

Our reference: KRSS/5/DEL/37
Date: 30 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)

With reference to the captioned Section 12A Planning Application (TPB Ref: Y/H5/8) submitted to Town Planning Board (“TPB”) on 4 October 2024. Further comments by Environmental Protection Department (“EPD”) and Geotechnical Engineering Office (“GEO”) of Civil Engineering and Development Department (“CEDD”) were received.

Please refer to the replacement pages of the Environmental Assessment (“EA”) and Geotechnical Planning Review Report (“GPRR”) at **Attachments 1** and **2** which have fully addressed the comments by the above-mentioned Government Departments.

In addition, further to the Further Information (“FI”) submitted on 5 December 2024, the Applicant wish to clarify that the proposed minor alteration and/ or modification works under the Proposed Remark (2) of the Notes refer to works that are directly related to the always permitted uses and would not lead to any changes to the disposition, site coverage and building height of NKT (Item A1 of the Responses to Comments (“R-to-C”) table in the 4th FI refers). The Applicant also further updated the comparison table between the Approved S16 and the current S12A submitted under the same FI and attached at **Attachment 3**.

Replacement pages to the Supplementary Planning Statement and Architectural Drawings are also attached at **Attachments 4** and **5** further to the previous clarifications in various submissions of FI.

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Certificate No.: CC844

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The Secretary, Town Planning Board

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