Appendix 7

Geotechnical Planning Review Report

GEOTECHNICAL PLANNING REVIEW REPORT FOR S16 APPLICATION

FOR PROPOSED RESIDENTIAL DEVELOPMENT AT 152 – 164 WELLINGTON STREET, HONG KONG



September 2026

TSW Consulting Engineers Ltd.

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1. INTRODUCTION

The application site is located at 152 – 164 Wellington Street, Hong Kong. Site area is about 614.8m^2. Site Location Plans in scale of 1:5000 and 1:1000 are included as Figure 1.1 and Figure 1.2 respectively. The proposed development comprises a 31-storey building of which 26 storeys are residential and the others are Refuge/club house/retails/shops. Gross height of the building is about 117.9m from existing ground.

This report is to present an assessment on geotechnical feasibility in connection with Section 16 Planning Application for the development. The geotechnical planning review is generally in accordance with "GEO Advice Note for Planning Applications under Town Planning Ordinance (Cap. 131) It covers discussions on the existing site conditions, the geology, geotechnical features around which may affect or be affected by the proposed development and relevant information reviewed.

The Schematic Building Plans are included as Appendix A.

2. DESCRIPTION OF THE SITE

The site is roughly L-shape and is located on sloping ground of gradient about 1 in:7. The site is currently occupied by 6-storey to 8-storeys buildings

The site is bounded by Wellington Street at NE, Aberdeen Street at NW, Wa On Lane at SW and adjoining buildings at NE. It is currently occupied by 4 nos. low-rise buildings of about 50 years old. These include a 8-storey building at 160-164 Wellington Street, a 7-storey building at 156-158 Wellington Street, a 6-storey building at 154 Wellington Street and a 7-storey building at 152 Wellington Street. Most are on in-situ concrete pile foundations except no. 152 Wellington Street which is on raft footing.

Site Layout refers Figure 1.2.

Photos are shown in Appendix B-1.

2.1 ADJACENT BUILDINGS

Records of adjacent buildings can be retrieved from Buildings Department (BIC). Information of 11 building at close vicinity is summarized in Table 1.

Layout refers Figure 2 while photos are shown in Appendix B-2.

Table 1 Adjacent Buildings

Building Mark	Address	BD ref. no.	Storey (Height)	Completion Year (Age)	Foundation Type	Clear Distance Away
#B1	109-113 Wellington Street	2040/13	24 Storeys (110m)	2019 (4 years)	305x305x223 Gr. 450J0 Driven Steel H Piles	8.8m
#B2	3 Kau U Fong	2040/01	37 Storeys (130m)	2005 (18 years)	305x305x223 Gr. 450J0 Driven Steel H Piles	8.7m
#B3	6 Aberdeen Street	2055/96	28 Storeys (89m)	2006 (18 years)	305x305x223 Gr 55C Driven Steel H Piles	4.3m
#B4	168 Queen's Road Central	2011/96	24 Storeys (81m)	2001 (22 years)	305x305x180 Gr 55C Driven Steel H Piles	13m
#B5	152 Queen's Road Central	2035/14	27 Storeys	2020 (3 years)	305x305x223 Gr. 450J0 Driven Steel H Piles	8.8m
#B6	150-152 Wellington Street	2193/73	7 Storeys (19.6m)	1974 (49 years)	Single Raft Footing on Soil	0m
#B7	142-148 Wellington Street	2004/99	6 Storeys (24m)	2002 (22 years)	305x305x180 Gr 55C Driven Steel H Piles	4m
#B8	148 Queen's Road Central	2652/62	14 Storeys (46m)	1966 (58 years)	14" x 14" Precast Concrete Piles	9m
#B9	166 Wellington Street	2240/58	6 Storeys (18m)	1964 (58 years)	Driven Precast concrete Piles	7.5m
#B10	168 Wellington Street/ 2A Kau U Fong	2032/78	8 Storeys (23.6m)	1981 (41 years)	In-situ concrete Piles	13m
#B11	10 Aberdeen Street / 39-49 Gage Street	2075/64	24 Storeys (109.7m)	1967 (55 years)	Pad Footings on Soil	24m

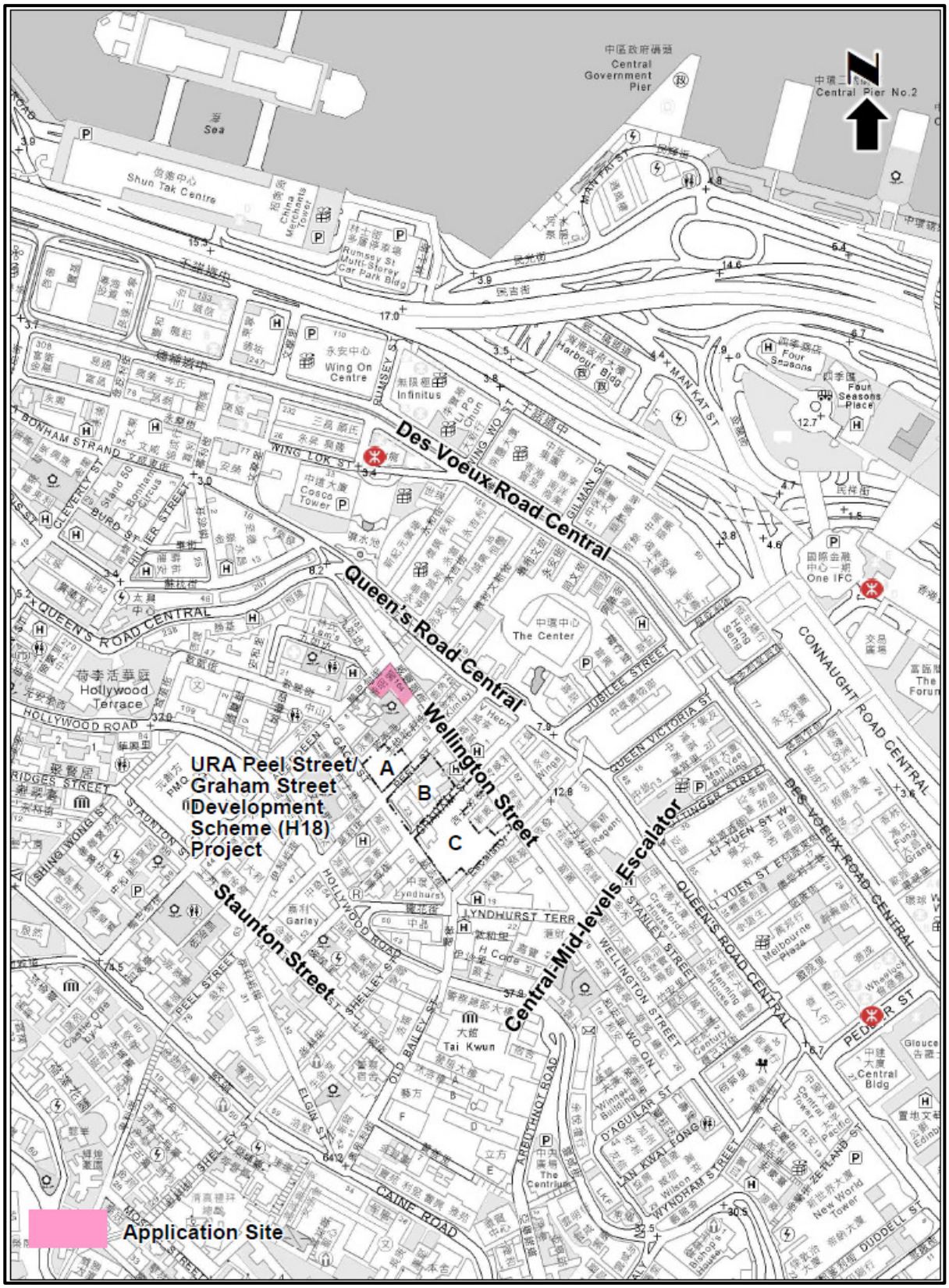


Figure 1.1 Site Location Plan (Scale 1 : 5000)

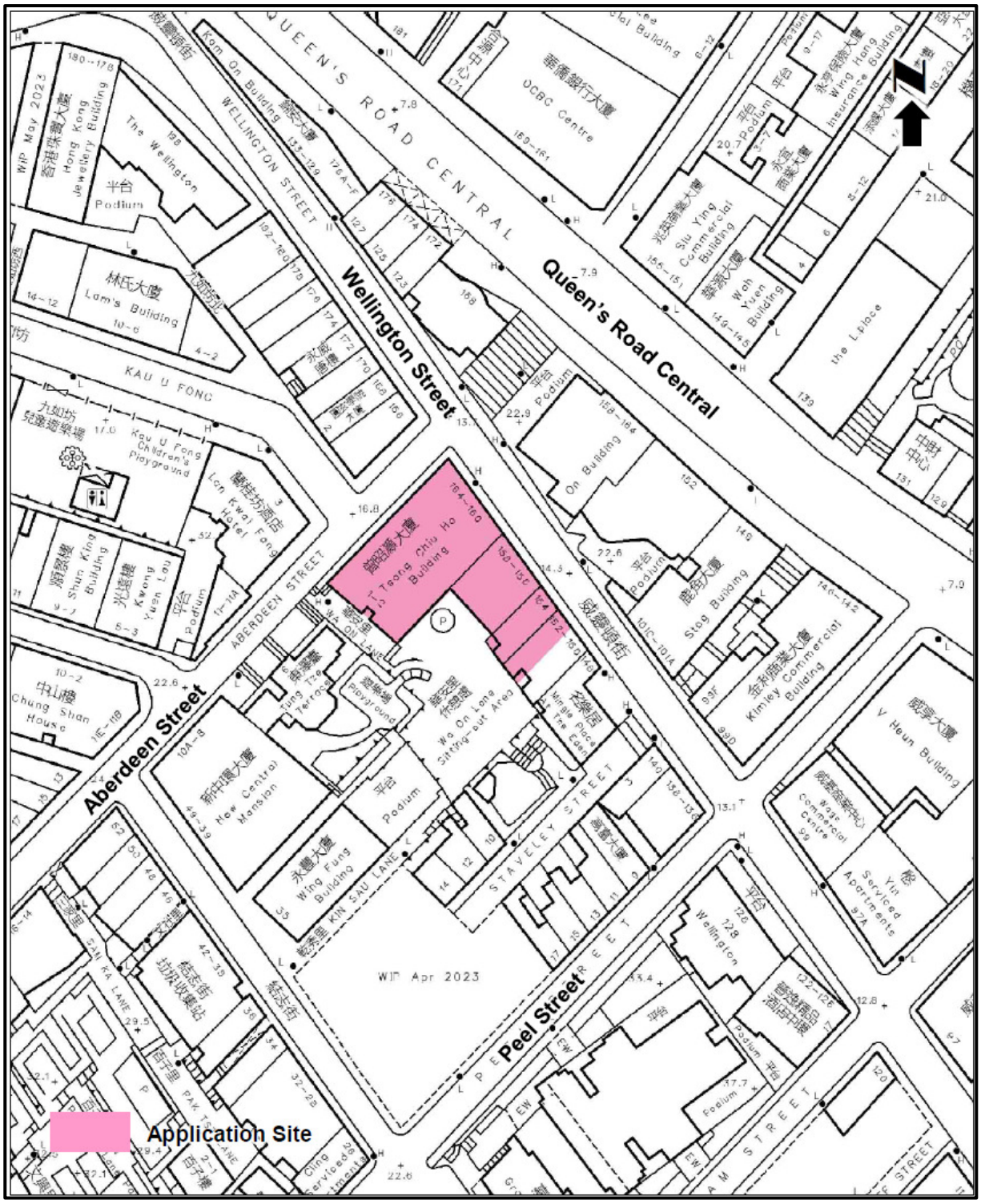


Figure 1.2 Site Location Plan (Scale 1 : 1000)

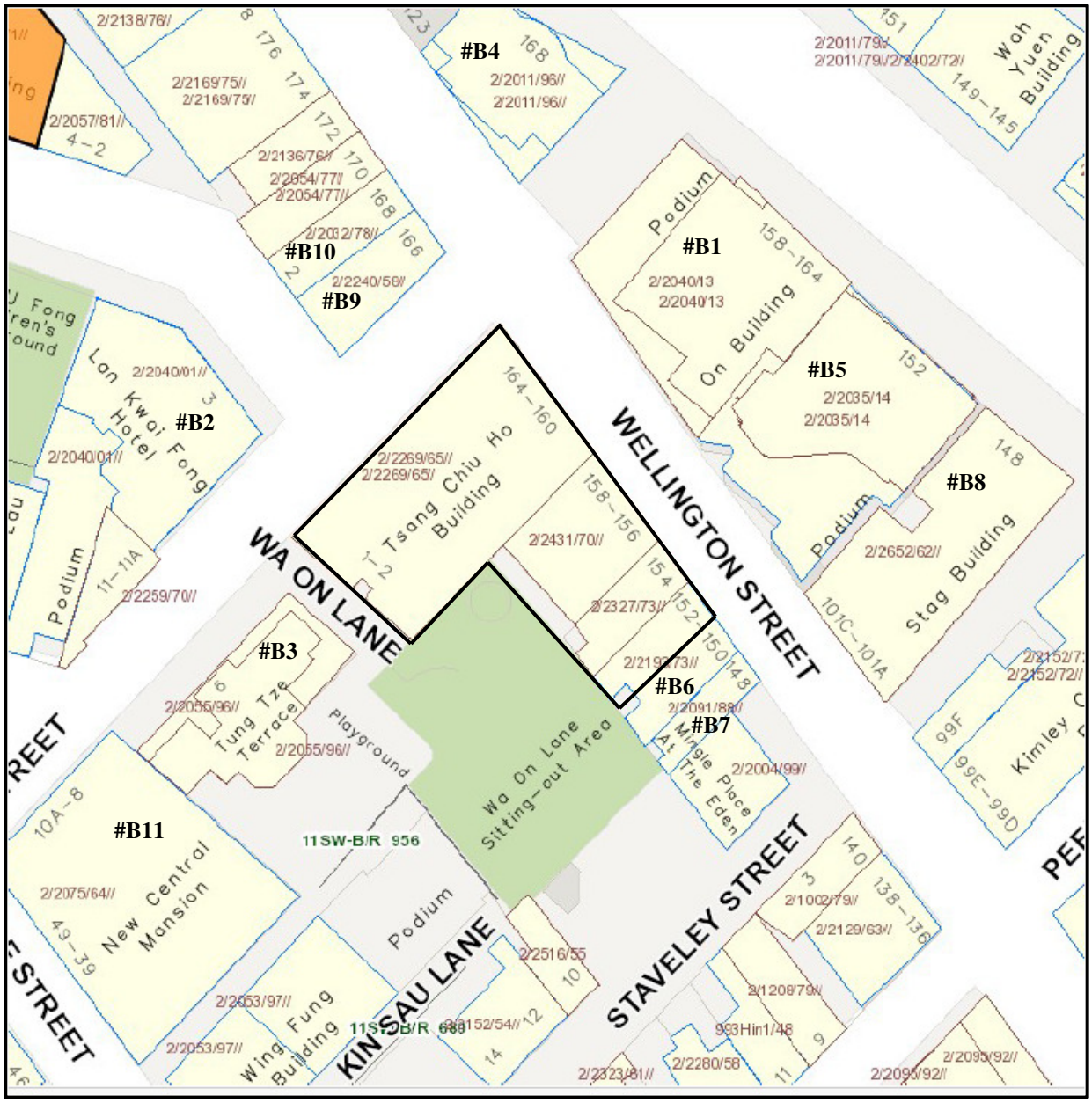


Figure 2 Layout of Adjacent Buildings with BD reference nos.

2.2 ADJACENT GEOTECHNICAL FEATURES

According to GEO's Slope Information System (SIS), there are three registered wall features within 50m from the site. Information of these features is summarized in Table 2 while extracts of SIS are shown in Appendix C.

Table 2 Adjacent Geotechnical Features

Feature Mark	Feature no.	Address	Descriptions	Nearest Distance Away
#F1	11SW-B/R 956	35 -37 Gage Street (Wa On Lane), Central.	Masonry Retaining Wall 3.6m(H) x 29m(L)	14m
#F2	11SW-B/R 34	3 – 21 Gough Street, Central.	Masonry Retaining Wall 4.7m(H) x 55m(L)	25m
#F3	11SW-B/R 680	16 – 18 Staveley Street, Central.	Concrete Retaining Wall 4.0m(H) x 11m(L)	4.3m

Layout refers Figure 3 while photos are shown in Appendix B-3.

An unregistered wall feature abutting Wa On Lane at or behind the site is also noted. Retained height is 3.0m / 5.7m. Site reconnaissance reveals that this wall extends towards Staveley Street and ends at 142 Wellington Street, where retaining height is around 3.0m. Its layout is incorporated in Figure 3 as well.

2.3 EXISTING GROUND INVESTIGATION INFORMATION

According to Geological Map of Hong Kong published by GCO, CEDD, the geology of the site comprises of shallow Colluvium layer overlaying weathered granite.

Records of ground investigation works of the area are also retrieved from GIU of CEDD. Ground investigation information at three adjacent locations are found. They are respectively for 3 Kau U Fong, 144-146 Wellington Street and Island Corridor Central. It is confirmed that the area is covered with thin layer of colluvium generally of silty sand with gravels overlaying very thick layer of completely decomposed granite of medium dense to very dense silt sand. Depth of N >=200 where driven piles can be founded is at 55m to 60m below ground. Ground water levels are generally at 1.0m to 5.0m below ground, matching existing sloping ground profile.

Summary of subsurface geological information are shown in Table 3. Locations of the sites refer also Figure 3.

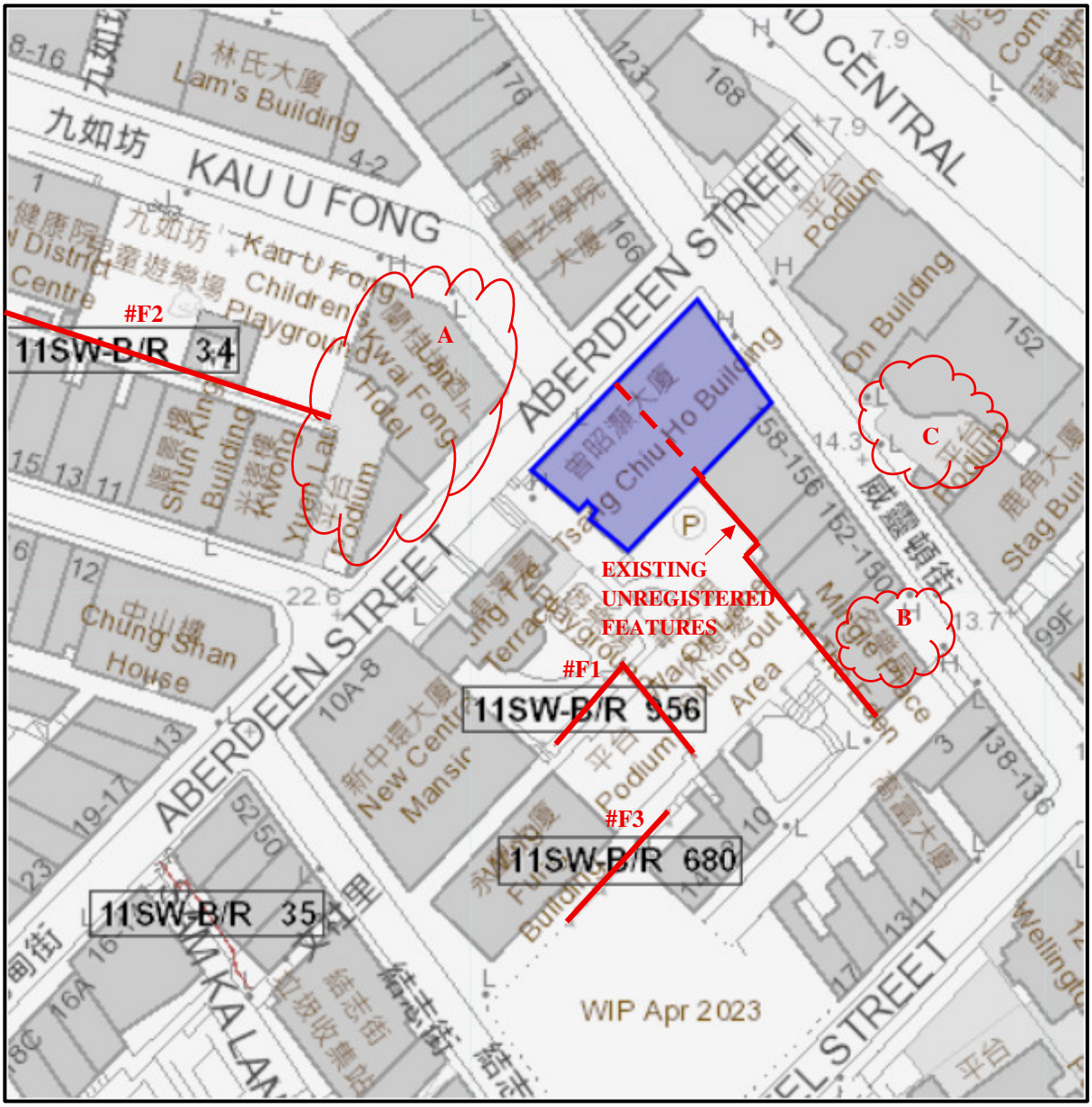


Figure 3 Layout of Adjacent Geotechnical Features & Adjoining Sites with GI Information

Table 3 Summary of Geological Information Retrieved

	Location /Project Name	Clear Distance Away from the Site	Geological Information Depths (m) / N-values						
			Fill/Colluv/ Residual Soil	CDG (Grade V generally)					Tip of Borehole
#A	3 Kau U Fong	9m	5 to 12m	5/12m to 20m	20m to 30m	30m to 40m	40m to 50m	54 – 60m-	93m
			N=11 - 40	13 - 38	20 - 72	20 - 51	30 – 75	>200	
#B	144-146 Wellington Street	4m	1.5 – 3.5m	1.5/ 3.5m to 20m	20m to 30m	30m to 40m	40m to 50m	48 - 51m	52 - 55m
			N = 3 - 5	4 - 17	18 - 40	32 - 70	53 - >200	>200	
#C	Island Corridor, Central Hole EF481/2252	8.8m	7.9m	7.9m to 20m	20m to 30m	30m to 40m	40m to 50m	54m	69m
			N = 13 - 26	8 - 21	24 - 34	36 - 54	53 - 117	>200	

2.4 INVENTORY OF NATURAL TERRAIN LANDSLIDE / BOULDER FALLS

Not applicable for the area.

3. GEOTECHNICAL WORKS ANTICIPATED FOR THE PROPOSED DEVELOPMENT

3.1 GROUND INVESTIGATION WORKS

To affirm geological conditions, ground water levels and information of adjoining retaining wall features, ground investigation works will be carried out by a GIFW contractor at a later stage. The works will include vertical boreholes, horizontal core holes and trial pits inclusive of relevant field tests and soil laboratory tests.

3.2 DEMOLITION WORKS

Demolition of existing buildings at 152-164 is proposed. The Demolition Plans had been approved by Buildings Department on 26-7-2023. 30° no-fine concrete fill berms are proposed at G/F & 1/F in front of the existing wall features to ensure their continual stability after the proposed demolition works. The relevant approved plans and approval letter are shown in Appendix D for reference.

3.3 SITE FORMATION WORKS

Based on the schematic building plans, site formation works would be not necessary. Lateral soil loads would be supported by the building structures while excavation works involved will be incorporated in excavation and lateral support (ELS) design submissions.

3.4 FOUNDATION WORKS

Given the geological information available and load intensity of the proposed development, driven steel H-piles are considered the most appropriate foundation system to carry both vertical and lateral loads. The piles would be founded at CDG stratum with SPT N values >= 200 at about 55m to 60m below ground. Lateral loads from wind and soil will be resisted by soil subgrade reactions of the piles.

Design shall accord "Code of Practice for Foundations 2017". Effects on pile installation on adjoining grounds and geotechnical features shall be assessed in detail design stage and appropriate precautionary measures shall be implemented to minimize ground borne vibration. AAA system will be implemented to monitor ground water levels, ground settlement, building settlement/tilting and vibration where applicable.

Prior to foundation works, condition surveys will be carried out to ascertain conditions of adjoining buildings and features within 50m from the site.

3.5 EXCAVATION AND LATERAL SUPPORTS (ELS) WORKS

ELS works are required for pile cap and G/F to 1/F construction. The depth of further excavation would vary from 3.2m at Wellington Street to 8.5m abutting Wa On Lane Sitting-out Area. Sheet pile wall or pipe pile wall enclosure supported by steel waling and struts are both considered feasible. Preloading of main struts would be applied if necessary, to minimize inward movement of sheet pile / pipe pile wall and thus ground settlement.

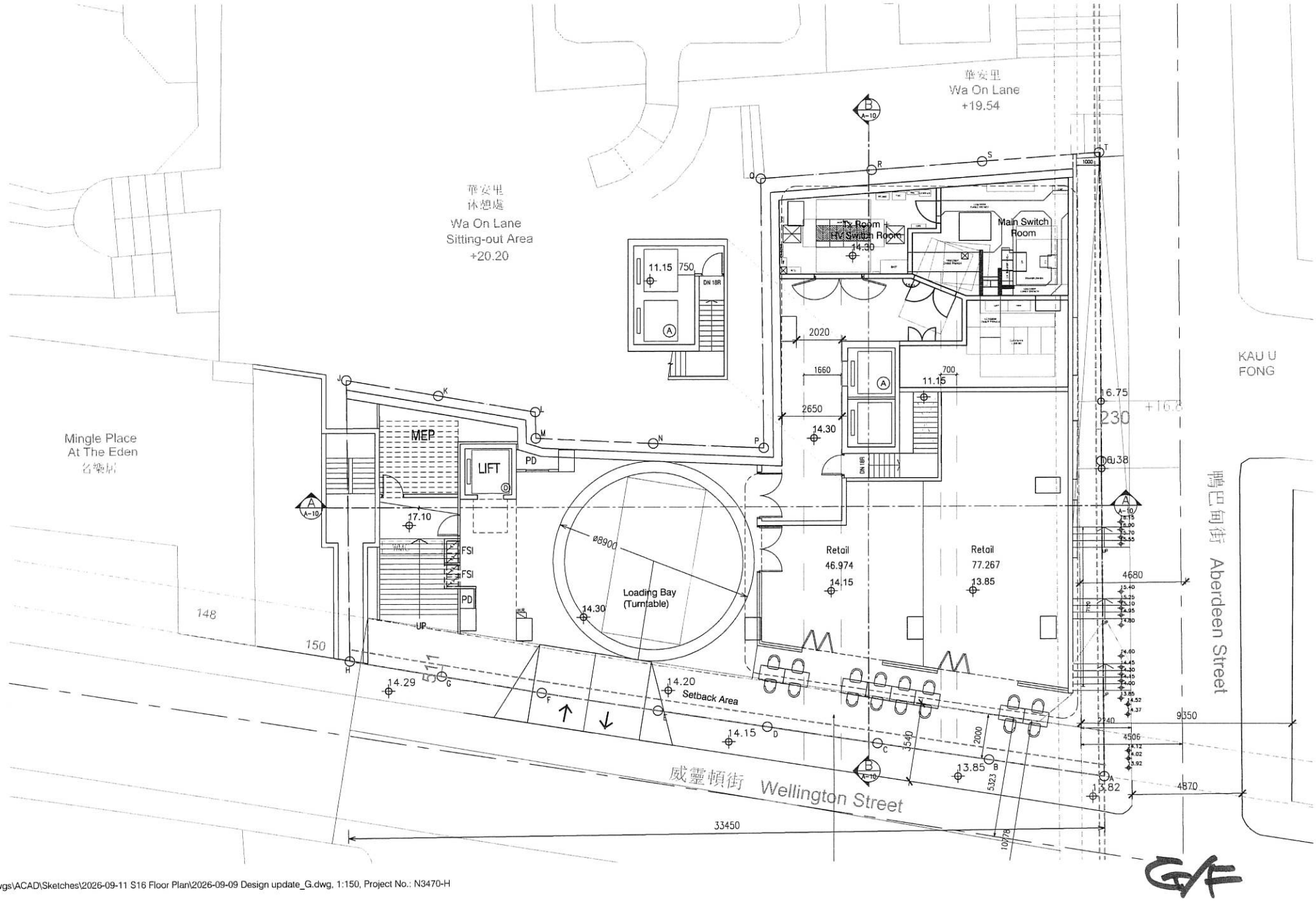
Effects on adjoining grounds, buildings and geotechnical features shall all be assessed at details design stage. Precautionary measures shall be implemented to minimize effects of the proposed works on adjoining grounds and geotechnical features. AAA system will be implemented to monitor ground water levels, ground settlement, building settlement/tilting and vibration where applicable.

4. CONCLUSION

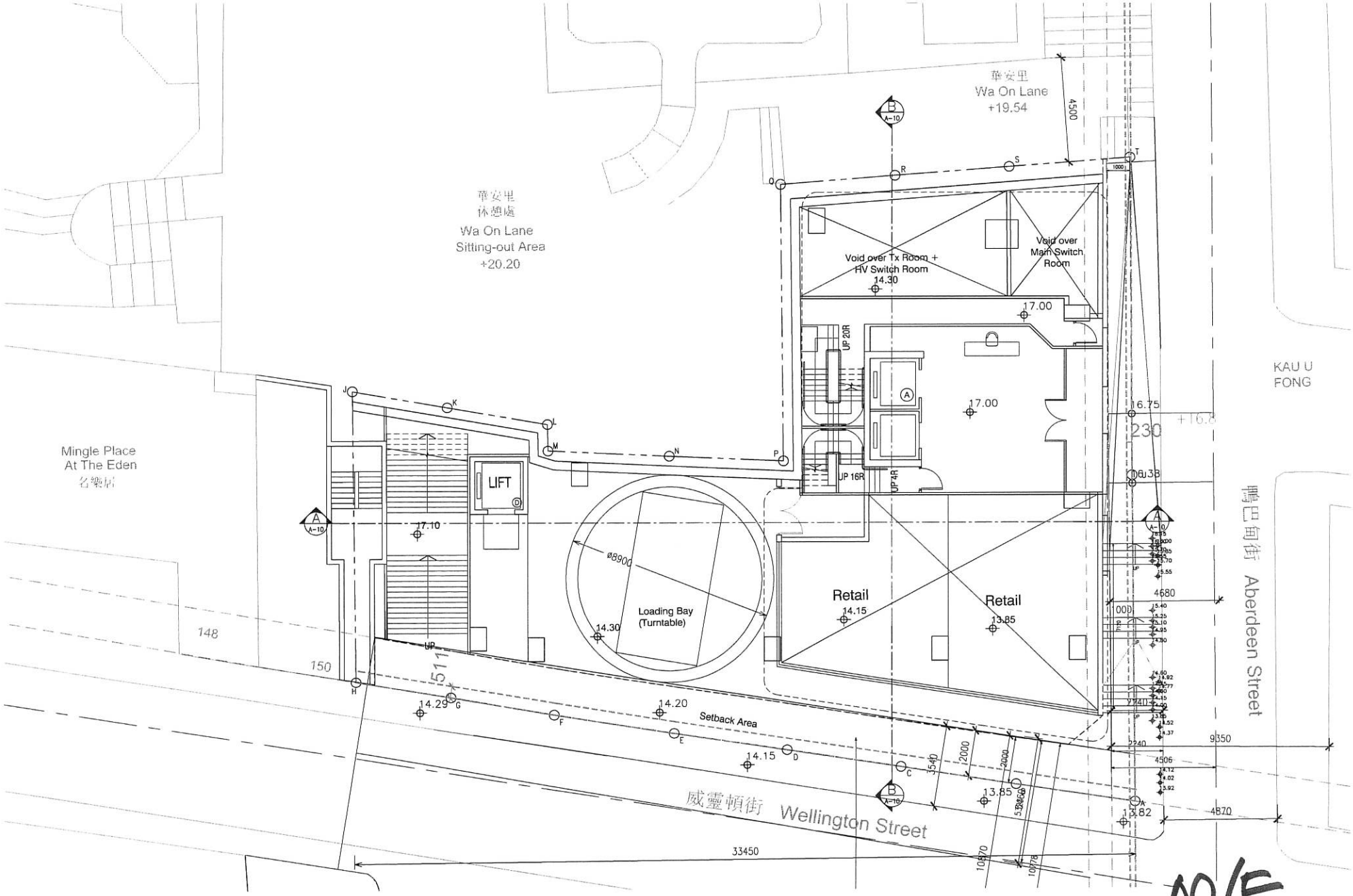
Based on the above assessment, it is concluded that the proposed development is geotechnically feasible and would have no adverse effects on adjoining grounds, buildings and wall features. Detail assessment will be addressed at detail design stages.

APPENDIX A

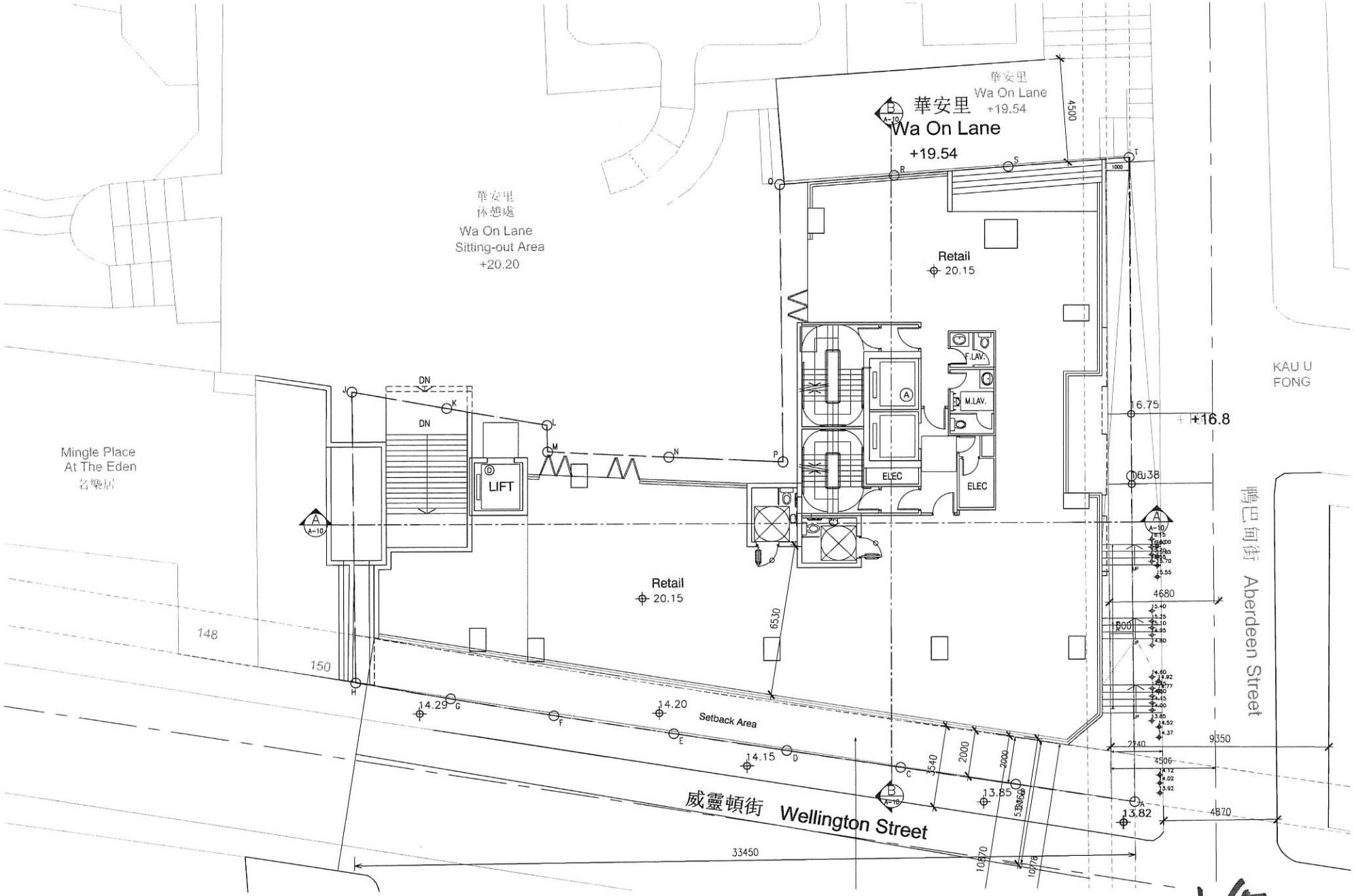
SCHEMATIC BUILDING PLANS



H:\Dwgs\ACAD\Sketches\2026-09-11 S16 Floor Plan\2026-09-09 Design update_G.dwg, 1:150, Project No.: N3470-H

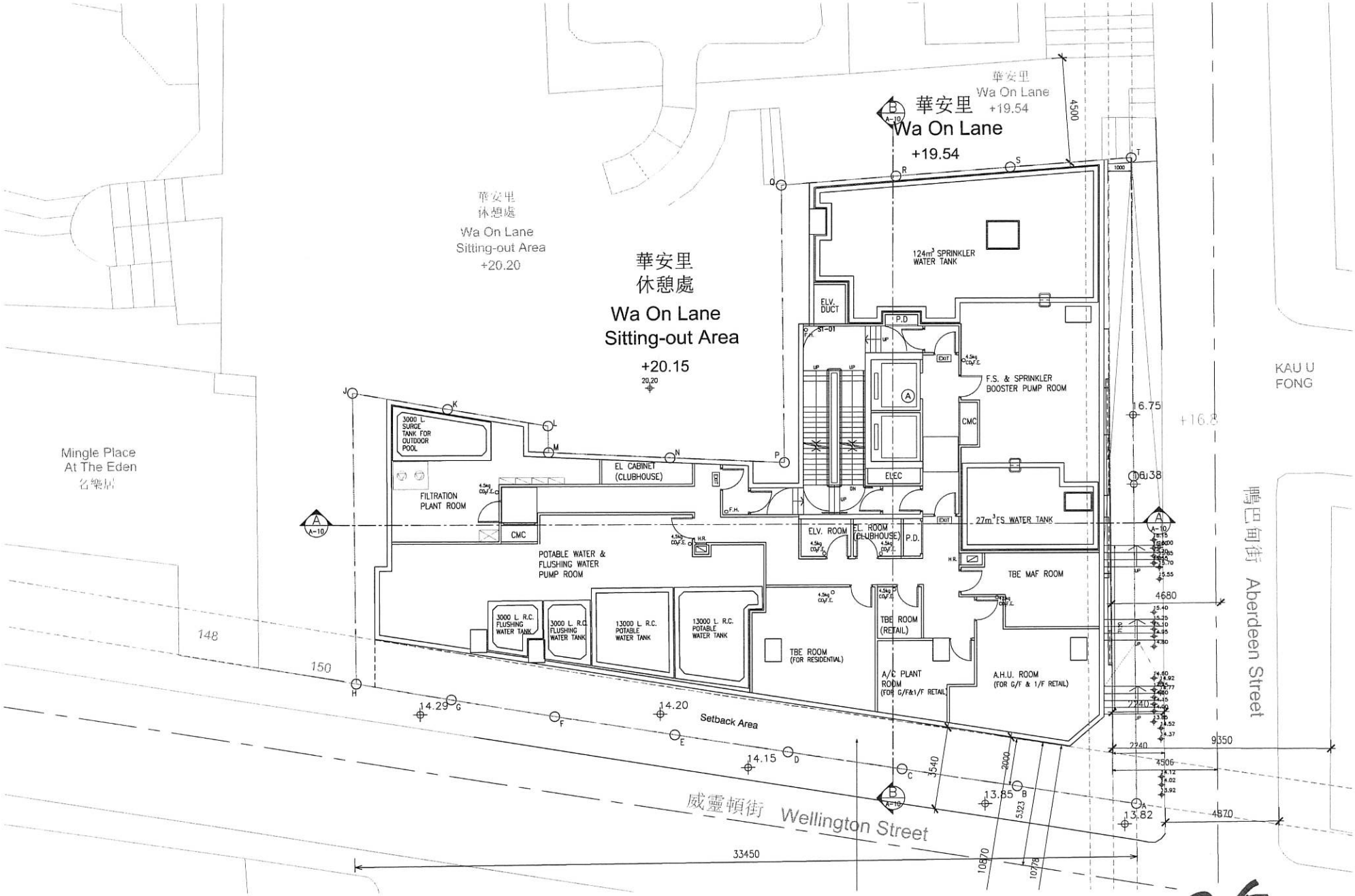


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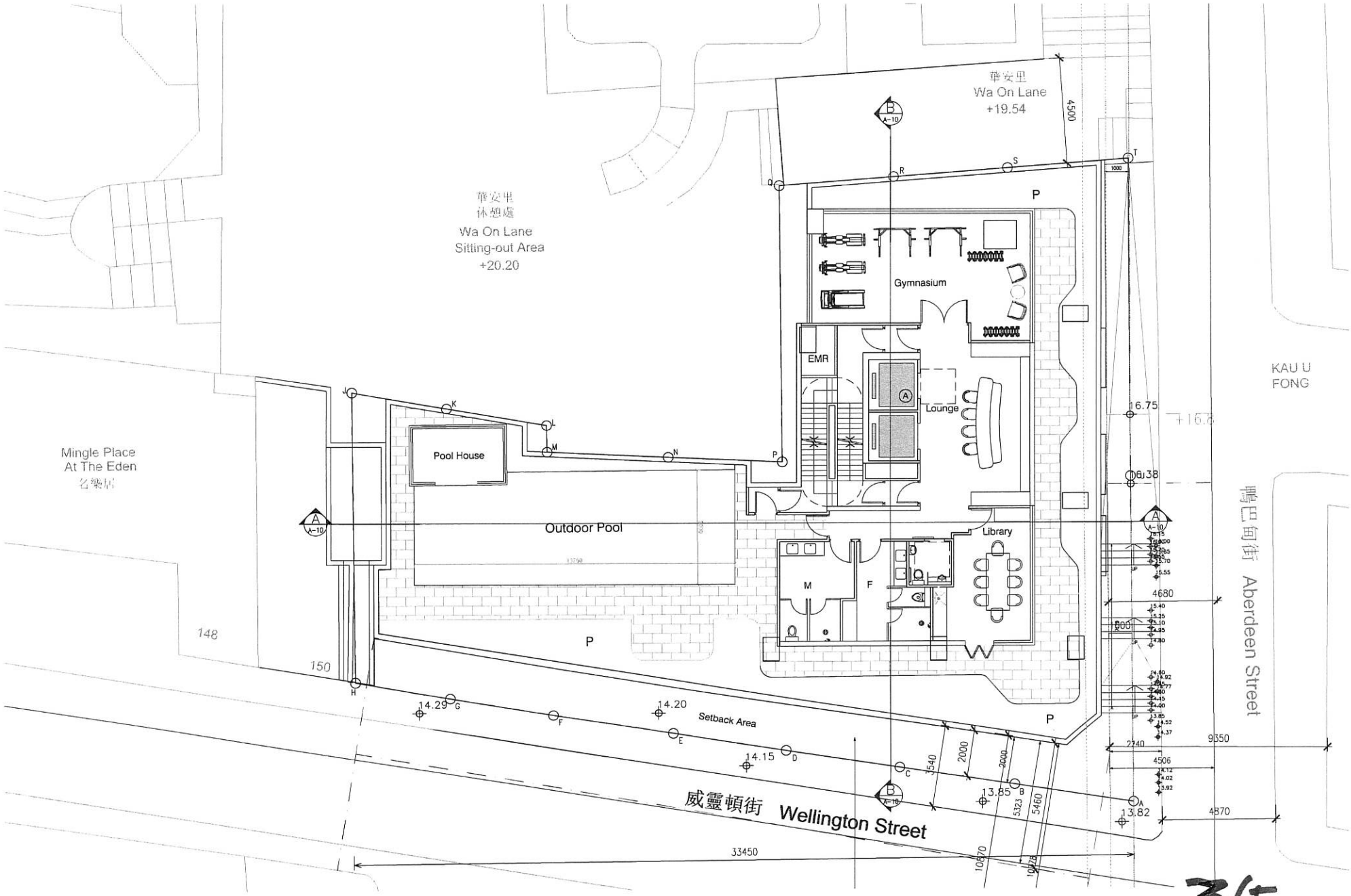


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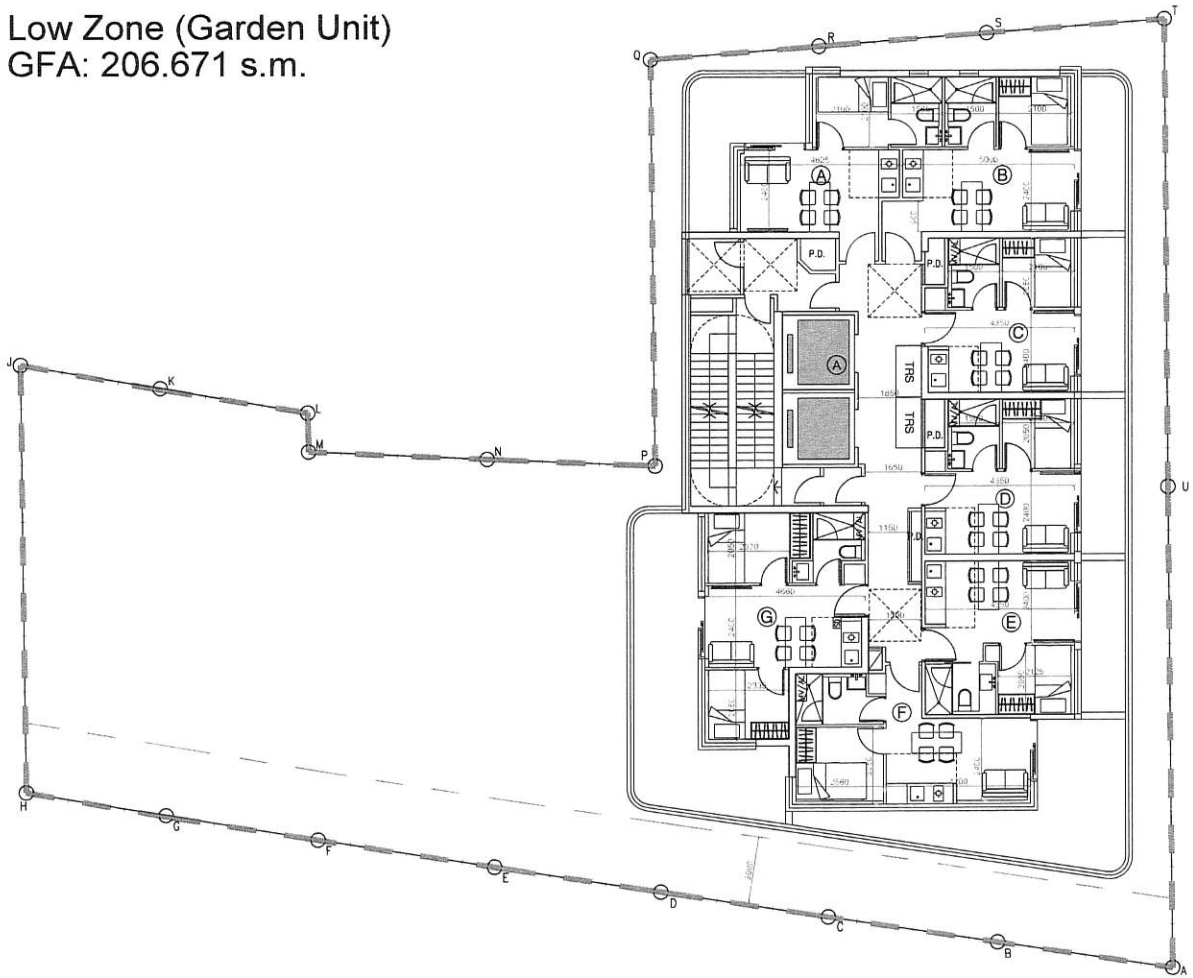
1/F



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華安里
Wa On Lane
+19.54
華安里
休憩處
Wa On Lane
Sitting-out Area
+20.20
Gymnasium
EMR
Lounge
Pool House
Outdoor Pool
Library
M
F
P
Mingle Place
At The Eden
名樂居
148
150
KAU U
FONG
鴨巴甸街 Aberdeen Street
威靈頓街 Wellington Street
Setback Area
16.75
16.38
14.29
14.20
14.15
13.85
13.82
4500
4680
2240
9350
4506
4870
33450
3/F

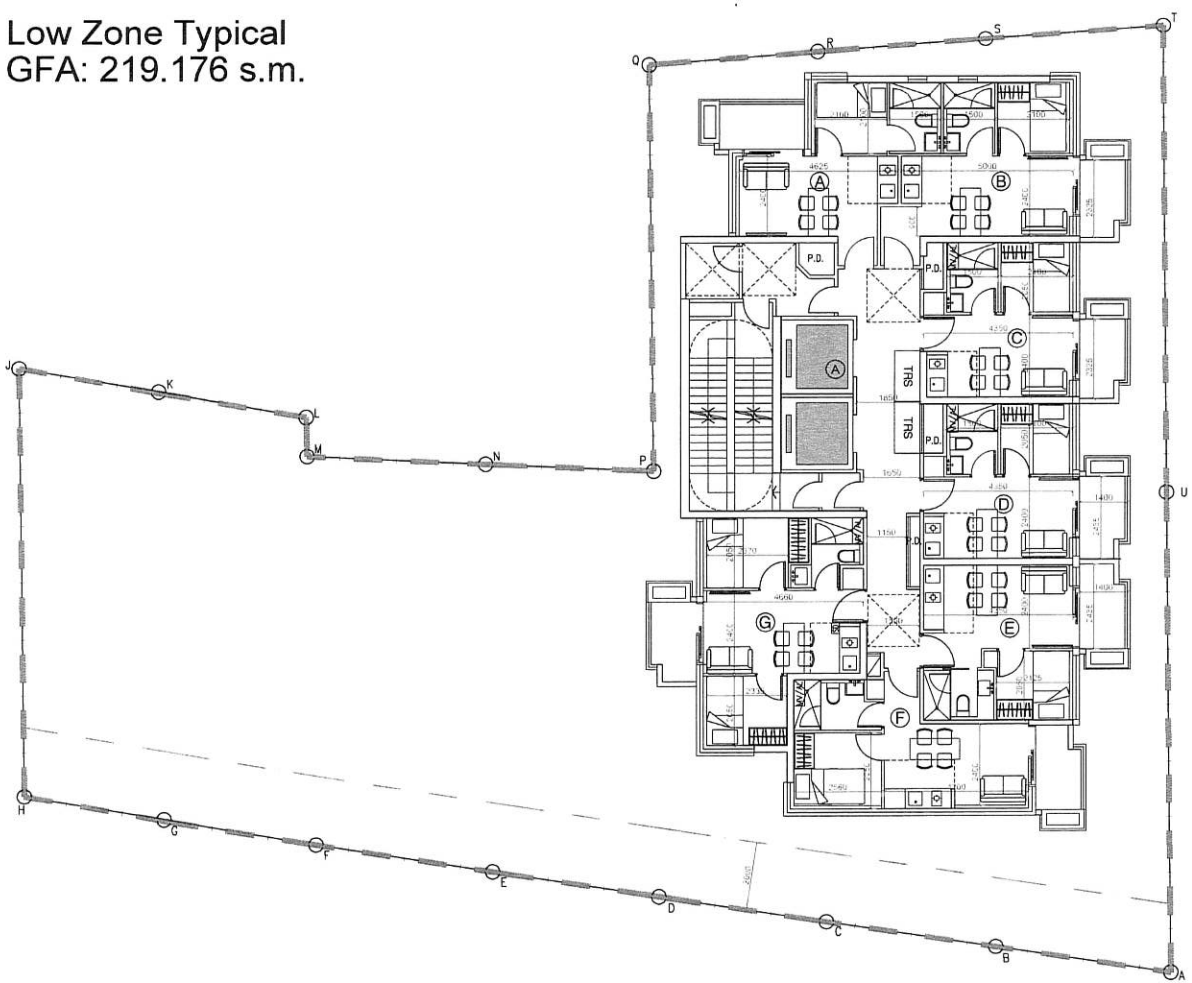
Low Zone (Garden Unit)
GFA: 206.671 s.m.



4/F

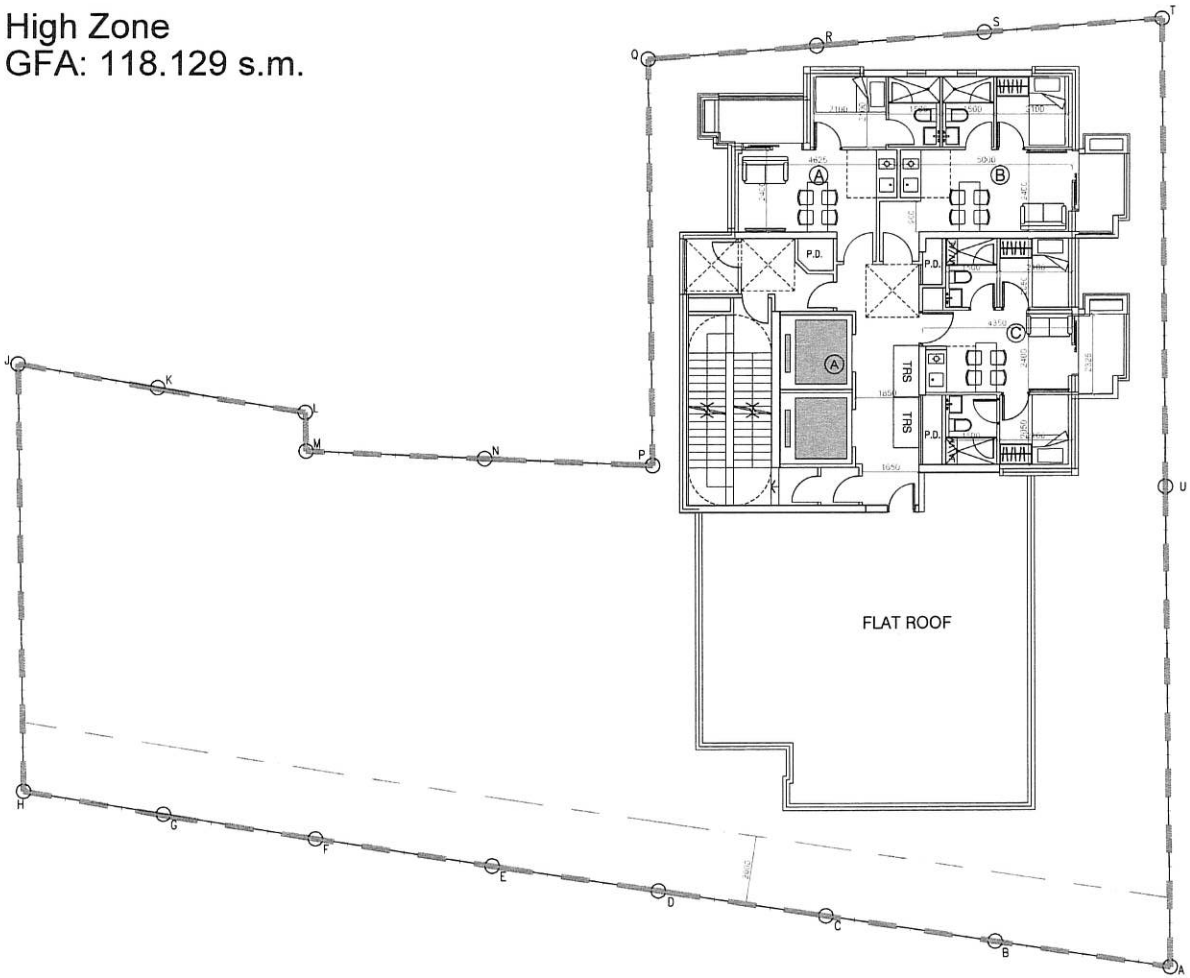
H:\Dwgs\ACAD\Sketches\2026-09-11 S16 Floor Plan\2026-09-11 Typical Floor Plan.dwg, 1:150, Project No.: N3470-H

Low Zone Typical
GFA: 219.176 s.m.



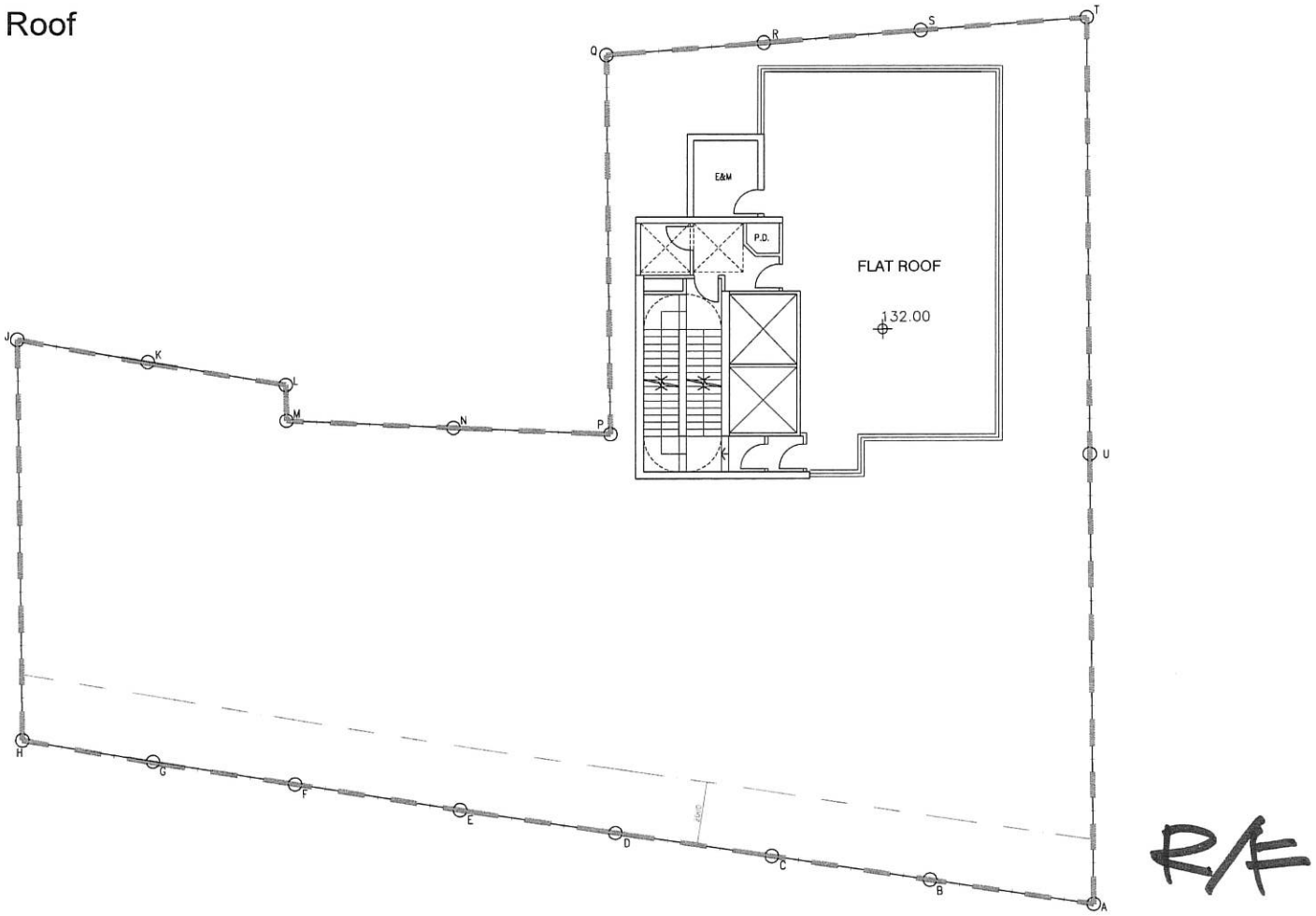
5~14/F

High Zone
GFA: 118.129 s.m.

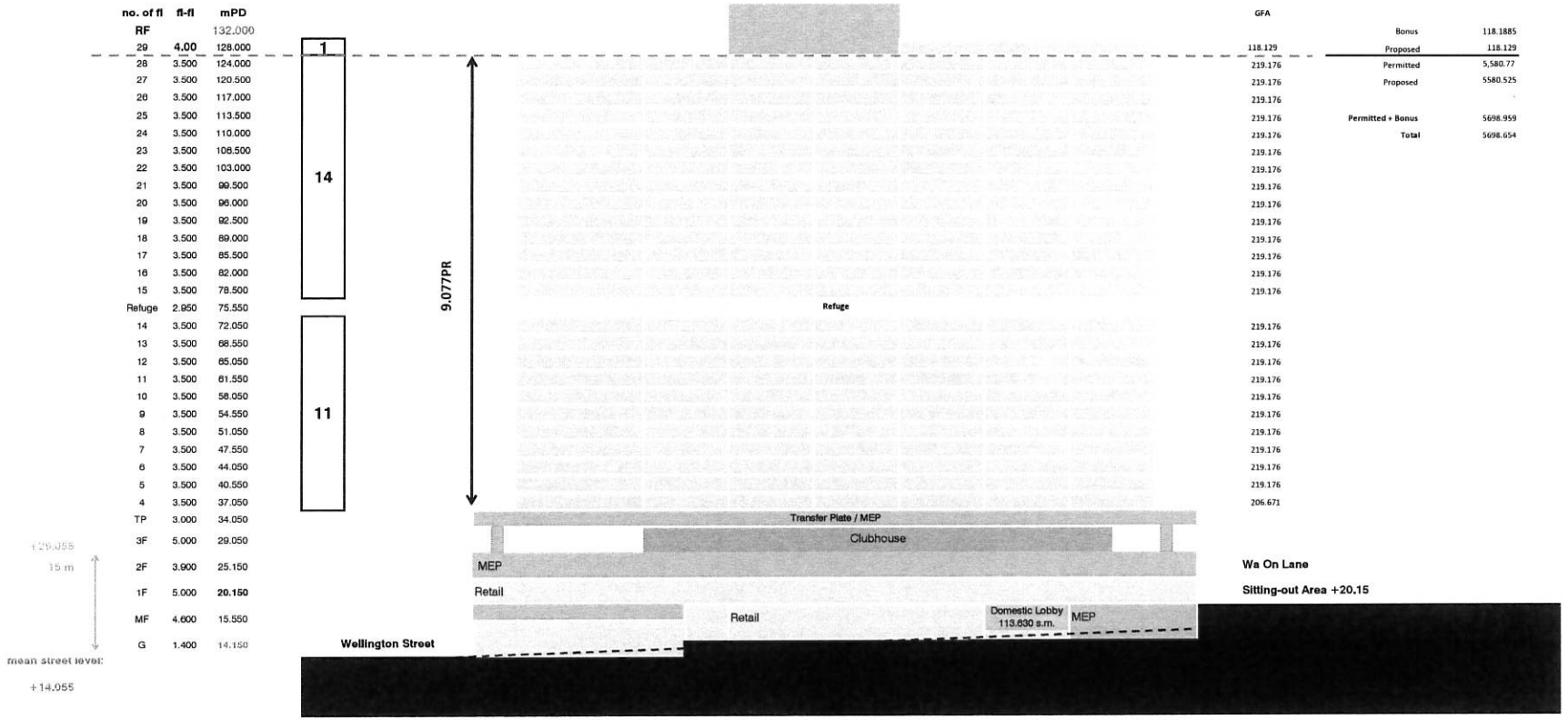


29/F
(15/F ~ 28/F)
SIMILAR

Roof



R/F



No of Units 178

APPENDIX B

PHOTOS OF ADJOINING BUILDINGS AND GEOTECHNICAL FEATURES

B1 Existing Buildings of the Site
B2 Adjacent Buildings
B3 Adjacent Geotechnical Features

B1 Existing Buildings of the Site



Front View at Wellington Street
(152 – 164 Wellington Street)



Rear View at Aberdeen Street
(160 – 164 Wellington Street)





Rear View at Wa On Lane Sitting-out Area

B2 Adjacent Buildings



#B1 109 -113 Wellington Street



#B2 3 Kau U Fong



#B3 6 Aberdeen Street



#B4 168 Queen's Road Central



#B5 152 Queen's Road Central



#B6 150-152 Wellington Street



#B7 142-148 Wellington Street



#B8 148 Queen's Road Central

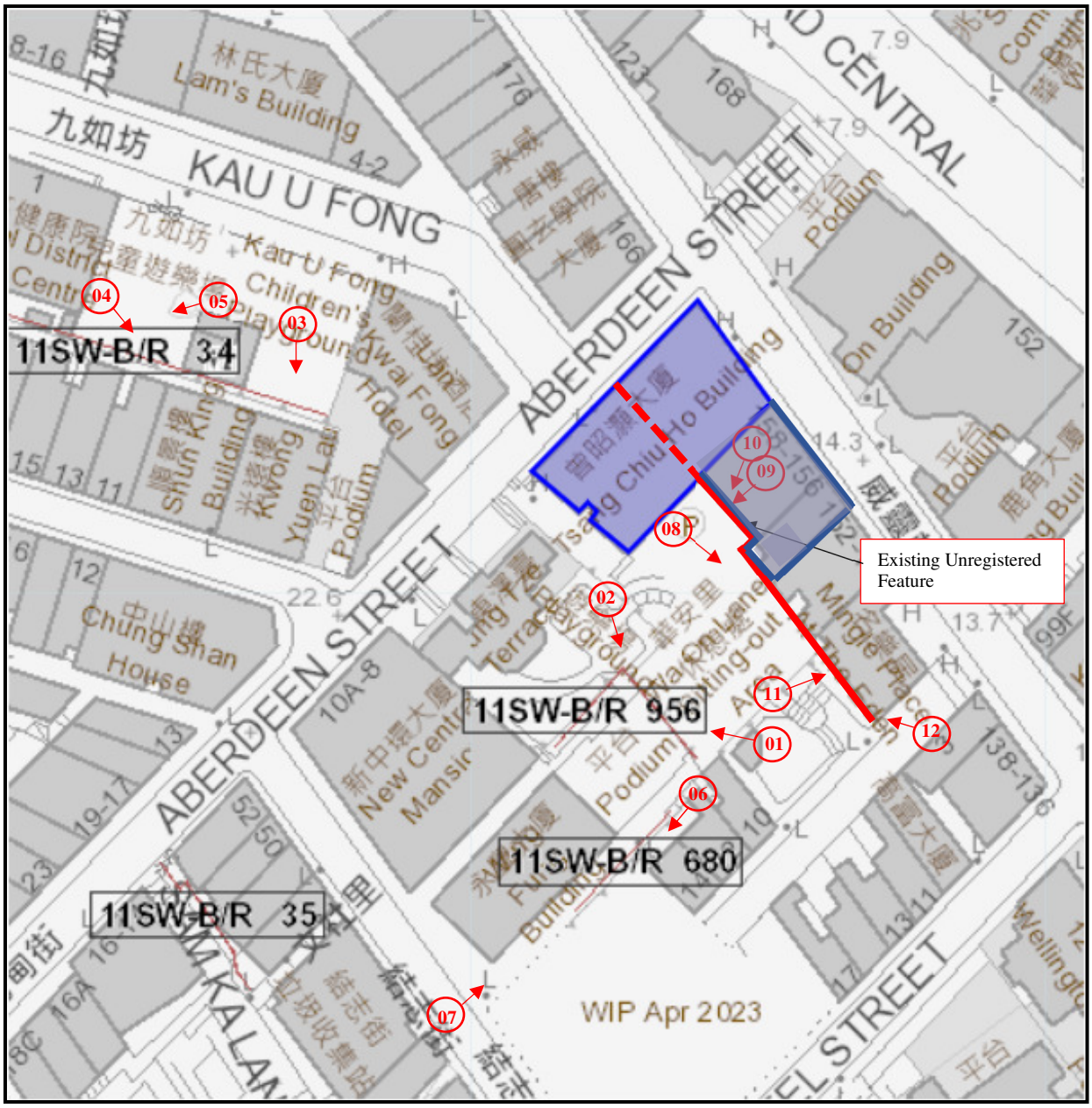


#B9 166 Wellington Street &
#B10 168 Wellington Street/ 2A Kau U Fong



#B11 10 Aberdeen Street / 39-49 Gage Street

B3 Adjacent Wall Features



Photos Demarcation Plan of Adjacent Geotechnical Features



#G01



#G02

Existing Wall Feature 11SW-B/R 956



#G03



#G04



#G05

Existing Wall Feature 11SW-B/R 34



#G06 Remain of the Wall Feature

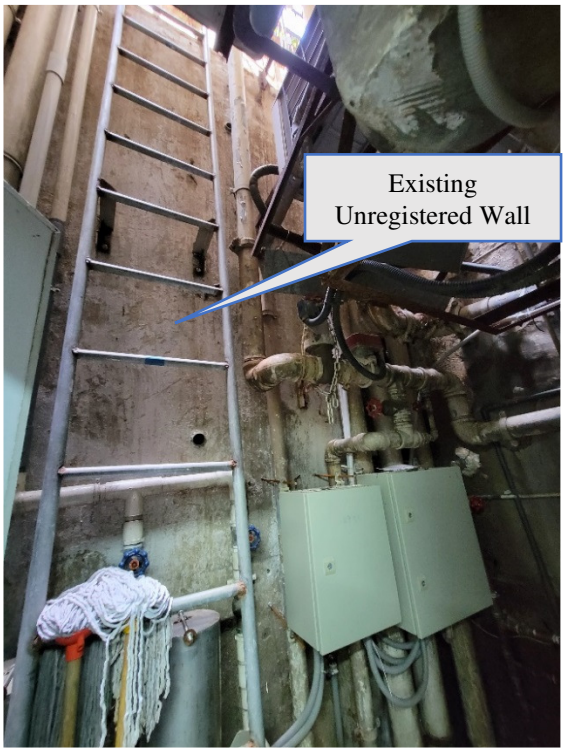


#G07 View at Gage Street (It is suspected that part of the Wall Feature should have been removed or replaced by the New Development at 10 – 14 Staveley Street.)

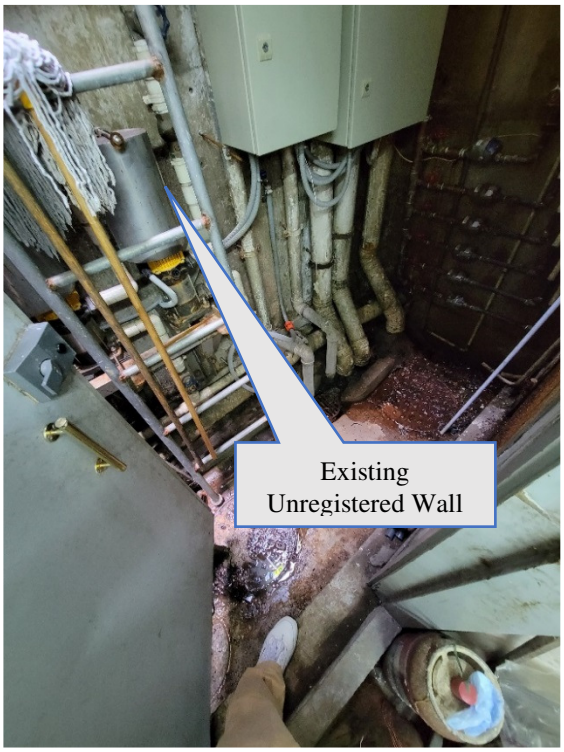
Existing Wall Feature 11SW-B/R 680



#G08 Crest of an Unregistered Wall Feature at Rear of 156 – 158 Wellington Street



#G09



#G10

Front View of the Wall Feature inside Back Yard



#G11



#G12

Unregistered Wall Feature at Rear of 142 - 148 Wellington Street

APPENDIX C

GEOTECHNICAL FEATURE INFORMATION
EXTRACTED FROM SLOPE INFORMATION SYSTEM

BASIC INFORMATION

Location: TUNG WA LANE, CENTRAL

Date of Formation: post-1977

Date of Construction/ Modification:

Approximate Coordinates: Easting : 833844 Northing : 816120

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Open car park

Distance of Facility from Crest (m): 0

Facility at Toe: Railway platform and sheltered public waiting area

Distance of Facility from Toe (m): 2

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 3.6 Length (m): 29 Face Angle (deg): 90

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 956

MAINTENANCE RESPONSIBILITY

Mixed Feature Party: IL8977RP Agent: N/A
Mixed Feature Party: LCSD Agent: Arch SD
Mixed Feature Party: IL6944RP Agent: N/A
Mixed Feature Party: IL6942 Agent: N/A
Mixed Feature Party: IL6943 Agent: N/A
Mixed Feature Party: IL6944RP Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 22-06-2019

Data Source: LPM

Slope Part Drainage:
(1) Position: Crest Size(mm): 300
(2) Position: On slope Size(mm): 600
(3) Position: On slope Size(mm): 400
(4) Position: Toe Size(mm): 300

Wall Part Drainage:
(1) Position: Crest Size(mm): 225
(2) Position: Toe Size(mm): 300

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Others Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 70 Spacing (m): 1

SERVICES

N/A

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 956

STAGE 1 STUDY REPORT

Inspected On: 22-11-2002
Weather: Mainly Fine
District: I

Section No: 1-1
Height(m): H1 : 3 , H2 : 3
Type of Toe Facility: Railway platform and sheltered public waiting area

Distance from Toe(m): 2
Type of Crest Facility: Open car park

Distance from Crest(m): 0
Consequence Category: 1
Engineering Judgement: P

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category: 1
Engineering Judgement: P

Sign of Seepage:	Slope : N/A Wall : No sign of seepage
Criterion A satisfied:	N
Sign of Distress:	Slope : N/A Wall : N/A
Criterion D satisfied:	N
Non-routine maintenance required:	N
Note:	N/A
Masonry wall/Masonry facing:	Y
Note:	BRICK WALL
Consequence category (for critical section):	1
Observations:	N/A
Emergency Action Required:	N
Action By:	N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D:	N/A
Action By:	N/A
Further Study:	Y
Action By:	Government

OTHER EXTERNAL ACTION

Check / repair Services:	N
Action By:	N/A
Non-routine Maintenance:	N
Action By:	N/A

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 956

PHOTO






BASIC INFORMATION

Location: Nos. 3 to 5, Gough Street, Hong Kong

Date of Formation: pre-1977

Date of Construction/ Modification: 27-03-2020

Approximate Coordinates: Easting : 833787 Northing : 816159

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Residential building

Distance of Facility from Crest (m): 0

Facility at Toe: Hospital

Distance of Facility from Toe (m): 3

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 4.7 Length (m): 55 Face Angle (deg): 90

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 34

MAINTENANCE RESPONSIBILITY

Private Feature Party: IL 7038 Agent: N/A
Private Feature Party: IL 7037 Agent: N/A
Private Feature Party: IL 7036 Agent: N/A
Private Feature Party: IL 7035 A Agent: N/A
Private Feature Party: IL 7034 A Agent: N/A
Private Feature Party: IL 7033 Agent: N/A
Private Feature Party: IL 8 S.27 Agent: N/A
Private Feature Party: IL 7031 Agent: N/A
Private Feature Party: IL 7030 Agent: N/A
Private Feature Party: IL 7029 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 19-06-2020

Data Source: AP

Slope Part Drainage: N/A

Wall Part Drainage: (1) Position: Toe Size(mm): 250

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Masonry Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): N/A Spacing (m): N/A

SERVICES

N/A

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 34

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Hospital

Distance from Toe(m): 3
Type of Crest Facility: Residential building

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:
Sign of Distress:

Criterion D satisfied:
Non-routine maintenance required:
Note:

Masonry wall/Masonry facing:
Note:

Consequence category (for critical section):
Observations: N/A
Emergency Action Required:
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A
Action By: N/A
Further Study:
Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:
Action By: N/A
Non-routine Maintenance:
Action By: N/A

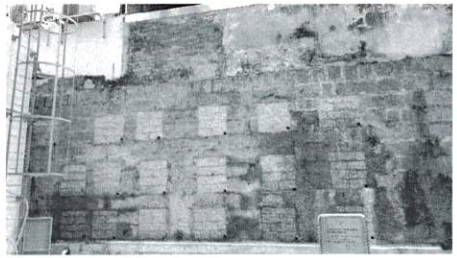
SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 34

PHOTO









BASIC INFORMATION

Location: North of Nos. 16-18 Staveley Street

Date of Formation: pre-1977

Date of Construction/ Modification: 15-08-2016

Approximate Coordinates: Easting : 833841 Northing : 816098

CONSEQUENCE-TO-LIFE CATEGORY

Facility at Crest: Residential building

Distance of Facility from Crest (m): 0

Facility at Toe: Residential building

Distance of Facility from Toe (m): 0

Consequence-to-life Category: 1

Remarks: N/A

SLOPE PART

N/A

WALL PART

(1) Max. Height (m): 4 Length (m): 11 Face Angle (deg): 90

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 680

MAINTENANCE RESPONSIBILITY

Private Feature Party: IL7403 Agent: N/A
Private Feature Party: IL7404 Agent: N/A
Private Feature Party: IL7405 Agent: N/A
Private Feature Party: IL7406 Agent: N/A

DETAILS OF SLOPE / RETAINING WALL

Date of Inspection: 22-08-2016

Data Source: AP

Slope Part Drainage: N/A

Wall Part Drainage: (1) Position: Crest Size(mm): 225
(2) Position: Toe Size(mm): 225

SLOPE PART

N/A

WALL PART

Wall Part (1)
Type of Wall: Wall Material: Concrete Wall Location: Retaining wall with level platform
Berm: No. of Berms: N/A Min. Berm Width (m): N/A
Weepholes: Size (mm): 75 Spacing (m): 2.8

SERVICES

(1) Utilities Type: Water Main Size(mm): 25 Location: On crest Remark: N/A

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 680

STAGE 1 STUDY REPORT

Inspected On:
Weather:
District: I

Section No: 1-1
Height(m):
Type of Toe Facility: Residential building

Distance from Toe(m): 0
Type of Crest Facility: Residential building

Distance from Crest(m): 0
Consequence Category:
Engineering Judgement:

Section No: 2-2
Type of Toe Facility:

Distance from Toe(m):
Type of Crest Facility:

Distance from Crest(m):
Consequence Category:
Engineering Judgement:

Sign of Seepage:

Criterion A satisfied:
Sign of Distress:

Criterion D satisfied:
Non-routine maintenance required:
Note:

Masonry wall/Masonry facing:
Note:

Consequence category (for critical section):
Observations: N/A
Emergency Action Required:
Action By: N/A

ACTION TO INITIATE PREVENTIVE WORKS

Criterion A/Criterion D: N/A
Action By: N/A
Further Study:
Action By: N/A

OTHER EXTERNAL ACTION

Check / repair Services:
Action By: N/A
Non-routine Maintenance:
Action By: N/A

SLOPE INFORMATION SYSTEM
GEOTECHNICAL ENGINEERING OFFICE
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
Feature No. 11SW-B/R 680

PHOTO



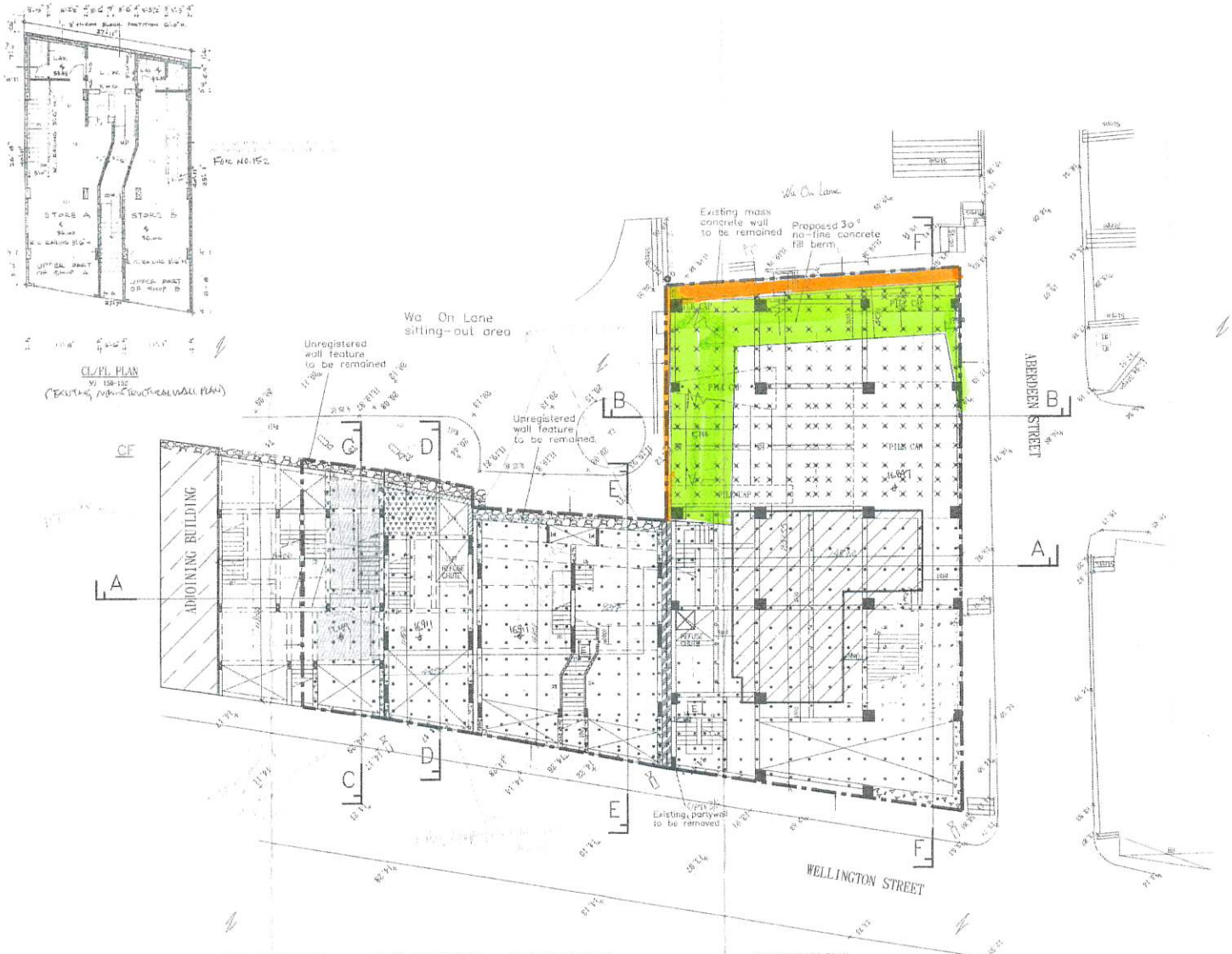


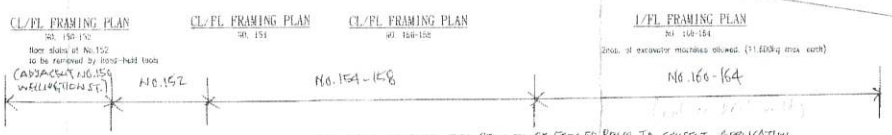


APPENDIX D

RELEVANT DEMOLITION PLANS AND APPROVAL LETTER DATED 26-7-2023

B.D. REF. NO. 1 / 2001 /23





(NIB-FINE CONCRETE FILL BERM TO BE FORMED PRIOR TO CONSENT APPLICATION OF DEMOLITION WORKS)

LEGEND

- SITE VIDEO CAMERA
- MECHANICAL PLANT OPERATION RESTRICTED ZONE (within 3m FROM ENGAGE EDGE & within 5m FROM FLOOR OPENINGS)
- CANTILEVER STRUCTURES
- STEEL PROP BELOW } BEARING CAPACITY = 25 kN
- STEEL PROP ABOVE } MAX. SPACING = 1000mm c/c
- FLOOR SLAB & SECONDARY BEAM (FOR No.152) TO BE REMOVED BY HAND-HELD TOOLS
- DEBRIS CHUTE
- UNREGISTERED WALL FEATURE TO BE REMAINED
- STRUCTURE AT No.150-152 TO BE REMAINED
- EXISTING PARTYWALL TO BE REMOVED
- BOUNDARY LINE
- E Emergency Exit

PROJECT

PROPOSED DEMOLITION WORKS AT No. 152 - 164 WELLINGTON STREET, CENTRAL, HONG KONG

PLAN

DEMOLITION PLAN

SCALE:

1 : 100

T.K.TSUI & ASSOCIATES LTD.

CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT

崔德剛
建築工程師有限公司

GOVERNMENT APPROVAL

Plan Approved

KWONG Man-lun
Senior Building Surveyor
for BUILDING AUTHORITY
24 JUL 2023

T.K. TSUI

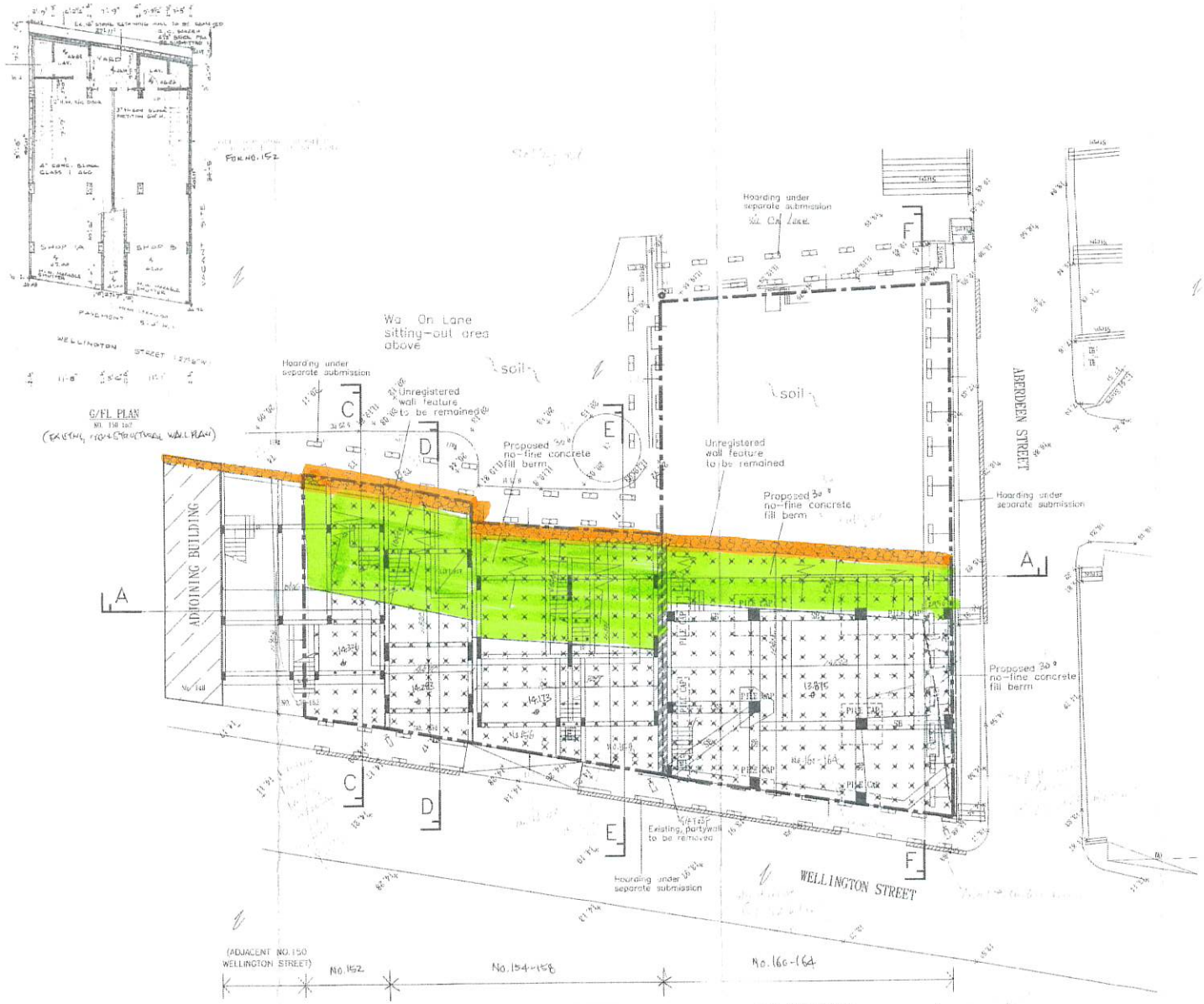
DRAWN KK CHECKED KY

FIRST APPROVAL:

DRAWING NO. D3

	A	B	C	D	L

B.D. REF. NO. 1 / 2001 /23



FOUNDATION AND STRUCTURE BELOW G/FL LEVEL TO BE REMAINED
FLOOR SLABS OF G/F ARE TO BE DEMOLISHED TO BE REMAINED
(NO-FINE CONCRETE FILL BERM TO BE FORMED PRIOR TO COMMENCEMENT OF DEMOLITION WORKS)

PROJECT
PROPOSED DEMOLITION WORKS AT No. 152 - 164 WELLINGTON STREET, CENTRAL, HONG KONG

PLAN: DEMOLITION PLAN

SCALE: 1 : 100

T.K.TSUI & ASSOCIATES LTD.
CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT
崔德剛 建築工程師有限公司

GOVERNMENT APPROVAL

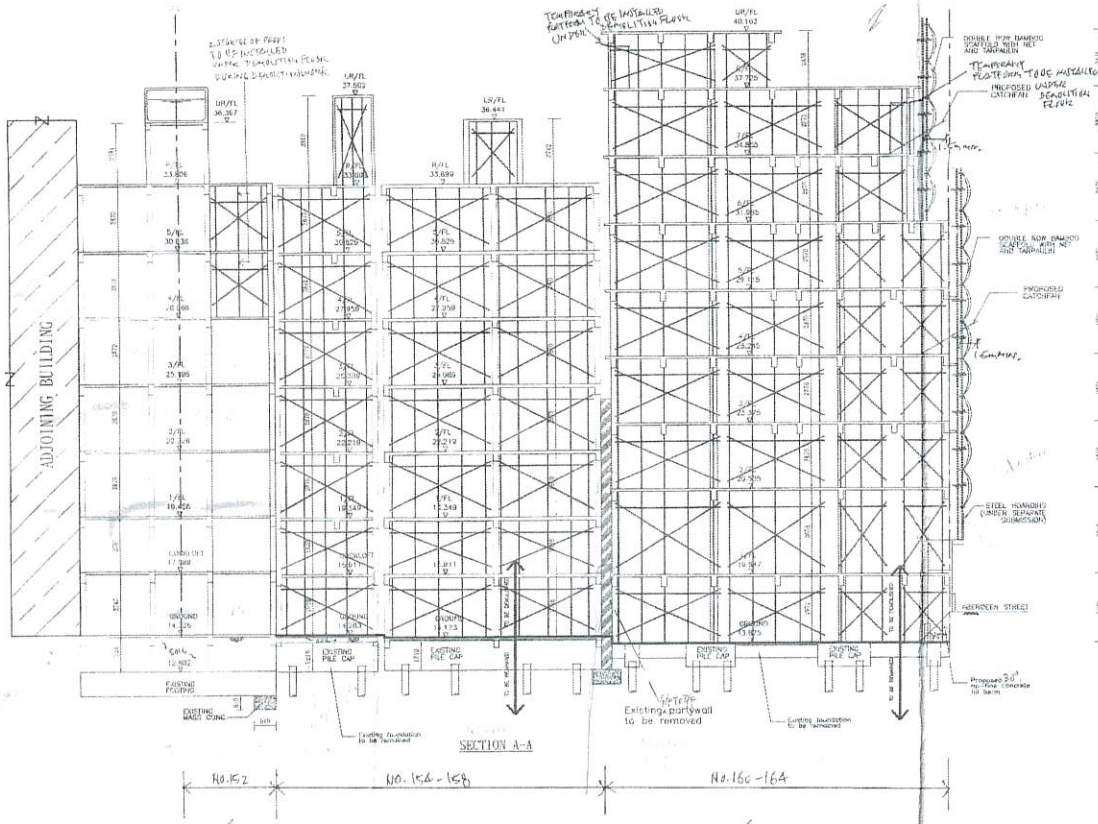
Plan Approved
KWONG Man-lam
Senior Building Surveyor
for BUILDING AUTHORITY
25 JUL 2023

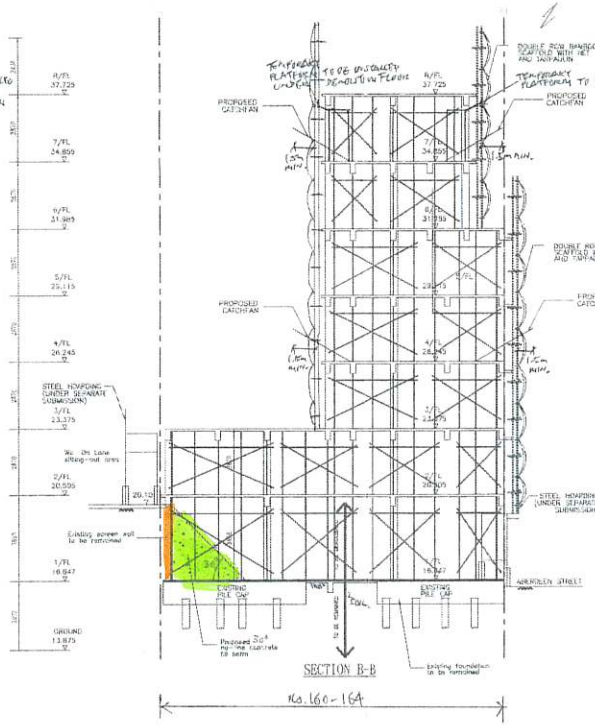
T.K. TSUI
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

DRAWN: KK
CHECKED: KY
FIRST APPROVAL:

DRAWING NO. D2

B/D REF NO. 1 / 2001 /23





PROJECT

PROPOSED DEMOLITION WORKS AT No. 152 - 164 WELLINGTON STREET, CENTRAL, HONG KONG

PLAN DEMOLITION PLAN

SCALE: 1 : 100

T.K.TSUI & ASSOCIATES LTD.
CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT
崔德剛建築工程師樓有限公司

GOVERNMENT APPROVAL

Plan Approved
KWONG Man-lem
Senior Building Surveyor
for BUILDING AUTHORITY
26 JUL 2023

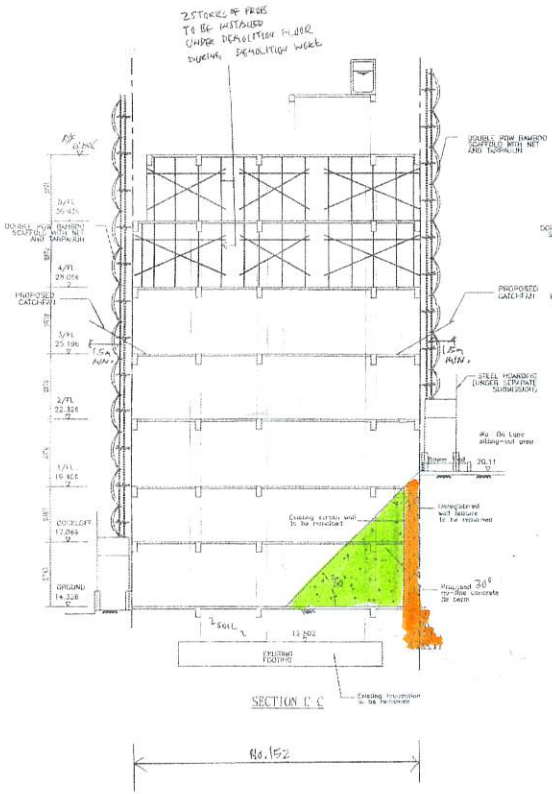
T.K. TSUI
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

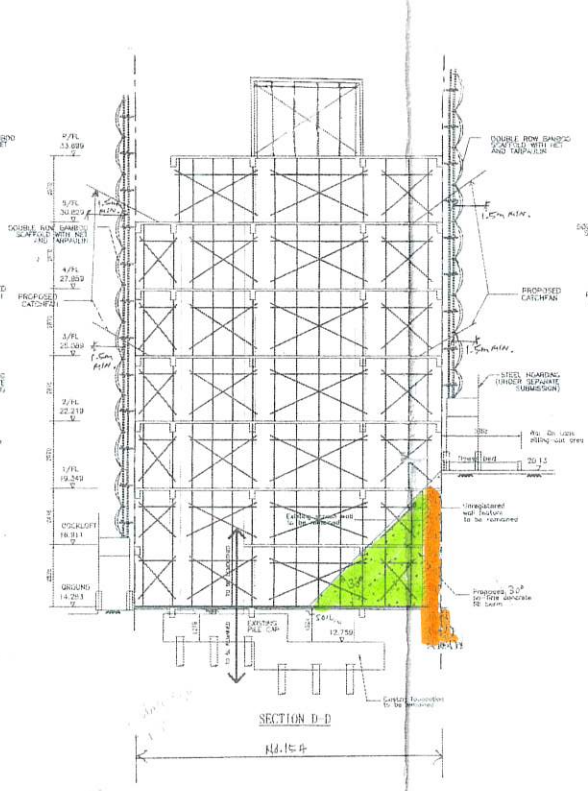
DRAWN	CHECKED
KK	KY

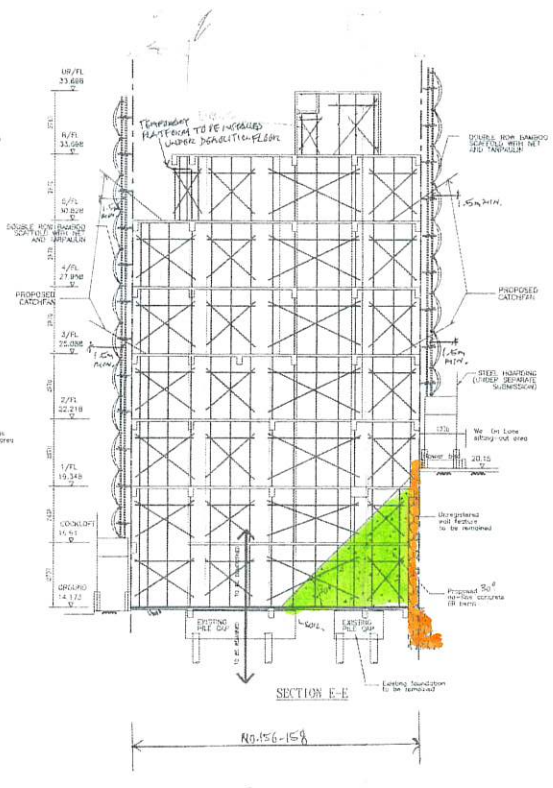
	FIRST APPROVAL
A	
B	
C	
D	
E	

DRAWING NO. D10

B.D. REF. NO. 1 / 2001 /23







PROJECT

PROPOSED DEMOLITION WORKS AT No. 152 - 164 WELLINGTON STREET, CENTRAL, HONG KONG

PLAN DEMOLITION PLAN

SCALE: 1 : 100

T.K.TSUI & ASSOCIATES LTD.
CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT
崔德剛建築工程師行有限公司

GOVERNMENT APPROVAL

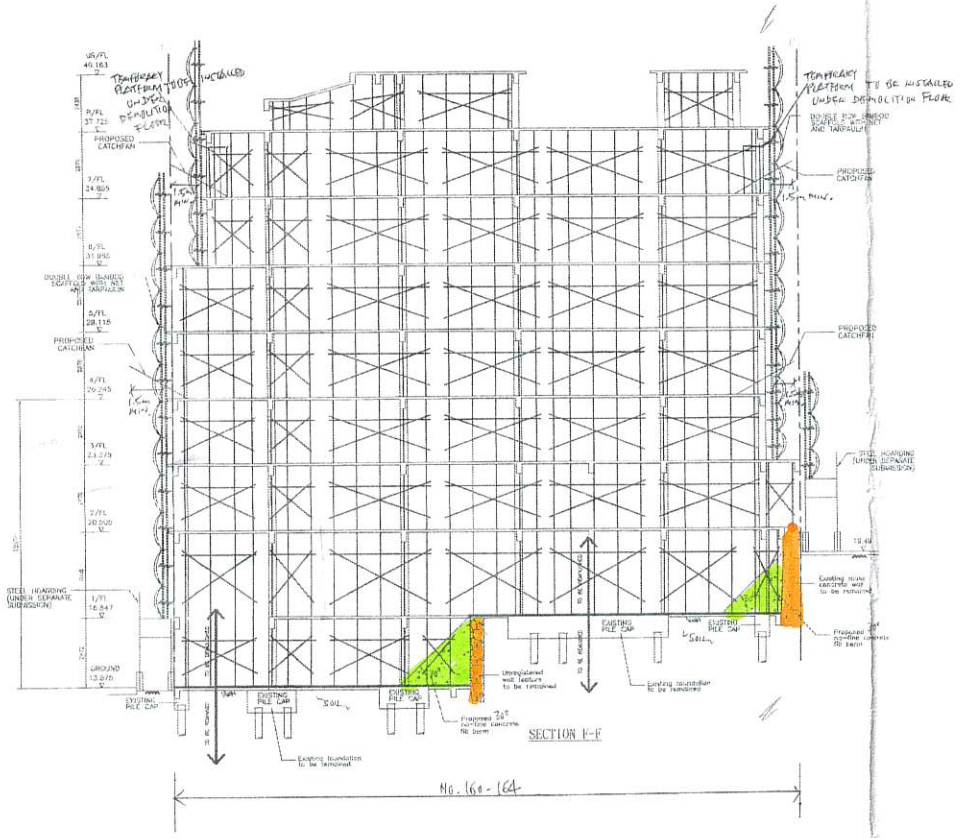
Plan Approved
KWONG Man-lam
Senior Building Surveyor
for BUILDING AUTHORITY
28 JUL 2023

T.K. TSUI
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

DRAWN KK CHECKED KY
FIRST APPROVAL

DRAWING NO. D11

B.D. REF. NO. 1 / 2001 / 23



PROJECT

PROPOSED DEMOLITION WORKS AT No. 152 – 164 WELLINGTON STREET, CENTRAL, HONG KONG

PLAN

DEMOLITION PLAN

SCALE:

1 : 100

T.K.TSUI & ASSOCIATES LTD.

CHARTERED ENGINEERS & AUTHORIZED PERSONS
PROPERTY DEVELOPMENT CONSULTANT

崔德剛
建築工程師有限公司

GOVERNMENT APPROVAL

Plan Approved

KWONG Mai-lam
Senior Building Surveyor
for BUILDING AUTHORITY
25 JUL 2023

T.K. TSUI
REG. STRUCTURAL ENG. & AUTHORIZED PERSON

DRAWN: KK

CHECKED: KY

FIRST APPROVAL

DRAWING NO.: D12

	A	B	C	D	E

屋宇署
BUILDINGS DEPARTMENT

YOUR REF 來函檔號：
OUR REF 本署檔號： BD 1/2001/23
FAX 圖文傳真： 2845 1585
TEL 電話： 2626 1370
WEBSITE 網址： www.bd.gov.hk

TSUI Tack Kong
[redacted]

26 July 2023

Dear Sir,

152-164 Wellington Street and 1-2 Wa On Lane, Hong Kong
- I.L. 6428, I.L. 6429, I.L. 5329, I.L. 5328, I.L. 5327, I.L. 5326, I.L. 5325, I.L. 5320 R.P., I.L. 5321 R.P. & I.L. 5322 R.P.

I refer to your application received on 31 May 2023 for approval of proposals in respect of Demolition.

2. Your submission of plans has been checked under the curtailed check system announced in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) ADM-19. On this basis, I am satisfied that your submission is fundamentally acceptable and may be approved.

3. You are reminded that the curtailed check system covers only the fundamental issues of a building proposal. Although non-fundamental issues will not be raised as reasons for disapproving a submission, I expect that all contraventions of the Buildings Ordinance (BO) and its subsidiary legislation are rectified as and when they are discovered and in any event, before completion of the works is certified. In this connection, I ask you to note that the Building Authority attaches great importance to the proper assumption of duties and responsibilities by authorized persons and registered structural engineers.

4. In accordance with the provisions of regulation 30(1) of the Building (Administration) Regulations, this is to notify that the above – mentioned plans submitted with your application received on 31 May 2023 are hereby approved. One set of the said plans, on which I have signified my approval, is enclosed. Your client has been sent a copy of this letter but I would request that you ensure that the contents are understood by him.

5. This approval should not be deemed to confer any title to land or to act as a waiver of any term in any lease or licence. This approval does **NOT** authorize the commencement or the carrying out of any works shown in the approved plans. Section 14(2) of the BO refers.

6. This approval is subject to the conditions and requirements given in Appendix I to III attached.

7. To ensure full compliance of the BO, it is prudent for the Authorised Person who acts as the coordinator of the building works, to inform the Registered General Building Contractor / Registered Specialist Contractor all the imposed conditions attached to this approval.

8. Chief Geotechnical Engineer/Island, Geotechnical Engineering Office, Civil Engineering and Development Department (Contact Officer: QF LI, at tel. 2762 5259) has no geotechnical objection to the proposed Demolition Plans. AP/RSE/RGE is requested to report promptly all significant signs of distress and/or notable landslides during the works to the BD and the GEO.

/9. ...

9. Comments from Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office (Contact Officer: Karman Wong, at tel. 2655 0844) is attached in Appendix IV.

10. Comments from Chief Engineer/Hong Kong and Islands, Water Supplies Department (Contact Officer: James Y M LOK, at tel. 2880 2529) is attached in Appendix V.

11. Comments from Chief Engineer/Hong Kong and Islands, Drainage Services Department (Contact Officer: Tony W.C. YAU, at tel. 3101 2359) is attached in Appendix VI.

12. The comments from Chief Highway Engineer/Hong Kong, Highways Department and Chief Engineer/Lighting of Highways Department will be conveyed to you once available.

13. You are reminded that the precautionary measures and the hoarding works shall be completed before application for the consent to commencement of the demolition works. PNAP APP-21 refers.

14. You are reminded to submit all required documents (including Chinese version of the Demolition plan) as set out in the Code of Practice for Demolition of Buildings together with the site safety supervision plan prior to your consent application.

15. Prior to actual demolition, you shall liaise with all available utility companies so as to keep records of available utilities leading to the subject premises and to cause all utilities to be terminated.

16. You are reminded that the existing building should be vacated prior to consent application to commence the demolition works.

17. If there is a need to remove certain unauthorized building works (UBW) or fixtures etc. prior to applying for consent to commence the demolition works, and such removal works fall within the minor works items under the Minor Works Control System, prescribed building professionals and/or prescribed registered contractors should be appointed to carry out such minor works in accordance with Building (Minor Works) Regulation and PNAP APP-147. You may also choose to show such works on the demolition plans for approval and to apply for phased consent for such works as appropriate under section 14(1) of the BO.

18. For any works outside lot boundary, you are advised to ensure that all necessary consent from relevant Government Departments, utilities undertaking and adjoining owners are obtained prior to commencement of such works.

19. It is noted that you amended the plans from 13 July 2023 to 21 July 2023.

20. It is noted in your submitted particulars that erection of protective barrier on R/F and application of waterproofing works on the external wall of 150 Wellington Street are to be carried out. Prior to the application for consent to the commencement of works, please be reminded that consents from the adjoining owners are required to be obtained for the said works.

/21. ...

21. Should you have any queries, please contact our Building Surveyor/HKW5, Mr. CHAN Tsz-yeung, at 2626 1375.

Yours faithfully,

(KWONG Man-lam)
Senior Building Surveyor/Hong Kong West 1
for Building Authority

c.c. Gallery Grove Limited
31/F, Bank of America Tower,
12 Harcourt Road, Central,
Hong Kong.

RSE - TSUI Tack Kong
3/F, Hing Lung Commercial Building
68-74 Bonham Strand
Hong Kong

RGE - TSUI Tack Kong
3/F, Hing Lung Commercial Building
68-74 Bonham Strand
Hong Kong

CGE/I, GEO, CEDD
AMO
DWS
CE/HK&I, DSD