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[redacted]

By Hand

Our Ref: S3095a/152_WELL/23/002Lg

12 November 2026

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

Dear Sir/Madam,

Proposed Flat with Shops/Eating Places
with Minor Relaxation in Building Height Restriction
at Nos. 152 – 164 Wellington Street in Sheung Wan
- S16 Planning Application –
TPB Ref.: A/H3/453

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board ("TPB") on 28 October 2026.

We wish to clarify that the anticipated bonus GFA mentioned in the Supporting Planning Statement refers to the surrendering of the 0.511m setback along Wellington Street (in coral pink in Fig 2.1 of the Traffic Review and hatched in the G/F Plan) and 0.230m setback along Aberdeen Street (in light cyan in Fig 2.1 of the Traffic Review and hatched in the G/F Plan). These setback areas have been included in the 2m full-height setback along Wellington Street and 1m full-height setback along Aberdeen Street in both the Approved Development Scheme as well as the Updated Development Scheme. The Explanatory Statement has been updated accordingly for the sake of clarity.

As mentioned in para. 1.1.3 and section 4.1 of the Supporting Planning Statement, the Applicant intends to seek for a planning permission for the Updated Development Scheme, which involves additional GFA and a taller building height to incorporate the latest design changes. These changes involve changes to the internal layout within the podium, which also lead to the minor change in non-domestic GFA (increase from 826.2m^2 to 850.84m^2; equivalent to +2.98% increase [<5%]). The proposed domestic GFA has therefore been reduced accordingly using the composite method (with reference to the Building (Planning) Regulations 21(2)) before adding the anticipated bonus GFA to make up the total.

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As requested by the Planning Department, please find below the detailed calculations:

Increase in NDPR due to change in internal layout	=	Proposed NDPR in the Updated Development Scheme – Approved NDPR in the Approved Development Scheme
	=	1.38 – 1.34 (rounding to the nearest 2 decimal places)
	=	0.04
Corresponding decrease in DPR	=	$\text{NDPR} \times \frac{\text{Permitted DPR}}{\text{Permitted NDPR}}$ NOTE 1
	=	$0.04 \times \frac{10}{15}$
	=	0.0266
Corresponding domestic GFA	=	16.3947m^2
Proposed domestic GFA in the Updated Development Scheme	=	Approved domestic GFA in the Approved Development Scheme - corresponding decrease in domestic GFA + anticipated bonus GFA
	=	5,596.2 – 16.3947 + 126.69
	=	5,706.4953m^2 (slightly different from 5,707.46m^2 as claimed due to the rounding of decimal places)

NOTE 1 The composite calculation formula has been adopted with reference to the Building (Planning) Regulations 21(2), which states the following,
"*Subject to regulation 22, the plot ratio for the domestic part of a composite building shall not exceed the product of the difference between the permitted plot ratio for the building if it were a non-domestic building and the actual plot ratio of the non-domestic part of the building and the permitted plot ratio for the building if it were a domestic building divided by the permitted plot ratio for the building if it were a nondomestic building.*"

We understand that all GFA calculations will be subject to approval by the Building Authority at GBP submission stage.

Please also find attached replacement pages of the Supporting Planning Statement and plans and drawings as per the request by the Planning Department.

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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. the Applicant & Team

KT/GN/vy