

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H5/418
(for 1st Deferment)

- Applicant** : Yuba Company Limited represented by Townland Consultants Limited
- Site** : 1, 1A, 2 and 3 Hill Side Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street (Miu Kang Terrace), Inland Lot (IL) 9048 and adjoining Government Land, Wan Chai, Hong Kong
- Site Area** : About 2,845.7m² (including about 447.8m² government land)
- Lease** : IL 2140, IL 1940, IL 2272 & Ext., IL 1564, IL1669, IL 2093 R.P. and IL 2093 s.A R.P., IL 9048
- (a) Standard non-offensive trades clause and rate and range clause (IL 2140 and IL 1940);
- (b) Virtually unrestricted except non-offensive trades clause and rate and range clause (IL 2272 & Ext., IL 1564, IL1669, IL 2093 R.P. and IL 2093 s.A R.P.); and
- (c) Restricted to private residential purposes (IL 9048)
- Plan** : Draft Wan Chai Outline Zoning Plan (OZP) No. S/H5/30
- Zonings**¹ : “Comprehensive Development Area” (“CDA”) – about 2,363.3m² (83%)
- (a) Restricted to a maximum plot ratio (PR) of 5 and maximum building height (BH) of 91mPD, or the PR and height of the existing building, whichever is the greater
- (b) A minimum of 2,100m² of public open space shall be provided
- (c) The historic building, i.e. Nam Koo Terrace, shall be preserved in-situ for adaptive reuse and gross floor area of historic building should not be taken into account in PR calculation

¹ Minor portion of the Site (about 33m² or 1.2%) falls within Government, Institution or Community” zone is treated as minor boundary adjustment of “CDA” zone.

“Residential (Group C)” (“R(C)”) – about 265.7m² (9.3%)

- (a) Restricted to a maximum PR of 5 and maximum BH of 12 storeys, or the PR and height of the existing building, whichever is the greater

“Open Space” (“O”) – about 68m² (2.4%)

Area shown as ‘Road’ – about 115.7m² (4.1%)

Application : Proposed Comprehensive Development

1. Background

- 1.1 On 7.7.2022, the Town Planning Board (the Board) received an application seeking planning permission for proposed comprehensive development which comprises residential and commercial uses, as well as in-situ preservation of Nam Koo Terrace at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.
- 1.2 Part of the Site (i.e. the area zoned as “CDA”) is the subject of two adverse representations in respect of the draft Wan Chai OZP No. S/H5/30 which was exhibited for public inspection on 17.6.2022 under section 5 of the Town Planning Ordinance (the Ordinance). One of the amendments is the rezoning of a site at Hillside Terrace, Schooner Street and Ship Street from area zoned “O”, “R(C)” and “G/IC” to “CDA”. During the exhibition period of the draft OZP, a total of 2 representations and 6 comments on representations (comments), which are all related to the rezoning of part of the Site, have been received. The representations and comments will be considered by the Board in accordance with section 6B(1) of the Ordinance and the Board shall submit the draft OZP, together with a schedule of the representations to the Chief Executive in Council (CE in C) approval within nine months of the expiration of the plan-exhibition period.

2. Planning Department’s Views

- 2.1 According to the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations, and Applications made under the Town Planning Ordinance (TPB PG-No. 33A), a decision on a section 16 application should be deferred if the application site is still subject to outstanding adverse representation(s) yet to be submitted to the CE in C for consideration and the substance of the representation(s) is relevant to the subject application.
- 2.2 As the area zoned “CDA” within the Site is subject to two outstanding adverse representations as mentioned in paragraph 1.2 above, it is recommended to defer making a decision on the subject application pending the submission of the draft OZP together with the representations to CE in C and the CE in C’s final decision on the representations in respect of the draft OZP.

- 2.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration after the CE in C's decision on the OZP and the relevant adverse representations.

3. Decision Sought

The Committee is invited to consider whether or not to defer making a decision on the application as recommended by the Planning Department. Should the Committee decide not to defer making a decision on the application, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachment

Plan A-1 Location plan

**PLANNING DEPARTMENT
OCTOBER 2022**