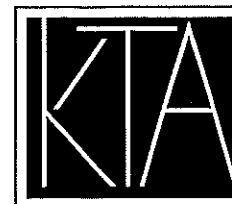


By Email

Our Ref: S3095/152_WELL/23/002Lg

19 January 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

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍觀塘海濱道133號
萬兆豐中心16樓K室
電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaplanning.com

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**

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

Please see below several clarifications to facilitate your consideration:

- Site coverage: the proposed site coverage (<15m) is about 85%
- Building height (in terms of no. of storey): 30 storeys including a Mezzanine/F. The sectional drawings and have been updated and attached. In view of the update of the floor numbering of the domestic levels, page 8 of the application form is also attached for sake of clarity
- Proposed setback: the proposed 1m setback along Aberdeen Street (highlighted in yellow in Figure 3.2 of the Supporting Planning Statement) is a full-height setback
- GFA calculation: the terrace on 1/F is GFA accountable
- GFA calculation: the existing staircase has not been included in the GFA calculation
- Open Space: the communal open spaces in para. 3.1.3 refers to the private open space that will be enjoyed by the future residents
- Person per flat ("PPF"): a PPF of 2.1 has been adopted with reference to 2021 Population Census data



Our Ref: S3095/152_WELL/23/002Lg
Date: 19 January 2024



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

Meanwhile, should you have any queries in relation to the attached, please do not hesitate to contact Mr Kenneth To or the undersigned at 3426 8840.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Gladys Ng

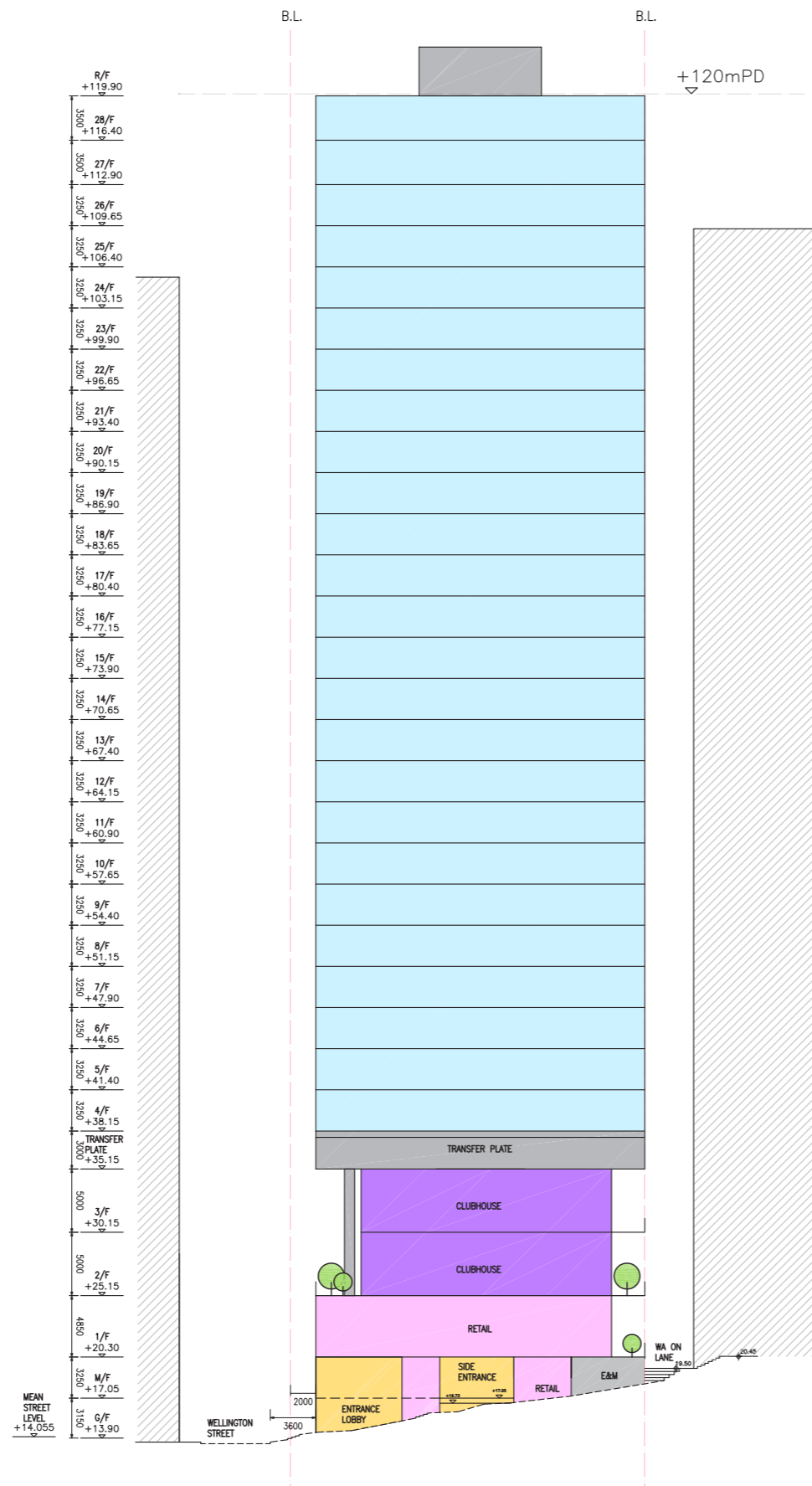
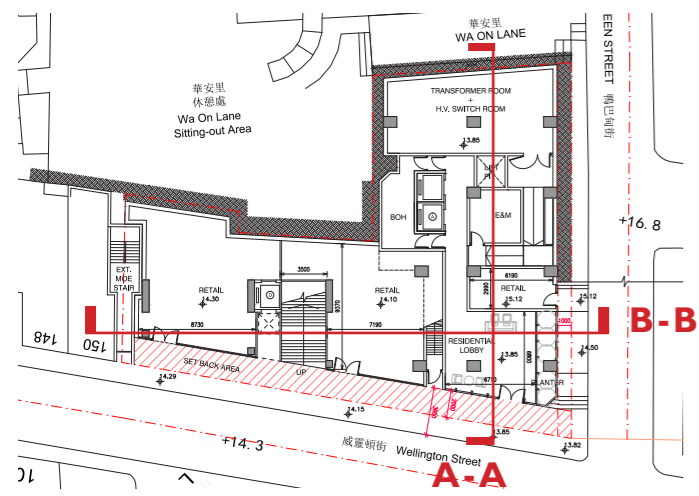
Encl.

cc. the Applicant & Team

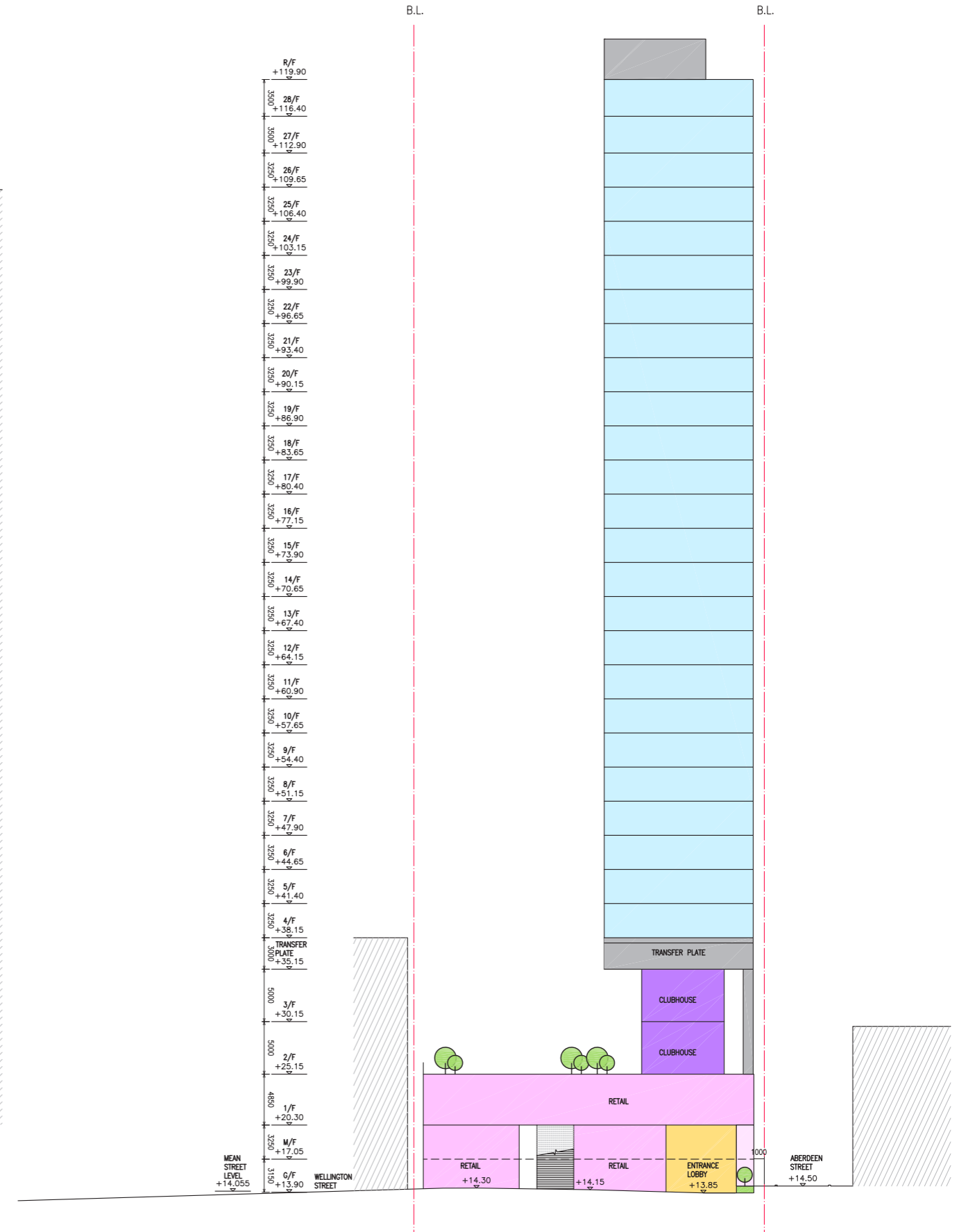
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SECTION

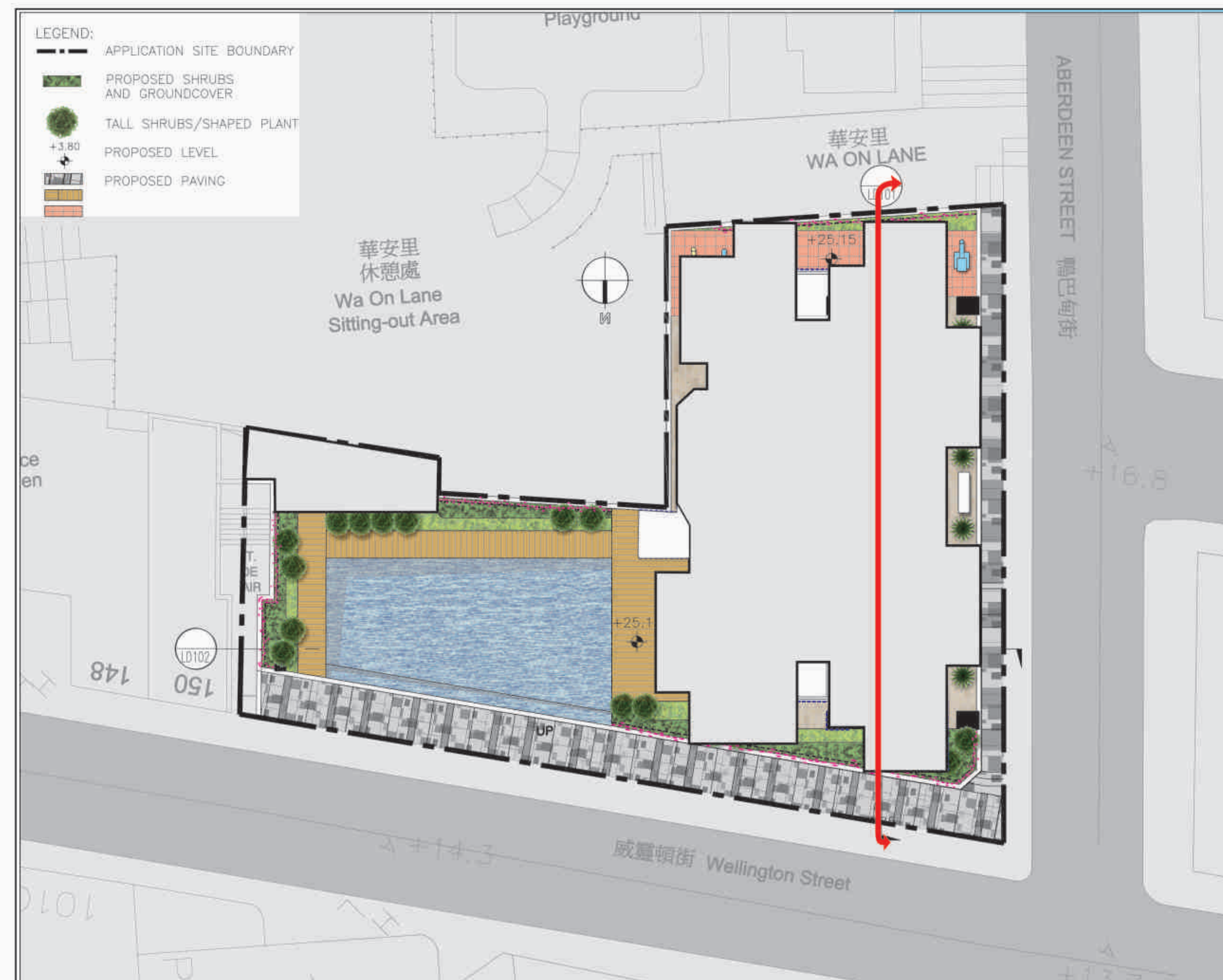
1:500



SECTION A-A



SECTION B-B



KEY PLAN

5/F
+41.40

4/F
+38.15
TRANSFER PLATE
+35.15

3/F
+30.15

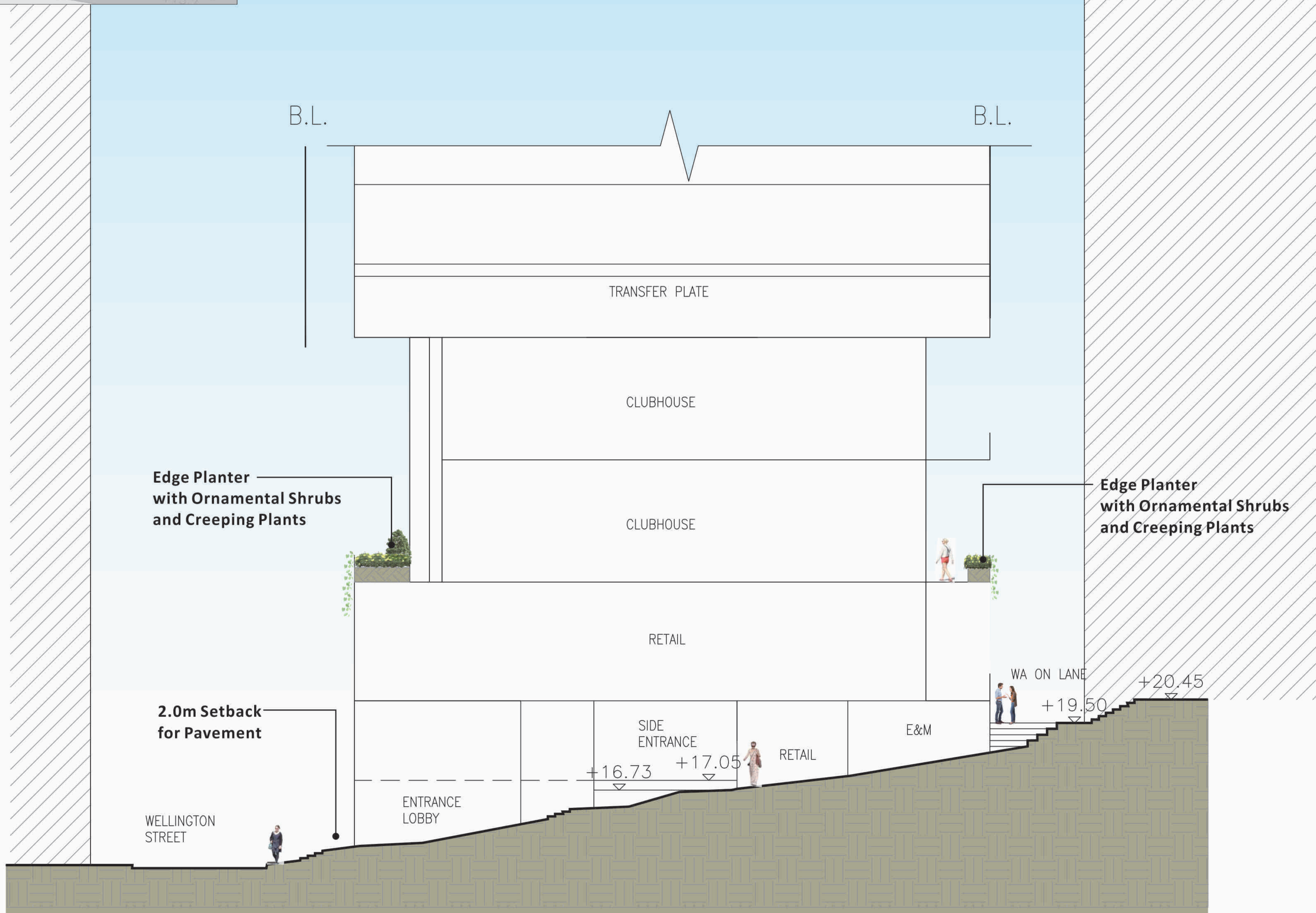
2/F
+25.15

1/F
+20.30

M/F
+17.05

MEAN STREET LEVEL
+14.055

G/F
+13.90



PROJECT :
 PROPOSED RESIDENTIAL REDEVELOPMENT ON 152-164 WELLINGTON STREET

DRAWING TITLE :
 LANDSCAPE SECTION

PROJECT No. C2326

DRAWING No. LD101

SCALE : 1:200

DATE OF ISSUE : SEP 2023

CAD FILENAME : C2326-LD101

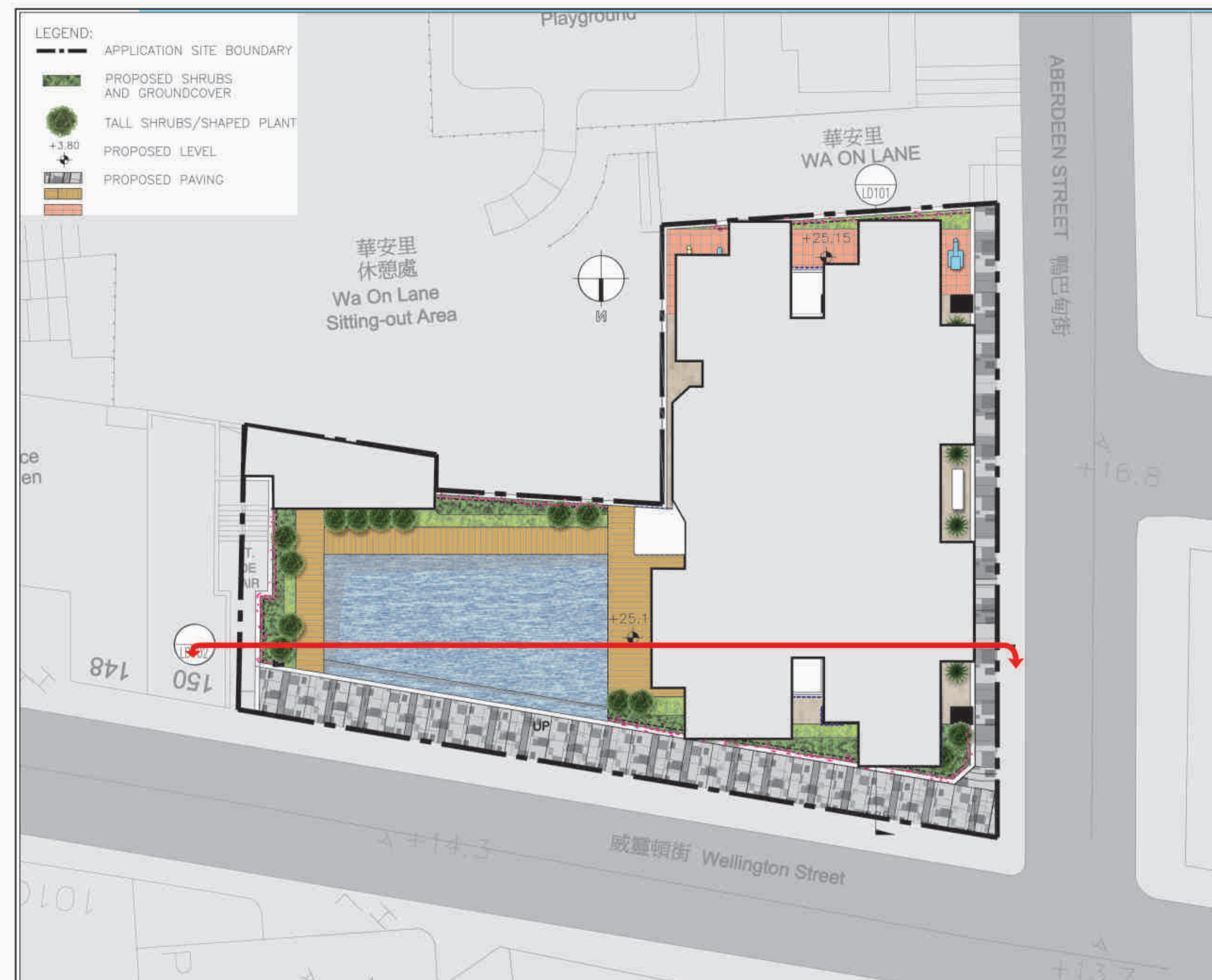
REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
 景藝設計有限公司

FLAT A, 17/F,
 SHUN POINT COMMERCIAL BUILDING,
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 TEL.: 2868 0980 FAX.: 2868 2203
 香港灣仔譚臣道5-11號
 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203



KEY PLAN

PROJECT :
 PROPOSED RESIDENTIAL
 REDEVELOPMENT ON 152-164
 WELLINGTON STREET

DRAWING TITLE :
 LANDSCAPE SECTION

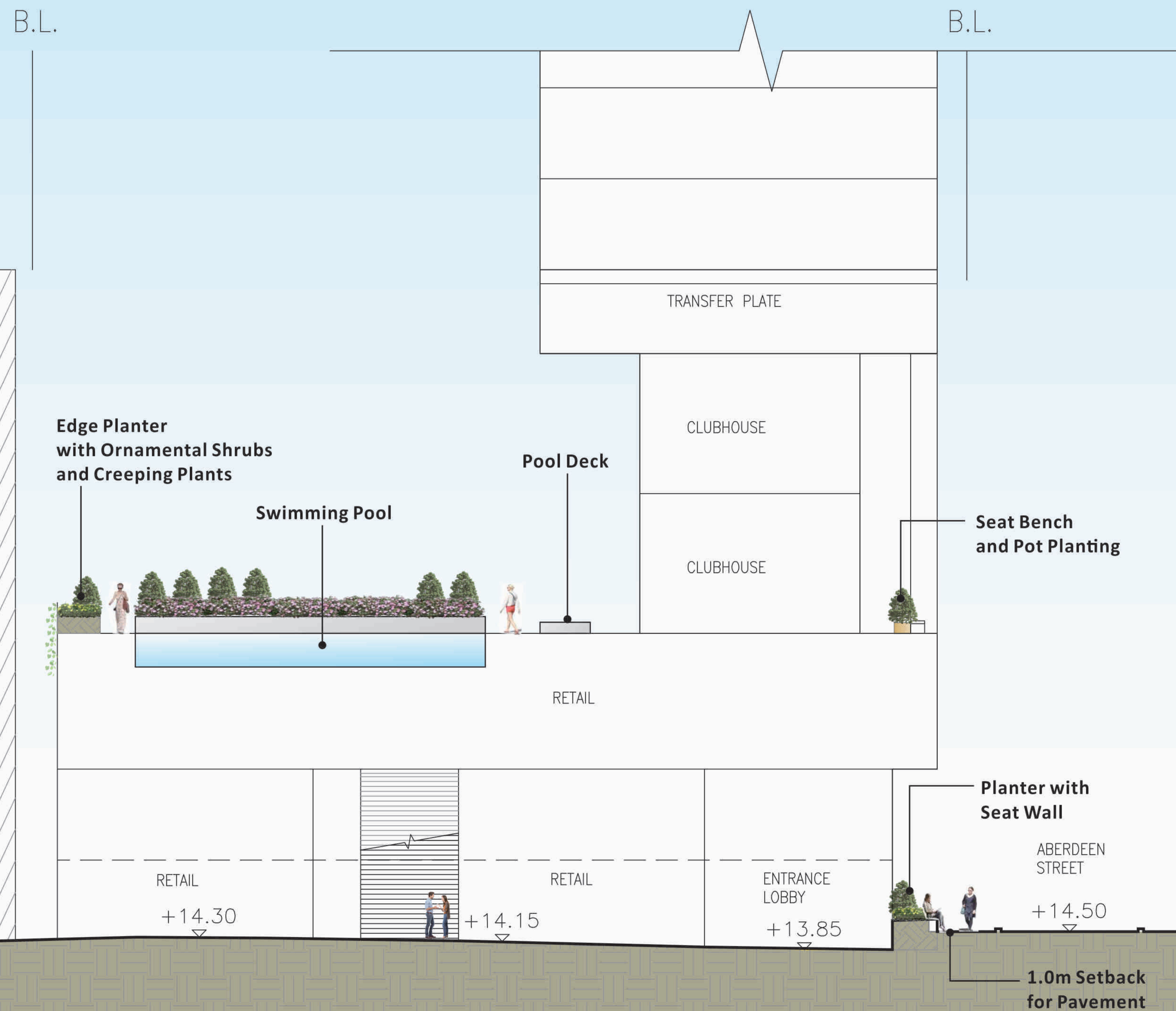
PROJECT No. C2326

DRAWING No. LD102

SCALE : 1:200

DATE OF ISSUE : SEP 2023

CAD FILENAME : C2326-LD102



REV	DESCRIPTION	DATE
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DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
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Domestic part 住用部分

GFA 總樓面面積 **5,569.2** sq. m 平方米 About 約

number of Units 單位數目 **175**

average unit size 單位平均面積 **31.8** sq. m 平方米 About 約

estimated number of residents 估計住客數目 **368**

Non-domestic part 非住用部分

GFA 總樓面面積

eating place 食肆 sq. m 平方米 About 約

hotel 酒店 sq. m 平方米 About 約

826.2sq. m (about) (please specify the number of rooms 請註明房間數目)

office 辦公室 sq. m 平方米 About 約

shop and services 商店及服務行業 sq. m 平方米 About 約

Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....

.....

.....

other(s) 其他 (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

Open space 休憩用地 (please specify land area(s) 請註明地面面積)

private open space 私人休憩用地 **About 296.5**... sq. m 平方米 Not less than 不少於

public open space 公眾休憩用地 sq. m 平方米 Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	4-28/F	Flat
.....	2, 3/F	Clubhouse, open space
.....	G, M, 1/F	Shop/F&B/Lobby
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

Communal open space

.....

.....

.....

.....