

Section 12A Planning Application for 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 [Application No.: Y/H5/8]

Responses to Comments Table

Comments/ Suggestions	Applicant’s Responses
A. Comments from Hong Kong District Planning Office of Planning Department received on 3.12.2024: (Contact person: Mr. Boris TAI, Tel no.: 2231 4940)	
1. Regarding Remark (2) of your proposed Notes, please define what is minor alteration and/or modification works which are always permitted under the covering Notes. Please advise whether the proposed eating place at G/F of NKT and exhibition space at 1/F would require planning permission from the Town Planning Board according to your proposed Notes.	<p>Proposed Remark (2) of the Notes has made reference to similar zoning, for example “Other Specified Uses (Residential Development with Historical Building Preserved)” of the Approved Mid-Levels West OZP No. S/H11/15. Please be clarified that the proposed minor alteration and/ or modification works refer to works that are directly related to the always permitted uses and would not lead to any changes to the use, disposition, site coverage and building height of NKT. The proposed minor alteration and/ or modification works that are anticipated at NKT include internal wall partitioning and erection of internal staircase etc to ensure the specification of NKT is up to modern standard.</p> <p>The proposed ‘Eating Place’ at G/F is a Column 1 use under Schedule II of the Proposed Notes for the Proposed “OU(RDHBC)” zone which will be always permitted without the need for planning permission.</p> <p>Please also be clarified that the 1/F will mainly be used for displaying the history of NKT rather than exhibition space per se. Such use is considered akin to ‘Place of Recreation, Sports or Culture’ which is also a Column 1 use.</p>
2. Regarding Remark (3) of your proposed Notes, please define what is comprehensive development, piecemeal/stand-alone developments.	<p>The objective of Remark (3) of the Proposed Notes for the Proposed “OU(RDHBC)” zone is to ensure the future development within the Rezoning Site is being implemented in a comprehensive manner where the lands within the Site will be amalgamated and <u>will not be subdivided</u> for piecemeal/ stand-alone development. Indeed, a comprehensive development is warranted given the Applicant has already acquired the private lots within the Development Site.</p>
3. Please clarify whether there will be any proposed use on the roof of NKT and whether it can be access by the public. Should there be any use proposed on the roof of NKT, please advise whether there is any GFA/PR and open space implications.	<p>Please be clarified that, on the condition that the necessary minor alteration/ modification works to enable the roof being accessible will not be subject to additional premium, the roof of NKT will be accessible to the visitors (accompanied by on-site staff) of the NKT. It will serve as an open-air Open Space which is also in line with the arrangement of counting NKT towards the Open Space calculation. The existing gazebo at the roof of NKT will also be restored as an amenity facility and its GFA implication will be further studied at the detailed design stage when preparing the General Building Plans submission. In any event, the maximum GFA/ PR will be determined under</p>

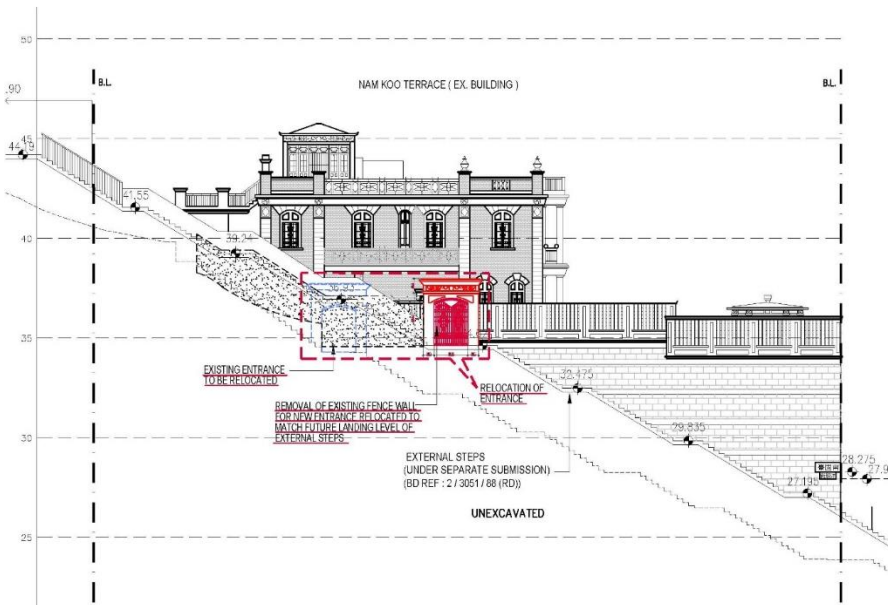
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<p>4. Please provide a detailed breakdown of a comparison table on GFA, PR and SC of the approved s.16 application and the current indicative scheme.</p> <p>5. Please provide a figure indicating the 3m setback, NBA, proposed BHs and any other proposed planning merits.</p>	<p>the Building (Planning) Regulations.</p> <p>The detailed arrangement will be presented in the Revised CMP to be submitted at the detailed design stage for consideration by relevant Government departments/ bureaux.</p> <p>A comparison table between the Approved S16 and the current S12A is prepared and please refer to Attachment 2</p> <p>Noted. Please refer to Attachment 3 for the summary of planning and design merits.</p>
<p>B. Comments from the Commissioner for Heritage's Office and the Antiquities and Monuments Office received from Planning Department on 4.12.2024: (Contact person: Ms. Phoebe Tang, Tel no.: 2655 0836)</p>	
<p>1. While these features are not within the grading boundary of NKT, they hold some historical and group value in connection with NKT. We appeal to the applicant to preserve them in-situ, as far as practicable, or to integrate them into the future open space on the 4/F to maintain the integrity of NKT for public appreciation.</p> <p>2. Approval conditions cannot be included in s.12A rezoning application. To ensure proper protection of NKT, we consider it necessary to have in place preservation requirements that model on the previously agreed s.12A (No. Y/H5/5) and s.16 (No. A/H5/418) planning applications.</p> <p>3. We note that the applicant has included provisions on the in-situ preservation of NKT for adaptive reuse (draft Schedule of Use in Figure 5.2 refers) and measures to control demolition, addition, alteration and/or modification to NKT (draft Explanatory Statements in Section 8.9.10 of Figure 5.3 refers) in the SPS. On addition to that, we consider that the approval conditions included in the previously approved s.16 planning application (No. A/H5/418) should also be featured in the Schedule of Uses and/or Explanatory Statements of the proposed amendments to the OZP, i.e. after point (2) under “Remarks” of “Other Specified Uses” in Figure 5.2 or after para. 8.9.10 in the Explanatory Statements in Figure 5.3, should the rezoning application be approved.</p>	<p>Noted. Due consideration will be made to review the opportunity to preserve architectural features outside the grading boundary of NKT at the detailed design stage.</p> <p>The Applicant is prepared to accept the Submission of Revised CMP being stipulated in the Lease conditions at a later stage.</p> <p>Noted. It is viewed that stipulating the requirement of Submission of Revised CMP in the Lease conditions will be sufficient.</p>

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<p>4. Please find the attached comments on the clarification required for the current s.12A planning application documents.</p>	<p>Noted. Please refer to Attachment 4 for the Replacement Pages of the SPS.</p> <p>Regarding the details of the reinstatement works of the entrance gateway at Ship Street staircase, please refer to the diagram below:</p>  <p>The detailed opening arrangement for public access of NKT will be presented in the Revised CMP to be submitted to relevant Government departments/ bureaux at the detailed design stage.</p>

Date: December 2024
 File Ref: KRSS/5