

Nam Koo Terrace (NKT)

- 2.3.3 A vacant two-storey house built between 1915 and 1921. HHL acquired the Site in 1988.
- 2.3.4 NKT was built between 1915 and 1921 by overseas Chinese businessman on the south end high side of Ship Street. At that time, it was within the “European residential area” which is a designated area whereby only European-style residences could be built under the “European District Reservation Ordinance” enacted in 1888. In 1996, the Antiquities Advisory Board (“AAB”) listed NKT as a Grade I Historic Building and subsequently confirmed its listing on 18 December 2009. The architectural style of the building is Colonial Eclectic adopting Classical Revival and Italian Renaissance features. The external wall is red facing brickwork laid in Flemish bond. There are four (4) classic columns of Doric and Ionic orders on the two-storey main façade of the building facing the garden on the northern side. To-day, NKT remains as the few buildings combine with the characteristics of Chinese and Western buildings, and the only terraced house on the stepping platform, making it an irreplaceable member of the history and cultural landscape of Wanchai. It also forms part of the Wan Chai Heritage Trail – Architectural Trail in Wan Chai.

HST

- 2.3.5 HST consists of Nos. 1, 1A, 2 and 3 HST where HHL acquired in 1981 and 1988. The former St Luke’s College at HST 1A and all other buildings at HST have been demolished. Pedestrian access to HST is by way of an existing staircases located on Schooner Street which is connected to Ship Street and Sik On Street. There is no vehicular access to the Site.

IL 9048

- 2.3.6 IL 9048 is a vegetated land currently vacant and fenced off. It is designated for residential use. Building Plans have been approved for a single tower development on the Site. HHL acquired the Site in 2014.

IL 199 RP (No. 18 Sau Wa Fong)

- 2.3.7 HHL acquired IL 199 RP in 2023 which was occupied by a 6-storey residential building (i.e. No. 18 Sau Wa Fong). Within IL 199 RP, there is a right-of-way (“ROW”) which forms part of the Sau Wa Fong and connects to Schooner Street (through a very narrow alley bounded by the building of No. 18 Sau Wa Fong and adjacent retaining wall). It is designated under the Deed of Partition (with memorial No. UB77730 (dated 25.11.1921)), covering Sections A, B, C, D and E of IL 199, which is a private agreement amongst the lot owners without involvement by the Government nor the owner of IL 199 RP (**Figure 2.1** refers). The broad development parameters of No. 18 Sau Wa Fong based on existing Building Plans can be referred at **Table 2.2** below.

**Table 2.2 – Broad Development Parameters of No. 18 Sau Wa Fong**

Broad Development Parameters	No. 18 Sau Wa Fong
Site Area	Approx. 311.9m <sup>2</sup>
Gross Floor Area (“GFA”)	Approx. 244.8m <sup>2</sup>
BH (at Main Roof Level)	Approx. 37.765mPD
No. of Storeys	6
No. of Block	1
No. of Unit	6

Government Land

- 2.3.8 The Government Land included within the Rezoning Site comprises of (1) steps at HST; (2) slopes at the southwest and northwest edges of the Site; and (3) air space above the Ship Street steps.

