



Our reference: KRSS/5/DEL/35  
Date: 16 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)**

We refer to the captioned Section 12A Planning Application (TPB Ref: Y/H5/8) submitted to Town Planning Board (“TPB”) on 4 October 2024 and the latest correspondence from Hong Kong District Planning Office of Planning Department (“PlanD”) providing further comments from Commissioner for Heritage’s Office (“CHO”) and the Antiquities and Monuments Office (“AMO”) of Development Bureau on 10 December 2024 on the Application.

Please refer to the Responses to Comments (“R-to-C”) table at **Attachment 1** and the relevant supporting documents at **Attachment 2** which have fully addressed the comments from the above-mentioned Government Departments.

In addition, upon further review of the photomontage, the Applicant wish to replace the photomontage for Viewpoint 4 of the Visual Impact Assessment with **Attachment 3**.

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

城  
市  
規  
劃  
顧  
問

MAIN HONG KONG OFFICE :  
2801, 28th Floor, 148 Electric Road, North Point, Hong Kong  
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631  
E-mail address : tcltd@townland.com Website : www.townland.com

CHINA OFFICE :  
Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue,  
Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111  
Telephone : (86) 181 2417 9366  
E-mail address : tcltd@townland.com

INDIA OFFICE :  
Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,  
192 Dr Dadabhai Naorji Road, Azad Maidan, Fort, Mumbai, India  
Telephone : (91) 9819919804  
E-mail address : tcpl@townland.com

INDONESIA OFFICE :  
Gedung Menara Anugrah, Lantai 21  
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7  
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia  
Telephone : (62 21) 2941 0621  
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :  
TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)  
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)  
TOWNLAND CONSULTANTS PVT. LIMITED (India)  
PT TOWNLAND INTERNATIONAL (Indonesia)  
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