

Our reference: KRSS/5/DEL/33  
Date: 5 December 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. Comments from Hong Kong District Planning Office of Planning Department (“**PlanD**”) and Commissioner for Heritage’s Office (“**CHO**”) and the Antiquities and Monuments Office (“**AMO**”) of Development Bureau were received on 3 & 4 December 2024.

Please refer to the Responses to Comments (“**R-to-C**”) table at **Attachment 1** and the relevant supporting documents at **Attachments 2 to 4** which have fully addressed the comments from the above-mentioned Government Department. Further to our previous response to Architectural Services Department’s comment provided on 20 November 2024, please also refer to **Attachment 5** for the revised Figure 13 of the Visual Impact Assessment.

In addition, the Applicant wish to clarify that while the Indicative Development Scheme (“**IDS**”) has indicated the provision of Open Space open to public is about 3,179.9m<sup>2</sup>, this figure has not fully taken into account the Geotechnical, Structural and other building requirements (e.g. extent of retaining wall to the southwest of the Site, columns arrangement and E&M requirements etc) which are to be reviewed at the detailed design stage. Thus, the minimum Open Space area in the Proposed “OU(RDHBC)” zone should be approx. 2,800m<sup>2</sup> (i.e. 700m<sup>2</sup> above the requirement under the current “CDA” zone) which is considered reasonably practicable. Nonetheless, the Applicant is endeavoured to provide Open Space open to public beyond 2,800m<sup>2</sup> as far as practicable. In terms

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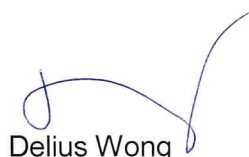
The Secretary, Town Planning Board

of quality, the Proposed NBA at the northwest corner of the Site, which will act as an additional open space at-grade, will comparably enhance the quality of Open Space against the previous Approved S16 Scheme (TPB Ref No. A/H5/418) where the Open Space was only provided at the podium level.

Please note that all responses are for clarifications only and there are no material changes to the captioned Planning Application.

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  
Ms Floria Tsang, STP/ HK3, HKDPO