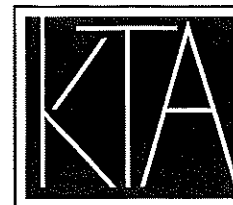


By Email

Our Ref: S3095/152_WELL/23/016Lg

28 October 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. 9**

***[This letter supersedes our previous letter dated 21 October 2024 vide our letter ref.:
S3095/152_WELL/23/015Lg]***

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 28 December 2023.

Despite the fact that the Explanatory Statement attached to the prevailing Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 states that "[f]or sites smaller than 900m² in the area [i.e. the SOHO and its immediate adjoining area], on-site car parking and loading/unloading requirements will be waived", the Applicant hereby agrees, should it so be required by TPB, that an approval condition will be imposed such that the Proposed Residential Development will provide a loading/unloading facility for light goods vehicle (e.g. a loading/unloading bay to be facilitated by a turntable) at G/F.

The site boundary and the location of the stone wall are subject to detailed site survey and ground investigation. Subject to the survey and investigation results, there would be scope to improve the retaining works (to be submitted for approval by the Buildings Authority) to make way for the turntable. As advised by the structural engineer after reviewing the schematic drawings, the indicative location of the turntable in the attached is technically feasible.

As shown in attached Figure SK-1, the location of run-in of this corner site is proposed at the farthest location from the priority junction of Wellington Street / Aberdeen Street. Swept path analysis as shown in Figure SK-1 has demonstrated that the existing road marking of the Public Light Bus ("PLB") Terminus would be slightly affected by the egress swept path of the LGV of 7m in length. The road marking of the PLB Terminus could be slightly shifted to the west or reduced in length to avoid overlapping, subject to further consultation with TD and PLB trade at later stage.





As demonstrated in the attached indicative plans, the provision of the turntable on G/F will only involve minor change to the internal layout of the podium WITHOUT affecting the podium bulk, residential tower above and the major development parameters, including the total GFA and the proportion of domestic and non-domestic GFA. The attached drawings demonstrate the indicative location of the proposed turntable and are subject to detailed design. The finalised design will be submitted to the Transport Department for approval upon discharging of approval condition. Not least, the finalised design will be subject to control by the Town Planning Board Guidelines for Class A and Class B Amendments to Approved Development Proposals (TPB PG-NO. 36C).

We understand that, even if required under an approval condition, the change to the internal layout of the proposed podium without affecting the podium bulk should be considered a minor change and exempted from the publication requirement and/or the recounting requirement due to the following reasons:

- (1) Para. 5(a) of the Town Planning Board Guidelines for Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review (TPB PG-NO. 32C) states that **minor change in internal layout may be exempted**; and
- (2) "Changes in the number of loading/unloading spaces ... agreed by the relevant government department(s)" is a **Class A Amendment** under TPB PG-NO. 36C and Para. 5(a) of TPB PG-NO. 32C states that "Schedule of Class A Amendments" may be referred to in considering whether an exemption is to be granted.

In light of all the above, we are of a view that the captioned S16 Planning Application should be considered by the Town Planning Board on 8 November 2024 as originally scheduled.

Lastly, please see below for several clarifications to facilitate your consideration of the captioned:

- the Applicant bear the cost of modifying/upgrading of Wah On Lane Sitting Out Area to the satisfaction of the Leisure and Cultural Services Department;
- the common staircase with No. 150 Wellington Street will be retained as this is a right of way for owners of No.150 Wellington Street under mutual covenants; and
- an artist's impression drawing is attached as per the request by the Planning Department.

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Date: 28 October 2024



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Meanwhile, should you have any queries in relation to the above, 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

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl.

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

KT/GN/vy