

**8.9.10** *The site located at 1, 1A, 2 and 3 Hillside Terrace, 53 Ship Street, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 18 Sau Wa Fong, Inland Lot 9048 and adjoining government land is zoned “OU” annotated “Residential Development with Historical Building Conserved”. This zone is intended primarily to facilitate residential development with the Grade 1 historic building at Nam Koo Terrace (conserved in-situ) within the Site. It should facilitate the preservation and revitalisation of the Nam Koo Terrace to become part of the significant heritage in Wan Chai with provision of cultural and commercial facilities for the enjoyment of the public. The Grade 1 historic building, i.e. Nam Koo Terrace, shall be preserved for public use and integrated with the whole comprehensive development, including the Open Space to be opened for public enjoyment. As required by the Antiquities and Monuments Office, a Conservation Management Plan (including photographic, cartographic, and/ or 3D scanning records) should be submitted by the developer for the future adaptive reuse of Nam Koo Terrace. By providing a series of pedestrian facilities (public lifts and elevated walkway) that respond to the unique topography and setting along Ship Street, the Open Space open to public within this zone will integrate with other open space in the vicinity, including the Ship Street Garden and The Park at Hopewell Centre II. The NKT will also become a focal landmark feature that creates orientation and a sense of place. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The following planning controls are applicable for this zone:*

- (a) any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are always permitted under the covering Notes) any of the existing historic building requires permission from the Town Planning Board;*
- (b) to ensure the development within this zone being implemented in a comprehensive manner, piecemeal/stand-alone development(s) requires permission from the Board under section 16 of the Ordinance;*
- (c) a non-building area at the northwest corner of the zone is stipulated to respect the existing character of Sau Wa Fong area and prevent the stepped streets and terraces from being built over. Within the NBA, no above ground structure is allowed except for landscaping, street furniture (including canopy shading device) and boundary fence/ boundary wall that is designed to allow high air porosity will be permitted;*
- (d) a minimum ground floor setback of 3m from the lot boundary fronting Schooner Street shall be provided to improve the pedestrian environment; and*
- (e) open space open to public of not less than 2,800m<sup>2</sup> shall be provided within this zone.*

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Minor relaxation of the building height and gross floor area restrictions *and non-building area and setback requirements* may be considered by the Board on application under section 16 of the Ordinance. Each application will be considered on its own merits.