

**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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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