

Previous s.16 Planning Applications at the Application Premises

Approved Applications

Application No.	Proposed Development	Date of Consideration (MPC/TPB)	Decision	Approval Conditions
A/H5/267	Residential and Commercial/Office Development with "Government, Institution/Community" ("G/IC") Facilities	16.1.1998	Approved	(a) to (i)
A/H5/292	Residential and Commercial/Office Development with "G/IC" Facilities	27.8.1999	Approved	ditto
A/H5/299	Minor Amendment to the Approved Master Layout Plan (MLP) for Residential and Commercial/Office Development with "G/IC" Facilities	11.3.2000	Approved	ditto
A/H5/304	Minor Amendments to the Approved MLP for Residential and Commercial/Office Development with "G/IC" Facilities	28.7.2000	Approved	ditto
A/H5/306	Minor Amendment to the Approved Scheme for Residential and Commercial/Office Development with "G/IC" Facilities	29.11.2000	Approved	ditto
A/H5/326	Minor Amendments to the Approved MLP for Residential and Commercial/Office Development with "G/IC" Facilities	18.11.2002	Approved	ditto
A/H5/332	Minor Amendment to the Approved MLP for Residential and Commercial/Office Development with "G/IC" Facilities	7.4.2003	Approved	ditto
A/H5/337	Amendments to an Approved Scheme for Residential/Commercial Development with "G/IC" Facilities	20.2.2004	Approved	(a) to (k)
A/H5/344	Minor Amendments to an Approved Scheme for Residential/Commercial Development with "G/IC" Facilities	11.9.2004	Approved	ditto

A/H5/369	Proposed Residential/Commercial Development with "G/IC" Facilities	20.6.2008	Approved	(a), (h) to (m)
A/H5/393	Proposed Public Utility Installation (Mobile Telecommunication Radio Base Station, Antenna and Associated Facilities)	4.11.2011	Approved	-

Approval Conditions:

- (a) the submission and implementation of a revised Master Layout Plan (MLP) to incorporate the approval condition as stipulated in items below to the satisfaction of the Director of Planning or of the Town Planning Board.
- (b) the design and provision of lay-bys, carpark and loading/unloading bays to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (c) the design and provision of road/footpath widening along Queen's Road East, Tai Yuen Street and Wan Chai Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (d) the design and provision of footbridges linking the three portions of the Scheme Area, as proposed by the applicant, to the satisfaction of the Director of Highways or of the Town Planning Board.
- (e) the design and provision of the market and public toilets to the satisfaction of the Director of Food and Environment Hygiene or of the Town Planning Board.
- (f) the design, provision and location of the day nursery to the satisfaction of the Director of Social Welfare or of the Town Planning Board.
- (g) the provision of diversionary lanes, as a result of the proposed closure of Stone Nullah Lane, to the satisfaction of the Director of Buildings or of the Town Planning Board.
- (h) the design and provision of noise mitigation measures to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (i) the submission and implementation of a Landscape Master Plan for Site C to the satisfaction of the Director of Planning or of the Town Planning Board.

- (j) the partial preservation of the Wanchai Market to the satisfaction of the Director of Leisure and Cultural Services or of the Town Planning Board.
- (k) the design and provision of car parking and loading/unloading facilities of Site C to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (l) the design and layout of the junction improvement of Queen's Road East and Wan Chai Road to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (m) 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.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Hong Kong East that prior consent from Government Property Agency, Food and Environmental Hygiene Department and Office of the Telecommunications Authority to the proposed installations is necessary;
- (b) to note the comments of the Chief Building Surveyor/Hong Kong East & Heritage, Buildings Department (BD) that construction of any framework for supporting the proposed cabinets for the purpose of housing transmission equipment as well as the supporting frames for the proposed antenna are subject to control under the Buildings Ordinance. Prior approval and consent from BD is required unless the construction are minor works to be carried out under the Minor works Control System;
- (c) to note the comments of the Director of Electrical and Mechanical Services that the applicant should submit the detailed technical proposal directly to this Department for further vetting and approval in due course;
- (d) to note the comments of the Director of Health that according to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to radiofrequency electromagnetic fields, such as those generated by telecommunication facilities would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards. WHO also encourages effective and open communication with stakeholders in the planning of new telecommunication facilities;
- (e) to note the comments of the Director-General of Communications that the proposed works shall comply with all the licence conditions as stated in the telecommunications licence. The applicant is also required to obtain approval from the Spectrum Planning Section of this Department with respect to the transmitting frequencies, power, antenna characteristics and class of emission of the proposed base station, and ensure that the proposed telecommunication radio base station complies with the technical requirements of the Communications Authority in respect of prevention of radio interference and radiation safety prior to activation of the proposed telecommunication radio base station. The size, total number of proposed equipment and antennae to be installed at site and their structural issues are subject to the approval of other relevant Government departments and party(ies). The applicant is required to consult and obtain consent directly from the Government departments and party(ies) concerned; and
- (f) to note the comments of the Director of Social Welfare that the applicant is requested to keep St James Settlement abreast of the works programme and provide a contract person to SJS for further liaison with the applicant directly if necessary during the works period.