

**Previous s.16 Application covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Location and Proposed Use(s)</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/H5/400	155-167 Queen's Road East Commercial (Office/Eating Place/Shop and Services) Development	2.1.2015 Approved with conditions by MPC	(1) to (8)

**Approval Conditions**

- (1) The design, provision, management and maintenance of public passage on the ground floor of the proposed development at the application site fronting Queen's Road East (QRE);
- (2) the design and implementation of the public lay-by abutting the application site at QRE;
- (3) the provision of loading/unloading facilities for the proposed development;
- (4) the submission of a Sewerage Impact Assessment;
- (5) the implementation of local sewerage upgrading/sewerage connection works;
- (6) the submission of a Drainage Impact Assessment and the implementation of the mitigation measures;
- (7) the provision of fire services installations and water supply for firefighting; and
- (8) the submission and implementation of a landscape proposal

Similar s.16 Applications within "R(A)" zone in the Wan Chai Outline Zoning Plan

Application	Address	Applied Use	Decision (date)
A/H5/372	24-34 Hennessy Road, Wan Chai, Hong Kong	Proposed Office	<p><b>Rejected by MPC (1.8.2008)</b>  <b>Approved with conditions by MPC on Review (28.11.2008)</b></p> <p>(a) the provision of footpaths and corner splays surrounding the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board;</p> <p>(b) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board;</p> <p>(c) the submission of a revised Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environment Protection or of the Town Planning Board;</p> <p>(d) the implementation of necessary local sewerage upgrading/sewerage connection works as identified in the revised SIA in condition (c) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and</p> <p>(e) the submission of a revised Drainage Impact Assessment and implementation of the drainage improvement works identified therein to the satisfaction of the Director of Drainage Services or of the Town Planning Board.</p>
A/H5/377	24-34 Hennessy Road, 2-12 Anton Street and 1-11 Landale Street, Wan Chai, Hong Kong	Proposed Office	<p><b>Approved with conditions by MPC (7.11.2008)</b></p> <p>(a) the submission of a revised traffic impact assessment and the implementation of necessary traffic improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;</p> <p>(b) the provision of car parking, motorcycle parking spaces, vehicular access and internal queuing spaces for the car lifts to the satisfaction of the Commissioner for Transport or of the TPB;</p> <p>(c) the submission of a sewerage impact assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;</p>

A/H5/396	101-111 Wan Chai Road, Wan Chai, Hong Kong	Proposed Office	<p>(d) the implementation of necessary local sewerage upgrading/sewerage connection works as identified in the SIA in planning condition (c) above to the satisfaction of the Director of Drainage Services or of the TPB;</p> <p>(e) the submission of a drainage impact assessment and implementation of the drainage improvement works identified therein to the satisfaction of the Director of Drainage Services or of the TPB;</p> <p>(f) the temporary and permanent re-provisioning of an affected road light to the satisfaction of the Director of Highways or of the TPB;</p> <p>(g) the provision of water supplies for fire-fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and</p> <p>(h) the submission and implementation of landscape proposals to the satisfaction of the Director of Planning or of the TPB.</p> <p><b>Rejected by MPC (4.4.2014)</b></p> <p>The rejected reasons were :</p> <p>(a) internal transport facilities are not provided in the proposed office development and the applicant fails to demonstrate that such arrangement would not adversely impact on the traffic condition of the locality and hence the compliance with the Town Planning Board Guidelines No. 5 for Application for Office Development in "Residential (Group A)" Zone; and</p> <p>(b) approval of the application would set an undesirable precedent for similar applications and the cumulative effect of which would have adverse traffic impact on the road network in the vicinity.</p>
----------	--	-----------------	---

**Advisory Clauses**

- (a) the approval of the application does not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines, and any proposal on bonus plot ratio (PR) and site coverage (SC) and/or gross floor area (GFA) concession/exemption for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department direct to obtain the necessary approvals. In addition, if the building design elements and the bonus PR/GFA concession are not approved/granted by the Building Authority and major changes to the current scheme are required, a fresh planning application to the Town Planning Board (the Board) may be required;
- (b) to note the comments of the District Lands Officer/Hong Kong East, Lands Department (LandsD) that if planning permission is given, the applicant should submit applications for removal of the offensive trades for the relevant lots. There is no guarantee that such application will be approved/if approved by LandsD subject to such terms and conditions, including payment of appropriate fees, as imposed by LandsD. LandsD reserves comments on the proposed pedestrian tunnel to MTR connecting the application site, Hopewell Centre (HC) and Inland Lot 9018;
- (c) to note the comments of the Secretary for Development (Harbour Unit) that the premium waiver of the proposed pedestrian connections would be duly considered when assessing the applications submitted by the applicant;
- (d) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (BD) that the redevelopment proposal shall in all respects comply with Buildings Ordinance (BO) and its allied regulations. Bonus PR and SC may only be allowed if the dedicated area for public passage is considered to be essential by government and enhance public safety/convenience, taking into account alternative public passages available in the vicinity. As set out in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-108, maximum bonus PR in terms of additional GFA, generally will be at multiples of the dedicated area (five times for dedicated area at ground floor and two times for areas at other floor levels) subject to the total bonus in return for the dedication not to exceed 20% of the permissible PR with the dedicated area being exempted from accountable GFA. Provision of lighting and ventilation requirements for offices shall be in compliance with Buildings (Planning) Regulations 30 and 31. The granting of GFA concessions for green/amenity features and non-mandatory/non-essential plant rooms and services, etc. is subject to compliance with the relevant acceptance criteria, detailed requirements, pre-requisites, overall cap which is set out at 10% of the total GFA of the respective domestic part or non-domestic part of the development, etc. as set out in the prevailing Joint Practice Notes and PNAPs, including PNAP APP-151 and PNAP APP-152. Detailed comments under BO can only be provided at the building plan submission stage;
- (e) to note the comments of the Director of Fire Services (D of FS) that fire service installations and water supplies for fire fighting shall be provided to D of FS's satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. The applicant is advised to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administrated by BD;

- (f) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department on Sewerage Impact Assessment in paragraph 10.1.5 of the paper;
- (g) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department on the urban design, visual and landscape proposal in paragraphs 10.1.8 and 10.1.10 of the paper;
- (h) to note the comments of the Director of Food and Environmental Hygiene on the food licence, restaurant licence, and places of public entertainment licence in paragraph 10.1.13 of the paper;
- (i) to note the comments of the Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD) that the application site is in close proximity to the graded buildings including Grade 3 historic buildings at 186-190 Queen's Road East and Grade 1 historic building of Hung Shing Temple. AMO, LCSD's comments on the works arising from the proposed development will be offered upon receiving any referrals from respective departments under the existing monitoring mechanism for graded historic buildings; and
- (j) to note the comments of the Director of Electrical and Mechanical Services that to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.