

Our reference: KRSS/5/DEL/36
Date: 24 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)

This letter supersedes our letter dated 4 December 2024 (Our Ref: KRSS/5/DEL/32) which was emailed and by hand to the TPB the same date.

With reference to the captioned Section 12A Planning Application (TPB Ref: Y/H5/8) submitted to Town Planning Board (“TPB”) on 4 October 2024. Comments by Transport Department (“TD”) has been forwarded to the Applicant from the Hong Kong District Planning Office of Planning Department (“PlanD”) on 29 November 2024. In addition, further comments by Architectural Services Department (“ArchSD”) were also received on 13 December 2024 and 20 December 2024.

Please refer to the revised Responses to Comments (“R-to-C”) table at **Attachment 1** and the relevant supporting documents at **Attachments 2-3** which have fully addressed the comments from the above-mentioned Government Department. The Applicant also prepared a 3D illustration (**Attachment 4** refers) of the access arrangement to clarify the routings of barrier-free and non-barrier free accesses.

In addition, the Applicant wishes to clarify and reiterate the following points:

- The existing steps at Hill Side Terrace (“HST”) are serving the former St Luke’s College (i.e. IL 1669, IL 1564, IL 2272 & Ext and IL 1940). Given the Indicative Development Scheme (“IDS”) will amalgamate various lots along HST for a comprehensive development, there is no need for the reprovision of the steps.

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The Secretary, Town Planning Board

- The Proposed Open Space at 4/F will open at reasonable hours (i.e. 6am to 11pm) to avoid public nuisance to residents and for security reasons while the Proposed Open Space at G/F will be opened at all hours as it also serves as a public passageway between Sau Wa Fong and Schooner Street.
- Please be clarified that the access route from Star Street/ St. Francis Street via Sau Wa Fong is a non-barrier free access upon further investigation. Figures 2.5 and 4.2 of the Supplementary Planning Statement have been updated accordingly (**Attachment 5** refers).

Please note that all responses are for clarifications only and there are no material changes to the captioned Planning Application.

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 Ms Floria Tsang, STP/ HK3, HKDPO
Client