the affected in the Scheme will be ascertained in the FS upon commencement.
- 4.7. According to the 2021 Population Census, private housing blocks were the major type of living quarters in the YTM District (about 90%) which was much higher than the territorial percentage of about 53%. On the other hand, there were only about 6% of living quarters in Public Rental Housing (PRH) / Subsidized Home Ownership Housing (SHOH) which was much lower than the territorial average of 46%. The remaining living quarters (about 4%) were in other types of housing. There was no PRH or SHOH within the Scheme, TPU 222 and Mong Kok East Constituency (E14) (2020 – 2023).

Household Composition

- 4.8. Under the approved General Building Plans (GBPs) of the buildings in the Scheme, the total number of upper-floor residential units (excluding ground-floor units for shops within the Scheme is 143 units. Based on the 2021 Census, the degree of sharing of the YTM District and territory was 1.0 (i.e. one household per unit). However, based on the URA experience, the degree of sharing within redevelopment projects is generally about 2 due to the existing sub-divided units. By adopting the degree of sharing of 2, the total number of households within the Scheme is estimated to be about 275 households with overcrowded and unsatisfactory living conditions which are commonly found in the URA redevelopment projects. The actual number of domestic units may be different from that under the approved GBPs. The household composition will be verified in the FS upon commencement.
- 4.9. According to the 2021 Census, the overall proportion of singleton (33%), doubletons (26%) and 3-person or above households (41%) in the LSG (which was the closest area coverage as the Scheme) were similar to the proportions under the various geographical division levels (**Table 4.1** refers), except the territorial level. The actual proportion of household types in the Scheme will be verified in Stage 2 SIA.
- 4.10. Based on the Census results and the URA experience as stated in paragraph 4.5 above, the average household size within the Scheme is estimated to be around 2.1, which is lower than the average household sizes of the YTM District (2.5) and the territory (2.7). The assessment

adopts a lower household size to reflect the presence of lots of sub-divided units and/ or cubicle apartments in previous URA projects, which can be assumed to be occupied by some singleton and doubleton households.

Table 4.1 Proportions of Singletons, Doubletons, and 3-person or above Households by Geographical Division Levels

	Singletons	Doubletons	3-person or above households
LSG 222/05, 222/08-10 and 222/31	33%	26%	41%
TPU 222	34%	31%	35%
Mong Kok East Constituency (E14) (2020 – 2023)	33%	31%	36%
YTM District	30%	29%	41%
Territorial	20%	29%	51%

Population

4.11. According to paragraph 4.8, the estimated number of households within the Scheme is about 275. With the estimated average household size of 2.1, the number of residents living within the Scheme is estimated to be around 580 persons. The Stage 2 SIA will verify the number of households, living quarters and population affected.

4.12. **Table 4.2** compares the distribution of the percentage of the working population and elderly residents (aged 65 or above) among the various geographical division levels. The LSG data, which covers the Scheme, indicates that the percentage of the working population was similar to that of the YTM District and territorial level. Besides, the percentage of elderly in the LSG was slightly lower than the TPU and Mong Kok East Constituency (E14) (2020 – 2023), but slightly higher than the wider district/ territory. Particular attention would be paid to elderly residents and their needs when the Scheme is implemented.

Table 4.2 Percentages of Working Population and Elderly Residents by Geographical Division Levels

	Percentage of working population	Percentage of elderly residents
LSG 222/05, 222/08-10 and 222/31	71.0%	20.1%
TPU 222	67.3%	23.5%
Mong Kok East Constituency (E14) (2020 – 2023)	66.1%	24.5%
YTM District	70.5%	17.9%
Territorial	69.5%	19.6%

4.13. As presented in **Table 4.3**, the percentages of ethnic minorities residing in the LSG, TPU 222 and Mong Kok East Constituency (E14) (2020 – 2023) were similar to the territorial percentage, while the percentage of the YTM District was above 17% which was higher than the percentages of all levels. Nevertheless, special attention would be paid to residents of ethnic minorities and their needs when the Scheme is implemented. The FS and Stage 2 SIA will ascertain the actual number of households and residents of ethnic minorities as far as practicable.

Table 4.3 Percentages of Ethnic Minorities by Geographical Division Levels

	Percentage of ethnic minorities
LSG 222/05, 222/08-10 and 222/31	10.4%
TPU 222	9.1%
Mong Kok East Constituency (E14) (2020 – 2023)	8.1%
YTM District	17.2%
Territorial	8.4%

4.14. **Table 4.4** shows the comparison of percentages of owner-occupiers and tenanted occupiers among the various geographical division levels. In accordance with the LSG data, the percentages of owner-occupiers and tenanted occupiers were very evenly distributed, i.e. 50:50, which was also similar to the data under various geographical division levels. Nevertheless, based on the URA's experience obtained from previous redevelopment projects, a higher proportion of tenanted households (70%) is assumed in the Scheme in consideration of the existence of sub-divided units which are mainly for rental in the tenement buildings in the older district. The composition will be ascertained in the FS and reported in the Stage 2 SIA.

Table 4.4 Percentages of Owner-Occupiers and Tenanted Occupiers by Geographical Division Levels

	Percentage of owner-occupiers	Percentage of tenanted occupiers
LSG 222/05, 222/08-10 and 222/31	50%	50%
TPU 222	46%	54%
Mong Kok East Constituency (E14) (2020 – 2023)	50%	50%
YTM District	48%	52%
Territorial	49%	51%

4.15. As shown in **Table 4.5**, higher median monthly rents of all housing types were recorded in the LSGs than in the TPU, Constituency, YTM District and the whole territory. It may be due to the absence of public rental housing in the LSGs. The median rents of private permanent housing at the LSG level are also higher than all other geographical levels. This is probably due to the proximity to (1) two MTR stations, namely Mong Kok East Station and Prince Edward Station,

(2) several large-scale POSs, namely the Boundary Street Recreation Ground, Mong Kok Stadium, Tai Hang Tung Recreation Ground and Fa Hui Park, leading to a significant increase in median monthly household rents, and (3) the existence of several relatively newer residential buildings within the LSGs as stated in paragraph 4.4 that have higher rental prices. Besides, median monthly household rents of private permanent housing at TPU, Constituency and YTM District levels recorded a much lower median monthly household rents in comparison with LSGs and the whole territory. This is probably caused by the relatively poor building conditions and living environment of the Scheme's vicinity as compared to the general private housing and therefore the median rents were lower.

Table 4.5 Median Monthly Household Rents by Geographical Division Levels

	Median monthly household rents of all housing types	Median monthly household rents of private permanent housing
LSG 222/05, 222/08-10 and 222/31	\$13,000	\$13,000*
TPU 222	\$6,500	\$6,500*
Mong Kok East Constituency (E14) (2020 – 2023)	\$7,000	\$7,000*
YTM District	\$7,000	\$7,200
Territorial	\$2,900	\$11,000

* As the housings in LSG 222/05, 222/08-10 and 222/31, TPU 222 and the Constituency do not include public housings, the median monthly household rents of private permanent housings are assumed to be the same as the ones of all housing types.

4.16. In conclusion, the presence of newer residential developments, namely The Celebrity (164A Prince Edward Road West), Circle Garden (229 Sai Yee Street) and Flower Villa (2 – 8 Flower Market Road) within the LSGs may have different household compositions, which mean such data should be for reference only.

4.17. The Stage 2 SIA to be conducted upon project commencement will give clearer and more accurate information concerning those living and working within the Scheme.

5 HOUSING AND ENVIRONMENTAL CONDITIONS

Existing Uses

Sites A1 – A5

- 5.1. Based on non-obtrusive site observations conducted in November 2023, buildings within Sites A1 – A5 of the Scheme are mainly for commercial uses on the ground floor and for domestic use on the upper floors. There are also some non-domestic uses noticed on the upper floors of the residential buildings along Sai Yee Street and Fa Yuen Street at Site A1, including a foot massage parlour, a boxing training centre, several guesthouses, a flower workshop, a Buddhist organization and a church, i.e., the Evangelical Free Church of China – Tin Chuen Church.

Site B

- 5.2. Site B mainly comprises sports, recreational and GIC facilities. Existing GIC buildings within Site B include Boundary Street Sports Centres Nos. 1 and 2, CLP Power Hong Kong Limited Boundary Street Sports Ground Substation, RCP and PT. The Boundary Street Sports Centres Nos. 1 and 2 are operated by the LCSD, providing a wide range of leisure facilities and monthly sports and recreational programmes for the public. The RCP and PT are managed by the Food and Environmental Hygiene Department (FEHD). Besides, Boundary Street Recreation Ground, Boundary Street Amenity Plot, LCSD Boundary Street Plant Nursery, and Sai Yee Street Children's Playground are the existing open space managed by LCSD within the Scheme area.
- 5.3. There is an existing northeast-southwest pavement included in Site B, i.e. Flower Market Path, connecting Boundary Street and Flower Market Road.
- 5.4. The detailed uses of the units found within the Scheme will be verified in the FS and reported in the Stage 2 SIA as far as practicable. The replanning and restructuring of the GIC buildings, road sections and other land uses are detailed in the Planning Report of the draft DSP.

Building Age

- 5.5. The Scheme (at Site A1 to A5 only) consists of six clusters of residential buildings ranging from 4 – 10 storeys high, with the majority of the buildings not more than 5 storeys. The buildings were completed between 1948 and 1960 (i.e. aged from 64 - 76), with the majority being more than 69 years old. According to GBP records, most of the buildings (about 78%) are without lifts. For GIC facilities within Site B of the Scheme, the operations of the Boundary Street Sports Centres Nos. 1 and 2 were commenced in 1976 and 1987 respectively. The completion years of the RCP and the PT cannot be ascertained.

Building and Living Conditions

- 5.6. Based on the latest building conditions recorded by URA's Building Care Management Information System (BCMIS), the building blocks within the Scheme are in different building conditions, ranging from "Varied" to "Acceptable". 2 out of the 23 buildings within Site A of the Scheme (about 9%) are of "Varied" condition. Based on the URA's experience and the consultant's advice, major repair works will be required for buildings of "Varied" condition as their structural elements, components, finishes and facilities are observed in decay condition due to lack of building repairs and ongoing maintenance. 21 out of the 23 buildings (about 91%) are of "Acceptable" condition, probably because these buildings have recently completed/carrying out rehabilitation works from 2019 to 2023. Minor defects are found in the structural elements. Appropriate building repairs and ongoing maintenance works will be required to maintain the habitability and avoid further deterioration of the building. Some structures on the roof of the buildings and at the back lanes in the Scheme were suspected to be Unauthorized Building Works. Except for residential buildings at 215, 217, 219 and 221 Sai Yee Street and 222G – 222H Fa Yuen Street, the rest of the private buildings within the Scheme are without lifts (about 78%).
- 5.7. According to Home Affairs Department ("HAD")'s "Database of Private Buildings in Hong Kong" as of January 2024, 5 of the 23 building blocks within Sites A1 – A5 of the Scheme (about 22%) are "3-nil" buildings without building management bodies.
- 5.8. According to the latest Buildings Department's records held by the URA, 18 buildings (about 78%) within Sites A1 – A5 of the Scheme have outstanding statutory orders on Drainage Works under S28 of the Buildings Ordinance (Cap. 123) ("the Ordinance") and Mandatory Building Inspection Scheme under S30B of the Ordinance. Besides, these buildings also received Fire Safety Directions (FSDN) under the Fire Safety (Buildings) Ordinance.
- 5.9. Twelve (12) building blocks have completed building rehabilitation works of Operation Building Bright 2.0 under the Integrated Building Rehabilitation Assistance Scheme (IBRAS) within the Scheme. Five (5) building blocks within the Scheme have applied for the Common Area Repair Works Scheme under the IBRAS to carry out common area repair works. It is understood that the IBRAS works comprise mainly repairing defects (e.g. major cracks, spalling) in common or public areas of the buildings. Repair works to the interior of private units are not included. Based on URA's experience in rehabilitation works, even buildings that have undergone repair work need to undertake comprehensive building rehabilitation regularly to avoid deterioration. Appropriate building repairs and ongoing maintenance works will be required to maintain the habitability and avoid further deterioration of the building. Besides, four buildings within the

Scheme have applied for the Mandatory Building Inspection Subsidy Scheme (MBISS). One (1) building block within the Scheme has applied for the Fire Safety Improvement Works Subsidy Scheme (FSWS).

- 5.10. Non-obtrusive site observations conducted in November 2023 found that some of the original units as shown in the approved GBPs were suspected to be sub-divided into smaller units, which will be ascertained in the FS.

Traffic and Pedestrian Network

- 5.11. There are two primary distributors (i.e. Boundary Street and Prince Edward Road West) in east-west directions to the north and the south of the Scheme. Besides, there is one district distributor (Sai Yee Street) in north-south directions and four local distributors (Fa Yuen Street, Flower Market Road, Yuen Ngai Street and Yuen Po Street) in east-west or north-south directions surrounding the Scheme. With the MFM concentrated mainly at the street blocks along Flower Market Road and Prince Edward Road West, traffic congestion often appears along the sections of Sai Yee Street and Fa Yuen Street abutting Site A1, and Prince Edward Road West and Embankment Road especially during weekends and festive days, such as Lunar New Year and Valentine's Day when people come from other districts by private cars for purchasing flowers at ground-floor shops.
- 5.12. The high volume of traffic also leads to illegal parking issues in the community. While there are two public vehicle parks at Grand Century Place and Mong Kok Stadium, as well as some on-street parking spaces along a few inner streets in the vicinity, it is common to observe vehicles occupying public roads, which exacerbates traffic congestion. Illegal parking is commonly found in the area and creates traffic congestion and an unpleasant walking environment that contributes to pedestrian-vehicle conflict.
- 5.13. The MFM area is distinctive as described in the YMDS that attracts visitors from other districts and creates a high level of pedestrian flow. The MTR Prince Edward Station and Mong Kok East Station are located within 5 - 10 minutes walking distance away from the MFM area. Pedestrian flows in the MFM area concentrate mainly along Flower Market Road, Yuen Ngai Street, Yuen Po Street, the portion of Sai Yee Street near the Scheme and Playing Field Road.
- 5.14. Pedestrian connectivity and environment in the MFM area is poor, as the pavements and public roads within the Scheme area are always occupied by goods placed by some shop operators or illegal parking, endangering public and traffic safety in particular when the pedestrian flow in the area is anticipated to increase during Lunar New Year and Valentine's Day, resulting in a congested and unpleasant walking environment.

- 5.15. Several sports and recreational facilities are observed at the Tai Hang Tung Recreation Ground and Fa Hui Park located to the immediate north and northeast of Site B across Boundary Street. Users of these facilities coming from the south could only access through the at-grade crossing at the junction of Boundary Street and Tai Hang Tung Road.

Environmental and Hygiene Conditions

- 5.16. With Prince Edward Road West and Boundary Street being the primary distributors in the area and several distributor roads in the surroundings, the Scheme is envisaged to be subject to some traffic noise and air pollutants generated from these heavily trafficked roads.
- 5.17. The portions of Sai Yee Street, Flower Market Road, Yuen Po Street and Yuen Ngai Street within the Scheme are often occupied by goods, used for loading/unloading activities or illegal parking, creating nuisances and an unpleasant environment to pedestrians and residents. The back lanes within the Scheme are commonly used for the storage of goods or personal stuff, causing potential hygienic and safety issues.

Planning Intention under the Outline Zoning Plan (OZP) and Major Planned Development in the Vicinity

- 5.18. The YMDS recommended several amendments to the Mong Kok OZP to tackle urban renewal issues and incentivise private sector participation in the urban renewal process. These amendments included but not limited to: (1) rezoning of street blocks bounded by Prince Edward Road West, Sai Yee Street, Flower Market Road and Yuen Po Street to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) with stipulation of BHR of 115mPD; (2) relaxation of BHR for “Residential (Group A)”, “Residential (Group A)3” and “Residential (Group E)” zones to 115mPD; and (3) relaxation of BHR for “Commercial” zones on both sides of Nathan Road to 140mPD and 160mPD. These amendments were approved by the Chief Executive in Council on 30 May 2023 and were incorporated into the current Approved Mong Kok OZP no. S/K3/36.
- 5.19. Building height bands in the area generally steps down from the “C” zones along Nathan Road with BHRs of 140 and 160mPD to the “R(A)”, “R(E)” and “OU(MU)” zones with BHR of 115mPD towards the east and west, with exemptions like the planned development with BHR of 320mPD on the “C(4)” zone at Sai Yee Street.
- 5.20. The Scheme is zoned “R(A)” at Site A1 of and “OU(MU)” at Sites A2 to A5. Site A also covers pavement areas shown as ‘Road’. Site B covers areas zoned “Government, Institution or Community” and “Open Space”, and the Flower Market Path shown as ‘Road’. Both “R(A)” and “OU(MU)” zones are intended primarily for high-density residential developments, with commercial uses always permitted on the lowest three floors of the buildings at the “R(A)” zone

and flexibility allowed for a combination of various compatible uses at the “OU(MU)” zone. The area where the Scheme locates is a residential neighbourhood with commercial uses on the group floor.

6 CULTURAL AND LOCAL CHARACTERISTICS, AND CHARACTERISTICS OF LOCAL BUSINESS ACTIVITIES

- 6.1. The Scheme is located in an older part of the Mong Kok area within the YTM District, and its vicinity is predominantly mixed with commercial and residential developments, open spaces, and GIC facilities. Most of the ground-floor commercial and residential buildings in the area are mainly commercial uses.
- 6.2. To the immediate south of Site B is part of the MFM area, where Sites A1 - A5 of the Scheme are located. It consists of clusters of tenement buildings and modernized residential buildings with ground-floor shops primarily used for florists, and upper floors mainly for domestic uses.
- 6.3. To the immediate east of the Scheme is the Mong Kok Stadium, which provides an international standard natural grass pitch. It is a major base for staging high-level local soccer matches and other events. In Hong Kong, there are two venues that meet the Asian Football Confederation (AFC) standards for hosting AFC-sanctioned international matches, one of which is the Mong Kong Stadium.
- 6.4. To the immediate north and northeast of the Scheme across Boundary Street are the Tai Hang Tung Recreation Ground and Fa Hui Park. They provide spaces for active and passive recreational activities. Fa Hui Park has been one of the venues of Lunar New Year fairs in Hong Kong, where wet goods, dry goods, and fast food are sold. It also hosts Farmfest, which offers local agricultural products, and the Hong Kong Food Fiesta, where special snacks, health food, ginseng, and dried seafood are sold.
- 6.5. As mentioned in Chapter 3 above, the MFM area is a renowned district for florists. Local residents, as well as outsiders, often visit the MFM area to buy fresh flowers or horticultural accessories and tools. Site observation conducted in November 2023 found approximately 116 ground-floor florists within the area. Among these, about 20 shops are located within the Scheme, accounting for about 17%.
- 6.6. Based on non-obtrusive observation conducted in November 2023, about 33 ground-floor shops were identified within the Scheme area at Sites A1 to A5. No ground-floor shop was found at Site B. Among these, 20 ground-floor shops were florists (about 61%), 8 ground-floor shops were restaurants or food retails (about 24%), 1 shop was suspected vacant, and the remaining 4 shops were of different types. The addresses and business activities on the ground floor of buildings within the Scheme are listed in **Table 6.1** below. **Figure 6.1** shows the distribution of florists on the ground floor within the Scheme area.

6.7. In addition, some business activities were observed on the upper floors of the buildings within the Scheme based on non-obtrusive observations conducted in November 2023, including a foot massage parlour, a boxing training centre, guesthouses, an art museum, a flower workshop, a Buddhist organization and a church. The exact number and business nature of the ground-floor and upper-floor uses within the Scheme will be verified in the FS upon commencement of the Scheme and will be reported in the Stage 2 SIA.

Table 6.1 Ground-Floor Business Activities Observed within the Scheme (Sites A1 - A5)

Site Name	No.	Address	Current Use*	
A1	1.	215 Sai Yee Street	Florists	
	2.	217 Sai Yee Street	Florists	
	3.	219 Sai Yee Street	Florists	
	4.	221 Sai Yee Street	Florists	
	5.	223 Sai Yee Street	Florists	
	6.	225 Sai Yee Street	Church	
	7.	227 Sai Yee Street	Church	
	8.	224 Fa Yuen Street	Eatery	
	9.	224A Fa Yuen Street	(Suspected vacant)	
	10.	224B Fa Yuen Street	Eatery	
	11.	224C Fa Yuen Street	Eatery	
	12.	226 Fa Yuen Street	Eatery	
	13.	226A Fa Yuen Street	Florists	
	14.	228 Fa Yuen Street	Eatery	
	15.	230 Fa Yuen Street	Eatery	
	16.	152A – D Prince Edward Road West, 222G – H Fa Yuen Street	Bakery	
	17.		Florists	
	18.		Florists	
	19.		Florists	
	20.		Florists	
	21.		Florists	
	22.		Pharmacy	
	23.		Coffee shop	
	24.		Back lane of 152A – D Prince Edward Road West, 222G – H Fa Yuen Street	Florists
	25.			Barbershop
A2	26.	1 Yuen Ngai Street	Florists	
	27.	3 Yuen Ngai Street	Florists	
A3	28.	2 Yuen Ngai Street	Florists	
A4	29.	58 Flower Market Road	Florists	
	30.	60 Flower Market Road	Florists	
A5	31.	66 Flower Market Road	Florists	
	32.	68 Flower Market Road	Florists	
	33.		Florists	

(Based on non-obtrusive observation conducted in November 2023)

* Nature/ details of business activities are subject to FS and Stage 2 SIA

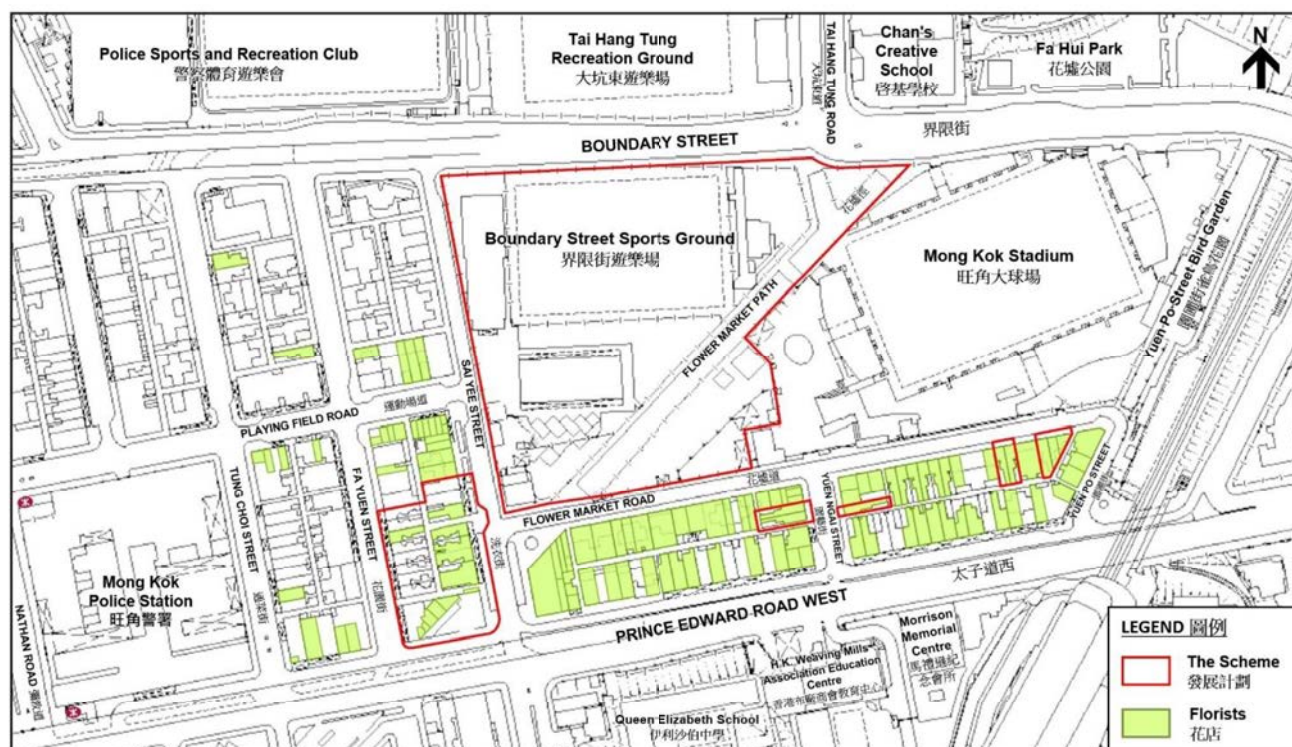


Figure 6.1 Distribution of Ground-Floor Florists within and in the Vicinity of the Scheme (based on site visits in November 2023)

Florist Operators and Customers Surveys for Mong Kok Flower Market

6.8. With the aims of understanding the concerns of stakeholders and enhancing the local characters of the MFM area, URA conducted two opinion surveys in January 2024, targeted the florist operators and customers of the MFM, respectively. The two surveys would help to identify the urban renewal needs of the MFM area and any potential social impacts to the stakeholders of the MFM area, and formulate necessary mitigation measures. The two surveys successfully interviewed a total of 63 business operators of the florists and 728 customers, respectively.

Survey Results (Florist Operators)

6.9. First of all, in terms of overall business conditions, the three most common problems that florist operators interviewed considered as hindrances to their operations were: (i) lack of spaces to display more goods, (ii) insufficient parking spaces, and (iii) lack of places for loading and unloading goods. Regarding the issue of (i) lack of spaces to display more goods, more than 80% of the surveyed florist operators considered that there is an urgent need for improvement. As for the issue (iii) concerning the places for loading and unloading goods, over 80% of the florist operators interviewed expressed that there was inadequate legal loading and unloading bays near their stores. This result reflects that there is a demand of more loading/ unloading bays for vehicles in the MFM area.

- 6.10. In terms of satisfaction with various aspects of business operations in the MFM, the florist operators interviewed were mainly very dissatisfied/dissatisfied with the following aspects: (i) the current pavement design in the MFM was too narrow, (ii) lack of spaces for storing and displaying goods, (iii) lack of opportunities for business expansion, and (iv) insufficient provision of loading and unloading facilities.
- 6.11. In terms of views on urban renewal, assuming that they would be affected by urban renewal projects, all interviewed florist operators, except for one who planned to close business, expressed their desire to continue the businesses. In addition, the majority of these operators hoped that URA could provide them with assistance in the following ways: (i) offering compensation or relocation allowances, (ii) helping them find new shops within the same district / in other districts to continue operations without the need for relocation, and (iii) expediting the project timeline to minimize disruption to their businesses. If relocation becomes necessary due to reconstruction, nearly 90% of the surveyed florist operators who planned to continue businesses expressed their preference for operating in the vicinity near the MFM.

Survey Results (Customers)

- 6.12. In terms of shopping habits, over half of the surveyed 728 customers expressed that they visited MFM by taking the MTR, indicating the importance of the pedestrian network between the MTR stations and MFM. Furthermore, nearly all of the customers who chose to drive to MFM mentioned that the existing parking spaces within MFM were insufficient, indicating the need for additional public parking facilities in the MFM area.
- 6.13. In terms of opinions regarding the current state of the MFM and its surrounding environment, the interviewed customers expressed the following 4 most dissatisfied aspects: (i) overcrowding, (ii) poor pedestrian environment, (iii) lack of resting area, and (iv) insufficient parking spaces. Regarding the issue of (ii) poor pedestrian environment, more than 70% of the interviewed customers considered that improvements would be needed for the pedestrian environment in the MFM area. Concerning the issue of (iv) insufficient parking spaces, over half of the interviewed customers considered that the traffic or road facilities in the MFM need improvements. Additionally, more than 90% of the interviewed customers agreed that more parking facilities should be provided near the MFM, reflecting a strong demand for parking spaces among the customers of MFM.

Overall Recommendations from the Interviewees (Florist Operators and Customers)

- 6.14. In terms of suggestions for improving the facilities and amenities of the MFM, the majority of the interviewed florist operators and customers recommended (i) providing public vehicle park and loading/unloading areas near MFM, and (ii) widening pedestrian pavements / increasing space for pedestrians. In addition, some of the interviewed florist operators suggested (iii) increasing / improving the resting areas within MFM by providing small parks / gathering spots / seats.
- 6.15. In terms of suggestions for enhancing the characteristics of MFM, both interviewed florist operators and customers expressed that the following three recommendations would greatly improve the characteristics of MFM: (i) improving the design of public spaces surrounding the MFM to create the theme of "flower viewing hotspots", (ii) introducing more varieties of shops / malls / restaurants to facilitate other forms of entertainment/activities, and (iii) removing fences separating the MFM and its surrounding public spaces to allow easier access and create a more spacious and integrated visual comfort.

Relevant Recommendations under the Scheme

- 6.16. Under the "integrated planning approach" adopted in the Scheme, it is believed that some of the urban renewal suggestions proposed in the Scheme can address the opinions and concerns of some stakeholders of MFM. According to interviewed florist operators, there is a lack of opportunities for business expansion in the MFM. The proposed retail frontage and other retail floor areas of the Scheme will provide opportunities for them to expand their businesses. Some interviewees have expressed dissatisfaction with the current pedestrian facilities in MFM. The proposed pedestrian facilities in the Scheme aim to enhance the connectivity with the surrounding areas, creating a multi-level pedestrian network and improving the existing pedestrian environment in MFM. Additionally, URA will explore the feasibility of extending the proposed underground pedestrian walkway within the Scheme to the direction of MTR Prince Edward Station, aiming to enhance the connectivity between MFM and the public transportation network and echo with the recommendations of YMDS. The Scheme also includes several recommendations such as shaping MFM into a distinctive "flower viewing hotspots", providing an underground public vehicle park to increase parking spaces, constructing pedestrian facilities to improve accessibility in the MFM area, and removing fencing between MFM and its surrounding public spaces to enhance connectivity. These suggestions will further address the existing issues of MFM and enhance the user experience for stakeholders.
- 6.17. URA will refer to the data and opinions collected from the two surveys and, after the commencement of the Scheme, gather information and feedback from those affected by the

Scheme through SIA questionnaires and the “Project Engagement” Programme, so as to propose practical and feasible mitigation measures. For example, the Social Service Team (STT) will provide assistance to those in need after the commencement of the Scheme (details in **Chapter 8** of this SIA1) in order to minimize the impacts on the stakeholders of MFM, particularly florist operators, and enhance the local characteristics of the MFM and promote its development.

7 RECREATIONAL, AMENITY, COMMUNITY AND WELFARE FACILITIES

- 7.1. **Figure 7.1** shows the locations of various existing POSs and GIC facilities within the 500m radius area of the Scheme. Boundary Street Recreation Ground, Sai Yee Street Children's Playground and Boundary Street Amenity Plot are located at Site B within the Scheme. Adjoining the Scheme area, Tai Hang Tung Recreation Ground and Fa Hui Park are located to the immediate north and northeast across Boundary Street. Besides, the Mong Kok Stadium is located to the immediate east of the Scheme.
- 7.2. The Boundary Street Recreation Ground is part of the Scheme area, which provides a variety of sports and recreational facilities, including three outdoor table tennis tables, a children's playground, a nursery and a recreation ground (11-a-side soccer pitch) which can also be used for playing hockey. There are two 2-storey buildings, i.e. the Boundary Street Sports Centres Nos. 1 and 2, to provide indoor sports venues including basketball courts, volleyball courts, badminton courts, squash courts, table tennis tables, and activity rooms. The Boundary Street Recreation Ground has two entrances, where the west entrance is from Sai Yee Street and the south entrance is from the Flower Market Path.
- 7.3. The LCSD Boundary Street Plant Nursery, which is fenced for plant care and storage, acts as a supporting role to other nurseries and is a training venue for LCSD's horticultural education programmes. Individuals or general public can only visit the plant nursery upon applications under the programme, such as Primary School Guided Visits Programmes. During these visits, pupils will be guided to see facilities in nurseries and various methods of plant propagation will be demonstrated. Pupils will also have the opportunity to practice seeding and cutting by themselves.
- 7.4. To the immediate north across Boundary Street is the Tai Hang Tung Recreation Ground which covers about 47,000m² It provides two 11-a-side soccer pitches, one rugby pitch, one 7-a-side soccer pitch, two gate ball courts, a jogging track, one playground and one sitting-out area. It has four entrances, the north entrance is from Tong Yam Street, the east entrance is from Tai Hang Tung Road, the west entrance is from the pathway through Sai Yeung Choi Street North and the southwest entrance is from Boundary Street.
- 7.5. To the immediate northeast across Boundary Street is the Fa Hui Park, which covers about 34,800m² It provides two 7-a-side soccer pitches, three basketball courts, four volleyball courts and one playground. It has four entrances; the north and west entrances are from Tat Chee Avenue and the south and southwest entrances are from Boundary Street.

- 7.6. To the immediate east across the Flower Market Path is the Mong Kok Stadium which covers 24,000m² and was built in 1961. It provides spectator stands with 6,600 seats, 127 VIP seats, 42 wheelchair spaces and a car park with 20 parking spaces (16 for private cars, one for persons with disabilities, 2 for coaches and 1 for motorcycles). It has several entrances in different directions; the north entrances are from Boundary Street, the west entrance is from the Flower Market Path and the south entrances are from Flower Market Road.
- 7.7. Major GIC facilities within a 500m radius of the Scheme include the Hong Kong Society for the Protection of Children and the Tai Hang Tung Community Centre. There are also several educational facilities, mainly primary and secondary schools within 500m of the Scheme.
- 7.8. Existing social welfare facilities and services (**Table 7.1** refers) near the Scheme include family and child welfare services, social security field units, services for the elderly, rehabilitation and medical social services, services for young people, clinical psychology services, and community development and Support Services etc.
- 7.9. In the proposed development of the Scheme, a multi-purpose GIC complex is proposed with an aim to provide about 20,000m² non-domestic GFA for reprovisioning and upgrading of existing sports and recreational facilities at the Boundary Street Recreation Ground as well as providing new sports and recreation facilities, subject to confirmation of funding availability and operational arrangement of the relevant Government Bureaux/ Departments. Apart from the recreation and sports facilities, a District Health Centre (DHC) will be provided at Site B as the permanent reprovisioned facility of the temporary Yau Tsim Mong DHC currently located at the ex-Mong Kok Market site. Besides, the existing FEHD's RCP and PT at Site B will also be reprovisioned in the GIC complex/ podia of the proposed development. To minimise disruption to the existing services, early liaison with relevant government user departments and seamless relocation would be made for the facilities, subject to liaison and detailed arrangement with relevant Government departments at the implementation stage.

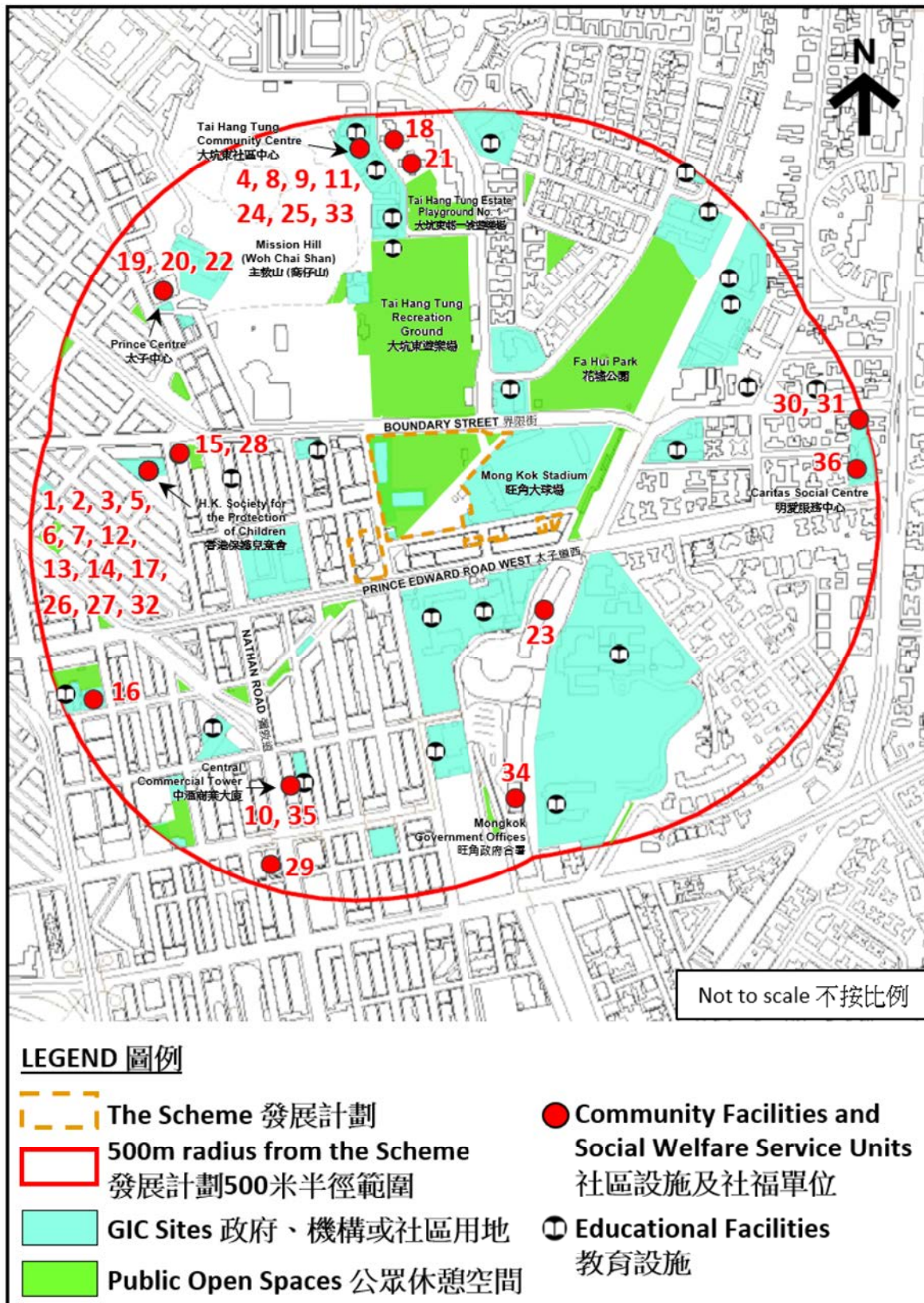


Figure 7.1 Existing Community Facilities, Amenity, and Social Welfare Service Units within 500m Radius from the Scheme

Source: Social Welfare Department’s website: Local District Service Profile: Welfare Service Units Managed or Funded by Social Welfare Department (YTM), (Kowloon City) & (Sham Shui Po) as of November 2023.

Table 7.1 Existing Community Facilities and Social Welfare Service Units within 500m Radius from the Scheme

Community Facility / Service Unit	Operator	Address
A. Family and Child welfare		
<i>Agency-based Enhancement of Professional Staff Support Services in Residential Care Homes</i>		
1. Hong Kong Society for the Protection of Children - Agency-based Enhancement of Professional Staff Support Services in Residential Care Homes	Hong Kong Society for the Protection of Children	G/F Garden, 1/F Front Podium, 2/F, 3/F & Penthouse (Laundry), 387 Portland Street, Kowloon
<i>Child Care Centre Service</i>		
2. Hong Kong Society for the Protection of Children - Air Cargo Community Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	1/F, 387 Portland Street, Mong Kok, Kowloon
3. Hong Kong Society for the Protection of Children - Air Cargo Community Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	1/F & Portion of Penthouse, 387 Portland Street, Mong Kok, Kowloon
<i>Extended Hours Child Care Service</i>		
4. Hong Kong Christian Service - Tai Hang Tung Nursery School (OCCS)	Hong Kong Christian Service	4/F & Roof Playground, Tai Hang Tung Community Centre, 17 Tong Yam Street, Tai Hang Tung, Kowloon
5. Hong Kong Society for the Protection of Children - Air Cargo Community Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	1/F, 387 Portland Street, Mong Kok, Kowloon
6. Hong Kong Society for the Protection of Children - Park 'N Shop Staff Charitable Fund Nursery School (OCCS)/(IP)	Hong Kong Society for the Protection of Children	6/F, 387 Portland Street, Mong Kok, Kowloon
7. Hong Kong Society for the Protection of Children - Portland Street Nursery School (OCCS)	Hong Kong Society for the Protection of Children	4/F, 387 Portland Street, Mong Kok, Kowloon
<i>Family Aide</i>		
8. Tai Hang Tung Integrated Family Service Centre	Social Welfare Department	2/F & 3/F, Tai Hang Tung Community Centre, 17 Tong Yam Street, Shek Kip Mei, Kowloon
<i>Integrated Family Service Centre</i>		
9. Tai Hang Tung Integrated Family Service Centre	Social Welfare Department	2/F & 3/F, Tai Hang Tung Community Centre, 17 Tong Yam Street, Shek Kip Mei, Kowloon
10. Yang Memorial Methodist Social Service - Mongkok Integrated Family Service Centre	Yang Memorial Methodist Social Service	G/F, Central Commercial Tower, 736 Nathan Road, Mong Kok, Kowloon

Community Facility / Service Unit	Operator	Address
<i>Occasional Child Care Service</i>		
11. Hong Kong Christian Service - Tai Hang Tung Nursery School (OCCS)	Hong Kong Christian Service	4/F & Roof Playground, Tai Hang Tung Community Centre, 17 Tong Yam Street, Tai Hang Tung, Kowloon
12. Hong Kong Society for the Protection of Children - Air Cargo Community Day Creche (with OCCS)	Hong Kong Society for the Protection of Children	1/F & Portion of Penthouse, 387 Portland Street, Mong Kok, Kowloon
13. Hong Kong Society for the Protection of Children - Park 'N Shop Staff Charitable Fund Nursery School (OCCS)/(IP)	Hong Kong Society for the Protection of Children	6/F, 387 Portland Street, Mong Kok, Kowloon
14. Hong Kong Society for the Protection of Children - Portland Street Nursery School (OCCS)	Hong Kong Society for the Protection of Children	4/F, 387 Portland Street, Mong Kok, Kowloon
<i>Outreaching Team for Ethnic Minorities</i>		
15. Hong Kong Christian Service - M.O.T.I.ON - Multicultural Outreaching Team for InclusiON (OTEM)	Hong Kong Christian Service	Room B & C, 2/F, 450-454 Portland Street, Prince Edward, Kowloon
<i>Project of provision of Assistance-in-kind for Asylum-Seekers and Torture Claimants</i>		
16. International Social Service Hong Kong Branch - Administering and Delivery of Assistance for Non-refoulement Claimants	International Social Service Hong Kong Branch	1/F, Li Po Chun Health Centre, 22 Arran Street, Prince Edward, Kowloon
<i>Residential Creche</i>		
17. Hong Kong Society for the Protection of Children - Children's Residential Home	Hong Kong Society for the Protection of Children	G/F Garden, 1/F Front Podium, 2/F, 3/F & Penthouse (Laundry), 387 Portland Street, Kowloon
B. Social Security		
<i>Employment Support Services</i>		
18. Hong Kong Single Parents Association - Employment Support Services	Hong Kong Single Parents Association	Unit 13-18, G/F, Tung Yue House, Tai Hang Tung Estate, Shek Kip Mei, Kowloon
C. Services for the Elderly		
<i>Home Care Services for Frail Elderly Persons</i>		
19. Tung Wah Group of Hospitals - Enhanced Home and Community Care Services (YTM)	Tung Wah Group of Hospitals	Unit C, 2/F, Prince Centre, 70 Tai Po Road, Kowloon
<i>Integrated Home Care Services (Agency and District-based)</i>		
20. Sik Sik Yuen - Ho Chung Integrated Home Care Services (Sponsored by Sik Sik Yuen)	Sik Sik Yuen	Unit E, 2/F, Prince Centre, 70 Tai Po Road, Sham Shui Po, Kowloon

Community Facility / Service Unit	Operator	Address
<i>Neighbourhood Elderly Centre</i>		
21. China Peniel Missionary Society Incorporation - Neighbourhood Elderly Centre of Grace	China Peniel Missionary Society Incorporation	G/F, Tung Yi House, Tai Hang Tung Estate, Shek Kip Mei, Kowloon
22. Hong Kong Sheng Kung Hui - Kei Oi Neighbourhood Elderly Centre	Hong Kong Sheng Kung Hui Welfare Council Limited	Unit A, 2/F, Prince Centre, 70 Tai Po Road, Sham Shui Po, Kowloon
23. Mongkok Kai-Fong Association Limited - Kowloon Chamber of Commerce Centre for the Elderly	Mongkok Kai-Fong Association Limited	Unit 399, 3/F, MOKO, N.193 Prince Edward Road West, Mong Kok, Kowloon
D. Rehabilitation and Medical Social Services		
<i>Agency-based Occupational Therapist Service</i>		
24. Wai Ji Christian Service - Agency-Based Occupational Therapy Service	Wai Ji Christian Service	Rm 115, 1/F, Tai Hang Tung Community Centre, 17 Tong Yam Street, Shek Kip Mei, Kowloon
<i>Integrated Programme in Kindergarten-cum-Child Care Centre</i>		
25. Hong Kong Christian Service - Tai Hang Tung Nursery School (OCCS)	Hong Kong Christian Service	4/F & Roof Playground, Tai Hang Tung Community Centre, 17 Tong Yam Street, Tai Hang Tung, Kowloon
26. Hong Kong Society for the Protection of Children - Park 'N Shop Staff Charitable Fund Nursery School (OCCS)/(IP)	Hong Kong Society for the Protection of Children	6/F, 387 Portland Street, Mong Kok, Kowloon
27. Hong Kong Society for the Protection of Children - Portland Street Nursery School (OCCS)	Hong Kong Society for the Protection of Children	4/F, 387 Portland Street, Mong Kok, Kowloon
<i>On-site Pre-school Rehabilitation Services</i>		
28. SAHK - FunLearn @ KG Team 1	SAHK	Unit B, C, 10/F, and Unit C, 11/F, HQ, 450-454 Portland Street, Prince Edward, Kowloon
<i>Pilot Scheme on Professional Outreaching Team for Private Residential Care Homes for Persons with Disabilities</i>		
29. Christian Family Service Centre - The Pilot Scheme on Professional Outreaching Team for Private Residential Care Homes for Persons with Disabilities for Hong Kong and Kowloon Regions	Christian Family Service Centre	21/F, Silvercorp International Tower, 707-713 Nathan Road, Mongkok, Kowloon
E. Services for Young People		
<i>School Social Work Service (provided for all secondary schools and administered by offices shown below)</i>		
30. Caritas - Hong Kong - Caritas School Social Work Service - Kowloon	Caritas - Hong Kong	2/F, Block A, 134 Boundary Street, Kowloon

Community Facility / Service Unit	Operator	Address
31. Caritas - Hong Kong - Caritas School Social Work Service - Shatin	Caritas - Hong Kong	2/F, Block A, 134 Boundary Street, Kowloon
<i>After School Care Programme</i>		
32. Hong Kong Society for the Protection of Children - Children & Family Services Centre (Sham Mong Districts)	Hong Kong Society for the Protection of Children	5/F, 387 Portland Street, Mong Kok, Kowloon
F. Clinical Psychology Service		
<i>Agency-Based Clinical Psychological Service and Central Psychological Support Service</i>		
33. Wai Ji Christian Service - Agency-Based Clinical Psychological Service	Wai Ji Christian Service	Rm 115, 1/F, Tai Hang Tung Community Centre, 17 Tong Yam Street, Shek Kip Mei, Kowloon
<i>Clinical Psychological Service in Case Work Setting in SWD & NGOs</i>		
34. Clinical Psychology Unit 6	Social Welfare Department	Room 108, 1/F, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon
35. Yang Memorial Methodist Social Service - Mongkok Integrated Family Service Centre	Yang Memorial Methodist Social Service	G/F, Central Commercial Tower, 736 Nathan Road, Mong Kok, Kowloon
G. Community Development		
<i>Community Centre</i>		
36. Caritas - Hong Kong - Caritas Community Centre - Kowloon	Caritas - Hong Kong	1/F, 256A Prince Edward Road West, Kowloon

Source: Social Welfare Department's website: Local District Service Profile: Welfare Service Units Managed or Funded by Social Welfare Department (Kowloon City), (YTM) & (Sham Shui Po) as of November 2023.

8 INITIAL ASSESSMENT OF POTENTIAL SOCIAL IMPACT, AND MITIGATION MEASURES

Potential Social Impact

- 8.1. The Scheme is estimated to affect about 275 households with about 580 residents, and about 33 businesses were identified within the Scheme during site visits. Based on non-obtrusive observation, there are some original units appeared to be sub-divided into smaller units (sub-divided units / cubicles). The exact number of affected business operators will be verified in the Stage 2 SIA. The Scheme, if implemented, will inevitably affect the domestic and non-domestic occupants within the Scheme. Generally, the most vulnerable resident groups in the Scheme are the elderly, the disabled, single-parent families, low-income households, and those who rely heavily on their social network (including receiving support/ care from their friends/ relatives who live nearby).
- 8.2. The Scheme aims to rationalize land uses by adopting an integrated planning-led approach for holistic planning of the area to enable more efficient land use and to bring planning gains to the local community. The Scheme offers an opportunity to replan and restructure land uses, enhance connectivity, create a walkable neighbourhood, and facilitate the expedition of the redevelopment of the existing dilapidated buildings, which are of poor serviceability without lifts and unsatisfactory living conditions such as sub-division units. Through the redevelopment, the living environment of the affected households, particularly the elderly can be improved by moving to newer units with better modern-day facilities, such as lifts.
- 8.3. The Scheme also aims to create new and sizable leisure spaces for public enjoyment at the city centre through the creation of a Waterway Park. It also seeks to promulgate the “single site, multiple uses” initiative to maximise land potential and provide new and modern GIC and recreation facilities, including a District Health Centre, for the benefit of the community. Upon completion of the Scheme, the overall built environment of the neighbourhood will be significantly enhanced.
- 8.4. During the FS, through the completion of FS and SIA questionnaires, needy cases such as households with single elderly, elderly couples, family members with disabilities or new immigrants worried about the impact of redevelopment on employment, living expenses and social network etc. will be identified. The Social Service Team (SST) commissioned by the Urban Renewal Fund (URF) will provide assistance to those in need. This SST is independent of the URA and it will directly report to the Board of the URF.

- 8.5. Apart from residents living within the Scheme area, shop operators operating within the Scheme will also be affected by the Scheme. As mentioned in Chapter 6 above, the Scheme and its vicinity area are the famous MFM area which attracts not only nearby residents but also citizens coming from other districts for shopping. It also agglomerates many florists to the ground-floor shops in the close vicinity of the area.
- 8.6. There are many florists operating within the Scheme area and their activities are considered one of the local business characteristics. The redevelopment of Site A shall take into account any social impacts on the florists and other stakeholders of the MFM area, including the visitors to the MFM. Mitigation measures to minimise social impacts to these stakeholders will be discussed in the following paragraphs and to be further developed in Stage 2 SIA upon project commencement with more detailed data obtained from the FS through the FS and SIA questionnaire.

Mitigation Measures – Acquisition and Rehousing Policies

- 8.7. Affected owners would receive an acquisition offer from the URA according to the prevailing URA Acquisition Policies. For affected tenanted households, rehousing or ex-gratia allowance would be offered. The URA will arrange briefing session(s)/ recording video(s) to the owners and tenants to explain the URA acquisition, rehousing and ex-gratia allowance policies. An in-house URA engagement team will visit the affected owners and tenants accordingly to care for those who are unclear about the policies and require any other assistance.
- 8.8. If affected owners, residents and business operators are not clear about the URA acquisition, rehousing and ex-gratia allowance policies or future arrangements, the SST will endeavour to clarify their doubts with full support from the URA. If the affected owners, residents and business operators are ethnic minorities who are not familiar with Chinese or English languages, the URA will arrange translation services for them as far as practicable. This will facilitate their understanding on URA's acquisition, rehousing and ex-gratia allowance policies and future arrangement, and will alleviate their concerns on the redevelopment.
- 8.9. In handling problems related to different kinds of livelihood, the SST, apart from offering counselling, will mobilise different community resources, liaise closely with Government departments and work with the URA to resolve the residents' and operators' problems and reduce their anxiety. The SST will also provide orientation assistance to those in need after their moving to the replacement flats, such as familiarisation with new neighbourhood, accommodation and local facilities.

- 8.10. For the vulnerable groups (including the elderly, disabled and single-parent families), SST will consider referring the cases to the Social Welfare Department, and other social service agencies for provision of the required services, such as child care/ foster services, domestic help services, etc. For low-income households, arrangements could be made with the Hong Kong Housing Authority or the Hong Kong Housing Society on public rental housing allocation if they are eligible. Domestic tenants who do not fulfil the rehousing eligibility criteria may be rehoused on compassionate grounds if they have genuine hardship arising from factors such as health, disability or special family circumstances.
- 8.11. If the Scheme is to be implemented, the URA will ensure the construction works follow and fulfil the mitigation measures and practices as stipulated by the Environmental Protection Department for the construction site. Appropriate measures will be proposed to mitigate potential noise and dust impact during the construction phase of the Scheme.

Acquisition & Rehousing Policies for Domestic Premises

- 8.12. The URA will offer an owner of domestic property the market value of his/ her property plus the applicable allowances for domestic properties such as Home Purchase Allowance (HPA), Supplementary Allowance (SA), incidental cost allowance and allowance for vacant property for purchase of his/ her property.
- 8.13. The URA may also offer “flat-for-flat” (FFF) (subject to any changes in the relevant legislations or URS) as an additional choice to cash acquisition offers to eligible owner-occupiers of domestic units. The amount of cash compensation and allowance offered to an owner-occupier will not be changed regardless of whether or not he/she elects to take up the choice of FFF offer.
- 8.14. According to the new URS, the URA will offer an allowance to eligible elderly owners of tenanted domestic properties on compassionate grounds in exceptional circumstances such as elderly owners who are compelled by health, financial or family reasons to stay elsewhere but not in the affected properties and who rely on the rental income from their affected properties to sustain their livelihood.
- 8.15. Eligible domestic tenants affected by URA's redevelopment projects will be provided with rehousing arrangement to units of public rental housing or units of URA's rehousing blocks, or be provided with the applicable allowance.
- 8.16. The URA has also introduced the “Domestic Tenants Compassionate Assistance Programme” to those domestic tenants whose tenancies commenced before the FS of this Scheme and are required to move out from the properties as requested by their landlords upon expiry or

termination of their tenancies before URA's acquisition of the properties. In general, eligible domestic tenants who meet the criteria under this programme will be offered special allowance or special rehousing such as units of public rental housing or units of URA's rehousing blocks.

Acquisition Policies and Allowances for Non-Domestic Premises

- 8.17. The URA will offer an owner of non-domestic property the market value of his/ her property plus the applicable allowances for non-domestic properties. For owner-occupied non-domestic properties, an allowance of 4 times the rateable value or 35% of the market value of the affected property, whichever is the higher, an Ex-gratia Business Allowance (EGBA) and an incidental cost allowance will be offered; the owner-occupiers may alternatively lodge a claim for business loss in lieu of the allowances. For owners of tenanted or vacant non-domestic properties, an allowance of 1 time the rateable value or 10% of the market value of the affected property, whichever is the higher and incidental cost allowance will be offered. In addition, the owners of vacant non-domestic properties will be offered an allowance for vacant property at 2 times the rateable value, subject to meeting certain criteria.
- 8.18. For non-domestic tenants of the premises, an allowance of 3 times the rateable value of the affected premises or an allowance equal to the prevailing ex-gratia allowance offered by the Lands Department on resumption by the Government, whichever is higher will be offered. An additional payment of EGBA is also payable to tenants who commenced occupying the premises for business before the date of the FS. Those non-domestic tenant-operators who have occupied the properties before the FS and are evicted by their landlords before the acquisition of the properties by the URA, can apply for the Special EGBA, which is equivalent to the EGBA as mentioned above. The minimum payment of EGBA will be subject to annual review.
- 8.19. According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue operation in the same district as far as practicable.

Mitigation Measures – Others

- 8.20. The acquisition, rehousing and ex-gratia allowance policies are subject to prevailing policies at the time of issuing acquisition offer. The policies are published on the URA's website and will be communicated to affected persons when the acquisition of property interests for this Scheme commences. Prevailing policies relating to property acquisition, rehousing and ex-gratia allowances will be reviewed by the URA from time to time.

8.21. The Stage 2 SIA to be conducted after the FS will further assess the impact of the Scheme in detail on both domestic and non-domestic occupants and propose mitigation measures. It may also be able to highlight the psychological stress and worry for some of the affected within the Scheme. Special measures may have to be adopted under exceptional circumstances.

Phasing Redevelopment to Minimize Interruption

8.22. To materialise the planning gains as early as possible, and to minimise the disturbance to the services of existing GIC facilities and the MFM area, implementation of the proposed development will be carried out in phases. The affected GIC and recreation facilities will be reprovisioned. Among these, the 11-a-side soccer pitch in the Boundary Street Recreation Ground will be reprovisioned in the multi-purpose complex building within the Scheme upon its completion. New recreation and sports facilities may also be provided within the Scheme, subject to confirmation of needs, funding availability and operational arrangement of the relevant Government Bureaux/ Departments.

8.23. Detailed programme and phasing arrangement will be subject to the collection of views from stakeholders, detailed design, GIC facilities reprovisioning schedule, construction programme and other relevant factors at the implementation stage.

Arrangements for Continuation of Business Operation for Shops with Local Characters in the District

8.24. As indicated in YMDS, the MFM area is one of the key characters streets in Hong Kong. As there are many of the ground-floor florists within the Scheme, consideration will be given to minimise disruption to the activities in the MFM area during the redevelopment process and to preserve or enhance the MFM local characters through urban renewal works in the long run.

8.25. According to the new URS, if requested, the URA will help identify suitable premises in the district of the redevelopment projects to enable the affected shop operators to relocate and continue their businesses in the same district as far as practicable. Upon completion of the Scheme, the URA, if requested, will also assist affected shop operators in leasing and shop owners in purchasing shop premises within the Scheme area.

8.26. If there are strong locational concerns from the florist operators, the URA may explore the opportunity to allow florists, which are affected by redevelopment, to relocate to the retail shops within the Scheme. However, the feasibility and relevant restrictions of this mitigation measure will be further considered after the commencement of the Scheme and data collection.

9 CONCLUSION

- 9.1. The local community and the surrounding neighbourhoods are likely to experience gains and losses due to the proposed redevelopment. Residents, business operators and their employees within the Scheme will be affected in different ways and to various degrees depending on their particular circumstances. Those who currently live in overcrowded or poor building conditions within the Scheme may welcome the opportunity to improve their living environment through cash compensation or rehousing if eligible; whilst others (e.g. some business operators) may prefer to remain undisturbed and maintain the status quo. The various degrees of concerns and social impacts on the affected residents, business operators and their employees within the Scheme will be assessed in the Stage 2 SIA in detail.
- 9.2. For non-domestic uses, a number of ground-floor shops are witnessed in the Scheme, whereas the upper-floor non-domestic uses, if any, are to be recorded in the FS upon commencement of the Scheme under section 23 of the URAO. The needs of the affected non-domestic occupants will be assessed in Stage 2 SIA.
- 9.3. This Stage 1 SIA report provides a general profile of the Scheme and the surrounding area. Based on the URA's experience of similar scale and context of redevelopment projects, it can be expected that there will be some sharing of living quarters and a relatively low average household income for those within the Scheme. The assumptions in this report will be verified by the Stage 2 SIA to be carried out after the FS. The Stage 2 SIA will assess the needs of the affected households and operators and propose appropriate mitigation measures to minimise major adverse social impacts, if any.

URBAN RENEWAL AUTHORITY

MARCH 2024