

Our reference: KRSS/5/DEL/30  
Date: 26 November 2024

By EMAIL & HAND

The Secretary, Town Planning Board

c/o Planning Department  
15/F North Point Government Office,  
333 Java Road, North Point, HONG KONG

Dear Sir,

**Section 12A Planning Application under Town Planning Ordinance (Chapter 131)**

**Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31 from “Comprehensive Development Area”, “Residential (Group C)”, “Open Space” and “Government, Institution or Community” Zones and Area shown as ‘Road’ to “Other Specified Uses (Residential Development with Historical Building Conserved)” and “Other Specified Uses (Elevated Walkway)” at Nos. 1, 1A, 2 and 3 Hill Side Terrace, No. 55 Ship Street (A.K.A. Nam Koo Terrace), Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai (TPB Ref: Y/H5/8)**

With reference to the captioned Section 12A Planning Application (TPB Ref: Y/H5/8) submitted to Town Planning Board (“**TPB**”) on 4 October 2024. Various Departmental comments have been forwarded to the Applicant from the Hong Kong District Planning Office of Planning Department (“**PlanD**”) on 18, 19 & 20 November 2024 including those by Water Supplies Department (“**WSD**”), Urban Design & Landscape Unit (“**UD&L**”) of PlanD, Social Welfare Department (“**SWD**”), Environmental Protection Department (“**EPD**”), and Architectural Services Department (“**ArchSD**”).

Please refer to the Responses to Comments (“**R-to-C**”) table at **Attachment 1** which has fully addressed the comments from the above-mentioned Government Departments. The replacement pages of the Tree Preservation and Landscape Proposal (“**TPLP**”), Environmental Assessment (“**EA**”), Sewerage Impact Assessment (“**SIA**”) and relevant supporting documents are attached to **Attachment 2** to **Attachment 4**.

Should there be any queries, please do not hesitate to contact the undersigned or Mr Eric Chan.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

  
Delius Wong  
Associate / Project & Quality Manager

Enc  
cc Client  
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