

2024年 12月 4日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of
MPC Paper No. A/K3/600

This document is received on 2024-12-04
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

- (i) Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2402848

29.11.2024 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K3/600
	Date Received 收到日期	2024-12-04

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名 / 名稱	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構)	
Urban Renewal Authority	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名 / 名稱 (如適用)	
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)	
N/A	
3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址 / 地點 / 丈量約份及地段號碼 (如適用)	1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street, part of the Leisure and Cultural Services Department's Thistle Street Rest Garden, and Adjoining Government Land, Mong Kok, Kowloon (New Lot to be known as Kowloon Inland Lot No. 11295)
(b) Site area and/or gross floor area involved 涉及的地盤面積及 / 或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,475 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 14,949 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 2,475 sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Urban Renewal Authority Shantung Street/ Thistle Street Development Scheme Plan No. S/K3/URA4/2
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)"
(f) Current use(s) 現時用途	Vacant tenement buildings and public open space (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」 The applicant 申請人 – <input type="checkbox"/> is the sole "current land owner" #& (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」 #& (請繼續填寫第 6 部分，並夾附業權證明文件)。 <input type="checkbox"/> is one of the "current land owners" #& (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」 #& (請夾附業權證明文件)。 <input type="checkbox"/> is not a "current land owner" #. 並不是「現行土地擁有人」 #。 <input checked="" type="checkbox"/> The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意 / 通知土地擁有人的陳述															
(a) According to the record(s) of the Land Registry as at..... (DD/MM/YYYY), this application involves a total of "current land owner(s)" #. 根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」 #。															
(b) The applicant 申請人 – <input type="checkbox"/> has obtained consent(s) of "current land owner(s)" #. 已取得 名「現行土地擁有人」 # 的同意。															
<table border="1"> <tr> <th colspan="3">Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」 # 同意的詳情</th> </tr> <tr> <th>No. of 'Current Land Owner(s)' 「現行土地擁有人」數目</th> <th>Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址</th> <th>Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Details of consent of "current land owner(s)" # obtained 取得「現行土地擁有人」 # 同意的詳情			No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)									
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(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)															

- ☐ has notified.....“current land owner(s)”#
已通知.....名「現行土地擁有人」#。

Details of the “current land owner(s)” # notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____(DD/MM/YYYY)#&
於_____ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____(DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on _____(DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____(DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/>	Type (i) 第(i)類 Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<input type="checkbox"/>	Type (ii) 第(ii)類 Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input type="checkbox"/>	Type (iii) 第(iii)類 Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
<input checked="" type="checkbox"/>	Type (iv) 第(iv)類 Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<input checked="" type="checkbox"/>	Type (v) 第(v)類 Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) <i>For Type (ii) application</i> 供第(ii)類申請			
(a) Operation involved 涉及工程	<input type="checkbox"/>	Diversion of stream 河道改道	
	<input type="checkbox"/>	Filling of pond 填塘	
		Area of filling 填塘面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of filling 填塘深度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/>	Filling of land 填土	
		Area of filling 填土面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of filling 填土厚度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/>	Excavation of land 挖土	
		Area of excavation 挖土面積	sq.m 平方米 <input type="checkbox"/> About 約
		Depth of excavation 挖土深度	m 米 <input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展			

(iii) <i>For Type (iii) application</i> 供第(iii)類申請			
(a) Nature and scale 性質及規模	<input type="checkbox"/>	Public utility installation 公用事業設施裝置	
	<input type="checkbox"/>	Utility installation for private project 私人發展計劃的公用設施裝置	
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)		

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☒ Plot ratio restriction 地積比率限制 Max. Domestic: 7.5 Max. Domestic: 8.5
From 由 to 至
- ☐ Gross floor area restriction 總樓面面積限制 From 由 sq. m 平方米 to 至 sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 % to 至 %
- ☐ Building height restriction 建築物高度限制 From 由 m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至 mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 m to 至 m
- ☐ Others (please specify) 其他 (請註明)

Note: This application is for minor relaxation of domestic PR restriction for the Site. The indicative development proposal does not form part of the application. It is for indicative and illustrative purpose only and subject to change at detailed design.

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Proposed Minor Relaxation of Domestic Plot Ratio Restriction for Permitted High-Density Residential Development with Commercial and Government, Institution and Community Facilities

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 Not more than 14,949 sq.m 平方米 ☒ About 約
- Proposed plot ratio 擬議地積比率 Total: 9.0 (Max. Domestic: 8.5) ☐ About 約
- Proposed site coverage 擬議上蓋面積 Not more than 40 (domestic) % ☒ About 約
- Proposed no. of blocks 擬議座數 2
- Proposed no. of storeys of each block 每座建築物的擬議層數 34 and 7 storeys 層
- ☒ include 包括 1 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 120 and 35 mPD 米(主水平基準上) ☒ About 約
- m 米 ☐ About 約

Note: This application is for minor relaxation of domestic PR restriction for the Site. The indicative development proposal does not form part of the application. It is for indicative and illustrative purpose only and subject to change at detailed design.

☒ Domestic part 住用部分

GFA 總樓面面積 Not more than 14,118.5 sq. m 平方米 ☒ About 約
 number of Units 單位數目 About 300 to 380
 average unit size 單位平均面積 About 37 to 47 sq. m 平方米 ☒ About 約
 estimated number of residents 估計住客數目 About 690 to 874

☒ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約
 (please specify the number of rooms
 請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☒ Government, institution or community facilities
 政府、機構或社區設施 (please specify the use(s) and concerned land area(s)/GFA(s)
 請註明用途及有關的地面面積／總樓面面積)
 GFA Total: About 2,850m²

☒ other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s)
 請註明用途及有關的地面面積／總樓面面積)
 • Ancillary parking facilities
 • Retail and commercial facilities
 • Clubhouse, E&M and other ancillary facilities
 GFA Total: About 830.5m²

☒ Open space 休憩用地 (please specify land area(s) 請註明地面面積)
☒ private open space 私人休憩用地 690 (1m² per person) sq. m 平方米 ☒ Not less than 不少於
☒ public open space 公眾休憩用地 780 sq. m 平方米 ☒ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
Southern Block	G/F-5/F	Ancillary parking facilities / E&M facilities / Clubhouse / Commercial/ Retail facilities
	6/F-33/F	Residential flats
Northern Block	G/F - 5/F	Commercial/ Retail facilities / E&M facilities/ GIC facilities
Both blocks	Basement	Ancillary parking facilities

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Reprovisioned public open space (i.e. affected Thistle Street Rest Garden), sunken plaza

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份) 2031/32

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排		
Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shantung Street, Thistle Street, Nelson Street <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 36 Motorcycle Parking Spaces 電單車車位 5 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ <u>Private Light Bus Parking Spaces for GIC</u> 5 <u>Facilities 政府設施專用私家小巴車位</u> _____ <input type="checkbox"/>
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 2 Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ <u>Loading/unloading bay for GIC</u> 1 <u>Facilities 政府設施專用車位</u> _____ <input type="checkbox"/>

9. Impacts of Development Proposal 擬議發展計劃的影響																																	
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.</p> <p>如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																																	
<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情																															
	No 否	<input checked="" type="checkbox"/>																															
<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程?</p> <p>(Note: where Type (ii) application is the subject of application, please skip this section.</p> <p>註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約																															
	No 否	<input checked="" type="checkbox"/>																															
<p>Would the development proposal cause any adverse impacts?</p> <p>擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tbody> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </tbody> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																															
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.. No change to the approved tree planting proposal as submitted under the draft Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/A in 2020. All 9 existing trees within Application Site will be retained or transplanted as far as practicable.</p> <p>.....</p> <p>.....</p>																																	

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

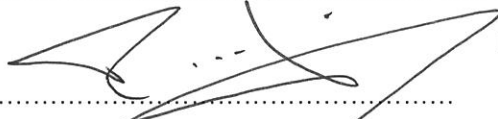
Please refer to the attached supporting planning statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



KWAN YEE FAI MIKE

Name in Block Letters
姓名（請以正楷填寫）

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

General Manager (Planning and Design)

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Urban Renewal Authority



☐ Company 公司 / ☒ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

29 / 11 / 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:

如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量@

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

@ Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street, part of the Leisure and Cultural Services Department's Thistle Street Rest Garden, and Adjoining Government Land, Mong Kok, Kowloon 九龍旺角山東街1至27號(單數), 地士道街1至23號(單數)及奶路臣街2L至2M號的樓宇, 部份康樂及文化事務署轄下的地士道街休憩花園及毗連政府土地		
Site area 地盤面積	2,475 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 2,475 sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Approved Urban Renewal Authority Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 市區重建局山東街/地士道街發展計劃核准圖編號 S/K3/URA4/2		
Zoning 地帶	"Residential (Group A)" 「住宅(甲類)」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Domestic Plot Ratio Restriction for Permitted High-Density Residential Development with Commercial and Government, Institution and Community Facilities 擬議略為放寬住用地積比率限制以作准許的高密度住宅與商業及政府、機構及社區設施發展		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	14, 118.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	8.5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	830.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.5 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		120	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		34	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input checked="" type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		About 35	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		7	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input checked="" type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input checked="" type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Not more than 40 (domestic) % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	300 - 380		
(vi) Open space 休憩用地	Private 私人	690	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於
	Public 公眾	780	sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	46
	Private Car Parking Spaces 私家車車位	36
	Motorcycle Parking Spaces 電單車車位	5
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	-
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	-
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	-
	Others (Please Specify) 其他 (請列明)	
	Private Light Bus Spaces for GIC Facilities 政府設施專用私家小巴車位	5
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Taxi Spaces 的士車位	-
	Coach Spaces 旅遊巴車位	-
	Light Goods Vehicle Spaces 輕型貨車車位	2
	Medium Goods Vehicle Spaces 中型貨車位	-
	Heavy Goods Vehicle Spaces 重型貨車車位	-
	Others (Please Specify) 其他 (請列明)	
	Loading/unloading bay for GIC Facilities 政府設施專用車位	1

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Technical review on Traffic, Sewerage and Water Supply aspects 交通、排污及供水技術評述		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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**Section 16 Planning Application for
Proposed Minor Relaxation of Domestic Plot Ratio Restriction
for the Approved Urban Renewal Authority's
Shantung Street / Thistle Street
Development Scheme Plan No. S/K3/URA4/2 (YTM-012),
Mong Kok, Kowloon**

PLANNING STATEMENT

November 2024

Urban Renewal Authority



EXECUTIVE SUMMARY

This planning application is submitted by the Urban Renewal Authority (URA) to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of domestic plot ratio (PR) restriction for the approved Urban Renewal Authority (URA) Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012).

The Application Site is located in the Mong Kok district which is broadly bounded by Thistle Street to the east, Shantung Street to the south, part of Ferry Street to the west and part of Nelson Street to the north. It is zoned "Residential (Group A)" ("R(A)") on the approved URA Shantung Street / Thistle Street DSP No. S/K3/URA4/2, which is subject to a maximum domestic PR of 7.5 or a maximum total PR of 9.0 for a building that is partly domestic and partly non-domestic, with building height restriction of 120mPD.

To take forward of the recommendations as outlined under Yau Mong District Study (YMDS) to allow more flexibility for interchangeability between domestic and non-domestic PR for incentivising redevelopment and increasing flat supply, amendments to the "R(A)" zonings, with revision of the maximum domestic PR restriction from 7.5 to 8.5, were incorporated in the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38 and approved Yau Ma Tei OZP No. S/K2/26. In light of this context, the URA proposes to align with the "R(A)" zoning in the Mong Kok OZP, allowing for similar flexibility in the YTM-012 Development Scheme. This planning application seeks a minor relaxation of the domestic PR from 7.5 to not more than 8.5 in order to align with the OZPs, while keeping the total plot ratio at 9.0.

In support of the planning application, an indicative block plan and section plan to visualize the proposed planning parameters were prepared. As this application applies for minor relaxation of domestic PR only, the current indicative proposal of the Application Site does not form part of the application. To allow flexibility, this application seeks permission to relax the maximum domestic PR (without restricting the non-domestic PR) while keeping the total PR unchanged so that the actual domestic and non-domestic PRs can be finalised at detailed design stage.

In view of the above, the URA respectfully requests the TPB to give favourable consideration on the proposed minor relaxation of the planning control to the maximum domestic PR of 8.5.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

市區重建局（市建局）現根據《城市規劃條例》第16條，向城市規劃委員會（城規會）遞交規劃申請，略為放寬《市區重建局山東街/地士道街發展計劃核准圖編號 S/K3/URA4/2》（YTM-012）的住用地積比率限制。

申請地點位於旺角區，大概東面毗連地士道街，南面毗連山東街，西面毗連渡船街（部分），北面毗連奶路臣街（部分）。申請地點於《市區重建局山東街/地士道街發展計劃核准圖編號 S/K3/URA4/2》劃作「住宅（甲類）」地帶，並受限於最高地積比率限制（整幢為住用建築物為7.5倍，而一幢建築物內住用與非住用各佔部分則為9.0倍）及建築物高度限制（主水平基準上120米）。

為落實「油麻地及旺角地區研究」（「油旺地區研究」）中的建議，《旺角分區計劃大綱核准圖編號 S/K3/38》（《旺角大綱核准圖》）及《油麻地分區計劃大綱核准圖編號 S/K2/26》已對「住宅（甲類）」地帶作出相應修訂，將該地帶的最高住用地積比率由7.5增加至8.5，以容許住用及非住用地積比率更靈活互換，從而為重建提供誘因及增加房屋供應。有見及此，市建局建議 YTM-012發展計劃中亦納入類似的修訂，以確保與《旺角大綱核准圖》內的「住宅（甲類）」地帶的發展參數保持一致。因此，此規劃申請擬議把申請地點的住用地積比率由7.5略為放寬至不多於8.5，而整體地積比率則維持在9.0。

為支持此規劃申請，市建局擬備了一份初步設計概念圖及剖面圖，以圖像化擬議的發展參數。由於此規劃申請僅擬議略為放寬住用地積比率，因此有關申請地點的初步設計只作指示用途，而不應視為規劃申請的一部分。為容許更大的靈活性以在詳細設計階段才落實實際的住用及非住用地積比率，此規劃申請擬議放寬最高住用地積比率，而不限制非住用地積比率，同時總地積比率維持不變。

基於以上各點，市建局懇請城規會從優考慮擬議略為放寬最高住用地積比率至8.5的申請。

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Appendix A	Location Plan
Appendix B	Draft Land Grant Plan
Appendix C	Indicative Design
Appendix D	Technical Review on Traffic, Sewerage and Water Supply

1. INTRODUCTION

- 1.1 This planning application is submitted by the Urban Renewal Authority (URA) to seek approval from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance for minor relaxation of plot ratio (PR) restriction for the approved Urban Renewal Authority (URA) Shantung Street / Thistle Street Development Scheme (YTM-012, the Application Site). The Applicant seeks the TPB's permission to relax the maximum domestic PR, allowing for more flexibility in the interchangeability between domestic and non-domestic PR, which can be finalized at detailed design stage (hereafter refer to the "Current Indicative Proposal"). The Current Indicative Proposal of the Application Site does not form part of the application. It is a non-scheme-based submission and not associated to a specific development proposal.
- 1.2 The YTM-012 Development Scheme was commenced by URA on 16 October 2020 by way of a development scheme under Section 25 of the Urban Renewal Authority Ordinance (URAO). On the same day, the URA submitted the draft Shantung Street / Thistle Street Development Scheme Plan (DSP) to the TPB, which was subsequently approved by the Chief Executive in Council (CE in C) on 8 February 2022. The approved Shantung Street / Thistle Street DSP No. S/K3/URA4/2 (the Approved DSP) was published on 18 February 2022. Subsequently, the Applicant has proceeded to land acquisition of the Approved Scheme and Land Grant application. The Provisional Basic Term Offer of YTM-012 has been issued by the Lands Department in February 2024 and accepted by the Applicant.
- 1.3 The Application Site, with a site area of about 2,475m², refers to the development scheme area of the Approved DSP. It is currently zoned "Residential (Group A)" ("R(A)") on the Approved DSP, which is intended for high-density residential developments with commercial and Government, Institution or Community (GIC) facilities.
- 1.4 The Application Site also falls within the study area of URA's District Study for Yau Ma Tei and Mong Kok (YMDS). The YMDS, a district-wide urban renewal study, was commissioned by the URA to map out a blueprint for restructuring and regenerating the old districts in Yau Ma Tei and Mong Kok to enhance land use efficiency and optimize redevelopment potential. It aims to devise a district-based urban renewal plan for the study area, and to explore new planning mechanisms to facilitate implementation. To take forward of the recommendations of the YMDS, the URA supported the Government to initiate amendments to the Outline Zoning Plans (OZPs) of Mong Kok and Yau Ma Tei to permit more flexible interchangeability between domestic and non-domestic PR for incentivising redevelopment and increasing flat supply. The amendments to the Mong Kok and Yau Ma Tei OZPs include increasing the maximum domestic PR of the "R(A)" zones from 7.5 to 8.5 to enhance interchangeability and allow more domestic GFA, while keeping the total PR as 9. The CE in C approved both the Mong Kok and Yau Mai Tei OZPs in June 2023 and July 2024, respectively.

- 1.5 In light of this context, the URA proposes to align with the “R(A)” zoning with the Mong Kok OZP, allowing for similar flexibility in the YTM-012 Development Scheme. This will enhance the interchangeability between domestic and non-domestic PR, enabling a higher domestic PR for the site to allow greater design flexibility in future development. This planning application seeks a minor relaxation of the domestic PR from 7.5 to not more than 8.5, while keeping the total plot ratio at 9.0.
- 1.6 As this application applies for minor relaxation of domestic PR only, the Current Indicative Proposal of the Application Site does not form part of the application. To allow flexibility, this application seeks permission to relax the maximum domestic PR without restricting the non-domestic PR while keeping the total PR unchanged so that the actual domestic and non-domestic PRs can be finalised at detailed design stage.

2. SITE CONTEXT

Site Context

- 2.1 The Application Site, with an area of about 2,475m², is located at the junction of Shantung Street and Thistle Street in Mong Kok District, and in close proximity to Mong Kok MTR station. It is in “L-shape” broadly bounded by Thistle Street to the east, Shantung Street to the south, part of Ferry Street to the west and part of Nelson Street to the north. The Application Site comprises two clusters of tenement buildings, part of the Leisure and Cultural Services Department (LCSD)’s Thistle Street Rest Garden (TSRG), a government lane and the surrounding public pavement. The entire Application Site is currently Government land, and the Lot will be known as Kowloon Inland Lot No. 11295. A Location Plan is provided in **Appendix A** and **Appendix B** includes the draft Land Grant Plan.

Planning Context

- 2.2 The Application Site is the subject of URA’s Shantung Street / Thistle Street Development Scheme (YTM-012) which was commenced on 16 October 2020 and approved by the Chief Executive in Council (CE in C) on 8 February 2022. The YTM-012 Development Scheme aims to restructure and replan the area through Redevelopment (R1) and to provide opportunities for Revitalisation (R4) initiatives. As proposed under YTM-012, the part of the TSRG within YTM-012 boundary will be restructured to open up the existing “land-locked” open space to enhance its accessibility, air permeability and the visual connectivity with adjoining streets.
- 2.3 According to the Approved DSP, the site is zoned “R(A)”, which is intended primarily for high-density residential developments. The site is subject to a maximum domestic PR of 7.5 or a maximum PR of 9.0 for a building that is partly domestic and partly non-domestic, with building height restriction (BHR) of 120mPD. Based on individual merits of the development proposal, minor relaxation of PR and BHR may be considered by the TPB on application under Section 16 of the Town Planning Ordinance.

Surrounding Land Uses

- 2.4 The Application Site and its immediate surroundings are predominately for residential uses, featuring a mix of low to medium-rise tenement buildings and some recently completed high-rise residential developments. These residential areas are mainly zoned as “R(A)” on the approved Mong Kok OZP No. S/K3/38. Commercial/retail uses are also commonly found on the lowest three floors of these “R(A)” zones.
- 2.5 To the immediate north of the Application Site is on-street wet market activities covering a section of Nelson Street. It is a kind of traditional on-street wet market open daily with shops, street stalls and hawkers selling dry/wet

groceries and daily necessities, fresh fruits, meat and vegetables, etc. To the west of the Application Site, the street block is bounded by Ferry Street and the elevated West Kowloon Corridor, which disconnects the area to the west of Ferry Street.

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

- 2.6 To tackle the growing problem of urban decay and provide more effective policy measures to expedite the pace of redevelopment and renewal, URA commissioned the YMDS in 2017 to map out a blueprint for restructuring and regenerating of Yau Ma Tei and Mong Kok (YM) areas. YMDS was completed and its findings and recommendations were submitted to the Government in 2022 for consideration. While some of the development proposals under YMDS are long-term development concepts, the Government considered appropriate to take forward some recommendations of YMDS in the first batch of amendments to the Mong Kok and Yau Ma Tei OZPs. The proposed amendments include (i) increasing the PR for the “Commercial” zones along Nathan Road from 12 to 15 (up to the maximum permissible PR under the Building (Planning) Regulations (Chapter 123F)); (ii) rezoning the “R(A)” zones along the character streets to “Other Specified Use” annotated “Mixed Use” “(OU(MU))”; and (iii) enhancing interchangeability between domestic and non-domestic PR for the “R(A)” zones. Specifically, the maximum domestic PR of the “R(A)” zones were increased from 7.5 to 8.5 to enhance interchangeability and allow more domestic GFA, while keeping the total PR as 9. The said amendments were approved by the CE in C and reflected under the approved Mong Kok OZP N. S/K3/38 and Yau Mai Tei OZP No. S/K2/26, respectively.

3. THE INDICATIVE DEVELOPMENT PROPOSAL

3.1 Proposed Minor Relaxation of Domestic PR Restriction

3.1.1 To align with the YMDS's recommendations and "R(A)" zones on the Mong Kok and Yau Ma Tei OZPs, the Applicant proposes to relax the PR restrictions of the Approved DSP to allow for similar flexibility in the YTM-012 Development Scheme. Compared with the PR allowed in the Approved DSP, the Current Indicative Proposal adopts a maximum domestic PR of 8.5, and there is no change in total PR and building height restriction. The planning and design merits of the Approved DSP will also be retained.

3.1.2 The purpose of this planning application is to seek the TPB's permission to allow more flexibility on the PR interchangeability between domestic and non-domestic PR for the future development. To illustrate the planning parameters of the above proposal, an indicative block plan and section plan of the proposed development are prepared at **Appendix C**. These plans are for indicative purpose only and will not form part of the submission. The actual domestic PR and non-domestic PR will be subject to change at detailed design stage.

3.1.3 **Table 3.1** compares the development parameters between the Approved DSP and the Current Indicative Proposal.

Table 3.1 Comparison of Approved DSP and Current Indicative Proposal

Development Parameters	Under "R(A)" of the Approved DSP [A]	Current Indicative Proposal [B]	Difference [B]-[A]
Application Site Area (m ²)	-	2,475 [^]	-
Site Area for PR Calculation (m ²)	1,660	1,661 [^]	+ 1
Total PR	9.0	9.0	-
Domestic PR	Not more than 7.5	Not more than 8.5 [#]	+ 1.0
Non-Domestic PR	-	- [#]	-
Total GFA (m²)	Not more than 14,940	Not more than 14,949 [^]	+ 9
Total Domestic GFA (m ²)	Not more than 12,450	Not more than 14,118.5 [#]	+ 1,668.5
Non-Domestic GFA (Commercial) (m ²)	-	- [#]	-
Non-domestic GFA (GIC) (to be exempted	About 2,850	About 2,850	-

Development Parameters	Under “R(A)” of the Approved DSP [A]	Current Indicative Proposal [B]	Difference [B]-[A]
from GFA calculation under the Approved DSP) (m ²)			
At-grade POS (m²)	Not less than 780	Not less than 780	-
Sunken Plaza (m²)	About 200	About 200	-
Max. BH (mPD)	120	120	-
No. of towers	2	2	-
No. of storeys (residential tower)	34 (incl. 2 basement levels)	34 (incl. 1 basement level)	-
Proposed Population	780 (Based on population by-census 2016, the average domestic household size in Mong Kok West District Council Constituency Area is 2.6 person)	690 – 874 (Based on population census 2021, the average domestic household size in Mong Kok West District Council Constituency Area is 2.3 person)	-
No. of Flats *	About 300	300 – 380 *	+ 0 – 80
Ancillary Car Parking Spaces			
Private Car	36 (including 2 accessible parking spaces)	36 (including 2 accessible parking spaces) [@]	-
Motorcycle	5	5 [@]	-
L/UL Bays (Light Goods Vehicles)	7	2 [@]	-5 [@]

Notes:

For indicative purpose only.

[^] According to site survey, the area on the draft land grant is 2,475m², resulting to corresponding adjustment in total GFA.

[#] The domestic and non-domestic PR/GFA are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR and total PR. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design by the Applicant or its Joint Venture Partner (JVP).

^{*} The actual no. of units would be worked out at detailed design by the Applicant or its JVP.

[@] Provision will comply with the parking requirements as specified under the draft Land Grant.

3.1.4 As shown in **Table 3.1**, the proposed change in domestic PR restrictions will not impact the overall development intensity. The site area was slightly

enlarged due to detailed setting-out in the processing of land grant, which has led to a corresponding adjustment in the total GFA.

- 3.1.5 Compared to the Approved DSP, the proposed change in domestic PR restriction can be accommodated within the similar building envelope. As demonstrated in the notional block plan in **Appendix C**, the disposition of buildings and intended planning gains are largely similar to those in the notional block plan under the Approved DSP. The Current Indicative Proposal also outlines a possible layout arrangement of the distribution of use, of which only one level of basement parking is proposed, with the intention to allow the flexibility to provide some parking spaces at the podium level to enhance construction efficiency and cost-effectiveness related to basement excavation. The site level of the proposed sunken plaza has also been slightly adjusted to allow more design flexibility at the basement. It is important to note that the notional layout for the Current Indicative Proposal, including the location of internal uses and no. of basement levels, is for illustrative purposes only, which will be further developed and finalized at detailed design stage by the Applicant or its Joint Venture Partner (JVP).
- 3.1.6 Moreover, the following planning merits as proposed under the Approved DSP will also be retained under the Current Indicative Proposal:
- Re-provision of the affected TSRG (affected POS) of about 780 m² at the corner of Shantung Street and Thistle Street to enhance its accessibility from the main pedestrian routes and visual openness in the dense urban context. The re-provisioned POS will be handed back to LCSD for ownership, management and maintenance upon completion.
 - Creation of a sunken plaza of about 200 m² to enhance the vibrancy of the re-provisioned POS for public enjoyment.
 - Building setbacks will be provided along Thistle Street and Nelson Street to create a wider pavement and more comfortable pedestrian walking environment.
 - Provision of about 2,850 m² non-domestic GFA for GIC facilities within the Site. In consultation with Social Welfare Department (SWD), the proposed GIC facilities are intended for social welfare facilities for elderly and child care services. The actual provision of GIC facilities will be subject to the timely confirmation of usage, funding, operation needs and detailed design by the user department at subsequent project implementation stage.

3.2 Implementation Programme

- 3.2.1 Subsequent to the approval of the DSP, the Applicant has been actively proceeding with land acquisition and Land Grant application. Land acquisition was completed in 2024 and the Provisional Basic Term Offer of YTM-012 has been issued by the Lands Department in February 2024 and accepted by the Applicant. Demolition works will commence in 2025 tentatively. Upon approval of this planning application by TPB, the Applicant will continue with

the statutory submission and procedures for implementation of YTM-012. The tentative completion year is anticipated by 2031/32.

- 3.2.2 Additionally, under the Approved DSP, it is proposed to carry out a separate revitalisation works (R4) at the remaining part of the TSRG, which is outside the Application Site, with a holistic approach to achieve a coherent design theme for the entire TSRG. The said works was commenced in Aug 2024 and tentatively for completion by Q1 2026.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 Retaining All Planning and Design Merits of the Approved DSP

- 4.1.1 The purpose of this planning application is to seek the TPB's permission to allow more flexibility on the PR interchangeability between domestic and non-domestic PR for the future development. There will be no change in total PR and building height restriction. The key planning merits and urban design features proposed in the Approved DSP mentioned in Section 3.1 will be retained, including the restructuring of POS to enhance accessibility, vibrancy and visual connectivity, enhancing walkability to create a pedestrian friendly neighbourhood, and provision of GIC facilities for community use.

4.2 In Line with YMDS Recommendations and "R(A)" Zones in Mong Kok OZP

- 4.2.1 The URA commenced the District Study for Yau Ma Tei and Mong Kok (YMDS) in 2017, which covers an area of about 212ha. Through a district-based approach to urban renewal, the main objective of YMDS is to map out a blueprint for restructuring and regenerating the old districts to enhance land use efficiency and optimise redevelopment potential. New urban renewal strategies involving both URA and the private sector as well as institutional and implementation mechanisms are formulated for adoption in Yau Mong District and potentially other districts.
- 4.2.2 The findings of the YMDS baseline review suggest that the existing urban renewal model in high density districts with serious urban decay is not sustainable nor financially viable. New planning tools including Transfer of Plot Ratio (TPR), Site Amalgamation under Street Consolidation Area (SCA), interchangeability between domestic and non-domestic PR, are introduced to enhance financial viability and encourage private sector participation in urban renewal.
- 4.2.3 To take forward YMDS's recommendations, particularly to allow more flexibility for interchangeability between domestic and non-domestic PR while keeping the total PR within the OZP permissible limit, the URA supported the Government to initiate amendments to the OZPs of Mong Kok and Yau Ma Tei. The amendments to the OZPs of Mong Kok and Yau Ma Tei have increased the maximum domestic PR of the "R(A)" zones from 7.5 to 8.5, while keeping the total PR as 9. The CE in C approved the Mong Kok OZP in June 2023, and similar amendments to Yau Ma Tei OZP were approved in July 2024.
- 4.2.4 In view of the above context, URA intended to adhere to the recommendations under YMDS for YTM-012 Development Scheme, such that more flexibility for interchangeability between domestic and non-domestic PR will be allowed in future development. The proposed minor relaxation of maximum domestic PR from 7.5 to 8.5 while keeping the total PR at 9.0, aligns with the adjoining "R(A)" zones on the Mong Kok and Yau Ma Tei OZPs, and will not jeopardize the overall planning intention of the Approved DSP. By following the YMDS'

recommendations, this adjustment not only enhances the viability of the proposed development but also supports broader urban renewal objectives.

4.3 Enhance Development Flexibility and Project's Market Attractiveness

- 4.3.1 The Application Site is situated near a well-established shopping area in Mong Kok. Within 5-to-10-minute walk, there are numerous retail options, including the on-street wet market along Canton Road, Langham Place, as well as small to medium-sized shopping arcades along Nathan Road. This proximity provides residents with immediate access to a wide range of local amenities and daily essentials. The site's potential for flexible interchangeability of domestic and non-domestic PR enables adaptive development that capitalize on site's characteristics, allowing for moderate adjustments to the domestic and non-domestic mix in response to the market changes.
- 4.3.2 The proposed minor relaxation aligns with the "R(A)" zones in Mong Kok OZP, facilitating more efficient utilization of non-domestic floor spaces. This allows for the creation of smaller podia, enhancing air ventilation and visual permeability in this high-density old urban area. Such adjustment will enhance the marketability of the project by offering flexibility to accommodate more housing supply. The corresponding reduction in non-domestic PR will be minimal, as the area is well served by various existing retail facilities, all within a short walking distance.
- 4.3.3 An efficient tender process will also help expedite the realization of the proposed planning gains, such as new GIC facilities and public open space within the development, ensuring that these amenities can be enjoyed by the public in a timely manner.

4.4 No Insurmountable Impacts in Technical Aspects

- 4.4.1 As a district-wide urban renewal study, YMDS had taken into account the development intensity and infrastructural capacities of both the Yau Ma Tei and Mong Kok districts comprehensively through various technical assessments. The findings of YMDS indicate that the proposed enhancements in land use efficiency and optimizing redevelopment potential under YMDS are technically feasible and complies with the relevant Government standards in terms of traffic, environment (i.e., noise and air quality), air ventilation, visual, landscape, sewerage, drainage, water supply, waste management and land contamination aspects without encountering insurmountable problems.
- 4.4.2 These findings also support the subsequent OZP amendments of Mong Kok and Yau Ma Tei OZPs to implement some recommendations from the YMDS. These amendments were agreed by relevant bureaux/departments and considered by the TPB in the Metro Planning Committee (MPC) Meeting on 24 June 2022 and 9 June 2023 respectively. Since the proposed minor relaxation of PR for YTM-012 is merely a technical submission that mirrors amendments

proposed under the Mong Kok and Yau Ma Tei OZPs, it is anticipated that no insurmountable technical problem will arise.

- 4.4.3 In addition, the URA's planning submission for the draft Shantung Street/Thistle Street DSP for consideration of the TPB in 2020 included extensive technical assessments on traffic, landscape, environmental, visual, drainage, sewerage and water supply. The assessments have demonstrated that there are no insurmountable problems arising from the DSP from environmental, traffic, drainage, sewerage and water supply perspectives. The draft DSP was considered by TPB on 16 April 2021 and exhibited for public inspection under section 5 of the TPO. The DSP No. S/K3/URA4/2 was approved by CE in C and the decision was gazetted on 18 February 2022.
- 4.4.4 Compared to the Approved DSP, the proposed minor relaxation allows for an increase in maximum domestic PR from 7.5 to 8, allowing for up to an additional 80 units to accommodate the additional GFA. There will be no change in the total PR and the BHR. As demonstrated in **Appendix C**, the notional layout of the Current Indicative Proposal is largely similar to the notional layout submitted under the Approved DSP in terms of building disposition, layout and main urban design features. The planning and design merit as proposed under the Approved DSP will also be retained. The following paragraphs provide an overview of the potential technical impacts associated with the Current Indicative Proposal, indicating that no adverse impacts are anticipated.

No Adverse Impact on Visual Aspect

- 4.4.5 There will be no change in the proposed BH and the building mass of the Current Indicative Proposal is compatible with the planned high-density residential development in "R(A)" zones. Given this site context and as demonstrated in the Visual Impact Assessment submitted under the Approved DSP, no significant adverse effect on the visual character of the surrounding townscape is anticipated.

Greening and Landscaping

- 4.4.6 The Current Indicative Proposal will follow the Sustainable Building Design Guidelines (SBDG) to provide greenery to enhance the built environment. Greenery will also be provided at pedestrian level, podium edge and roof top to create a visual relief and enhancement of the built environment. The Current Indicative Proposal will follow the tree planting proposal submitted under the Approved DSP. All 9 existing trees will be retained or transplanted as far as practicable. Detailed landscape design will be further liaised with relevant Government departments at detailed design stage.

No Adverse Impact on Air Ventilation Aspect

- 4.4.7 Compared to the Approved DSP, the proposed change in domestic PR restriction can be accommodated within the similar building envelope. As demonstrated in the notional block plan in **Appendix C**, the disposition of buildings and intended planning gains are largely similar to those in the notional block plan under the Approved DSP. The affected TSRG will also be re-provided within the site at the junction of Shantung Street and Thistle Street, enhancing both accessibility and visual openness within this densely populated urban environment. Building setback will be provided along Thistle Street and Nelson Street to create a wider pavement and more comfortable pedestrian walking environment. No adverse air ventilation is anticipated to the surrounding pedestrian wind environment under the Current Indicative Proposal.

No Adverse Technical Implications on Traffic, Drainage, Sewerage and Water Supply Aspect

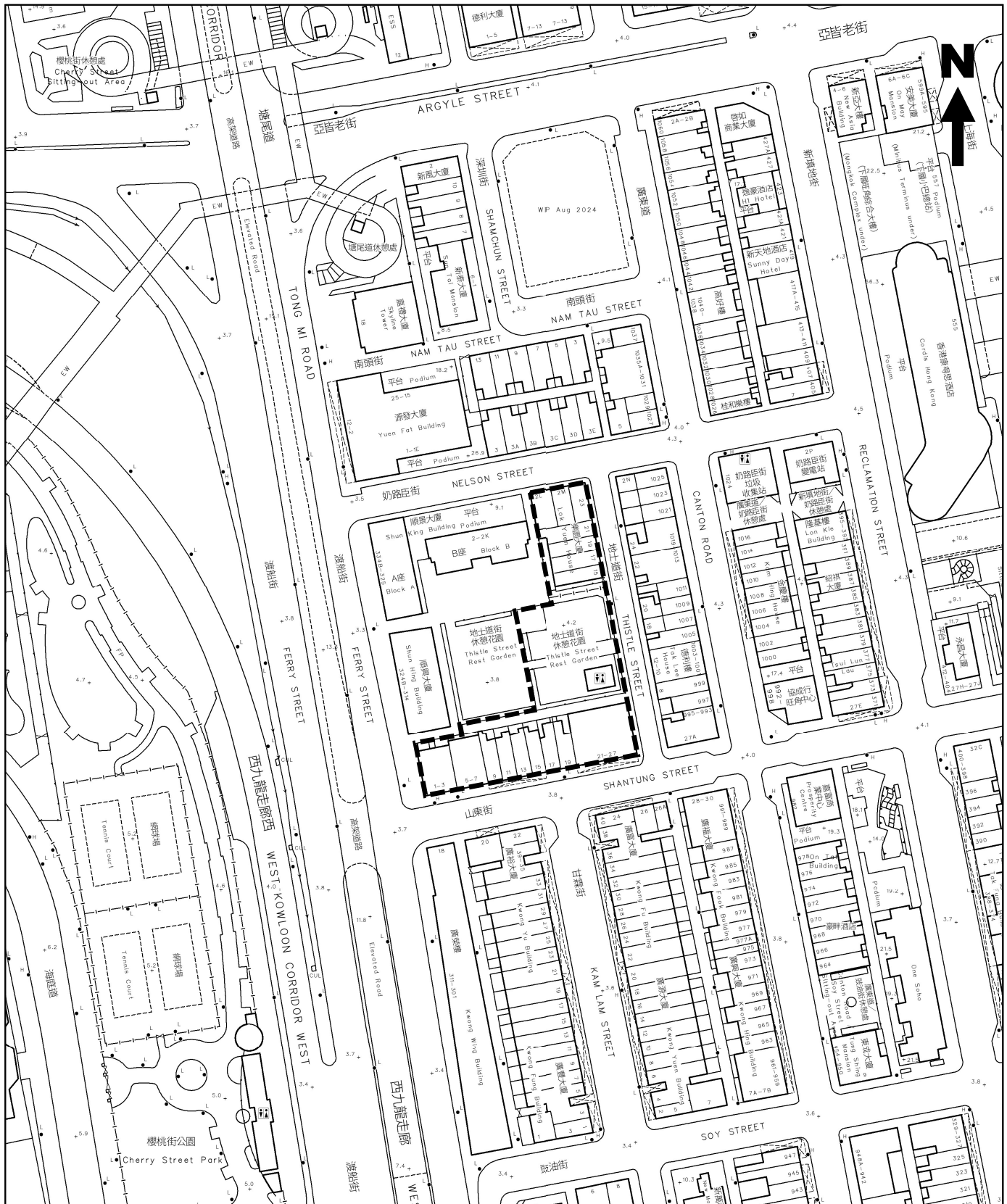
- 4.4.8 Review on traffic, sewerage and water supply aspects has been conducted (**Appendix D** refers) and no insurmountable problem is envisaged. As the notional layout of the Current Indicative Proposal is largely similar to the notional layout submitted under the Approved DSP in terms of building disposition and layout, no insurmountable impact on the capacities of existing drainage system is anticipated. Given the current submission is a non-scheme-based submission and will be subject to change at detailed design, in light of these considerations, it is concluded that the technical assessments conducted during DSP planning submission remain valid, and the impact of the proposed minor relaxation of PR were not insurmountable with different mitigation measures adopted.
- 4.4.9 Notwithstanding the above, relevant special conditions in terms of noise, land contamination, air quality, sewerage aspects have been included in the draft land grant. The Applicant will be required to ensure that the future development complies with all statutory guidelines/ requirements, which will be addressed during the subsequent detailed design and project implementation stage.

5. CONCLUSION

- 5.1 The Application Site is zoned as “Residential (Group A)” (“R(A)”) on Approved Urban Renewal Authority Shantung Street / Thistle Street DSP No. S/K3/URA4/2. This planning application seeks the TPB’s permission to allow more flexibility on the PR interchangeability between domestic and non-domestic PR for future development of the Shantung Street / Thistle Street Development Scheme (YTM-012). There will be no change in total PR and building height restriction, and all planning merits and planning gains outlined in the Approved DSP will be retained. It will not jeopardize the planning intention of the Approved DSP.
- 5.2 The Current Proposal is in line with the recommendations under Yau Mong District Study (YMDS) to allow more flexibility for interchangeability between domestic and non-domestic PR. This is also consistent with the maximum Domestic PR as allowed under “Residential (Group A)” zoning in the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38 and approved Yau Ma Tei OZP No. S/K2/26.
- 5.3 This planning application seeks a minor relaxation of the domestic PR restriction from 7.5 to not more than 8.5, while keeping the total plot ratio at 9.0. As this application applies for minor relaxation of domestic PR only, the current indicative proposal of the Application Site does not form part of the application. To allow flexibility, this application seeks permission to relax the maximum domestic PR without restricting the non-domestic PR while keeping the total PR unchanged so that the actual domestic and non-domestic PRs can be finalised at detailed design stage.
- 5.4 Furthermore, based on the technical assessments conducted as part of the YMDS and extensive technical assessments prepared during the previous DSP planning submission in support of YTM-012, the proposed minor relaxation of domestic PR is considered technically feasible and will not cause insurmountable impacts in terms of all technical aspects.
- 5.5 In light of the merits and justifications of the Current Indicative Proposal presented in this planning statement, honourable TPB members are respectfully requested to give favourable consideration to the application.

URBAN RENEWAL AUTHORITY

November 2024



THE APPLICATION SITE

EXTRACT PLAN PREPARED ON 25.11.24
BASED ON SURVEY SHEET No. 11-NW-19A,
11-NW-19B, 11-NW-19C, 11-NW-19D

LOCATION PLAN

SECTION 16 PLANNING APPLICATION FOR
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO
RESTRICTION FOR THE APPROVED URA' S SHANTUNG STREET /
THISTLE STREET DEVELOPMENT SCHEME PLAN NO. S/K3/URA4/2

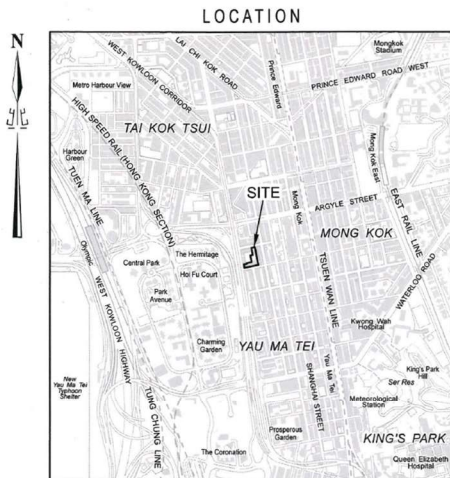
SCALE 1 : 1500

METRES 15 0 15 30 45 60 75 METRES



YTM-012


APPENDIX
A



SCALE 1:20 000

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	16.554	79 06 00		
B C	80.919	169 06 00		
C D	63.188	259 04 27		
D E	15.520	349 04 27		
E F	13.698	79 07 32		
F G	2.942	349 07 32		
G H	22.254	79 13 14		
H J	29.611	349 00 45		
J K	10.783	79 00 45		
K A	32.911	349 00 45		

SPECIAL CONDITIONS REFER

 PINK HATCHED GREEN

POINTS X, Y, Z

COLOURED PINK AND PINK HATCHED GREEN AREA 2 475 SQUARE METRES (ABOUT)



 District Survey Office, Kowloon
Lands Department
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KOWLOON INLAND LOT No. 11295

File No. DSO/K 049/2022

Survey Sheet No. 11-NW-19A, 19B, 19C, 19D

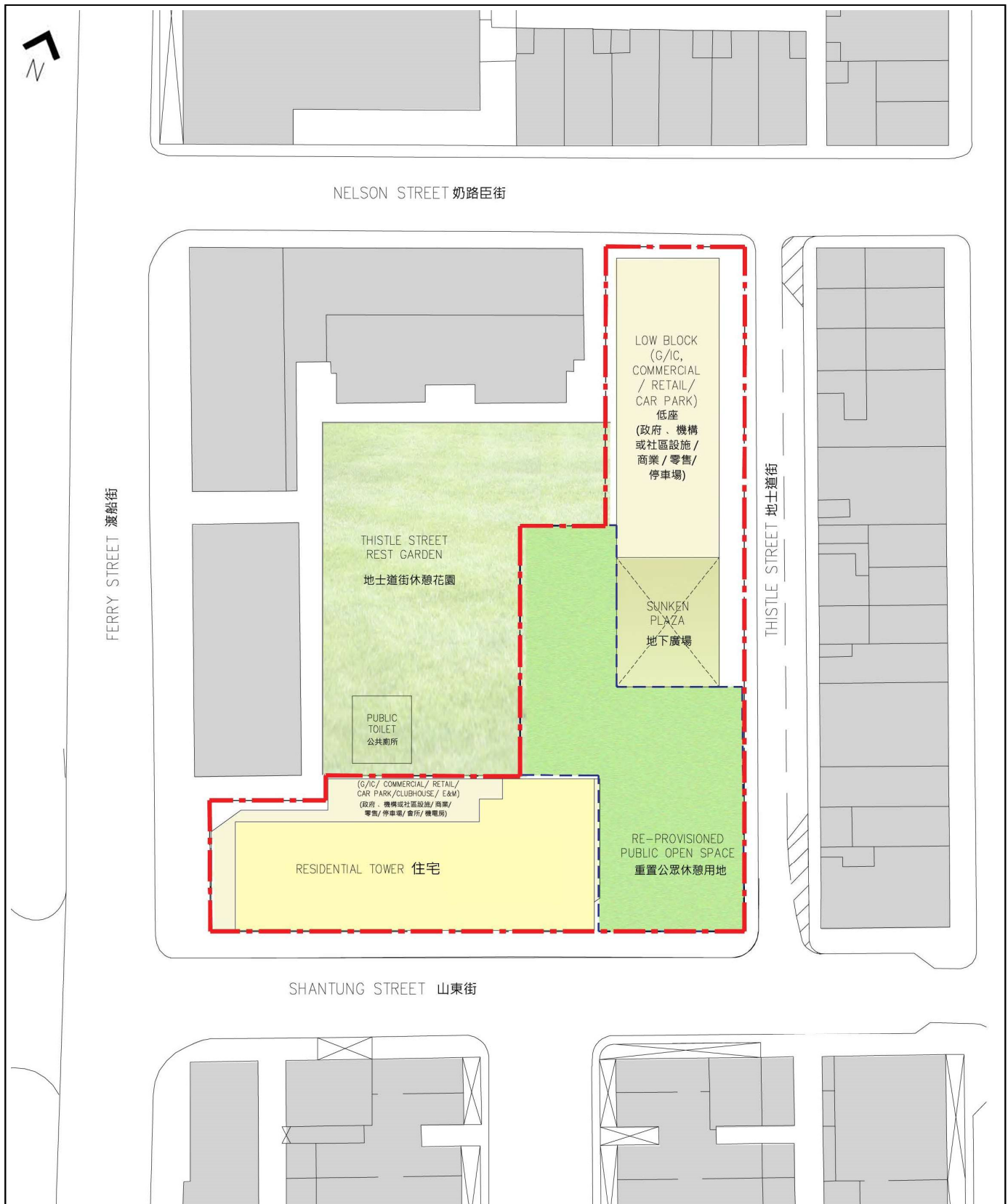
Layout Plan No. —

Reference Plan No. —

ALS Plan No. —

PLAN No. KL6985-D_DRAFT8

Date : 27/02/2024



THE APPLICATION SITE

(Remarks: For indicative purpose only.
Notional layout subject to detailed
design. The current indicative proposal
does not form part of the application.)

INDICATIVE DESIGN – BLOCK PLAN

SECTION 16 PLANNING APPLICATION FOR
PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO
RESTRICTION FOR THE APPROVED URA 'S SHANTUNG STREET /
THISTLE STREET DEVELOPMENT SCHEME' PLAN NO. S/K3/URA4/2

SCALE 1 : 600

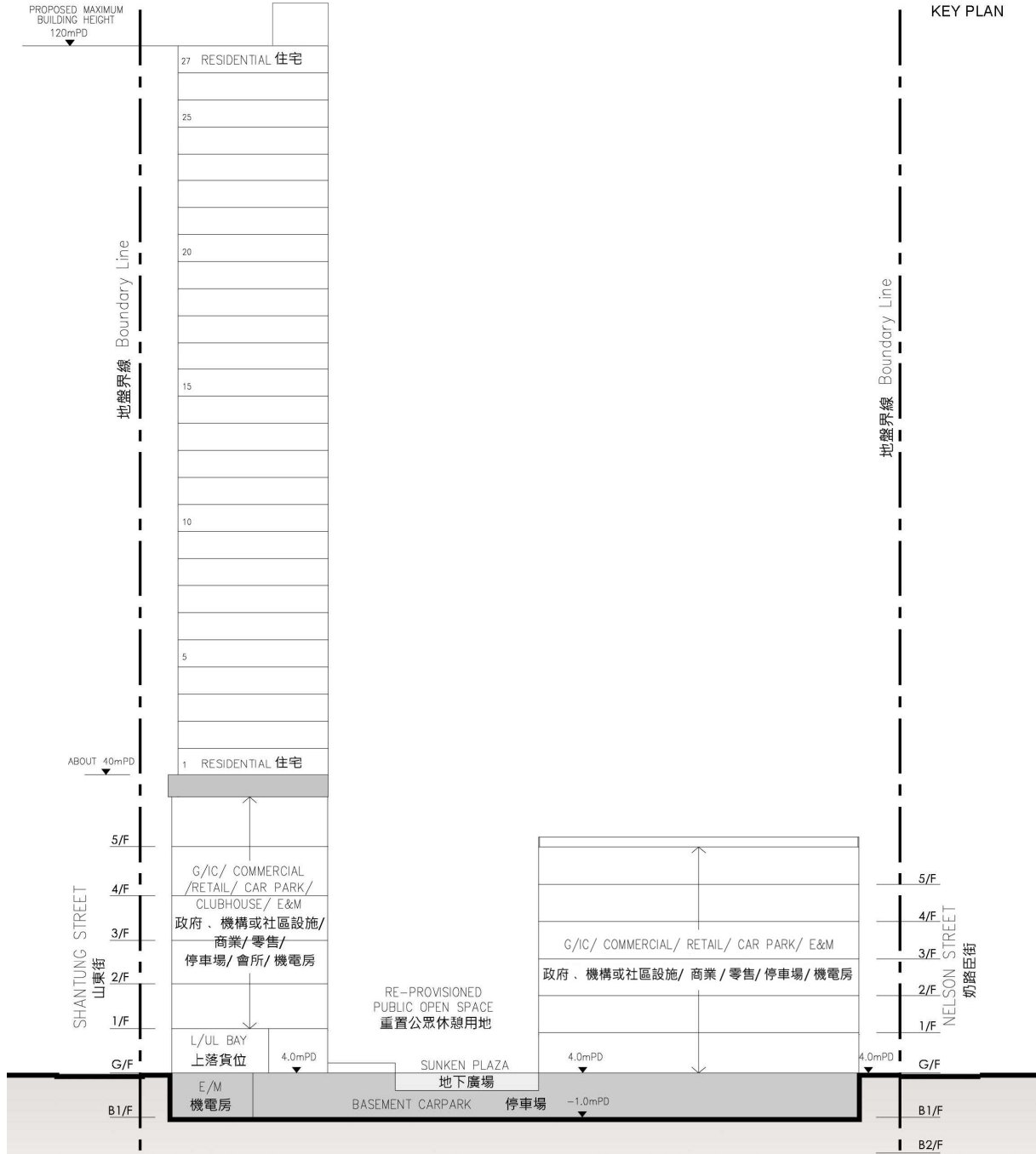


YTM-012

APPENDIX
C
Plan 1



KEY PLAN



(Remarks: For indicative purpose only. Notional layout subject to detailed design. The current indicative proposal does not form part of the application.)

INDICATIVE DESIGN – SECTION PLAN

SECTION 16 PLANNING APPLICATION FOR PROPOSED MINOR RELAXATION OF DOMESTIC PLOT RATIO RESTRICTION FOR THE APPROVED URA' S SHANTUNG STREET / THISTLE STREET DEVELOPMENT SCHEME PLAN NO. S/K3/URA4/2



YTM-012

APPENDIX
C
Plan 2

Technical review on Traffic, Sewerage and Water Supply aspects

1. Background

- 1.1 The Shantung Street / Thistle Street Development Scheme (YTM-012) was commenced by the Urban Renewal Authority (URA) on 16 October 2020 by way of a development scheme under Section 25 of the Urban Renewal Authority Ordinance (URAO). On the same day, the URA submitted the draft Shantung Street / Thistle Street Development Scheme Plan (DSP) to the Town Planning Board (TPB), which was subsequently approved by the Chief Executive in Council (CE in C) on 8 February 2022. The approved Shantung Street / Thistle Street DSP No. S/K3/URA4/2 (the Approved DSP) was published on the 18 February 2022.
- 1.2 Under URA's planning submission in 2020, extensive technical assessments were conducted on traffic, landscape, environmental, visual, drainage, sewerage and water supply aspects in support of the draft DSP. The assessments have demonstrated that there are no insurmountable problems arising from the proposed development from environmental, traffic, drainage, sewerage and water supply perspectives, which were accepted by relevant Government departments.
- 1.3 To allow more flexibility on the plot ratio (PR) interchangeability between domestic and non-domestic PR for the future development, URA submits this planning application to seek approval from the TPB under Section 16 of the Town Planning Ordinance for minor relaxation of Domestic PR restriction for the Approved DSP. The Domestic PR is proposed to relax from 7.5 to not more than 8.5, while keeping the overall plot ratio at 9.0 (the Current Indicative Proposal).
- 1.4 The current planning application is a non-scheme-based submission and the actual domestic PR and non-domestic PRs would be worked out at detailed design by the Applicant or its Joint Venture Partner (JVP). To evaluate the technical feasibility of the Current Indicative Proposal, this technical review has been conducted to compare the development parameters in the Approved DSP with those of the Current Indicative Proposal, and providing an overview of the potential implications on traffic, sewerage and water supply aspects.

2. Comparison of Development Parameters

- 2.1 As mentioned in paragraph 1.3 above, the purpose of this planning application is to seek the TPB's permission to allow more flexibility on the PR interchangeability between domestic and non-domestic PR for the future development. To illustrate the planning parameters of the Current Indicative Proposal and for scenario testing, the proposed domestic plot ratio is assumed at 8.5 and the non-domestic plot ratio is adjusted to 0.5 accordingly, while the overall plot ratio is kept at 9.0. Same as the assumptions of the technical assessments in the Approved DSP, the Site is anticipated to be completed by year 2031/32.
- 2.2 The comparison of development parameters for the Approved DSP and Current Indicative Proposal is summarised in Table 2.1

Table 2.1 Comparison of Approved DSP and Current Indicative Proposal

Development Parameters	Under "R(A)" of the Approved DSP [A]	Current Indicative Proposal [B]	Difference [B]-[A]
Application Site Area (m ²)	-	2,871 [^]	-
Site Area for PR Calculation (m ²)	1,660	1,661 [^]	+ 1
Total PR	9.0	9.0	-
Domestic PR	Not more than 7.5	Not more than 8.5 [#]	+ 1.0
Non-Domestic PR	-	-	-
Total GFA (m²)	Not more than 14,940	Not more than 14,949 [^]	+ 9
Total Domestic GFA (m ²)	Not more than 12,450	Not more than 14,118.5 [#]	+ 1,668.5
Non-Domestic GFA (Commercial) (m ²)	-	- [#]	-
Non-domestic GFA (GIC) (to be exempted from GFA calculation under the approved DSP) (m ²)	About 2,850	About 2,850	-
At-grade POS (m²)	Not less than 780	Not less than 780	-
Sunken Plaza	About 200	About 200	-
Max. BH (mPD)	120	120	-
Proposed Population	780 (Based on population by-census 2016, the average domestic household size in Mong Kok West District Council Constituency Area is 2.6 person)	690 - 874 (Based on population census 2021, the average domestic household size in Mong Kok West District Council Constituency Area is 2.3 person)	-
No. of Flats *	About 300	300 - 380 *	+ 0 - 80

Notes:

For indicative purpose only.

[^] According to site survey, the area on the draft land grant is 2,475m², resulting to corresponding adjustment in total GFA.

[#] The domestic and non-domestic PR/GFA are for illustrative purpose only. To allow flexibility and optimum use of development potential, development at the Application Site is subject to a maximum domestic PR

**Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's
Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012)**

Appendix D

and total PR. The actual domestic and non-domestic PRs and GFAs would be worked out at detailed design by the Applicant or its Joint Venture Partner (JVP).

** The actual no. of units would be worked out at detailed design by the Applicant or its JVP.*

- 2.3 Table 2.1 shows that there is an increase of domestic GFA/PR, but the non-domestic GFA/PR is reduced, with the total GFA remains unchanged.

3 Traffic Review

- 3.1 Under the draft DSP planning submission in 2020, the URA has commissioned a traffic consultant to conduct a Traffic Impact Assessment (TIA) for the draft DSP and demonstrated that the proposed redevelopment will result in no adverse traffic impact to the surrounding existing and planned road network in 2020. Transport Department (TD) has no objection in-principle to the submitted TIA. The parking requirements and vehicular access arrangement are also included in the draft land grant for the YTM-012 Development Scheme.
- 3.2 Table 3.1 shows the provision of internal transport facilities for the Current Indicative Proposal. For scenario testing, it is assumed the proposed development will accommodate 380 nos. of units under the Current Indicative Proposal.

Table 3.1 Proposed Internal Transport Facilities

Item	Type	HKPSG Recommendations/ Draft Land Grant Requirements			Calculation ^[1]				Provision
Private Car Parking Spaces	Residential	GPS x R1 x R2 x R3			Min	=	(270 × 0.5 + 90 × 1.2) ÷ 7 × 0.75 × 0.75	= 20 nos.	28 nos.
		GPS	=	1 car space per 4 - 7 flats					
		R1	=	0.5 for flat size ≤ 40m ² 1.2 for flat size 40 – 70m ²					
		R2	=	0.75 for development within a 500m-radius of rail station					
		R3	=	0.75 for domestic plot ratio > 8.00					
	Visitors	5 visitor car parking spaces for developments with more than 75 units per block			No.	=	1 × 5	= 5 nos.	5 nos.
	Retail	1 space per 150 – 300m ² GFA			Min Max	= =	830.5 ÷ 300 830.5 ÷ 150	= 3 nos. = 6 nos.	3 nos.
Total				Min Max	= =	20 + 5 + 3 35 + 5 + 6	= 28 nos. = 46 nos.	36 nos ^[2]	
Motorcycle Parking Spaces	Residential	1 space per 100 – 150 flats			Min Max	= =	360 ÷ 150 360 ÷ 100	= 3 nos. = 4 nos.	4 nos.
	Retail	5 – 10% of total provision of car parking space			Min Max	= =	3 × 5 % 3 × 10%	= 1 no. = 1 no.	1 no.
	Total			Min Max	= =	3 + 1 4 + 1	= 4 nos. = 5 nos.	5 nos.	
Private Light Bus Parking Spaces ^[3]	GIC facilities	(i) Day Care Centre for the Elderly	= 3 nos.	No.	=	3 + 1 + 1	= 5 nos.	5 nos.	
		(ii) Special Child Care Centre	= 1 no.						
		(iii) Centre for Home Care Services for Frail Elderly Persons	= 1 no.						
Goods Vehicle L/UL Spaces	Residential	Minimum 1 bay for every 800 flats or part thereof, subject to minimum 1 bay for each housing block			No.	=	360 ÷ 800	= 1 no.	1 no.
	Retail	1 space per 800 – 1,200m ² , or part thereof, of GFA			Min Max	= =	830.5 ÷ 1200 830.5 ÷ 800	= 1 no. = 2 nos.	1 no.
	Total			Min Max	= =	1 + 1 1 + 2	= 2 nos. = 3 nos.	2 nos.	
GIC Facilities L/UL Spaces ⁽ⁱⁱⁱ⁾	GIC facilities	For exclusive use by the GIC facilities for L/UL of goods vehicles, and setting down of passengers from motor vehicles including taxis, ambulances and private light buses		= 1 no.	No.	=	1 no.		1 no.

^[1]Min – Minimum; Max – Maximum

^[2]Include 2 accessible parking spaces

^[3]PBTO requirements are adopted for the calculation of parking spaces and L/UL spaces provision

- 3.3 The proposed development is a small-scale development with only 1 residential tower and two podia for GIC and some retail facilities. Under the current notional design, the proposed relaxation of domestic PR will result in additional up to 80nos. of units to accommodate the additional GFA, predominantly comprising small sized units. Besides, the retail podia is intended to be used by some local neighbourhood shops to serve the local community. It is considered that the demand from the small sized families and local retail shops would mainly be LGV bays instead of HGV bays.
- 3.4 The provision of internal transport facilities follows the provision in the Approved DSP and the Draft Land Grant of YTM-012. The proposed provision is also in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG).
- 3.5 Table 3.2 shows the adopted trip rates according to the submitted TIA conducted for the Approved DSP. Table 3.3 shows the comparison of traffic generation by the Approved DSP and Current Indicative Proposal.

Table 3.2 Adopted Trip Rates

Component	Adopted Trip Rates (pcu/hr/flat or pcu/hr/100 m ² GFA)			
	AM		PM	
	Gen ^[2]	Att ^[2]	Gen ^[2]	Att ^[2]
Residential ^[1]	0.0718	0.0425	0.0286	0.0370
Retail ^[1]	0.2296	0.2434	0.310	0.3563

^[1] Refer to TPDM Vol. 1, Ch. 3, Appendix, Table 1 and Table 2. Adopted the same trip rate according to the TIA in 2020.

^[2] "Gen" means "Generation" and "Att" means Attraction.

Table 3.3 Traffic Generation by the Approved DSP and Current Indicative Proposal

	Component	Parameter	Trip Generation (pcu/hr)					
			AM			PM		
			Gen ^[2]	Att ^[2]	Gen+ Att	Gen ^[2]	Att ^[2]	Gen+ Att
Approved DSP	Residential ^[1]	300 flats	22	13	35	9	11	20
	Retail ^[1]	2,490 m ²	6	6	12	8	9	17
	GIC ^[3]	2,850 m ²	10	10	20	10	10	20
		Total [a]	38	29	67	27	30	57
Current Indicative Proposal	Residential ^[1]	380 flats	27	16	43	11	14	25
	Retail ^[1]	830.5 m ²	2	2	4	3	3	6
	GIC ^[3]	2,850 m ²	10	10	20	10	10	20
		Total [b]	39	28	67	24	27	51
Difference = [b] – [a]			+1 (+3%)	-1 (-3%)	0 (0%)	-3 (-11%)	-3 (-10%)	-6 (-11%)

^[1] Refer to TPDM Vol. 1, Ch. 3, Appendix, Table 1 and Table 2. Adopted the same trip rate according to the TIA in 2020.

^[2] "Gen" means "Generation" and "Att" means Attraction

^[3] The adopted traffic trip is assumed only for conservative assessment purpose, with the same trip rate adopted the TIA in 2020.

Note: Trip Generation is rounded to the nearest digit.

- 3.6 Table 3.3 shows that compared to the Approved DSP, the traffic generation (2-way) of the AM peak is expected to remain the same, while during the PM peak, a decrease of

11% is expected, which are insignificant. Therefore, it is anticipated that the traffic generated by the Current Indicative Proposal will have minimal impact to the capacity of the nearby junctions.

- 3.7 In light of the above, it is concluded that the findings of the submitted TIA still remain valid and the Current Indicative Proposal would have no adverse traffic impact on the local traffic network and pedestrian walking environment. Detailed design on the internal transport facilities and detailed traffic enhancement measures would be dealt with during subsequent detailed design stage.

4 Sewerage Review

- 4.1 Under the draft DSP planning submission in 2020, the URA has commissioned an environmental consultant to conduct a Sewerage Impact Assessment (SIA) for the draft DSP and demonstrated that insurmountable sewerage impact arising from the proposed development is not anticipated. Environmental Protection Department (EPD) and Drainage Services Department (DSD) were consulted and have no objection in-principle to the submitted SIA.
- 4.2 To prepare for advance site works and utilities diversion of the Approved DSP, an updated SIA report was prepared and approved by the DSD in June 2024 (Approved SIA).
- 4.3 According to Applicant's sewerage flow estimation based on the Current Indicative Proposal, and reference to the Approved SIA, the estimated daily sewerage discharge from the proposed building block at the southern part of the DSP area and the building block at the northern part of the DSP area is 342.9 m³/day and 82.8 m³/day respectively, which is similar to the estimation of the Approved SIA. The impact on the capacities of existing drainage and sewerage system from the proposed development would be acceptable. The conclusion of the Approved SIA conducted that there would be "no insurmountable sewerage impacts" would remain valid. Table 4.1 and 4.2 compares the estimated population of the Approved SIA and Current Indicative Proposal and Table 4.3 and 4.4 indicates the estimation of sewage flow.

Table 4.1 Estimation of Population according to the approved SIA (June 2024)

	No. of flat	Non-residential GFA (m ²)	Population Factor		Population	
			No. of person per flat	Residential Population	Worker Density (worker/100m ²) ^[2]	No. of Employee
Estimation of Population (Building Block at the Southern part of the DSP area)						
Residential	300		2.3 ^[1]	750 ^[1]	-	-
Retail ^[3]		0	-	-	3.5	0
F&B ^[3]		235	-	-	5.1	12
GIC		1800	-	-	3.3	59
ClubHouse		682	-	-	3.3	23
Estimation of Low Block Population (Building Block at the Northern part of the DSP area)						
Retail ^[4]		1128	-	-	3.5	39
F&B ^[4]		1128	-	-	5.1	58
GIC		1050	-	-	3.3	35

^[1] According to the Population Census 2021, the average domestic household size is 2.3 for Mong Kok West District Council Constituency Area. For conservative assessment and scenario testing, a 10% increment in the average domestic household size is applied, i.e. 2.3*1.1=2.5 is adopted for residential population estimation in the SIA.

^[2] The worker density for different sections are from Figure 9 of Commercial and Industrial Floor Space Utilization Survey.

^[3] It is assumed that all of the commercial area for F&B uses.

^[4] The GFA ratio between retail and F&B uses is assumed to be 1:1.

Table 4.2 Estimation of Population of Current Indicative Proposal

			Population Factor		Population	
	No. of flat	Non-residential GFA	No. of person per flat	Residential Population	Worker Density ^[2]	No. of Employee ^[3]
Estimation of Population (Building Block at the Southern part of the DSP area)						
Residential	380		2.3 ^[1]	950	-	-
ClubHouse		682	-	-	3.3	23
Estimation of Population (Building Block at the Northern part of the DSP area)						
Retail ^[3]		415.5	-	-	3.5	15
F&B ^[3]		415	-	-	5.1	21
GIC		2850	-	-	3.3	94

^[1] According to the Population Census 2021, the average domestic household size is 2.3 for Mong Kok West District Council Constituency Area. For conservative assessment and scenario testing, a 10% increment in the average domestic household size is applied, i.e. $2.3 \times 1.1 = 2.5$ is adopted for residential population estimation in the SIA.

^[2] The worker density for different sections are from Figure 9 of Commercial and Industrial Floor Space Utilization Survey.

^[3] The GFA ratio between retail and F&B uses is assumed to be 1:1.

Table 4.3 Estimation of Sewage Flow according to the approved SIA (June 2024)

Occupant Type	Unit Flow Factors (m ³ /day/person) ^{[1] [2]}	No. of Occupants	Flow Rate (m ³ /day) ^[3]
Estimation of Sewage Flow (Building Block at the Southern part of the DSP area)			
Residential	0.27	750	263.3
F&B	0.28	12	24.6
GIC	0.28	59	21.5
ClubHouse	0.28	23	8.4
Total		844	317.8
Estimation of Sewage Flow (Building Block at the Northern part of the DSP area)			
Retail	0.28	39	14.2
F&B	1.58	58	119.1
GIC	0.28	35	12.7
Total	-	132	146.0

^[1] EPD's Guidelines for Estimating Sewage Flows for Infrastructure Planning defining sewage flow parameter.

^[2] The Unit Flow Factors are 0.27, 0.28, & 1.58 m³/day/head for residential use, clubhouse/ GIC use, and F&B use respectively.

^[3] The catchment inflow factor of North West Kowloon from Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning is 1.3.

Table 4.4 Estimation of Sewage Flow of Current Indicative Proposal

Occupant Type	Unit Flow Factors (m ³ /day/person) ^{[1] [2]}	No. of Occupants	Flow Rate (m ³ /day) ^[3]
Estimation of Sewage Flow (Building Block at the Southern part of the DSP area)			
Residential	0.27	950	334.5
ClubHouse	0.28	23	8.4
Total			342.9
Estimation of Sewage Flow (Building Block at the Northern part of the DSP area)			
Retail	0.28	15	5.5
F&B	1.58	21	43.1
GIC	0.28	94	34.2
Total	-	-	82.8

^[1] EPD's Guidelines for Estimating Sewage Flows for Infrastructure Planning defining sewage flow parameter.

^[2] The Unit Flow Factors are 0.27, 0.28, & 1.58 m³/day/head for residential use, clubhouse/ GIC use, and F&B use respectively.

^[3] The catchment inflow factor of North West Kowloon from Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning is 1.3.

- 4.4 Moreover, since the current notional design is subject to change at detailed design stage, the URA will follow the SIA clause imposed in the land grant condition of the Site to ensure the proposed development would not cause adverse sewerage impact to the nearby sewerage system. Detailed design on the sewerage system would be dealt with during subsequent detailed design stage.

5 Water Supply Review

- 5.1 Under the draft DSP planning submission in 2020, the URA has commissioned an environmental consultant to conduct a Water Supply Impact Assessment (WSIA) for the draft DSP and demonstrated that insurmountable water impact arising from the proposed development is not anticipated. Water Supplies Department (WSD) has no comment on the draft DSP including the submitted WSIA.
- 5.2 As demonstrated in the submitted WSIA, the saltwater demand is expected to increase from 42.35 m³/day to 57.31 m³/d (an increase of 14.96m³/day, or 0.015 MLD) due to the YTM-012 Development Scheme. The saltwater pumping station serving the Site has substantial spare capacity to accommodate this increase. Since the proposed relaxation of domestic PR will only result in additional up to 80nos. of units to accommodate the additional domestic GFA, and given that the overall development intensity remains unchanged, it is expected that the increased demand from the domestic portion can be adequately met by the existing main supply facilities. Detail connection arrangement for the site and local water mains will be reviewed in later stage of project implementation.
- 5.3 In view of the above, the conclusion of the WSIA conducted in Approved DSP that there would be “no insurmountable water supply impacts” would remain valid.

6 Conclusion

- 6.1 This technical review demonstrates that the technical assessments previously conducted under the draft DSP remain valid, and there will be no insurmountable problems in terms of traffic, sewerage and water supply impact brought by the Current Indicative Proposal.



Our Ref. No.: URA250105674

15 January 2025

By Hand & By Email

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

Dear Sir/Madam,

**Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio
Restriction for the Approved Urban Renewal Authority's
Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012),
Mong Kok, Kowloon, Hong Kong
Planning Application No. A/K3/600**

- Submission of Further Information 1 -

We refer to our submission of the captioned s.16 planning application to the Town Planning Board (TPB) dated 29 November 2024 and Departmental Comments received via Tsuen Wan and West Kowloon District Planning Office's emails dated 30 December 2024, 3, 7 and 14 January 2025. We would like to enclose our Responses to Departmental Comments (R to C) for your necessary action. Please note that the information contained in the R to C is mainly clarifications to address various comments and do not result in a material change of the nature of the captioned application.

Should you have any enquiry, please feel free to contact me at [REDACTED] or our Ms. Clarice Ho at [REDACTED]. Thank you very much.



Yours faithfully,

Y.T. Li
Senior Manager, Planning & Design
Urban Renewal Authority

encl.

c.c. (w/o – by fax)

DPO/TWK, PlanD (Attn: Mr. Derek Tse) (Fax. No.: 2412 5435)



Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

Nos.	Comments Received from:
1.	Water Supplies Department (WSD)
2.	Urban Design and Landscape Section, Planning Department (UD&L, PlanD)
3.	Kowloon West Regional Headquarters, Hong Kong Police Force (Kln W Regional HQ, HKPF)
4.	Tsuen Wan and West Kowloon District Planning Office, Planning Department (TWKDPO, PlanD)

Appendices:

- Appendix 1 Landscape Design Concept with Preliminary Tree Preservation and Compensatory Planting Proposal (submitted to the TPB for consideration in 2020 under the DSP submission)
- Appendix 2 TPRP approval in May 2024 (Case No. TFB 01 / TPB 11/2024)
- Appendix 3 Visual Illustration of Proposed Setbacks and Greenery Provision

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
1.	<u>Comments from Water Supplies Department (WSD)</u>	
	<i>Received via email from TP/YTM(3), DPO/TWK dated 7 January 2025</i>	
	(i) Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development.	Noted. Should the existing water mains be affected and resulted from the proposed development, URA or its joint venture partner(s) or its assignee shall be responsible for the necessary diversion works.
	(ii) In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.	Noted.
	(iii) No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan.	Noted.
	(iv) Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site.	Noted.

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
2.	<u>Comments from Urban Design and Landscape Section, Planning Department (UD&L, PlanD)</u>	
	<u>Urban Design Unit</u>	
	<i>Received via email from TP/YTM(3), DPO/TWK dated 3 January 2025</i>	
	A. <u>General comments</u>	
	(i) The subject site (the Site) is located within a built-up urban area in western Mong Kok generally with an intended BH of 115mPD. To the west across Ferry Street/West Kowloon Corridor and Cherry Street Park is a cluster of residential developments with existing BH generally ranging from 63mPD to 231mPD. The existing open space of 780m ² included in the Site will be re-provided. The proposed minor relaxation of domestic PR does not involve additional BH beyond that is permitted in the approved Urban Renewal Authority Shantung Street/Thistle Street Development Scheme Plan No. S/K3/URA4/2 (the DSP). Given the context, it is unlikely that the proposed development will induce significant adverse effect on the visual character of the surrounding townscape.	Noted.
	(ii) As gathered from the submission, design measures, including (i) variation of BH for the two blocks; (ii) building setbacks along Thistle Street and Nelson Street; and (iii) re-provision of public open space of about 780m ² at the junction of Shantung Street and Thistle Street, are retained in accordance with the DSP. Landscape treatments in form of greenery at pedestrian level and podium edge are also retained. It is noted that the proposed development complies with the requirements under SBDG in terms of the provision of greenery. The above design measures may promote visual interest and pedestrian comfort and enhance pedestrian connectivity.	Noted.

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
	(iii) It is noted that there are existing scavenger lanes between the Site and Shun Hing Building and Shun King Building connecting Ferry Street and Nelson Street to Thistle Street Rest Garden. URA may wish to consider incorporating any appropriate design measures along the building's façade, such as mural and lighting installation, to promote street vibrancy and enhance connectivity at detailed design stage.	<p>Noted. This planning application proposes a minor relaxation of domestic plot ratio from 7.5 to not more than 8.5 for the approved URA Shantung Street/Thistle Street DSP No. S/K3/URA4/2, it is a non-scheme-based submission and not associated to a specific development proposal.</p> <p>The suggested design measures along the building's façade within the project boundary will be considered at detailed design stage as far as practicable, with the awareness of potential complaints about lighting pollution from neighbouring residents.</p>
	<p>B. <u>Specific comments</u></p> <p>(i) It is noted that the Site falls within the Strategic View Point (SVP) 6 – Sun Yat Sen Memorial Park and SVP 8 – Central Pier No. 7. The project proponent may wish to supplement whether protection of ridgeline would be taken into account with the accommodation of rooftop structures at the detailed design stage to avoid encroaching onto the 20% building-free zone where appropriate as previously undertaken during the OZP amendment stage.</p>	<p>Noted. A Visual Impact Assessment (VIA) was previously undertaken during the DSP submission stage and submitted to TPB for consideration in 2021. The VIA was accepted by the UD&L, PlanD. The VIA has assessed two Strategic View Point (SVP) 6 – Sun Yat Sen Memorial Park and SVP 8 – Central Pier No. 7 and demonstrated that the proposed development is visually compatible with the surrounding context and will not create any significant blockage of views. The concern on the ridgeline protection to avoid encroaching into the 20% building-free zone will be considered as far as practicable as detailed design stage.</p>
	(ii) Para. 2.2 – Please review if this para. should be read as "...to enhance its accessibility, air permeability and the visual connectivity...".	<p>Noted. The relevant phrase should be read as "...to enhance its accessibility, air permeability and the visual connectivity with adjoining streets, and the air permeability in the local area."</p>

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Responses to Departmental Comments

	Departmental Comments	Responses
	(iii) Para. 3.1.5 and Appendix C Plans 1 and 2 – It is noted that the site level of the proposed sunken plaza has been slightly adjusted. The interface/connection between the proposed sunken plaza and the re-provisioned POS may be supplemented.	<p>Noted. This planning application proposes a minor relaxation of domestic plot ratio from 7.5 to not more than 8.5 for the approved URA Shantung Street/Thistle Street DSP No. S/K3/URA4/2, it is a non-scheme-based submission and not associated to a specific development proposal.</p> <p>The design of the sunken plaza and its interface with the reprovisioned POS will be further developed at detailed design stage, subject to liaison with LCSD and relevant government departments.</p>
	(iv) Para. 3.1.6 – Please review if (i) variation of BH for the two blocks and (ii) provision of greenery should also be included as planning merits that will be retained under the subject application.	Noted. The intended planning merits under the Approved DSP will be retained under the subject application, including (i) variation of BH for the two blocks and (ii) provision of greenery.
	(v) Para. 4.3.2 – Please review if this para. should be read as “...creation of <u>possible</u> smaller podia, <u>facilitating</u> air <u>flow</u> and visual permeability...”.	Noted. The relevant phrase should be read as “...creation of <u>possible</u> smaller podia, <u>facilitating</u> air <u>flow</u> and visual permeability...”.
	(vi) Para. 4.4.1 – Relevant findings in the district-wide urban renewal study, “The District Study for Yau Ma Tei and Mong Kok” (YMDS), from visual and air ventilation aspects may not be comparable to the subject application.	Noted. Compared to the Approved DSP, the proposed change in domestic PR restriction can be accommodated within the similar building envelope. As demonstrated in the Current Indicative Proposal in the planning application, the disposition of buildings and intended planning gains are largely similar to those in the notional block plan under the Approved DSP. The technical assessments conducted during DSP planning submission remain valid, no adverse impact on the visual and air ventilation aspects is anticipated.

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Responses to Departmental Comments

	Departmental Comments	Responses
	(vii) Para. 4.4.4 – A typo “...in maximum domestic PR from 7.5 to 8.5 , allowing...” in this para. is noted.	Noted. The relevant phrase should be read as “...in maximum domestic PR from 7.5 to 8.5 , allowing...”.
	(viii) Para. 4.4.6 – Discrepancies on the locations of the provision of greenery between the Explanatory Statement of the DSP (para. 7.11 refers) and this para. are noted.	Noted. The proposed development will follow Sustainable Building Design Guidelines (SBDG) to provide greenery to enhance the built environment.
	(ix) Para. 4.4.5 – Please review if this para. should be read as “... Given this site context and as demonstrated in the Visual Impact Assessment submitted under the Approved DSP, No significant...”.	Noted. The relevant phrase should be read as “... Given this site context and as demonstrated in the Visual Impact Assessment submitted under the Approved DSP, No significant...”.
	(x) Para. 4.4.7 – Please review if this para. should be read as “ <u>As there will be no change in the proposed BH and the affected TSRG will be re-provided within the site at the same street block intersected by Shantung Street and Thistle Street in accordance with the approved DSP, no significant adverse impact to the surrounding pedestrian wind environment is anticipated under the Current Indicative Proposal.</u> ”.	Noted. The relevant phrase should be read as “ <u>As there will be no change in the proposed BHR and the affected TSRG will be re-provided within the site at the same street block intersected by Shantung Street and Thistle Street in accordance with the approved DSP, no significant adverse impact to the surrounding pedestrian wind environment is anticipated under the Current Indicative Proposal.</u> ”
<i>Received via email from TP/YTM(3), DPO/TWK dated 7 January 2025</i>		
	R-to-C Item 2B(ii), Para. 2.2 – The responses from the applicant are noted. Please review if this para. should be read as “...to enhance its accessibility, air permeability and the visual connectivity with adjoining streets, and facilitate the air flow in the local area.”.	Noted. The relevant phase should be read as ““...to enhance its accessibility, air permeability and the visual connectivity with adjoining streets, and facilitate the air flow in the local area.”.

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

Departmental Comments	Responses
<u>Landscape Unit</u>	
<i>Received via email from TP/YTM(3), DPO/TWK dated 30 December 2024</i>	
<p><u>General comments</u></p> <p>The Landscape Technical Information should be provided for individual application and making reference to another approved applications will not be considered. As neither information regarding the existing trees within the Site nor proposed landscape mitigation measures, potential adverse impact on the landscape resources arising from the proposed use cannot be reasonably ascertained. The applicant is reminded to provide the following information on landscape impact assessment and proposed landscape treatments in accordance with TPB's Guidance Note:-</p> <ol style="list-style-type: none"> An up-to-date broad-brush survey on landscape resources including tree/vegetation of dominant species [with information of Old and Valuable Tree (OVT)/Tree of Particular Interest (TPI) if any] within application site boundary, with a broad assessment on landscape impact caused by the proposed development; A conceptual landscape plan to illustrate the overall landscape design with proposed landscape treatments/mitigation measures including a planting proposal with the indicative locations, estimated number of trees with proposed species to be preserved/planted and responsible maintenance departments of the proposed plantings. 	<p>Noted. Please be clarified that this planning application proposes a minor relaxation of domestic plot ratio from 7.5 to not more than 8.5 for the approved URA Shantung Street/Thistle Street DSP No. S/K3/URA4/2, it is a non-scheme-based submission and not associated to a specific development proposal.</p> <p>As proposed under YTM-012 Development Scheme and specified in the draft land grant (SC(5)) for YTM-012, the reprovisioned POS (with an area of about 780 sq.m) will be handed back to LCSD for ownership, management and maintenance upon completion of the project. A "Landscape Design Concept with Preliminary Tree Preservation and Compensatory Planting Proposal" (Appendix 1 refers) was prepared and submitted to the TPB for consideration in 2020 under the DSP submission, and there were no adverse comments received from the Landscape Unit of PlanD.</p> <p>To take forward of the above proposal and compliance of relevant land grant conditions, URA has been actively engaged with LCSD to formulate the schematic design and discussion on their specific requirements on the reprovisioned POS. Regarding tree treatment, URA has submitted a Tree Preservation and Removal Proposal (TPRP), with updated tree survey/assessment for the entire</p>

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
		<p>Thistle Street Rest Garden (TSRG) and YTM-012 project area, of which the latest approval obtained from the Tree Preservation Board in May 2024 (Case No. TFB 01 / TPB 11/2024, Appendix 2 refers). The overall TSRG design including the proposed tree treatment, facilities to be provided, etc, was also approved by LCSD in June 2024. Revitalisation works for the remaining part of TSRG (outside the Applicant Site) was also commenced in August 2024. It is also noted that LCSD has no comment on the current planning application.</p> <p>Given the above context, the overall design of the re-provisioned POS and TSRG has already been agreed with LCSD and is no longer at its conceptual design stage, a separate approval condition on landscape assessment / treatment is therefore considered NOT necessary.</p>
<i>Received via email from TP/YTM(3), DPO/TWK dated 7 January 2025</i>		
	<p>A. <u>General comments on Supplementary Information dated 3 January 2025</u></p> <p>(i) Having reviewed the attached supplementary information, it is noted that the preliminary tree survey, which was carried out in October 2019, is outdated. The Applicant is advised to clarify the submitted information under Urban Renewal Authority Shantung Street/Thistle Street Development Scheme Plan (DSP) No. S/K3/URA4/2 (YTM-012) are still valid and highlight all changes, if any.</p>	<p>Noted. Please refer to our responses above. For the supplementary information dated 3 January 2025, please refer to Appendix 1.</p>
	<p>(ii) With reference to the supplementary information, noted one of the existing tree (T02 – Ailanthus fordii), which is a protected species under cap.96A will be transplant/felled, and the landscape design will be</p>	<p>Noted. Please refer to our responses above.</p>

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
	determined and also subject to further liaison with relevant Government departments at detailed design stage (ref. para 5.2.3).	
(iii)	Since no landscape plan has been submitted for the captioned application, we reserve our further comment from landscape planning perspective upon receipt of further submission, if any.	Noted. Please refer to our responses above.
B.	<u>Advisory Remarks to the Applicant</u>	Noted. Please refer to our responses above.
(i)	With reference to para. 5.1.1 under Appendix A, " <i>The proposed tree species are <i>Tabebuia chrysantha</i> (黃鐘木) or <i>Callistemon viminalis</i> (串錢柳) for compensation</i> " is noted. The applicant is advised that the optimization of native species should be considered for the proposed new tree, and prioritizing the planting of more native tree species is recommended to enhance biodiversity.	
(ii)	Please be reminded that the approval of the planning application does not imply approval of the site coverage of greenery requirements under APP- PNAP 152 and/or under Lease. The site coverage of greening calculation should be submitted separately to BD for approval.	Noted.
(iii)	The Applicant is reminded that approval of the planning application under Town Planning Ordinance does not imply approval of tree preservation/removal scheme under the Lease. Thus, the Applicant should seek comments and approval from the relevant authority on the	Noted. Please refer to our responses above.

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
	concerned tree works and/or compensatory/ replacement planting proposal, where appropriate.	
Received via email from TP/YTM(3), DPO/TWK dated 14 January 2025		
	(i) “The overall TSRG design including the proposed tree treatment, facilities to be provided, etc, was also approved by LCSD in June 2024” is noted. The Applicant is advised to attached the relevant information such as TSRG design and approval letter for Town Planning Board reference.	Noted. Please refer to Appendix 2 for the latest TPRP approval obtained from the Tree Preservation Board in May 2024 (Case No. TFB 01 / TPB 11/2024, Appendix 2 refers).
	(ii) The Applicant is advised that the optimization of native species should be considered for the proposed new tree, and prioritizing the planting of more native tree species is recommended to enhance biodiversity in the detailed design stage.	Noted.
	(iii) Since no landscape plan has been submitted for the captioned application, we reserve our further comment from landscape planning perspective upon receipt of further submission, if any.	Noted.
3.	<u>Comments from Kowloon West Regional Headquarters, Hong Kong Police Force (Kln W Regional HQ, HKPF)</u>	
Received via email from TP/YTM(3), DPO/TWK dated 7 January 2025		
	A. <u>Public Consultation</u> Comprehensive public consultation shall be arranged for this application to garner public opinion and sentiment and to address public concern. Should there be any potential impact to local culture, community and livelihood, HAD should be consulted. Police should be consulted should there be any implications/ impact/ threat to national security, public order and public safety.	Noted. As part of the statutory planning procedures, the TPB published the captioned planning application for public inspection on 13 Dec 2024, for a period of 3 weeks (until 3 Jan 2025). Any person may make comments to TPB regarding the application within this timeline. The Planning

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
		Department has also circulated the application to relevant Government departments, including Home Affairs Department (HAD) and Transport Department (TD), to obtain their views for consideration by the TPB.
	<p>B. <u>Parking Spaces and Traffic-related Issues</u></p> <p>(i) According to the indicative design block plan, residential tower and lower block cum sunken plaza would be built at the junction of Ferry Street and Shantung Street and the junction of Thistle Street and Nelson Street respectively. Carpark spaces are proposed in the Urban Renewal Authority (URA)'s plan, which certainly increased traffic flow to those streets and likely caused traffic congestion along Shantung Street between the section of Nathan Road and Ferry Street which is the major road connecting to the direction of Cross Harbour Tunnel, Western Tunnel and highways to Hong Kong International Airport. Furthermore, URA proposal included the development of commercial retail shops might further attract traffic to the area for vehicles to drop off or pick up passengers, loading goods and etc.</p>	<p>Under the draft DSP planning submission in 2020, the URA has commissioned a traffic consultant to conduct a Traffic Impact Assessment (TIA) for the draft DSP and demonstrated that the proposed redevelopment will result in no adverse traffic impact to the surrounding existing and planned road network. TD had no objection in-principle to the submitted TIA.</p>
	<p>(ii) The ratio of the carpark spaces and commercial retail shops shall be met with due consideration of the increased traffic flow as well as capacity of roads not only to Nelson Street, Thistle Street and Shantung Street but also adjacent major thoroughfare. On the other hand, locations of carpark exit/entrance shall be carefully selected to avoid choke point, traffic queue up for carpark and etc.</p>	<p>Noted. The proposed car park provision and location of ingress/egress have been assessed under submitted TIA, which was approved by TD as part of the draft DSP submission in 2020. Subsequent to the approval of the draft DSP, the Applicant has proceeded with Land Grant application for implementation of the Development Scheme. The proposed car park provision and ingress/egress were reflected in the draft Land Grant plan, which was also circulated to TD, and no adverse comment were received. Given the current planning application is a non-scheme-</p>

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
		based submission and not associated to a specific development proposal, there will be no change to the previously agreed parking provision and ingress/egress.
	(iii) A thorough traffic impact assessment of the proposed plan with an up-to-date adjustment in traffic road design should be incorporated in this study. Transports Department should be fully consulted as well.	Noted. Please see our reply in (i).
	(iv) From the traffic policing point of view, in principle, there is no adverse comment on the proposal. Nevertheless, if the work involves any temporary control of vehicular and pedestrian traffic during the trial period, which requires any necessary comment concerning traffic management, please furnish us with a set of updated, specific and detailed submissions of TTA Plan, arrangements of lighting-signing-and-guarding of road works in order to facilitate further assessment.	Noted.
4.	<u>Comments from Tsuen Wan and West Kowloon District Planning Office, Planning Department (TWKDPO, PlanD)</u>	
	<i>Received via email from TP/YTM(3), DPO/TWK dated 14 January 2025</i>	
	(i) It is noted that the gross site area and the net site area under the current notional scheme are 2,475sqm and 1,661sqm respectively. Please clarify the component(s) excluded from the net site area calculation.	According to the site survey, the area on the draft land grant is 2,475sq.m. The area of the affected public open space of about 814sq.m according to the latest site survey, will be disregarded from plot ratio calculation.
	(ii) It is noted that the requirements of relevant technical assessments on air quality, noise, land contamination and sewerage have already been incorporated in the land grant, and that the current application has only covered technical reviews on traffic, sewerage and water supply aspects. Please further elaborate on the rationale of the technical reviews	(i) The technical assessments previously conducted in support of the Shantung Street/Thistle Street DSP included the traffic, environment, drainage and sewerage, water supply as well as visual impacts. (ii) Various preliminary technical reviews have been prepared under the s.16 application to demonstrate that

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
	<p>in the current application, and the proposed arrangement for all the necessary technical assessments at the implementation stage.</p>	<p>there would be no adverse traffic, sewerage and water supply impacts arising from the proposed changes in flat number and/or gross floor area. These technical assessments will be conducted in further detail at the implementation stage, if required by the relevant Government departments, to ascertain the feasibility of the proposed development.</p> <p>(iii) As for the other technical assessments including air quality and noise, which would be dependent on the finalised building layout and design, they have not yet been included in the current s.16 application and will be carried out at the detailed design stage if required by the relevant Government departments.</p> <p>(iv) While relevant special conditions in terms of air quality, noise, land contamination and sewerage aspects have already been included in the draft land grant, other relevant technical assessment requirements (if any) will also be duly incorporated into the land grant subject to the approval of the s.16 application by the TPB, with a view to ensuring the technical feasibility of the proposed development and identifying mitigation measures as appropriate.</p>
	<p>(iii) Please provide appropriate diagram(s) annotating the proposed setback along Thistle Street and Nelson Street and the provision of multi-level greenery within the Site.</p>	<p>To improve pedestrian environment along the crowded Thistle Street and Nelson Street and to enhance walkability of the Area, ground floor/podium setback is proposed along the site boundary at Thistle Street and Nelson Street to create wider and more comfortable walking environment. The</p>

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved Urban Renewal Authority's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon (Application No. A/K3/600)

Responses to Departmental Comments

	Departmental Comments	Responses
		setback is subject to detailed design on the feasibility and agreement with relevant Government departments. The proposed development will also follow Sustainable Building Design Guidelines (SBDG) to provide greenery to enhance the built environment. Please refer to Appendix 3 for the visual illustration of the proposed setbacks and greenery provision.

Shantung Street / Thistle Street Development Scheme (YTM-012)
Landscape Design Concept with Preliminary Tree Preservation and Compensatory Planting Proposal

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FIGURES

Figure 2020032/LP/01	Site Location
Figure 2020032/LP/02	Mong Kok Outline Zoning Plan
Figure 2020032/LP/03	Site Existing Condition

APPENDICES

Appendix A	Preliminary Tree Preservation and Compensatory Planting Proposal
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**Shantung Street / Thistle Street Development Scheme (YTM-012)
Preliminary Landscape Design Concept with Preliminary Tree Preservation and Compensatory Planting
Proposal**

1 INTRODUCTION

1.1 Background

1.1.1 The Urban Renewal Authority (URA) has proposed Shantung Street / Thistle Street Development Scheme (YTM-012) (the Scheme) under section 25 of the Urban Renewal Authority Ordinance (URAO). AECOM Asia Co. Ltd. has been commissioned by URA to prepare a Preliminary Tree Preservation and Compensatory Planting Proposal and a Preliminary Landscape Design Concept in support of the submission of a draft Development Scheme Plan (DSP) with its planning proposal to Town Planning Board (TPB) for consideration.

1.1.2 The Preliminary Tree Preservation and Compensatory Planting Proposal has been prepared following the requirements in DEVB TC(W) No. 4/2020 "Tree Preservation".

1.2 Structure of the Report

1.2.1 Following this introductory section, the remainder of report is arranged as follows:

- Section 2 describes the Site Context;
- Section 3 describes the Proposed Development;
- Section 4 describes the findings in Preliminary Tree Preservation and Compensatory Planting Proposal; and
- Section 5 concludes the findings of this Report.

2 SITE CONTEXT

2.1 Existing Landscape Context of the Scheme and its Surrounding

2.1.1 The Scheme boundary is in a "L-shape" located between Nelson Street, Thistle Street, Shantung Street and Ferry Street. It is currently zoned as "Residential (Group A)" (R(A)) and "Open Space" (O) on the Approved Mong Kok Outline Zoning Plan No. S/K3/32. With a total gross site area about 2,796sqm, the Scheme comprises 2 clusters of tenement buildings and part of existing Leisure and Cultural Services Department (LCSD)'s Thistle Street Rest Garden ("Rest Garden"). The Site Location and Mong Kok Outline Zoning Plan are illustrated in **Figure 2020032/LP/01** and **Figure 2020032/LP/02** respectively.

2.1.2 The Rest Garden, with a total area of about 2,290sqm, is surrounded by residential buildings on three sides, with its main entrance located at Thistle Street. The main entrance is often being blocked by loading/unloading activities and on-street parking at Thistle Street, resulting in a land-locked public open space and not visible from main pedestrian routes. Other side entrances of the Rest Garden are via narrow back lanes between buildings from Ferry Street and Nelson Street. Facilities within the Rest Garden include a badminton court, children's playground, elderly exercise equipment, cobble stone walking path and a standalone public toilet. Existing trees within the Rest Garden are mostly planted as at-grade at the peripheral, with some in raised planters separating different zonings. The Site Existing Condition is illustrated in **Figure 2020032/LP/03**. Details of the preliminary tree findings are shown in **Appendix A**.

3 PROPOSED DEVELOPMENT

3.1 Proposed Development Parameters and Layout

- 3.1.1 The Scheme area is proposed to be rezoned to "R(A)" for redeveloping into high-density residential development, with commercial uses always permitted on the lowest three floors of a building or in a purpose-designed non-residential portion of a building. Under the current notional design, the proposed development is planned to develop 2 buildings and a sunken plaza. It includes a composite building (Tower Block) on the southern side of 25 residential storeys (about 300 units) and a 7 storey podium for club house, podium garden, G/IC facilities and retail uses. A GIC/retail block (Low Block) of 6 storeys (above ground) for retail shops and G/IC is located on the northern side of the site. A 2-storey basement ancillary car park will be provided for loading/unloading bays and private car parking spaces. The proposed total Gross Floor Area ("GFA") is about 14,940 sqm, of which 12,450 sqm is for domestic and 2,490 sqm for non-domestic commercial uses. In addition, about 2,850sqm. of non-domestic GFA will be reserved for GIC provision in the Scheme (which is exempted from GFA calculation in the DSP). The notional design is subject to change in detailed design stage.
- 3.1.2 Part of the Rest Garden (about 780 sqm) is included within the Scheme (the "affected POS") for the restructuring. The affected POS covers the main entrance as well as some existing facilities including a standalone public toilet, children play area, and some sitting area, etc. Through restructuring of the affected POS, a wide and welcoming frontage at the corner of Shantung Street and Thistle Street will be created to enhance its accessibility and connectivity towards the main pedestrian network. Under the Scheme, URA will be responsible for re-provisioning of the affected POS and will be handed back to LCSD for ownership, management and maintenance upon project completion.
- 3.1.3 To create cohesive and integrated design, URA also proposes to carry out a separate revitalization works for the remaining part of the Rest Garden outside the scheme boundary. Views and agreement from LCSD, relevant Government departments and local stakeholders will be sought on the landscape proposal, layout arrangement and implementation programme of the proposed revitalisation works upon DSP's approval. Given such intention, the following Tree survey will cover both the Scheme area and the remaining part of the Thistle Street Rest Garden.

4 PRELIMINARY TREE PRESERVATION AND COMPENSATORY PLANTING PROPOSAL

4.1 Preliminary Findings of Tree Survey

- 4.1.1 A total of approximately 17 nos. of trees (with 95mm Diameter at Breast Height (DBH) or above) were identified within the tree survey area, i.e. area bounded by Nelson Street, Thistle Street, Shantung Street and Ferry Street. Of the 17 nos. of trees, 9 nos. were within the Scheme and the rest were found at the remaining part of the Rest Garden (outside the Scheme). The 17 nos. of trees cover 8 species. There are 5 nos. of rare or precious trees - *Ailanthus fordii*. No registered Old and Valuable Tree (OVT) or potentially registrable OVT are found within the proposed scheme boundary. All the tree species identified are common species. They are generally in fair to poor form, fair health and fair amenity value. Dominant species include *Ailanthus fordii*, *Aleurites moluccana* and *Roystonea regia*. Details of the preliminary tree survey and its findings are shown in **Appendix A**.

4.2 Preliminary Tree Treatment Recommendation

- 4.2.1 Based on the notional design of the Scheme, 10 trees are proposed to be retained, 7 trees are proposed to be transplanted/felled. Details of the preliminary tree treatment and its justifications are shown in **Appendix A**. Details on the tree treatment will be subject to view and agreement with LCSD upon DSP approval.

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Preliminary Landscape Design Concept with Preliminary Tree Preservation and Compensatory Planting Proposal

4.3 Preliminary Compensatory Planting Proposal

- 4.3.1 While all the existing trees will be retained/transplanted as far as practicable, should there be trees to be felled due to the proposed development, heavy standard trees (@75mm DBH) are proposed to be planted within the LCSD Rest Garden in compensation for the tree loss. Amenity trees will be provided within the proposed scheme boundary as far as practical at detailed design stage. Details of the preliminary compensatory planting proposal are shown in **Appendix A**.

5 PRELIMINARY LANDSCAPE DESIGN CONCEPT

5.1 Design Objectives

- 5.1.1 The objectives of the Landscape Proposal include the followings:
- To re-structure and re-plan the existing 'land-locked' public open space towards main pedestrian walkways to enhance its accessibility and visibility to the adjoining areas;
 - To minimize the impact on existing trees and maximize greening opportunities within the boundary of the proposed development;
 - To provide compensatory tree planting to the loss of existing trees due to the proposed development;
 - To blend in with the proposed development and surrounding context; and
 - To provide a balance of active and passive recreational facilities for the enjoyment of the public and future residents in the community.

5.2 Preliminary Landscape Design Concept

- 5.2.1 Landscape design concept for the proposed development within the scheme boundary include the followings: -
- Enhancing legibility and the arrival experience of the affected POS to the visitors and local residents by provision of welcoming and attractive entrance at the road junction at Shantung Street and Thistle Street;
 - Creation of a more generous open space with greenery for public enjoyment;
 - Creation of a sunken plaza to connect to the affected POS and retail shops at lower ground level to create an interesting urban space and draw people to enjoy the space and retail facilities at lower ground area;
 - Enhancing streetscape environment with building setback, appropriate street furniture and landscaping along Thistle Street and Nelson Street;
 - Preserve the mature trees and the rare/precious tree species in the Rest Garden as far as practicable (a large group of *Ailanthus fordii*);
 - Group the re-provisioned trees to the west side of the Rest Garden to create a green buffer with the residential buildings along Ferry Street; and
 - Provision of universal accessibility to all landscape areas within the proposed development.
- 5.2.2 According to Sustainable Building Design (SBD) Guidelines PNAP APP-152 (January 2016), the minimum site coverage of greenery for Primary Zone is 10% and for overall is 20%, within the proposed scheme boundary. The notional design can achieve the SBD guidelines on greenery requirement. Also, the notional design can also achieve the provision of local open

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space of 1 sqm per person under Chapter 4 of the Hong Kong Planning Standards and Guidelines (October 2015).

- 5.2.3 Should the draft DSP be approved, detailed design will be carried out and the above landscape design concept would be subject to change according to the design development at General Building Plan stage and other refinements, subject to liaison with relevant government departments.

5.3 Hard and Soft Landscape Proposals

- 5.3.1 Hard landscape elements will be designed and/or selected using the following general criteria:

- Using durable and long-lasting materials and finishes;
- Reasonable cost and maintenance requirement – materials shall be easily maintained and managed; and
- Visual compatibility to blend in with the proposed development and surrounding context.

- 5.3.2 The soft landscape elements will be selected using the following general criteria:

- Fast growing – able to provide the desired landscape design intent within short period of time;
- Use of native species where possible to enhance local biodiversity;
- Seasonal interest – providing seasonal variety or special seasonal flowers or foliage colour;
- Non-toxic – relatively safe and non-poisonous materials;
- The minimum distance of 1500 mm between the kerb and the tree pit is proposed. The proposed tree shall not be planted too close to the road kerb of motor carriageways to avoid causing potential hazards to vehicles and blocking of drivers' sight-lines due to overhanging tree branches intruding into the carriageways;
- Appropriate spacing for tree planting according to the different tree species and mature size is required; and
- Adequate soil depth shall be allowed for tree/ shrub/ groundcover planting. A minimum 1200 mm, 600 mm and 300 mm depth of planting soil (excluding drainage layer) in the form of raised or sunken planters shall be allowed for trees, shrubs and groundcovers respectively.

6 CONCLUSION

- 6.1.1 The Scheme involves redevelopment of existing buildings and restructuring of part of the existing Thistle Street Rest Garden. Through re-structuring and re-planning of scheme area, the existing 'land-locked' public open space will be opened up towards main pedestrian walkways with a re-provisioned POS to enhance its accessibility and visual connectivity to the adjoining areas. With the creation of a sunken plaza connecting to the re-provisioned POS and retail shops at lower ground level, an interesting and vibrant urban space for public enjoyment will be created.
- 6.1.2 Under the notional landscape design, existing plants will be retained as far as practicable. Only 7 trees will be affected and proposed to be transplanted/felled. Detail on the tree treatment will be subject the view and agreement with LCSD and relevant Government departments on the landscape design/layout arrangement of the Thistle Street Rest Garden upon DSP approval.

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- 6.1.3 With the above design objectives and proposal, it is anticipated that the proposed redevelopment would enhance the landscape environment of the area and the proposed development will not bring any adverse landscape impact.

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Preliminary Landscape Design Concept with Preliminary Tree Preservation and Compensatory Planting
Proposal

Figures



LEGEND

--- Scheme Boundary



LEGEND

- Scheme Boundary
- Open Space
- Residential (Group A)
- 100 Maximum Building Height (In Metres Above Principal Datum)



LEGEND

- Elderly Exercise Area
- Children Play Area
- Badminton Court
- Public Toilet
- Cobble Stone Walking Path
- LCSD Rest Garden Boundary

Facility	Approximate Area
Badminton Court	Refer to Chapter 4. Hong Kong Planning Standards and Guidelines (October 2015).
Children's Playground	Area: 50 m ²
Elderly Exercise Equipment Cobble Stone Walking Path	Area: 130 m ²
Public Toilet	Area: 43 m ²



Badminton Court



Children's Playground



Public Toilet



Elderly Exercise Equipment



Elderly Exercise Equipment



Cobble Stone Walking Path

Appendix A : Preliminary Tree Preservation and Compensatory Planting Proposal

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APPENDICES

Appendix I	Preliminary Tree Assessment
Appendix II	Existing Tree Photos

1. INTRODUCTION

1.1 Objective and Purpose of this Proposal

1.1.1 The objective of this report is to provide preliminary tree preservation, transplanting, felling, and compensatory planting proposals following the requirements in DEVB TC(W) No. 4/2020 for tree preservation or LAO PN No. 2/2020 Tree Preservation and Tree Removal Application for Building Development in Private Projects.

1.2 Structure of this Proposal

1.2.1 This Proposal contains Preliminary Tree Identification and Condition Survey including photo records showing existing tree conditions, recommendations of trees to be retained, transplanted and felled, and compensatory tree planting proposals. Following this introductory section, the remainder of the Proposal is arranged as follows:

- Section 2 describes environmental legislations, standards and guidelines related to tree survey and removal application;
- Section 3 illustrates the tree survey methodology;
- Section 4 presents the tree survey findings and treatment recommendations;
- Section 5 describes the compensatory tree planting proposal; and
- Section 6 summarises the findings of the report.

2. ENVIRONMENTAL LEGISLATIONS, STANDARDS AND GUIDELINES

2.1 Government Publications, Guidelines, Reports and Technical Circulars related to Tree Preservation include:

- Agriculture, Fisheries and Conservation Department – AFCD Nature Conservation Practice Note No. 2 – Measurement of Diameter at Breast Height (DBH).
- Agriculture, Fisheries and Conservation Department – AFCD Nature Conservation Practice Note No. 3 – The Use of Plant Names.
- DEVB TC(W) No. 4/2020 – Tree Preservation.
- DEVB TC(W) No. 5/2020 – Registration of Old and Valuable Trees, and Guidelines for their Preservation.
- GEO Report No. 136 (2003) – Guidelines on Safe Access for Slope Maintenance.
- GEO Report No. 183 (2006) – Performance Assessment of Greening Techniques on Slopes.
- HyD GC No. 5/2016 – Technical Administrative Committees in Highways Department
- Lands Department, Lands Administration Office Instructions (LAOI) Section D-12 – Tree Preservation.
- Lands Department, Lands Administration Office Practice Note Issue No. 2/2020.
- Proper Planting Practices issued by Greening, Landscape and Tree Management Section of Development Bureau.

2.2 Ordinances and Regulations

2.2.1 Ordinances and Regulations related to Tree Preservation include:

- Forests and Countryside Ordinance (Cap. 96) and its subsidiary legislations.
- Plant Varieties Protection Ordinance (Cap. 490).
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586).

3. METHODOLOGY

3.1 Tree Assessment Methodology

3.1.1 In accordance with DEVB TC(W) No. 4/2020 or LAO PN No. 2/2020, all existing individual trees with a trunk diameter larger than 95mm (300mm girth) measured 1300mm above ground level are surveyed and identified with the following information recorded:

- (a) Figure No.: Figure where the individual tree can be found.
- (b) Tree No.: Individual trees as being number labelled on site and marked on site and denoted correspondingly on the plan.
- (c) Photo No.: The photograph reference number of the tree being identified.
- (d) Species: Latin and Chinese common names of the trees surveyed.
- (e) Tree size:
 - (i) Overall Height: Height measured from ground level to the top branch;
 - (ii) Trunk Diameter: Diameter of the main trunk measured at 1.3m high above ground level;
 - (iii) Crown Spread: Average diameter of the foliage canopy.
- (f) Amenity Value of a tree should be assessed by its functional values for shade, shelter, screening, reduction of pollution and noise and also its fung shui significance, and classified into the following categories:
 - (i) Good – important trees which should be retained by adjusting the design layout accordingly;
 - (ii) Fair – trees that are desirable to be retained in order to create a pleasant environment, which includes healthy specimens of lesser importance than "Good" trees;
 - (iii) Poor – trees that are dead, dying or potentially hazardous and should be removed.
- (g) Form:
 - (i) Good - Well-balanced crown and straight strong trunk(s);
 - (ii) Fair - Slightly unbalanced crown and non-straight trunk(s);
 - (iii) Poor - Misshapen or awkwardly-forked trunk and / or unbalanced crown.
- (h) Health:
 - (i) Good - Sound and healthy trees;
 - (ii) Fair - Trees which are with few or no visible defects or health problem;
 - (iii) Poor - Rot and / or cavities in the main trunk and / or crown die back, severely infected with disease.
- (i) Structural Condition:

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Appendix A - Preliminary Tree Preservation and Compensatory Planting Proposal

- (i) Good - Trees with no or little sign of structural defect and would have low risk level of potential failure;
 - (ii) Fair - Trees with moderate sign of structural defect and would have medium risk level of potential failure;
 - (iii) Poor - Trees with significant and obvious sign of structural defect and would have high risk level of potential failure.
- (j) Suitability for Transplanting: Assess the suitability of affected trees to be transplanted taken into account of the following factors: -
- conditions of the tree to be transplanted (including form, health and structure which will affect success of the proposed transplanting);
 - size, species, and conservation status of the tree to be transplanted;
 - availability and suitability of a permanent receptor site, both within and outside the project site;
 - adequate time for preparation of transplanting operation;
 - identification of a long-term maintenance party for the transplanted tree(s);
 - access to the existing location and transportation to the receptor site (including availability of access to accommodate the tree, topography of the proposed route, engineering limitations, etc.); and
 - cost-effectiveness.

Trees with the following features should not be considered suitable for transplanting under normal circumstances:

- low amenity value;
- irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
- low survival rate after transplanting;
- very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
- with evidence of over-maturity and onset of senescence;
- with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits); or
- undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree).

Having considered the above factors and features of the trees, trees are assessed as follows: -

- (i) High - Trees are highly suitable for transplanting.
 - (ii) Medium - Trees are moderately suitable for transplanting.
 - (iii) Low - Trees are not suitable for transplanting.
- (k) Conservation Status: State the rarity and protection status of the species under relevant ordinances in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) are used.
- (l) Recommendations: Proposed action for individual species which fall into three categories:
- (i) Retain
 - (ii) Transplant
 - (iii) Fell

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Appendix A - Preliminary Tree Preservation and Compensatory Planting Proposal

- (m) Department to Provide Expert Advice to LandsD: AFCD (Agriculture, Fisheries and Conservation Department) / HyD (Highways Department) / LCSD (Leisure and Cultural Services Department) / Respective Government Department.
- (n) Justification: Proposed works which justify the recommendation.
- (o) Remarks: Supplementary note towards the assessment.

4. TREE SURVEY FINDINGS AND TREATMENT RECOMMENDATIONS

4.1 Existing Tree Survey Findings

4.1.1 The preliminary tree survey was carried out in October 2019. A total of approximately 17 nos. of trees (with 95mm DBH or above) are found within the tree survey area, i.e. area bounded by Nelson Street, Thistle Street, Shantung Street and Ferry Street. Of the 17 nos. of trees, 9 nos. were within the Scheme and the rest were found at the remaining part of the Rest Garden (outside the Scheme). The 17 nos. of trees cover 8 species. From the preliminary survey, 5 nos. of rare or precious trees - *Ailanthus fordii* are identified, and their locations are shown on **Figure 2020032/TP/02**.

4.1.2 No registered OVT or potentially registrable OVT are found within the tree survey area. All the tree species identified are common species. They are generally in fair to poor form, fair health and fair amenity value. Dominant species include *Ailanthus fordii*, *Aleurites moluccana* and *Roystonea regia*. Locations of individual tree surveyed are shown in **Figure 2020032/TP/01**.

4.1.3 Preliminary tree identification and condition of individual tree surveyed is tabled in **Appendix I - Preliminary Tree Assessment**. Photographic records of individual trees are shown in **Appendix II - Existing Tree Photos**.

4.2 Tree Treatment Recommendations

4.2.1 To determine if the existing trees will be affected by the proposed development, the notional design of the proposed development is overlaid in **Figure 2020032/TP/03**. It is subject to change in detailed design stage.

4.2.2 Among 17 nos. of surveyed trees, 10 nos. of trees are proposed to be retained and will be preserved in-situ on site as they would not be affected by proposed development. Proposed tree protection requirement is shown in **Figure 2020032/TP/05**.

4.2.3 Seven (7) nos. of trees are proposed to be transplanted/felled as they are conflicting with the proposed notional design of the Scheme. The locations of the trees to be transplanted/felled are shown in **Figure 2020032/TP/03**. Feasibility of tree transplanting for the affected trees has been reviewed. Subject to the view and agreement from LCSD, the affected trees will be transplanted as far as practicable. If transplanting is found not feasible/not suitable at the detailed design stage, tree felling will be proposed and tree compensation will be made.

4.2.4 Based on the above, preliminary findings and recommended treatments to the existing are summarized as follows: -

Total Trees Surveyed	Retain	Transplant/Fell*
17	10	7

**View and agreement from LCSD and relevant Government departments on the landscape design proposal and tree preservation and compensatory proposal to be sought upon DSP approval.*

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Appendix A - Preliminary Tree Preservation and Compensatory Planting Proposal

4.2.5 Tree compensation is proposed in below for any tree felling.

5. COMPENSATORY TREE PLANTING PROPOSAL

5.1 Tree Compensation within Thistle Street Rest Garden

5.1.1 Tree compensatory ratio of 1:1 in number will be adopted. In compensation for the felled tree from the Rest Garden, heavy standard trees (@75mm DBH) with approximate spacing of 4000mm are proposed to be planted within the Rest Garden. The proposed tree species are *Tabebuia chrysantha* (黃鐘木) or *Callistemon viminalis* (串錢柳) for compensation. Details of the Preliminary Tree Transplantation / Compensation Proposal are shown in Figure 2020032/TP/04.

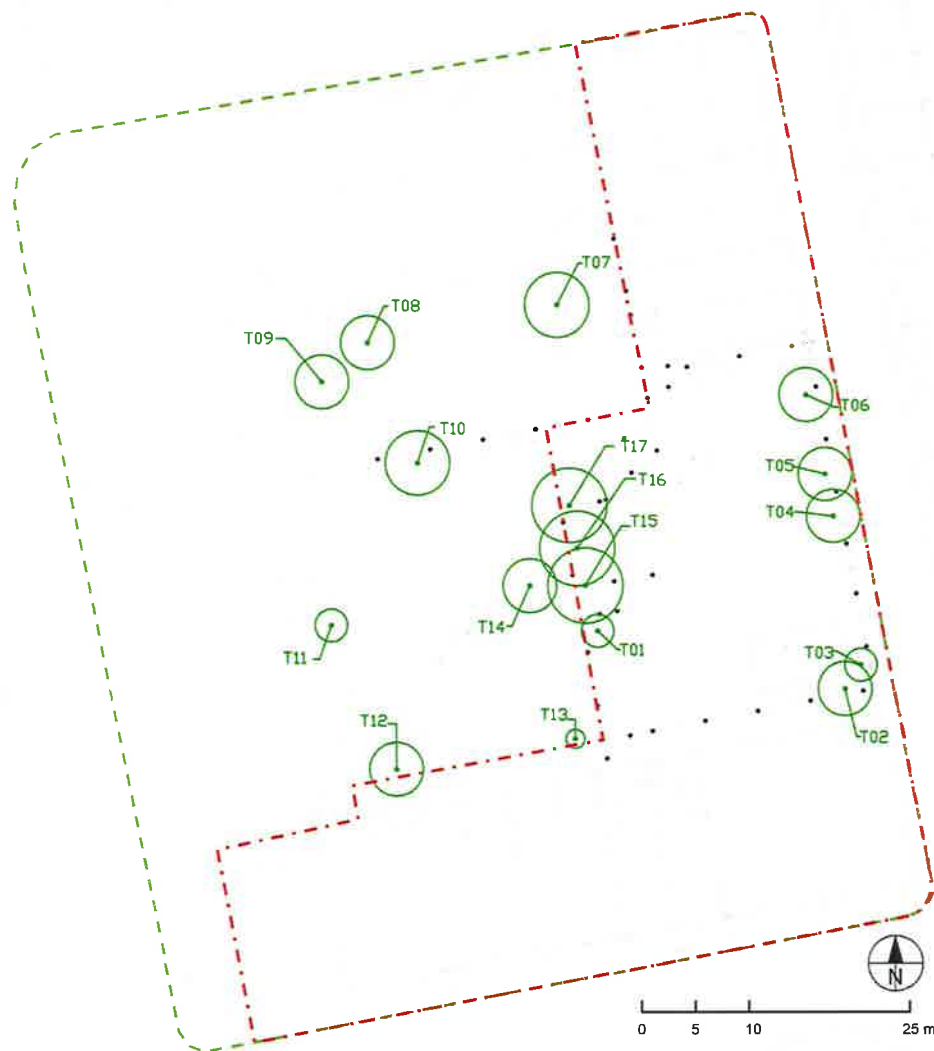
6. CONCLUSION

A total of 17 nos. of trees were recorded within the tree survey area, of which 9 nos. of trees are within the Scheme. Among the 17nos. of trees, 10 nos. of trees are proposed to be retained, 7 nos. of tree are proposed to be transplanted/felled. Should there be trees to be felled, a tree compensatory ratio of 1:1 in number will be adopted, with heavy standard trees (@75mmDBH) are proposed to be planted within the Rest Garden.

Figures

LEGEND

- Tree Survey Boundary
- Scheme Boundary
- Existing Tree



Site Visit

Date: Oct 2019

Tree Definition

According to DEVB TC(W) 4/2020,

"A plant is considered as a **"tree"** if its trunk diameter measures **95 mm or more** at a height of 1.3 m above the ground level."

Initial Findings

Total No. of Existing Plantings : 48 nos.

- Below 95mm DBH : 31 nos.
- 95mm DBH or more : 17 nos.



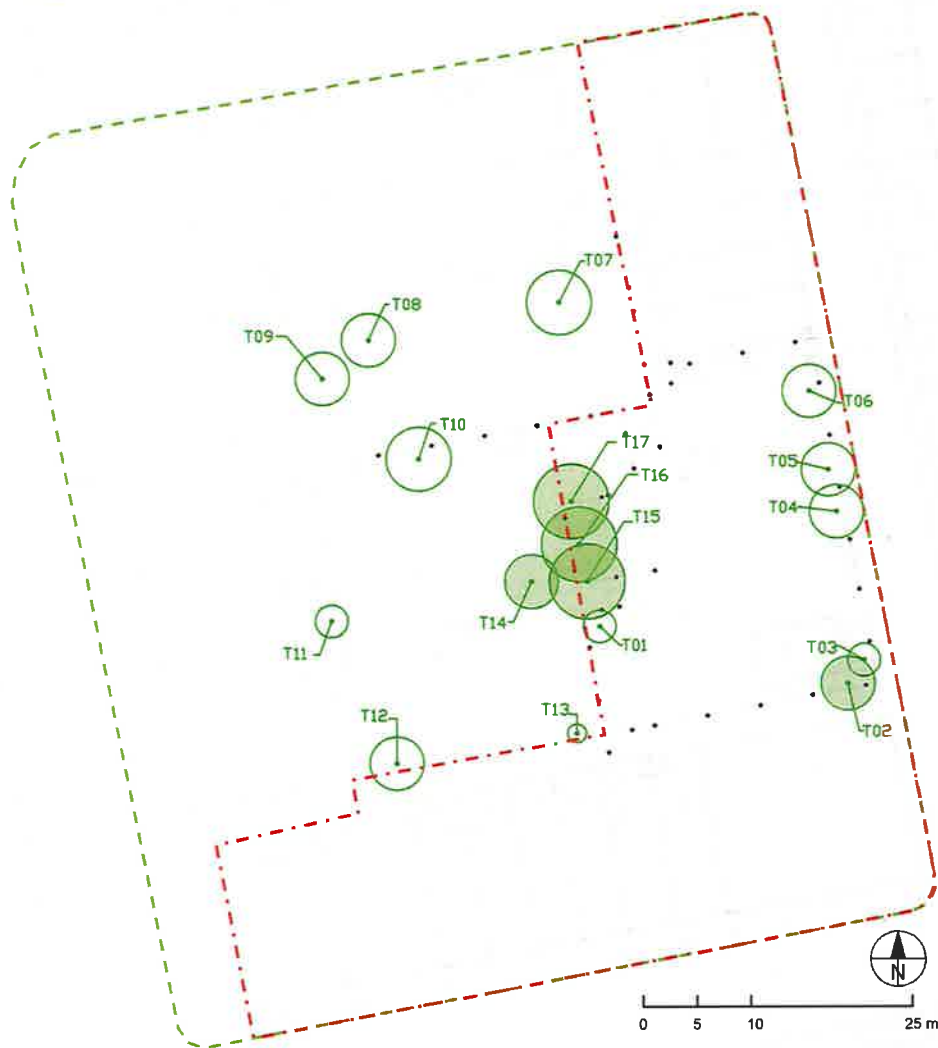
Site Photos

Observed Tree Species

Species Name	Chinese Name	Quantity (No.)
<i>Ailanthus fordii</i>	常綠臭椿	5
<i>Aleurites moluccana</i>	石栗	3
<i>Archontophoenix alexandrae</i>	假檳榔	1
<i>Callistemon viminalis</i>	串錢柳	1
<i>Hibiscus tiliaceus</i>	黃槿	1
<i>Melaleuca cajuputi</i> subsp. <i>Cumingiana</i>	白千層	2
<i>Roystonea regia</i>	王棕	3
<i>Schefflera actinophylla</i>	傘樹	1

LEGEND

- Tree Survey Boundary
- - - Scheme Boundary
- Existing Tree
- Rare and Precious Tree



Rare and Precious Tree Species

According to Cap. 96 Forests And Countryside Ordinance, and Rare and Precious Plants of Hong Kong (AFCD, 2003)

Total around 5 nos. of *Ailanthus fordii* (常綠臭椿)

Extracted from Cap. 96 Forests And Countryside Ordinance,

"No person shall without lawful excuse sell, offer for sale, or have in his possession or under his custody or control any portion of any of the following plants..."

T02



T14



T15



T16



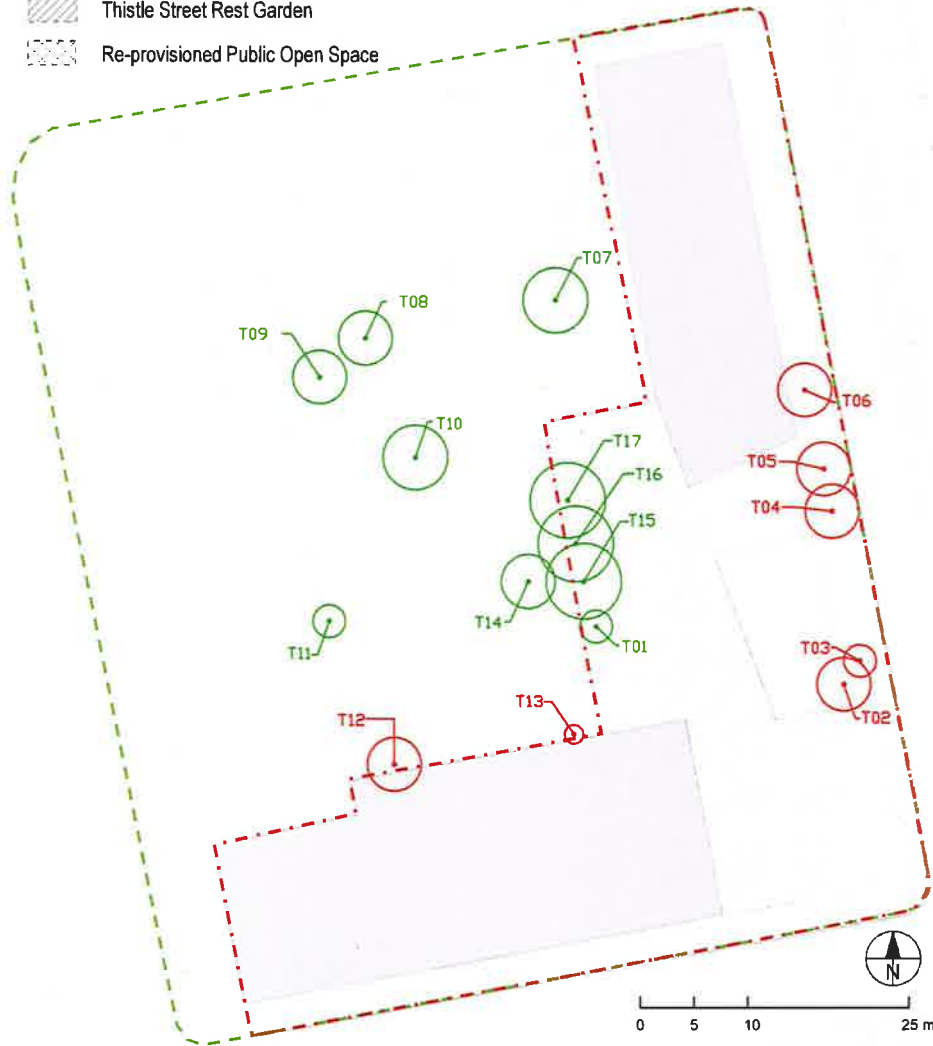
T17



Photos of 5 nos. of *Ailanthus fordii* (常綠臭椿)

LEGEND

- Tree Survey Boundary
- Scheme Boundary
- Tree Recommended to be Retained
- Tree Recommended to be Transplanted/ Felled
- Thistle Street Rest Garden
- Re-provisioned Public Open Space



Total No. of Existing Trees

- 95mm DBH or more : 17 nos.
- Total no. of existing trees expected to be affected: Approximately **7 nos.**
- The affected trees are **conflicting with the proposed building and levelling works**, so they are unavoidably proposed as transplanted or felled.

Proposed Tree Treatment

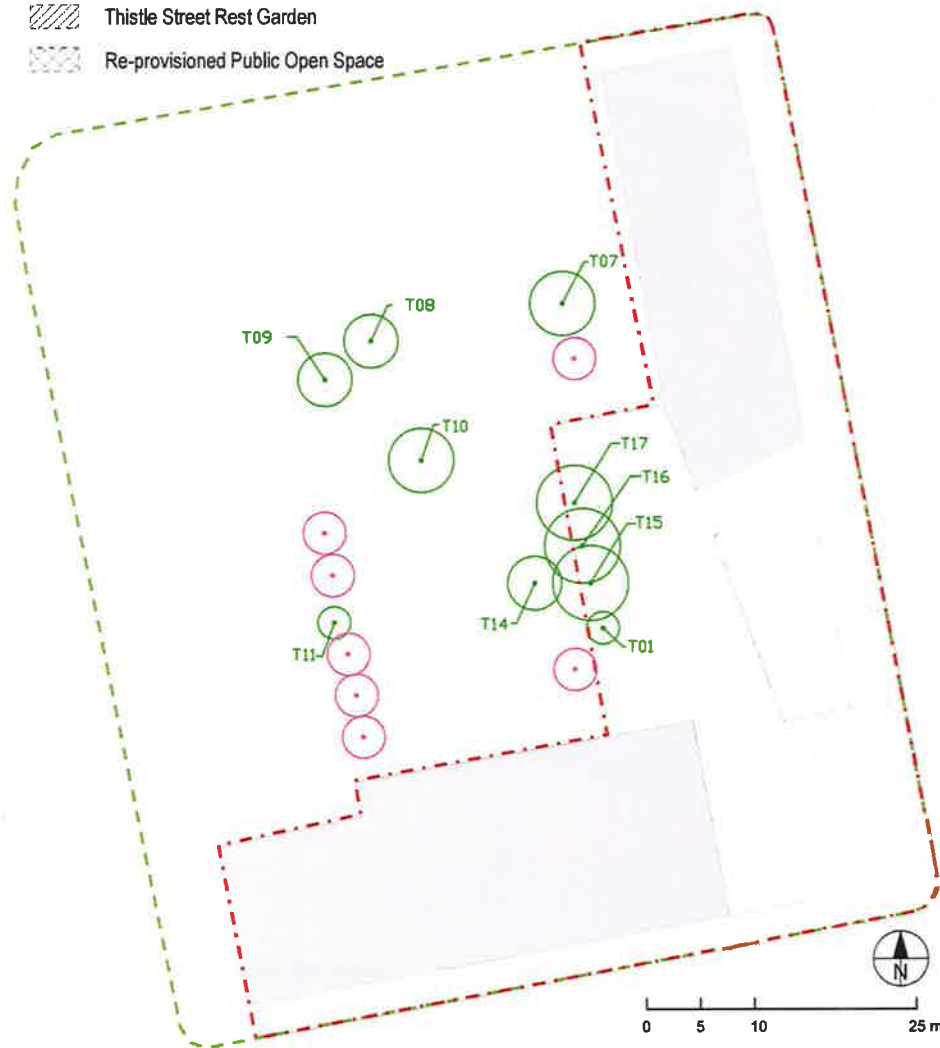
- Retain : 10 nos.
- Transplant / Fell : 7 no.

Tree No.	Species Name	Chinese Name
T02	<i>Ailanthus fordii</i>	常綠臭椿
T03	<i>Archontophoenix alexandrae</i>	假檳榔
T04	<i>Roystonea regia</i>	王棕
T05	<i>Roystonea regia</i>	王棕
T06	<i>Roystonea regia</i>	王棕
T12	<i>Melaleuca cajuputi</i> subsp. <i>Cumingiana</i>	白千層
T13	<i>Melaleuca cajuputi</i> subsp. <i>Cumingiana</i>	白千層

Recommended Transplant/ Fell Trees

LEGEND

- Tree Survey Boundary
- Scheme Boundary
- Tree Recommended to be Retained
- Tree Recommended to be Transplanted / Proposed Compensatory Tree
- Thistle Street Rest Garden
- Re-provisioned Public Open Space

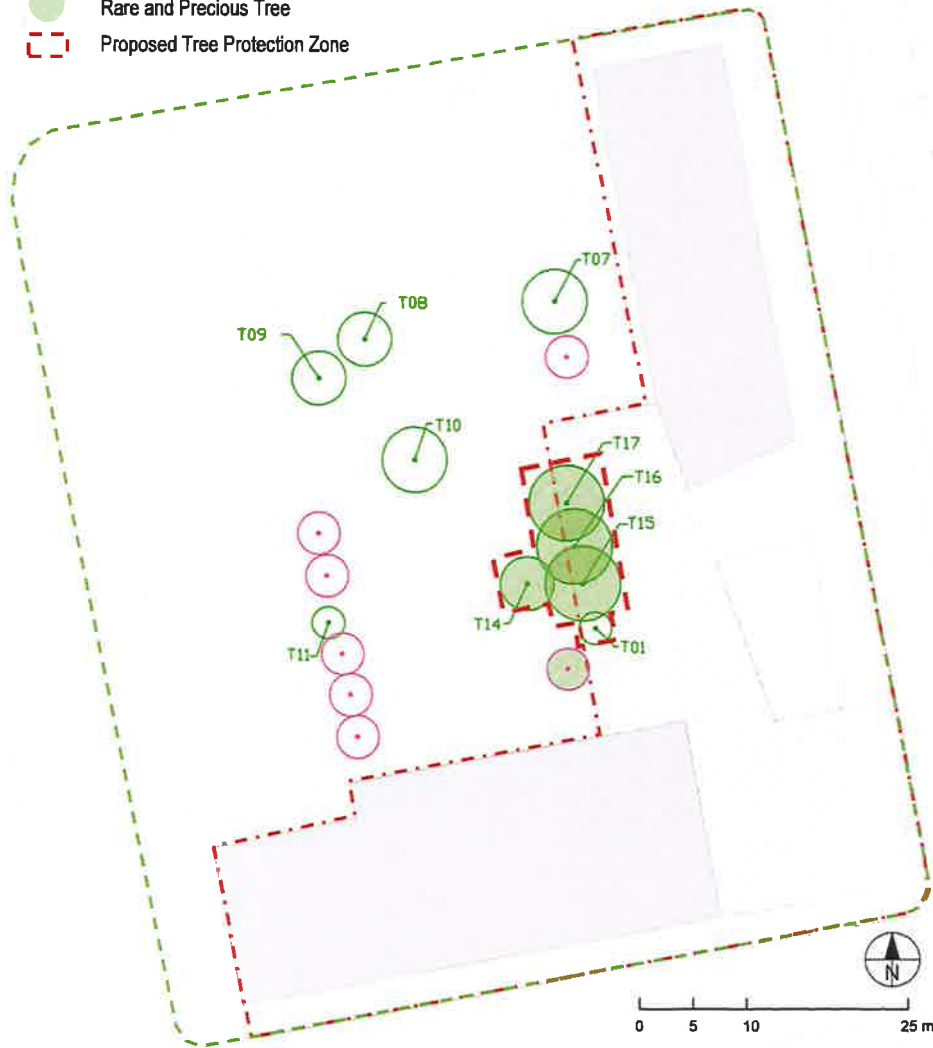


Preliminary Tree Transplantation / Compensation Proposal

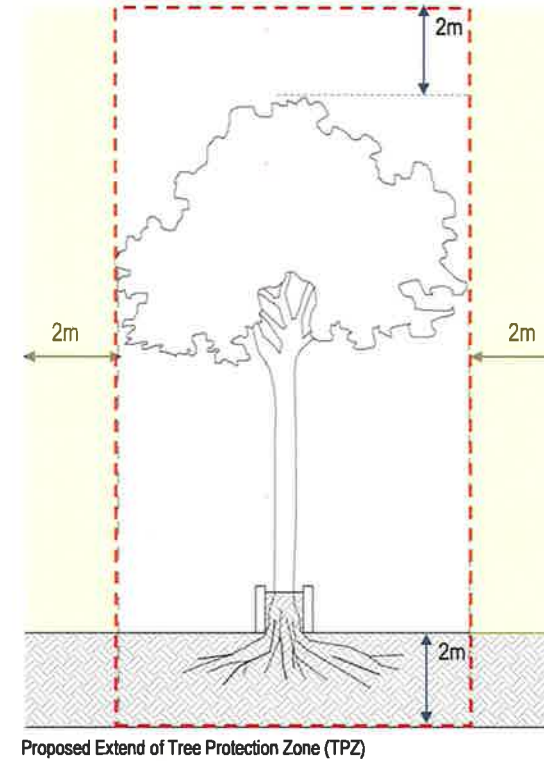
- To compensate by 1:1 in quantity (in number)
- Maintain a green buffer/ screening between the Park and the adjacent residential buildings.

LEGEND

- Tree Survey Boundary
- Scheme Boundary
- Tree Recommended to be Retained
- Tree Recommended to be Transplanted / Proposed Compensatory Tree
- Rare and Precious Tree
- Proposed Tree Protection Zone
- Thistle Street Rest Garden
- Re-provisioned Public Open Space



Tree Protection Requirement



Appendix I : Preliminary Tree Assessment

Tree No.	Photo No.	Botanical Name	Chinese Common Name	Jurisdiction (AFCD, HyD, LCSD&RGD)	SIZE (M)			Structural condition (Good/ Fair/ Poor)	Form (Good/ Fair/ Poor)	Health (Good/ Fair/ Poor)	Amenity Value (Good/ Fair/ Poor)	Suitability for Transplanting		Conservation Status	Recommendations (Retain/Transplant/ Fell)	Justification	Additional Remarks
					Height	Trunk DBH	Spread					(High/Medium/Low)	Remarks				
T01	T01	<i>Schefflera actinophylla</i>	傘樹	LCSD	6.0	0.18	3.0	Fair	Poor	Fair	Fair	Low	b,c,f	Nil	Retain	-	Unbalanced crown
T02	T02	<i>Ailanthus fordii</i>	常綠臭椿	LCSD	15.0	0.26	5.0	Fair	Fair	Fair	Fair	Medium	-	(B)	Transplant/ Fell	Building works	
T03	T03	<i>Archontophoenix alexandrae</i>	假檳榔	LCSD	15.0	0.15	3.0	Fair	Fair	Fair	Fair	Medium	-	Nil	Transplant/ Fell	Building works	
T04	T04	<i>Roystonea regia</i>	王棕	LCSD	15.0	0.28	5.0	Fair	Fair	Fair	Fair	Medium	-	Nil	Transplant/ Fell	Building works	
T05	T05	<i>Roystonea regia</i>	王棕	LCSD	15.0	0.27	5.0	Fair	Fair	Fair	Fair	Medium	-	Nil	Transplant/ Fell	Building works	
T06	T06	<i>Roystonea regia</i>	王棕	LCSD	15.0	0.30	5.0	Fair	Fair	Fair	Fair	Medium	-	Nil	Transplant/ Fell	Building works	
T07	T07	<i>Aleurites moluccana</i>	石栗	LCSD	15.0	0.30	6.0	Fair	Fair	Fair	Fair	Low	b,c,d	Nil	Retain	-	
T08	T08	<i>Aleurites moluccana</i>	石栗	LCSD	15.0	0.30	5.0	Fair	Fair	Fair	Fair	Low	b,c,d	Nil	Retain	-	
T09	T09	<i>Aleurites moluccana</i>	石栗	LCSD	15.0	0.30	5.0	Fair	Fair	Fair	Fair	Low	b,c,d	Nil	Retain	-	
T10	T10	<i>Hibiscus tiliaceus</i>	黃槿	LCSD	6.0	0.20	6.0	Fair	Poor	Fair	Fair	Low	b,c,f	Nil	Retain	-	Codominant Trunks
T11	T11	<i>Callistemon viminalis</i>	串錢柳	LCSD	6.0	0.15	3.0	Fair	Poor	Fair	Fair	Low	b,c,f	Nil	Retain	-	Leaning
T12	T12	<i>Melaleuca cajuputi</i> subsp. <i>Cumingiana</i>	白千層	LCSD	12.0	0.20	5.0	Fair	Fair	Fair	Fair	Medium	-	Nil	Transplant/ Fell	Building works	
T13	T13	<i>Melaleuca cajuputi</i> subsp. <i>Cumingiana</i>	白千層	LCSD	5.0	0.10	2.0	Fair	Fair	Fair	Fair	Medium	-	Nil	Transplant/ Fell	Building works	
T14	T14	<i>Ailanthus fordii</i>	常綠臭椿	LCSD	19.0	0.18	5.0	Fair	Fair	Fair	Fair	Low	b,c,d	(B)	Retain	-	
T15	T15	<i>Ailanthus fordii</i>	常綠臭椿	LCSD	23.0	0.59	7.0	Fair	Fair	Fair	Fair	Low	b,c,d	(B)	Retain	-	
T16	T16	<i>Ailanthus fordii</i>	常綠臭椿	LCSD	23.0	0.40	7.0	Fair	Fair	Fair	Fair	Low	b,c,d	(B)	Retain	-	
T17	T17	<i>Ailanthus fordii</i>	常綠臭椿	LCSD	23.0	0.58	7.0	Fair	Fair	Fair	Fair	Low	b,c,d	(B)	Retain	-	

Remarks for Suitability for Transplanting

- (a) Low amenity value;
- (b) Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
- (c) Low survival rate after transplanting;
- (d) Very large size (unless the feasibility to transplant has been considered financially reasonable and technically feasible during the feasibility stage);
- (e) With evidence of over-maturity and onset of senescence;
- (f) With poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits); or cavity/cracks/splits);
- (g) Undesirable species (e.g. *Leucaena leucocephala* which is an invasive exotic tree); or
- (h) On steep slope.

Conservation Status

- (A) The Protection of Endangered Species of Animals and Plants Ordinance (Cap.586)
- (B) Forests and Countryside Ordinance (Cap. 96)

Appendix II : Existing Tree Photos



T01 - *Schefflera actinophylla* 傘樹 (Retain)



T02 - *Ailanthus fordii* 常綠臭椿 (Transplant/ Fell)



T03 - *Archontophoenix alexandrae* 假檳榔 (Transplant/ Fell)



T04 - *Roystonea regia* 王棕 (Transplant/ Fell)



T05 - *Roystonea regia* 王棕 (Transplant/ Fell)



T06 - *Roystonea regia* 王棕 (Transplant/ Fell)



T07 - *Aleurites moluccana* 石栗 (Retain)



T08 - *Aleurites moluccana* 石栗 (Retain)



T09 - *Aleurites moluccana* 石栗 (Retain)



T10 - *Hibiscus tiliaceus* 黃槿 (Retain)



T11 - *Callistemon viminalis* 串錢柳 (Retain)



T12 - *Melaleuca cajuputi* subsp. *Cumingiana*
白千層 (Transplant/ Fell)



T13 - *Melaleuca cajuputi* subsp. *Cumingiana*
白千層 (Transplant/ Fell)



T14 - *Ailanthus fordii* 常綠臭椿 (Retain)



T15 - *Ailanthus fordii* 常綠臭椿 (Retain)



T16 - *Ailanthus fordii* 常綠臭椿 (Retain)



T17 - *Ailanthus fordii* 常綠臭椿 (Retain)

Tree Preservation and Removal Proposal**Appendix 2****Part A**

Case Summary (To be completed by LM(T)s/ ALMI(T)s / ALMI(OVT)s)

- Case No / Board No.: TFB 01 / TPB 11/2024 Status: Approved
1. Region/District: KLN / YTM
2. Project Title: Revision 1 Schematic design of "Nano Park" at Shantung Street
Cluster Sie 1 - Thistle Street Rest Garden
3. Location: Thistle Street Rest Garden
4. Name of applicant:
- (a) Authorized Person / Project Executive Consultancy Services (PEC)
 Consultant / Organization:
- (b) Works Department: URA
5. Nature of development: Other
- (Brief Description): The proposed development of the Project included part of
the existing Thistle Street Rest Garden in the Scheme to
enable re-structuring of land uses to open up the existing
"land-locked" public open space (POS) to street front to
enhance the accessibility of the Rest Garden.
6. Date of Application: 2024-05-17
7. Date of Work Commence: Early August 2024
8. Location Plan: Appendix 1 - Tree Survey Plan Appendix 1 - Tree
Treatment Plan Appendix 1 - Compensatory Planting Plan
Appendix 1 - Off-site Transplantation Plan Appendix 6 -
Information of Site Constraints
9. Photo Description: Appendix 1 - Tree Photographic Records
10. Tree Survey: Appendix 1 - Tree Assessment Schedule

Part B

Recommendations (To be completed by LM(T)s/ ALMI(T)s / ALMI(OVT)s)

1. Assessment on number of tree to be affected:

Treatment	No. of Tree				Area Of Development site affected(sq. m)
Assessment	to be felled	to be transplant ed	to be preserved	Total	
Proposal submitted by the applicant	7	2	6	15	780

Treatment	No. of Tree			No.of Trees Saved
Assessment	to be felled	to be transplanted	to be preserved	
Recommendation made by Regional Tree Team	7	2	6	8
Trees under the maintenance of LCSD	7	2	6	8

2. Assessment on quality of trees: (Check the box for the appropriate column)

Criteria of Assessment		
(a)	Any fine specimen/old and valuable tree(s) involved?	No
(b)	Any rare species of aesthetic, historic or scientific value involved?	No
(c)	Any tree(s) protected under the Forestry Regulations?	Yes
(d)	Any tree(s) of low survival rate after transplanting in terms of age &mature size?	No

3. Assessment on impact of environment: (Check the box for the appropriate column)

Criteria of Assessment		
(a)	Is the tree(s) to be felled dead or in poor and hazardous condition that causes danger to property or risk to life?	No
(b)	Is the tree(s) to be felled/transplanted causing serious obstruction to free flow of watercourse, which causes floods to the area?	No
(c)	Is the tree(s) to be felled/transplanted causing serious safety problems in terms of traffic sightline, which cannot be overcome by reasonable pruning?	Yes
(d)	Is the tree(s) to be felled/transplanted causing serious obstruction to the development (e.g. construction of road alignment/building;excavation/site works etc.), which cannot be overcome by alternative measures?	Yes
(e)	Is the compensatory planting proposal acceptable in terms of recovery to loss of greenery?	Yes
(f)	Is the tree(s) to be felled/transplanted causing any significant aesthetic/environmental/historical/cultural(fung shui)/ social impact to the area?	No
(g)	Is the tree(s) to be felled/transplanted causing any significant ecological impact to wildlife?	No
(h)	Is the tree(s) to be felled/transplanted controversial to the local community that needs public consultation through District Council or District Land Conference?	No

4. Assessment on compensatory planting proposal:

(a) Quantity of Compensatory Planting

Tree				Palm	Shrubs	Ground-cover	Climbers	Whips	Seedling
Light Standard	Heavy Standard	Semi-mature	Total						
0	7	0	7	0	0	0	0	0	0

(b) Landscape Area(sq. m): 280

5. Overall comments and recommendations:

The applications is recommended for the following reasons:

Before the URA project go forward as planned and are according to requirements, standards and regulations, after the detailed design consideration, the project consultant has further review the site condition and found 9 nos. trees will be affected and 6 nos. of trees can be retained.

Compared to the previously approved "7 nos. retain" tree and "8 nos. transplanted" tree, now is proposed as follow:

- Retain: To be retained 6 nos. tree including 3 nos. of *Ailanthus fordii* (T0040, T0041 and T0042) and 3 nos. of *Aleurites moluccana* (T0032, T0033 and T0035)
- Transplant: To be off-site transplanted 2 nos. of *Melaleuca cajuputi* (T0028 and T0031)
- Remove: To be remove 7 nos. of tree including 3 nos. of *Roystonea regia* (T0005, T0009 and T0011), 2 nos. *Ailanthus fordii* (T0018 and T0039), 1 no. of *Hibiscus tiliaceus* (T0036) and 1 no. of *Archontophoenix alexandrae* (T0016)
- Compensatory: The loss of trees within the site will be compensated by 6 nos. of *Tabebuia rosea* and 1 no. *Saraca Asoca* as agreed by YTMDSL SO management.

Reason: Due to the limitation of space. As the future construction site will be fully occupied for site office container, storage and construction works, etc. The final planter will not be ready when demolition works and tree transplantation. Meanwhile due to the tall sizes of 6 nos. trees (over 12m height), off-site transplantation is not feasible and practicable which in conflict with the future swept path of the lorries and the limited carriageway width of Thistle Street. Furthermore, considering the rootball in the restricted raised planters could be formed well, it is at high risk of public safety where the tall size trees with limited rootball holding at temporary containers within the construction site that closed to the public road and opposite buildings.

For 1 no. tree (T0036) due to its tree form, codominant trunk with wide

For 1 no. tree (T0036) due to its tree form, codominant trunk with wide tree spread, water sprouts, twisted branches and root restricted, it also recommended to be removed.

To enable the construction of URA Development Scheme YTM-012 at Thistle Street Rest Garden towards the junction of Shantung Street/Thistle Street, the revision TPRP is recommended for the board's consideration after taking into account the following issues:

- a) The affected trees (9 nos.) are in direct conflict with the construction works of the project;
- b) The affected (2 nos.) are in fair condition and the suitability for transplanting;
- c) The receptor locations have sufficient growing space and adequate distance between trees and adjacent structure;
- d) The affected (7 nos.) are proposed to be removed due to the site constrain, poor tree structure with low amenity value and not suitable for transplant;
- e) Retain (6 nos.) of tree and no OVT as protected by law was found in the tree survey;
- f) 7 nos. trees of heavy standard size in 120mm minimum DBH are proposed to compensate for the loss of 7 nos. existing trees in term of quality ratio 1:1;
- g) All trees are currently maintained by YTM DLSO and will be handed back to YTM DLSO for subsequent vegetation maintenance after 12 months establishment period;
- e) YTM DLSO raised no objection on the transplanting and compensation plan as well as the proposed work.

To be supported by: DLM(YTM)

To be endorsed by: CLM(HKW)

Prepared By: LAI Snowy HY (ALMI(T)K2)

Date: 2024-05-21

Date: 2024-05-23

Part D

Tree Preservation Board decision

(To be completed by Seretary of TPB)

☒ Approve ☐ Reject ☐ Commented

Comments:

Having considered that there was no other better alternative to make way for the project, the Board raised no objections to the application for the removal of 7 trees by felling. These trees were identified as having poor form, structural defects, or were unsuitable for transplanting.

The Board also has no objection to the transplanting of 2 trees, which were in fair form and health, with a medium anticipated post-transplanting survival rate. Additionally, 6 trees that were also in fair form and health will be retained.

The Board accepted the compensation planting proposal.

Recorded By: HU Yiu-ming (ALMI(Arb)1)

Date:

2024-05-28

Section 16 Planning Application for Proposed Minor Relaxation of Domestic Plot Ratio Restriction for the Approved URA's Shantung Street / Thistle Street Development Scheme Plan No. S/K3/URA4/2 (YTM-012), Mong Kok, Kowloon, Hong Kong(Planning Application No. A/K3/600)

Visual Illustration of Proposed Setbacks and Greenery Provision



Reference Image: One Soho, Mong Kok



1 Landscape Treatment at podium edge



2 Ground floor/ podium setbacks and greenery provision along Thistle Street and Nelson Street

Note: This application is for minor relaxation of domestic PR restriction for the Site. The indicative development proposal does NOT form part of the application. This plan is prepared for indicative and illustrative purpose only and subject to change at detailed design.

Advisory Clauses

- (a) to note the comments of CES/UR, LandsD that LandsD will only consider reflecting in the land grant conditions the scheme and planning conditions approved by the Board. The land grant application if approved by LandsD acting in its capacity as the landlord, will be subject to such terms and conditions (including payment of premium and administrative fee) as considered appropriate by LandsD at its absolute discretion.
- (b) to note the comments of C of P that:
 - (i) comprehensive public consultation shall be arranged to garner public opinion and sentiment and to address public concern. Should there be any potential impact to local culture, community and livelihood, HAD should be consulted. The Hong Kong Police Force should be consulted should there be any implications/impact/threat to national security, public order and public safety;
 - (ii) according to the indicative design, residential tower and lower block cum sunken plaza will be built at the junction of Ferry Street and Shantung Street and the junction of Thistle Street and Nelson Street respectively. Car parking spaces are proposed in URA's plan, which will certainly increase traffic flow at those streets and likely cause traffic congestion along Shantung Street between the section of Nathan Road and Ferry Street, which is the major road connecting to Cross Harbour Tunnel, Western Tunnel and highways to Hong Kong International Airport. Furthermore, as URA's proposal will include retail shops, this may further attract traffic to the area due to the pick-up and drop-off of passengers and loading/unloading of goods etc.;
 - (iii) the ratio of car parking spaces and retail shops shall be met with due consideration to the increased traffic flow as well as capacity of roads not only at Nelson Street, Thistle Street and Shantung Street but also at adjacent major thoroughfares. On the other hand, the locations of carpark ingress/egress shall be carefully selected to avoid choke point, traffic queue-up for carpark etc.;
 - (iv) a thorough traffic impact assessment of the proposed plan with an up-to-date adjustment in traffic road design should be incorporated in this study. The Transport Department should be fully consulted as well; and
 - (v) if the works involve any temporary control of vehicular and pedestrian traffic during the trial period, which requires any necessary comment concerning traffic management, a set of updated, specific and detailed Temporary Traffic Arrangement Plan, arrangements of lighting-signing-and-guarding of road works should be submitted in order to facilitate further assessment.
- (c) to note the comments of CE/MS, DSD that it is necessary for the developer to conduct inspection on the existing sewers and to ensure the conditions of the sewers suit the assessment parameters.
- (d) to note the comments of CTP/UD&L, PlanD that:
 - (i) there are existing scavenger lanes between the Site and Shun Hing Building and Shun King Building connecting Ferry Street and Nelson Street to Thistle Street Rest Garden. URA may wish to consider incorporating appropriate design measures

along the building façades, such as mural and lighting installation, to promote street vibrancy and enhance connectivity at the detailed design stage;

- (ii) URA is reminded to consider the protection of ridgeline to avoid encroachment of the proposed development onto the 20% building-free zone as far as practicable at the detailed design stage;
 - (iii) URA is advised that the optimisation of native species should be considered for the proposed new trees, and prioritising the planting of more native tree species is recommended to enhance biodiversity in the detailed design stage;
 - (iv) the approval of the planning application does not imply approval of the site coverage of greenery requirements under APP-PNAP 152 and/or under lease. The site coverage of greenery calculation should be submitted separately to BD for approval; and
 - (v) URA is reminded that the approval of the planning application under the Town Planning Ordinance does not imply approval of tree preservation/removal scheme under lease. URA should seek comments and approval from the relevant authority on the concerned tree works and/or compensatory/replacement planting proposal, where appropriate.
- (e) to note the comments of CE/C, WSD that:
- (i) existing water mains will be affected. The cost of any necessary diversion shall be borne by the proposed development;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the centre line of the water mains shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the waterworks reserve or in the vicinity of the water mains; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity to the Site.
- (f) to note the comments of D of FS that:
- (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans or licensing application;
 - (ii) the provision of emergency vehicular access in the proposed development shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD; and

- (iii) the height restriction as stipulated in S.19 of Child Care Services Regulations, Cap. 243A should be observed.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

241217-125218-84912

提交限期

Deadline for submission:

03/01/2025

提交日期及時間

Date and time of submission:

17/12/2024 12:52:18

有關的規劃申請編號

The application no. to which the comment relates:

A/K3/600

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. X

意見詳情

Details of the Comment :

It would be great if this project would include the two building behind, Shun King and Shun Hin g. This way, The whole rectangle shaped area in this vicinity would be reconstructed.

Can earn much more money becoz you can build much taller building behind the originally planned residential area.

All you need is to move the park downstairs to the nelson street side. And the park area can be used to build another residential building.

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

241230-194507-90220

Reference Number:**提交限期**

03/01/2025

Deadline for submission:**提交日期及時間**

30/12/2024 19:45:07

Date and time of submission:**有關的規劃申請編號**

A/K3/600

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Mr D Hui

Name of person making this comment:**意見詳情****Details of the Comment :**

Given the ample supply of retail space in the area and the latest property market trends, it is entirely logical and appropriate to adjust the plot ratio to better reflect current needs and market demands.

The proposed reduction of the non-domestic plot ratio from 1.5 to 0.5, coupled with the corresponding increase in the domestic plot ratio from 7.5 to 8.5, is a practical and strategic adjustment. This change not only addresses the oversupply of retail space but also creates additional residential gross floor area (GFA), which is vital for meeting housing demand. Moreover, this adjustment would significantly enhance the appeal of the project to potential developers, expediting the development process and contributing to the improvement of the urban environment.

This balanced and forward-thinking approach ensures that the project remains viable and attractive to developers, while simultaneously meeting community needs for more residential units and improving the overall quality of the neighborhood. I strongly support the proposed amendment.

From:
Sent: 2025-01-03 星期五 22:12:26
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/K3/600 URA THISTLE STREET DEVELOPMENT

A/K3/600

1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.) and 2L-2M Nelson Street, a portion of the LCSD Thistle Street Rest Garden and Adjoining Government Land, Mong Kok

Site area: About 2,475sq.m

Zoning: "Res (Group A)"

Proposed Amendment: Relaxation of Domestic PR for Permitted Residential / PR 9 / 120mPD / 300 - 380 Units / Private OS 690sq.m / Public 780sq.m / 54 Vehicle Parking

Dear TPB Members,

Strong Objections to further demands of GIMME MORE from URA.

The ambiguity re the number of units is not acceptable. There is a big difference between the impact of 300 and 380 units.

While the issue of bottle neck has been addressed, the difference in height between the sections of the POS remain and issue. Objections to the development are upheld.

The propose private OS is inadequate as it is calculated on the minimum. While we were told that URA development will improve living conditions in the district and provide residents with larger homes, to date most of its developments have consisted of studios and smaller units. We can be sure that the development would be for 380 units. The private OS should therefore be 900sq.mts. But it is impossible to accommodate. Note that Appendix C Plan d does not even indicate the location of the OS so it is impossible for to make a rough calculation.

The outcome would be additional pressure on the adjacent Thistle Street Rest Garden. This in a district that is severely deficient in OS already.

So instead of improving the living environment, URA is actually intent on further diminishing the quality of at grade recreational space in order to maximize the revenue on the project.

Members should remind it of its role and reject the application. The financial issues facing URA are not a consideration for the board.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 26 October 2021 3:03 AM HKT

Subject: Fwd: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

Dear TPB Members,

I note that your decision "To be released three to four weeks after the meeting"

Hopefully this is because further details of the layout of the OS are required.

This issue has kept me awake at night since the meeting on 22nd. While I brought up the bottle neck entrance, location of public toilet and height of the Sunken Plaza, there was no discussion about the difference in height between the Reprovisioned POS and the rest of the garden.

There are steps and a ramp at the bottle neck indicating that because of the shopping mall underneath, this section will be higher than the existing park. Nothing was said about what impact this will have. Will members of the public have to jump down or will there be railings and further steps and ramp to navigate?

This difference in levels is unacceptable for a public OS where the majority of visitors will be young families and the elderly.

An OS like this should be at grade but here for the convenience of the URA, or more likely profit, the safety of the general public is put at risk.

When it comes to facilities like this it is unacceptable that the development is allowed to proceed to OZP stage when essential details are not in place. Members of the public are not allowed to ask questions even when important information is withheld or obfuscated.

I trust that at least some members share my concerns and will not approve this project until it complies with the public interest.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Thursday, August 5, 2021 2:33:02 AM

Subject: Re: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

Dear TPB Members,

July 2018 : The Government will offer resources to the Urban Renewal Authority if required, Financial Secretary Paul Chan said.

July 2021 : As for Hong Kong's old districts, he pledged strong financial backing for the efforts of the Urban Renewal Authority

There are plans for massive redevelopment in Yau Mong that will leave thousands homeless. So why is URA not kick starting the rehousing programme with the Thistle Street development?

Financial support is assured. Now what is required is that the URA wakes up to the reality that its top priority under instructions from Beijing is to develop decent and affordable housing for the grass roots and thereby help reduce not increase the queues for PH units.

There are dozens of Compulsory Sale orders for old buildings in West Kowloon going through the process that will cater for the private residential market. The URA must now concentrate on the need to bolster the development of assisted housing.

Mary Mulvihill

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Wednesday, June 16, 2021 3:19:38 AM

Subject: MONG KOK OZP S/K3/32 and URA THISTLE STREET DEVELOPMENT

AMENDMENTS TO THE APPROVED MONG KOK OZP S/K3/32 and URA SHANTUNG STREET/THISTLE STREET DEVELOPMENT S/K3/URA4/1

Item A1 – Incorporation of the area covered by the approved Urban Renewal Authority (URA) Anchor Street/Fuk Tsun Street Development Scheme Plan (DSP) No. S/K3/URA1/2 into the Plan and zoning the area as “Other Specified Uses” (“OU”) annotated “Hotel” with stipulation of building height restriction.

Items A2 and A3 – Incorporation of the area covered by the approved URA Prince Edward Road

West/Yuen Ngai Street DSP No. S/K3/URA2/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’

Items A4 and A5 – Incorporation of the area covered by the approved URA Shanghai Street/Argyle Street DSP No. S/K3/URA3/2 into the Plan and zoning the area mainly as “OU” annotated “Historic Buildings Preserved for Commercial and/or Cultural Uses” with stipulation of building height restriction and a small portion shown as ‘Road’.

Dear TPB Members,

Items A1 – A5 are housekeeping exercises. Support height restrictions.

However on behalf of the community and in line with growing public sentiment with regard to the preservation of historical and cultural, it is clear that when it comes to such projects the URA makes changes to the structures that destroy their identity and integrity. This is particularly visible in the Shanghai Street project. Not only have the facades been altered and out of context appendages added, the shiny glass frontage and gaudy lights completely destroy the ambiance.

Internally nothing has been preserved. All the tiling, staircases and other features were sent to the landfill and replaced with the usual shopping mall bland and boring grey tile effect. While certain changes had to be made with regard to catering for the disabled, etc, it was not necessary to completely strip the building of all references to its past.

TPB members unfortunately approve this vandalism and must share the blame for the conversion of historic buildings into nothing more than fractured shadows of their original selves. A large compound like Tai Kwun can still retain some authenticity but the smaller sites are lost forever.

Re Thistle Street, comments made in November are still applicable.

Mary Mulvihill

P707

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, November 13, 2020 11:39:00 PM

Subject: URA Shantung Street / Thistle Street Development YTM 012

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Scheme Area : 2,796sq.m / PR 9 plus 1.7 GIC, 2,850sq.m, not included / 120mPD / 2.490sqmm retail / 300 Units / 43 Vehicle Parking / ??? Private OS

Dear TPB Members,

Instead of taking the opportunity to increase the Local Open Space in MKK, the plan in fact is taking over part of the existing Thistle Street Rest Garden. MKK already has a marked deficit of LOS. Opportunity should have been taken to enlarge the footprint of the garden.

While URA claims it will open the OS up, it will in fact enclose it within a high wall effect development.

In return the URA is up to its usual tricks, "Create a sunken plaza of about 200sq.m, connecting to the entrance of the re-provisioned POS and retail shops at basement to bring vibrancy to the community." Nobody is fooled, this is to provide an entrance to the retail and will bring no benefit to the garden or to park goers. In fact the tranquility of the garden will be disturbed by the additional commuter flow.

Provision of about 2,850sq.m. non-domestic GFA for GIC uses to bring more planning gains to the community. No details provided While this is 20% of the GFA, when taken into the context of the number of current residents who will no longer enjoy affordable homes in the area, it is not adequate compensation to the community.

Again why is the site not being used for affordable housing instead of yet another for profit development? Developers are busy buying up units and there have recently been a number of compulsory sales in the district. Demand for private units is therefore being more than well catered for while poorer residents are being gradually replaced and forced to move to other districts that are a long way from the many employment opportunities they currently enjoy.

That this is a template for the many URA projects planned in YauMong in the coming years, it is clear that the intention is to gradually relocate grassroots citizens to the peripheries, out of sight and out of mind.

Mary Mulvihill