

This document is received on DEC 7, 2020
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers: https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/H15/415
	Date Received 收到日期	DEC 2009

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Ming Hing Civil Contractors Limited (明興土木工程有限公司)

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Aikon Development Consultancy Limited (毅勤發展顧問有限公司)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	72-76 Queen's Road East, Wan Chai, Hong Kong
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 196.34 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 2944.26 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N.A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Wan Chai Outline Zoning Plan No. S/H5/28
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)"
(f) Current use(s) 現時用途	Residential Use (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 11/11/2020 (DD/MM/YYYY), this application involves a total of 1 "current land owner(s)".
根據土地註冊處截至 11/11/2020 年 11 月 11 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☒ has obtained consent(s) of 1 "current land owner(s)".
已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)
1	Marine Lot No. 25 RP	09/11/2020

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別	
<input type="checkbox"/>	Type (i) Change of use within existing building or part thereof 第(i)類 更改現有建築物或其部分內的用途
<input type="checkbox"/>	Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
<input type="checkbox"/>	Type (iii) Public utility installation / Utility installation for private project 第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
<input type="checkbox"/>	Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
<input checked="" type="checkbox"/>	Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.
註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.
註 2: 如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
	(b) Intended use/development 有意進行的用途/發展

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

Office

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積	2944.26	sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	15		<input checked="" type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	78	%	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1		
Proposed no. of storeys of each block 每座建築物的擬議層數	26	storeys 層	
		<input type="checkbox"/> include 包括.....storeys of basements 層地庫	
		<input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	102.7	mPD 米(主水平基準上)	<input checked="" type="checkbox"/> About 約
		m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☒ 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

(please specify the number of rooms)

請註明房間數目)

☒ office 辦公室 2505.72 sq. m 平方米 ☒ About 約
☒ shop and services 商店及服務行業 438.54 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities
 政府、機構或社區設施

(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)

.....

☐ 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..... sq. m 平方米 ☐ Not less than 不少於☒ public open space 公眾休憩用地..... 156.84 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]
1	G-2/F	Lobby and Shops
.....	3/F	Podium Garden
.....	4/F	Mechanical Floor
.....	5-25/F	Office
.....	Roof	Roof Garden
.....	

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

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

January 2022

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Queen's Road East</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情</p> <p>Please refer to the attached Planning Statement.</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木, 請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

p.p. LUK

Thomas LUK

Name in Block Letters
姓名（請以正楷填寫）

Managing Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他 RTPI, RPP

on behalf of
代表

Aikon Development Consultancy Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

12/11/2020

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

- The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:
委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：
 - the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
 - facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。
- The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。



Date : 30th November, 2020
Our Ref. : ADCL/PLG-10207/L002

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

By Hand & Email

Dear Sir/Madam,

A/H5/415

Re: Section 16 Planning Application for Proposed Office Development at No. 72-76 Queen's Road East, Wan Chai, Hong Kong

Further to our letter dated 12.11.2020 (Ref. ADCL/PLG-10207/L001), we would like to submit the revised Executive Summary in Chinese for your consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact the undersigned at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

Thomas Luk MTCP, MHKIREA, MRTPI, RPP
Managing Director

Encl.

2020年12月7日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 7 DEC 2020
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Address 地址:

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議辦公室發展（以下簡稱「擬議用途」）。該申請涉及處所位於灣仔皇后大道東 72-76 號（以下簡稱「申請地點」）。申請地點位於海旁地段第 25 號餘段，申請地點的地盤面積約為 196.34 平方米。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

申請人明興土木工程有限公司旨在通過此規劃申請提供及時和相對可負擔的商用樓面面積供應，並通過鼓勵商業發展來促進協同效應。此規劃申請還可以對現有的已具有 50 年歷史的住宅樓宇進行有意義的城市更新，將為灣仔地區帶來顯著改善。

申請地點現時為一幢十層高的住宅樓宇，商店和餐廳位於地下至三樓，住宅單元位於四樓至九樓。根據 2018 年 5 月 4 日刊憲公佈之灣仔分區計劃大綱草圖編號（編號：S/H5/28），申請地點坐落於「住宅(甲類)」地帶。根據分區計劃大綱圖的註釋，「辦公室」屬第二欄用途，須按城市規劃條例第 16 條向城規會申請。此規劃報告書詳細闡述擬議用途的規劃理據，當中包括：-

- (一) 擬議用途符合政府增加商業辦公空間供應的政策；
- (二) 擬議用途是應對商業辦公空間的迫切需求；
- (三) 擬議用途符合「住宅(甲類)」地帶的規劃意向；
- (四) 擬議用途符合城市規劃委員會規劃指引編號 5，旨在通過在「住宅(甲類)」地帶內重建住宅樓宇來滿足對辦公室用途的日益增長的需求；
- (五) 擬議用途是在申請地點理想和兼容的用途；
- (六) 擬議用途與周圍地區兼容，在皇后大道東兩旁有越來越密集的商業發展趨勢；
- (七) 擬議用途通過提供景觀和公共空間來提高當區環境質素；
- (八) 擬議用途預計不會對交通、環境、消防安全、排水及排污方面構成不良影響；及
- (九) 考慮到於同一分區計劃大綱圖/全港的「住宅(甲類)」地帶中的獲得批准的類似申請，批准該申請不會造成不良的先例。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會批准擬議用途之規劃申請。



毅勤發展顧問有限公司
Tel 電話 : (852) 3180 7811
Fax 傳真 : (852) 3180 7611
Email 電郵 : info@aikon.hk
Web 網址 : www.aikon.hk

Date : 29th March, 2021
Your Ref. : TPB/A/H5/415
Our Ref. : ADCL/PLG-10207/L005

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

By Hand and Email

Dear Sir/Madam,

Re: **Section 16 Planning Application for Proposed Office Development at No. 72-76 Queen's Road East, Wan Chai, Hong Kong (Planning Application No. A/H5/415)**

I refer to the comments from Building Department (dated 28.12.2020), Transport Department (dated 05.01.2021), Drainage Services Department (dated 05.01.2021), Planning Department (dated 06.01.2021 and 22.01.2021), Architectural Services Department (dated 08.01.2021) and Environmental Protection Department (dated 14.01.2021 and 19.01.2021) regarding the subject application.

We submit herewith the Further Information (FI) with 70 copies of Response-to-Comments table with Appendices (including revised Planning Statement, Drainage Impact Assessment and Sewerage Impact Assessment) for the further consideration by relevant Government departments or Town Planning Board.

Thank you for your attention and should you have any queries, please do not hesitate to contact our Miss Grace Cheung at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited

p.p. Grace

Thomas Luk MTCP, MHKIREA, MRTPI, RPP
Managing Director

c.c. DPO/HK, PlanD (Attn.: Ms. Chillie SO)
Client

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2021 MAR 30 P 12:37
TOWN PLANNING BOARD

Similar Applications
on the “Residential (Group A)” Zone of the Draft Wan Chai Outline Zoning Plan No. S/H5/28

Approved Applications

Application No.	Address	Proposed Use(s)/Development(s)	Date of Consideration (MPC)	Approval Conditions
A/H5/372	24-34 Hennessy Road, Wan Chai	Proposed Office	28.11.2008	(a) to (e)
A/H5/377	24-34 Hennessy Road, 2-12 Anton Street and 1-11 Landale Street, Wan Chai	Proposed Office	7.11.2008	(b) to (i)
A/H5/400	155-167 Queen's Road East, Wan Chai	Proposed Office, Eating Place, Shop and Services	2.1.2015	(b), (d), (e), (i), (j), (k) & (l)
A/H5/411	46-56 Queen's Road East, 2-12 Anton Street and 1-11 Landale Street, Wan Chai	Proposed Office, Shop and Services, Eating Place, Exhibition Hall, Convention Hall, Educational Institution, Place of Entertainment and Place of Recreation Sports or Culture, and Minor Relaxation of Building Height Restriction	2.11.2018	(e), (g) & (i)
A/H5/412	153-167 Queen's Road East, Wan Chai	Proposed Commercial Development (including Eating Place, Shop and Services, Office and Commercial Bathhouse/Massage Establishment)	4.1.2019	(b), (c), (e), (i) to (l)

Approval Conditions

- (a) Provision of footpaths and corner splays surrounding the proposed development.
- (b) Submission of a sewerage impact assessment (SIA) / revised SIA.
- (c) Implementation of necessary local sewerage upgrading/sewerage connection works as identified in the SIA / revised SIA in planning condition (b) above.
- (d) Submission of a drainage impact assessment and implementation of the drainage improvement works identified therein.
- (e) Provision of water supplies for fire-fighting and fire service installations.
- (f) Submission of a revised traffic impact assessment and the implementation of necessary traffic improvement measures identified therein.

- (g) Provision of car parking, motorcycle parking spaces, vehicular access and internal queuing spaces for the car lifts.
- (h) Temporary and permanent reprovisioning of an affected road light.
- (i) Submission and implementation of landscape proposals.
- (j) 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), as proposed by the applicant.
- (k) Design and implementation of the public lay-by abutting the application site at QRE, as proposed by the applicant.
- (l) Provision of loading/unloading facilities for the proposed development, as proposed by the applicant.

Rejected Application

Application No.	Address	Applied Uses	Date of Consideration (MPC)	Rejection Reasons
A/H5/396	101-111 Wan Chai Road, Wan Chai	Proposed Office	4.4.2014	(i) and (ii)

- (i) 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.
- (ii) 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.

Detailed Comments from the Transport Department (TD)

(Please also refer to paragraph 10.1.2 of the Paper for other comments of TD)

Comments of the Commissioner for Transport (C for T):

- (a) It is noted that due to the size of the application site (the Site), it is impracticable to provide turntable and car lift to facilitate maneuvering of vehicles within the Site, and thus nil provision of internal transport facilities is proposed. Parking and loading/unloading (L/UL) will rely on on-street facilities or those in other developments.
- (b) The applicant has provided the carpark survey showing the vacancy of off-street parking spaces in the vicinity available for the proposed development. The applicant should also review and take into account any other planned developments with nil internal transport facilities in the vicinity in the assessment.
- (c) The applicant has substantiated the demand of L/UL and pick-up/set-down under the proposed development. The applicant should further demonstrate how the existing on-street/off-street facilities could meet the demand.
- (d) Regarding Table 4.2 of the traffic impact assessment (TIA) (**Appendix Ia** of the Paper), the Applicant is requested to further review the data and update of the TIA. Below extracted the relevant AADT for the two stations no. 1233 and 1844 for reference.

AADT 2016							
1233	C	DD	Queen's Rd E	Queensway	Kennedy Rd	18,180	18,160
AADT 2018							
1844	C	DD	Johnston Rd	Landale St	Luard Rd	2,830	2,840

- (e) Regarding the elaboration for paragraph 5.3.4 of the TIA (**Appendix Ia** of the Paper), the applicant stated that “the proposed office development is not anticipated to generate additional carparking and L/UL demand as compared with the as-permitted residential development at the Site”. The applicant is required to justify quantitatively why the demand under office development and residential development is anticipated to be similar.

Others

- (f) The applicant is asked to advise the width of footpath at Li Chit Street adjoining the Site and its sufficiency upon completion. Since the current footpath is relatively narrow with the presence of traffic signs, street name plate and lamppost, the applicant should review if any improvement measures could be implemented to enhance the walking environment thereat.
- (g) In view of the severe site constraints and that the Site adjoins Queen's Road East which is a busy and major route, the applicant should submit the proposed access arrangement for construction vehicles and the construction traffic impact with consideration of other known projects in the vicinity during demolition and construction stages. Construction traffic generated should preferably limited to non-peak hours to minimise the adverse traffic impact.

5-1

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

201218-120402-35696

提交限期

Deadline for submission:

05/01/2021

提交日期及時間

Date and time of submission:

18/12/2020 12:04:02

有關的規劃申請編號

The application no. to which the comment relates: A/H5/415

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee

意見詳情

Details of the Comment:

反對!香港已經不夠住宅樓,再將住宅地變辦公室會令問題更為嚴重!

5-2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

201216-141258-43260

提交限期**Deadline for submission:**

05/01/2021

提交日期及時間**Date and time of submission:**

16/12/2020 14:12:58

有關的規劃申請編號**The application no. to which the comment relates:**

A/H5/415

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chan

意見詳情**Details of the Comment :**

This application shall be rejected, as there is a lack of residential sites in Hong Kong. If this application is approved, it will set a bad example for other applications to convert commercial sites to residential sites making residential sites even less in Hong Kong.

There is already abundant supply of commercial space in the locality and the demand of commercial space in the locality is not justified for this application.

The planning intention for this zone is for high-density residential development and commercial uses shall only be permitted in the lowest 3 floors. It is not the planning intention for this zone to provide commercial space only.

Providing more residential sites is the government's top priority. It is against government policy, if this application is approved.

There is also traffic problem for another commercial development, as Queen's Road East is already very jam.

5-3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

201216-160558-50462

提交限期

Deadline for submission:

05/01/2021

提交日期及時間

Date and time of submission:

16/12/2020 16:05:58

有關的規劃申請編號

The application no. to which the comment relates:

A/H5/415

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YAU CHUN WANG

意見詳情

Details of the Comment :

本人反對A/H5/415申請計劃。

1) 交通擠塞將更趨嚴重

皇后大道東附近，交通流量本已飽和。附近街道，包括皇后大道東，星街，聖佛蘭士街，進教圍，更被灣仔區議會/灣仔分區警署列為違例泊車黑點。

此計劃及來往的重型車輛，勢必令附近交通超出負荷，更會令繁忙的灣仔更添擠塞，並令附近的交通擠塞問題惡化。

除此之外，此舉會加重灣仔現有交通運輸設施的壓力，對行人和車輛交通造成不良的影響，將來入伙的商業辦公室用戶亦會身受其害。

2) 高樓宇遮擋景觀

灣仔皇后大道東72-76號現時為10層的大廈。

如果被重建成26層的商業辦公室大樓，高樓將會遮擋其他樓宇的景觀，犧牲鄰近住宅和商業辦公室大樓原有的景觀。

此計劃將嚴重影響目前灣仔區居民對景觀抱有的合理期望。

(除此之外，發展商也未能提交出視覺影響評估和景觀影響評估等報告。)

3) 影響通風和環境

計劃會嚴重影響目前附近居民對通風及日照的合理期望，也會對空氣質素造成負面影響。

除此之外，建築時，也會引致空氣、污水及噪音污染，嚴重影響居於附近的住戶和於附近的辦公室大樓工作人士。

本人反對A/H5/415申請計劃。

5-3 附加

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

201228-182621-02752

提交限期

Deadline for submission:

05/01/2021

提交日期及時間

Date and time of submission:

28/12/2020 18:26:21

有關的規劃申請編號

The application no. to which the comment relates:

A/H5/415

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. YAU CHUN WANG

意見詳情

Details of the Comment:

本人反對A/H5/415申請計劃。

1) 交通擠塞將更趨嚴重

皇后大道東附近，交通流量本已飽和。附近街道，包括皇后大道東，星街，聖佛蘭士街，進教圍，更被灣仔區議會/灣仔分區警署列為違例泊車黑點。

此計劃及來往的重型車輛，勢必令附近交通超出負荷，更會令繁忙的灣仔更添擠塞，並令附近的交通擠塞問題惡化。

除此之外，此舉會加重灣仔現有交通運輸設施的壓力，對行人和車輛交通造成不良的影響，將來入伙的商業辦公室用戶亦會身受其害。

2) 高樓宇遮擋景觀

灣仔皇后大道東72-76號現時為10層的大廈。

如果被重建成26層的商業辦公室大樓，高樓將會遮擋其他樓宇的景觀，犧牲鄰近住宅和商業辦公室大樓原有的景觀。

此計劃將嚴重影響目前灣仔區居民對景觀抱有的合理期望。

(除此之外，發展商也未能提交出視覺影響評估和景觀影響評估等報告。)

3) 影響通風和環境

計劃會嚴重影響目前附近居民對通風及日照的合理期望，也會對空氣質素造成負面影響。

除此之外，建築時，也會引致空氣、污水及噪音污染，嚴重影響居於附近的住戶和於附近的辦公室大樓工作人士。

5-4

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



A/H5/415 72-76 Queen's Road East, Wan Chai

03/01/2021 04:01

From:

To:

FileRef:

tpbpd <tpbpd@pland.gov.hk>

A/H5/415

72-76 Queen's Road East, Wan Chai

Site area : About 196.34sq.m

Zoning : "Res (Group A)"

Applied development : Commercial Building / PR 15 / 103mPD / SC 78% / OS
156.84sq.m

Dear TPB Members,

Strongly object. Wanchai is a tradition residential district but unfortunately TPB has been approving the conversion of R zoned sites to commercial that has encouraged all property owners to entertain the same expectations of almost doubling the permitted plot ratio.

However unlike the nearby Swire site where a certain synergy was justified, this small site is surrounded by residential towers so the impact of a more bulky development on these buildings with regard to ventilation, views, penetration of natural light, etc would be negative. Not only is the PR almost double, there is also the issue of site coverage.

Res A building over 61m has a maximum PR of 8 and SC of 33.3
Res A Commercial PR of 15, but SC is 60

Applicant is seeking a much higher SC than the guidelines dictate.

As for the justification of timely and relatively affordable commercial floor space, there are dozens of small vacant offices currently available even at prestigious commercial blocks and there is no guarantee with regard to the affordability factor.

The statement that the proposed commercial use is in line with government policy to increase commercial space ignores the fact that the government is far more concerned about the supply of homes than it is about the development of a small commercial tower.

It is not clear where the proposed OS is, probably the empty floor on 3rd. This cannot be classed as public OS as it is difficult to access and would benefit only some tenants. All the green coverage on the façade is green wash. Curtain wall buildings could not sustain planter boxes on all floors and any planting on the roof top would be costly to maintain. As for the green wall all the way up oen side of the

building, this is nothing short of fantasy.

Sec for Development Michael Wong announced that the housing target for the year will be short of a few dozen units. Approving the conversion of this site from Res to Commercial is an example of why the housing targets are never met. Small sites like can accommodate 50 or more residential units with commercial on the podium floors.

Members must play their part in resolving the housing issue by conserving appropriately zoned sites in mature districts with full community services in place. For their intended purpose.

Mary Mulvihill

5-5

☐ Urgent ☐ Return receipt ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public groups



回覆規劃申請A/H5/415：皇后大道東72至75號應保留作住宅用途
04/01/2021 15:15

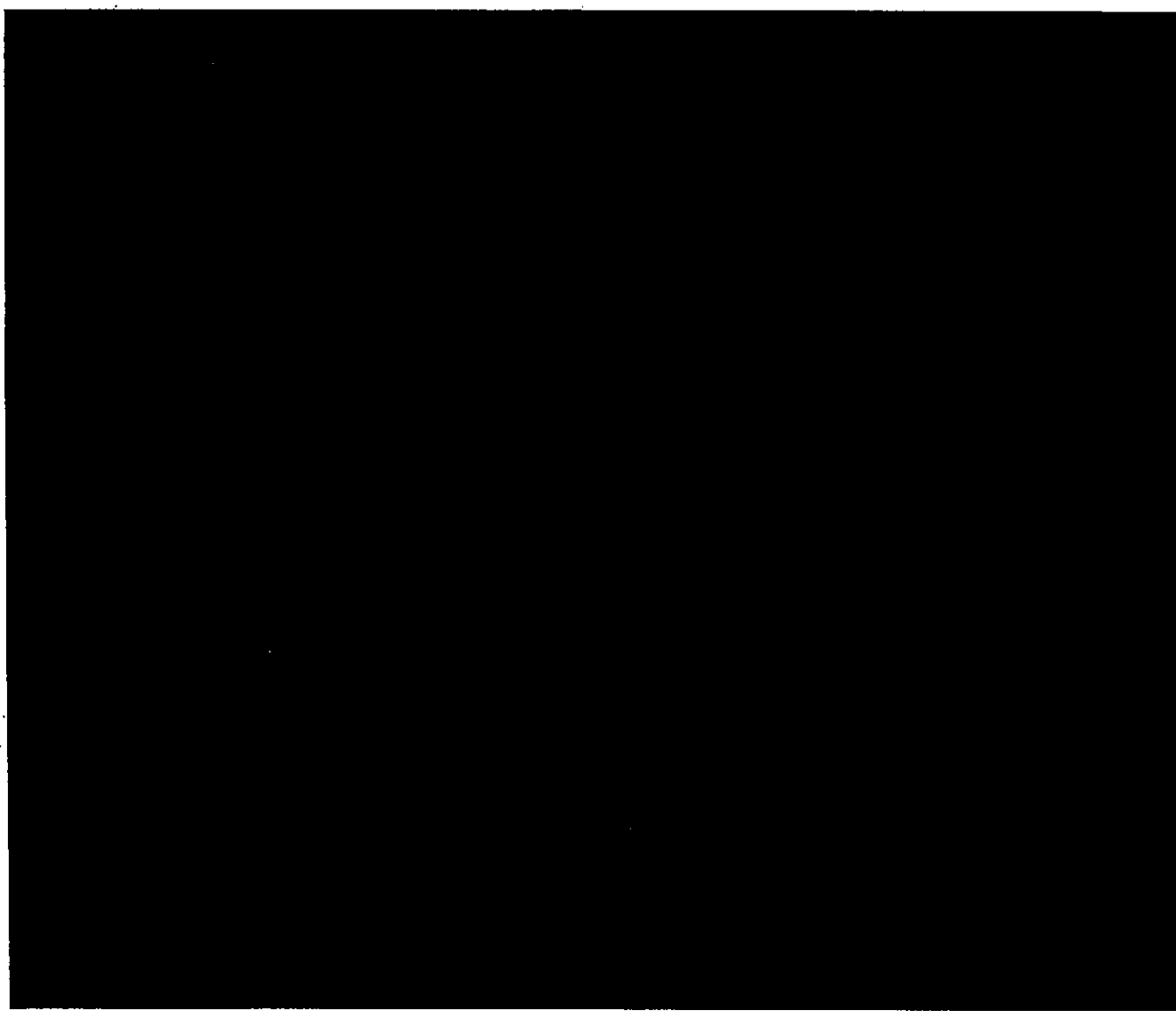
From:

[Redacted]

To:

tpbpd <tpbpd@pland.gov.hk>

FileRef:



致 城市規劃委員會：

回覆規劃申請A/H5/415：皇后大道東72至75號應保留作住宅用途

就規劃申請A/H5/415，申請人擬議將皇后大道東72至75號一幢十層高住宅大廈改建為26層高商廈，本人不能贊同，理由如下：

一) 皇后大道東72至75號屬「住宅(甲類)」用地，應保留作住宅用途。申請人稱增加商業樓面面積屬政府政策，惟覓地建屋、增加住宅供應，才是政府政策的「重中之重」。

二) 武漢肺炎疫情打擊下，本地的商業樓宇需求已大幅減退。據2020年11月數據，港島甲級商廈空置率達9.11%，灣仔區以10.38%居首，空置率已經連升18個月，商廈的呎價亦連跌17個月。疫情的出現，亦令辦公模式轉變，電子營商及在家工作興起，即便經濟恢復增長，未來對實體辦公室樓面面積的需求只會下降。

三) 灣仔區近年不斷改建住宅為商廈及酒店，令區內交通及環境日益惡化。灣仔區議會近年多次表明反對區內過度商業化，需保留更多住宅用地。在2018年3月6日發展、規劃及交通委員會，更否決規劃署的《銅鑼灣分區計劃大綱草圖》，2020年4月5日換屆後的灣仔區議會發展、規劃及交通委員會一致通過反對將前機電工程署加路連山道「政府、機構及社區」用地改劃為商廈的規劃。

四) 合和中心二期預料於本年落成，勢將進一步加劇區內特別是皇后大道東一帶的社區問題，而皇后大道東只屬一條狹窄的行車道，部分路面只有雙線雙程行車，目前繁忙時間已非常擠塞，不適宜再增加更多商業樓宇項目。

五) 政府近年就商業樓面的政策，是將商業樓面從核心商業區分散，包括推動「起動九龍東」、活化工廈容許改裝為辦公室，而政府亦主動將政府辦公室從中區及灣仔北遷離至將軍澳、柴灣、油麻地及長沙灣等地。

本人促請城規會否決是否規劃申請，申請人仍可繼續將劃為「住宅（甲類）」的用地，重建為住宅項目，不會影響申請人任何合法的權益，亦符合公眾利益。

灣仔區議會主席

楊雪盈

二零二一年一月四日

tpbpd@pland.gov.hk

Seg 5-6

寄件者: [REDACTED]
寄件日期: 2021年04月22日星期四 2:08
收件者: tpbpd
主旨: Re: A/H5/415 72-76 Queen's Road East, Wan Chai

Dear TPB Members,

Some juggling with the layout in no way address the various issues identified below.

As for the green wash, totally unrealistic. Would tenants want to look after the plants on each floor, or allow strangers into their premises to do so?

As for the mock up on the roof, it looks like a columbarium. The first Signal 3 typhoon would demolish it.

There are reports in the media every day about the increase in the number of vacant offices and that going forward tenants will be looking for state of the art developments. This narrow building would at best be Grade 3. On the other hand the residential market is buoyant and there is always demand for homes in urban centres.

Previous objections upheld.

Mary Mulvihill

From: [REDACTED]
To: "tpbpd" <tpbpd@pland.gov.hk>
Sent: Sunday, January 3, 2021 4:01:34 AM
Subject: A/H5/415 72-76 Queen's Road East, Wan Chai

A/H5/415
72-76 Queen's Road East, Wan Chai
Site area : About 196.34sq.m
Zoning : "Res (Group A)"
Applied development : Commercial Building / PR 15 / 103mPD / SC 78% / OS 156.84sq.m

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Res A Commercial PR of 15, but SC is 60

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The statement that the proposed commercial use is in line with government policy to increase commercial space ignores the fact that the government is far more concerned about the supply of homes than it is about the development of a small commercial tower.

It is not clear where the proposed OS is, probably the empty floor on 3rd. This cannot be classed as public OS as it is difficult to access and would benefit only some tenants. All the green coverage on the façade is green wash. Curtain wall buildings could not sustain planter boxes on all floors and any planting on the roof top would be costly to maintain. As for the green wall all the way up one side of the building, this is nothing short of fantasy.

Sec for Development Michael Wong announced that the housing target for the year will be short of a few dozen units. Approving the conversion of this site from Res to Commercial is an example of why the housing targets are never met. Small sites like can accommodate 50 or more residential units with commercial on the podium floors.

Members must play their part in resolving the housing issue by conserving appropriately zoned sites in mature districts with full community services in place. For their intended purpose.

Mary Mulvihill

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 (BA). You 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 BA 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 Commissioner for Transport that:
 - (i) any other planned developments with nil internal transport facilities in the vicinity should be reviewed and taken into account in the assessment;
 - (ii) how the existing on-street/off-street facilities could meet the demand should be further demonstrated;
 - (iii) regarding Table 4.2 of the traffic impact assessment (TIA) (**Appendix Ia** of the Paper), the data should be further reviewed and updated the TIA;
 - (iv) you should justify quantitatively why the demand under office development and residential development is anticipated to be similar;
 - (v) the width of footpath at Li Chit Street adjoining the Site and its sufficiency upon completion should be provided. Since the current footpath is relatively narrow with the presence of traffic signs, street name plate and lamppost, any improvement measures could be implemented to enhance the walking environment thereat should be reviewed; and
 - (vi) In view of the severe site constraints and that the Site adjoins Queen's Road East which is a busy and major route, the proposed access arrangement for construction vehicles and the construction traffic impact with consideration of other known projects in the vicinity during demolition and construction stages should be submitted. Construction traffic generated should preferably limited to non-peak hours to minimise the adverse traffic impact;
- (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Building Department that detailed comments on compliance with the Buildings Ordinance will be given upon formal building plans submission;
- (d) to note the comments of the Chief Architect/Central Management Division 2, Architectural Services Department that regarding the treatment for façade facing west, better façade treatment at its north-west elevation, including solar control devices, should be considered to avoid glare to the surrounding developments as far as practicable. Regarding greenery issue, it is noted that planters are proposed outside the curtain wall on each floor at its south-west elevation. With reference to the submitted perspective drawing (**Appendix Ib** of the Paper), the feasibility of the planting proposal should be reviewed, particularly the

extensive planting hanging outside the curtain wall which may block views and natural lighting of the office floors;

- (e) to note the comments of the Director of Environmental Protection that the Sewerage Impact Assessment report (**Appendix Ib** of the Paper) suggested that a sewer segment (A4 to A5) was required to upgrade from 150 to 225mm diameter and the details of implementation should be further liaised with the relevant departments. The generation of construction and demolition (C&D) materials should be minimised, and the C&D materials on-site should be reused and recycled as far as possible; and
- (f) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. The emergency vehicular access provision in the Site should comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the Building (Planning) Regulation 41D which is administrated by BD.