

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/H5/8
(for 1st Deferment)

- Applicant** : Yuba Company Limited represented by Townland Consultants Limited
- Site** : 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot (I.L.) 9048 and adjoining Government Land, Wan Chai, Hong Kong
- Site Area** : About 3,157.6m² (including government land of about 447.8m², or about 14.2% of the application site)
- Lease** : I.L. 2140, I.L. 1940, I.L. 2272 & Ext., I.L. 1564, I.L.1669, I.L.2093 s.A R.P., I.L. 2093 R.P., I.L.9048 and I.L. 199 R.P.
- (a) Standard offensive trades clause (I.L. 2140 and I.L. 1940)
 - (b) Virtually unrestricted except offensive trades clause (I.L. 199 R.P.)
 - (c) Virtually unrestricted except offensive trades and rate and range clauses (I.L. 2272 & Ext., I.L. 1564, I.L. 1669, I.L. 2093 s.A R.P. and I.L. 2093 R.P.)
 - (d) Restricted to private residential purposes (I.L. 9048)
- Plan** : Approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31
- Zoning** : “Comprehensive Development Area” (“CDA”) – about 2,344m² (75%)
- (a) Restricted to a maximum plot ratio (PR) of 5.0 and a 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
- “Residential (Group C)” (“R(C)”) – about 510.7m² (16%)

- (a) Restricted to a maximum PR of 5.0 and a maximum BH of 12 storeys, or the PR and height of the existing building, whichever is the greater

“Open Space” (“O”) – about 69.0m² (2%)

“Government, Institution or Community” (“G/IC”) – about 33.5m² (1%)¹

Area shown as ‘Road’ – about 200.4m² (6%)

**Proposed
Amendment**

: To rezone the application site from “CDA”, “R(C)”, “O”, “G/IC” and area shown as ‘Road’ to “Other Specified Uses” annotated “Residential Development with Historical Building Conserved” (“OU(RDHBC)”) and “Other Specified Uses” annotated “Elevated Walkway” (“OU(Elevated Walkway)”)

1. Background

On 21.10.2024, the applicant submitted the current application to the Town Planning Board (the Board) to rezone the application site (the Site) (**Plan Z-1**) from “CDA”, “R(C)”, “O”, “G/IC” and area shown as ‘Road’ to “OU(RDHBC)” and “OU(Elevated Walkway)” on the approved Wan Chai Outline Zoning Plan (OZP) No. S/H5/31 for a comprehensive residential and commercial development with in-situ preservation of the Grade 1 historic building Nam Koo Terrace. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 10.12.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow time for preparation of further information (FI) in addressing the departmental comments (**Appendix I**).

3. Planning Department’s Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

¹ Minor portions of the Site fall within “G/IC” zone. Minor strips of land within “G/IC” zone at the southwest periphery of the Site could be treated as minor boundary adjustments.

- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed one month for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from the Applicant's Representative received on 10.12.2024
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2024**