

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
<p>A. Comments from the Commissioner for Heritage’s Office and the Antiquities and Monuments Office received from Planning Department on 10.12.2024: (Contact person: Ms. Phoebe Tang, Tel no.: 2655 0836)</p>	
<p><u>Further Information (4) – Appendix 1 “R-to-C Table” – Comments from CHO and AMO</u></p> <p>1. Para. B1 – The Applicant indicated in the R-to-C that during the detailed design stage, due consideration will be given to the possibility of preserving the architectural features outside the grading boundary of NKT that are proposed for removal. Please clarify which items are identified as the “architectural features”. We appeal to the Applicant to preserve the pavilion, water fountain and the hexagonal planter in the garden as well as the Annex Block of NKT in-situ, as far as practicable, or to integrate them into the future open space on the 4/F as appropriate, to maintain the integrity of NKT for public appreciation.</p> <p>2. Para. B2 and B3 – According to the R-to-C, the Applicant is prepared to include the stipulation for submitting a revised Conservation Management Plan (“CMP”) in the lease conditions to be entered into at a later stage. Approval conditions cannot be included in s.12A rezoning applications. To ensure proper protection of NKT, we consider it is necessary to have in place preservation requirements that model on the previously agreed/ approved s.12A (no. Y/H5/5) and s.16 (no. A/H5/418) planning applications. Subject to PlanD’s consideration, the submission of the CMP, as well as the full set of photographic, cartographic, and/or 3D scanning records of NKT, should be featured in the Schedule of Uses and/or Explanatory Statements of the concerned OZP, should the rezoning application be approved. The submission of revised CMP, photographic, cartographic, and/or 3D scanning records of NKT should also be stipulated in the lease documents for the Applicant’s compliance.</p>	<p>Please note that “architectural features” outside the grading boundary would include but not limited to the pavilion, water fountain, hexagonal planter, entrance gate, annex building etc. While the preliminary engineering investigation has recommended to remove the Annex building due to necessary structural upgrading works and the risk of collapse during the construction stage, the Applicant would give due consideration to review the opportunity to preserve the architectural features outside the grading boundary of NKT, as far as practicable, including those mentioned above at the detailed design stage. Further discussion will be provided in the revised Conservation Management Plan (“CMP”) to be submitted at the detailed design stage.</p> <p>Noted. Figure 5.3 (Proposed Amendments to the Explanatory Statement) is revised which incorporated an additional statement “<i>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</i>” at Para. 8.9.10 (see Attachment 2). For avoidance of doubt, the submission of CMP will be complied with as part of the future lease condition only.</p>

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<p>3. Para. B4 – Regarding the proposed relocation of the entrance gateway, please supplement the CMP by including a detailed method statement and relevant protective measures, along with a set of photographic records showing the condition of the original entrance gate before, during and after the temporary removal works.</p>	<p>Please note that the entrance gateway has been removed with appropriate protective measures due to the modification works at Ship Street. It is now safely kept by the Applicant and will be reinstalled at an alternative location that matches with the new level of Ship Street staircase. Photographic records of the original entrance gate before removal have been kept and will be supplemented in the revised CMP to be submitted at the detailed design stage.</p>
<p><u>R-to-C on Other CHO & AMO’s Comments</u></p> <p>4. The Applicant is reminded to provide response to CHO and AMO’s previous comments, in particular the Supplementary Planning Statement [i.e. Para. 13 (a)], CMP (Appendix 3) [i.e. Para. 13 (b)], and the R-to-C [i.e. Para. 16].</p>	<p>Please note that comments on the SPS have been addressed in the replacement pages in the Attachment 4 of the Further Information (“FI”) (Ref: KRSS/5/DEL/33) dated 5 December 2024. Comments regarding the details of the preservation and opening arrangements will be addressed in the revised CMP to be submitted at the detailed design stage.</p>
<p><u>Further Information (4) – Appendix 1 “R-to-C Table” – Comments from PlanD</u></p> <p>5. Para. A1 – According to the Applicant’s R-to-C, 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. We also note from Para A3 of the R-to-C that necessary minor alteration/modification works are required to enable the roof to be accessible by the public. The Applicant is reminded that any interference to the historic fabrics of NKT should be minimised and the affected areas should be made good to match with existing. The proposed works details should also be addressed in the CMP for AMO’s approval.</p>	<p>Noted. The proposed works details will be included in the revised CMP to be submitted at the detailed design stage.</p>
<p>6. In addition, the Applicant proposed that 1/F of NKT will be used mainly for displaying the history of NKT and the roof of NKT will be accessible to the visitors (accompanied by on-site staff). The Applicant should advise the opening arrangements of NKT for free public access for the Town Planning Board’s consideration. The heritage interpretation arrangements and the associated detailed works proposal should be included in the CMP for AMO’s approval. We appeal to the Applicant to allow public appreciation of NKT to a level that is at least on par with the provisions suggested by the Applicant in the previously approved s.16 planning application (no. A/H5/418).</p>	<p>It is the Applicant’s intention to make NKT available for public’s appreciation and enable a sustainable heritage conservation. At this preliminary stage, the Applicant proposed Eating Place at the G/F of NKT to allow visitors fully appreciate the interior of NKT with a prolonged stay. The 1/F and the roof will also be accessible by visitors under the arrangement by the Applicant which will be formulated and included in the revised CMP at the detailed design stage.</p>

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