

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K3/600**

- Applicant** : Urban Renewal Authority (URA)
- Site** : 1-27 Shantung Street (odd nos.), 1-23 Thistle Street (odd nos.), 2L-2M Nelson Street, a portion of Thistle Street Rest Garden and Adjoining Government Land, Mong Kok (MK), Kowloon
- Site Area** : About 2,475m<sup>2</sup>
- Land Status** : Government Land
- Plan** : Approved URA Shantung Street/Thistle Street Development Scheme Plan (DSP) No. S/K3/URA4/2
- Zoning** : “Residential (Group A)” (“R(A)”)   
 (a) maximum domestic/plot ratio (PR) of 7.5/9   
 (b) maximum building height (BH) of 120 metres above Principal Datum (mPD)   
 (c) at-grade public open space (POS) of not less than 780m<sup>2</sup>
- Application** : Proposed Minor Relaxation of Domestic PR Restriction from 7.5 to 8.5 for Permitted Residential Development with Commercial and Government, Institution or Community (GIC) Uses

**1. The Proposal**

- 1.1 The applicant, URA, seeks planning permission for minor relaxation of domestic PR restriction from 7.5 to 8.5 (+1 or +13.3%) without changing the maximum total PR of 9 and maximum BH of 120mPD for permitted residential development with commercial and GIC uses at the application site (the Site) (**Plans A-1a, A-1b and A-2**). The Site falls within an area zoned “R(A)” on the approved URA Shantung Street/Thistle Street DSP No. S/K3/URA4/2<sup>1</sup>. According to the Notes of the DSP, minor relaxation of the PR restriction may be considered by the Town Planning Board (the Board) based on the individual merits of a development proposal.

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<sup>1</sup> According to the Notes of the DSP for the “R(A)” zone, ‘Flat’ and ‘Social Welfare Facility’ uses are always permitted, while general commercial uses such as ‘Shop and Services’ and ‘Eating Place’ uses are always permitted (a) on the lowest three floors of a building, taken to include basements but excluding floors containing wholly or mainly car parking, loading/unloading bay and/or plant room; or (b) in the purpose-designed non-residential portion of a building connecting to a sunken plaza.

- 1.2 According to URA, while the maximum domestic PR is proposed to be relaxed to 8.5 with the total PR remaining as 9 under the application, the actual mix of domestic and non-domestic PRs as well as flat number will be determined in the detailed design stage. The requirements of the DSP project on the provisions of at-grade POS of not less than 780m<sup>2</sup> and GIC facilities of about 2,850m<sup>2</sup> will remain unchanged. The Site also includes a portion of the Leisure and Cultural Services Department (LCSD)'s Thistle Street Rest Garden (TSRG)<sup>2</sup>, which had low visibility and poor accessibility from the major access at Thistle Street originally. It is proposed to be reconfigured with a more welcoming entrance at the junction of Shantung Street and Thistle Street under the DSP so as to enhance its accessibility and visual openness in the urban context. With the completion of land acquisition of the concerned buildings in 2024 and the return of land to the Government, the Site is now entirely Government land. The land grant is currently being finalised.
- 1.3 The Shantung Street/Thistle Street DSP approved by the Chief Executive in Council (CE in C) on 8.2.2022 (**Plan A-1b**) comprises the major portion zoned "R(A)", i.e. the Site, with the surrounding public pavements designated as 'Road'. The DSP was prepared to facilitate URA to redevelop 16 old tenement buildings<sup>3</sup> of 6 to 9 storeys along Thistle Street to the east and Shantung Street to the south (**Plan A-1b**). It was formulated in accordance with the PR restrictions of the "R(A)" zone on MK OZP at that time, i.e. maximum domestic PR of 7.5 and maximum total PR of 9. Technical assessments on various aspects including traffic, environment, drainage and sewerage, water supply as well as visual impacts were conducted by URA to demonstrate the feasibility of the proposed development scale of the DSP project, including PR, BH and provision of GIC and other supporting facilities, through a notional scheme. While the mix of domestic and non-domestic floor areas, flat numbers, type of GIC facilities, car parking provision etc., will be determined in the detailed design stage, the necessary technical assessments on air quality, noise, land contamination and sewerage will be updated/revised accordingly to further demonstrate the feasibility of the proposal, which are proposed to be specified in the land grant.
- 1.4 Subsequently on 22.7.2022, the aforesaid maximum domestic and total PR restrictions of the "R(A)" zone on MK OZP were amended to 8.5 and 9 respectively to allow interchangeability of domestic and non-domestic PRs<sup>4</sup> as recommended under the Yau Mong District Study (YMDS). According to URA, the current application for relaxation of domestic PR restriction from 7.5 to 8.5 has also taken into account the YMDS, as well as the development flexibility and market attractiveness as set out in paragraph 2 below.
- 1.5 For the current application, URA has submitted a revised notional scheme supported by necessary technical reviews on traffic, sewerage and water supply based on the original technical assessments. The relevant block and section plans are shown on **Drawings A-1** and **A-2**. According to URA, the notional scheme should not form

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<sup>2</sup> While the remaining portion of TSRG to the west falls outside the Site (**Plan A-2**), URA has proposed to revitalise the entire TSRG to achieve a coherent design theme under the approved DSP. According to the applicant, the revitalisation works began in August 2024 and is tentatively scheduled for completion by Q1 2026.

<sup>3</sup> According to URA, the tenement buildings within the DSP area were built between 1958 and 1973. All of the buildings had no lift and were poor in serviceability.

<sup>4</sup> As recommended under the YMDS, the interchangeability of domestic and non-domestic PRs is intended to increase flexibility to cater for market changes. The same amendments were also made under the Yau Ma Tei OZP gazetted on 30.6.2023.

part of the planning approval as it is intended for demonstration of the technical feasibility of the proposed relaxation of domestic PR. A comparison of the major parameters of the notional scheme for the DSP and that for the current application is provided below:

Notional Schemes <sup>[1]</sup>			
Major Development Parameters	Approved DSP (a)	Current Application (b)	Difference (b)-(a)
Site Area (m <sup>2</sup> ) <sup>[2]</sup>	2,796	2,475 (excluding public pavements)	-321 (-11.5%)
Net Site Area (excluding at-grade POS) (m <sup>2</sup> ) <sup>[2]</sup>	1,660	1,661	+1 (+0.1%)
Maximum Total PR <sup>[3]</sup>	9	9	0
• Maximum Domestic	7.5	8.5	+1 (+13.3%)
Maximum Total Gross Floor Area (GFA) (m <sup>2</sup> ) <sup>[3]</sup>	about 14,940	about 14,949	+9 (+0.1%)
• Maximum Domestic	about 12,450	about 14,118.5	+1,668.5 (+13.4%)
GIC Facilities (to be exempted from GFA calculations) (m <sup>2</sup> )	about 2,850	about 2,850	0
Maximum BH (mPD)	120	120	0
At-grade POS (m <sup>2</sup> )	Not less than 780	Not less than 780 <sup>[4]</sup>	0

Remark:

- [1] As the tender exercise of the Site has not yet been commenced by URA, a detailed design scheme is not available at this juncture.
- [2] The site areas are subject to detailed site survey.
- [3] According to URA, the actual domestic and non-domestic PRs and GFAs will be determined at the detailed design stage.
- [4] According to URA, the proposed at-grade POS under the current notional scheme has an area of about 814m<sup>2</sup>, which is more than the minimum requirement of 780m<sup>2</sup> as stipulated in the Notes of the DSP.

- 1.6 According to URA, the technical reviews for the application are preliminary in nature, and detailed assessments will be conducted during the implementation stage. Other impact assessments including air quality and noise, which are dependent on the future building design, will also be conducted at the detailed design stage. In consultation with relevant Government departments, the requirements for the necessary technical assessments on air quality, noise, land contamination and sewerage will be suitably incorporated in the land grant conditions to facilitate the development process.
- 1.7 Various planning merits and urban design features proposed under the DSP have also been retained in the current application. These include BH variation for the two proposed building blocks, the reconfiguration of TSRG to enhance accessibility and visual connectivity, the creation of a sunken plaza to enhance the vibrancy of the reprovisioned POS, the provision of building setback along Thistle Street and Nelson Street to improve the pedestrian environment, as well as the provision of greenery at pedestrian level and podium edge (**Drawings A-1 to A-3**). Additionally, a number of social welfare facilities with a total GFA of about 2,850m<sup>2</sup> will be provided within the proposed development, including Day Care Centre for the Elderly, Sub-base of Neighbourhood Elderly Centre, Child Care Centre, Special Child Care Centre and Centre for Home Care Services for Frail Elderly Persons. According to URA, the implementation of these planning merits and urban design features will be subject to

detailed design and agreement with relevant Government departments. The tentative completion year of the proposed development is 2031/32.

1.8 In support of the application, URA has submitted the following documents:

- |     |   |               |
|-----|---|---------------|
| (a) | Application Form received on 4.12.2024  | (Appendix I)  |
| (b) | Supporting Planning Statement (SPS) with<br>Technical Reviews received on 4.12.2024 | (Appendix Ia) |
| (c) | Further Information (FI) received on 15.1.2025*                                     | (Appendix Ib) |
- \* exempted from publication and recounting requirements

## 2. **Justifications from the Applicant**

The justifications put forth by URA in support of the application are detailed in the SPS at **Appendix Ia**. They can be summarised as follows:

### In line with YMDS Recommendations and “R(A)” Zone on MK OZP

- (i) To implement the recommendations of YMDS, particularly to provide greater flexibility in the interchangeability between domestic and non-domestic PRs, the maximum domestic PR of the “R(A)” zone was proposed to be relaxed from 7.5 to 8.5. The current application is in line with the recommendations of YMDS and the existing PR restrictions of the “R(A)” zone under MK OZP.

### Enhancing Development Flexibility and Market Attractiveness

- (ii) The Site is located within a well-established residential and shopping area in MK. Capitalising on the locational advantage, the current application allows for flexible interchangeability of domestic and non-domestic PRs to respond effectively to market conditions, and enables greater adaptability in building design. Additionally, by providing increased domestic GFA, the project will enhance its market appeal and contribute to the provision of additional housing units.

### Retaining Planning and Design Merits of DSP

- (iii) The major planning merits and urban design features proposed in the approved DSP will be retained in the current application, including the reconfiguration of TSRG, the creation of a sunken plaza, the provision of building setback, as well as the provision of GIC facilities.

### No Insurmountable Technical Impacts

- (iv) The current application primarily intends to reflect the aforementioned amendment to the MK OZP. The layout of the current indicative scheme is largely similar to the previous one under the approved DSP. No insurmountable technical impacts are anticipated as a result of the proposed application as demonstrated through the technical reviews.

**3. Compliance with the “Owner’s Consent/Notification” Requirements**

As the Site involves Government land only, the “owner’s consent/notification” requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable to the application.

**4. Previous Application**

There is no previous application at the Site.

**5. Similar Application**

There is no similar application for minor relaxation of domestic PR restriction within the “R(A)” zone on the MK OZP.

**6. The Site and its Surrounding Areas (Plans A-1a, A-1b, A-2 and A-3 and photos on Plans A-4 to A-6)**

6.1 The Site:

- (a) is bounded by Thistle Street to the east, Shantung Street to the south, Ferry Street to the west and Nelson Street to the north;
- (b) includes a portion of TSRG, and the revitalisation works of the entire TSRG are currently in progress;
- (c) was previously occupied by 16 old tenement buildings of 6 to 9 storeys, which are currently under demolition; and
- (d) is now entirely Government land, as land acquisition was completed in 2024 according to URA.

6.2 The surrounding areas have the following characteristics:

- (a) the surrounding areas are mainly zoned “R(A)” subject to maximum domestic and total PRs of 8.5 and 9 respectively and a maximum BH of 115mPD on MK OZP. They are primarily residential in nature with shops on lower floors intermixed with open spaces and GIC uses. On-street wet market activities are also prevalent along Nelson Street and Canton Road;
- (b) to the east across Reclamation Street are the Cordis Hong Kong Hotel and Langham Place zoned “Commercial(2)” (“C(2)”). To the further east of the Site is a commercial spine along Nathan Road zoned “C” subject to maximum BHs of 140/160mPD;
- (c) to the west across Ferry Street are LCSD’s Cherry Street Park and high-rise composite residential/commercial developments, including Hoi Fu Court

zoned “R(A)” and the Hermitage zoned “R(A)1”. These developments fall under the approved South West Kowloon OZP No. S/K20/30; and

- (d) the area is well-connected by various modes of public transport, with MTR Mong Kok Station located approximately 250m to the east of the Site.

## **7. Planning Intention**

The planning intention of the “R(A)” zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of a building connecting to a sunken plaza.

## **8. Comments from Relevant Government Departments**

- 8.1 The following Government departments have been consulted and their views on the application are summarised as follows:

### **Land Administration**

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

no comment on the application from the perspective of district land administration, noting that the proposed minor relaxation of maximum domestic PR aligns with that stipulated in the Notes of the MK OZP and the processing of the land grant to URA (i.e. KIL 11295) is being handled by the Urban Renewal Section of LandsD.

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

no comment on the proposed minor relaxation of domestic PR restriction from land administration point of view. 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.

### **Traffic**

- 8.1.3 Comments of the Commissioner for Transport:

no adverse comment from traffic engineering point of view.

- 8.1.4 Comments of the Commissioner of Police (C of P):

- (a) no adverse comment from traffic policing point of view; and

- (b) other detailed comments are at **Appendix II**.

### **Environment**

#### 8.1.5 Comments of the Director of Environmental Protection:

no objection to the application, given that relevant special conditions in terms of noise, land contamination, air quality and sewerage aspects have been included in the land grant and that the applicant will submit relevant environmental assessments during detailed design stage to ensure that the future development complies with all statutory guidelines/ requirements as noted from the SPS.

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

- (a) no comment on the application; and
- (b) other detailed comments are at **Appendix II**.

### **Urban Design and Landscape**

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

##### *Urban Design and Visual Impact*

- (a) the proposed minor relaxation of domestic PR does not involve additional BH beyond that is permitted in the approved DSP. Given the context, it is unlikely that the proposed development will induce significant adverse effect on the visual character of the surrounding townscape;
- (b) various design measures as mentioned in paragraph 1.7 above, including (i) BH variation for the two blocks; (ii) building setbacks along Thistle Street and Nelson Street; and (iii) re-provision of POS of about 780m<sup>2</sup> at the junction of Shantung Street and Thistle Street, are retained in accordance with the DSP. Landscape treatments in the form of greenery at pedestrian level and podium edge are also retained. It is noted that the proposed development complies with the requirements under the Sustainable Building Design Guidelines in terms of greenery provision. The above design measures may promote visual interest and pedestrian comfort and enhance pedestrian connectivity;

##### *Landscape*

- (c) no further comment based on the current information provided by URA up to date;
- (d) it is noted that URA will proceed and actively engage with LCSD to develop the schematic design and engage in discussions regarding

the TSRG; and

- (e) other detailed comments are at **Appendix II**.

8.1.8 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department:

no comment from architectural and visual impact point of view.

**Water Supply**

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

- (a) no objection to the application; and
- (b) other detailed comments are at **Appendix II**.

**Building Matters**

8.1.10 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD):

no objection to the application subject to:

- (a) that the proposed GFA and PR under the application are based on the classification of the Site as Class C under the Buildings Ordinance (BO). The applicant is required to ensure the requirements of site classification under regulation 18A of the Building (Planning) Regulations are complied with;
- (b) all building works should be in compliance with BO and its allied regulations; and
- (c) detailed comments under BO will be provided at the building plan submission stage.

**Fire Safety**

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

- (a) no comment on the application subject to water supplies for firefighting and fire service installations being provided to the satisfaction of D of FS; and
- (b) other detailed comments are at **Appendix II**.

8.2 The following Government departments have no objection to or no comment on the application:

- (a) Chief Highway Engineer/Kowloon, Highways Department;
- (b) Project Manager (South), Civil Engineering and Development Department;

- (c) Director of Electrical and Mechanical Services;
- (d) Director of Social Welfare;
- (e) Director of Leisure and Cultural Services;
- (f) Director of Food and Environmental Hygiene; and
- (g) District Officer (Yau Tsim Mong), Home Affairs Department (HAD).

## **9. Public Comments Received During Statutory Publication Period**

During the statutory 3-week public inspection period, three comments from individuals were received (**Appendix III**). One of them supported the application as the proposal would enhance the project's attractiveness to developers, meet housing needs and improve the urban environment. Another comment objected to the application in view of insufficient details provided and unsatisfactory design and provision of open spaces. The third comment suggested that the two buildings adjacent to the Site, i.e. Shun King Building and Shun Hing Building, should also be included in the proposed redevelopment to maximise the development potential.

## **10. Planning Considerations and Assessments**

- 10.1 The application is to seek planning permission for minor relaxation of maximum domestic PR restriction from 7.5 to 8.5 while keeping the maximum total PR of 9 and maximum BH of 120mPD as stipulated in the approved DSP unchanged for the permitted residential development with commercial and GIC uses. The current proposal aligns with the recommendations of YMDS and the prevailing PR restrictions for the "R(A)" zone under the current MK OZP.

### Planning Intention and PR Restriction

- 10.2 The proposed development is in line with the planning intention of the "R(A)" zone under the DSP, which is primarily for high-density residential developments with commercial uses in its purpose-designed non-residential portion. The minor relaxation of maximum domestic PR to 8.5 is compatible with the surroundings which are mainly zoned "R(A)" on MK OZP subject to maximum domestic PR restriction of 8.5 and no insurmountable technical problem is anticipated as detailed in paragraph 10.5 below. Should the maximum PR of 8.5 be adopted in the detailed design, the remaining non-domestic PR of 0.5 would still meet the needs of the future residents in view of the abundance of retail and commercial facilities in the vicinity. The future provision of GIC facilities within the Site will not be affected as those required by the Government may be disregarded in PR calculation. The at-grade POS requirement as stipulated in the Notes of the DSP will also not be affected.

### Enhancing Flexibility and Meeting Housing Demand

- 10.3 The proposed relaxation of domestic PR from 7.5 to 8.5, i.e. an increase of 13.3%, while keeping the same total PR of 9 would allow design flexibility to provide more domestic GFA which would better optimise the development potential of the Site to adapt to dynamic market conditions as well as contribute to the overall housing supply in urban area.

#### Retaining the Planning and Design Merits under the DSP

- 10.4 At-grade POS of not less than 780m<sup>2</sup> is required to be provided under the Notes of the DSP, while the requirement of GIC provision of about 2,850m<sup>2</sup> is proposed to be incorporated in the land grant. The various planning and design merits under the DSP are proposed to be retained under this application, and their implementation will be subject to detailed design and agreement with relevant Government departments. These include the reconfiguration of TSRG to enhance accessibility and visual permeability, the creation of a sunken plaza to promote vibrancy, the incorporation of building setback to improve walkability, and the provision of GIC facilities to address community needs (**Drawings A-1 to A-3**). As such, the proposed relaxation of domestic PR restriction would not jeopardise the realisation of these planning and design merits.

#### No Insurmountable Technical Impacts

- 10.5 The technical reviews conducted for the application have demonstrated that there would be no adverse technical impacts arising from the increase in maximum domestic PR. While these reviews are preliminary in nature, their detailed assessments will be conducted during the implementation stage. Other impact assessments including air quality and noise, which are subject to the building design and layout, will also be conducted at the detailed design stage. In consultation with relevant Government departments, the requirements for the necessary technical assessments on air quality, noise, land contamination and sewerage are proposed to be incorporated in the land grant conditions for scrutiny by the Government.

#### Indicative Scheme

- 10.6 It should be noted that the notional scheme for the Site submitted by the applicant is indicative only and solely for the purpose of technical reviews. It is used to illustrate that the proposed increase in maximum domestic PR would not induce significant adverse impacts in terms of traffic, sewerage and water supply. Should the Committee approve the application, the approval is for the minor relaxation of maximum domestic PR as proposed under the application. The notional scheme of the Site does not form part of the approval. This is to allow flexibility in formulating the development proposal at the detailed design stage, including the number of domestic flat units and the composition of domestic and non-domestic PRs.

#### Public Comments

- 10.7 Regarding the suggestion to include the two adjacent buildings in the proposed redevelopment, these two buildings of 27 to 31 storeys were completed in 1978 and 1980, which URA had not included in the DSP for redevelopment. As for the objection concerning the level of detail in the proposal and the design and provision of open spaces, the departmental comments in paragraph 8 and the planning assessments provided above are relevant.

## **11. Planning Department's Views**

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9 above, the Planning Department has no objection to the application.
- 11.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 24.1.2029, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The advisory clauses at **Appendix II** are suggested for Members' reference.
- 11.3 There is no strong reason to recommend rejection of the application.

## **12. Decision Sought**

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 12.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

## **13. Attachments**

<b>Appendix I</b>	Application Form received on 4.12.2024
<b>Appendix Ia</b>	SPS with Technical Reviews
<b>Appendix Ib</b>	FI received on 15.1.2025
<b>Appendix II</b>	Advisory Clauses
<b>Appendix III</b>	Public Comments
<b>Drawing A-1</b>	Indicative Design - Block Plan
<b>Drawing A-2</b>	Indicative Design - Section Plan
<b>Drawing A-3</b>	Proposed Urban Design Features
<b>Plan A-1a</b>	Location Plan
<b>Plan A-1b</b>	Approved DSP
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4 to A-6</b>	Site Photos

**PLANNING DEPARTMENT  
JANUARY 2025**