

FOR PUBLIC INSPECTION
in accordance with Section 23(3) URAO

Urban Renewal Authority

Development Scheme

Prepared under Section 25
of the URA Ordinance

SHANTUNG STREET / THISTLE STREET
(YTM-012)

**URBAN RENEWAL AUTHORITY
SHANTUNG STREET/ THISTLE STREET
DEVELOPMENT SCHEME
(YTM-012)**

1. Introduction

- 1.1 Urban Renewal Authority YTM-012 Shantung Street/ Thistle Street Development Scheme (“the Scheme”) is to be implemented by the Urban Renewal Authority (URA), a statutory body formed under the Urban Renewal Authority Ordinance (“URAO”). The Scheme will be implemented by way of a development scheme in accordance with section 25 of the URAO.
- 1.2 The URA intends to submit the draft Development Scheme Plan (“DSP”) of the Scheme, including the Stage 1 Social Impact Assessment (“SIA”) Report, to the Town Planning Board (“TPB”) on or before 19 October 2020, and the draft DSP will be available for public inspection at the Planning Enquiry Counters as stated in the Gazette Notice on 23 October 2020 until the draft DSP is considered by the TPB. The public can make comments on the draft DSP to the TPB not later than 13 November 2020.
- 1.3 In accordance with the Urban Renewal Strategy, the URA will also prepare and submit a Stage 2 SIA Report to the TPB for consideration. The URA intends to make the submission to the TPB on or before 2 December 2020. The Stage 2 SIA Report will be available for public inspection at the Planning Enquiry Counters as stated in the Gazette Notice on 11 December 2020 until the draft DSP is considered by the TPB. The public can make comments on the Stage 2 SIA Report to the TPB not later than 28 December 2020.
- 1.4 The draft DSP, including the Stage 1 SIA Report will be made available for public inspection at the URA Headquarters, Urban Renewal Resource Centre (URRC) and URA’s website at (<http://www.ura.org.hk>) from 23 October 2020 until the draft DSP is considered by the TPB. The Stage 2 SIA Report will also be made available for public inspection at the aforesaid locations from 11 December 2020 until the draft DSP is considered by the TPB.

- 1.5 If the submitted draft DSP of the Scheme is deemed suitable for publication by the TPB under section 25(6) of the URAO, it will be deemed to be a draft DSP prepared by the TPB for the purposes of the Town Planning Ordinance (Cap. 131) (“TPO”) and the provisions of that TPO shall apply accordingly. It will be exhibited by the TPB for public inspection under section 5 of the TPO for a period of two months. During this period, any person may make representation in writing to the TPB in respect of the draft DSP.

2. Background

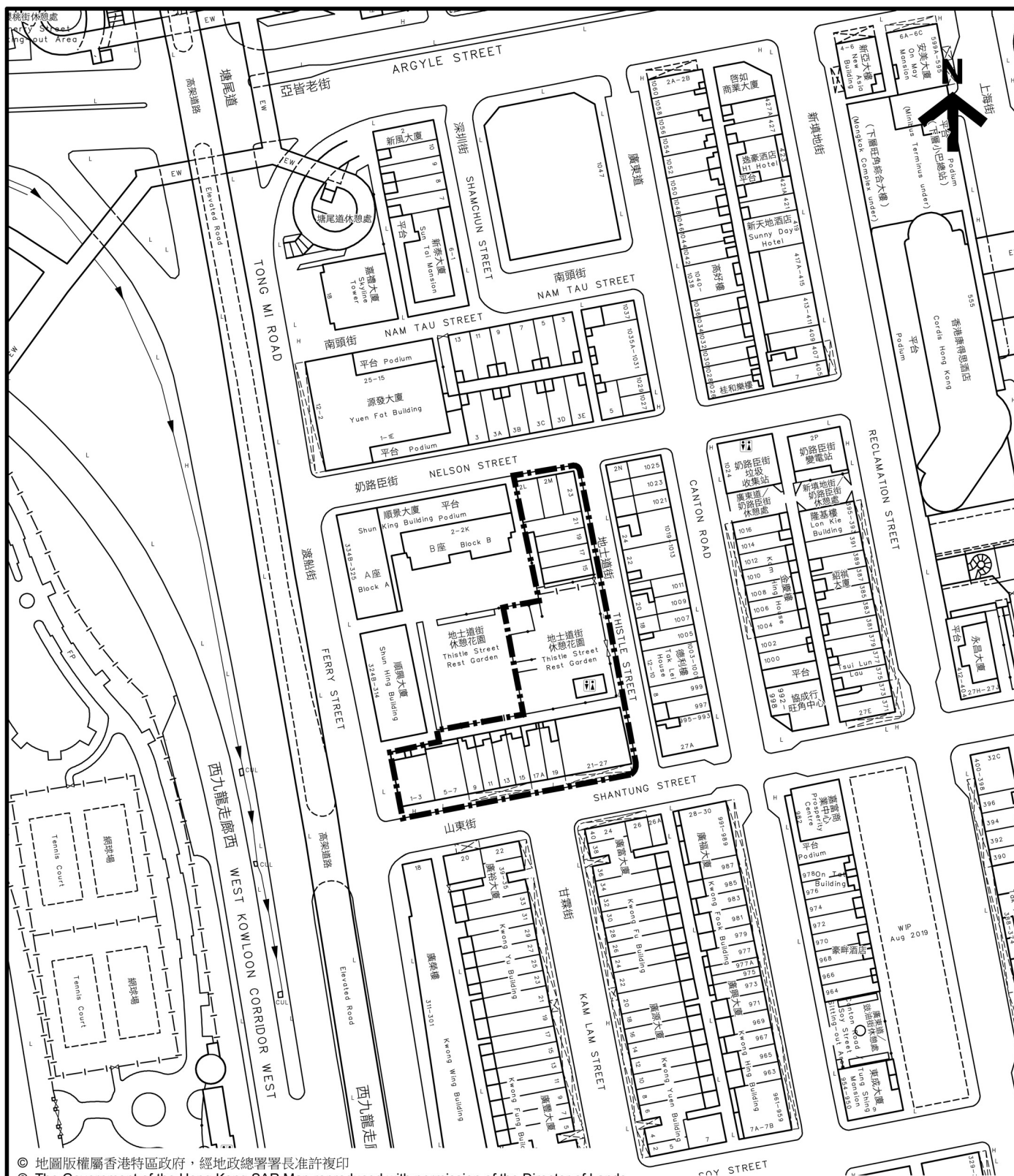
- 2.1 The area of the Scheme is in “L-shape” as shown by Plan No. URA/YTM-012 and covers an area of about 2,796m². The area is currently zoned “Residential (Group A)” (“R(A)”), “Open Space” (“O”), and the pavement shown as “Road” on the Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32.
- 2.2 The Scheme includes the buildings at 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 (LCSD)’s Thistle Street Rest Garden (“Rest Garden”), a government lane as well as the surrounding public pavement.
- 2.3 The Scheme consists of two clusters of tenement buildings with 6-9 storeys high. The buildings within the Scheme were completed between 1958 and 1973, and are in general permitted for domestic use on upper floors and shops for ground floor, with office use is permitted on the first floor for some of the buildings. According to the approved General Building Plan (GBP), all buildings are without lift and the serviceability is poor.
- 2.4 Part of the LCSD’s Rest Garden (about 780sq.m.) (the “affected POS”) is included within the Scheme. The affected POS is equipped with children’s playground, elderly exercise equipment, a public toilet and sitting-out area.
- 2.5 It is estimated that about 286 households with the population of about 600 persons, and about 20 ground floor shops may be affected by the Scheme.

3. Proposed Development

- 3.1 The Scheme aims to re-structure and re-plan the area through Redevelopment (R1) initiatives and urban design considerations to enhance the liveability, walkability of the community and bring vibrancy to public spaces. It is proposed to re-structure and re-plan the area, to enhance the accessibility of the Rest Garden by opening up the Rest Garden towards the corner of Shantung Street and Thistle Street. An additional sunken plaza of about 200sq.m. will also be provided connecting to the entrance of the re-provisioned POS and some of the retail shops at basement to enhance the vibrancy of the public spaces.
- 3.2 To bring more planning gain to the area, the Scheme will provide not more than 2,850sq.m. non-domestic GFA for Government, Institution or Community (GIC) uses in the Scheme to meet community needs.
- 3.3 Under current notional design, a residential tower on top of a commercial/retail and GIC podium, and a low-rise commercial/retail/GIC block will be provided within the Scheme. Ancillary car park will be provided at basement. The Scheme may also include other facilities and uses as required or approved by the TPB.
- 3.4 By taking the opportunity and to integrate urban renewal effect, it is also proposed to carry out a separate revitalization works (R4) at the remaining part of the Thistle Street Rest Garden, which is outside the Scheme, with a holistic approach to achieve a coherent design theme for the entire Thistle Street Rest Garden. Detailed design and programme of the said works would be subject to opinion and agreement with LCSD and other relevant Government departments.

4. IMPLEMENTATION

- 4.1 In accordance with section 23(2) of the URAO, the commencement date of the implementation of the Scheme shall be the date on which notice of the Scheme is first published in the Gazette, i.e. 16 October 2020. A Freezing Survey and Stage 2 SIA will be conducted starting on the commencement date.




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 The Scheme
發展計劃

市區重建局山東街/地士道街發展計劃
URBAN RENEWAL AUTHORITY
SHANTUNG STREET / THISTLE STREET
DEVELOPMENT SCHEME

 市區重建局
URBAN RENEWAL
AUTHORITY

EXTRACT PLAN PREPARED ON 15/10/20
BASED ON SURVEY SHEET No. 11-NW-19A,
11-NW-19B, 11-NW-19C & 11-NW-19D

Scale 1:1,500
METERS 15 0 15 30 45 60 75

PLAN NO. 圖則編號
URA/YTM-012