

METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD

MPC Paper No. 14/16

**For Consideration by
the Metro Planning Committee on 14.9.2016**

**Submission for Compliance with
Approval Condition (b) and Approval Condition (l) of Application No. A/H4/94**

**Proposed Alteration and Modification Works to the Building
and External Façade for Cultural/Leisure/Retail/Food &
Beverage Uses/Open Space/Ancillary Support, for the Central Market
Revitalization Project in “Other Specified Uses” annotated
“Building with Historical and Architectural Interests Preserved for
Commercial, Cultural and/or Community Uses” Zone,
The Former Central Market, 80 Des Voeux Road Central,
Central, Hong Kong**

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The Former Central Market, 80 Des Voeux Road Central, Central, Hong Kong**

1. Purpose

The Metro Planning Committee (the Committee) is invited to consider whether the submission made by the applicant, Urban Renewal Authority (URA), on the design proposal for the new façade facing Des Voeux Road Central, and the market stall preservation plan are acceptable for compliance with approval conditions (b) and (l) respectively of the planning permission granted on 18.3.2016 for the proposed alteration and modification works to the building and external façade of the Former Central Market at 80 Des Voeux Road Central, Central, Hong Kong under Application No. A/H4/94.

2. Background

- 2.1 The application site is zoned “Other Specified Uses” (“OU”) annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses on the draft Central District Outline Zoning Plan (OZP) No. S/H4/15 (Plans AA-1 to AA-2). The planning intention is primarily for preserving the building facades and special architectural features of the existing Central Market building, and revitalising the building for commercial, cultural and/or community uses with public open space to provide leisure space and greenery in Central.
- 2.2 On 11.12.2015, the applicant submitted an application (No. A/H4/94) seeking planning permission for proposed alteration and modification works to the building and external façade of Central Market as part of the Revitalization Project for the site. The proposed alteration and modification works which required planning permission included the following:
 - (a) widening of two existing openings on the lower part of the external walls so as to enhance the visual permeability and accessibility;
 - (b) demolition and re-construction of the end bay facing Des Voeux Road Central (DVRC) with transparent materials so as to enhance the visual permeability of the building;

- (c) demolition of the toilet block at the junction of Queen's Road Central and Jubilee Street and provision of a small entrance plaza/gathering place with E&M facilities;
- (d) widening of the internal footbridges on 1/F and 2/F of the building to enhance the connection between the two sides of the building; and
- (e) demolition of market stalls on G/F, 1/F and 2/F with conservation of a minimum of one number of intact market stall for each type of market stall.

2.3 The application was considered by the Committee on 18.3.2016. After deliberation, Members decided to approve the application with conditions. The Committee also decided that the submissions for compliance with the following three approval conditions should be considered by the Town Planning Board (TPB):

- (a) the submission of a detailed design proposal for the new façade facing DVRC demonstrating the compatibility of interface between the new and old facades and the new façade and the existing footbridge (approval condition (b));
- (b) the submission of footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street (approval condition (j)); and
- (c) the submission of a market stall preservation plan (approval condition (l)).

An extract of the minutes of the Committee meeting on 18.3.2016 and the planning approval letter dated 8.4.2016 for Application No. A/H4/94 are at **Appendices II and III** respectively.

2.4 Members' concerns regarding the above three approval conditions are summarised as follows:

- (a) Demolition and re-construction of the end bay facing DVRC
 - there was concern on the compatibility of the glass curtain wall for the entire new façade with the original Bauhaus design of the Central Market façade which was made up of stripes of concrete and glass; the use of glass curtain wall for the cultural facilities which would induce high operation cost; and the interface of the new façade design with the existing footbridges connecting to the Hang Seng Bank Headquarters;
- (b) Widening of entrances and elevation treatment facing Queen Victoria Street and Jubilee Street
 - while there is no objection to the proposed widening of entrances and elevation treatment at Queen Victoria Street and Jubilee Street, the footpath on the two streets should be widened with traffic mitigation measures to create a more comfortable pedestrian environment;
- (c) Conservation of Market Stalls

- more market stalls should be preserved as the various types of stalls had distinct characteristics worthy of preservation and a cluster of each type of market stalls should be preserved to restore their function, enhance vibrancy and help recreate the ambience of the old wet market.

3. Submission for Compliance with Approval Conditions (b) and (l)

- 3.1 According to the Town Planning Board Guidelines on Compliance of Approval Conditions (TPB PG-No. 20), approval conditions which concern or would affect the detailed design of the development should be complied with before the approval of the building plans. In this regard, the URA made the submissions to comply with approval conditions (b) and (l) as a first step to obtain building plan approval for the proposed development.
- 3.2 On 23.6.2016, 29.6.2016, 28.7.2016 and 9.8.2016, the applicant submitted the detailed design proposal for the new façade facing DVRC and the market stall preservation plan to comply with approval conditions (b) and (l) (**Appendices Ia to Id**). Illustrative drawings of the new façade facing DVRC and the new façade and the existing footbridge are at **Drawings AA-1 to AA-5**. The layout plans of the market stall preservation plan (G/F to 2/F) are at **Drawings AA-6 to AA-9**.

4. The Detailed Design Proposal for the New Façade Facing DVRC Submitted by the Applicant

- 4.1 The Central Market building is a Grade 3 Historic Building being an exemplification of Functionalism (“Form follows Function”) which is characterized by the streamlined modern style and simple geometry (Figure 4 in **Appendix 1a**). The end bay adjoining DVRC is a late addition in the early 1990s for the construction of Central-Mid-levels escalator system, when the grid structure and the original façade was demolished and rebuilt with a new stair and escalators connecting to the footbridges to the Hang Seng Bank Headquarters.
- 4.2 The applicant indicated that the proposal to demolish and reconstruct the end bay adjoining DVRC is to enhance visual permeability and improve the pedestrian circulation within the building. Moreover, the new façade will adopt a design with transparent materials, differentiating the new and the old. According to the applicant, such a design approach is in line with international best practice on heritage conservation.
- 4.3 The design statement submitted by the applicant for the new façade is summarized as follows:

*Continuation of Horizontality at the New Structure Compatible with the Original Streamlined Modern Style (**Drawing AA-1**)*

- (a) the new façade is to recreate the essence of horizontality in the original façade in 1939, which is currently interrupted. The alternate bands of concrete and

glass (i.e. solid and void) at the façades facing Queen Victoria Street and Jubilee Street will be re-connected in the new façade facing DVRC and reinterpreted in new material treatment of fritted glass and clear glass (i.e. solid and void). The horizontal bands of clear glass windows will be continued and the scales of modules of the windows will be compatible with and will make reference to the preserved facades facing Queen Victoria Street and Jubilee Street. Projecting eaves or similar features at the top of the windows will be provided at the new façade to help emphasize the continuity of horizontality, which will be at the same levels as the existing projecting fins at the façades facing Queen Victoria Street and Jubilee Street. Round corners at the building corners at both sides of the DVRC façade will be maintained in the reconstructed portion to express the unique character of the original building;

Enhancement of Visual Permeability and Accessibility (Drawing AA-2)

- (b) the reconstruction of the end bay facing DVRC improves the pedestrian connections from G/F to 1/F and from 1/F to 2/F, in which the connection with the existing footbridge at 2/F is also improved with widened passageway and disabled ramps. The expression of circulation in façade design is in line with the “form follows function” principle of the original streamlined modern style architecture. The intention to rebuild such portion of façade with new design being compatible with the Old Central Market yet differentiating the new & old and with transparent materials to express the circulation of the building is considered appropriate and in line with public aspirations;

Interface with the Preserved Facades and Existing Footbridge (Drawings AA-3 to AA-5)

- (c) the new façade of the reconstructed end bay will basically flush with the preserved facades facing Queen Victoria Street and Jubilee Street with movement joint in between to achieve a compatible interface between the new façade and the preserved facades. Considering the level difference between the floor of Central Market and the existing footbridge to the Hang Seng Bank Headquarters built in the 1990s, the new façade will be distinguished from the existing footbridge (which is finished in tiles and aluminium cladding) in terms of materials. Subject to the detailing of joints to meet with the technicality and statutory requirements, a “clear and distinguishable” joint will be designed; and

Environmental Considerations

- (d) due to the shading effect of the surrounding high rise building, the solar heat gain from direct sunlight onto the north-facing reconstructed bay of Central Market is very low. Besides, the facades facing DVRC is mostly under the shadow of the existing footbridge to the Hang Seng Bank Headquarters. As the area is comparatively dark and not very welcoming, the use of transparent materials will enhance visual connection with the outside and enable natural illumination. Solar heat gain through the curtain wall will be minimised by using Low-E glass to reduce heat gain and energy consumption for

air-conditioning. As the majority of the space within the reconstructed end bay will be for circulation, the use of transparent materials along these main circulation spaces will enable a more pleasant and comfortable environment for the public.

5. The Market Stall Preservation Plan Submitted by the Applicant

5.1 The design considerations concerning the market stall preservation plan are summarized as follows:

“Cluster” of market stalls to be preserved

- (a) the unique design of Central Market is the column and grid structure where market stalls are designed to fit in a modular grid with a group of 2 to 3 stalls. In response to Members’ concern that a “cluster” of each type of market stalls should be preserved to restore their function and enhance vibrancy, stalls within a structural grid will be defined as a “cluster” for preservation. The number of stalls proposed to be preserved for each type of stall within one column grid is as follows:

| Category of stalls | Minimum no. of stalls preserved required by AMO | Minimum no. of stalls proposed to be preserved | Difference |
|--------------------|---|--|------------|
| Poultry | 1 | 2 | +1 |
| Fish | 1 | 2* | +1 |
| Pork | 1 | 3 | +2 |
| Beef and Mutton | 1 | 2 | +1 |
| Vegetables | 1 | 2 | +1 |
| Fruit | 1 | 2 | +1 |
| Total | 6 | 13 | +7 (+116%) |

* Only 2 existing stalls possessing all authentic elements remain on site

Strategic Location and Adaptive Re-use of the Preserved Stalls

- (b) the proposed location of each type of stall to be preserved will follow their original broad location, i.e. G/F for fish stalls, poultry stalls; 1/F for beef and mutton stalls, pork stalls; and 2/F for vegetable stalls, fruit stalls. The market stalls are to be located at easily accessible major circulation path to maximize their exposure to the public or near the atrium and grand staircases at the two ends (**Drawings AA-6 to AA-8**).
- 5.2 The applicant submitted that there is a need for concrete repair and thickening of slabs in fulfilling the current building codes and hence the in-situ preservation of the stalls is not technically possible and all stalls need to be cut out, restored and re-installed. The applicant indicated that there are constraints to preserve more stalls as a substantial amount of stalls were already demolished at 2/F to make way for the existing shops and passageway (i.e. the Central Escalator Link Alley Shopping Arcade); only few stalls possess all authentic elements, particularly for stalls on G/F and 2/F; and stalls needed to be removed for the public open space on

G/F and to meet the public aspiration to open up facades facing Jubilee Street and Queen Victoria Street.

6. Comments from Relevant Government Departments

- 6.1 The following departments have been consulted and their views on the applicant's submissions are summarised as follows:

Heritage Conservation Aspects

- 6.1.1 Comments of the Antiquities and Monuments Office, Leisure and Cultural Services Department (AMO, LCSD):

New Façade facing DVRC

- (a) the applicant has provided further information on 28.7.2016 and 9.8.2016 to demonstrate the compatibility of the new façade design with the Former Central Market by emphasising the horizontality of the features on the existing façade, and how the new façade design exemplified from the old façades through a new curtain wall system using both clear glass and fritted glass panels and with horizontal protrusions to line up with the existing canopies and features. This notwithstanding, it is noted that the proposed curtain wall system would be very close to the existing columns along DVRC. In drawing up the detailed design proposal for the new façade, the applicant should:
 - (i) ensure that there is adequate and reasonable distance between the columns and the glass panels to cater for installation, future maintenance and aesthetic effect; and
 - (ii) ensure that the new façade would observe the existing profile of the façades (constituted by spandrel, parapet wall and windows) which contributes to the characteristics of the building.
- (b) the above comments are set out on the understanding that the applicant would provide the required details to AMO for approval at a later stage (including in implementing the detailed design proposal approved by the Town Planning Board in fulfilling approval condition (c); and

The Market Stall Preservation Plan

- (c) no comment on the applicant's submission to comply with approval condition (1).

Architectural Aspect

- 6.1.2 Comments of Chief Architect/Central Management Division (2),

Architectural Services Department (CA/CMD2, ArchSD):

We have the following comments from the architectural and visual impact point of view:

New Façade facing DVRC

- (a) it is noted that the applicant agreed to address our comments on the detailed design of the window wall system, lighting design and cleansing method upon approval of the General Building Plans (GBPs). In this regard, we have no further comment; and

The Market Stall Preservation Plan

- (b) no comment on the submission. The applicant should consider providing details such as circulation, E/M space, public amenity/toilets, retail space, F&B, arts exhibition and performance areas at the next stage.

Building Aspect

6.1.3 Comments of Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) regarding the façade design proposal, it is noted that the applicant proposed to demolish the existing façade facing DVRC and replace it with curtain wall. Projecting eaves are also proposed at localised area on the curtain wall. As there is no detailed information provided for the design of curtain wall and projection eaves, such as the projection extent, I reserve comments until detailed design and information are provided at the building plan submission stage. Nevertheless, the applicant is reminded to observe the requirements of gross floor area and site coverage calculations for curtain wall under PNAP APP-2 and projecting eaves under B(P)R 7 and PNAP APP-19. If the curtain wall would be projected over street, application for exemption from the Buildings Ordinance (BO) section 31(1) will be considered upon plan submission stage subject to the satisfactory design of curtain wall under PNAP APP-2;
- (b) it is noted from the applicant's responses to the comments of ArchSD and AMO that the horizontal mullions forming the horizontal bands at the coping of roof parapet and top of the windows will be protrusions. In this connection, the applicant is reminded to observe our comments provided in paragraph 6.1.3(a) above; and
- (c) as regards the market stall preservation plan which is outside the ambit of the BO, we are not in a position to offer comments.

6.1.4 The following Government departments have no comment on the applicant's submissions:

- (a) Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD); and
- (b) District Lands Officer/Hong Kong West and South, Lands Department (DLO/HKW&S, LandsD).

7. Planning Considerations and Assessment

- 7.1 The application No. A/H4/94 for proposed alteration and modification works to the building and external façade of Central Market was approved with conditions by the Committee on 18.3.2016. Three of the approval conditions should be to the satisfaction of the TPB. This submission is to address two of these conditions, namely approval conditions (b) and (l).

Design of the New Façade (approval condition (b))

- 7.2 Members' concerns on this approval condition were mainly on the compatibility of the proposed glass curtain wall of the new façade with the original Bauhaus design of Central Market, the operational cost of using a glass curtain wall design for cultural facilities, and the interface of the new design with the existing footbridge connecting to the Hang Seng Bank Headquarters.
- 7.3 The main architectural characteristics of the façade of the Central Market to be preserved rest on its horizontality, alternate solid and void composition and round corners. The applicant has submitted a detailed design of the new façade facing DVRC in respect of the key architectural treatment, development scale and material used to address the Committee's concerns on the compatibility of the new façade with the Bauhaus design of the Central Market building. The new façade proposal is developed based on the design intent submitted at the s.16 application stage.
- 7.4 In terms of the key architectural treatment, the applicant has demonstrated the continuation of horizontality at the new structure which is to restore the essence of horizontality wrapping around the original building. The projecting eaves to be provided at the new façade will also emphasise the continuity of horizontality. The existing alternate bands of concrete and glass (solid and void) will be continued at the new façade by horizontal bands of fritted glass and clear glass.
- 7.5 The applicant also demonstrated a compatible interface in terms of the scale of modules of the windows approximating the existing windows on the preserved façade. Moreover, the round corners of the original building would be reconstructed at both sides of the new façade facing DVRC to express the original architectural uniqueness.
- 7.6 While it is the design intent of the applicant to follow the key architectural features to achieve compatibility with the original design, the applicant decided to adopt different materials to distinguish the new façade from the preserved portion, i.e. glass curtain wall in this case. This design approach is in line with Article 22 of the Burra Charter which states that new works to a conservation site should be readily identifiable as such.

- 7.7 The transparent design of the new façade can also enhance the overall visual permeability of the end bay and allow natural illumination to the pedestrian circulation area inside. Regarding the Committee's concern on the operating cost of the curtain wall design, the applicant indicated that the solar heat gain will be low due to the shading effect of the connecting footbridge and the Hang Seng Bank headquarters building. The heat gain can be further minimized through the use of Low E glass.
- 7.8 Regarding the design interface of the new façade with the existing footbridge, it must be acknowledged that the footbridge is outside the project boundary and beyond the applicant's control. The applicant will design clear and distinguishable movement joints to clearly distinguish the footbridge from the new façade, similar to that between new and old façades.
- 7.9 AMO has already indicated they have no comments on the proposed reconfiguration of the façade when the application was considered by the Committee on 18.3.2016. Regarding the detailed design proposals, AMO has requested the applicant to provide the required details in complying with the approval condition (c), i.e. implementation of a detailed design proposal for the new façade facing DVFC to the satisfaction of the AMO. Other relevant Government departments have no adverse comments on the proposal. In view of the above, PlanD considers the submission to fulfil approval condition (b) acceptable.

Preservation of Market Stalls (approval condition (l))

- 7.10 Members' concerns regarding this approval condition were mainly that more market stalls should be preserved and a cluster of each type of market stall should be preserved.
- 7.11 According to the five conservation principles accepted by AMO for the preservation of the façades and special architectural features of the Central Market building, AMO has requested for the conservation of minimum one number of intact market stall for each type. To address the Committee's concern on the Market Stall Preservation Plan and taking into account the unique design of the Central Market i.e. the column grid structure, the applicant has proposed to adopt a modular grid with a group of 2 to 3 stalls as a cluster for preservation. In doing so, the number of stalls to be preserved has been increased from 6 stalls to 13 stalls. Instead of centralising all the stalls into one location, the applicant proposed retaining different types of stalls in their original locations e.g. G/F for fish and poultry stalls, 1/F for meat stalls and 2/F for vegetable and fruit stalls etc. The stalls would be integrated with the interior design and the future use of the Central Market. The preserved stalls are proposed at easily accessible major circulation path and near the atrium and grand staircases at the two ends to maximize the opportunity for public enjoyment.
- 7.12 The proposed Market Stall Preservation Plan has taken into account the preservation constraints i.e. the need to cut out, restore and reinstall the stalls due to works of concrete repair and slabs thickening; only a few number of stalls possessing authentic elements are available; and the need to allow subsequent design flexibility for the POS and the proposed uses within the Central Market for public enjoyment at detailed design stage. According to the applicant, the number of stalls proposed for

adaptive re-use in the proposed Market Stall Preservation Plan is the minimum, subject to the finalization of the detailed design of the revitalization project. AMO has no comment on the proposed Market Stall Preservation Plan.

- 7.13 As the market stalls proposed to be preserved are in clusters and the minimum number of stalls to be preserved has increased and concerned departments have no adverse comments on the proposal, PlanD considers the submission to fulfil approval condition (l) acceptable.

8. Decision Sought

- 8.1 The Committee is invited to consider whether the applicant's current submission is acceptable for compliance with approval conditions (b) and (l) of Application No. A/H4/94.
- 8.2 Should the Committee consider the applicant's detailed design proposals acceptable for compliance with approval conditions (b) and (l), the applicant should be advised accordingly.
- 8.3 Alternatively, should the Committee consider the applicant's detailed design proposal not acceptable, the applicant should be advised to further revise the design proposals of the proposed development to comply with approval conditions (b) and (l) of Application No. A/H4/94.

Attachments

| | |
|------------------------------|--|
| Appendix Ia | Applicant's letter dated 23.6.2016 |
| Appendix Ib | Applicant's letter dated 29.6.2016 |
| Appendix Ic | Applicant's letter dated 28.7.2016 |
| Appendix Id | Applicant's letter dated 9.8.2016 |
| Appendix II | Extract of the minutes of the MPC meeting on 18.3.2016 |
| Appendix III | Approval letter dated 8.4.2016 for Application No. A/H4/94 |
| Drawings AA-1 to AA-5 | Illustrative Drawings of the New Façade Facing Des Voeux Road Central and the New Façade and the Existing Footbridge |
| Drawings AA-6 to AA-9 | Layout Plans of Market Stall Preservation (G/F to 2/F) |
| Plan AA-1 | Location plan |
| Plan AA-2 | Site plan |
| Plans AA-3 to AA-8 | Site photos |

Our Ref: PDP/CWDR/CO
Your Ref: TPB/A/H4/94



23 June 2016

BY POST

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

Dear Sir/ Madam,

Central Market Revitalization Project (Application No. A/H4/94)

Compliance with Approval Condition (b)

the submission of a detailed design proposal for the new façade facing Des Voeux Road Central demonstrating the compatibility of interface between the new and old façades and the new façade and the existing footbridge to the Satisfaction of TPB

We submit herewith 70 copies of the detailed design proposal for the new façade facing Des Voeux Road Central for compliance with the captioned approval condition.

Should you have any query or require further information, please contact our Mr. Jackey Chan at 2588 2748.

Yours faithfully,

Michael Ma
Director, Planning & Design

Encl.

cc. w/o encl.
District Planning Officer/ Hong Kong, Planning Department
Authorized Person/ AGC

(Attn.: Mr. J.J. Austin)
(Attn.: Mr. Vincent Ng)

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TOWN PLANNING BOARD

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

1. Background

The Urban Renewal Authority (URA) submitted the s.16 planning application (No. A/H4/94) for the Central Market Revitalization Project on 11 December 2015 for the approval of the Town Planning Board (TPB).

The application involves the demolition and re-construction of the end bay adjoining Des Voeux Road Central (DVRC) for enhancing visual permeability and improvement of the pedestrian circulation within the building being an important part of the Central - Mid-levels escalator and walkway system. This is a design in response to the Chief Executive's 2009/10 Policy Address for revitalization of the former Central Market as a leisure and hang-out place with diversified uses and the mainstream public aspirations obtained from extensive public engagement exercises as detailed in the planning statement. The conceptual design of the new façade facing DVRC in transparent materials and continuation of horizontality at the new structure compatible with the original streamlined modern style of Central Market was adopted and illustrated in the application (**Figure 1 and 2**). Such approach not only complies with the international best practice on heritage conservation aligned with the advice of Dr. Lee Ho Yin, but also meet the public aspirations(**Figure 23**). Similar façade design approach was adopted in the previous s.16 planning application (No. A/H4/92) which was approved by the TPB on 19 July 2013 (**Figure 3**).

The end bay adjoining DVRC is a late addition in the early 1990s for the construction of Central - Mid-levels escalator and walkway system. The grid structure and the original façade was demolished and rebuilt with a new stair and escalators connecting G/F to 2/F for connection to the footbridges to the Hang Seng Bank Headquarters. Since this portion of the market building is not the "original" fabric and not a Character Defining Element (CDE) identified for preservation, Antiquities & Monuments Office (AMO) has no comment on the proposed demolition from the heritage conservation perspective.

The TPB also generally agreed to demolish and reconstruct the end bay facing DVRC but had concerns on the design of the facade which should be compatible with the Streamlined Modern design details of the Central Market building. Therefore the TPB approved the application on 18 March 2016 with an approval condition (b) - "the submission of a detailed design proposal for the new façade facing Des Voeux Road Central demonstrating the compatibility of interface between the new and old facades and the new façade and the existing footbridge to the satisfaction of TPB".

The purpose of this detailed design proposal is for the discharge of the approval condition (b).

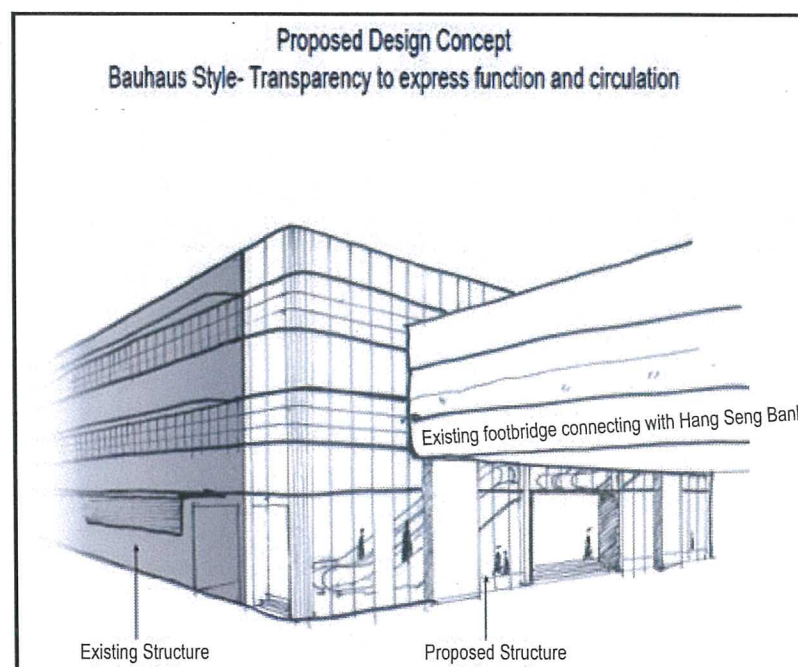


Fig 1. Conceptual Design of the New Facade facing DVRC in planning application (No. A/H4/94)

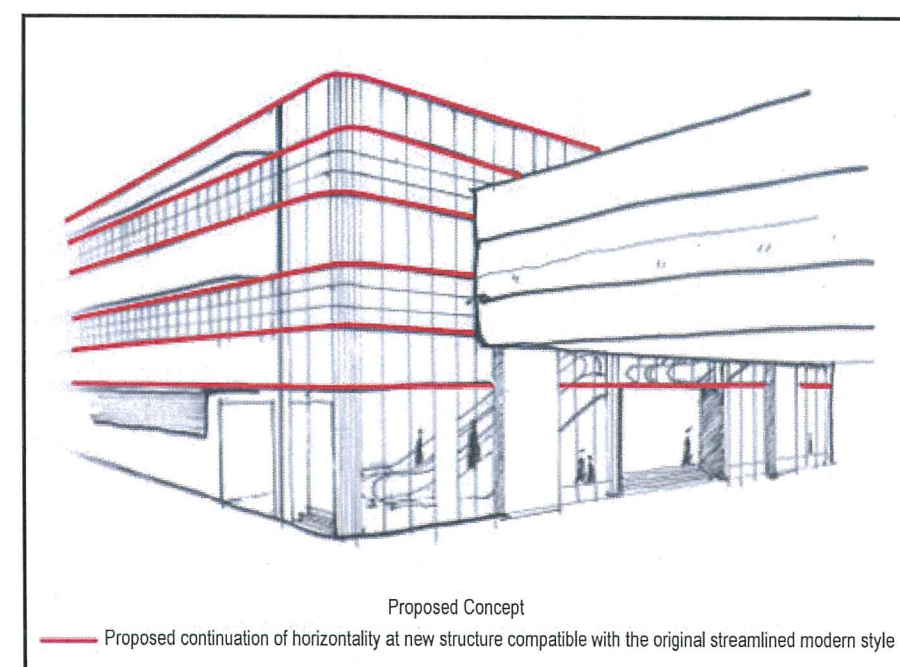


Fig 2. Conceptual Design of the New Facade facing DVRC in planning application (No. A/H4/94)

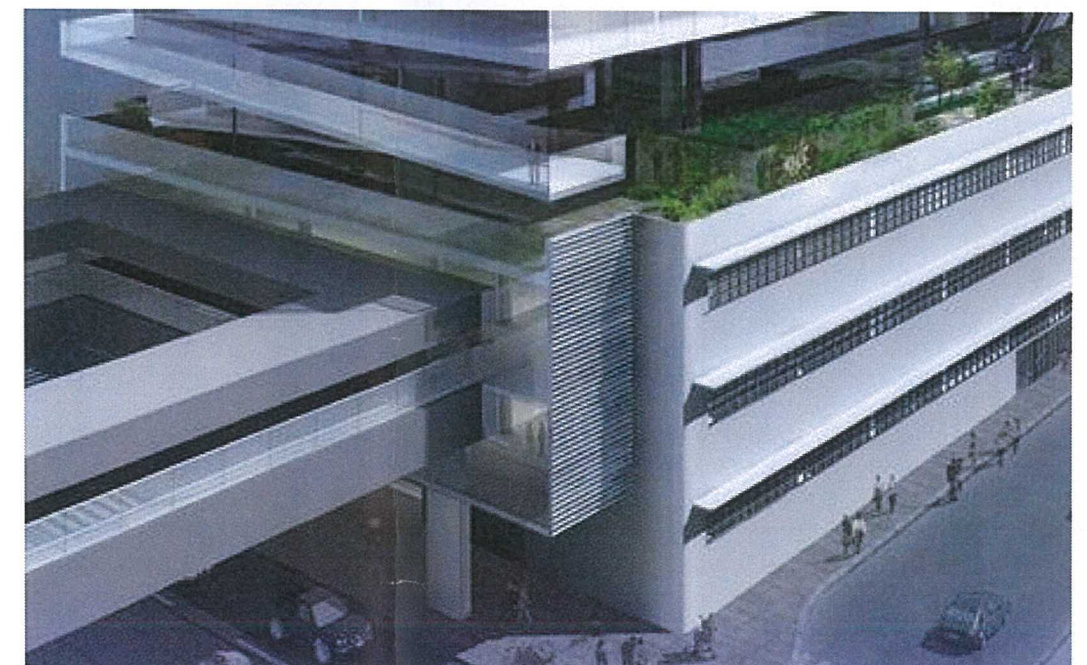


Fig 3. Similar Facade Design Approach in Previous S.16 Planning Application (No. A/H4/92) Approved by TPB on 19 July 2013

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

2. *Proposed Façade Design and Design Considerations*

2.1 *Architectural Characteristics and Character Defining Elements*

The Central Market is a Grade 3 Historic Building being an exemplification of Functionalism ("Form follows Function") which is characterized by the streamlined modern style and simple geometry (**Figure 4**). Some representative examples built in the same period include Knapp's Department Store in Michigan (completed in 1939) and Coulter's Department Store in Los Angeles (completed in 1938) (**Figures 5 and 6**). The façades of Central Market facing Queen Victoria Street and Jubilee Street with the horizontal and continuing of solid and void composition is one of the Character Defining Elements. These two façades would be preserved as one of the five principles of conservation agreed with the Antiquities and Monuments Office (AMO).



Fig 4. Central Market in 1939



Fig 5. Knapp's Department Store in Michigan (completed in 1939)



Fig 6. Coulter's Department Store in Los Angeles (completed in 1938)

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

The existing façade of Central Market facing Des Voeux Road Central (DVRC) was however a late addition with incompatible design built in early 1990s due to the construction of Mid-levels escalator. The original façade was demolished and rebuilt to provide a pair of escalators connecting G/F to 2/F, a steel staircase leading from 2/F to the roof floor, a public toilet, and two connecting footbridges to the Hang Seng Bank Headquarters. The original essence of horizontality wrapping around the building was interrupted (**Figures 7 to 9**).

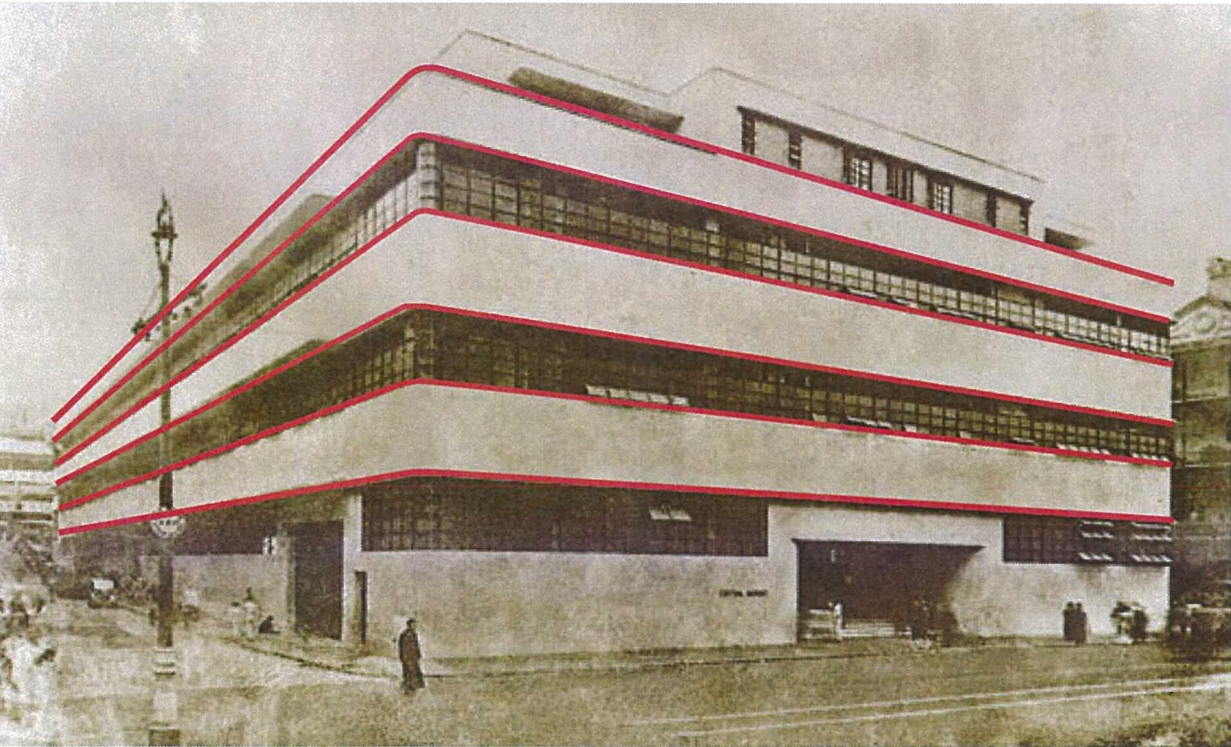


Fig 7. Central Market in 1939



Fig 8. Reconfiguration of the End Bay adjoining Des Voeux Road Central.



Fig 9. Existing Central Market

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

2.2 *Design Statements*

The purpose of reconstruction of the end bay of Central Market facing Des Voeux Road Central is for enhancing visual permeability and improvement of the pedestrian circulation in response to the public aspiration. As the façade is a late addition and therefore the new structure is proposed to adopt a new design with transparent materials, differentiating the new and the old. Such design approach is also in line with international best practice on heritage conservation with the advice of Dr. Lee Ho Yin, expert of heritage conservation. AMO also has no in-principle objection to such design concept.

Comments were received from Town Planning Board, government departments and various stakeholders, the conceptual design of façade facing DVRC is now developed and detailed with due considerations on heritage conservation, architectural and environmental aspects. The detailed design of the façade facing DVRC is illustrated in the artistic impression in **Figure 10**.



Fig 10. Artist Impression (View from Des Voeux Road Central)

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

2.2.1 Continuation of Horizontality at the New Structure Compatible with the Original Streamlined Modern Style (Figure 11)

The concept of the new façade is to recreate the essence of horizontality in the original façade in 1939, which is currently interrupted. The alternate bands of concrete and glass (i.e. solid and void) at the facades facing Queen Victoria Street and Jubilee Street will be re-connected in the new façade facing DVRC and reinterpreted in new material treatment of fritted glass and clear glass (solid and void) (Figure 12).

The horizontal bands of clear glass windows will be continued. The scales of modules of the windows will be compatible to and making reference to the preserved facades facing Queen Victoria Street and Jubilee Street.

Projecting eaves or similar features at the top of the windows will be provided at the new façade to help emphasizing the continuity of horizontality, which will be at the same levels as the existing projecting fins at the preserved façades facing Queen Victoria Street and Jubilee Street.

Round corners at the building corners at both sides of the DVRC façade will be maintained in the reconstructed portion to express the unique character of the original building.

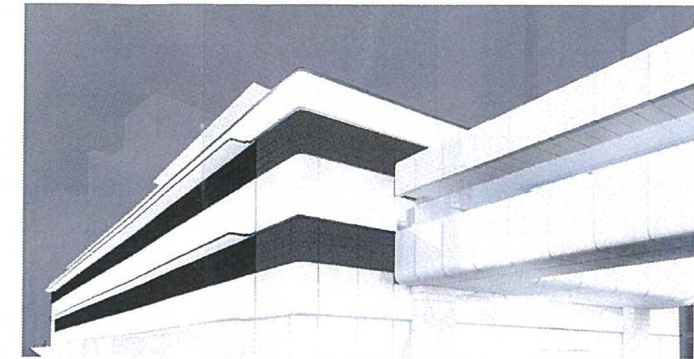


Fig 12. Continuation of Alternate bands of Solid and Void

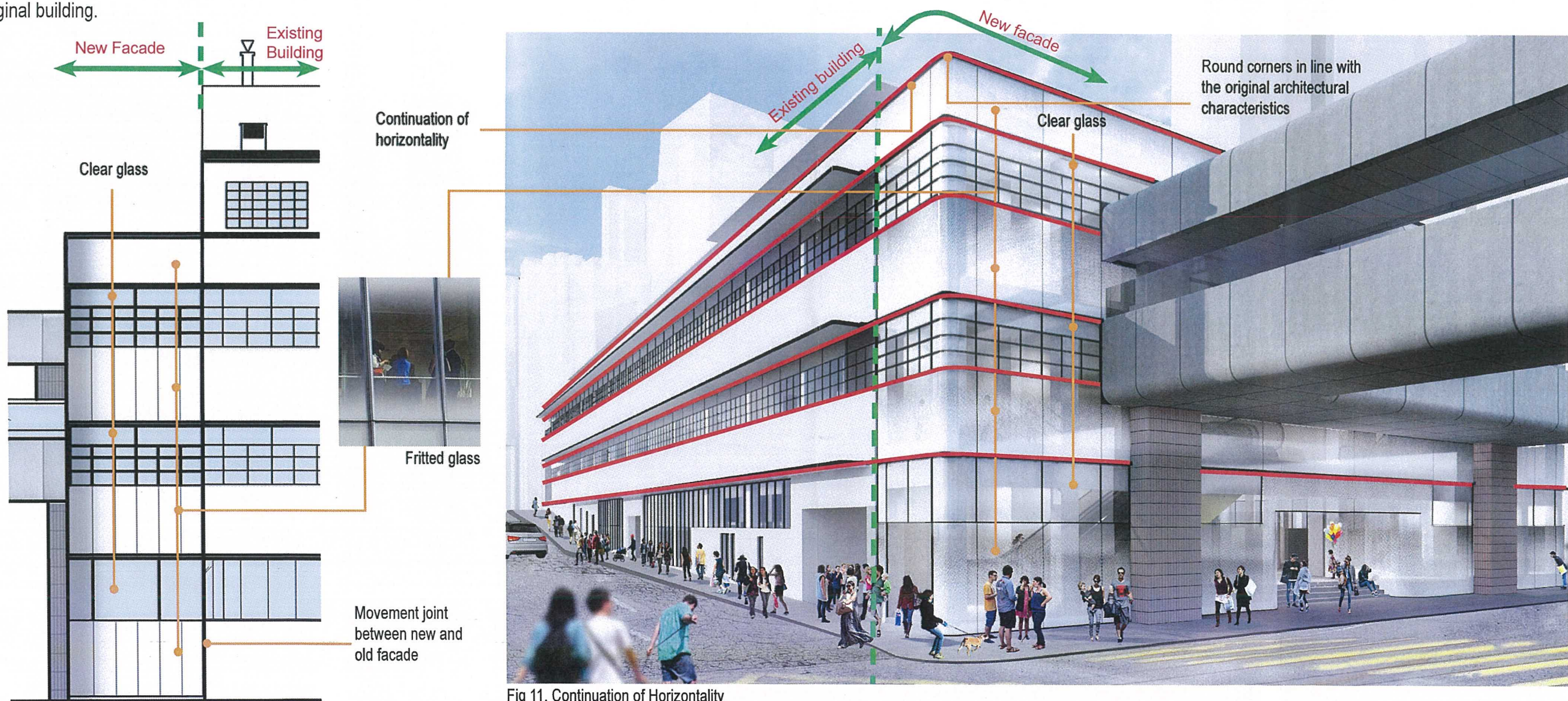


Fig 11. Continuation of Horizontality

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

2.2.2 Enhancement of Visual Permeability and Accessibility (Figure 13)

In response to the public aspiration for better accessibility and circulation (Figure 23), the reconstruction of end bay facing Des Voeux Road Central improves the pedestrian connections from G/F to 1/F and from 1/F to 2/F as shown in Figure 14. The connection with the existing footbridge at 2/F is also improved with widened passageway and disabled ramps.

The expression of circulation in the facade design is in-line with the “form follows function” principle of the original streamlined modern style architecture. Similar approach was widely adopted in modern style buildings, such as Fagus Factory in Germany (Figure 15) and Hong Kong City Hall (Figure 16).

The intention to rebuild such portion of façade with new design being compatible to the Old Central Market yet differentiating the new & old and with transparent materials to express the circulation of the building is considered appropriate and in line with the public aspiration.

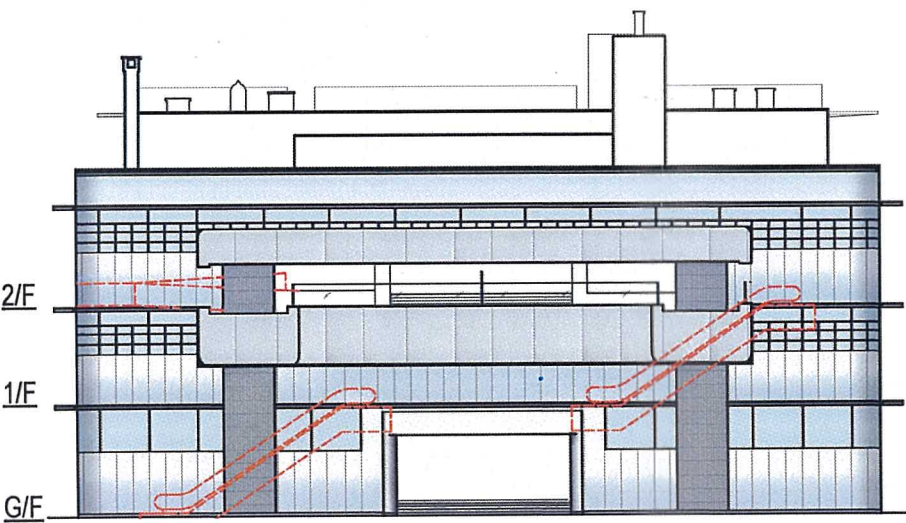


Fig 14. Improved Pedestrian Connections



Fig 13. Expression of Circulation



Fig 15. Expression of Circulation: Fagus Factory in Germany

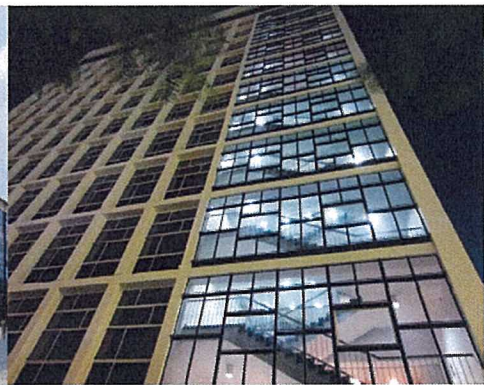


Fig 16. Expression of Circulation: Hong Kong City Hall

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

2.2.3 Articulated Interfaces with the Preserved Facades and Existing Footbridge

Interface with the Preserved Facades

The new façade of the reconstructed end bay will basically flush with the preserved façades facing Queen Victoria Street and Jubilee Street with movement joint in between as shown in **Figure 17**. As mentioned in previous sections, the continuation of horizontality by various means will be adopted to achieve a compatible interface between the new façade and the preserved façades.

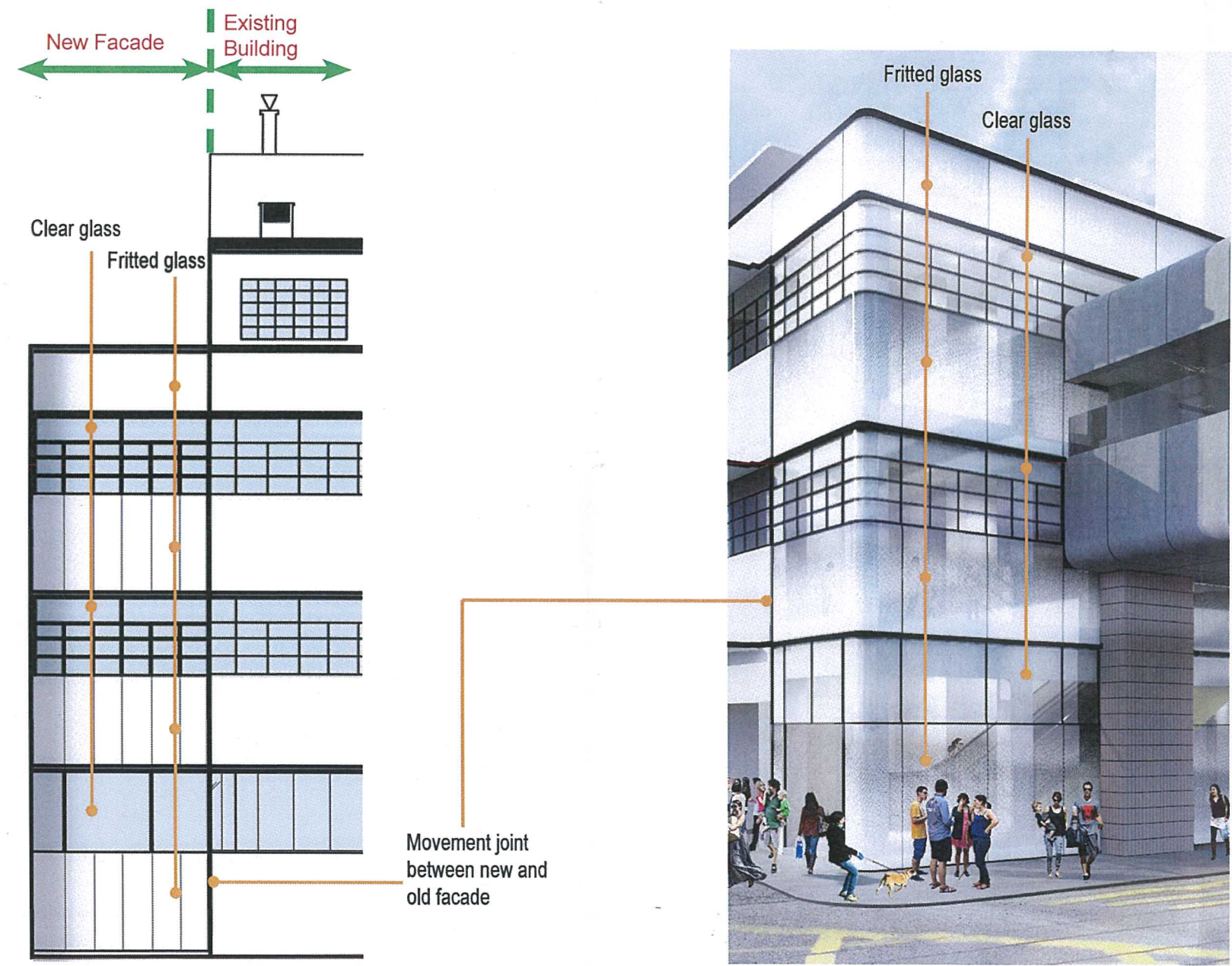


Fig 17. Interface with Existing building

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

Interface with the Existing Footbridge

The design of the new façade facing DVRC shall primarily respect the Architectural Characteristics of the old Central Market and the floor levels.

Considering the level difference between the floor of Central Market and the existing footbridge to the Hang Seng Bank Headquarters built in the 1990s, the new façade will be distinguished from the existing footbridge (which is finished in tiles and aluminum cladding) in terms of materials. This is in line with the conservation principles and mainstream public aspirations as mentioned in background and as shown in **Figure 18**.

Nonetheless, the modules of the elements of the new façade will take into consideration of the profile of the footbridge, both vertically and horizontally, without awkward gaps at the interfaces. To clearly differentiate the footbridge with the new façade, subject to the detailing of joints to meet with the technicality and statutory requirements, a “clear and distinguishable” joint will be designed.

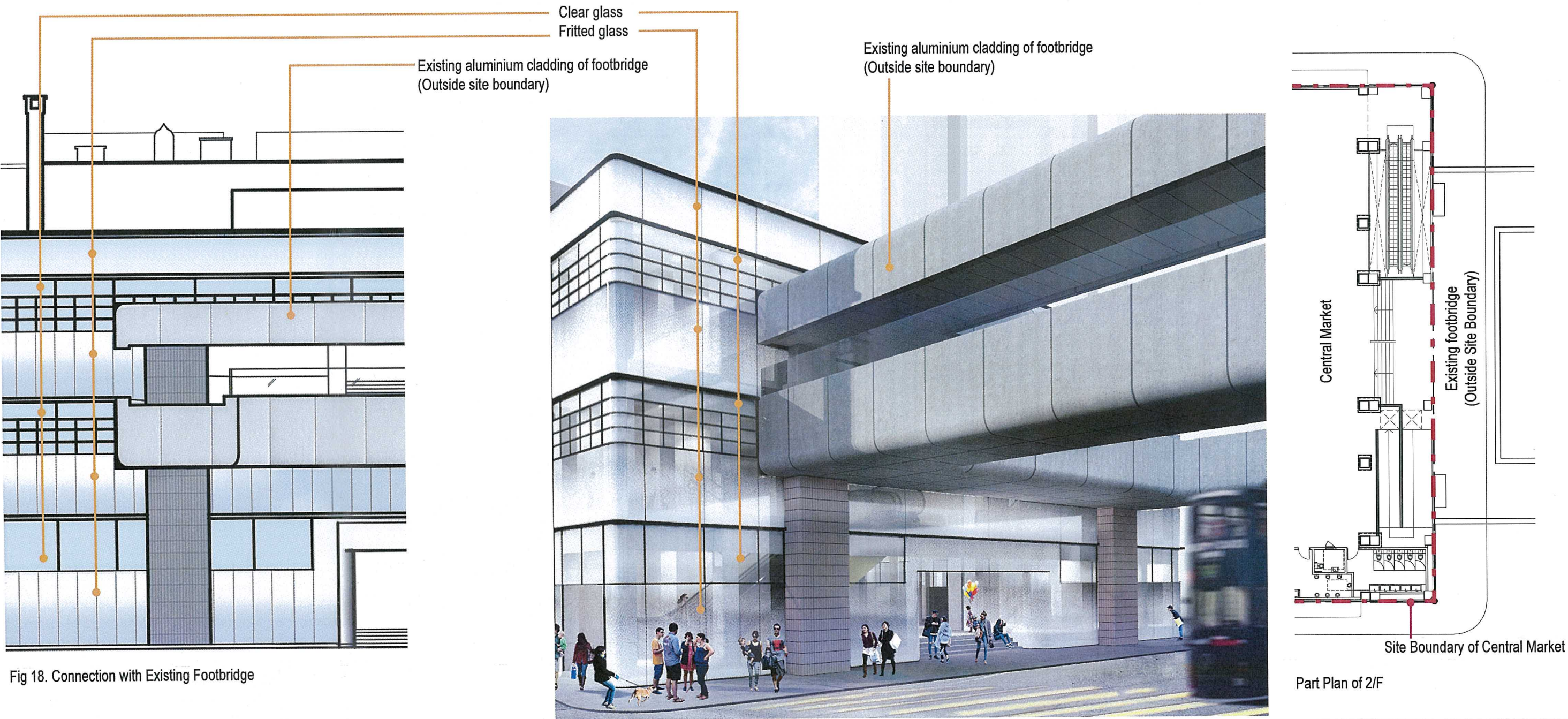


Fig 18. Connection with Existing Footbridge

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

2.2.4 Environmental Considerations

From previous sun path study, due to the shading effect of the surrounding high rise buildings, the solar heat gain due to direct sunlight onto the north-facing reconstructed bay of Central Market is very low. Besides, the façade facing DVRC is mostly under the shadow of existing footbridge to the Hang Seng Bank Headquarters. The area is comparatively dark and not very welcoming.

With the use of transparent materials, visual connection with the outside is enhanced and natural illumination by mild daylight will be achieved. On the other hand, taken into account that there might be certain direct sunlight at certain time, solar heat gain through the curtain wall will be minimal by using Low-E glass to further reduce heat gain and thus energy consumption for air-conditioning. Implication to a high operation cost in this aspect is therefore not anticipated.

Subject to the approval of general building plan, majority of the space within the reconstructed end bay will be for circulation to improve the connectivity between floors, street levels and the existing footbridge (**Figure 14**), the use of transparent materials along these main circulation spaces will enable a more pleasant and comfortable environment for the public.

3. Conclusion

This detailed design proposal is prepared with the best effort to demonstrate the details of design intention of the proposed new façade facing DVRC at an early design stage. There are genuine hardships and difficulties to provide further technical details. For examples, the general building plan is yet to be approved by the Buildings Department. The final requirements on the proposed alteration including the new façade design for compliance with Building Regulations are still not conclusive. Besides, the curtain wall design, including the sizes of structural members and details are all subject to detailed structural design and calculation by structural engineer and approval by the Buildings Department.

Although this detailed design proposal appears to be only a broad brush of the façade design, it has outlined all the necessary important details constituting to the compatible design of the new façade of the Central Market facing DVRC with due considerations on heritage conservation, architectural and environmental aspects. Should this detailed design proposal be approved by the TPB, concerned government departments could then base on this approved design to ensure the further technical details be developed and implemented in good order by the following means:

- According to planning approval condition (a), a Conservation Management Plan will be required to be submitted to AMO for approval prior to commencement of major works. The details of the new facades, such as materials, colors and scales of elements will be duly addressed in the CMP for AMO's consideration.
- According to planning approval condition (c), the implementation of the detailed design proposal for the new façade facing DVRC to the satisfaction of AMO will be required.
- The plan submissions to Buildings Department will be circulated to concerned departments, such as Planning Department and AMO for comments under the centralized processing. Changes or revisions, if any, in the façade design would be fully under control of relevant departments.

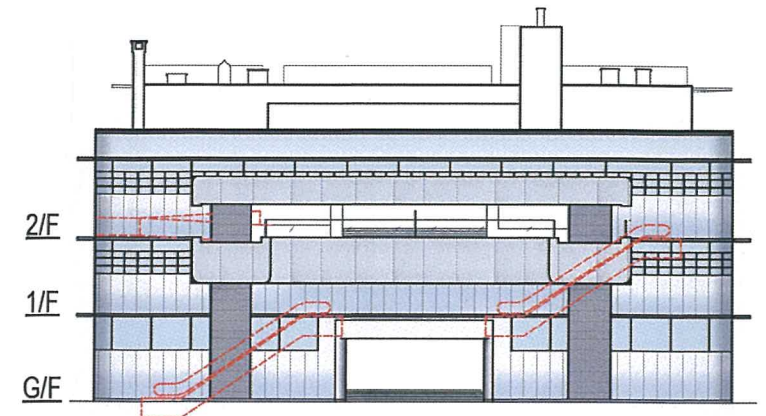
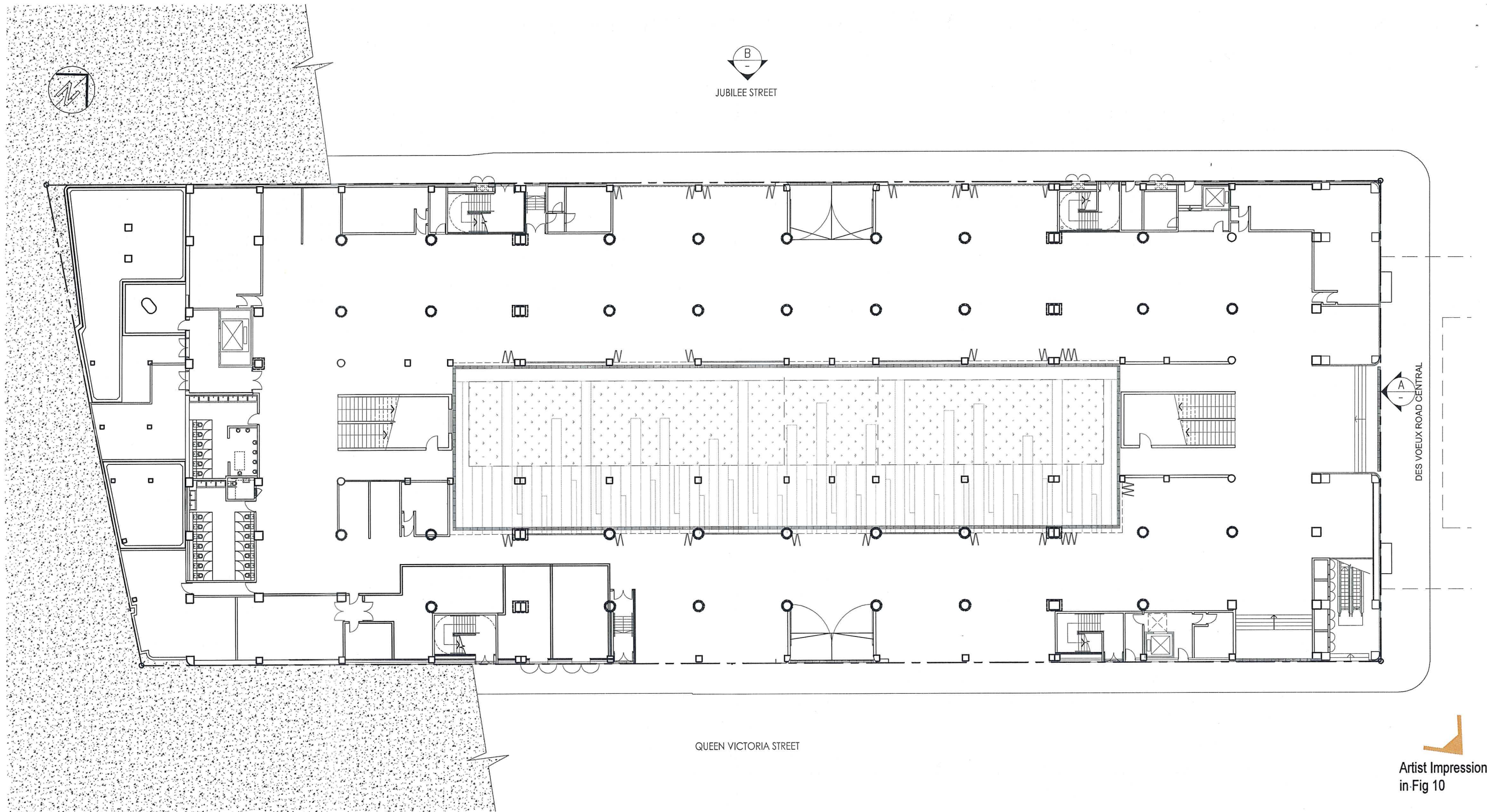


Fig 14. Improved Pedestrian Connections

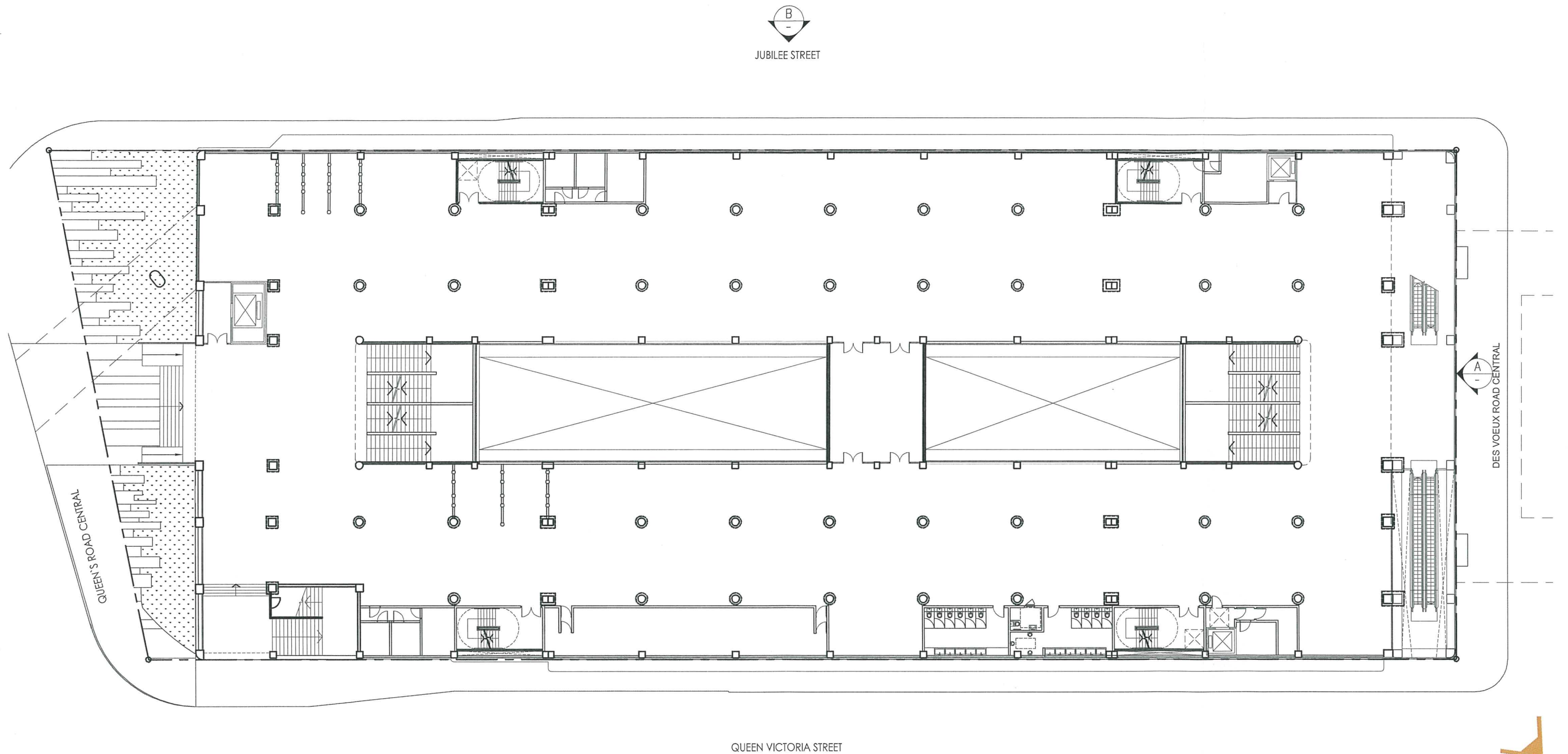


Artist Impression
in-Fig 10

Fig 19. Conceptual Layout - G/F

Note:

1. The conceptual layout plans are indicative only. Final materials, colour and detailed design of the facade are subject to changes and updates at detailed design and construction stage to suit adaptive re-use of new development.
2. The conceptual layout plans do not form part of the submission

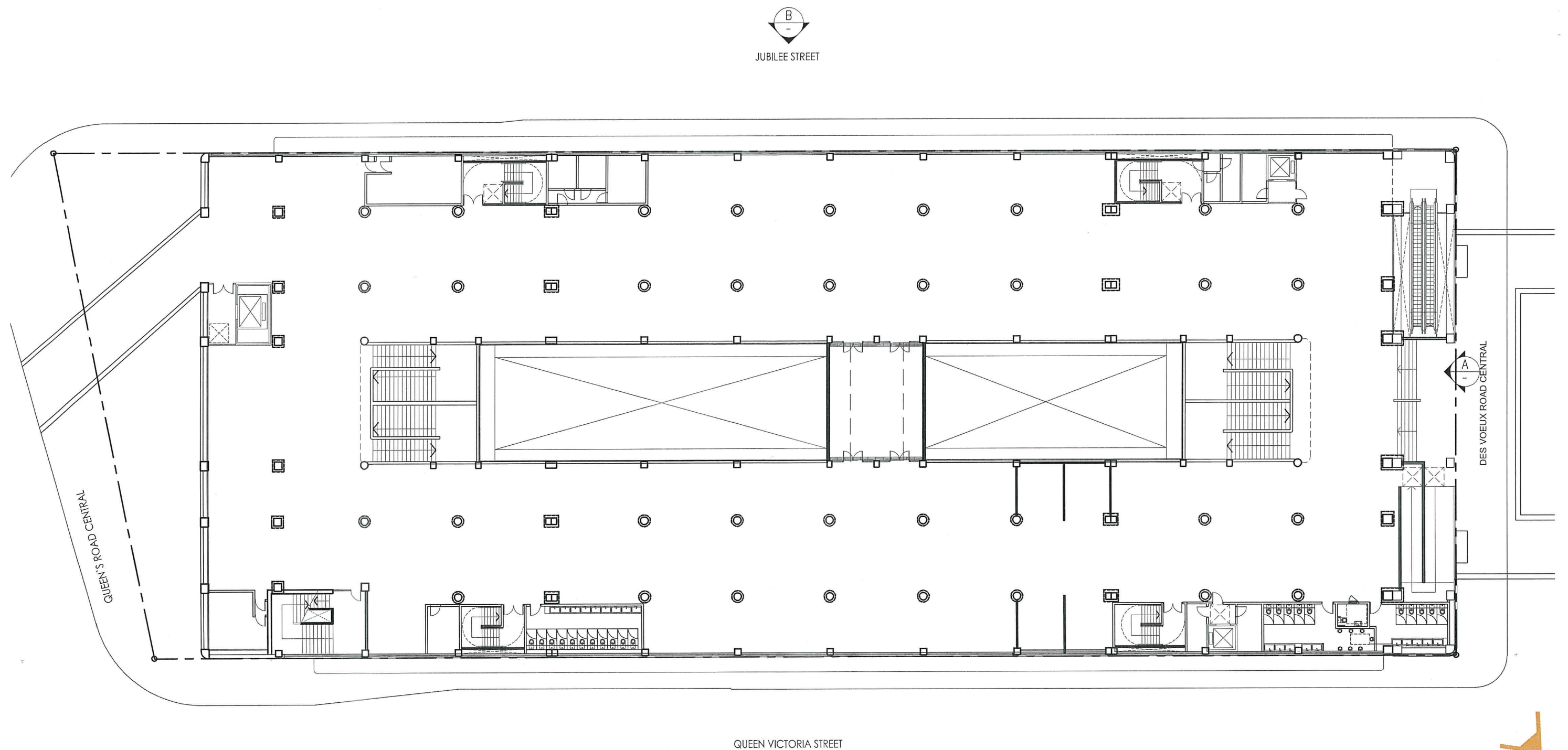


Artist Impression
in Fig 10

Fig 20. Conceptual Layout - 1/F

Note:

1. The conceptual layout plans are indicative only. Final materials, colour and detailed design of the facade are subject to changes and updates at detailed design and construction stage to suit adaptive re-use of new development.
2. The conceptual layout plans do not form part of the submission



Artist Impression
in Fig 10

Fig 21. Conceptual Layout - 2/F

Note:

1. The conceptual layout plans are indicative only. Final materials, colour and detailed design of the facade are subject to changes and updates at detailed design and construction stage to suit adaptive re-use of new development.
2. The conceptual layout plans do not form part of the submission

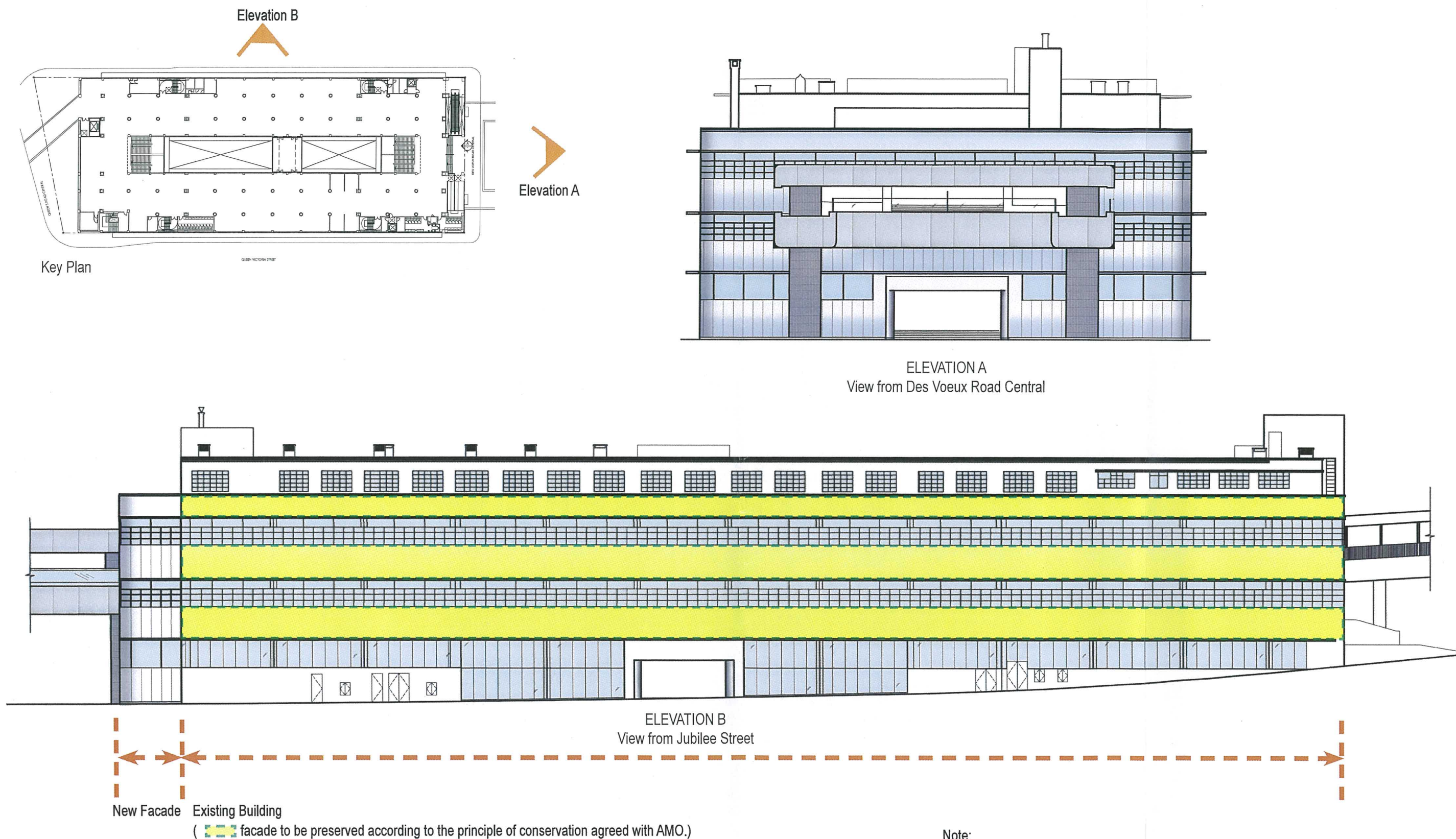


Fig 22. Conceptual Elevations

總結 Conclusion

1. 市民認為城中綠洲的設計，要能提供綠化和有質素的公共空間，這是主流民意。For the design of Central Oasis, the public opines that it should provide greenery and quality public open space. This is the mainstream public opinion.
2. 在能滿足（1）的大前提下，市民認同城中綠洲內部結構可以作出較大幅度和具創意的改動。In achieving (1), the public supports large-scale and innovative changes to modify the internal structure of the Central Oasis.
3. 市民認同可在城中綠洲的天台加建設施，以提供更多空間，供市民享用。The public agrees that facilities can be added to the rooftop so as to provide additional spaces for public use.
4. 市民認同可在城中綠洲地面發揮創意，創造更多不同用途的活動空間。The public agrees that the ground floor can be creative to innovate activity spaces for multi-purpose uses.
5. 市民認同城中綠洲應該增加其通透性，增加入口，以和鄰近街區連接，讓市民更方便享用城中綠洲的設施。To make it convenient for the public to enjoy the facilities provided at Central Oasis, the public feels that more entrances should be provided to enhance the accessibility to Central Oasis, as well as its connectivity with the adjacent area.
6. 市民認同在天台加建設施以及在擴展地面可用空間之餘，要彰顯城中綠洲主外立面的建築特徵，而新加建結構與原有的結構要有明顯對比，以免新加建結構和原有結構混淆。這一點也符合國際上活化歷史建築的新趨勢。Aside from adding rooftop facilities and creating more usable spaces on the ground floor, it was revealed from public opinions that the architectural features of the main façade of the Central Oasis should also be highlighted. There should be a noticeable contrast between the original and the new structures so as to avoid confusion between the two. This approach is also in line with the new trend for adaptive reuse at the international level.

nielsen

Summary of Mainstream Public Views on the Conceptual Designs (extracted from the 2nd Public Opinion Surveys)

Fig 23. Public Aspirations

Our Ref: PDP/CWDR/CO
Your Ref: TPB/A/H4/94



29 June 2016

BY POST

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

Dear Sir/ Madam,

Central Market Revitalization Project (Application No. A/H4/94)

Compliance with Approval Condition (I)

the submission of a Market Stall Preservation Plan to the Satisfaction of TPB

We submit herewith 70 copies of the market stall preservation plan for compliance with the captioned approval condition.

Should you have any query or require further information, please contact our Mr. Jackey Chan at 2588 2748.

Yours faithfully,

Michael Ma
Director, Planning & Design

RECEIVED
2016 JUL -4 1 P 2:45
TOWN PLANNING BOARD

Encl.

cc. w/o encl.
District Planning Officer/ Hong Kong, Planning Department
Authorized Person/ AGC

(Attn.: Mr. J.J. Austin)
(Attn.: Mr. Vincent Ng)



MARKET STALL PRESERVATION PLAN

Background

The s.16 planning application for Central Market Revitalization Project was submitted by the Urban Renewal Authority (URA) to the Town Planning Board (TPB) on 11 December 2015. The Application No. A/H4/94 was subsequently approved with conditions on 18 March 2016. The URA proposed the preservation of minimum 1 no. of intact market stall for each type, which was in line with the preservation principles accepted by AMO (Item 2.1(v), Appendix I). Similar approach was also adopted in the previous s.16 planning application (No. A/H4/92), which was approved by TPB in 19 July 2013.

Nevertheless, some members of the TPB considered that a “cluster” of each type of market stalls should be preserved. As a result, an approval condition (I) requiring the submission of a market stall preservation plan to the satisfaction of TPB was imposed in the current application (No. A/H4/94).

This Market Stall Preservation Plan is therefore prepared to discharge the above planning condition. The design considerations will be discussed in part 1 to explain the market stall preservation strategy. The preservation constraints will be discussed in part 2.

1. Design Considerations

The proposed numbers, types and locations of market stalls to be preserved are shown in **Table 1, Plan 1, Plan 2 and Plan 3**.

1.1 “Cluster” of market stalls to be preserved

The unique design of Central Market is the column grid structure, to which the market stalls are designed to fit in a modular grid with a group of 2 to 3 stalls. It is therefore considered that such module of one column grid consists of 2 to 3 stalls represents the typical design of market stalls. In this regard, stalls within a structural grid will be defined as a “cluster” for preservation (**Figure 1, 2 & 3**).

The market stalls were designated for selling different food on each floor and each stall was tailor-made for each designated function. Each type of stalls is different in size and as such, the number of stalls able to fit into a cluster varies depends on the type. Table 1 shows the number of stalls preserved for each type based on the number of stalls within one column grid. In this arrangement, the number of stalls to be preserved was increased by 116% compared to the originally proposed 1 stall per type as agreed with AMO.

| Category of stalls | Minimum no. of stalls preserved required by AMO | Minimum no. of stalls proposed to be preserved | Difference |
|-------------------------------------|---|--|------------|
| Poultry (Figure 1) | 1 | 2 | +1 |
| Fish (Figure 1) | 1 | 2* | +1 |
| Pork (Figure 2) | 1 | 3 | +2 |
| Beef and Mutton (Figure 2) | 1 | 2 | +1 |
| Vegetables (Figure 3) | 1 | 2 | +1 |
| Fruit (Figure 3) | 1 | 2 | +1 |
| Total | 6 | 13 | +7(+116%) |

*Only 2 existing stalls possessing all authentic elements remain on site

Table 1 Number of Stalls to be Preserved

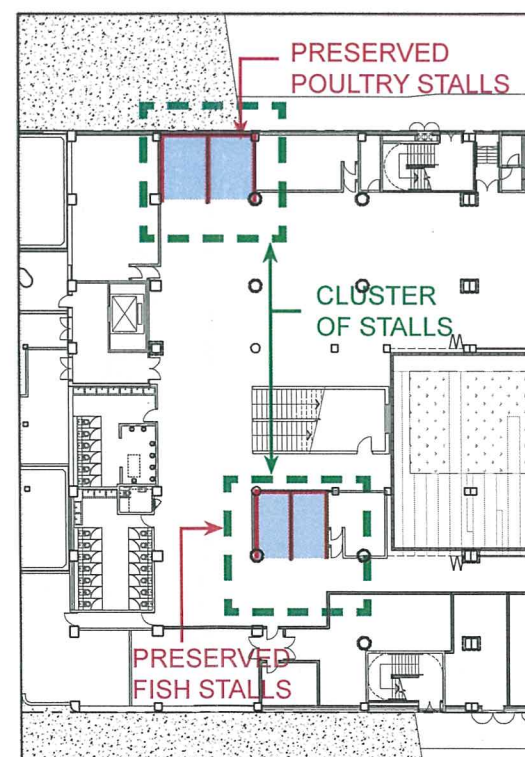


Figure 1 - Part plan of G/F

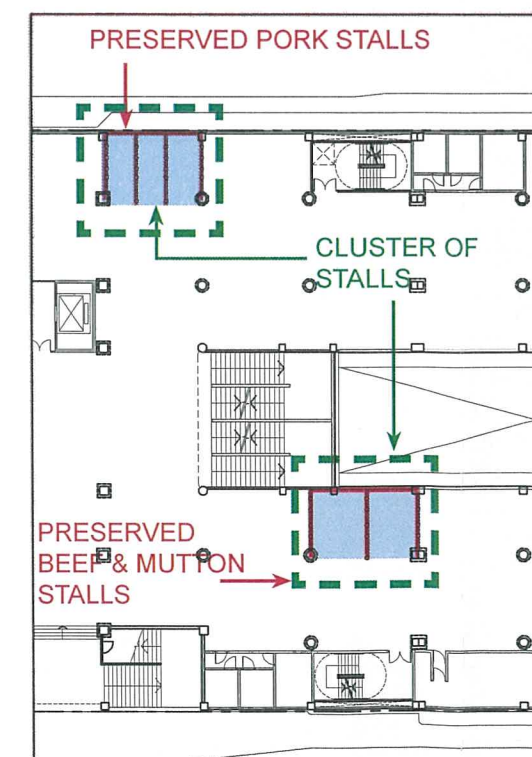


Figure 2 - Part plan of 1/F

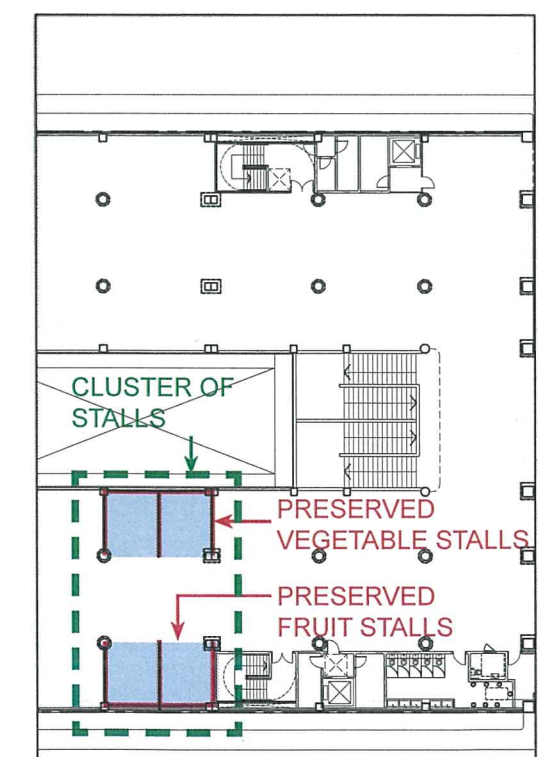


Figure 3 - Part plan of 2/F

MARKET STALL PRESERVATION PLAN

1.2 Strategic Locations of Preserved Stalls

The locations of the preserved stalls has the following design considerations:

- Original arrangement of each particular type of stalls on their designated floor and zone is to be retained. i.e. G/F for fish stalls, poultry stalls; 1/F for beef and mutton stalls, pork stalls; and 2/F for vegetable stalls, fruit stalls .
- The market stalls are to be located at easily accessible major circulation path to maximize their exposure to the public. The proposed major circulation path is indicated on the plan in yellow arrow:
 - G/F: preserved adjacent to grand staircase (**Figure 4**).
 - 1/F: preserved adjacent to grand staircase and main entrance from Queen's Road Central (**Figure 5**).
 - 2/F: preserved adjacent to grand staircase and internal footbridge linking the 24 hour passageway (**Figure 6**).
- The preserved stalls are to be located near other major CDEs. i.e. the atrium and grand staircases at the two ends.

1.3 Adaptive Re-use of the Preserved Stalls

- While the authentic elements will be preserved, the stalls will be integrated with the interior design and the future retail/F&B uses.
- Details of interpretation of its history would be provided in the Conservation Management Plan.

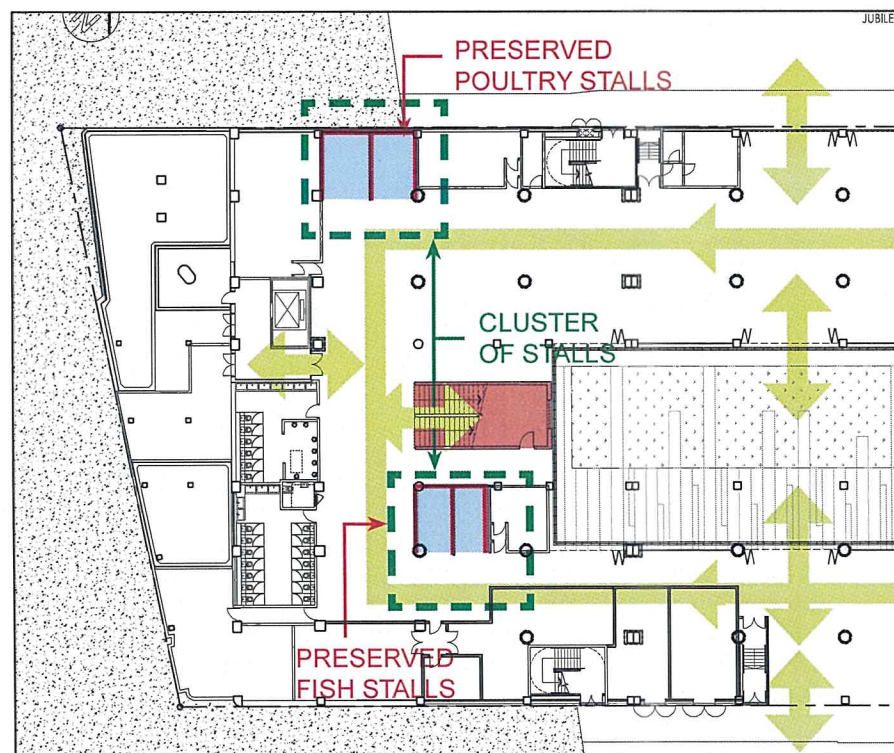


Figure 4 - Part plan of G/F

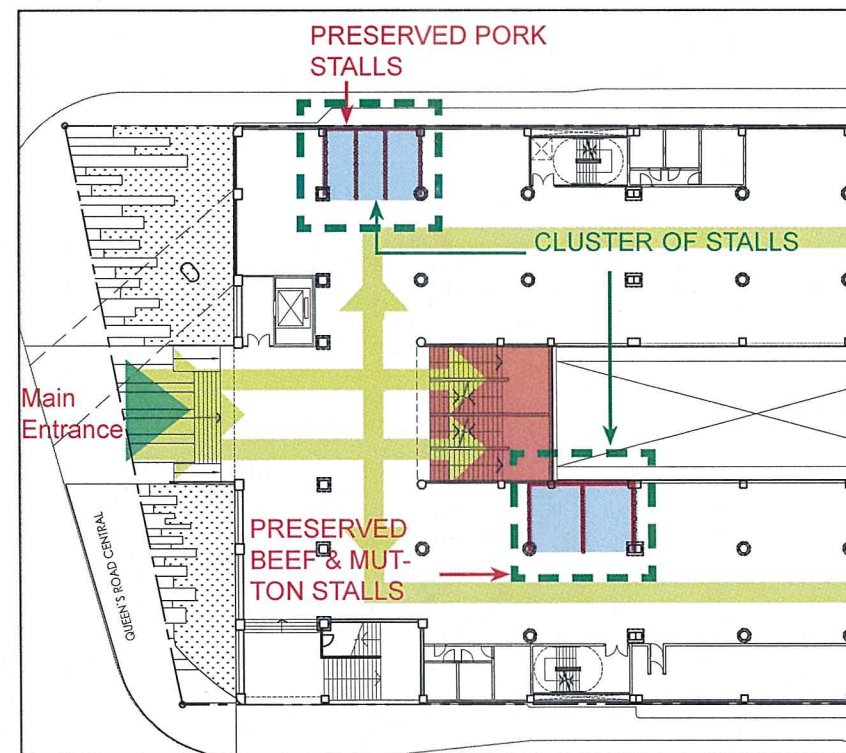


Figure 5 - Part plan of 1/F

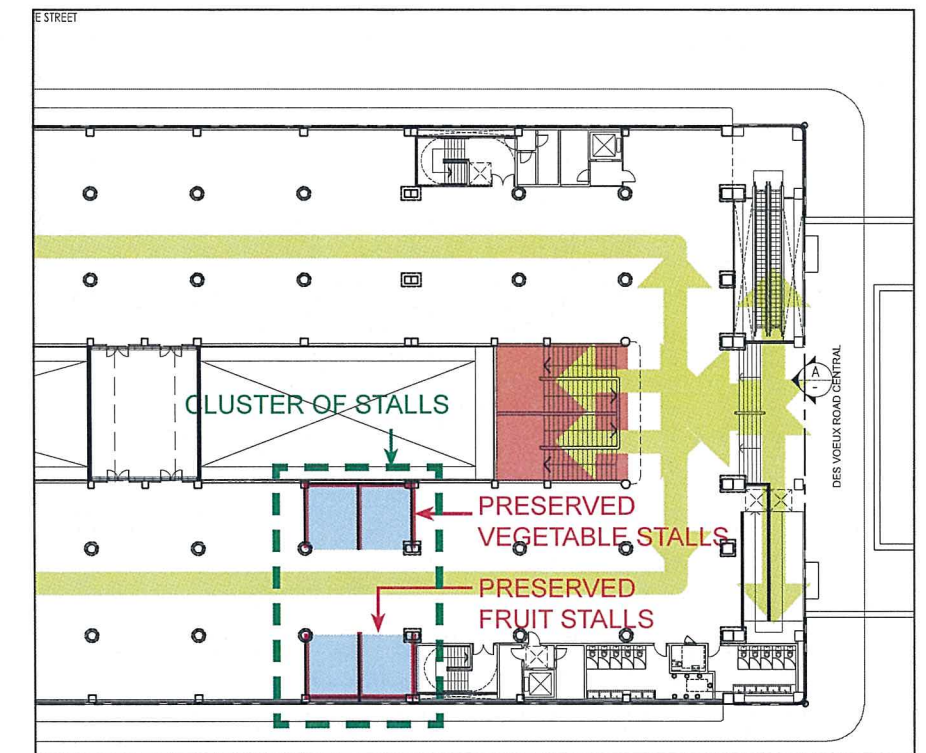


Figure 6 - Part plan of 2/F



MARKET STALL PRESERVATION PLAN

2. Preservation Constraints

2.1 Constraints to preserve in-situ

Due to the need of concrete repair and thickening of slabs so as to fulfill the current building codes, the in-situ preservation of the stalls is not technically possible. All stalls need to be cut out, restored and re-installed.

2.2 Constraints to preserve all/ more stalls

- Substantial amount of stalls are already demolished, e.g. most of the stalls at 2/F were demolished for conversion into shops and passageway (i.e. The Central Escalator Link Alley Shopping Arcade) at 2/F.
- In most categories of the stalls, only few number of them possess all authentic elements, particularly for stalls at G/F and 2/F.
- Stalls need to be removed to fulfill OZP requirement on POS on G/F and public aspiration to open up façades facing Jubilee Street and Queen Victoria Street (**Figure 7**).

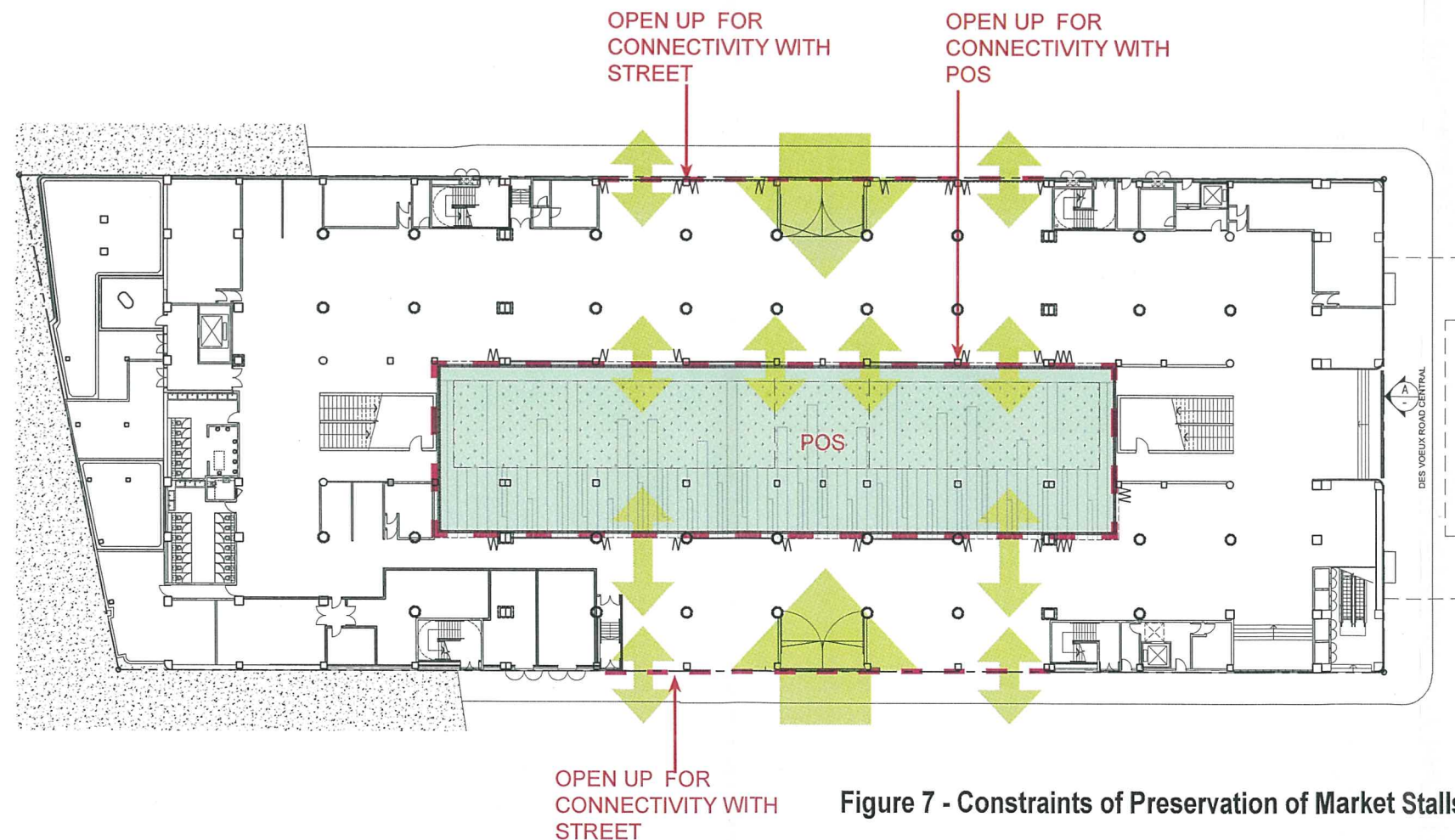


Figure 7 - Constraints of Preservation of Market Stalls at G/F

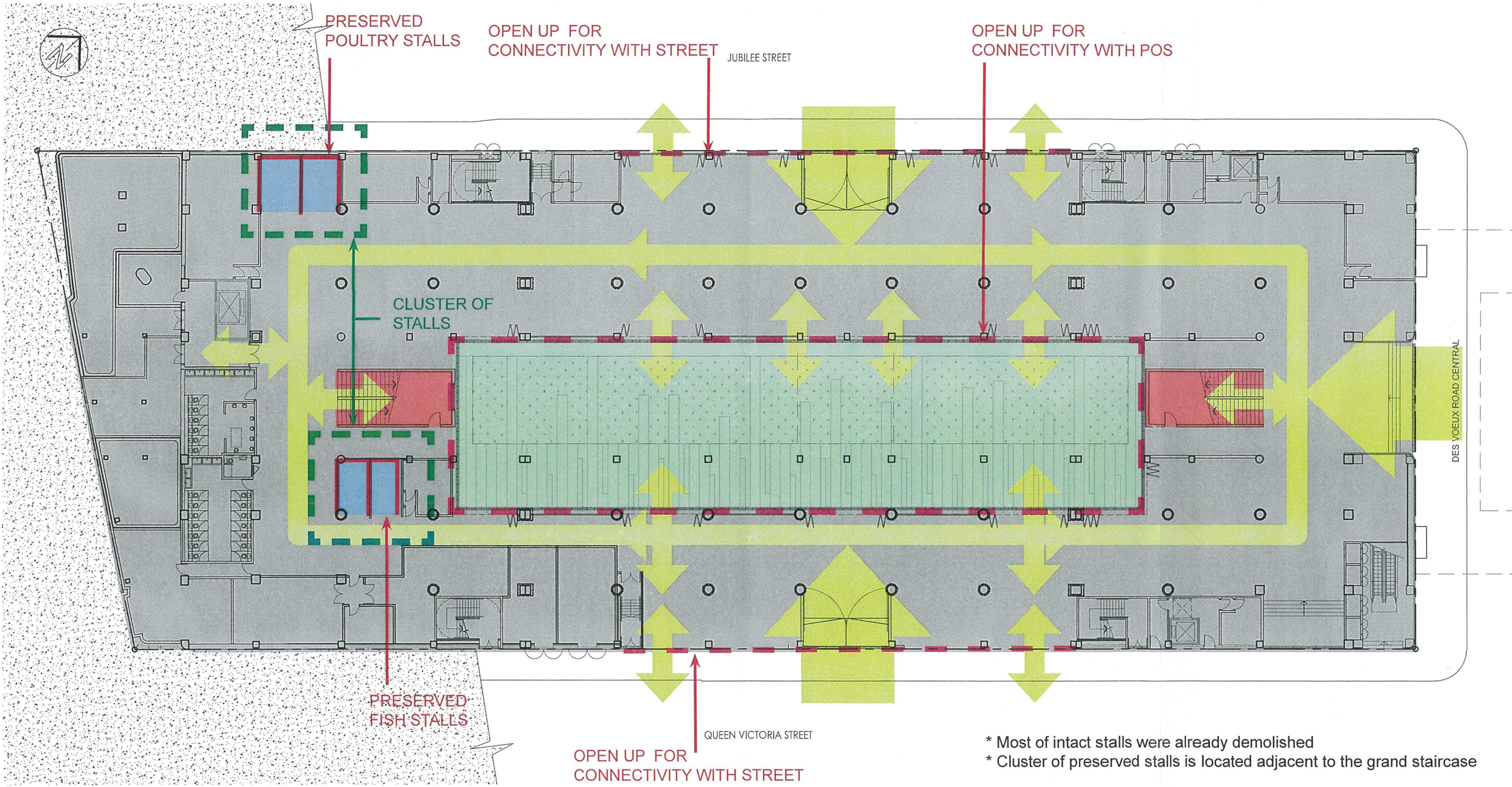
MARKET STALL PRESERVATION PLAN

- For 1/F and 2/F, minimum preserved stalls would be relocated around the atrium in order to open up the high solid walls (of the stalls) enclosing the atrium, thus allowing more natural lighting to the interior and enhancing visual connection between the greenery at the Public Open Space at the ground floor to the floors above shown in blue arrows in **Plan 2 and Plan 3**.
- Minimum preserved stalls would be relocated to periphery of the building since the space abutting the external wall is largely used for provision of fire escape staircases, fireman's lifts, toilets and plant rooms which require adjacency to the external walls out of statutory or technical requirements.
- Extensive recasting of the concrete beams and slabs are required due to the poor structural conditions of the building and non-compliance with the current building codes. The preserved stalls will need to be cut and removed for temporary off-site storage during construction stage for the recasting of concrete beams and slabs, and be re-installed on-site afterwards. As this salvage process involves dismantling, transportation, off-site storage and reassembling, the risk of certain extent of wastages/ damages cannot be overlooked.
- One of the public aspirations is to allow for flexible and multi-purpose use of the space of Central Market. The rigid settings of the market stalls would in certain extent conflict with this requirement.





Conclusion

The design considerations and constraints for preservation of market stalls were discussed above. Best efforts were made to preserve the market stalls in cluster without jeopardizing the functional uses, public aspirations, OZP and other statutory requirements. Note that the proposed number of stalls preserved is only the minimum amount. Subject to the compatibility with the future operation and technicality, more market stalls might be preserved and retained. Therefore URA seek favorable consideration from the TPB to discharge the approval condition (I).

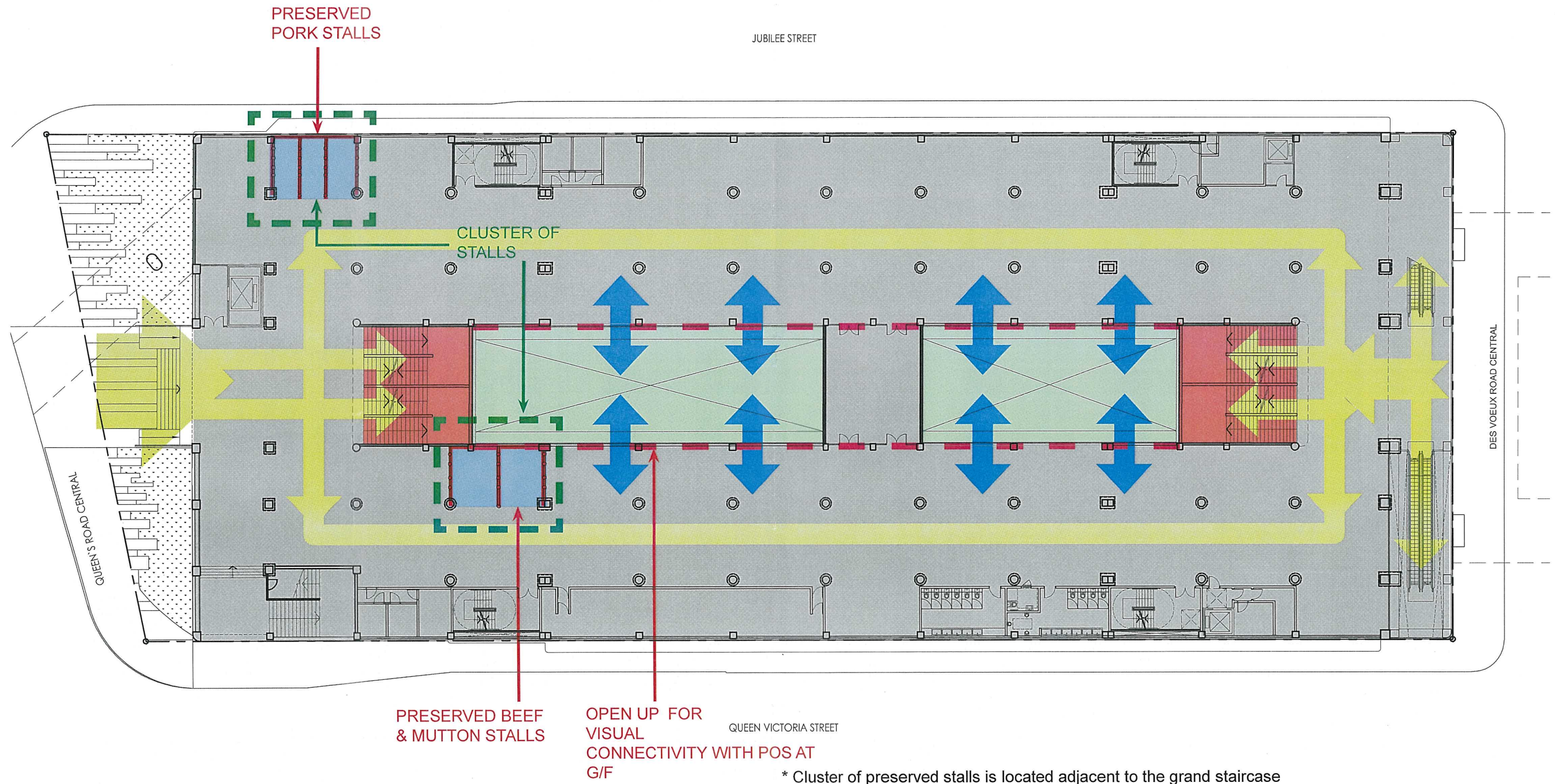
MARKET STALL PRESERVATION PLAN



Plan 1. G/F Market Stall Preservation Layout
(all internal layouts are indicative only and subject to approval by Building Department)

-  Major Circulation
 -  Diversified Uses (column 1 uses under OZP) subject to detailed design and approved GBP, including ancillary facilities such as building services facilities, means of escape, means of access, lifts, kitchens, toilets, back of houses, and etc.
 -  Grand Staircase
 -  Atrium and POS
- * Most of intact stalls were already demolished
* Cluster of preserved stalls is located adjacent to the grand staircase






MARKET STALL PRESERVATION PLAN



Plan 2. 1/F Market Stall Preservation Layout

(all internal layouts are indicative only and subject to approval by Building Department)

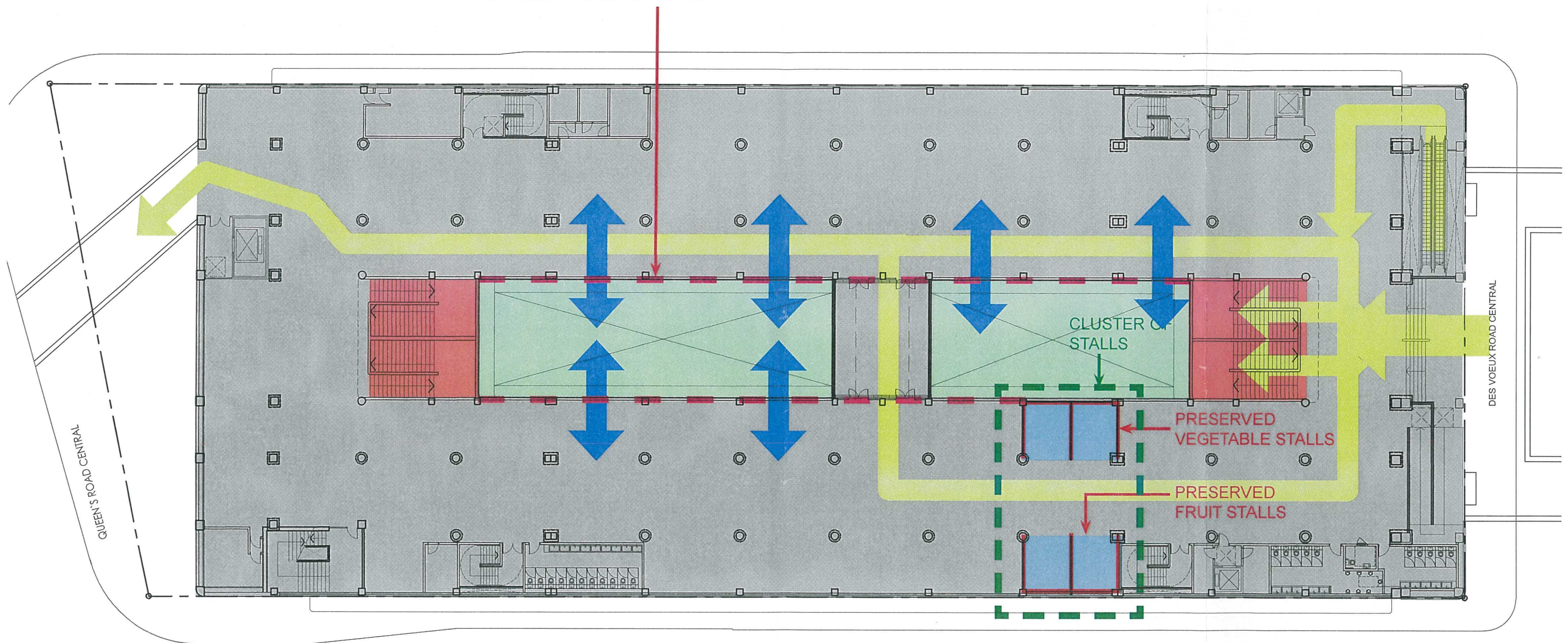
* Cluster of preserved stalls is located adjacent to the grand staircase

-  Major Circulation
-  Diversified Uses (column 1 uses under OZP) subject to detailed design and approved GBP, including ancillary facilities such as building services facilities, means of escape, means of access, lifts, kitchens, toilets, back of houses, and etc.
-  Grand Staircase
-  Atrium and POS (at G/F)
-  Visual Connectivity

MARKET STALL PRESERVATION PLAN

OPEN UP FOR VISUAL CONNECTIVITY WITH POS AT G/F

JUBILEE STREET



QUEEN VICTORIA STREET

Plan 3. 2/F Market Stall Preservation Layout

(all internal layouts are indicative only and subject to approval by Building Department)

- * Most of intact stalls were already demolished
- * Cluster of preserved stalls is located adjacent to the grand staircase

Major Circulation

Diversified Uses (column 1 uses under OZP) subject to detailed design and approved GBP, including ancillary facilities such as building services facilities, means of escape, means of access, lifts, kitchens, toilets, back of houses, and etc.

Grand Staircase
Atrium and POS (at G/F)
Visual Connectivity

MEETING REPORT

Project: **Comprehensive Consultancy Services
Central Oasis Revitalization Project
Central District
Hong Kong**

Project No. : **J345**
Date : **07 Oct 2015 (Wed)**
Time : **10:00 a.m.**
Place : **AMO Office, Cheung
Kong Centre**

footbridge at the atrium to facilitate future circulation. AMO has no adverse comment and advised that for design flexibility, the old footbridge could be demolished and replaced with a new one. The new widened footbridge could be designed as a new focal point of the central market.

Subject : **Meeting with Antiquities and Monuments Office**

Prepared by : Gordon Cheng
Checked by : Tony Lam
Date : 15 October 2015

Present

| | | |
|------------------|--|---------------------|
| Mr. Kenneth Tam |) Antiquities and Monuments Office (AMO) | (Fax no.3691 8185) |
| Mr. Leo Lee |) | |
| Ms. Emily Leung |) | |
| Mr. Wilfred Au |) Urban Renewal Authority (URA) | (Fax no. 2827 0176) |
| Mr. Jackey Chan |) | |
| Mr. Tony Lam |) AGC Design Ltd. (AGC) | (Fax no. 2219 7133) |
| Mr. Gordon Cheng |) | |

Distribution
All present

| Items | | Action |
|------------|---|--------|
| 1.0 | <u>Introduction</u> | |
| 1.1 | URA introduced AMO the current progress of the project. In response to URA Board's direction, refinements to details and extent of the design scheme have been explored. The purpose of this meeting is to discuss whether the five conservation principles previously agreed on 12 Jan 2012 were still applicable to this revised design scheme prior to S16 submission to PlanD. | Noted |
| 2.0 | <u>Items discussed</u> | |
| 2.1 | URA/AGC recapped the five agreed principles as follows: (i) Conservation of the façade from high level of the window top at G/F up to existing roof parapet, (ii) Conservation of the existing structural grid for columns, (iii) Conservation of the spatial configuration of Central Atrium, (iv) Conservation of the Grand Staircases at the two end of the Central Atrium from G/F, 1/F to 2/F, and (v) Conservation of minimum 1 number of stall for each type. | Noted |
| 2.2 | AMO agreed that the above mentioned five principles are still applicable for the revised design scheme. | Noted |
| 2.3 | Regarding item 2.1(iii), URA/AGC inquired AMO's view on widening the internal | Noted |



Our Ref: PDP/CWDR/CO
Your Ref: TPB/A/H4/94

28 July 2016

BY POST

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

Dear Sir/ Madam,

Central Market Revitalization Project (Application No. A/H4/94)

Response to Comments

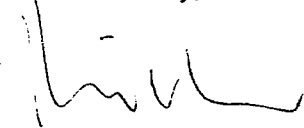
for the Submissions for Compliance with Approval Conditions (b) and (l)

I refer to your email dated 20.7.2016 and 22.7.2016 enclosing the Government Department comments on the submissions to discharge the Approval Conditions (b) and (l).

I enclose our responses to the Government Department comments for your necessary action.

Should you have any query or require further information, please contact our Mr. Jackey Chan at 2588 2748.

Yours faithfully,



Michael Ma
Executive Director(Commercial)

Encl.

cc. encl.

DPO/Hong Kong, Planning Department
Authorized Person/ AGC

(Attn.: Mr. J.J. Austin)
(Attn.: Mr. Vincent Ng)

Fax: 2895 3957
Fax: 2219 7133



**Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| Department | Comment(s) | URA's Response(s) |
|---|--|--|
| Approval Condition (b) – Submission of Detailed Design Proposal for the New Façade facing Des Voeux Road Central | | |
| Architectural Service Department (ArchSD) | <p>a) We have no adverse comment on the design concept of the new façade in transparent/semi-transparent materials and to follow the depiction of horizontality in the existing building.</p> <p>b) To ensure the new window wall system is decently integrated with the existing façade, the Applicant should submit more details like size and profile of the structural supports, proposed thickness and fritted pattern of the glass panel etc. for further comment.</p> <p>c) The toilets on the 2/F at north-east corner is recommended to be relocated in order to improve the visual linkage between the streets and activities inside the building.</p> <p>d) The Applicant should explain and demonstrate the lighting design of the façade by an illustration at night for comment.</p> <p>e) From maintenance point of view, the Applicant should propose the cleaning method/measures for the window wall façade.</p> | <p>a) Noted.</p> <p>b) to e) Please refer to our responses at ANNEX I</p> |
| Buildings Department (BD) | Regarding the façade design proposal, it is noted that the applicant proposed to demolish the existing façade facing Des Voeux Road Central and replace it with curtain wall. Projecting eaves are also proposed at localised area on the curtain wall. As there is no detailed information provided for the design of curtain wall and projecting eaves, such as the projection extent, I reserve | Noted. |

**Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| | | |
|---|---|--|
| | <p>comments until detailed design and information are provided at plan submission stage. Nevertheless, the applicant is reminded to observe the requirements of gross floor area and site coverage calculations for curtain wall under PNAP APP-2 and projecting eaves under B(P)R 7 and PNAP APP-19. If the curtain wall would be projected over street, application for exemption from Buildings Ordinance (BO) section 31(1) will be considered upon plan submission stage subject to the satisfactory design of curtain wall under PNAP APP-2.</p> | |
| <p>Planning Department (PlanD)</p> | <p><u>Urban Design Perspective</u> On approval condition (b), I trust you would seek expert advice from AMO and ArchSD on the submission.</p> <p><u>Landscape Planning Perspective</u> Please be advised that since the submission is not landscape related, I have no comment from the landscape planning perspective.</p> | <p>Noted.</p> |
| <p>Antiquities and Monuments Office (AMO)</p> | <p>As mentioned in our earlier memo dated February 2016 in response to the 2nd further information from the applicant, the followings are the crucial factors to determine the compatibility of this adaptive reuse project from the heritage conservation point of view:-</p> <ul style="list-style-type: none"> • The design and works of interface between the new and old facades in particular to the articulation of the existing in relation to the proposed curtain wall; • The design and works of interface between the existing footbridge and the new façade; and • Other design details, such as, the materials used, the colour, the scale of | <p>Noted. Please refer to our responses at ANNEX I</p> |

**Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| | | |
|---------------------------|---|--------|
| | <p>the elements of the new facades, etc.</p> <p>We note that the applicant has tried to address the above concerns in the detailed design proposal for the new façade. However, due to the insufficient information provided by the applicant in this submission, the applicant is advised to provide further design details by means of section and elevation drawings to clearly illustrate the connection details between (a) the new and old facades; and (b) the existing footbridge and the new façade for AMO and TPB's further consideration.</p> | |
| Lands Department (LandsD) | As the submissions are related to building design matter, which is beyond our expertise, I defer to you to seek advice from other expert departments. | Noted. |

**Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| Department | Comment(s) | URA's Response(s) |
|--|--|---|
| Approval Condition (l) – Submission of Market Stall Preservation Plan | | |
| Architectural Services Department (ArchSD) | <p>f) Subject to comment from Antiquities and Monuments Office (AMO) on the current proposal of the preserved stalls, the Applicant should submit detailed design of the shop front and coloured interior perspective of it for comment.</p> <p>g) The proposed uses of different areas are not clearly demonstrated on the layout plans. The Applicant should clarify if open retail plan design is being proposed. For clarity purpose, the proposed zoning like circulation, E/M space, public amenity/toilets, retails, food & beverage, art exhibition and performance area should be indicated on the plans.</p> | <p>We note that AMO has no comment on the market stall preservation plan. ArchSD's comment is duly noted and will be considered in detailed design stage.</p> <p>Approval Condition (l) was imposed by TPB as members considered that a "cluster" of each type of market stall should be preserved. The intention of the market stall preservation plan was to ensure that the quantity and location of the market stalls to be preserved are to the satisfaction of the TPB. The interior design of the building is not required in this submission for the purpose of complying approval condition (l). The market stall preservation plan shall be implemented to the satisfaction of AMO.</p> |
| Buildings Department (BD) | As regards the market stall preservation plan which is outside the ambit of the BO, we are not in a position to offer comments. | Noted. |
| Planning Department (PlanD) | <p><u>Urban Design Perspective</u> On approval condition (l), which is not urban design related, we have no comment from the urban design perspective..</p> <p><u>Landscape Planning Perspective</u> Please be advised that since the submission is not landscape related, I have no comment from the landscape planning perspective.</p> | Noted. |

**Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| | | |
|--|---|--------|
| Antiquities and Monuments Office (AMO) | As regards the Approval condition (l), the applicant is required to submit a market stall preservation plan to the satisfaction of TPB. We have no particular comment on the market stall preservation plan from the heritage conservation point of view. | Noted. |
| Lands Department (LandsD) | As the submissions are related to building design matter, which is beyond our expertise, I defer to you to seek advice from other expert departments. | Noted. |

ANNEX I

The compliance with approval condition (b) (i.e. submission of a detailed design proposal for the new façade facing Des Voeux Road Central) is a prerequisite for PlanD to approve the General Building Plans (GBP), but the technical details of façade design can only be devised upon the approval of GBP and the associated structural plans. Therefore there are genuine hardships and difficulties for URA to provide the further details to satisfy the comments by ArchSD and AMO at this juncture.

The intention of approval condition (b) is for TPB to approve a “detailed design proposal” for the new façade facing Des Voeux Road Central before submission/ approval of GBP. Understandably, the level of details of the “detailed design proposal” cannot be compared to the likes of GBP or it will be irrational.

Besides, the submitted detailed design proposal has already included the details demonstrating the compatibility of interface between the new and old facades and the new façade and the existing footbridge, which should be adequate for TPB’s consideration and acceptance. Relevant government departments could later base on the approved proposal to ensure the further technical details be developed and implemented orderly through the following means as stipulated by TPB/ Planning Department:

1. According to approval condition (a), a Conservation Management Plan is required to be submitted to AMO for approval prior to commencement of major works. The details of the new facades, such as materials, colors and scales of elements will be duly addressed in the CMP for AMO’s consideration.
2. According to planning approval condition (c), the implementation of the detailed design proposal for the new façade facing DVRC to the satisfaction of AMO is required.
3. The plan submissions to BD will be circulated to concerned departments, such as PlanD and AMO for comments under the centralized processing. Changes or revisions, if any, in the façade design would be fully under control of relevant departments.

Nevertheless, ArchSD’s comments on window wall details, lighting design and cleaning methods are all noted and will be duly addressed upon the approval of building plans in the detailed design stage. AMO’s comments on the connection details are also noted and will be submitted upon the approval of building plans according to the means as mentioned above in the due course.

Given that ArchSD has expressed no adverse comment on the design concept and further details will be submitted to AMO under approval conditions (a) and (c), we believe that PlanD would make a fair judgment on the departmental comments with due consideration of the above response to comments and recommend to the TPB for consideration.

Our Ref: PDP/CWDR/CO
Your Ref: TPB/A/H4/94



9 August 2016

BY POST

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

Dear Sir/ Madam,

Central Market Revitalization Project (Application No. A/H4/94)

Further Response to Comments

for the Submissions for Compliance with Approval Conditions (b) and (l)

I refer to your email dated 20.7.2016 and 22.7.2016 enclosing the Government Department comments on the submissions to discharge the Approval Conditions (b) and (l).

I enclose our further responses to comments of ArchSD and AMO for your necessary action.

Should you have any query or require further information, please contact our Mr. Jackey Chan at 2588 2748.

Yours faithfully,

Michael Ma
Executive Director, Commercial

Encl.

cc

DPO/Hong Kong, PlanD
Authorized Person, AGC

(Attn.: Mr. J.J. Austin)
(Attn.: Mr. Vincent Ng)

Fax: 2895 3957
Fax: 2219 7133

w/e
w/e



**Further Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| Department | Comment(s) | URA's Further Response(s) |
|---|--|---|
| Approval Condition (b) – Submission of Detailed Design Proposal for the New Façade facing Des Voeux Road Central | | |
| Architectural Services Department (ArchSD) | <p>a) We have no adverse comment on the design concept of the new façade in transparent/semi-transparent materials and to follow the depiction of horizontality in the existing building.</p> <p>b) To ensure the new window wall system is decently integrated with the existing façade, the Applicant should submit more details like size and profile of the structural supports, proposed thickness and fritted pattern of the glass panel etc. for further comment.</p> <p>c) The toilets on the 2/F at north-east corner is recommended to be relocated in order to improve the visual linkage between the streets and activities inside the building.</p> <p>d) The Applicant should explain and demonstrate the lighting design of the façade by an illustration at night for comment.</p> <p>e) From maintenance point of view, the Applicant should propose the cleaning method/measures for the window wall façade.</p> | <p>a) Noted.</p> <p>b) There are genuine hardships and difficulties in preparing shop drawings and construction drawings at this juncture without TPB's approval and approval of GBP. Subject to structural calculation, the details of the new window wall system such as size and profile of the structural supports, proposed thickness and fritted pattern of the glass panel will be made to emphasize the horizontality of the building. The horizontal mullions forming the horizontal bands at the coping of roof parapet and top of the windows will be protrusions, following the design concept of continuation of the horizontality from the old façades. Along the horizontal bands of fritted glass, expression of the vertical joints between each panel of fritted glass will be implicit to emphasize the horizontality of the Central Market. The design approach was also submitted to address AMO's concerns on 9 Aug 2016.</p> <p>c) Noted. The advisory comment will be further studied in detail design stage.</p> <p>d) Noted. The lighting design will be devised in later stage upon GBP approval to carry through the concept of horizontality of the building.</p> <p>e) Noted.</p> |

**Further Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| | | |
|---|--|---|
| <p>Antiquities and Monuments Office (AMO)</p> | <p>As mentioned in our earlier memo dated February 2016 in response to the 2nd further information from the applicant, the followings are the crucial factors to determine the compatibility of this adaptive reuse project from the heritage conservation point of view:-</p> <ul style="list-style-type: none"> • The design and works of interface between the new and old facades in particular to the articulation of the existing in relation to the proposed curtain wall; • The design and works of interface between the existing footbridge and the new façade; and • Other design details, such as, the materials used, the colour, the scale of the elements of the new facades, etc. <p>We note that the applicant has tried to address the above concerns in the detailed design proposal for the new façade. However, due to the insufficient information provided by the applicant in this submission, the applicant is advised to provide further design details by means of section and elevation drawings to clearly illustrate the connection details between (a) the new and old facades; and (b) the existing footbridge and the new façade for AMO and TPB's further consideration.</p> | <p>a) With reference to 2.2.1 of the submission at page 5, the design of the horizontal mullions at the new façade forming the 4 horizontal bands at the coping of the parapet and top of the windows will be protrusions (see attached mark-up on fig. 10), following the design concept of continuation of the horizontality exemplified from the old façades (the coping of roof parapet and the canopies). There are genuine hardships and difficulties in preparing shop drawings and construction drawings at this juncture without TPB's approval and approval of GBP. Subject to structural calculation, the protrusions of these horizontal mullions from the glass surfaces will be made to emphasize the horizontality of the building exemplified from the old façades (the coping of roof parapet and the canopies). Along the horizontal bands of fritted glass, expression of the vertical joints between each panel of fritted glass will be implicit to emphasize the horizontality of the Central Market.</p> |
|---|--|---|

**Further Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market; 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| | | |
|--|--|--|
| | | <p>b) With reference to 2.2.3 of the submission at page 8, the Footbridge is outside Central Market site and it is not a subject matter of the s.16 application that URA has no control over the Footbridge. However, to meet with the technicality and statutory requirements, appropriate detailing will be made including but not limited to flashings, movement joints, expansion joints, etc. Subject to detail design and structural calculation, the protrusions and horizontal bands as mentioned above will continue as far as practicable to emphasize the horizontality of Central Market. The protrusions will end at the interface with the Footbridge.</p> |
|--|--|--|

**Further Responses to Government Departments Comments
on the Submissions for Approval Condition (b) and (l)
for the Approved Proposed Alteration and Modification Works to the Building and External
Facades for Cultural/Leisure/Retail/Food & Beverage Uses/ Open Space/ Ancillary Support for
the Central Market Revitalization Project at the Former Central Market, 80 Des Voeux Road
Central, Hong Kong (Application No. A/H4/94)**

| Department | Comment(s) | URA's Further Response(s) |
|--|--|--|
| Approval Condition (l) – Submission of Market Stall Preservation Plan | | |
| Architectural Services Department (ArchSD) | <p>f) Subject to comment from Antiquities and Monuments Office (AMO) on the current proposal of the preserved stalls, the Applicant should submit detailed design of the shop front and coloured interior perspective of it for comment.</p> <p>g) The proposed uses of different areas are not clearly demonstrated on the layout plans. The Applicant should clarify if open retail plan design is being proposed. For clarity purpose, the proposed zoning like circulation, E/M space, public amenity/toilets, retails, food & beverage, art exhibition and performance area should be indicated on the plans.</p> | <p>f) Illustrative renderings showing the indicative treatment of the market stalls have been provided in figure 3.9 of the s.16 application, which is extracted and attached for information. It is noted that AMO rendered no objection or adverse comment on the indicative design.</p> <p>g) As mentioned in 3.1.2 of the s.16 application, instead of having a discreet demarcation of areas for each uses, “open-plan” will be adopted as far as possible to promote interaction between different uses and to create synergy.</p> |

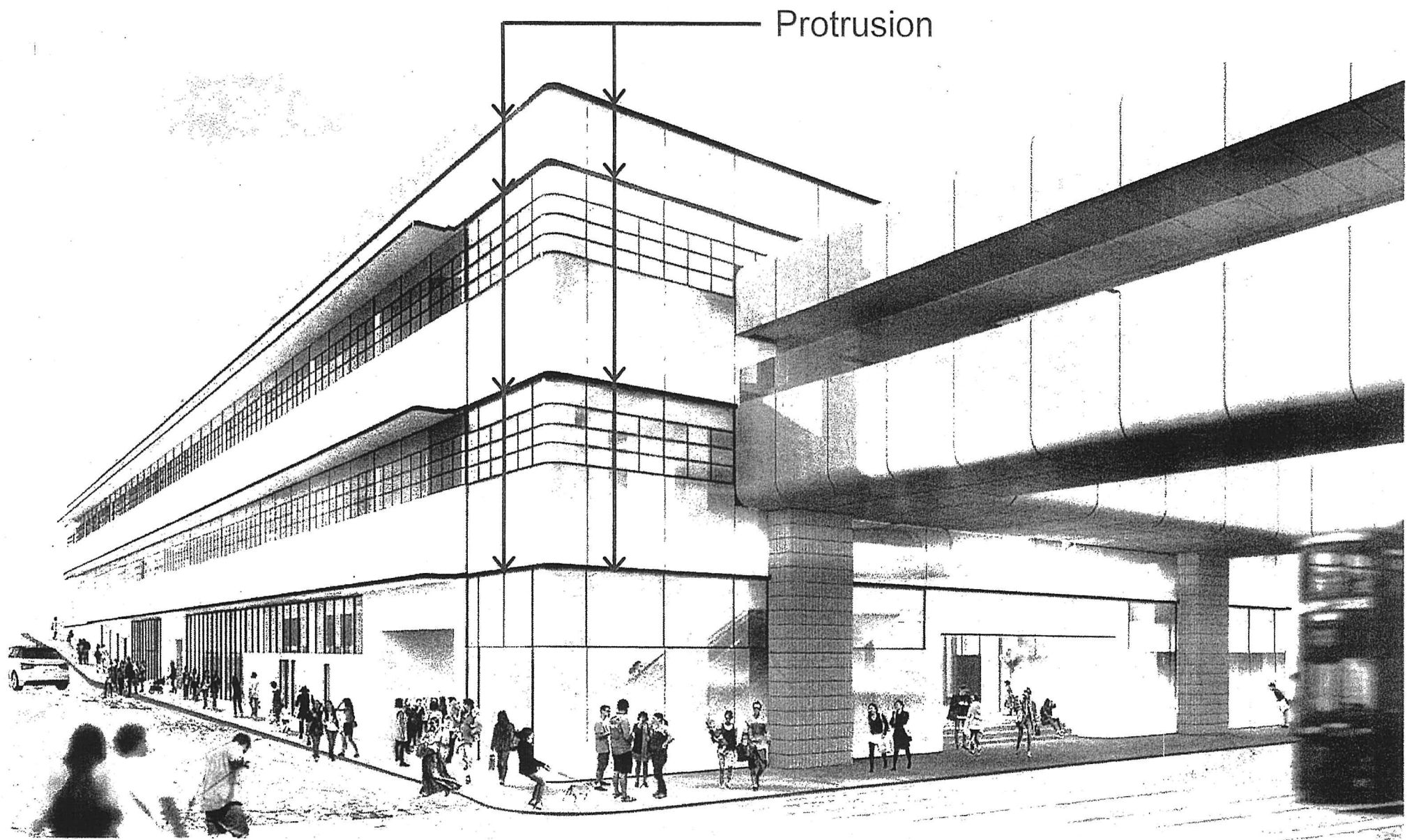


Fig 10. Artist Impression (View from Des Voeux Road Central)

Extract of s.16 planning application



Extract From Minutes of 554th MPC Meeting Held On 18.3.2016

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H4/94 Proposed Alteration and Modification Works to the Building and External Facade for Cultural/Leisure/Retail/Food & Beverage Uses/Open Space/Ancillary Support, for the Central Market Revitalization Project in "Other Specified Uses" annotated "Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses" Zone, The Former Central Market, 80 Des Voeux Road Central, Central, Hong Kong
(MPC Paper No. A/H4/94A)

73. The Secretary reported that the application was submitted by the Urban Renewal Authority (URA). AGC Design Limited (AGC), Ove Arup & Partners Hong Kong Limited (ARUP); AECOM Asia Company Limited (AECOM), Earthasia Limited (Earthasia) and CKM Asia Limited (CKM) were five of the consultants of the applicant. The following Members had declared interests in the item:

Mr K.K. Ling
(the Chairman)
as the Director of Planning

Dr Lawrence W.C. Poon

Mr Laurence L.J. Li

} being non-executive directors of the
Board of URA

Mr Simon S.W. Wang - being an alternate member of the
as the Assistant Director non-executive director of the Board of
(Regional 1) of the Lands URA;
Department

- | | |
|---------------------|--|
| Mr Stephen H.B. Yau | - being a member of the Wan Chai District Advisory Committee of URA; |
| Professor P.P. Ho | - having current business dealings with ARUP, AECOM and CKM; |
| Mr Patrick H.T. Lau | - being the Board Chairman of Earthasia; and having current business dealings with URA, AGC, ARUP and AECOM; |
| Ms Julia M.K. Lau | - having past business dealings with AECOM; |
| Mr Dominic K.K. Lam | - having past business dealings with ARUP, AECOM and Earthasia; and |
| Ms Bonnie J.Y. Chan | - her rented company office was near to the site. |

74. The Committee agreed that as the interests of Mr K.K. Ling, Dr Lawrence W.C. Poon, Mr Laurence L.J. Li, Mr Simon S.W. Wang and Mr Patrick H.T. Lau were direct, they should be invited to leave the meeting temporarily. As Mr Stephen H.B. Yau, Professor P.P. Ho, Ms Julia M.K. Lau and Mr Dominic K.K. Lam had no involvement in the application and Ms Bonnie J.Y. Chan's company office did not have a direct view of the application site, they could stay in the meeting. As the Chairman had to leave the meeting, the Committee agreed that Mr Roger K.H. Luk, the Vice-chairman, should take over and chair the meeting for the item.

[Mr K.K. Ling, Dr Lawrence W.C. Poon, Mr Laurence L.J. Li, Mr Simon S.W. Wang and Mr Patrick H.T. Lau left the meeting temporarily at this point.]

Presentation and Question Sessions

75. The following representatives from the Planning Department (PlanD) and the

Antiquities and Monuments Office (AMO), Leisure and Cultural Services Department (LCSD) were invited to the meeting:

- | | |
|----------------------|---|
| Ms Ginger K.Y. Kiang | - District Planning Officer/Hong Kong (DPO/HK), PlanD; |
| Mr J.J. Austin | - Senior Town Planner/Hong Kong (STP/HK), PlanD; |
| Mr Kenneth S.W. Tam | - Chief Heritage Manager (Antiquities & Monuments) (CHM(A&M)), AMO; and |
| Mr Leo C.K. Lee | - Senior Heritage Officer 4 (SHO 4), AMO. |

76. With the aid of a PowerPoint presentation, Mr J.J. Austin, STP/HK, presented the application and covered the following aspects as detailed in the Paper:

The Proposal

- (a) the application was submitted for the proposed alteration and modification works to the building and external façade of the Central Market in “Other Specified Uses” (“OU”) annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses” zone;
- (b) the previous scheme (application No. A/H4/92 approved with conditions by the Committee on 19.7.2013) had an estimated cost of about \$1,500 million and required a construction time of about 8 years. In view of its complexity, URA indicated that refinements to the approved scheme were required. The proposed alteration and modification works of the revised scheme that required planning permission included:
 - (i) widening of two existing openings on the lower part of the external

walls, without interventions to the upper part of the external façade, fronting Queen Victoria Street and Jubilee Street at G/F;

- (ii) demolition and re-construction of the end bay facing Des Voeux Road Central to provide a pair of escalators connecting G/F to 2/F, a steel staircase leading from 2/F to the roof floor, a public toilet and links to the two existing footbridges connecting the Hang Seng Bank Headquarters;
- (iii) demolition of the toilet block at the junction of Queen's Road Central and Jubilee Street and provision of a small entrance plaza/gathering place with electrical and mechanical (E&M) facilities underneath;
- (iv) widening of the internal footbridges (separated by the atrium) on 1/F and 2/F of the building; and
- (v) demolition of market stalls on G/F, 1/F and 2/F with conservation of a minimum of one number of intact market stall for each type of market stall;

Departmental Comments

- (c) departmental comments were set out in paragraph 10 of the Paper and summarised as follows:
 - (i) AMO had no comment on the proposed demolition of the façade facing Des Voeux Road Central from the heritage conservation perspective as the end bay of the existing building adjoining Des Voeux Road Central was a later-addition structure reconstructed in 1990s together with the addition of escalators connecting G/F to 2/F, re-provision of lift, staircases and public toilets as well as the connection footbridges to the Hang Seng Bank Headquarters. The applicant should refine the design and provide further information to AMO for comment at the detailed design stage. Also, AMO

considered that the conservation of a minimum of one number of intact market stall for each type was in line with the five principles of conservation established, but welcomed more market stalls to be retained;

- (ii) the Director of Environmental Protection (DEP) had no in-principle objection to the proposed works, but her office was concerned about noise from possible musical performances which might be allowed in the open core area or other not centrally air-conditioned area of the compound as part of the cultural events. Those activities would be subject to control under the Noise Control Ordinance;
- (iii) the Director of Food and Environmental Hygiene advised that the two existing public toilets would not be re-provisioned as URA had ensured the provision of 24-hour toilet facilities with unrestricted public access within the Central Market. URA should advise the Central and Western District Council (C&WDC) regarding the provision of 24-hour toilet facilities during the construction stage since the existing public toilet service would be terminated once the former Central Market was handed over to URA for redevelopment. Also, URA should ensure the re-provisioning of the designated parking space for the Food and Environmental Hygiene Department (FEHD)'s vehicles with similar scale in Central District before deletion of the parking space in order to maintain FEHD's operation needs and not to affect FEHD's daily vehicle deployment arrangement;
- (iv) the Director of Leisure and Cultural Services considered that the provision of a lawn at the atrium was not feasible due to insufficient sunlight; the provision of a lawn with seating facilities at the entrance at street level was not feasible because the turf would unlikely tolerate the high pedestrian flow at Central; and the opening hours of the public open space should not be less than the operating hours from 7 a.m. to 11 p.m.;

- (v) the Chief Architect/Central Management Division 2, Architectural Services Department considered that the Central Market Revitalization Project was a valuable opportunity to provide visual relief and better pedestrian linkage in the existing crowded urban context. More diversity of use particularly in arts and cultural facilities were expected. The content and design quality of the proposed development from the view of place making, conservation, accessibility and connectivity, availability for public use/enjoyment should not be compromised; and
- (vi) other concerned departments had no objection to or no adverse comment on the application;

Public Comments

- (d) during the first three weeks of the two statutory publication periods, 105 public comments were received, of which 8 were in support of (including part of comment No. 5-88 was in general support of the 'minimal intervention' approach); 21 objected to (including the remaining part of comment No. 5-88); and the remaining 77 expressed comments and concerns on the application;
- (e) the main supporting views were that it was a 'Minimalist Intervention' approach; last chance to realise the revitalisation of the former Central Market; would transform the market building into a valuable community-oriented heritage place; and the proposal appeared to be realistic and would enhance street frontage and provide public open space;
- (f) the major grounds of objection/concerns were mainly from the aspects of conservation, land use, traffic and technical issues. The main issues included URA's proposal to demolish the façade facing the Des Voeux Road Central was unreasonable and violated the requirement of the Town Planning Board (TPB) and conservation principles; more market stalls

should be retained; the application did not meet the international heritage conservation standards; Central Market should be restored to its original market use and should not be developed as a shopping mall; the public toilet amenities were a feature of the original buildings and should be retained; consideration should be given to the traffic capacity of the area and to avoid further deteriorating the traffic and pedestrian problems in the Central area; and there should be greater public supervision over the management and operation of the future Central Market;

- (g) an email was received from an individual on 16.3.2016, which was out of time and should be treated as not having been made under s.16(2H)(a) of the Town Planning Ordinance;

Comments from the District Officer (Central & Western) (DO(C&W)), Home Affairs Department

- (h) DO(C&W) noted that the application was discussed at the meeting of the C&WDC on 9.7.2015. C&WDC Members had given different views on the redevelopment of the Central Market as detailed in Appendix IV of the Paper; and

PlanD's View

- (i) PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper and summarised as follows:

Planning Intention

- (i) the application was in line with the planning intention of "OU" annotated "Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses" zone. The effort to conserve the key architectural features and revitalize the Central Market for public enjoyment could provide spatial relief in the existing congested urban core;

Conservation

- (ii) the proposed scheme was generally in line with the conservation principles adopted by AMO for the application site. There would be no intervention to the upper portion of the external façade that was required to be preserved by AMO. While there was concern from the general public on the demolition of the façade facing Des Voeux Road Central, the proposed demolition was considered acceptable by AMO as the façade was a later-addition structure reconstructed in 1990s. With reference to the study of Conservation of Character Defining Elements of the Central Market, AMO agreed to the conservation of a minimum of one number of intact market stall for each type and welcomed retention of more market stalls. An approval condition requiring the submission of a Conservation Management Plan and the implementation of the Plan was suggested;

Provision of public open space (POS)

- (iii) while the size of the proposed POS was in compliance with the requirement of not less than 1,000m² POS under the outline zoning plan (OZP), there was concern that the proposed lawn at the atrium and the proposed turf at street level facing Queen's Road Central might not be practicable. In that regard, an approval condition requiring the applicant to submit and implement landscape proposal was recommended;
- (iv) URA agreed to take up the responsibility for the operation and maintenance of the proposed POS and indicated that the POS would be open to public at reasonable hours during the operating hours of the building;

Other Technical Aspects

- (v) regarding DEP's concern on the possible noise arising from the

cultural events/musical performances, the applicant responded that the detailed arrangement could only be determined at the implementation stage. In that connection, DEP advised that no musical performance should be undertaken outside the centrally air-conditioned area between 11 p.m. to 7 a.m. and the applicant should conduct real-time noise monitoring and implement effective noise mitigation measures to avoid violation of Noise Control Ordinance. An advisory clause in that regard was recommended. Other concerned departments had no objection to or no adverse comment on the application; and

Public Comments

- (vi) regarding the public comments, the assessments above were relevant and for the future operation, the applicant stated that it would follow the Operation Principles derived from the public engagement process and endorsed by the Central Oasis Community Advisory Committee.

Authority of the Committee

77. In response to a Member's query, Ms Ginger K.Y. Kiang, DPO/HK, recapitulated the addition, alteration and modification works of the revitalisation scheme that required planning permission from TPB. She further said that other features of the revitalisation scheme including the proposed uses were in compliance with the concerned OZP and did not require planning permission. Nevertheless, the entire revitalisation scheme was submitted to the Committee for Members' reference.

78. In response to a Member's query on the lack of comprehensiveness of the proposal as only piecemeal elements of addition, alteration and modification works were involved in the application and not the entire revitalisation scheme, Ms Ginger K.Y. Kiang said that the planning permission for the revitalisation project was made in accordance with the development requirements stipulated on the OZP. The planning intention of the "OU" annotated "Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses" zone was primarily for preserving the building facades and

special architectural features of the Central Market building and such works required planning permission from TPB. The permitted uses (i.e. Column 1 uses) and uses requiring planning permission from TPB (i.e. Column 2 uses) were stipulated in the Notes of the OZP. All of the proposed uses of the current scheme were Column 1 uses that did not require planning permission and the applicant intended to revitalise the building based on the current scheme.

79. In response to the Vice-chairman's question on the status of the Central Oasis proposal (application No. A/H4/92) approved with conditions by the Committee on 19.7.2013, Ms Ginger K.Y. Kiang said that as the previously approved scheme involved a more extensive new addition to the Central Market building which was completely different from the current scheme which adopted a "Minimal Intervention" approach, they were not directly comparable. She added that the applicant could choose to implement either the previously approved scheme (which was still valid) or the current scheme should the subject application be approved.

Widening of entrances and elevation treatment facing Queen Victoria Street and Jubilee Street

80. A Member asked whether the applicant had considered pedestrianization of Queen Victoria Street to enhance the greenery and widen the public space, in addition to the current proposal of widening of the entrances at Queen Victoria Street and Jubilee Street only. In response, Ms Ginger K.Y. Kiang said that portion of the pavements of the two streets, though not forming part of the application, was proposed for widening with the planting of trees to enhance the greenery.

81. In response to a Member's question on the future transport arrangement, especially the provision of loading/unloading bays at Queen Victoria Street and Jubilee Street, Ms Ginger K.Y. Kiang said that the prime objective of opening up the facades facing Jubilee Street and Queen Victoria Street was to enhance the vitality of the two adjacent streets and provide an opportunity to enhance pedestrian circulation at street level. Although some of the existing loading/unloading bays would be used for footpath widening, the loading/unloading activities would continue to be carried out on the remaining on-street lay-bys located at the western side of Queen Victoria Street and the eastern side of Jubilee

Street. The future operator of the revitalization scheme would be requested to liaise with its tenants to restrict the carrying out of loading/unloading activities to non-peak hours during the busy period or the non-busy periods through the licensing and tenancy agreements. The Commissioner for Transport (C for T) had no comment on the proposed traffic measures.

Demolition and re-construction of the end bay facing Des Voeux Road Central

82. In response to a Member's request for elaboration of the design of the curtain wall at the end bay facing Des Voeux Road Central, Ms Ginger K.Y. Kiang said that while the detailed design of the façade was yet to be confirmed, the design intent of the new façade was to differentiate the new and old structures by using transparent materials to enhance visual permeability into the building, as well as to recapture the horizontality characteristic of the original Streamline Moderne architecture of Central Market in 1930s by reconnecting the original key architectural features of the horizontal windows and fins to the façade. As detailed building design for the façade was not yet available, the applicant had provided illustrative materials to demonstrate the transparent design concept to be adopted. Mr Kenneth S.W. Tam, CHM(A&M), AMO of LCSD, supplemented that the existing façade of the building facing Des Voeux Road Central was considered as late additions, which was not a "Character Defining Elements" that needed to be conserved. According to the expert advice on the proposed façade design approach, the 1990s remodelled façade, together with the addition of escalators connecting G/F to 2/F, reprovision of lift, staircases and public toilets as well as the connection footbridges to the Hang Seng Bank Headquarters, were to provide a functional connection to the Mid-Levels Escalator Link bearing no relation to the original Streamline Moderne architecture. Considering that some of the elements in the existing façade could not be removed, AMO of LCSD had no comment on the proposed reconfiguration of the façade but had advised the applicant on the crucial factors of designing the façade including, inter alia, the interfaces among the new and old facades as well as the existing footbridges, the materials used, the colour and the scale of the new façade.

83. A Member asked whether the public toilet facing Queen's Road Central could be conserved or adaptively reused to enhance the utilisation of the existing structures/spaces. In response, Ms Ginger K.Y. Kiang said that during the extensive public consultation exercise conducted for the revitalisation project between 2009 and 2011, there was a general public consensus for demolition of the public toilet. Besides, the toilet was a late addition

which did not have any connection with the original architectural elements of Central Market. Demolition of the public toilet would have no adverse implication from heritage conservation perspective. Moreover, toilet facilities would be provided within the premises in the revitalisation project.

Conservation of market stalls

84. A Member was concerned about the requirement to conserve a minimum of one number of intact market stall for each type of market stall only and asked whether the conservation of the number of market stalls could be increased to create a cluster of each type of stalls. In response, Mr Kenneth S.W. Tam said that while conservation of more market stalls was supported from heritage conservation perspective, flexibility should be allowed on the conservation of market stalls as the adaptive reuse of the premises, the design and cost of the revitalisation scheme were not finalised at the current stage. Nevertheless, in view of the comments supporting conservation of more market stalls, the applicant had preliminarily examined the feasibility of such proposal and the findings revealed that the structures and conditions of the market stalls, which were built over 70 years ago, were in dilapidated condition which required substantial technical and financial inputs for conservation purpose. Subject to the finalisation of the detailed design and the approved cost of the revitalisation proposal, the number of market stalls to be conserved could be finalised with a hope to increasing the number of stalls to be conserved.

85. The same Member continued to ask whether the proposal could restore the function of a market in either traditional or modern form, considering there were numerous overseas examples of successful revitalisation of historic and monumental markets (e.g. the market at Mercado de San Miguel in Madrid, Spain). In response, Ms Ginger K.Y. Kiang said that while the future operation mode of Central Market was yet to be confirmed, it would follow the operation principles of the Central Market as generally agreed among the public, District Council and professionals in the public consultation exercise for the revitalisation project conducted by the applicant between 2009 and 2011.

Technical issues

86. In response to the Vice-chairman's queries on the potential noise to be generated

by future uses within the building, Mr Ken Y.K. Wong, Principal Environmental Protection Officer (Metro Assessment), Environmental Protection Department (PEPO(MA), EPD) said that while DEP had no in-principle objection to the subject application, there were concerns on the proposed curtain façade and enlarged entrances which might weaken the containment of noise from musical performances, such as band shows and Chinese orchestra, which might be allowed in the open core area or other not centrally air-conditioned area inside the compound as part of the cultural events, thus affecting the surrounding residential buildings. The situation would be similar to the former Hollywood Road Police Married Quarters (PMQ), another revitalisation project approved several years ago and was currently in operation. While the need for holding such performances to enhance the vibrancy and viability of the project was noted, the applicant of PMQ revitalisation project had submitted environmental assessment demonstrating that the noise of the proposed development would be subject to control under the Noise Control Ordinance. However, upon its implementation, there were numerous complaints received about the noise nuisance generated from such performances and there were also enquiries from the Ombudsman. In the process of handling the PMQ case, it was found that, on top of the enforcement controls by the relevant authorities, some self-regulating measures such as real-time noise monitoring at representative noise sensitive receivers by the applicant (or his future venue management agency) whenever there was a noisy performance and deployment of noise mitigation measures based on the real-time monitoring results, such as immediate lowering the sound level of the sound amplification system, were effective in minimising the noise nuisance to nearby residents at PMQ and should be considered for similar development. In view of the above, Mr Ken Y.K. Wong suggested that appropriate approval conditions should be stipulated in the planning permission should the subject application be approved. In response, Ms Ginger K.Y. Kiang said that cultural use within the site was always permitted on the OZP and did not require planning permission. In that regard, DEP's concerns were noted and appropriate advisory clauses were suggested should the application be approved. The applicant had also committed that the future operation of the premises would comply with the Noise Control Ordinance.

87. The Vice-chairman asked the rationale for cancelling the requirement of providing a footbridge connecting the Central Market and the adjacent IL8827 ("The Center") upon government's request as stated in the comments of the District Lands Officer/Hong Kong West & South, Lands Department, i.e. in paragraph 10.1.2 of the Paper. In response,

Ms Ginger K.Y. Kiang said that the requirement incorporated in the lease of IL8827 was intended to facilitate the pedestrian connection between The Center and the originally proposed redevelopment at the Central Market site. Since a new revitalisation scheme involving preservation of the façade of the building was proposed for the site, the proposed pedestrian connection would no longer be necessary and the applicant, who was also responsible for complying with such requirement under IL8827, advised that it would liaise with relevant departments to cancel such requirement. The Vice-chairman queried whether it was pre-mature to cancel the requirement as there might be a need for the proposed pedestrian connection upon the development/redevelopment of the site in future. In response, Ms Ginger K.Y. Kiang said that the requirement for providing a footbridge connection under the lease was not related to the subject application, and the issue could be separately considered by relevant departments.

Deliberation Session

88. The Secretary summarised that the current application requiring permission from TPB was the proposed alteration and modification works to the building and external façade of the Central Market. The development of the building for commercial, cultural and/or community uses were always permitted and did not require planning permission from TPB. The specific alteration and modification works requiring planning permission were listed in paragraph 1.2 of the Paper. The Secretary then recapitulated the individual elements of the proposed alteration and modification works. With reference to the illustrative materials contained in Appendix Id of the Paper, the Secretary explained to Members the proposed reconfiguration of the end bay facing Des Voeux Road Central. The façade design of the Central Market built in 1939 was characterised by the streamlined modern style influenced under Bauhaus and the simple geometry expressed through the emphasis on the horizontality of the façade design. In the 1990s, the end bay of the Central Market facing Des Voeux Road Central was completely demolished and rebuilt to facilitate the connections to Mid-levels escalator and the Hang Seng Bank Headquarters. The continuity of horizontality was disrupted by the rebuilt façade. The current application would modify the façade of the end bay by adopting the Bauhaus Design concept using transparent materials. The horizontal lines exemplified by the architectural fins, windows and parapets of the original façade to be preserved would be maintained at the new structure in the form of architectural features or window frames subject to detailed design. As to the future operation of the

Central Market, the Secretary explained with reference to figure 2.16 at Appendix Ia of the Paper that the applicant had listed out the operation principles of the Central Market. Although the operator was yet to be identified, the Operation Principles adopted would be adhered to. With regard to the transport arrangement of Queen Victoria Street and Jubilee Street, the applicant had submitted traffic review study which was attached at Appendix C of Appendix Ia of the Paper for Members' reference and consideration.

89. Members agreed to deliberate the application following the sequence of the proposed alteration and modification works as listed in paragraph 1.2 of the Paper.

Widening of entrances and elevation treatment facing Queen Victoria Street and Jubilee Street

90. A Member had no objection to the proposed widening of entrances and elevation treatment at Queen Victoria Street and Jubilee Street but considered that, given the opportunity, the footpath on the two streets should be widened with traffic mitigation measures to create a more comfortable pedestrian environment. The same Member suggested that the applicant should be advised to liaise with the concerned government departments to explore the feasibility of those works. Referring to Figure 4.4 at Appendix C of Appendix Ia of the Paper, Members noted the pedestrian circulation improvement works of the project in association with the proposed widening of the entrances at Queen Victoria Street, which included the conversion of some of the existing lay-bys along the street to pavement with planting. The Secretary said that according to the Traffic Review Study submitted by the applicant, the footpath at the two corners of Jubilee Street would also be widened and road level at junction of Queen Victoria Street and Queen's Road Central would be raised to enhance pedestrian circulation. The same Member further suggested to reduce the number of lanes of Queen Victoria Street from two to one, releasing more area for footpath widening. Mr W.L. Tang, Assistant Commissioner for Transport (Urban), Transport Department (AC for T(U), TD) had reservation over such proposal as the traffic flow at Queen Victoria Street was already heavy with bus stops and lay-bys. Also, the applicant had not submitted any detailed assessments on the proposed raising of road level at junction of Queen's Road Central and Queen Victoria Street. Together with the concerns on the loading/unloading activities with reduced lay-bys, TD suggested to impose an approval condition on the requirement for traffic measures to the satisfaction of C for T.

91. After deliberation, Members agreed to the proposed widening of the two existing openings and to stipulate an approval condition requiring the submission of footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street to the satisfaction of TPB and to modify approval condition (i) recommended in the Paper by adding a requirement on the implementation of the footpath widening proposals to the satisfaction of C for T or of TPB.

Demolition and re-construction of the end bay facing Des Voeux Road Central

92. A Member considered that the prime objective of the revitalisation project was to create a landmark and a vibrant place in Central instead of the creation of a functional space or a shopping mall. Under that circumstance, the Member weighted architectural design more than the functionality of the building, which could be compromised if the design of the building could help revitalise the place. Another Member considered that from heritage conservation perspective, the entire Central Market building should be preserved *per se* as far as possible. While the planning intention of the site for preserving building facades and special architectural features of the existing Central Market building, and revitalising the building for commercial, cultural and/or community uses was agreed, a Member was concerned about the current alteration and modification works, even with strong architectural merits and public planning gains (e.g. enhancing pedestrian connectivity), might compromise the objective of heritage conservation. The same Member suggested that a balance among heritage preservation, public interest and intended use of the site should be sought.

93. A Member had no objection to demolishing the end bay facing Des Voeux Road Central but considered that the design of the reconstructed façade should be improved. Specifically, the Member considered that the use of glass curtain wall for the entire new façade was not compatible with the original Bauhaus design of the Central Market façade which was made up of stripes of concrete and glass. Another Member considered that the use of glass curtain wall for the cultural facilities would induce high operation cost as the indoor space would rely heavily on air-conditioning for ventilation and noise insulation. Quoting the Youth Square at Chai Wan as an example, the management and maintenance costs of the glass curtain wall of the building were so high that they had created heavy burden on the operator. Without details on the future operation of the Central Market, the Member

doubted the viability of such design and considered that the detailed design of the façade of the end bay should be submitted to TPB for consideration. Another Member shared the same concerns. A Member however supported the use of glass curtain to replace the façade.

94. A Member raised concern on the interface of the new façade design might not be compatible with the existing footbridges connecting to the Hang Seng Bank Headquarters, which was considered not visually pleasant, and asked if the footbridges could be reprovisioned. A Member concurred and suggested that consideration could be given to modifying the design of the existing footbridges. Another Member shared the same view and further suggested that the modern-style of the existing footbridges could be modified to tie in with the original style of the Central Market building. In response, the Vice-chairman explained that the footbridge connecting the Hang Seng Bank Headquarters and the Central Market to the waterfront were stipulated in the lease conditions of the lot where the Hang Seng Bank Headquarters was situated. The current footbridges were an extension of the existing building design of the Hang Seng Bank Headquarters, and the intention was to provide pedestrian connections to the Central Market site, the surrounding commercial building and the Mid-level escalator.

95. The Vice-chairman summarised that Members generally agreed to demolish and reconstruct the end bay facing Des Voeux Road Central but had concerns on the design of the façade which should be compatible with the original Bauhaus design details of the Central Market building. Members were also concerned about the interface of the reconstructed façade with the existing footbridges connecting to the Hang Seng Bank Headquarters. In response to the Members' concerns, the Secretary said that Members could consider requiring the applicant to submit further information on the detailed design of the façade for Members' further consideration before making a decision on the application; or stipulating an approval condition requiring the applicant to submit the same to TPB for Members' consideration should the application be approved.

96. After deliberation, Members agreed to modify the approval condition (b) recommended in the Paper by requiring the applicant to submit a detailed design proposal for the new façade facing Des Voeux Road Central to the satisfaction of TPB and to add a new condition requiring the implementation of the design proposal for the new façade to the satisfaction of the AMO. Members also agreed to add an advisory clause to advise the

applicant to explore measures to better integrate the design of the façade with the two existing footbridges connecting to the Hang Seng Bank Headquarters.

Demolition of the toilet block at the junction of Queen's Road Central and Jubilee Street

97. A Member supported demolishing the toilet block to provide an enlarged POS for public enjoyment. Another Member shared the same view and considered that the provision of POS was a planning gain. A Member, while agreeing to the demolition proposal, was concerned about the future use of the demolished toilet block site. A Member was also concerned about the design of the small entrance plaza in that if substantial modification was involved for commercial purpose, it would defeat the purpose of heritage conservation of the project. In response, the Secretary said that the proposed demolition of toilet block and the provision of POS formed part of the application and the applicant should implement the scheme, on the terms of the application as submitted, should the application be approved. Furthermore, Members agreed that the proposed small entrance plaza could be more open and inviting to the public.

98. After deliberation, Members agreed to the proposed demolition of the toilet block and the proposed demolition of the toilet block and modifying approval condition (h) recommended in the Paper to the effect that the public open space, including the small entrance plaza at the junction of Queen's Road Central and Jubilee Street, would be designed and implemented to the satisfaction of the Planning Department or of TPB.

Widening of the internal footbridges

99. Members generally agreed to the proposed widening of internal footbridges within the Central Market building.

Conservation of Market Stalls

100. A Member considered that more market stalls should be preserved as the various type of stalls had different distinct characteristics worthwhile for protection and the preservation of only one of each type was not desirable. A cluster of each type of market stalls should be preserved to restore their function and enhance vibrancy. Two other

Members shared the same view and considered that preservation of a cluster of each type of market stalls could help recreating the ambience of the old wet market.

101. After deliberation, Members agreed to add new approval conditions requiring the submission of a market stall preservation plan to the satisfaction of TPB, and the implementation of the plan to the satisfaction of AMO. Members also agreed to add an advisory clause to advise the applicant to preserve a cluster of each type of market stalls in the preservation plan.

[Mr Stephen H.B. Yau left the meeting at this point.]

Technical Issues

102. With regard to the noise aspect, Mr Ken Y.K. Wong reiterated his concerns that the proposed alteration and modification works for, inter alia, cultural use might create noise nuisance to the surrounding residents. He suggested the Committee to stipulate suitable approval conditions on noise control to address the problem. In response, the Vice-chairman said that the current application was for alteration and modification of the design of the building only and the proposed cultural use of the building were always permitted on the OZP. It might not be appropriate to stipulate approval conditions on aspects that did not require planning permission. The Secretary supplemented that in response to DEP's concerns, an advisory clause requesting the applicant to note the comments of DEP was proposed. Besides, future uses of the building would be subject to control under the Noise Control Ordinance. A Member considered that the proposed cultural use of the building should be acceptable and would be regulated under the prevailing legislation, including the Noise Control Ordinance.

103. After further deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 18.3.2020, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

“(a) the submission of a Conservation Management Plan prior to

commencement of any major works and implementation of the Plan to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB;

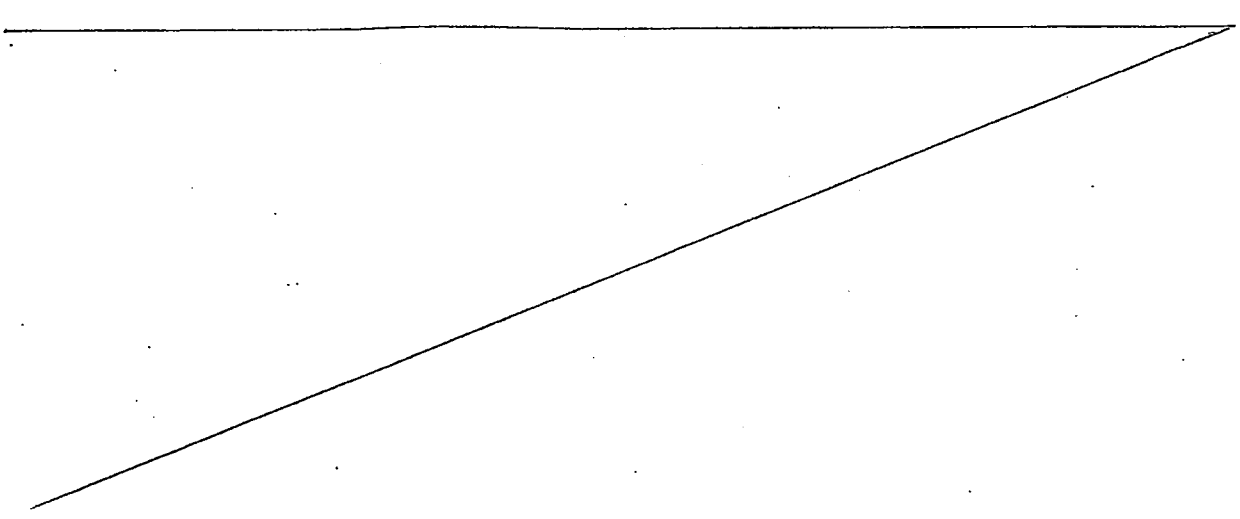
- (b) the submission of a detailed design proposal for the new façade facing Des Voeux Road Central demonstrating the compatibility of interface between the new and old façades and the new façade and the existing footbridge to the satisfaction of TPB;
- (c) in relation to (b) above, the implementation of a detailed design proposal for the new façade facing Des Voeux Road Central to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB;
- (d) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of TPB;
- (e) the submission of a sewerage impact assessment to the satisfaction of Director of Environmental Protection or of TPB;
- (f) the implementation of sewerage upgrading/connection works as identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of TPB;
- (g) the design and provision of the 24-hour pedestrian passageway to the satisfaction of the Commissioner for Transport or of TPB;
- (h) the design and provision of the public open space (including the small entrance plaza at the junction of Queen's Road Central and Jubilee Street), at no cost to the Government, as proposed by the applicant, to the satisfaction of the Director of Planning or of TPB;
- (i) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of TPB;
- (j) the submission of footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street to the

satisfaction of TPB;

- (k) the implementation of footpath widening proposals in relation to (j) above and traffic measures on loading/unloading activities, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of TPB;
- (l) the submission of a market stall preservation plan to the satisfaction of TPB; and
- (m) in relation to (l) above, the implementation of the market stall preservation plan to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB.

104. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper and as follows:

“(k) to note the comments of TPB that:

- (i) the applicant should explore measures to better integrate the design of the façade facing Des Voeux Road Central with the existing footbridges connecting to the Hang Seng Bank Headquarters; and
 - (ii) a cluster of market stalls for each type of market stall should be preserved.”
- 

城市規劃委員會

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TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
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傳真 Fax: 2877 0245 / 2522 8426

電話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/H4/94

By Registered Post & Fax (25882517)

8 April 2016

Urban Renewal Authority
26/F Cosco Tower
183 Queen's Road
Central, Hong Kong
(Attn: Wilfred Au)

Dear Sir/Madam,

**Proposed Alteration and Modification Works to the Building
and External Facade for Cultural/Leisure/Retail/Food &
Beverage Uses/Open Space/Ancillary Support, for the Central Market
Revitalization Project in "Other Specified Uses" annotated "Building with Historical and
Architectural Interests Preserved for Commercial, Cultural and/or Community Uses"
Zone, The Former Central Market, 80 Des Voeux Road Central, Central, Hong Kong**

I refer to my letter to you dated 19.2.2016.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid until 18.3.2020; and after the said date, the permission shall cease to have effect unless before the said date either the development hereby permitted is commenced or the permission is renewed. The permission is subject to the following conditions :

- (a) the submission of a Conservation Management Plan prior to commencement of any major works and implementation of the Plan to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB;
- (b) the submission of a detailed design proposal for the new façade facing Des Voeux Road Central demonstrating the compatibility of interface between the new and old façades and the new façade and the existing footbridge to the satisfaction of TPB;
- (c) in relation to (b) above, the implementation of a detailed design proposal for the new façade facing Des Voeux Road Central to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB;
- (d) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of TPB;

- (e) the submission of a sewerage impact assessment to the satisfaction of Director of Environmental Protection or of TPB;
- (f) the implementation of sewerage upgrading/connection works as identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of TPB;
- (g) the design and provision of the 24-hour pedestrian passageway to the satisfaction of the Commissioner for Transport or of TPB;
- (h) the design and provision of the public open space (including the small entrance plaza at the junction of Queen's Road Central and Jubilee Street), at no cost to the Government, as proposed by you, to the satisfaction of the Director of Planning or of TPB;
- (i) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of TPB;
- (j) the submission of footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street to the satisfaction of TPB;
- (k) the implementation of footpath widening proposals in relation to (j) above and traffic measures on loading/unloading activities, as proposed by you, to the satisfaction of the Commissioner for Transport or of TPB;
- (l) the submission of a market stall preservation plan to the satisfaction of TPB; and
- (m) in relation to (l) above, the implementation of the market stall preservation plan to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB.

The TPB also agreed to advise you to note the advisory clauses as set out at the Appendix attached.

If you wish to seek an extension of the validity of this permission, you may submit an application to the TPB for renewal of the permission no less than six weeks before its expiry. This is to allow sufficient time for processing of the application in consultation with the concerned departments. The TPB will not consider any application for renewal of permission if the time limit for commencement of development specified in the permission has already expired at the time of consideration by the TPB. Please refer to the TPB Guidelines No. 35B and 36A for details. The Guidelines and application forms are available at the TPB's website (www.info.gov.hk/tpb/), the Planning Enquiry Counters (PECs) of the Planning Department (Hotline : 2231 5000) at 17/F, North Point Government Offices, 333 Java Road, North Point; 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin; and the Secretariat of the TPB at 15/F, North Point Government Offices.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36A for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 18.3.2016 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 29.4.2016). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. J. J. Austin of Hong Kong District Planning Office at 2231 4932. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Advisory Clauses

- (a) the approval of the application does not imply that the proposed building design elements could fulfil the requirements under the Sustainable Building Design Guidelines and the relevant requirements under the lease, and that the proposed gross floor area (GFA) concession for the proposed development will be approved/granted by the Building Authority. The applicant should approach the Buildings Department and the Lands Department direct to obtain the necessary approval. If the building design elements and the GFA concession are not approved/granted by the Building Authority and the Lands Authority and major changes to the current scheme are required, a fresh planning application to the Board may be required;
- (b) to note the comments of CBS/HKE&H, BD that the proposal should be in compliance with the relevant B(P)R 41(1), 41A, 41B, 41C, 41D regarding means of escape, fire resisting construction and means of access for firefighting and rescue; B(P)R 72 and Design Manual: Barrier Free Access 2008 regarding access and facilities for persons with disability and PNAP APP-151 and APP-152 regarding granting GFA Concessions and APP-117 regarding structural requirements for alteration and addition works in existing buildings;
- (c) to note the comments of DEP that no musical performance outside the centrally air-conditioned area shall be allowed in night time (i.e. 11pm to 7am); the future operator of the proposed development shall be required to conduct real-time noise monitoring at representative noise sensitive receivers whenever there is a musical performance outside the centrally air-conditioned areas; and an effective and practicable mechanism is required to ensure proper implementation of the measures to avoid the potential noise problems arising from the cultural events;
- (d) to note the comments of CE/HK&I, DSD that it is the applicant's responsibility to bear the costs and undertake improvement and upgrading works to the existing public sewerage systems;
- (e) to note the comments of DFEH that C&WDC should be consulted on the re-provision of the toilet facilities during the construction stage and that a designated parking space for FEHD vehicles with similar scale in Central District should be provided before deletion of the parking space;
- (f) to note the comments of CA/CMD2, ArchSD that the content and design quality of the proposed development from the view of place making/identity, conservation, accessibility and connectivity, diversity of use/vibrancy and availability for public use/enjoyment should not be compromised;
- (g) to note the comments of D of FS that the proposed scheme should comply with the *Code of Practice for Fire Safety in Building 2011*;
- (h) to note the comments of CHE/HK, HyD that the proposed removal of the existing staircase and other ancillary works should be carried out by URA at their own cost and the requirement of gazettal under the Roads (Works, Use and Compensation) Ordinance and the proposed footpath widening and tree planting works, if acceptable to relevant departments including TD and LCSD, will be carried out by URA at their own cost;

- (i) to note the comments of DLCS that the opening hours of the public open space should not be less than the operating hours from 7am to 11pm; and
- (j) to note the comments of CTP/UD&L regarding the need to review the feasibility of providing a lawn in shaded areas and to allow sufficient soil depth and volume for the proposed landscape planting, especially those on structures.
- (k) to note the comments of TPB that:
 - (i) the applicant should explore measures to better integrate the design of the façade facing Des Voeux Road Central with the existing footbridges connecting to the Hang Seng Bank Headquarters; and
 - (ii) a cluster of market stalls for each type of market stall should be preserved.

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

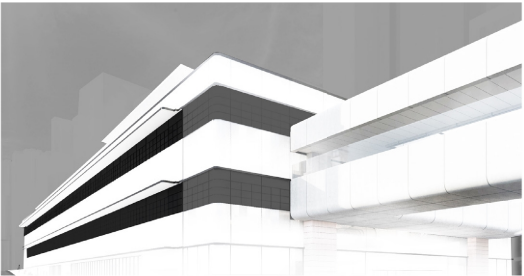


Fig 12. Continuation of Alternate bands of Solid and Void

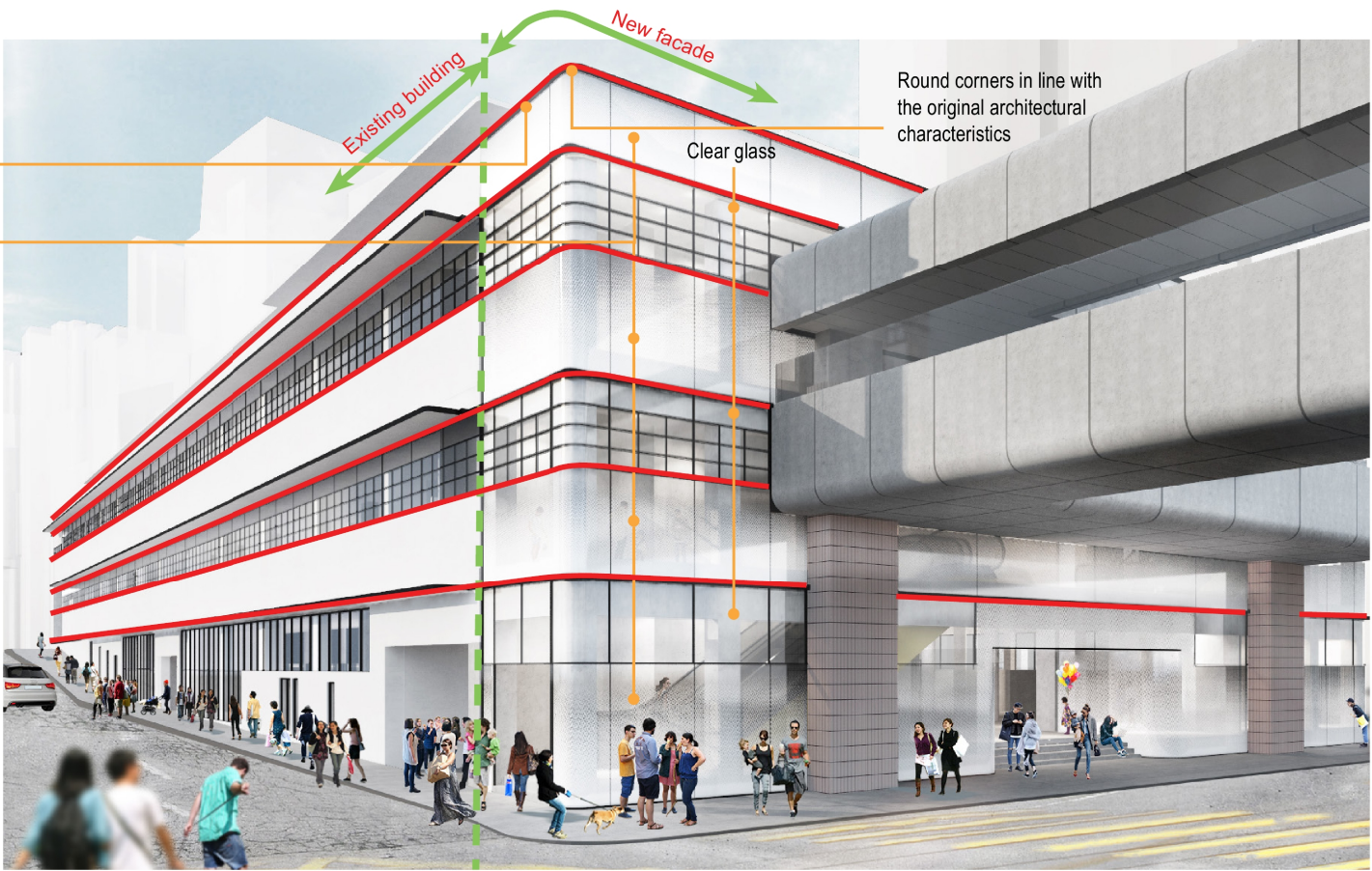
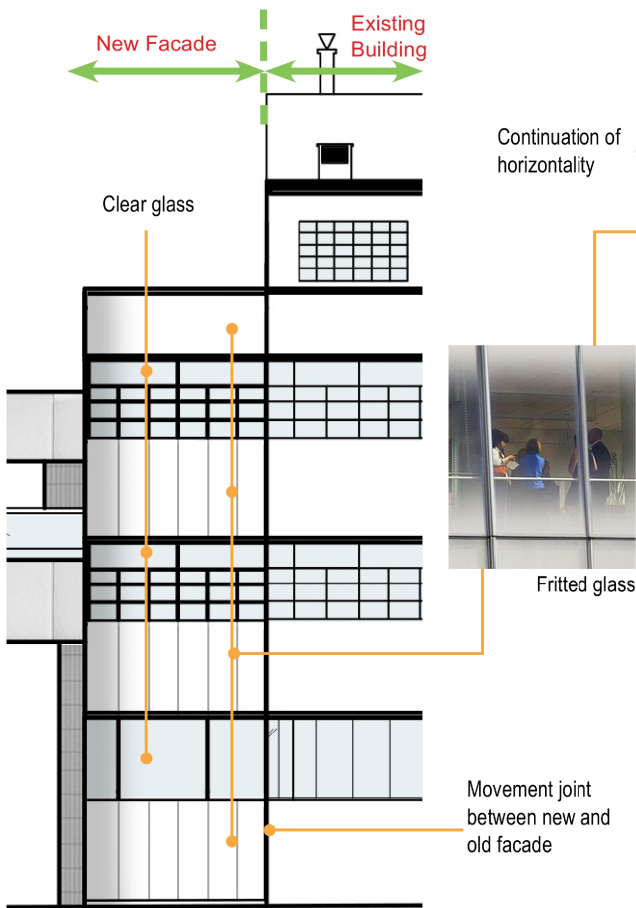


Fig 11. Continuation of Horizontality

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
A/H4/94

繪圖
DRAWING
AA - 1

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL

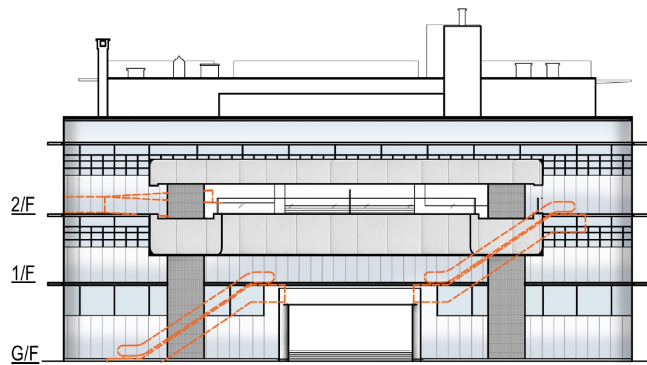


Fig 14. Improved Pedestrian Connections



Fig 13. Expression of Circulation



Fig 15. Expression of Circulation: Fagus Factory in Germany

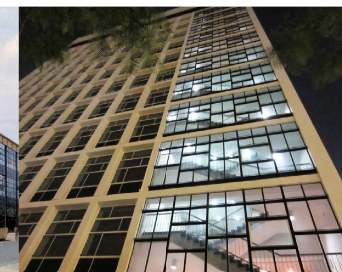


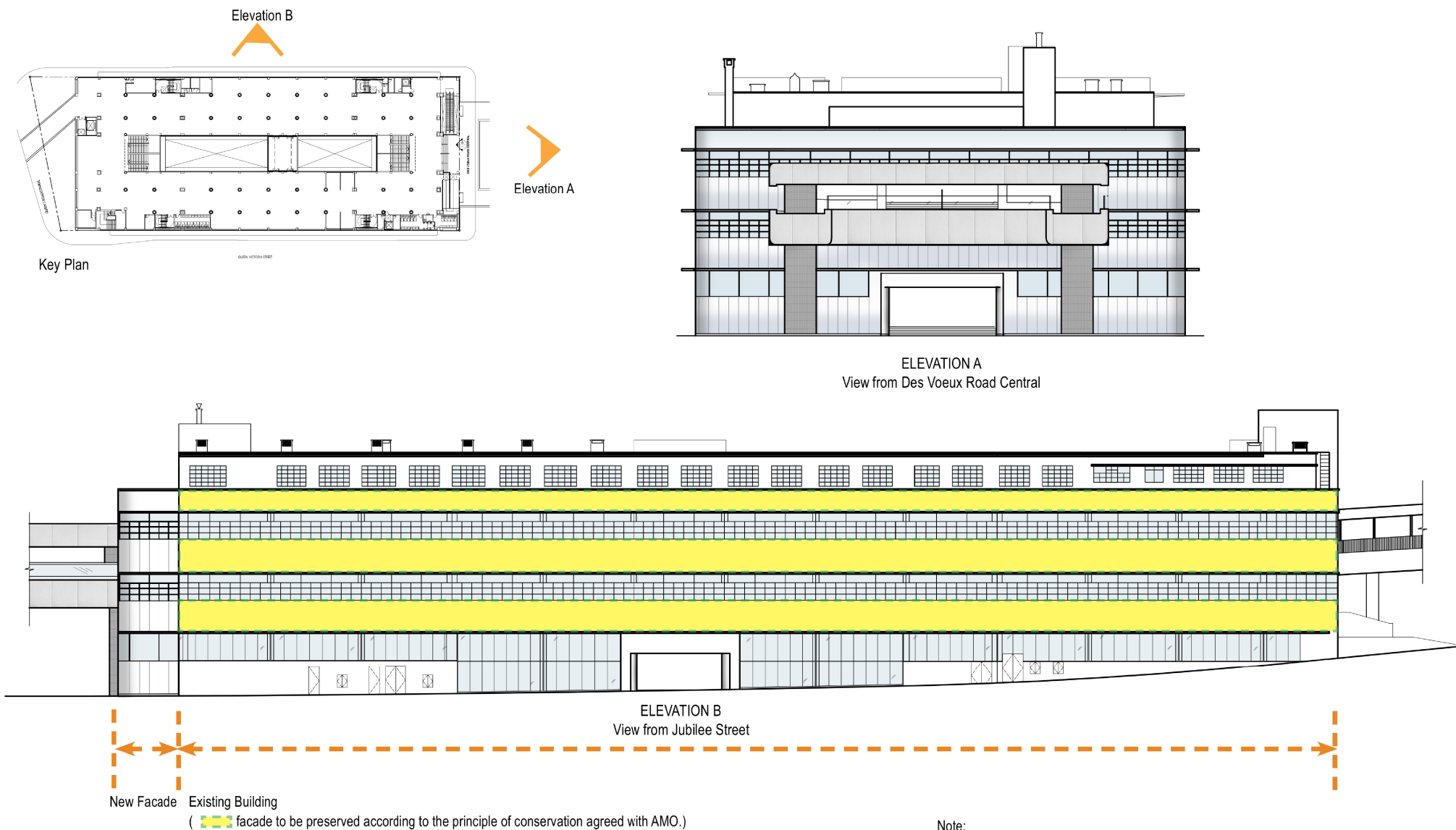
Fig 16. Expression of Circulation: Hong Kong City Hall

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
A/H4/94

繪圖
DRAWING
AA - 2

CONCEPTUAL ELEVATIONS



Note:

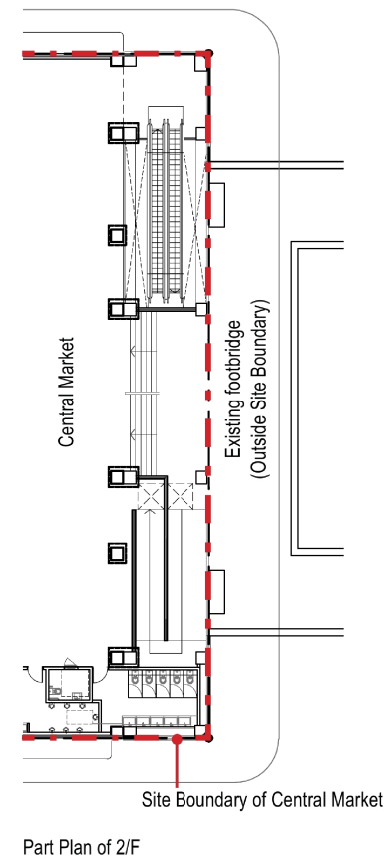
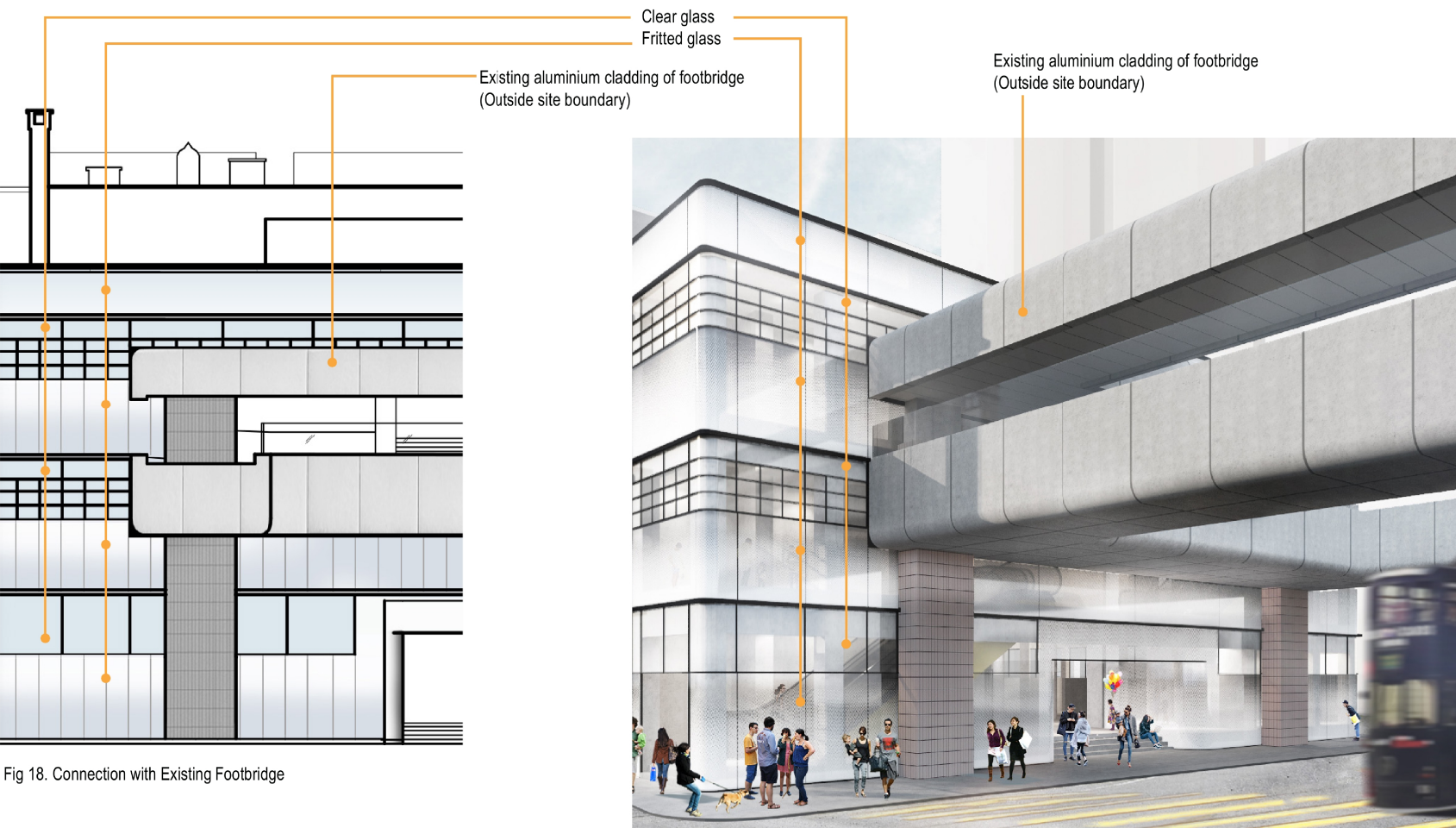
1. The conceptual elevations are indicative only. Final materials, colour and detailed design of the facade are subject to changes and updates at detailed design and construction stage to suit adaptive re-use of new development.
2. The conceptual elevations do not form part of the submission

Fig 22. Conceptual Elevations

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

| | |
|----------------------------------|-------------------------|
| 參考編號 REFERENCE No. A/H4/94 | 繪圖 DRAWING AA - 3 |
|----------------------------------|-------------------------|

DETAILED DESIGN PROPOSAL FOR THE NEW FACADE FACING DES VOEUX ROAD CENTRAL



資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

| | |
|----------------------------------|-------------------------|
| 參考編號 REFERENCE No. A/H4/94 | 繪圖 DRAWING AA - 4 |
|----------------------------------|-------------------------|

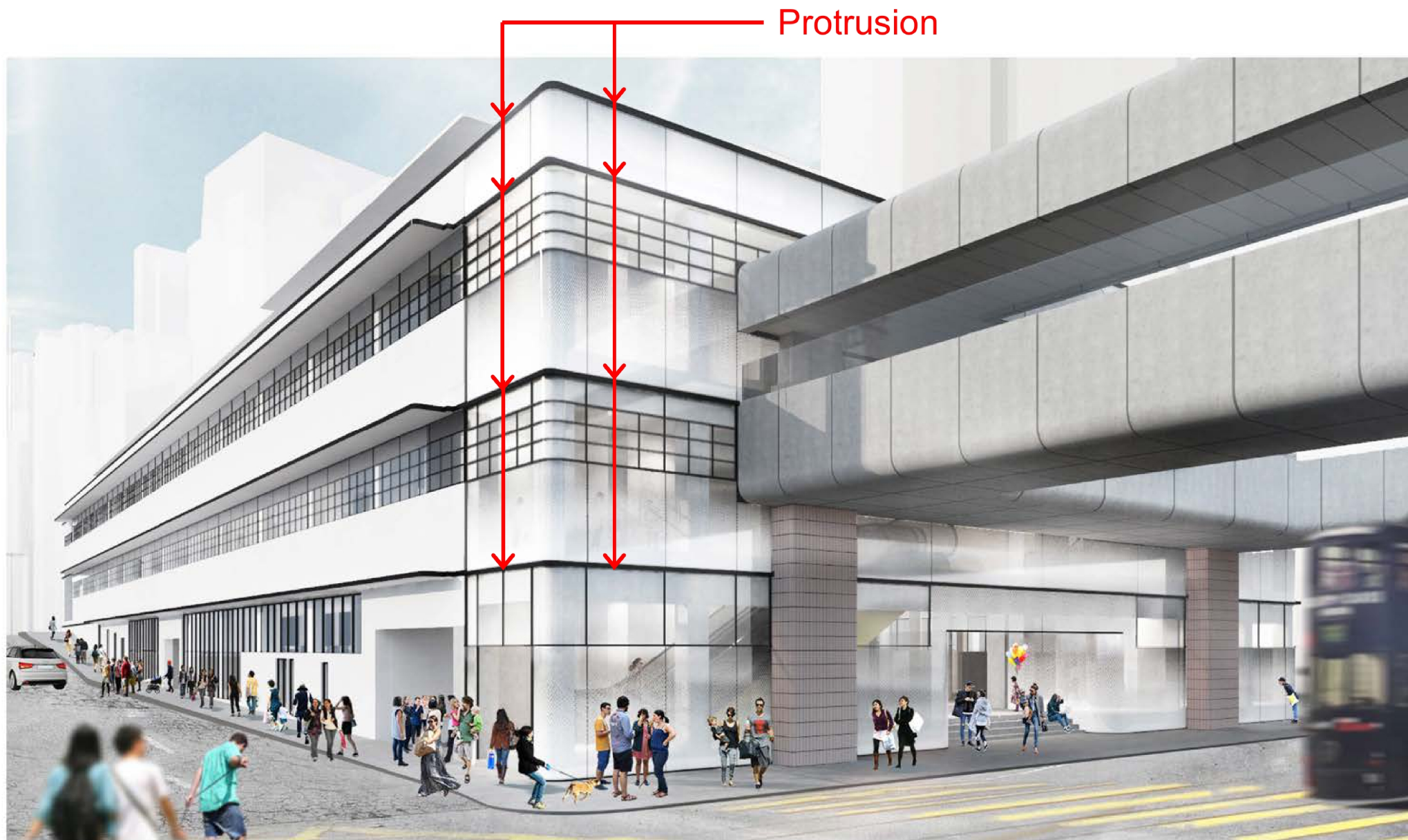


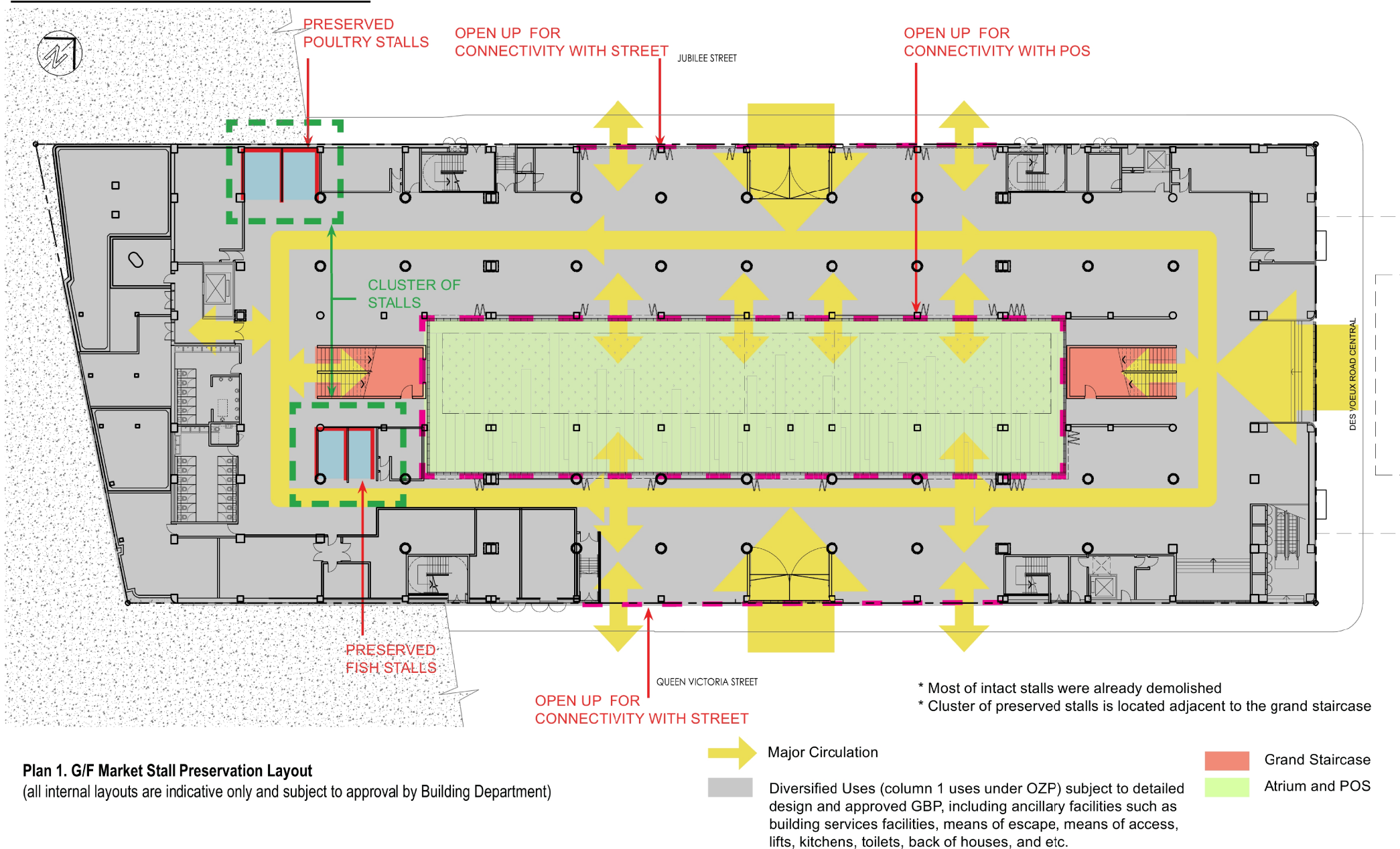
Fig 10. Artist Impression (View from Des Voeux Road Central)

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.
A/H4/94

繪圖
DRAWING
AA - 5

MARKET STALL PRESERVATION PLAN



Plan 1. G/F Market Stall Preservation Layout

(all internal layouts are indicative only and subject to approval by Building Department)

資料來源：由申請人提供

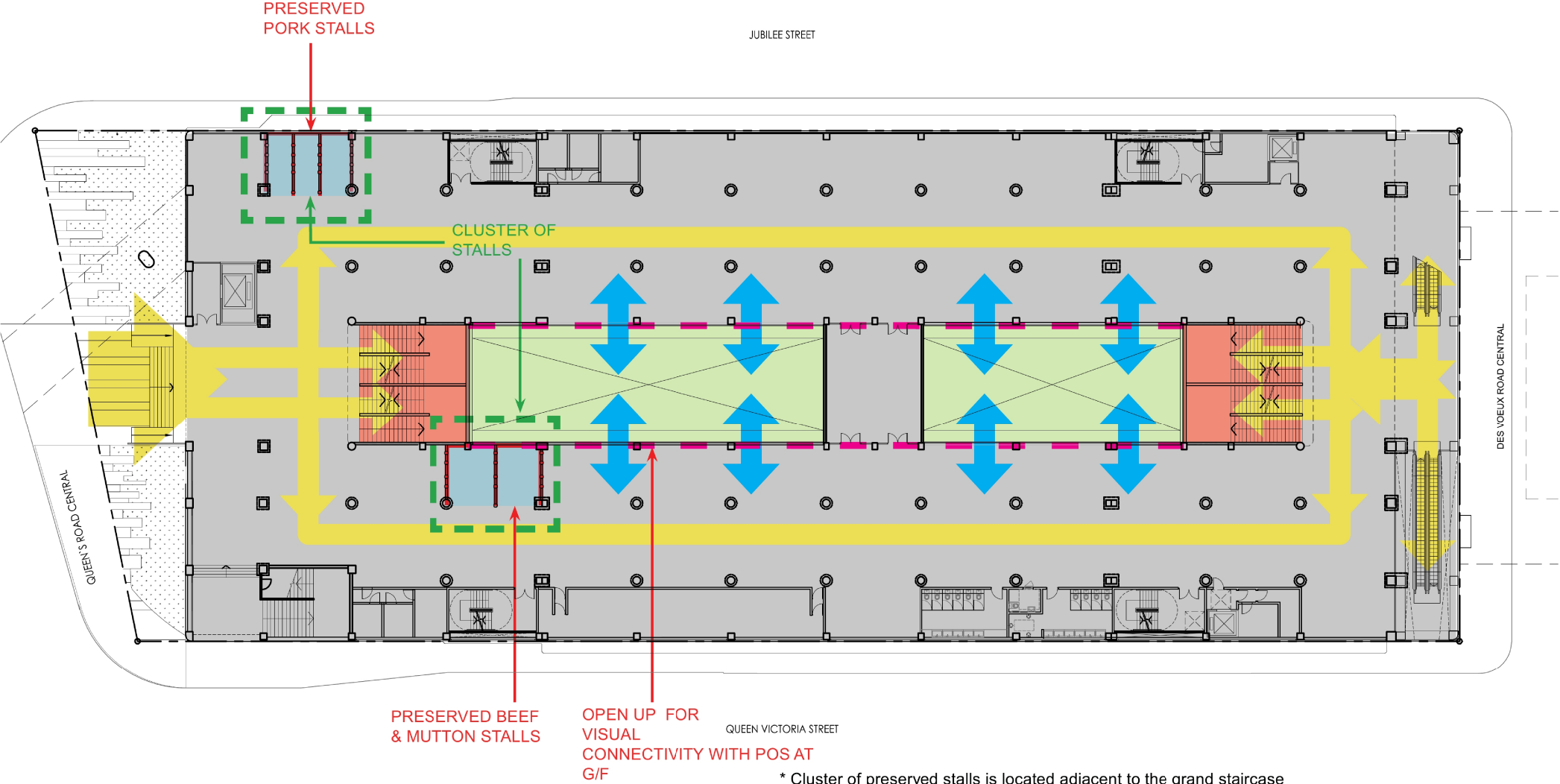
SOURCE : SUBMITTED BY THE APPLICANT

參考編號
REFERENCE No.

A/H4/94

繪圖
DRAWING
AA - 6

MARKET STALL PRESERVATION PLAN

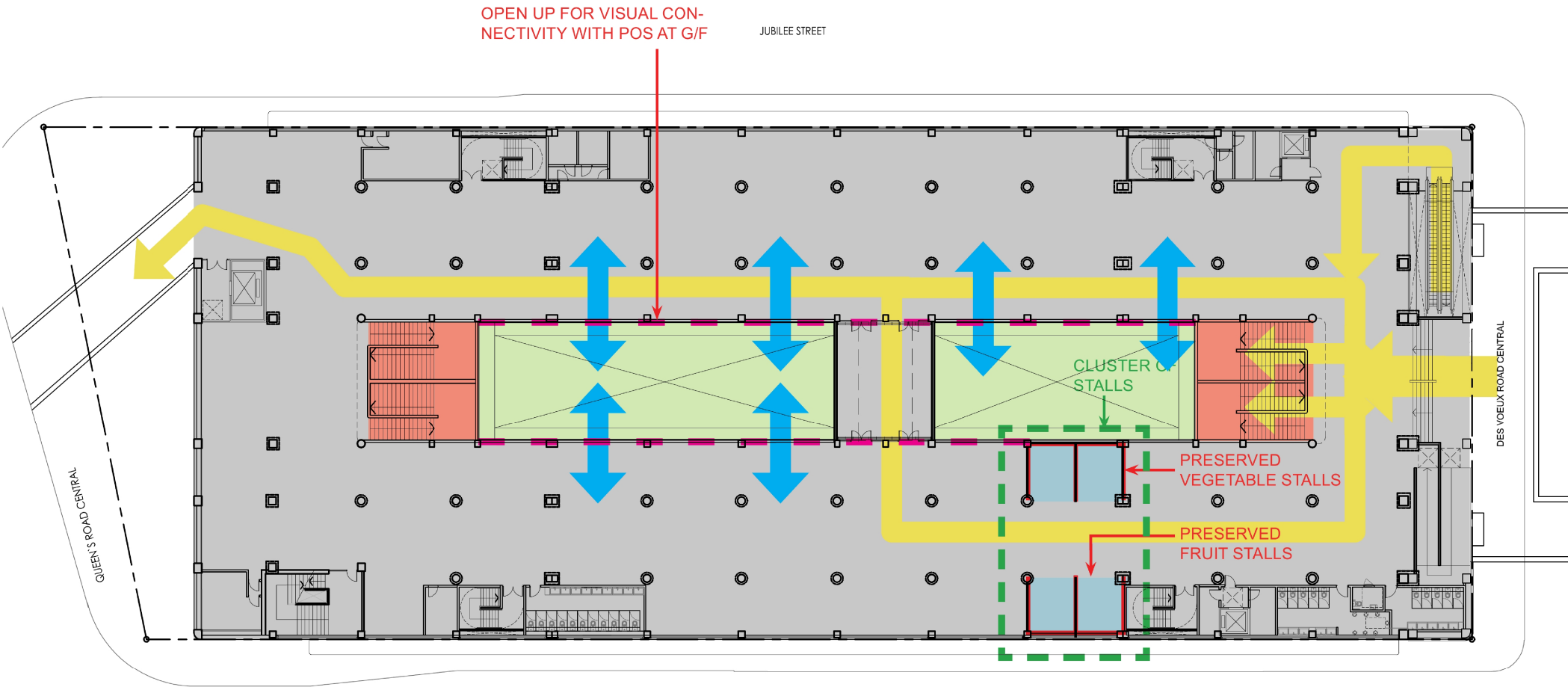


Plan 2. 1/F Market Stall Preservation Layout
(all internal layouts are indicative only and subject to approval by Building Department)

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT






| | |
|----------------------------------|-------------------------|
| 參考編號 REFERENCE No. A/H4/94 | 繪圖 DRAWING AA - 7 |
|----------------------------------|-------------------------|

MARKET STALL PRESERVATION PLAN



Plan 3. 2/F Market Stall Preservation Layout
(all internal layouts are indicative only and subject to approval by Building Department)

- * Most of intact stalls were already demolished
- * Cluster of preserved stalls is located adjacent to the grand staircase

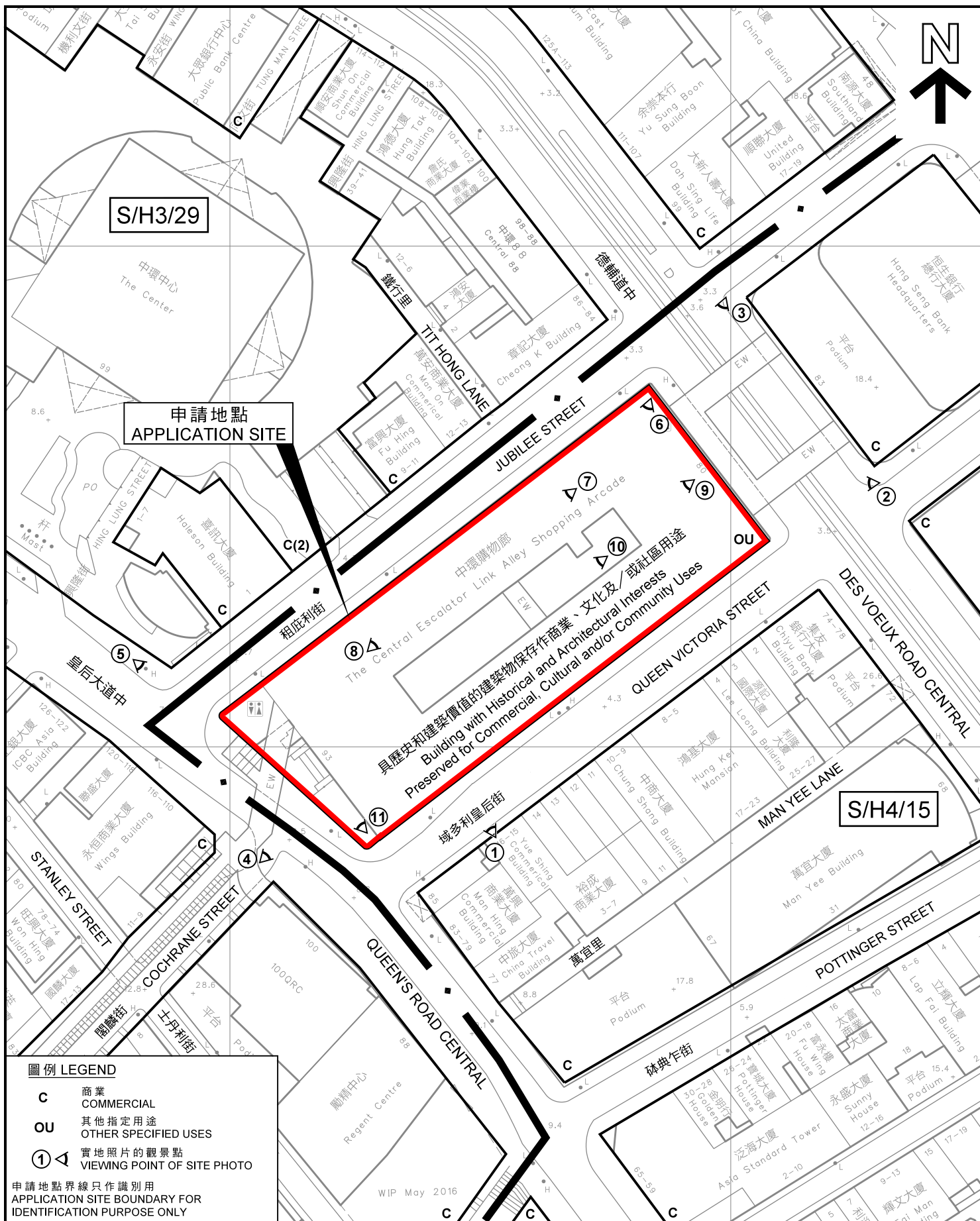
| | | | |
|---|---|---|-------------------------|
|  | Major Circulation |  | Grand Staircase |
|  | Diversified Uses (column 1 uses under OZP) subject to detailed design and approved GBP, including ancillary facilities such as building services facilities, means of escape, means of access, lifts, kitchens, toilets, back of houses, and etc. |  | Atrium and POS (at G/F) |
| | |  | Visual Connectivity |

資料來源：由申請人提供
SOURCE : SUBMITTED BY THE APPLICANT

| | |
|----------------------------------|-------------------------|
| 參考編號 REFERENCE No. A/H4/94 | 繪圖 DRAWING AA - 8 |
|----------------------------------|-------------------------|

Extract of s.16 planning application





平面圖 SITE PLAN

擬議在現有建築物及其外牆作改動及修改，作文化/休憩/零售/飲食用途/休憩用地/附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
PROPOSED ALTERATION AND MODIFICATION WORKS TO THE BUILDING AND EXTERNAL FACADE FOR CULTURAL/LEISURE/RETAIL/FOOD & BEVERAGE USES/OPEN SPACE/ANCILLARY SUPPORT, FOR THE CENTRAL MARKET REVITALIZATION PROJECT
THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

SCALE 1:1 000 比例尺

20 METRES 0 20 40 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

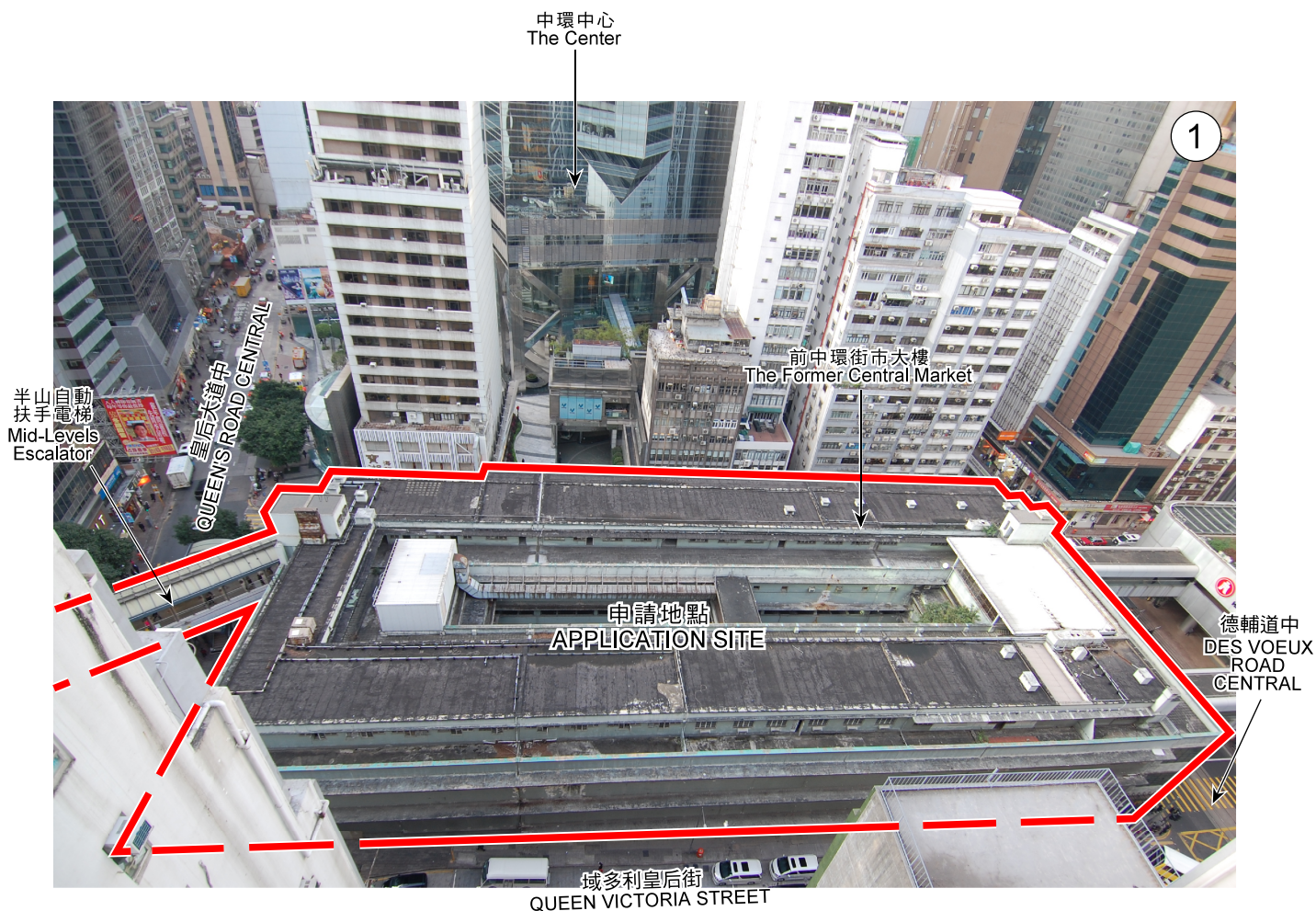
A/H4/94

圖 PLAN

AA - 2

本摘要圖於2016年8月25日擬備，
所根據的資料為測量圖編號
11-SW-8B及8D

EXTRACT PLAN PREPARED ON 25.8.2016
BASED ON SURVEY SHEETS No.
11-SW-8B AND 8D



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTO

本圖於2016年8月25日擬備，
所根據的資料為攝於
2016年1月13日的實地照片
PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTO
TAKEN ON 13.1.2016

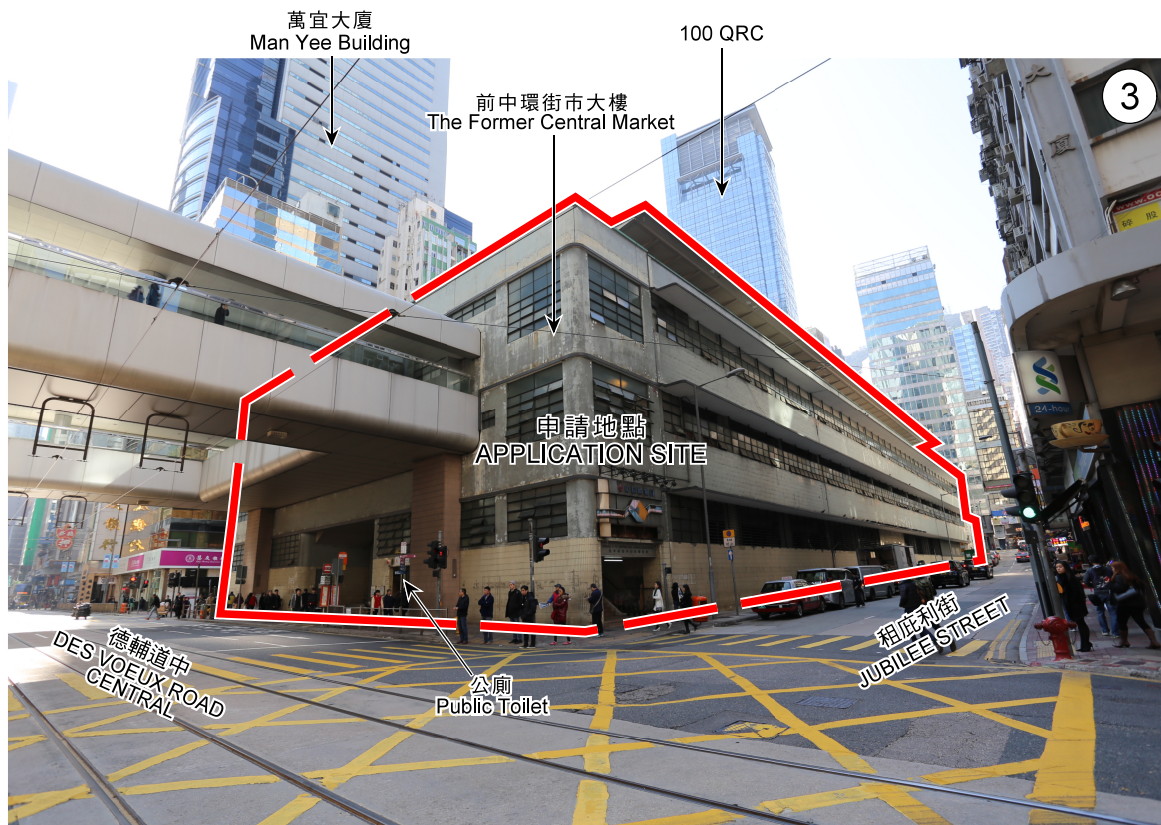
擬議在現有建築物及其外牆作改動及修改，作文化/休憩/零售/
飲食用途/休憩用地/附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
PROPOSED ALTERATION AND MODIFICATION WORKS TO THE BUILDING
AND EXTERNAL FACADE FOR CULTURAL/LEISURE/RETAIL/
FOOD & BEVERAGE USES/OPEN SPACE/ANCILLARY SUPPORT,
FOR THE CENTRAL MARKET REVITALIZATION PROJECT
THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H4/94

圖 PLAN
AA - 3



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTOS

擬議在現有建築物及其外牆作改動及修改，作文化／休憩／零售／
飲食用途／休憩用地／附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
PROPOSED ALTERATION AND MODIFICATION WORKS TO THE BUILDING
AND EXTERNAL FACADE FOR CULTURAL/LEISURE/RETAIL/
FOOD & BEVERAGE USES/OPEN SPACE/ANCILLARY SUPPORT,
FOR THE CENTRAL MARKET REVITALIZATION PROJECT
THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/H4/94

圖 PLAN
AA - 4

本圖於2016年8月25日擬備，
所根據的資料為攝於
2015年12月18日的實地照片
PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTOS
TAKEN ON 18.12.2015



申請地點界線只作識別用
APPLICATION SITE BOUNDARY FOR
IDENTIFICATION PURPOSES ONLY

實地照片 SITE PHOTOS

本圖於2016年8月25日擬備，
所根據的資料為攝於
2016年1月13日的實地照片

PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTOS
TAKEN ON 13.1.2016

擬議在現有建築物及其外牆作改動及修改，作文化/休憩/零售/
飲食用途/休憩用地/附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
PROPOSED ALTERATION AND MODIFICATION WORKS TO THE BUILDING
AND EXTERNAL FACADE FOR CULTURAL/LEISURE/RETAIL/
FOOD & BEVERAGE USES/OPEN SPACE/ANCILLARY SUPPORT,
FOR THE CENTRAL MARKET REVITALIZATION PROJECT
THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/H4/94

圖 PLAN

AA - 5

往恒生銀行總行大廈
TO HANG SENG BANK
HEADQUARTERS



公眾行人通道
PUBLIC PASSAGEWAY

二樓 2/F



零售商店
Retail Shops

公眾行人通道
PUBLIC PASSAGEWAY

二樓 2/F

實地照片 SITE PHOTOS

擬議在現有建築物及其外牆作改動及修改，作文化/休憩/零售/飲食用途/休憩用地/附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
PROPOSED ALTERATION AND MODIFICATION WORKS TO THE BUILDING AND EXTERNAL FACADE FOR CULTURAL/LEISURE/RETAIL/FOOD & BEVERAGE USES/OPEN SPACE/ANCILLARY SUPPORT, FOR THE CENTRAL MARKET REVITALIZATION PROJECT
THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H4/94

圖 PLAN
AA - 6

本圖於2016年8月25日擬備，
所根據的資料為攝於
2016年1月13日的實地照片
PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTOS
TAKEN ON 13.1.2016

市場檔位
Market Stalls

Columns
of Grid
Structure



一樓 1/F

8



主要樓梯
THE GRAND STAIRCASES

地下 G/F

9

本圖於2016年8月25日擬備，
所根據的資料為攝於
2016年1月13日的實地照片
PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTOS
TAKEN ON 13.1.2016

實地照片 SITE PHOTOS

擬議在現有建築物及其外牆作改動及修改，作文化/休憩/零售/
飲食用途/休憩用地/附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
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AND EXTERNAL FACADE FOR CULTURAL/LEISURE/RETAIL/
FOOD & BEVERAGE USES/OPEN SPACE/ANCILLARY SUPPORT,
FOR THE CENTRAL MARKET REVITALIZATION PROJECT
THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H4/94

圖 PLAN
AA - 7



中庭 CENTRAL ATRIUM



地下 G/F

實地照片 SITE PHOTOS

擬議在現有建築物及其外牆作改動及修改，作文化/休憩/零售/飲食用途/休憩用地/附屬設備，以作中環街市活化項目
中環德輔道中80號前中環街市大樓
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THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/H4/94

圖 PLAN
AA - 8

本圖於2016年8月25日擬備，
所根據的資料為攝於
2016年1月13日的實地照片
PLAN PREPARED ON 25.8.2016
BASED ON SITE PHOTOS
TAKEN ON 13.1.2016