

**Proposed Flat with Shop and Services and Eating Place Uses “Commercial” and area shown as ‘Road’
At 152-164 Wellington Street, Sheung Wan, Hong Kong
S16 Planning Application**

(Planning Application No: A/H3/449)

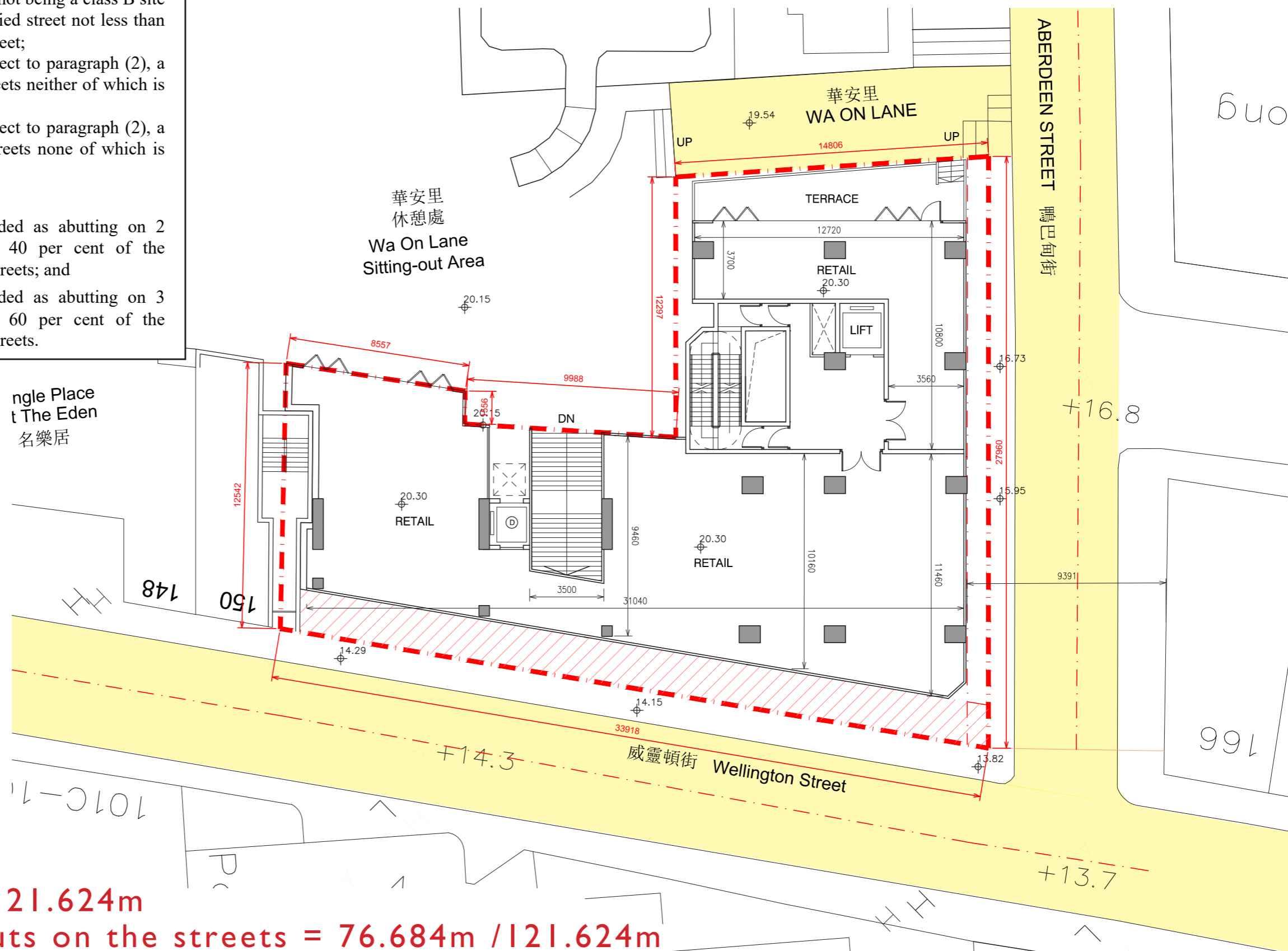
Appendix 5

Justifications on Site Classification and Setback Requirements on Wa On Lane

SITE CLASSIFICATION

18A. Site classification

- (1) In this Part and the First and Second Schedules—
 “class A site” (甲類地盤) means a site, not being a class B site or class C site, that abuts on one specified street not less than 4.5 m wide or on more than one such street;
 “class B site” (乙類地盤) means, subject to paragraph (2), a corner site that abuts on 2 specified streets neither of which is less than 4.5 m wide;
 “class C site” (丙類地盤) means, subject to paragraph (2), a corner site that abuts on 3 specified streets none of which is less than 4.5 m wide.
- (2) For the purposes of paragraph (1)—
 (a) a corner site shall not be regarded as abutting on 2 specified streets unless at least 40 per cent of the boundary of the site abuts on the streets; and
 (b) a corner site shall not be regarded as abutting on 3 specified streets unless at least 60 per cent of the boundary of the site abuts on the streets.

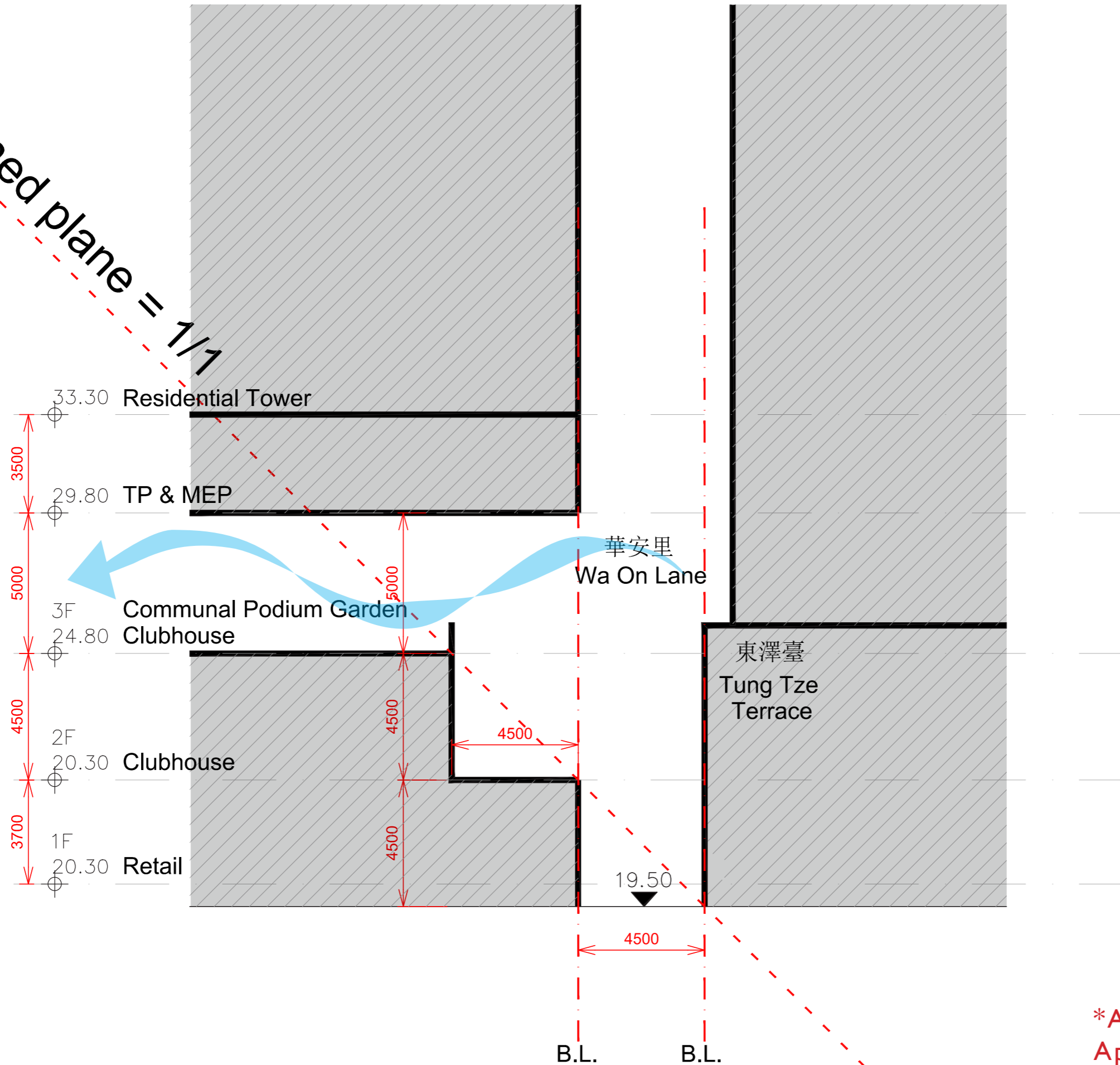


Total Site Perimeter = 121.624m
 Boundary of the site abuts on the streets = 76.684m / 121.624m
 = 63.05%

According to B(P)R 18A, this site is classified as a “class C site”.



Inclined plane = 1/1



*Also refer to PNAP APP-152 Appendix C Fig. C3