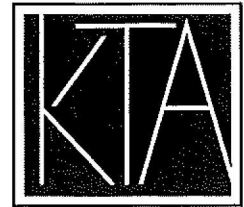


By Hand and Email

Our Ref: S3095/152_WELL/23/010Lg

10 July 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



PLANNING LIMITED
規劃顧問有限公司

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Dear Sir/Madam,

**Proposed Flat with Permitted Shops/Eating Places
at Nos. 152 – 164 Wellington Street in Sheung Wan
- S16 Planning Application -
TPB Ref.: A/H3/449
Further Information No. 5**

***This supersedes materials submitted on 9 July vide our letter ref.
S3095/152_WELL/23/009Lg***

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 28 December 2023, departmental comments from the Transport Department and Leisure and Cultural Services Department and public comments received.

In response to the departmental comments received, please find attached 4 hard copies of the Further Information ("F.I.") submission. The submission document consists of:

Response-to-Comment Table

Appendix I Site Constraint due to the Existing Stonewall

Appendix II Sitting Out Area Reprovision Plan and Sitting Out Area Demolition Plan

In view of the recent geotechnical and structural studies, G/F and M/F Plans (and the corresponding landscape drawings) have been slightly updated to reflect the location of the existing stonewall and the structural buffer required. Please refer to Appendix III for these updated plans and the associated changes to the images used in the Supporting Planning Statement. Please also note that the minor changes made do not affect the site area, proposed GFA, site coverage and any other development parameters.

Please kindly note that the existing common staircase, which is shared between No. 150 Wellington Street and No. 152 Wellington Street, will remain intact upon redevelopment of the Application Site. This has been incorporated and shown in the Proposed Development Scheme attached to the Supporting Planning Statement. During construction of the Proposed Development, the Applicant will engage qualified, experienced and competent persons to ensure works will be carried out safely and in accordance with the plans approved as well as relevant standards and guidelines. The Applicant/land owner(s) will be responsible for the



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maintenance of the portion of the staircase within the lot boundary of No. 152 Wellington Street during the lifetime of the said staircase.


Any future redevelopment works for the adjacent lot, which may affect the portion of retained staircase located on 152 Wellington Street, may be carried out with the consent from the owner(s) of 152 Wellington street.

With regard to the access to the retail/F&B floorspace on 1/F, visitors would be able to gain access through the entrance from Aberdeen Street on M/F and via the lift to 1/F. There will be appropriate internal access on 1/F to connect the area on both sides of the grand staircase.

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at [REDACTED].

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Gladys Ng

Encl.

cc. HKDPO – Mr Cannon Wong (By Email)
the Applicant & Team

KT/GN/vy