

REZONING SITE		SITE AREA (m ²)
1 - 8	DEVELOPMENT SITE	3,140.7 (APPROX.)
9	PROPOSED BARRIER FREE ACCESS (BFA)	16.9
TOTAL		3,157.6 (APPROX.)

LEGEND

- OPEN SPACE
- BOUNDARY LINE OF REZONING SITE

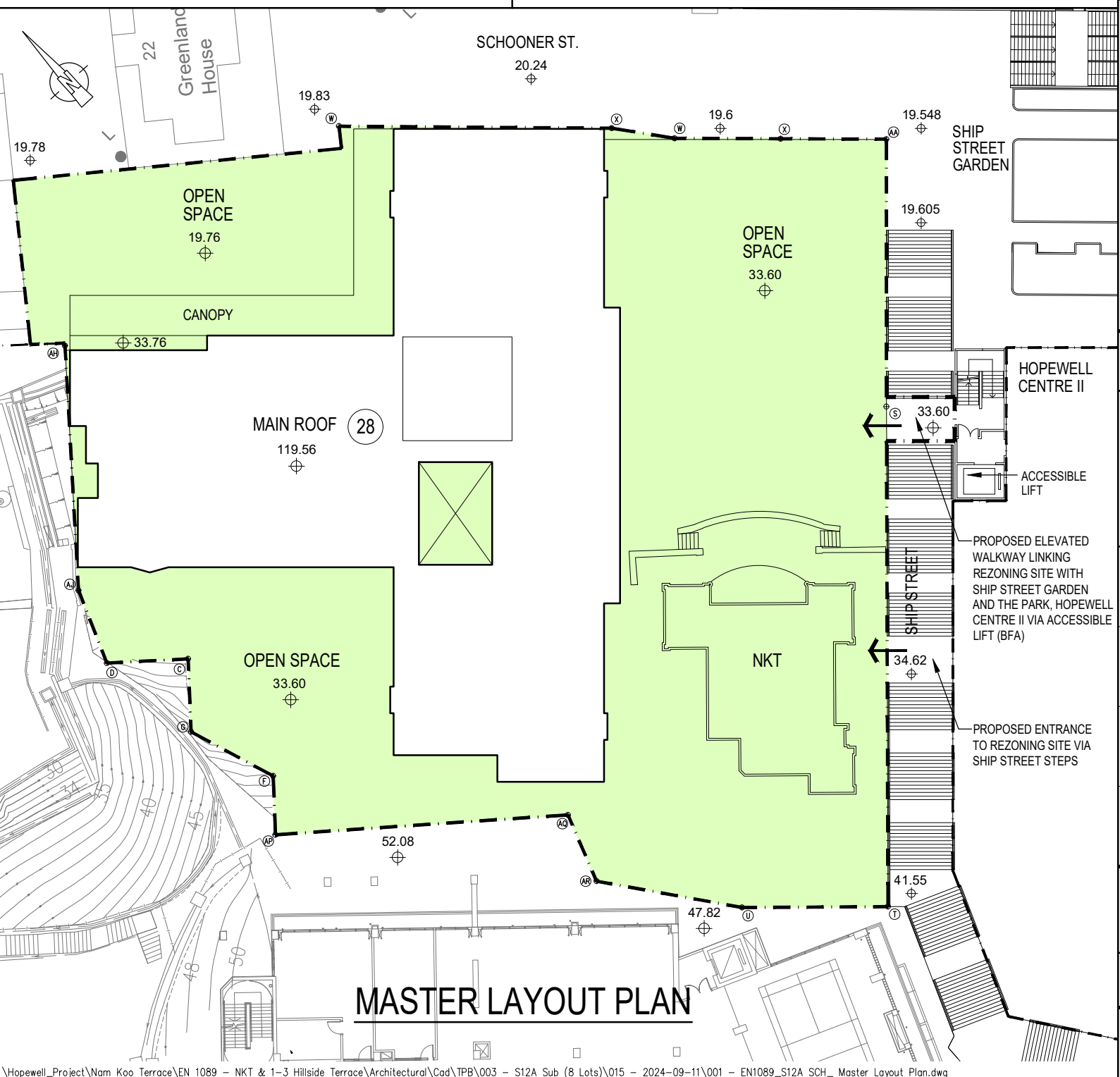
GFA PROVIDED (m ²)		27,820.3 (DOMESTIC)	745.4 (NON - DOMESTIC) (EXCLUDING HISTORIC BUILDING)
5/F - 28/F (24 STOREYS)	1,159.18 X 24		
4/F	58.3		
3/F	38.3		
2/F	38.3		
G/F	610.5		

SITE COVERAGE

ABOVE 15 m
= 37.5%

BELOW 15 m
= 38.4%

MEAN STREET LEVEL
= (41.55 + 19.83) / 2 = 30.69 mPD.



NON - DOMESTIC PLOT RATIO PROVIDED : 745.4 / 3,140.7 = 0.237

REMAINING PLOT RATIO FOR DOMESTIC : (15 - 0.237) X 9 / 15 = 8.858

DOMESTIC G.F.A PROVIDED : 3,140.7 X 8.858 = 27,820.3

CONSERVATION OF HISTORIC BUILDING = 159.6 (APPROX.) X 2 STOREYS = 319.2 (APPROX.)

NON - DOMESTIC PLOT RATIO PROVIDED (INCLUDING HISTORIC BUILDING)
= (745.4 + 319.2) / 3,140.7 = 0.339

SCHEDULE OF AREAS AT PODIUM (m²) (EXCLUDING NKT HISTORICAL BUILDING)

FLOOR	COVERED AREA	* E / M	*RES. RECREATION / COVERED OPEN SPACE	*PUBLIC FAC., STAIR, TOILET, LIFT & KOISK	COVERED PEDESTRIAN WALKWAY	NON - DOMESTIC GFA	UNEXCAVATED AREA
4/F	1,125.1	--	1,027.7	39.1	--	58.3	--
3/F	1,184.4	441.7	697.8	6.6	--	38.3	1,585.2
2/F	1,178.8	441.7	693.2	6.6	--	38.3	1,591.1
G/F	961.5	--	--	93.0	258.0	610.5	1,923.6
TOTAL	4,474.4	908.0	2,418.7	145.3	258.0	745.4	--

* GFA EXEMPTED UNDER BUILDINGS ORDINANCE

RESIDENTIAL RECREATIONAL FACILITIES (GFA EXEMPTED) = 1,391.0 m² (NOT MORE THAN 5% OF DOMESTIC GFA)

AREA OF THE ORIGINAL "O" ZONE UNDER DRAFT WAN CHAI OZP NO. S/H5/8 IN 1994 OWNED BY THE APPLICANT (INCLUDING FOOTPRINT OF N.K.T.) = 1,785.9 m²

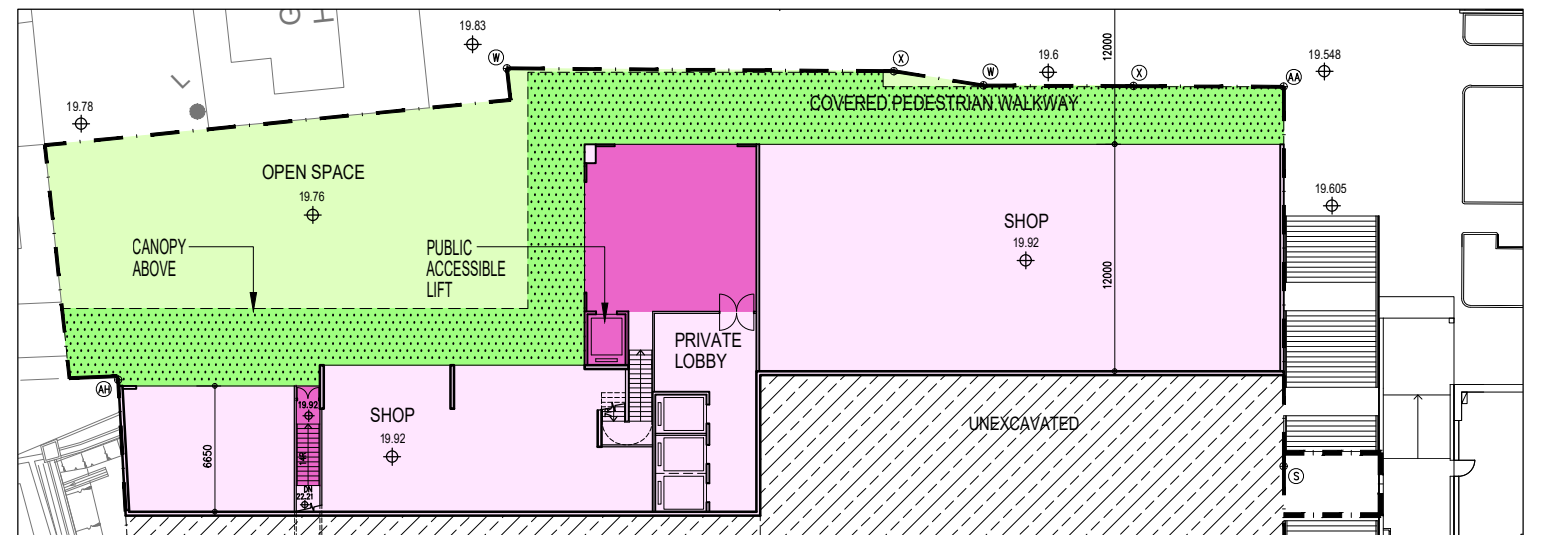
Open Space Provision	Unit: m ²	1a	1b	1c	2	3	4	5	Site Area
		Provided Public Open Space			Public Facilities (Staircase, Lavatory, kiosk and Lift for public are included)	Unexcavated Area	Void	GFA Accountable (Stairs, Private Lobby with lifts)	
		Uncovered Open Space	Covered Open Space	Covered Pedestrian Walkway					
4/F (33.76mPD)		1,638.6 *	1,027.7	-	39.1	-	377.0	58.3	3,140.7
G/F (19.76mPD)		255.6	-	258.0	93.0	1,923.6	-	610.5	3,140.7
Sub-Total		1,894.2 *	1,027.7	258.0	132.1	1,923.6	377.0	668.8	
Total			3,179.9*		132.1	1,923.6	377.0	668.8	

* FOOTPRINT OF N.K.T. (159.6m²) IS INCLUDED IN THE OPEN SPACE CALCULATION, SAME ARRANGEMENT WITH THE DRAFT WAN CHAI OZP NO. S/H5/8.



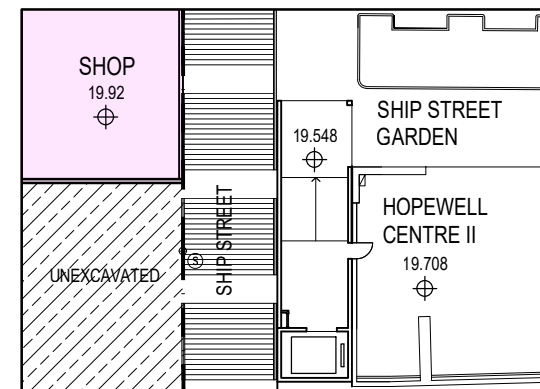
4TH FLOOR PLAN

NOTE : OPEN SPACE, EXCEPT NKT HISTORIC BUILDING SHALL BE OPENED TO PUBLIC AT REASONABLE HOURS (6 am - 11 pm DAILY)

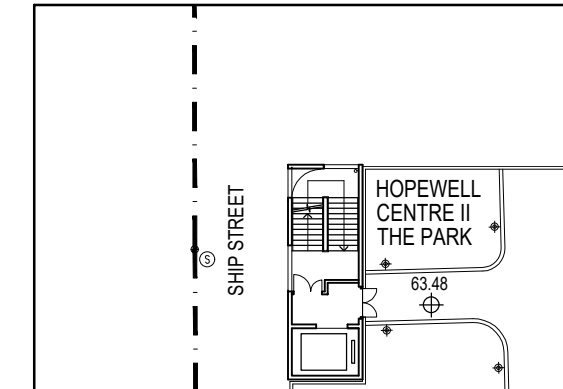


GROUND FLOOR PLAN

NOTE : OPEN SPACE PROVIDED AT GROUND LEVEL SHALL BE OPENED TO PUBLIC AT ALL TIMES.



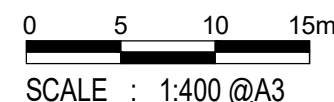
PART PLAN @ LEV. 19.548 mPD.



PART PLAN @ LEV. 63.48 mPD.

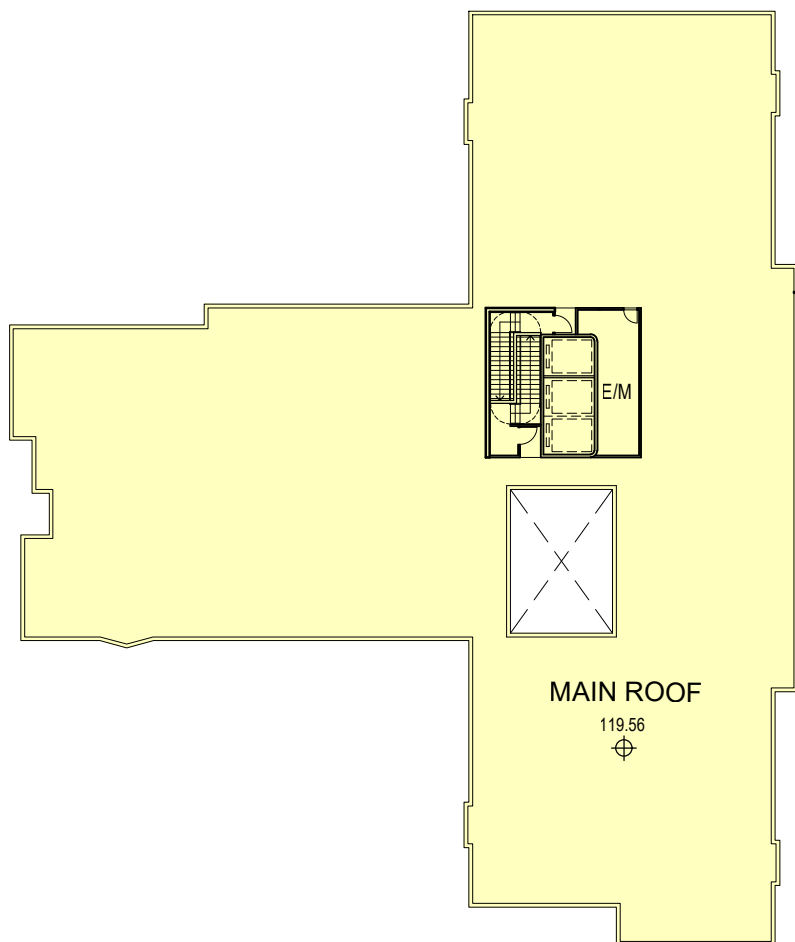
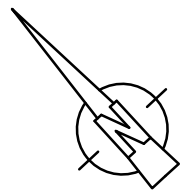
- LEGEND:
- BOUNDARY LINE OF REZONING SITE
 - UNEXCAVATED
 - COVERED OPEN SPACE
 - COVERED PEDESTRIAN WALKWAY
 - PUBLIC FACILITIES
 - SHOPS / NON-DOMESTIC

INDICATIVE DEVELOPMENT SCHEME
AT NAM KOO TERRACE, WAN CHAI, HONG KONG

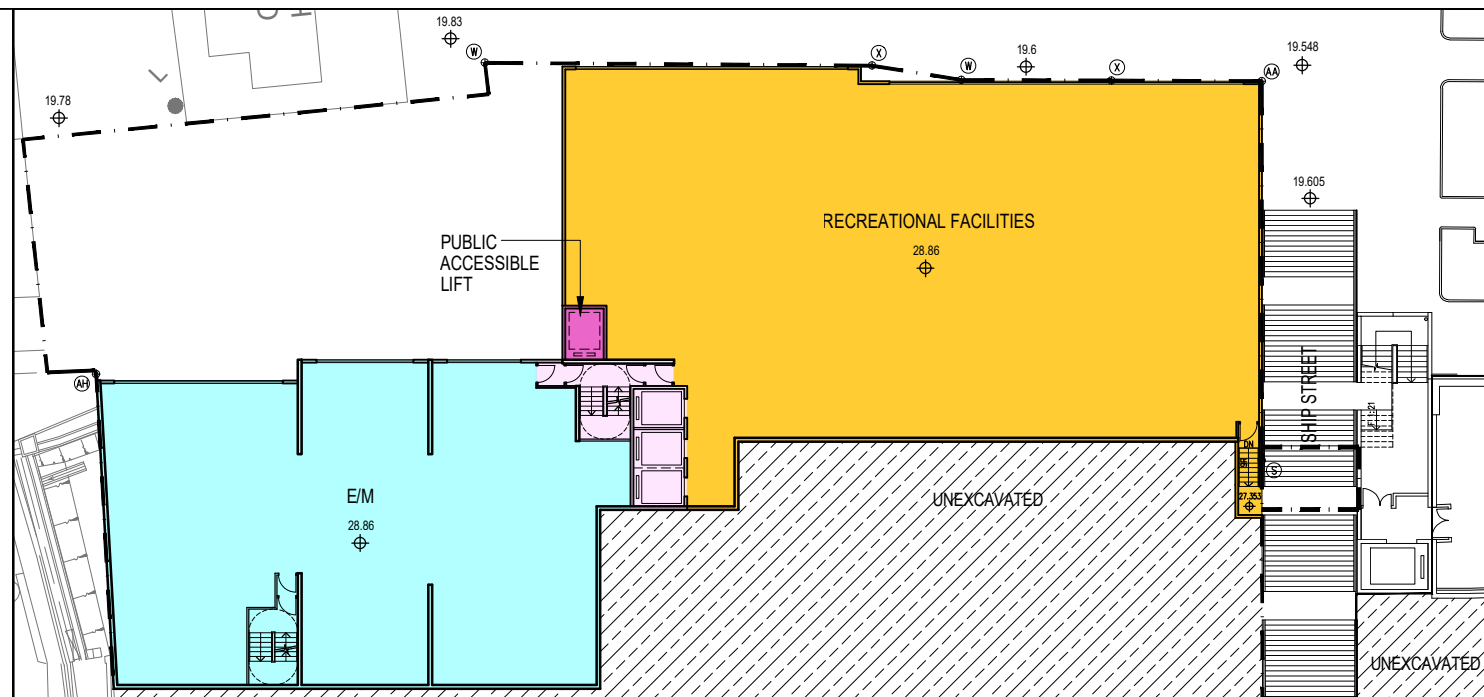


DWG. NO : TPB - 002
DATE : 11/09/2024

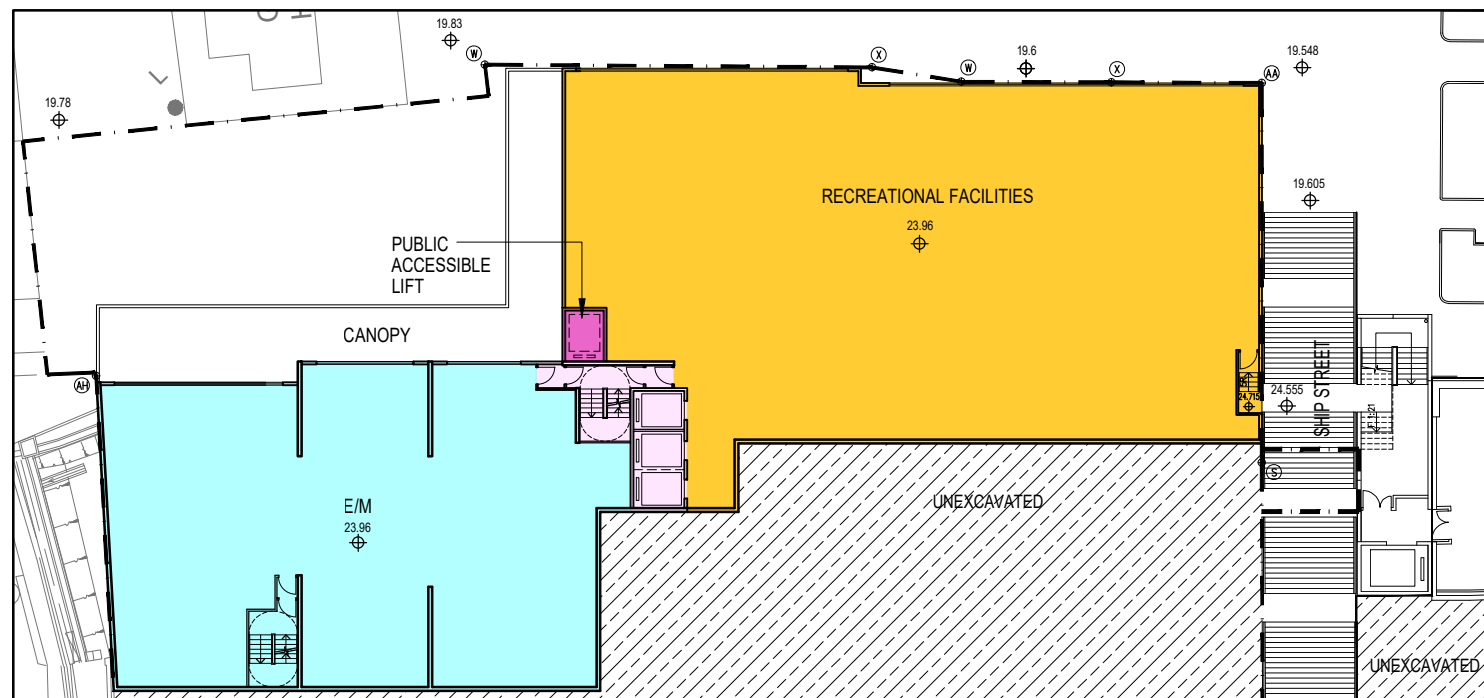
HOPEWELL CONSTRUCTION COMPANY LIMITED
合和建築有限公司



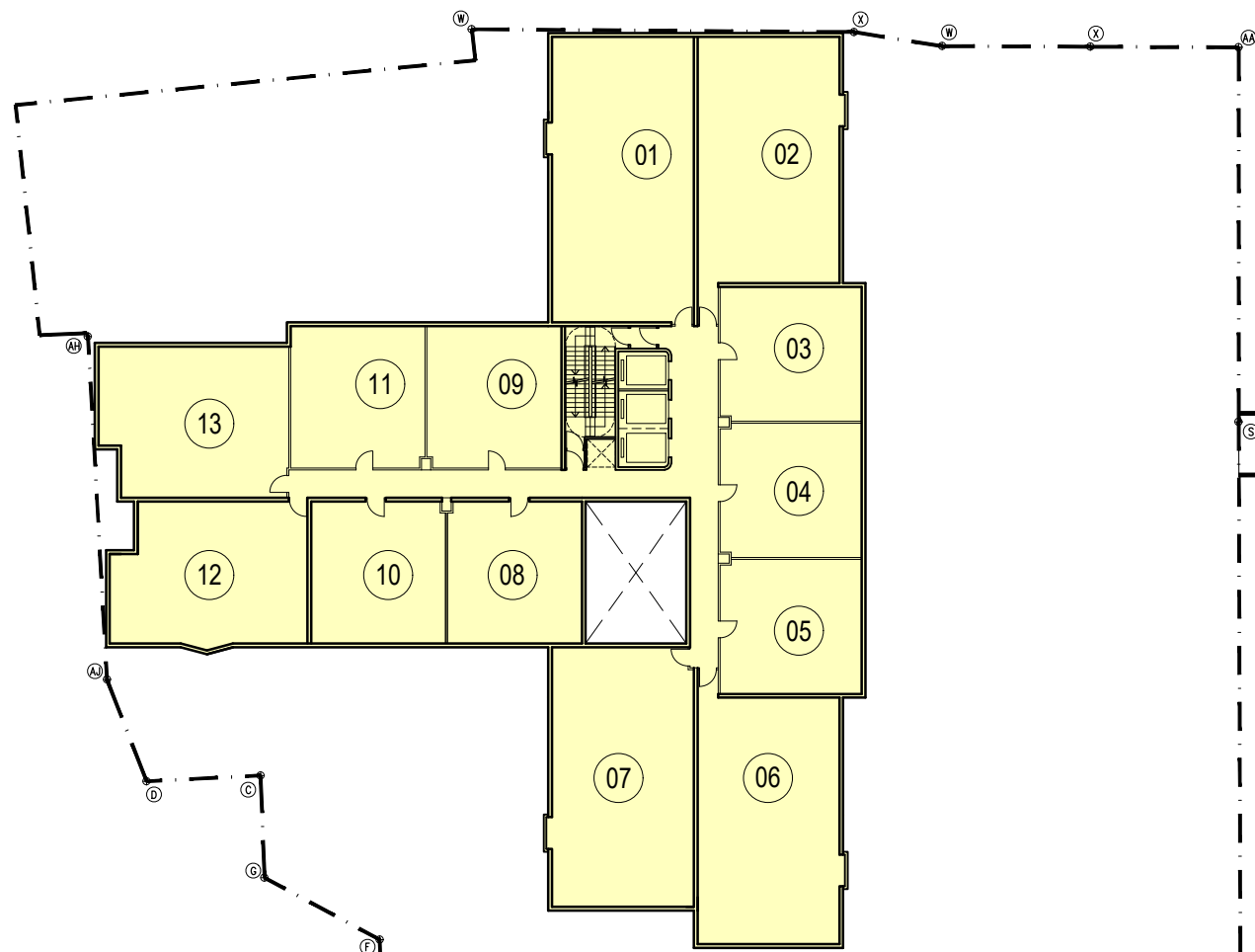
ROOF PLAN



3RD FLOOR PLAN



2ND FLOOR PLAN



5/F - 28/F PLAN

NO. OF UNITS / FL.

= 13 NOS.

TOTAL NO. OF UNITS

= 24 STOREYS X 13 NOS.

= 312 NOS.

LEGEND:

--- BOUNDARY LINE OF REZONING SITE

DOMESTIC

RESIDENTIAL RECREATIONAL FACILITIES

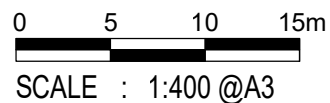
SHOPS / NON-DOMESTIC

PUBLIC ACCESSIBLE LIFT

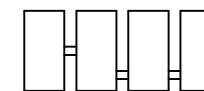
E/M

T:\Hopewell_Project\Nam Koo Terrace\EN 1089 - NKT & 1-3 Hillside Terrace\Architectural\Cad\TPB\003 - S12A Sub (8 Lots)\015 - 2024-09-11\003 - EN1089_S12A SCH_ Typ Plan.dwg

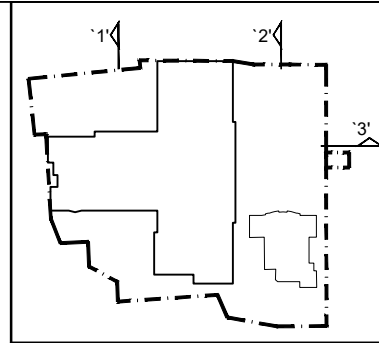
INDICATIVE DEVELOPMENT SCHEME
AT NAM KOO TERRACE, WAN CHAI, HONG KONG



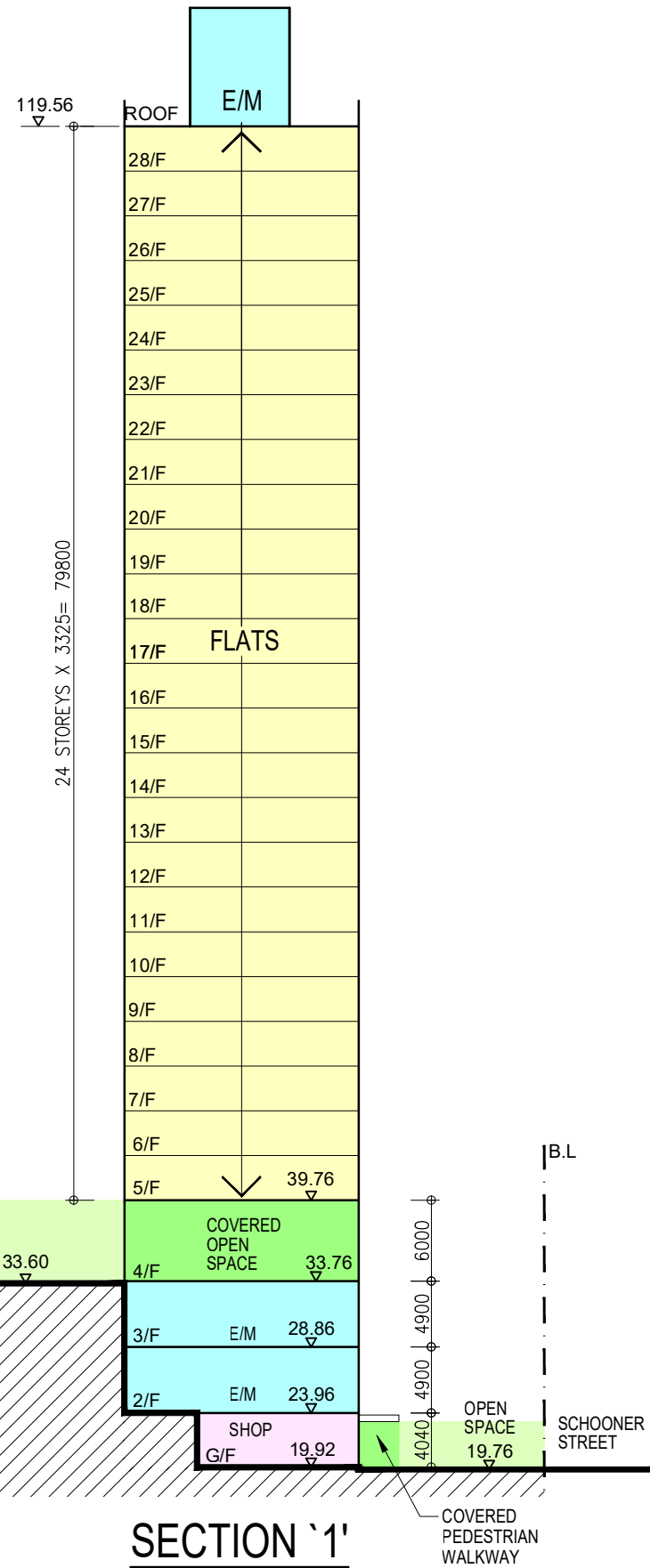
DWG. NO : TPB - 003
DATE : 11/09/2024



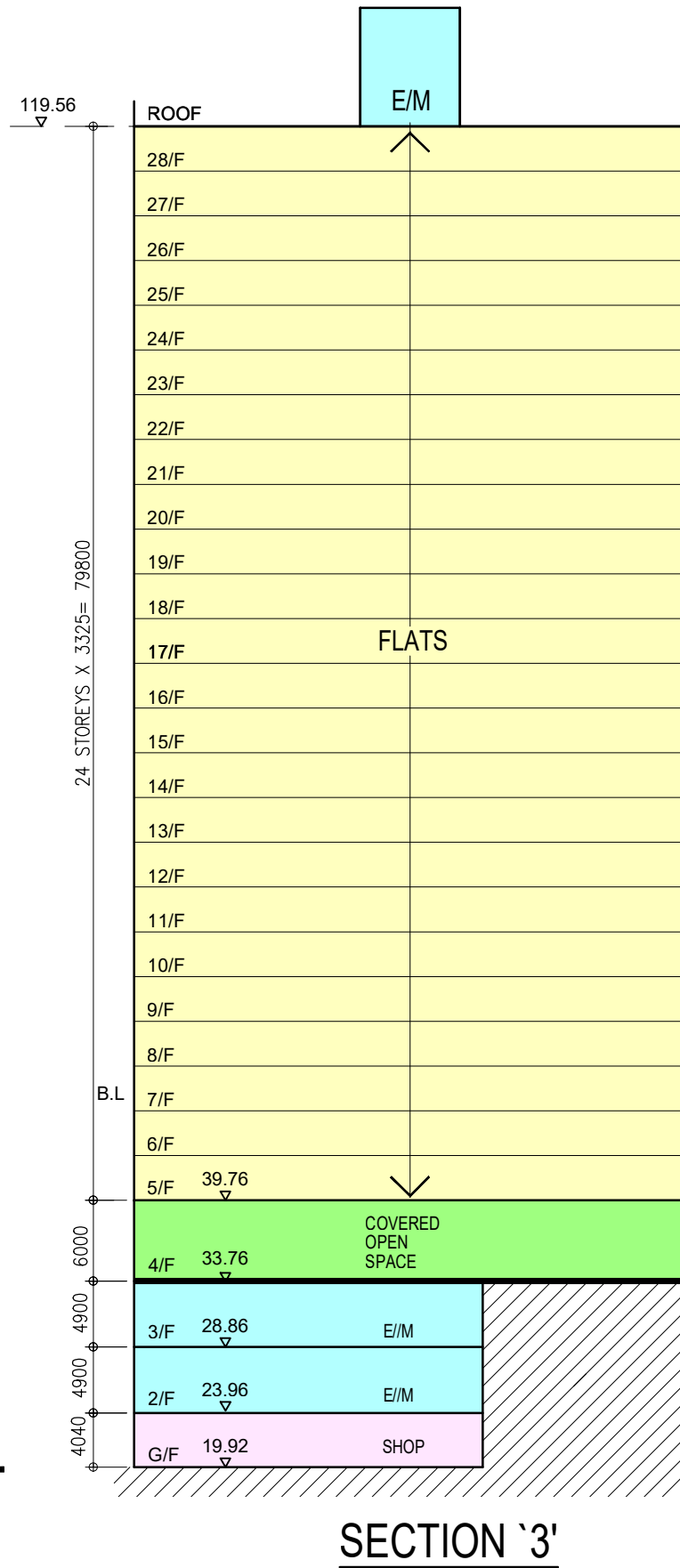
HOPEWELL CONSTRUCTION
COMPANY LIMITED
合和建築有限公司



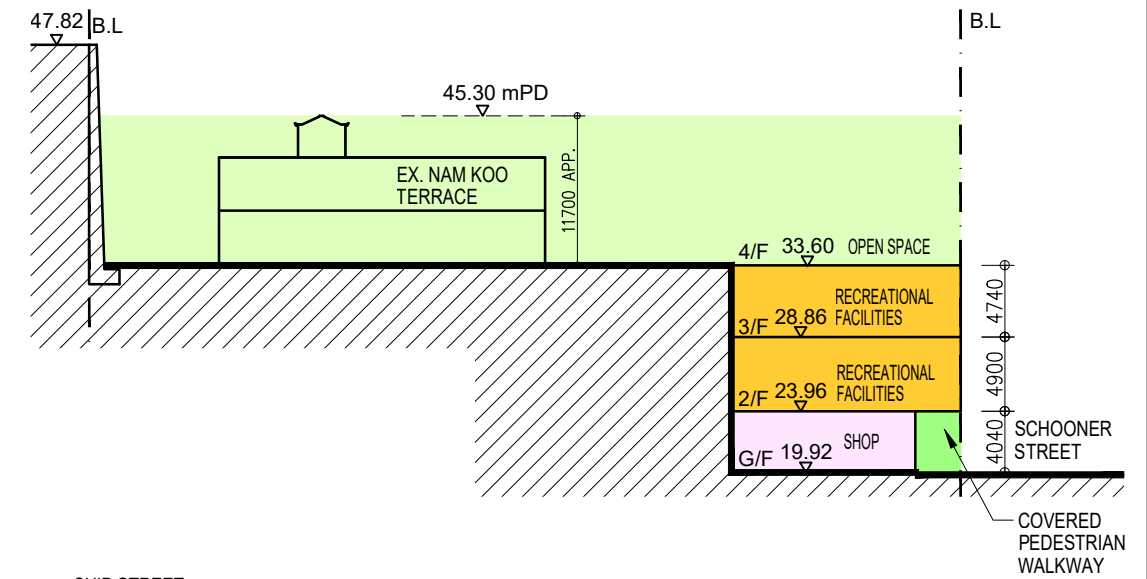
KEY PLAN



SECTION '1'



SECTION '3'

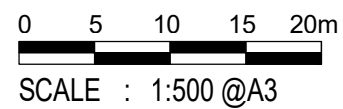


SECTION '2'

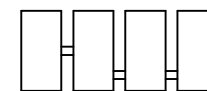
NOTE :
FLOOR NO. 1/F IS NOT APPLICABLE IN THIS DEVELOPMENT.

T:\Hopewell_Project\Nam Koo Terrace\EN 1089 - NKT & 1-3 Hillside Terrace\Architectural\Cad\TPB\003 - S12A Sub (8 Lots)\015 - 2024-09-11\004 - EN1089_S12A SCH_ Section.dwg

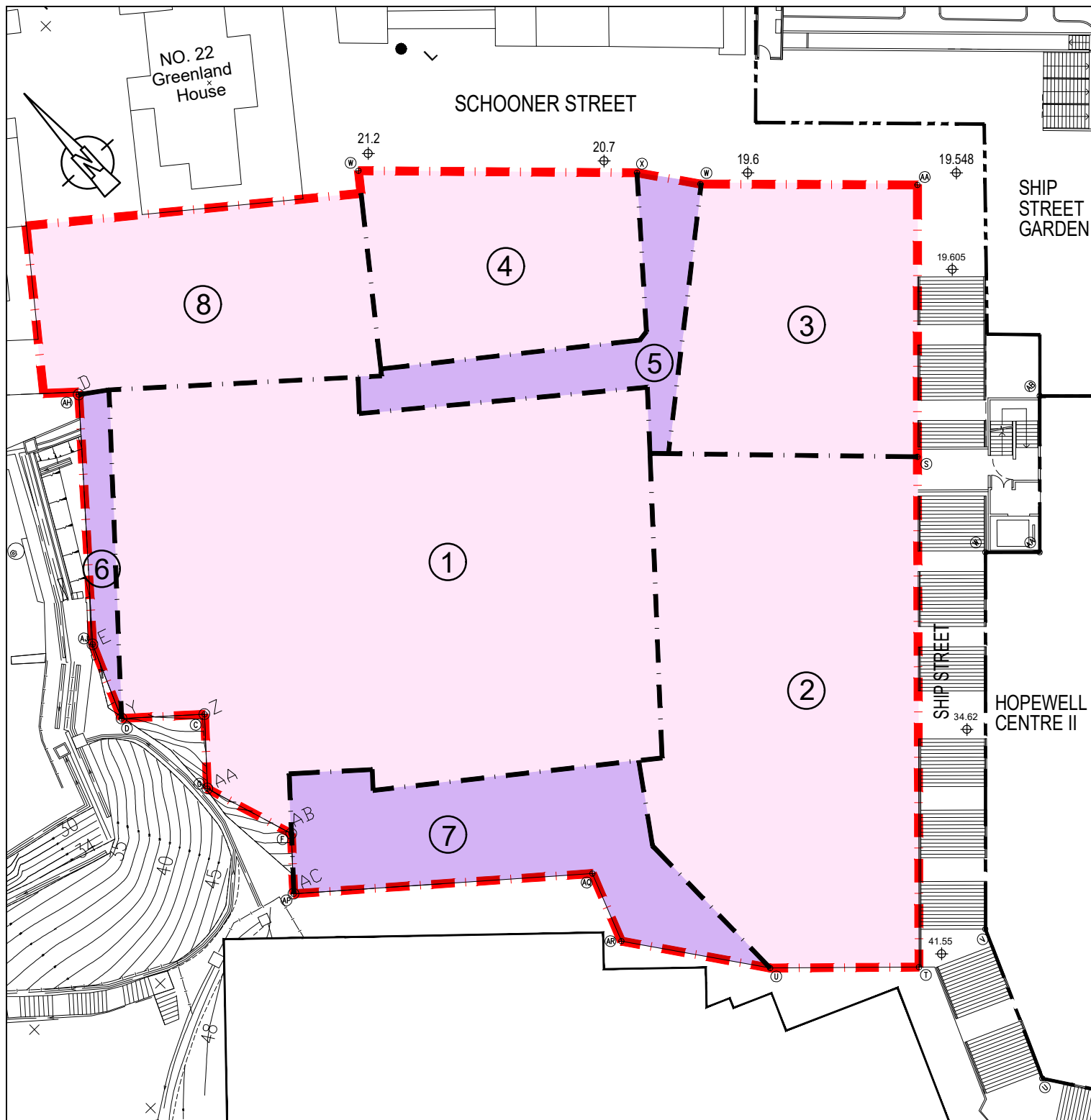
INDICATIVE DEVELOPMENT SCHEME
AT NAM KOO TERRACE, WAN CHAI, HONG KONG



DWG. NO : TPB - 004
DATE : 11/09/2024



HOPEWELL CONSTRUCTION
COMPANY LIMITED
合和建築有限公司



DEVELOPMENT SITE

SCALE : 1:400

LEGEND

- - - - - DEVELOPMENT SITE BOUNDARY
- - - - - LOT BOUNDARY

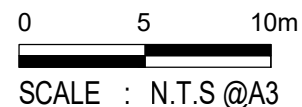
Site Details

There are in total 8 plots within the proposed 'DEVELOPMENT SITE'

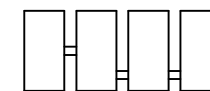
	Land	Site Area (m ²)	Current Site Use	Zoning Before 1994	OZP S/H5/8 10 Jun 1994	OZP S/H5/27 03 Aug 2012	OZP S/H5/31 02 May 2023	Ownership	Acquisition Date
1	Hill Side Terrace (HST)	1,100.9	Demolition Completed	R (B)	O	O	CDA	HHL	1981
2	Nam Koo Terrace (NKT)	685	2 - storeys Grade 1 historical building	R (B)	O	O	CDA	HHL	1988
3	Miu Kang Terrace (MKT)	342	Vacant	R (B)	R (C)	R (C)	CDA	HHL	2014
4	I.L. 9048 (Schooner Street)	270	Vacant and designated for residential use	R (B)	R (C)	R (C)	R (C)	HHL	2014
Sub - Total		2,397.9							
5	Steps (Rt of way to HST)	130	N.A.	R (B)	R (C)	R (C)	Road	Gov't	N.A.
6	West Slopes (Gov't)	44	N.A.	R (B)	O	O	CDA	Gov't	N.A.
7	South Slopes (Gov't)	256.9	N.A.	R (B) & GIC	O & GIC	O & GIC	CDA	Gov't	N.A.
Sub - Total		430.9							
8	I.L.199 RP (Sau Wa Fong)	311.9	6 - storeys residential building	R (A)	R (C)	R (A) & Road	R (C)	HHL	2023
Total		3,140.7							

T:\Hopewell_Project\Nam Koo Terrace\EN 1089 - NKT & 1-3 Hillside Terrace\Architectural\Cad\TPB\003 - S12A Sub (8 Lots)\015 - 2024-09-11\005 - EN1089_S12A SCH_Development Site.dwg

INDICATIVE DEVELOPMENT SCHEME
AT NAM KOO TERRACE, WAN CHAI, HONG KONG



DWG. NO : TPB - 005
DATE : 11/09/2024



HOPEWELL CONSTRUCTION COMPANY LIMITED
合和建築有限公司