

URBAN RENEWAL AUTHORITY ORDINANCE (Chapter 563)

NOTIFICATION OF COMMENCEMENT OF THE  
SAI YEE STREET/FLOWER MARKET ROAD  
DEVELOPMENT SCHEME BY THE  
URBAN RENEWAL AUTHORITY

Pursuant to section 23(1) of the Urban Renewal Authority Ordinance ('URAO'), it is hereby notified that the Urban Renewal Authority ('URA') will commence the implementation of its project YTM-013 Sai Yee Street / Flower Market Road ('the Project'). In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Project shall be the date on which notice of the Project is first published in the *Gazette*, i.e. 15 March 2024.

The Project will be implemented by way of a development scheme under section 25 of the URAO. A draft Development Scheme Plan ('DSP') of the Project will be submitted by the URA under section 25(5) of the URAO to the Town Planning Board ('TPB') for consideration.

The Project covers a gross site area of about 29 315 m<sup>2</sup> and comprises six sites:—

- (i) Site A1—broadly bounded by existing buildings, Sai Yee Street to the east, Prince Edward Road West to the south and Fa Yuen Street to the west;
- (ii) Site A2—broadly bounded by existing buildings and Yuen Ngai Street to the east;
- (iii) Site A3—broadly bounded by existing buildings and Yuen Ngai Street to the west;
- (iv) Site A4—broadly bounded by existing buildings and Flower Market Road to the north;
- (v) Site A5—broadly bounded by existing buildings and Flower Market Road to the north; and
- (vi) Site B—broadly bounded by Sai Yee Street to the west, Boundary Street to the north, Mong Kok Stadium to the east and Flower Market Road to the south.

In accordance with section 23(3) of the URAO, public inspection of:—

- (a) a description of the general nature and effects of the Project; and
- (b) a plan delineating the boundaries of the Project,

shall be made for a period of two months from the date of the first publication of this notice, that is to say 15 March 2024.

Unless otherwise specified in the URA website (<http://www.ura.org.hk>), the above information will be available for public inspection at the following locations and office hours (except public holidays):—

- (i) the Urban Renewal Authority's Headquarters, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong (Monday to Friday 8.45 a.m. to 6.00 p.m.);
- (ii) Urban Renewal Resource Centre, 1st Floor, 6 Fuk Tsun Street, Tai Kok Tsui, Kowloon (Monday to Friday 10.00 a.m. to 7.00 p.m.; Saturday 10.00 a.m. to 6.00 p.m.); and
- (iii) Yau Tsim Mong Home Affairs Enquiry Centre, Ground Floor, Mong Kok Government Offices, 30 Luen Wan Street, Mong Kok, Kowloon (Monday to Friday 9.00 a.m. to 7.00 p.m.).

Such information is also available on the URA website (<http://www.ura.org.hk>).

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 TPB. The URA intends to submit the draft DSP of the Project, 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. Such information will be available on the URA website (<http://www.ura.org.hk>) and at the following locations and office hours (except public holidays) until the Chief Executive in Council has made a decision in respect of the draft DSP in question:—

- (i) the Urban Renewal Authority's Headquarters, 26th Floor, COSCO Tower, 183 Queen's Road Central, Hong Kong (Monday to Friday 8.45 a.m. to 6.00 p.m.); and
- (ii) Urban Renewal Resource Centre, 1st Floor, 6 Fuk Tsun Street, Tai Kok Tsui, Kowloon (Monday to Friday 10.00 a.m. to 7.00 p.m.; Saturday 10.00 a.m. to 6.00 p.m.).

As an administrative arrangement, upon receipt of the draft DSP of the Project (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 following locations and office hours as soon as practicable until the draft DSP is considered by the TPB (except public holidays):—

- (i) Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Monday to Thursday 9.00 a.m. to 5.30 p.m. and Friday 9.00 a.m. to 6.00 p.m.); and
- (ii) Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories (Monday to Thursday 9.00 a.m. to 5.30 p.m. and Friday 9.00 a.m. to 6.00 p.m.).

If the draft DSP of the Project is deemed to be suitable for publication under the Town Planning Ordinance (“TPO”) (Chapter 131) after consideration by the TPB, 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.

This notice is a notice of the commencement date of the Project only. It shall not constitute any representation or warranty that the URA is under a duty or obligation to implement the Project. The URA has the right to discontinue the Project in circumstances it deems appropriate to do so.

*15 March 2024*

*Urban Renewal Authority*