

FOR PUBLIC INSPECTION
in accordance with Section 23(3) of
the Urban Renewal Authority Ordinance

URBAN RENEWAL AUTHORITY

Development Scheme

**Prepared under Section 25 of
the Urban Renewal Authority Ordinance**

**SAI YEE STREET /
FLOWER MARKET ROAD**

(YTM-013)

**URBAN RENEWAL AUTHORITY
SAI YEE STREET / FLOWER MARKET ROAD
DEVELOPMENT SCHEME
(YTM-013)**

1. Introduction

- 1.1. Urban Renewal Authority Sai Yee Street / Flower Market Road Development Scheme (“the Scheme”) (YTM-013) is to be implemented by the Urban Renewal Authority (“URA”), a statutory body formed under the Urban Renewal Authority Ordinance (“URAO”). The Scheme will be implemented by way of a development scheme in accordance with section 25 of the URAO.

2. Planning Procedures

- 2.1. In accordance with the Urban Renewal Strategy, the URA will submit the Stage 1 Social Impact Assessment (“SIA”) Report and the Stage 2 SIA Report to the Town Planning Board (“TPB”). The URA intends to submit the draft Development Scheme Plan (“DSP”) of the Scheme, including the Stage 1 SIA Report, to the TPB on or before 18 March 2024 and the Stage 2 SIA Report to the TPB on or before 30 April 2024.
- 2.2. As an administrative arrangement, upon receipt of the draft DSP of the Scheme (including the Stage 1 SIA Report) and the Stage 2 SIA Report by the TPB, such information will also be made available for public inspection at the Planning Enquiry Counters as stated on the Gazette Notice of the Scheme as soon as practicable until the draft DSP is considered by the TPB. As stated on the Gazette Notice of the Scheme, the above information will also be made available at URA’s Headquarters, URA’s Urban Renewal Resource Centre and URA’s website (<http://www.ura.org.hk>) until the Chief Executive in Council has made a decision in respect of the draft DSP in question.
- 2.3. If the draft DSP of the Scheme is deemed to be suitable for publication by the TPB under section 25(6) and (7) of the URAO, it will be deemed to be a draft DSP prepared by the TPB for the purposes of the Town Planning Ordinance (Cap. 131) (“TPO”) and the provisions of the TPO shall apply accordingly. It will be exhibited by the TPB for public inspection under section 5 of the TPO for a period of two months. During this period, any person may make representation in writing to the TPB in respect of the draft DSP in accordance with section 6(1) of the TPO.

3. Background

- 3.1. The area of the Scheme being shown by Plan No. URA/YTM-013 comprises Site A and Site B, and covers an area of about 29,315sq.m. in total. Site A is further divided into a larger Site A1 and four piecemeal Sites A2 – A5. The area is currently zoned “Residential (Group A)” (“R(A)”), “Other Specified Uses” specified “Mixed Use” (“OU(MU)”), “Government, Institution or Community” (“G/IC”), Open Space (“O”) and area shown as ‘Road’ on the Approved Mong Kok Outline Zoning Plan (“OZP”) No. S/K3/36.
- 3.2. Site A of the Scheme is mostly occupied by existing residential buildings of 4 to 10 storeys with non-domestic uses on ground floor. The buildings, which were completed between 1948 and 1960, are mostly without lift. From the recent site observation, suspected unauthorised building works (“UBW”) and back lane obstruction are often found at Site A. Actual uses will be ascertained during the freezing survey.
- 3.3. Site B of the Scheme includes a cluster of existing piecemeal / segregated open space and Government, institution or community (“GIC”) facilities, and most of these facilities require advanced booking for usage. The open space includes Boundary Street Recreation Ground, Sai Yee Street Children’s Playground and Boundary Street Amenity Plot; while the GIC facilities include Boundary Street Sports Centre Nos. 1 and 2, which were built in 1976 and 1987 respectively, Sai Yee Street (Flower Market Road) Refuse Collection Point, Sai Yee Street Public Toilet, and an electric substation. Site B also covers the whole Flower Market Path, and Leisure and Cultural Services Department (“LCSD”) Boundary Street Plant Nursery.
- 3.4. It is estimated that there are about 275 households and about 33 ground floor shops in the Scheme.

4. Proposed Development

- 4.1. The Scheme is the first project to be implemented under the recommendations of the Master Urban Renewal Concept Plan (“MRCP”) as devised from the District Study for Yau Ma Tei and Mong Kok (“YMDS”), and is in response to the 2023 Policy Address’s directives to implement the recommendations of YMDS and to commence the redevelopment at “Nullah Road Urban Waterway” in Mong Kok East.
- 4.2. The Scheme will holistically re-plan and re-structure the land use to create a Waterway Park and form as an integral part of the Mong Kok East – Nullah Road Urban Waterway Development Node (“Nullah Road DN”), which will link up with the proposed Urban

Waterway to become a key district landmark with vibrancy and attractions, and to form as a “socio-economic activity hub” in Mong Kok East as envisioned in YMDS.

- 4.3. The Scheme will realise YMDS’s recommendation to create a Waterway Park covering an area of not less than 8,800sq.m. by re-structuring and opening up the existing segregated and piecemeal open space at Site B. The Waterway Park will become an iconic and sizable green hub with blue-green features, revive the previous spatial setting of the decked nullah with water features, and rejuvenate the district. Together with other proposed public open spaces, the Scheme will provide public open space of not less than 17,000sq.m. in total for public enjoyment.
- 4.4. By adopting a cohesive design, the Waterway Park will become the “connector” along the axis of the Urban Waterway to integrate and create synergy among the proposed development, the Flower Market precinct, Mong Kok Stadium and the adjoining urban fabric, and thus shaping the Nullah Road DN as a vibrant “socio-economic activity hub” for the wider area.
- 4.5. To echo with the 2023 Policy Address’s directive of the “Shining City Project” to beautify the cityscape, the Waterway Park, being located next to the Flower Market precinct, owns a strategic location and good opportunities to be developed as a major “flower viewing hotspot” in Hong Kong. The Waterway Park will incorporate a colorful landscape design theme, with various planting areas, appropriate soft and hard landscape and place-making opportunities, to create an attractive environment for organizing seasonal/ occasional flower-viewing events/ activities at the Waterway Park.
- 4.6. The Scheme will also echo with the Government’s “single site, multiple use” (“SSMU”) initiative by providing a new multi-purpose complex building in Site B, which aims to re-provide/ upgrade the existing facilities GIC/ recreation/ sports facilities and/or provide new GIC/ recreation/ sports facilities as far as practicable. Subject to timely confirmation of funding and operation arrangement from the relevant Government bureaux/ departments, the Scheme aims to provide around 20,000sq.m. non-domestic GFA for reprovisioned/ upgraded/ new GIC/ recreation/ sports uses.
- 4.7. In addition to the ancillary parking provision of the proposed development in the Scheme, an underground public vehicle park (“PVP”) will be provided at Site B with enhanced accessibility to the peripherals to promote the “Park n’ Walk” concept as recommended in YMDS and address the district parking and loading/ unloading demand and the traffic problems associated with the Flower Market.

- 4.8. To enhance street vibrancy and local characters of the Flower Market, the Scheme will provide new one-storey retail blocks and ground floor retail frontage will be provided at Site A and Site B respectively to create rooms for expansion of retail activities, particularly for the flower shops, so as to complement the existing Flower Market ambience and support the future development in the Flower Market precinct.
- 4.9. An “integrated approach” for urban renewal, encompassing the 4R initiatives, namely “Redevelopment”, “Rehabilitation”, “pReservation” and “Revitalisation” will be adopted in the Scheme and surrounding area. Taking advantage of the redevelopment opportunity and the geographic proximity to the URA Preservation and Revitalisation Project at Prince Edward Road West / Yuen Ngai Street (MK/02), the back lanes abutting Sites A2 – A5 are proposed to be re-shaped as the “Third Street” of the Flower Market precinct. Rehabilitation/ revitalisation of the back lanes (as a separate initiative not forming part of the Scheme) such as facelifting, place-making and beautification works, are proposed to enhance the environment of the back lanes to provide additional space and route for pedestrian in the area. New retail frontage facing the back lane could be formed via opening up of backyards of buildings at MK-02.

5. Separate Urban Renewal Initiatives (Not Forming Part of The Scheme)

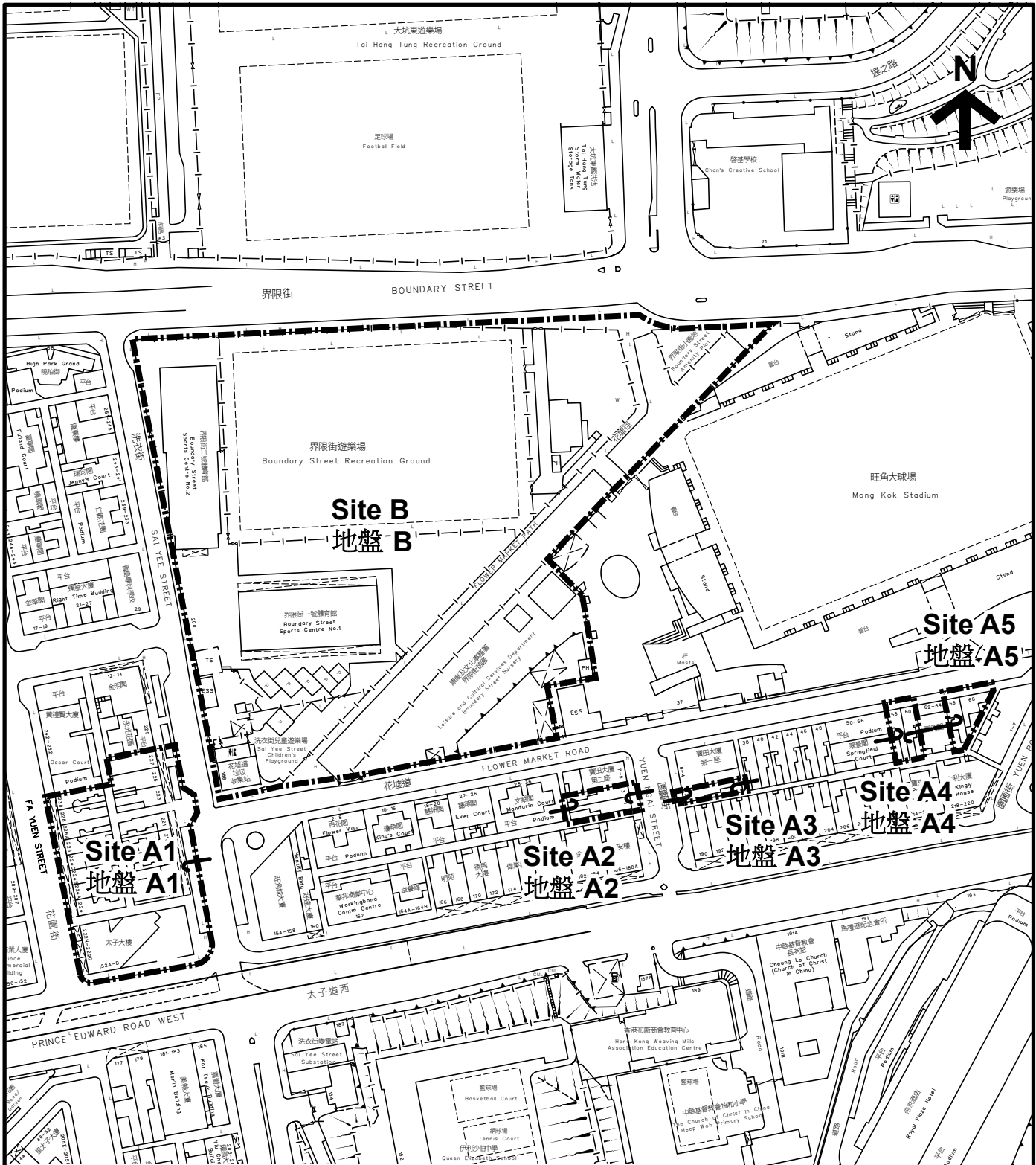
- 5.1. To enhance walkability and connectivity of the Scheme area and its vicinity, three direct pedestrian connections in different directions would be explored: (i) between Site B and Tai Hang Tung Recreation Ground; (ii) between Site A1 and Site B; and (iii) possible subway opening for pedestrian connection from Site A1 towards Prince Edward MTR Station and/or the commercial spine along Nathan Road.
- 5.2. Taking the opportunity of redevelopment, separate public works/ revitalisation initiatives are proposed to rejuvenate the back lanes abutting Sites A2 – A5 to integrate with the new open spaces and retail portions/ blocks at Sites A2 – A5 and the completed URA’s Preservation and Revitalisation Project - MK/02, so as to enhance the walking environment and create new space in the Flower Market precinct.
- 5.3. Public works are also proposed at the space underneath the viaduct along Prince Edward Road West via facelifting, place-making and/or beautification works to enhance the environment and strengthen Flower Market characters.
- 5.4. Subject to feasibility and agreement with relevant Government departments and/or stakeholders, these separate urban renewal initiatives will be implemented under either

Government public works or URA's separate revitalisation initiatives not forming part of the Scheme.

6. Implementation


- 6.1. In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Scheme shall be the date on which notice of the Scheme is first published in the Gazette, i.e. 15 March 2024. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.

**URBAN RENEWAL AUTHORITY
MARCH 2024**



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 Scheme Boundary
 計劃界線

EXTRACT PLAN PREPARED ON 9/1/24
 BASED ON SURVEY SHEET No. 11-NW-14D

市區重建局洗衣街 / 花墟道發展計劃
 URBAN RENEWAL AUTHORITY
 SAI YEE STREET / FLOWER MARKET ROAD
 DEVELOPMENT SCHEME

Scale 1:2,000

METERS 10 0 10 20 30 40 50

 市區重建局
 URBAN RENEWAL
 AUTHORITY

PLAN NO. 圖則編號
 URA/YTM-013