

Previous s.16 Applications covering the Application Site

Approved Applications

Application No.	Location and Proposed Use(s)	Date of Consideration	Approval Conditions
A/H5/377	24-34 Hennessy Road, 2-12 Anton Street and 1-11 Landale Street, Wan Chai Proposed Office	7.11.2008 Approved with conditions by MPC	(a) to (h)

Approval Conditions

- (a) the submission of a revised traffic impact assessment and the implementation of necessary traffic improvement measures identified therein;
- (b) the provision of car parking, motorcycle parking spaces, vehicular access and internal queuing spaces for the car lifts ;
- (c) the submission of a sewerage impact assessment (SIA);
- (d) the implementation of necessary local sewerage upgrading/sewerage connection works as identified in the SIA in planning condition (c) above;
- (e) the submission of a drainage impact assessment and implementation of the drainage improvement works identified therein ;
- (f) the temporary and permanent reprovisioning of an affected road light;
- (g) the provision of water supplies for fire-fighting and fire service installations; and
- (h) the submission and implementation of landscape proposals.

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 (now known as 28 Hennessy Road)	Proposed Office	Rejected by MPC (1.8.2008) Approved with conditions by Board on Review (28.11.2008) (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; (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; (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; (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 (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.
A/H5/396	101-111 Wan Chai Road, Wan Chai, Hong Kong	Proposed Office	Rejected by MPC (4.4.2014) The rejected reasons were : (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 (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.

A/H5/400	155-167 Queen's Road East	Proposed Commercial (Office/Eating Place/Shop and Services) Development	<p>Approved with Conditions by MPC (2.1.2015)</p> <p>(a) 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), as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;</p> <p>(b) the design and implementation of the public lay-by abutting the application site at QRE to the satisfaction of the Commissioner for Transport or of the TPB;</p> <p>(c) the provision of loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;</p> <p>(d) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection (DEP) and the Director of Drainage Services (DDS) or of the TPB;</p> <p>(e) the implementation of local sewerage upgrading/sewerage connection works as identified in the SIA to the satisfaction of the DDS or of the TPB;</p> <p>(f) the submission of a Drainage Impact Assessment and the implementation of the mitigation measures identified therein to the satisfaction of the DDS or of the TPB;</p> <p>(g) the provision of fire services installations and water supply for firefighting to the satisfaction of the Director of Fire Services or of the TPB; and</p> <p>(h) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.</p>
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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 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 may be required;
- (b) to apply for a licence to permit the proposed eating place uses under the leases. However, there is no guarantee that such licence application will be approved and if approved by the Lands Department (LandsD), acting in its capacity as the landlord at its discretion, it will be subject to such terms and conditions, including payment of appropriate fee, as imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport that all car parking spaces should meet the dimensions requirement (i.e., 2.5m x 5.0m x 2.4m headroom), including those in mechanical parking;
- (d) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (BD) that under Buildings Ordinance Section 31(1) & Building (Planning) Regulation 23(2), existing lane should not be built over, upon and under and should be excluded from site area. If the existing lane is proposed to be included in site area for calculation of site coverage and PR or to be extinguished in the redevelopment and to be built over, upon or under, further information and justification should be provided for consideration in building plan submission stage, BD's position under Buildings Ordinance Section 31(1) & Building (Planning) Regulation 23(2) are reserved. If GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services is applied for the subject development, requirements including Sustainable Building Design Guidelines as stated in PNAP APP-151 & 152 should be complied with. Otherwise, GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services will not be considered. The proposed structure/link bridge connecting Phase II and Phase I should be included in GFA and site coverage calculation. If dedication for public passage is proposed and sufficient information is provided to demonstrate that the proposal will enhance public safety/convenience and the proposal is supported by the relevant government departments, bonus PR and site coverage in return for dedication of land for public passage may be considered in the building plan submission stage. The applicant should clarify the exact use on 2/F & 3/F and demonstrate the compliance under Building (Planning) Regulation 49A if the proposed entertainment/exhibition use on 2/F and 3/F is for Places of Public Entertainment under Places of Public Entertainment Ordinance (Cap. 172). Detailed comments on compliance with the Buildings Ordinance including the proposed bonus PR and site coverage would be given upon formal submissions;
- (e) to note the comments of the Director of Environmental Protection that since the proposed development would involve demolition of existing buildings and require excavation for the proposed commercial development (including three-level basement), it is advised to minimise the generation of construction and demolition (C&D) materials and reuse and recycle the C&D materials on the site as far as possible;

- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that there are some existing fresh and salt water mains within and in the vicinity of the site and are affected by the proposed development. Free access should be allowed for WSD at any time to carry out operation and maintenance of these water mains. In case the applicant considers that diversion of these water mains is required, the applicant should study the feasibility of diverting these water mains. If diversion is considered feasible, the applicant should submit their proposal for WSD's consideration and approval. The diversion work shall be carried out by the applicant at their own cost to the satisfaction of WSD. WSD will only carry out the connection works to the existing network and the associated connection cost should be borne by the project proponent. Moreover, a 3m wide Waterworks Reserve should be proposed for the water mains within the site. The applicant should note the WSD's record plans showing the existing water mains within and in the vicinity of the site. The exact lines and levels of the water mains should be established by hand dug trial pits on site if they are of significance to construction works. Some changes might have been made to the information on the WSD's record plan in the course of time and that digging of trial holes to ascertain the exact alignment and depth of water mains would still be necessary before any road excavation;
- (g) to note the comments of the Director of Fire Services (D of FS) that 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. It is noted that Education Institution and Place of Entertainment are included in the application. The applicant is advised to observe Paragraph 6, Part X of FSD Circular Letter 4/96 regarding the compatibility of occupancy in composite buildings containing cinema or theatre;
- (h) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that the pavements of Anton Street and Landale Street are particularly narrow and it is advisable to further explore setting back the proposed development from these streets to provide more pedestrian space. The applicant may also consider whether the proposed lawn/planters can be provided in the paved area instead;
- (i) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded 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; and
- (j) to note the comments of the Secretary for Education that advice on the proposed education institution shall be sought from the relevant section of Education Bureau in due course.