

EXECUTIVE SUMMARY

This Section 12A Planning Application (“**S12A**”) / Rezoning Request (“**RR**”) is submitted on behalf of Yuba Company Limited (the “**Applicant**”) (a subsidiary of Hopewell Holdings Limited (“**HHL**”)) to seek permission from the Town Planning Board (“**TPB**”/ the “**BOARD**”) for amending Approved Wan Chai Outline Zoning Plan No. S/H5/31 (the “**Approved OZP**”) at Nos. 1, 1A, 2 and 3 Hill Side Terrace (“**HST**”), No. 55 Ship Street [a.k.a. Nam Koo Terrace (“**NKT**”), Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 (“**IL 9048**”) and adjoining Government Land, Wan Chai (the “**Site**”/ “**Rezoning Site**”).

The Rezoning Site is predominantly zoned “Comprehensive Development Area” (“**CDA**”), “Residential (Group C)” (“**R(C)**”), and minor encroachment into the “Open Space” (“**O**”), “Government, Institution or Community” (“**G/IC**”) zones and area zoned as ‘Road’ on the Approved OZP gazetted on 12 May 2023. The Applicant proposed to rezone the Site to “Other Specified Uses (Residential Development with Historical Building Conserved)” (“**OU(RDHBC)**”) and “Other Specified Uses (Elevated Walkway)” (“**OU(EW)**”) zones to facilitate a Comprehensive Residential Development with supporting commercial uses and conservation of the NKT in-situ. The Rezoning Site, excluding No. 18 Sau Wa Fong, is subject to a TPB Approval (TPB Ref: A/H5/418) under Section 16 Planning Application granted on 9 June 2023 for a Comprehensive Development (“**Approved S16 Scheme**”).

Through the amalgamation of additional land at No. 18 Sau Wa Fong, the Applicant intends to fully optimise the scarce land resources in the urban area by proposing to remove the plot ratio (“**PR**”) restriction (allowing the development intensity up to the level permitted under Building (Planning) Regulations (“**B(P)R**”)) and relax the building height (“**BH**”) restriction to 120mPD correspondingly. Separate BH restrictions of 2 storeys and 34mPD will be applied to NKT and the courtyard immediate in front of NKT will be opened up to enhance the preservation of NKT’s character. The Applicant seeks to realise the comprehensive vision for the continuous urban renewal efforts and revitalisation of Wan Chai through implementation of Open Space, provision of Barrier Free Access (“**BFA**”) and conservation of NKT.

An Indicative Development Scheme (“**IDS**”) which comprises of a 24-storey residential building over an Open Space open to public and three (3) storeys of podium is put forth to demonstrate the development intention and the feasibility of the Proposed “OU(RDHBC)” zone. A maximum BH of 120mPD for the residential tower is proposed to achieve a stepped down and harmonious BH profile from Hopewell Centre (“**HC**”) to Sau Wa Fong area. The G/F is mainly proposed for retail use which aligns with the nearby local characteristics of the surroundings. A non-building area (“**NBA**”) designated at the northwestern part of the Site to be developed in the form of at grade Open Space open to public and serve as a public passageway to facilitate pedestrian circulation and preserve the character and ambience of Sau Wa Fong. An all-weather canopy is proposed at the at grade Open Space to enhance pedestrian experience. G/F setback of 3m wide from Schooner Street is also proposed. The cantilevered structures above will provide shading for the pedestrian. An integrated Open Space / Covered Landscape Area at 4/F open to public at reasonable hours is provided for the enjoyment by public. The Proposed “OU(RDHBC)” zone will stipulate a requirement of provision of Open Space open to public of not less than 2,800m².

An area over the Ship Street steps is proposed to be rezoned to “OU(EW)” to reflect the Applicant’s intention to construct an elevated walkway (“**Proposed Elevated Walkway**”) to enhance the connectivity within the area.

The RR is justified on the following grounds:

- Due to change in planning circumstances and surrounding context (including means of access), the development restrictions recommended under the Study on Redevelopment along Stepped Streets in 1991 (“**the Study**”) and Review of Stepped Street Sites in 2012 (“**the Review**”) are considered no longer applicable;
- Enhanced fire safety provisions will be implemented as a compensatory measure to address the absence of emergency vehicular access;
- The IDS demonstrates individual unique merits for enabling a high-density residential development through amalgamation of sites, which is also in line with the recommendation in the Study whereby

行政摘要

(內文如有差異，以英文版本為準)

我司代表 Yuba Company Limited (合和實業有限公司旗下子公司) (下稱「申請人」)，根據《城市規劃條例》第 12A 條，向城市規劃委員會 (下稱「城規會」) 就灣仔分區計劃大綱核准圖編號 S / H5 / 31 (下稱「核准圖」) 內的灣仔山坡臺 1 號、1A 號、2 號及 3 號、船街 55 號 (又名「南固臺」)、捷船街 1 至 5 號、船街 53 號、秀華坊 18 號、內地段第 9048 號 (下稱「IL 9048」) 及毗鄰政府土地 (下稱「地盤」或「改劃地點」) 呈交修訂圖則申請/改劃用途地帶要求 (下稱「改劃要求」)。

改劃地點主要座落於在 2023 年 5 月 12 日刊憲的核准圖上中的「綜合發展區」和「住宅 (丙類)」地帶，並略為落入「休憩用地」和「政府、機構或社區」地帶和顯示為「道路」的地方。申請人擬議把改劃地點改劃為「其他指定用途 (住宅發展並保育歷史建築物)」和「其他指定用途 (高架行人走廊)」地帶，作附設商業配套用途的綜合住宅發展和保育南固臺。改劃地點，除秀華坊 18 號外，已於 2023 年 6 月 9 日根據城市規劃條例第 16 條獲城規會批准 (參考編號：A/H5/418) 作綜合發展 (下稱「第十六條核准方案」)。

透過合併秀華坊 18 號增加土地面積，申請人擬議分別把地積比率限制移除 (容許發展密度至《建築物 (規劃) 規例》所准許的水平) 和建築物高度限制放寬至主水平基準以上 120 米，以充分善用市區珍貴的土地資源。南固臺及其前院則分別受制於建築物高度限制 2 層及主水平基準以上 34 米，以保留南固臺的特色。申請人透過落實休憩空間、提供無障礙通道及保育南固臺，達致活化灣仔及持續市區更新的願景。

改劃要求擬備了包含一座建於開放予公眾的休憩空間和 3 層平台之上的 24 層的住宅大樓的指示性發展方案，以展示擬議「其他指定用途 (住宅發展並保育歷史建築物)」地帶的發展意向及可行性。擬議住宅大樓的最高建築物高度為主水平基準以上 120 米將營造由合和中心至秀華坊一帶的梯級式及和諧建築物高度輪廓。指示性發展方案的地面主要作零售用途，與附近地區特色一致。位於地盤西北部分的非建築用地擬議發展為地面休憩空間，將開放予公眾並作公眾通道，以方便行人往來及保留秀華坊的特色和氛圍。地面休憩空間將設有全天候簷篷改善行人體驗。此外，指示性發展方案擬議把地面從捷船街後移 3 米。平台懸臂式的休憩空間將為地面的行人提供遮陽功能。位於 4 樓的綜合休憩空間/有蓋園景區將在合理時間內向開放予公眾享用。擬議「其他指定用途 (住宅發展並保育歷史建築物)」地帶將訂明須要提供不少於 2,800 平方米並開放予公眾的休憩空間。

船街梯級上的一部分擬改劃為「其他指定用途 (高架行人走廊)」地帶，以反映申請人建造一條高架行人走廊 (下稱「擬議高架行人走廊」) 改善區內可達性的意向。

此改劃要求具備以下充分理據的支持：

- 由於規劃狀況和周邊環境 (包括進出途徑) 的變化，1991 年《梯狀街道重建研究》和 2012 年《港島區梯狀街道用地檢討》中建議的發展限制已不再適用；
- 申請人將加強消防安全設備作補償措施以解決無法闢設緊急車輛通道的限制；
- 指示性發展方案展示了通過合併土地作高密度住宅發展的獨特優點，這也符合《梯狀街道重建研究》的建議，即對合併土地的綜合重建項目作出正面考慮；
- 避免在 IL 9048 和秀華坊 18 號作零星發展/重建；
- 改劃要求將善用珍貴的市區土地資源，特別是在集體運輸系統附近的地點；
- 改劃要求令南固臺在私人主導的資源下得以可持續的方式保育；
- 擬議「其他指定用途 (住宅發展並保育歷史建築物)」地帶平衡了發展需求和必要的發展管制，實現了改劃地點獨特的規劃意向，並促進/加快市區更新過程；
- 通過制定非建築用地及建築物後移的要求，指示性發展方案反映未來發展的規模和設計將與秀華坊的地方特色相協調；
- 與第十六條核准發展方案和核准圖中「綜合發展區」地帶的要求相比，改劃要求將大幅增加向公眾開放的休憩空間的面積；

Table 3.1 – Broad Development Parameters of Approved S16 Scheme

Broad Development Parameters	Approved S16 Scheme
Development Site Area	Approx. 2,828.8m ²
Total GFA	Approx. 14,144m ²
- Domestic	Approx. 13,905.2m ²
- Non-domestic ⁽¹⁾	Approx. 238.8m ²
Total PR	Approx. 5
- Domestic	Approx. 4.916
- Non-domestic ⁽¹⁾	Approx. 0.084
Site Coverage ⁽¹⁾	
- Above 15m	Approx. 29.34%
- Below 15m	Approx. 47.04%
No. of Storeys	21
- At or Above 34mPD	18
- Below 34mPD	3
BH (at Main Roof Level)	91mPD
No. of Domestic Blocks ⁽¹⁾	1
No. of Unit	255
Estimated Population	Approx. 587 ⁽²⁾
Average Unit Size	Approx. 48.6m ²
Provision of Open Space ⁽¹⁾⁽³⁾⁽⁴⁾	Not less than 2,187m ²
- Uncovered	Approx. 1,498m ²
- Covered Landscaped Area	Approx. 689m ²

Remarks:

⁽¹⁾ Excluded NKT

⁽²⁾ Referencing average domestic household size of 2.3 in 2016 Population Census in Tertiary Planning Unit 131

⁽³⁾ Open to serve both public and residents of the Proposed Development at reasonable hours (i.e. 6am to 11pm)

⁽⁴⁾ Excluded G/F Public Pedestrian Passage at Schooner Street

3.3.12 Despite, the Director of Fire Service had no in-principle objection to the S16 Application, it was advised that the Applicant to observe the requirements of Emergency Vehicular Access (“EVA”) as stipulated in Part D - Means of Access, Section 6 - Provision of EVA of the Code of Practice for Fire Safety in Building 2011 which stated that the provision of EVA was normally required unless the fire risk was low or the site abutted stepped street. PlanD also commented that it is not uncommon to have developments without the provision of EVA in this part of Wan Chai due to the stepped topographical profile and that “the nearest EVA would be provided in Hopewell Centre II that was under construction. Since the Site would be linked to Hopewell Centre II by a proposed elevated walkway, the future residents could evacuate from the Site towards Hopewell Centre II efficiently and firefighters could make use of the open areas in the Site and in Ship Street public open space in emergency situations. The provision of EVA from Queen’s Road East via nearby streets such as St Francis Street and Star Street was not practical as the route was longer and Sau Wa Fong was currently not for vehicular access (Para. 47 and 48 of the Minutes to 720th MPC meeting).

4.2.3 After further review on the longevity of the conservation works of NKT, the Applicant recognises the importance of financial sustainability in the long-term maintenance and management of the historic building. In this regard, the Applicant proposed Eating Place at G/F of NKT to allow visitors fully appreciate the interior of NKT and also add vitality to the historical building. The 1/F of NKT is currently proposed for exhibition space for cultural purposes that are compatible with the historical building (e.g. display the history of NKT). The after-use proposal will subject to further study and stakeholder discussions. The option to be ultimately selected will, in any event, run on a non-profit making basis (i.e. the revenue will be solely for the purpose of operating and maintaining NKT) and with the intention of allowing public appreciation. Recognising the importance of the preservation of NKT, should the Board agree to the S12A Planning Application, the Applicant is prepared to accept the submission of Revised CMP being stipulated in the lease conditions at a later stage.

4.3 Indicative Development Scheme

4.3.1 The Applicant has prepared an IDS adopting the maximum PR permissible under B(P)R (**Appendix 1** refers). Given the street frontage at Ship Street and Schooner Street will account to approx. 43% of the perimeter of the total site boundary of the Development Site (i.e. excluding the area for Proposed Elevated Walkway), the Development Site is considered as a Class B Site under the Buildings Ordinance (“**BO**”). Further clarification/ justification on site classification will be provided for consideration by Buildings Department (“**BD**”) during the submission of GBP.

4.3.2 Subject to approval by the Building Authority (“**BA**”) at the detail design stage, the Covered Open Space at G/F and 4/F is proposed to be exempted from GFA calculation. GFA exemption for the ancillary recreation facilities would be applied for upon GBP submission to the BA. With reference to **Para. 3.2.30** above, AMO has given in-principle support to the relaxation of PR for the preservation of NKT and detailed calculation under B(P)R will be submitted to BD during the submission of GBP.

4.3.3 There is no development or PR applied to the area for Proposed Elevated Walkway (i.e. the Development Site Area will be equivalent to the Rezoning Site Area minus area for the Proposed Elevated Walkway (16.9m²)).

4.3.4 The IDS comprises of a 24-storey residential building over an Open Space open to public and three (3) storeys of podium. The G/F is mainly proposed for retail use and Open Space which align with the nearby local characteristics of Sau Wa Fong and Star Street Precinct. The 2/F and 3/F of the podium are reserved for E&M and residential recreational facilities. An integrated Open Space open to public is provided at the 4/F for the enjoyment by public (**Section 4.4** refers).

4.3.5 The Technical and Accommodation Schedule at **Tables 4.1** and **4.2** summarises the major development parameters of the IDS.

Table 4.1 Technical Schedule

Technical Schedule	Indicative Development Scheme
Development Site Area	Approx. 3,140.7m ²
Total GFA	Approx. 28,884.9m ²
- Domestic	Approx. 27,820.3m ²
- Non-domestic	Approx. 1,064.6m ²⁽¹⁾
Total PR	Approx. 9.197
- Domestic	Approx. 8.858
- Non-domestic	Approx. 0.339 ⁽¹⁾
Site Coverage ⁽¹⁾	
- Above 15m	Approx. 37.5%
- Below 15m	Approx. 42.6%
No. of Storeys	28
- At or Above 34mPD	25
- Below 34mPD	3

4.4.2 The IDS under Application will now provide a total Open Space (open to public) of approx. 3,179.9m² of both uncovered and covered (subject to detailed design) which can only be achieved by the amalgamation of IL9048, No. 18 Sau Wa Fong and adjoining HST (**Diagram 4.2** refers). The areas of uncovered and covered Open Space shown in the IDS are approx. 1,894.2m² and approx. 1,285.7m² respectively. The IDS only presents the initial vision of the Applicant on open space provision and the actual provision of Open Space will still subject to further investigation at the detailed design stage with various factors that may potentially reduce the provision (e.g. site formation arrangement, geotechnical works and other E&M requirements). Nonetheless, the minimum Open Space of 2,800m² open to public is maintained. **Table 4.3** tabulated the comparison of Open Space provision among the IDS, Approved S16 Scheme and under the context of Draft Wan Chai OZP No. S/H5/8.

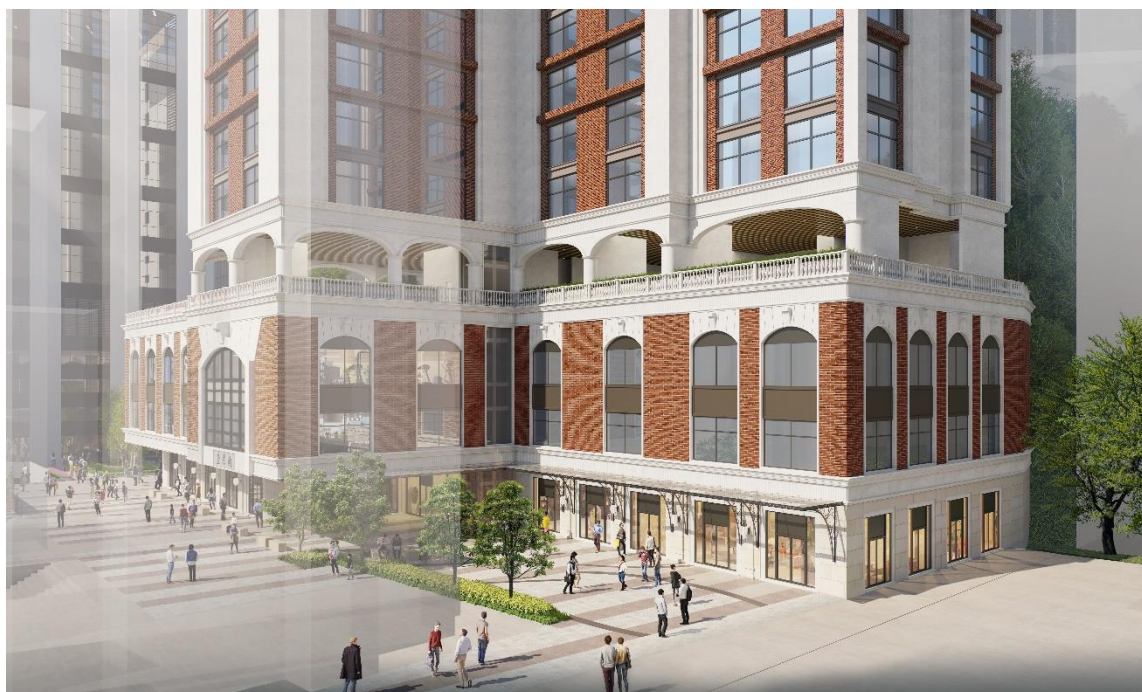


Diagram 4.2 Artist's Impression of At-grade Open Space (Indicative only)

Table 4.3 Comparison of Provision of Open Space

Type of Open Space	Draft Wan Chai OZP No. S/H5/8 (1994)	Approved S16 Scheme (2023)	IDS
Uncovered at G/F	Nil	Nil	Approx. 255.6m ²
Covered at G/F	Nil	Approx. 342.7m ² (1)	Approx. 258.0 m ²
Uncovered at NKT Level	Approx. 1,785.9m ²	Approx. 1,690m ² (2)	Approx. 1,638.6m ² (3)
Covered at NKT Level	Nil	Approx. 689m ²	Approx. 1,027.7m ²
Total	Approx. 1,785.9m ²	Approx. 2,721.7m ²	Approx. 3,179.9m ² (4)
% increase compared to IDS	+80%	+18%	-

Remarks:

- (1) Referring to the Public Pedestrian Passage at Schooner Street
- (2) Included NKT (Footprint of NKT and Annex Building approx. 192m²)
- (3) Included NKT (Footprint of NKT approx. 159.6m²)
- (4) The total Open Space area open to public is subject to detailed design

4.4.3 NKT and the integrated Open Space at 4/F will become easily and conveniently accessible for people of all ages and abilities to enjoy. NKT, after revitalisation, will become the core of attraction of the Open Space due to its heritage value. The Proposed Eating Place and Exhibition Space for Cultural Purposes within NKT will complement the open space function by providing quality leisure facilities that are not common in other open space that opens to public. Taking advantage of the additional circulation space and visual connectivity provided by the enlarged site area and open

4.5 Access Arrangements

Pedestrian Access

- 4.5.1 Pedestrian access arrangements for the IDS are similar to the S16 Approved Scheme. There are five (5) pedestrian access routes to and from the Site (**Figures 2.5** and **4.2** refer). Out of the five (5) pedestrian access routes, three (3) routes are link to QRE which is downhill of the Site, one (1) route to St Francis Street-Star Street which is to the west of the Site; and one (1) route to Kennedy Road which is uphill of the Site. These routes provide ample and convenient accesses to and from the Site through connection with QRE, St Francis Street-Star Street and Kennedy Road.
- 4.5.2 The entrance to the residential portion of the IDS remains separated from the entrances to the Open Space and commercial uses for safety and privacy reasons. The public can access the at-grade shops at Schooner Street and the Proposed Open Space and NKT at 4/F via Ship Street steps, and the public lift within the Rezoning Site or the Proposed Elevated Walkway above Ship Street from HCII. The interface issue between the Open Space at 4/F opened to the public (including Covered Landscape Area) and the private residential development will be minimal.
- 4.5.3 New BFA directly connecting to the Rezoning Site are completed as part of the HCII development. Two (2) public lifts, Lift A and Lift B, are located at the Ship Street Garden and HCII respectively (**Figure 4.2** refers). They address the significant level difference between Kennedy Road (approx. 63.7mPD) and Queen's Road East (approx. 5.4mPD). Lift B will be connected to 4/F of the IDS via the Proposed Elevated Walkway. Currently, there is no BFA that connect the Rezoning Site to St. Francis Street. However, in future, should the planned residential development sandwiched between Sau Wa Fong and St. Francis Street (partially agreed by the TPB in 2023 (TPB Ref: Y/H5/7)) be implemented, an additional public lift (Lift D) to be opened to the public at all hours will serve as a public passageway that connects St. Francis Street (approx. 12mPD) to the terraced area of Sau Wa Fong (approx. 19.5mPD) and will further expand the pedestrian routing options.
- 4.5.4 The Public Lift (Lift C) at Schooner Street to the Open Space and NKT at 4/F will also be open and accessible by the general public under the same hours as the Proposed Open Space for ease of access. These four (4) public lifts will enable greater accessibility in the wider area by linking up strategy pedestrian networks and open spaces.

Nil Internal Transport Provision

- 4.5.5 Due to site constraints, internal transport provision including carpark and L/UL facilities cannot be accommodated on site. Vehicular access to the Site would also be impractical. Nonetheless, no impacts are anticipated for the following reasons (**Appendix 5** refers):

Car Parking Facilities are available in the vicinity of the Rezoning Site

- 4.5.6 Both off-street and on-street metered private car parking spaces are available within 500m of the Site. A total of 491 and 560 nos. of off-street private car parking spaces for hourly parking are available during weekdays and weekends respectively. In addition, a total of 151 nos. of on-street private metered car parking spaces (excluding parking space for person with disabilities) are available.

5. PROPOSED AMENDMENTS TO THE APPROVED OZP

5.1 Proposed “Other Specified Uses (Residential Development with Historical Building Conserved)” Zone

- 5.1.1 The Applicant is proposing to rezone a majority of the Rezoning Site (about 3,140.7m²) to “OU(RDHBC)” zone (**Figures 5.1 to 5.3** refer). The statutory planning intention of the “OU(RDHBC)” zone is intended primarily to facilitate residential development with the Grade 1 historical building at NKT (conserved in-situ) within the Site. It should facilitate the preservation and revitalisation of the NKT to become part of the significant heritages in Wan Chai with provision of cultural and commercial facilities for the enjoyment of the public. Commercial uses are always permitted on the lowest three (3) floors of a building or in the purpose-designed non-residential portion of an existing building.
- 5.1.2 Similar to the existing “R(A)” zone on the Approved OZP, no PR / GFA restrictions are proposed to be stipulated under the “OU(RDHBC)” zone. Two (2) BH restrictions are proposed for the “OU(RDHBC)” zone: (1) 120mPD at the northwestern part of the Rezoning Site to allow sufficient height for the residential tower to accommodate the proposed development intensity and to allow for more flexibility in innovative and sustainable building design in respond to the historical building within the Site; and (2) 34mPD at the southeastern part of the Rezoning Site to ensure a spacious forecourt in front of NKT and sufficient separation between NKT and the residential tower are provided. The proposed BH restrictions are considered in line with the BH height profile in the surrounding area.
- 5.1.3 A NBA with an area of approx. 371m² acting as an Open Space at the northwest corner of the Site (approx. +19.76mPD at Schooner Street level) is proposed to be 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. In order to improve the pedestrian environment at Schooner Street, a minimum G/F setback of 3m is also proposed to be stipulated from Schooner Street to ease pedestrian flow.
- 5.1.4 Same as the existing “CDA” zone, a minimum area of Open Space open to public shall be provided within the Proposed “OU(RDHBC)” zone. In light of the increased site area and to allow additional open space for public enjoyment, it is proposed to increase the provision of Open Space from not less than 2,100m² to not less than approx. 2,800m² (including both Covered/ Uncovered Open Space and the footprint of NKT).
- 5.1.5 A separate schedule of uses will be applied to NKT to allow a range of selected commercial uses that will facilitate the adaptive reuse of the historical building. In addition, to safeguard the historical building, it is also proposed to include a clause in the Proposed “OU(RDHBC)” zone that *“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) on the Grade 1 historical building will require permission from the TPB”*. A BH restriction of 2 storeys is also applied to NKT to reflect the existing BH.
- 5.1.6 To further ensures that future developments within this zone is being implemented in a comprehensive manner, it is proposed to also include a clause in the Proposed “OU(RDHBC)” zone that *“New development or redevelopment shall be in the form of comprehensive development. Piecemeal/ stand-alone development(s) may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance”*.
- 5.1.7 Under the Proposed “OU(RDHBC)” zone, requirement on submission of MLP is omitted when compared to the current “CDA” zone as the BHRs and setbacks have provided sufficient control over the development layout. The removal of the requirement for MLP submission will help expedite the development process to allow the development to materialise in the short term.

OTHER SPECIFIED USES

<i>Column 1</i> <i>Uses always permitted</i>	<i>Column 2</i> <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
---	---

For "Residential Development with Historical Building Conserved" Only

Schedule I : for residential development other than the historic building

<i>Flat</i> <i>Government Use (Police Reporting Centre, Post Office only)</i> <i>House</i> <i>Library</i> <i>Residential Institution</i> <i>Utility Installation for Private Project</i>	<i>Eating Place</i> <i>Educational Institution</i> <i>Government Refuse Collection Point</i> <i>Government Use (elsewhere specified)</i> <i>Hotel</i> <i>Office</i> <i>Place of Entertainment</i> <i>Place of Recreation, Sports or Culture</i> <i>Private Club</i> <i>Public Clinic</i> <i>Public Convenience</i> <i>Public Utility Installation</i> <i>Religious Institution</i> <i>School</i> <i>Shop and Services</i> <i>Social Welfare Facility</i> <i>Training Centre</i>
---	---

In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:

Eating Place
Place of Recreation, Sports or Culture
Private Club
Shop and Services
School
Training Centre

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 <i>Uses always permitted</i>	Column 2 <i>Uses that may be permitted with or without conditions on application to the Town Planning Board</i>
---	---

For "Residential Development with Historical Building Conserved" Only (Cont'd)

Schedule II : for the historic building

<i>Eating Place</i>	<i>Place of Entertainment</i>
<i>Educational Institution</i>	<i>Religious Institution</i>
<i>Field Study/Education/ Visitor Centre</i>	<i>Social Welfare Facility</i>
<i>Government Use</i>	
<i>Institutional Use (not elsewhere specified)</i>	
<i>Library</i>	
<i>Place of Recreation, Sports or Culture</i>	
<i>Private Club</i>	
<i>School</i>	
<i>Shop and Services</i>	
<i>Training Centre</i>	

Planning Intention

The 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 heritages in Wan Chai with provision of cultural and commercial facilities for the enjoyment of the public. Commercial uses are always permitted on the lowest three (3) floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.*
- (2) The historic building, i.e. Nam Koo Terrace, shall be preserved in-situ for adaptive reuse. 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) the existing historic building requires permission from the Town Planning Board.*

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Historical Building Conserved" Only (Cont'd)

Remarks (Cont'd)

- (3) *New development or redevelopment shall be in the form of comprehensive development. Piecemeal/ stand-alone development(s) may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (4) *An open space open to public of not less than 2,800m² shall be provided.*
- (5) *A minimum ground floor setback of 3m from the lot boundary fronting Schooner Street shall be provided.*
- (6) *In determining the relevant maximum number of storeys for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.*
- (7) *Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraphs (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*
- (8) *Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area stipulated on the Plan or setback requirement stated in paragraph (5) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.*

(Please see next page)

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. The Conservation Management Plan (CMP), including a full set of photographic, cartographic, and/or 3D scanning records of both the interior and exterior of Nam Koo Terrace, for the conservation of Nam Koo Terrace and all historic features to be preserved as mentioned in the CMP should be submitted by the developer prior to the commencement of any works and implementation of the works in accordance with the CMP to the satisfaction of the Antiquities and Monuments Office. 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 2,800m² shall be provided within this zone.*

8.9.11

~~8.9.10~~

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.