

# **METRO PLANNING COMMITTEE OF THE TOWN PLANNING BOARD**

MPC Paper No. 9/19

For Consideration by the  
Metro Planning Committee on 31.5.2019

Further Consideration of the Submission for Compliance with  
Approval Condition (j) 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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Commercial, Cultural and/or Community Uses” Zone,  
The Former Central Market, 80 Des Voeux Road Central, Central, Hong Kong**

**1. Background**

- 1.1 On 12.4.2019, the footpath widening proposals submitted by the applicant in compliance with approval condition (j) of the planning permission for application No. A/H4/94 was considered by the Metro Planning Committee (the Committee) of the Town Planning Board. The Committee decided not to agree to the applicant’s submission on consideration that the applicant had not fully explored the alternatives on widening the pedestrian footpath. The Committee considered that the applicant could further liaise with the concerned government departments, and to take into account the Committee’s discussion at the meeting to further refine the submission for the Committee’s consideration.
- 1.2 At that meeting, while the Committee noted the difficulties to widen the pedestrian footpath given the need for retaining the lay-bys as requested by the Transport Department (TD), some Members considered that the applicant could explore other means to widen the footpath such as recessing the glass folding doors proposed to be installed at the entrances of Central Market along Queen Victoria Street and Jubilee Street, and some suggested the applicant to further liaise with the relevant departments to explore possible alternative arrangements on the existing lay-bys along Queen Victoria Street and Jubilee Street.
- 1.3 A copy of MPC paper No. 3/19 is at **Appendix II** and the minutes is at **Appendix III**.

**2. The Refined Footpath Widening Proposals**

- 2.1 On 10.5.2019, 22.5.2019 and 24.5.2019, taking into account the Committee’s comments and after further liaison with the concerned government departments, the applicant submitted refined footpath widening proposals (**Appendices I, Ia and Ib**).
- 2.2 According to the applicant, to meet the demand for loading and unloading activities in the area, TD has requested the existing 99m long kerbside lay-bys be maintained along Queen Victoria Street and Jubilee Street (the existing lay-bys are shown on **Drawing AA-1 of Appendix II**). Noting the Committee’s concern, the applicant has further liaised with TD to explore possible alternative arrangements on the retention of existing lay-bys, and TD has finally accepted the proposal to shorten the existing yellow line along Jubilee Street in order to increase the length of footpath widening at Jubilee Street in front of the Central



Market entrance by 4m, while keeping a total of 99m long kerbside lay-bys along the two streets.

2.3 The refinements to the footpath widening proposals include the following:

- (a) for the western side of Queen Victoria Street, it is proposed to extend the footpath widening by 4m up to a total length of about 40m, while the length of the lay-by is reduced accordingly to 30m. The reduced lay-by length of 4m will be reprovioned at Jubilee Street (**Drawings AA-1 and AA-5**); and
- (b) for the eastern side of Jubilee Street, it is proposed to convert part of the road carriageway of about 6m in length fronting the entrance of Central Market into footpath such that the total width of that section of the footpath is increased by 1.5m, without compromising a two-lane traffic along Jubilee Street as per TD's advice. While the lay-by along Jubilee Street would be split into two sections of 39m and 30m, the total length of lay-by along Jubilee Street is increased by 4m from about 65m to 69m for reprovioning of the reduced lay-by length at Queen Victoria Street (**Drawings AA-1 and AA-4**).

2.4 The relevant plans and drawings of the refined proposals are at **Drawings AA-1 to AA-6**.

2.5 With regard to Members' suggestion to recess the glass folding doors at the entrances of Central Market along Queen Victoria Street and Jubilee Street, the applicant indicates that the proposed setting back of the glass folding doors would jeopardize the conservation intention of the two facades facing Queen Victoria Street and Jubilee Street, being one of the important Character Defining Elements (CDEs) of the Central Market, which is a proposed Grade 3 historic building. The proposed glass folding doors follow the external wall alignment of the existing Central Market and span at interval between the preserved columns. While recessing the glass folding doors without altering the preserved columns would only widen the footpath in an intermittent manner and at the same time disrupt the continuity and horizontality of the streamlined elevation preserved (i.e. one of the CDEs of Central Market), altering these preserved columns would jeopardize the preservation of the column grid (which is also one of the CDEs of Central Market).

### 3. Comments from Relevant Government Departments

3.1 The following government departments have been consulted and their views on the applicant's submission are summarised as follows:

#### Heritage Conservation Aspect

3.1.1 Comments of the Antiquities and Monuments Office (AMO):

- (a) No in-principle objection to the applicant's refined proposals from cultural heritage conservation viewpoint. Nevertheless, the applicant should be advised of the following:
  - (i) the proposed footpath widening works shall not cause any adverse impacts on the proposed Grade 3 historic building;

- (ii) any works affecting the historic fabrics or architectural features of the proposed Grade 3 historic building shall be explicitly submitted for AMO's comments before commencement of works;
  - (iii) necessary protection and mitigation measures for the proposed Grade 3 historic building shall be provided in order to avoid any damages or disturbances;
  - (iv) the proposed material used and colour of the footpath widening works should be compatible with the façade of the proposed Grade 3 historic building. The applicant should submit latest façade design proposal for AMO's information and record;
  - (v) it is noted that *Polyspora axillaris* (大頭茶) will be planted on the footpath on Queen Victoria Street. The applicant should ensure the mature tree spread and tree roots would not adversely affect the proposed Grade 3 historic building; and
- (b) the submission of Conservation Management Plan (CMP) under approval condition (a) was considered acceptable by AMO and the condition was partially discharged on 2.5.2017. The Authorized Person should duly observe and implement the accepted CMP accordingly.

#### Land Administration Aspect

##### 3.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department:

The site is held by URA under Short Term Tenancy No. NHX-807 (the STT). Special condition 37(a) of the STT states that "*the Tenant shall at his own expense within six calendar months from the date of this Agreement or such other period as may be approved by the District Lands Officer, submit proposals on widening of the footpaths of Queen Victoria Street and Jubilee Street including an implementation programme for prior agreement by the Commissioner for Transport before submitting the same to the Town Planning Board under the planning permission*". TD's comment should be sought. So long as prior agreement has been given by TD, he has no adverse comment on the submission.

#### Traffic Aspect

##### 3.1.3 Comments of the Commissioner for Transport:

No further comments on the refined proposals from traffic engineering viewpoint.

##### 3.1.4 Comments of the Chief Highway Engineer/Hong Kong, Highways Department:

The applicant should be responsible for relocating the affected roadside gullies.

#### Environmental Hygiene

##### 3.1.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

No comment on the applicant's refined proposals.

### Urban Design Aspect

#### 3.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

No comment on the refined proposals subject to TD's comment that the footpath are of sufficient width to cater for pedestrian flow at a satisfactory level of service.

### Landscape Aspect

#### 3.1.7 Comments of CTP/UD&L, PlanD:

No comment on the refined proposals from landscape planning perspective.

#### 3.1.8 Comments of the Director of Leisure and Cultural Services:

No particular comment on the refined proposals as there is no change of tree planting proposal.

### District Officer's Comments

#### 3.1.9 Comments of the District Officer (Central & Western), Home Affairs Department (DO(C&W), HAD):

- (a) No further comment on the refined proposals; and
- (b) URA has reported this development at the Central and Western District Council (C&WDC) meeting on 16.5.2019. C&WDC members have not made any specific comments on the issue. DO(C&W) trusts that URA would continue to keep the C&WDC members informed of the project progress.

### Other Aspect

#### 3.1.10 Comments of the Commissioner of Police:

No objection in principle to the refined proposals.

## **4. Planning Considerations and Assessment**

- 4.1 When application No. A/H4/94 was considered by the Committee, there was no objection to the proposed widening of entrances and elevation treatment at Queen Victoria Street and Jubilee Street. Members' concern was mainly to explore the feasibility of further widening the footpath on the two streets with traffic mitigation measures, with a view to creating a more comfortable pedestrian environment. On 12.4.2019, in considering the submission for compliance with the approval condition on the footpath widening proposals, the Committee in general considered that the applicant had not fully explored the alternatives in fulfilling the approval condition and could further liaise with the concerned government departments to further refine the proposals.

- 4.2 To address the Committee's concerns raised on 12.4.2019, the applicant has further liaised with TD on the alternative arrangements on the retention of existing lay-bys. With the agreement of TD, the applicant proposes to extend the footpath widening on Queen Victoria Street by 4m up to a total length of 40m, and to convert an additional section of road carriageway (of about 6m long and 1.5m wide) to footpath on Jubilee Street fronting the entrance of Central Market. These widened footpaths will complement the entrances of Central Market along Queen Victoria Street and Jubilee Street (**Drawing AA-6**), and enhance the accessibility and vitality of the two streets. All government departments have no comment on/no objection to the proposals.
- 4.3 As for the suggestion to recess the glass folding doors proposed at the entrances of Central Market along Queen Victoria Street and Jubilee Street, the applicant considers that the proposal would disrupt the continuity and horizontality of the streamlined elevation façades and jeopardize the preservation of the column grid of Central Market, both of which are CDEs of the proposed Grade 3 historic building.
- 4.4 In view of the above, it is considered that the applicant has exhausted the possible options given the site constraints, in particular the need to maintain 99m long kerbside lay-bys along Queen Victoria Street and Jubilee Street. As such, PlanD considers the submission to fulfil approval condition (j) acceptable.

## **5. Decision Sought**

- 5.1 The Committee is invited to consider whether the applicant's current submission is acceptable for compliance with approval condition (j) of Application No. A/H4/94.
- 5.2 Should the Committee consider the applicant's submission acceptable for compliance with approval condition (j), the applicant should be advised accordingly.
- 5.3 Alternatively, should the Committee consider the applicant's proposals not acceptable, the applicant should be advised to further revise the footpath widening proposals to comply with approval condition (j) of Application No. A/H4/94.

## **Attachments**

<b>Appendix I</b>	Applicant's submission received on 10.5.2019
<b>Appendix Ia</b>	Applicant's submission received on 22.5.2019
<b>Appendix Ib</b>	Applicant's submission received on 24.5.2019
<b>Appendix II</b>	MPC Paper No. 3/19
<b>Appendix III</b>	Extract of the minutes of the MPC meeting on 12.4.2019
<b>Drawings AA-1 to AA-6</b>	Plans and drawings submitted by the applicant
<b>Plan AA-1</b>	Location plan
<b>Plan AA-2</b>	Site plan
<b>Plans AA-3 to AA-6</b>	Site photos



**By Post and E-mail**

8 May 2019

Our Ref.: PDD/CWDR/CO/19041487  
Your Ref.: TPB/A/H4/94

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)  
Submission of Footpath Widening Proposal in Connection to the Entrance  
Widening Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

We refer to the decision of the Metro Planning Committee (MPC) on 12.4.2019 regarding the subject approval condition (j), that the MPC did not agree with the footpath widening proposal submitted by the Urban Renewal Authority (URA) and considered that URA should further liaise with the concerned government departments to further refine the submission.

Taking into account MPC's comments, further liaison meetings have been held with Highways Department (HyD), Transport Department (TD) and Planning Department (PlanD) on 25.4.2019 and 29.4.2019 to work out the possible refinements of the footpath widening proposal.

We submit herewith 70 copies of the replacement drawings (Figures 2.1A, 2.2A and 3.3A) and supplementary drawings (Figures 2.4 – 2.7) in conjunction with our previous submission dated 18.2.2019 (ref. PDD/CWDR/CO/19020650) for MPC's further consideration and approval. The refinements to the proposal are highlighted as follows:

1. A portion of pavement in front of G/F entrance facing Jubilee Street is proposed to be further widened (purple area on Figure 2.1A). The provision of on-street lay-by on Jubilee Street remains unchanged at 65m. In response to TD's concern, there is no adverse impact for bus (12.8m) right turning from Jubilee Street to Queen's Road Central as shown on the swept path analysis attached for (Figure 2.4).
2. A portion of the on-street lay-by in front of G/F entrance facing Queen Victoria Street is proposed to be demarcated for part-time pedestrian use during non-busy hour (7pm to 7am tentatively) (hatched blue area on Figure 2.1A), with the following implementation mechanism:
  - a) During busy hours (7am to 7pm tentatively), removable bollards would be installed along edge of footpath. The on-street lay-by would be used for loading/unloading. Crash gate would be removed during this period (illustration in Figure 2.5).



- b) During non-busy hours (7pm to 7am tentatively), removable crash gates would be installed on carriageway. The on-street lay-by (carriageway) would be used by pedestrians and the bollards would be removed during this period (illustration in Figure 2.6).
- c) URA would provide space for storage of the bollards and crash gates.
- d) Design of bollards and crash gates shall follow HyD's standard drawings.
- e) Level difference between footpath and carriageway would be addressed with drop kerb design at appropriate locations to facilitate pedestrian use.
- f) Detailed drawings for the proposed street furniture such as removable bollards, crash gates and traffic signs as well as the construction details of interface between footpath and carriageway would be submitted for HyD/ TD's approval in detail design stage upon the approval of the footpath widening proposal.
- g) Relevant government departments including TD and HyD would be responsible for the removal and installation of bollards and crash gates at designated times.

In response to public's aspiration for early opening of Central Market, we request TPB to expedite the hearing of the current submission at its meeting on 31.5.2019. We also request to attend the meeting so as to have direct dialogue and immediate response to any further questions on the subject from Members. Should you have any query or require further information, please contact the undersigned at 2588 2330 or Mr. Jackey Chan at 2588 2748.

Yours faithfully,  
For and on behalf of  
URBAN RENEWAL AUTHORITY

Lawrence Mak  
General Manager, Planning and Design

Encl.

X  
c.c.:

District Planning Officer/ Hong Kong, Planning Department  
Project Authorized Person/ AGC

(Attn.: Mr. J. J. AUSTIN)  
(Attn.: Mr. Vincent NG)



FIGURE 2.1A

**THE SUBJECT SITE**

**JUBILEE STREET**

**QUEEN VICTORIA STREET**

**DES VOEUX ROAD CENTRAL**

**PROPOSED PEDESTRIAN CROSSING WIDENING**

**PROPOSED SINGLE YELLOW LINE (RM1041) WILL BE TIED IN WITH THE EXISTING STOPPING RESTRICTION ROAD MARKING**

**PROPOSED DOUBLE YELLOW LINE (RM1040) WILL BE TIED IN WITH THE EXISTING STOPPING RESTRICTION ROAD MARKING**

**PROPOSED PART-TIME PEDESTRIANIZATION WITH ABOUT 5M (CENTRE TO CENTRE) SPACING**

**PROPOSED LAY-BY WHICH IS SUBJECT TO THE RELOCATION OF THE EXISTING FEHD LAY-BY AND MINOR EXTENSION**

**CONVERT ROAD CARRIAGEWAY TO PAVEMENT WITH PLANTING**

**PROPOSED WIDENING OF EXISTING PEDESTRIAN CROSSING BY GOVERNMENT (FOR REFERENCE ONLY, NOT FORMING PART OF THE FOOTPATH WIDENING PROPOSAL)**

**EXISTING TRAFFIC SIGN TO BE RELOCATED/REMOVED**

**PROPOSED TRAFFIC SIGN**

Note: All Dimensions are indicative only and subject to actual site verification.

PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. SK1	REV. C
DESIGNED HCS	DATE MAY 2019	DRAWING TITLE INDICATIVE FOOTPATH WIDENING		<b>LLA</b> 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
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**FIGURE 2.2A**

**THE SUBJECT SITE**

**Public Open Space inside Central Market**

**JUBILEE STREET**

**QUEEN'S ROAD CENTRAL**

**QUEEN VICTORIA STREET**

**DES VOEUX ROAD CENTRAL**

**PAVING PATTERN 1 :**  
DARK GREY/ GREY/ LIGHT GREY  
PRECAST CONCRETE BLOCK

**PAVING PATTERN 2 :**  
DARK GREY PRECAST CONCRETE BLOCK

**PAVING PATTERN 3 :**  
DARK GREY/ GREY/ LIGHT GREY  
GRANITE TILE (WITHIN SITE BOUNDARY)

**PROPOSED PART-TIME PEDESTRIANIZATION**

**INTERFACING PAVING PATTERN**

**PRECAST CONCRETE BLOCK (100MM X 200MM) OUTSIDE THE SUBJECT SITE AREA**

**GRANITE TILE PAVEMENT WITHIN THE SUBJECT SITE AREA**

**SITE BOUNDARY**

**PROPOSED BEAUTIFICATION WORKS ON PUBLIC STREET (PROPOSED TO BE HANDED OVER AFTER COMPLETION)**

**PRECAST CONCRETE BLOCK COLOUR TONE: LIGHT GREY**

**PRECAST CONCRETE BLOCK COLOUR TONE: GREY**

**PRECAST CONCRETE BLOCK COLOUR TONE: DARK GREY**

**REMARKS: ACTUAL COLOUR SHOULD SUBJECT TO HIGHWAYS DEPARTMENT'S APPROVAL**

**GRANITE COLOUR TONE: LIGHT GREY FINISH: FLAMED**

**GRANITE COLOUR TONE: GREY FINISH: FLAMED**

**GRANITE COLOUR: DARK GREY FINISH: FLAMED**



**PRIVATE CAR**



**PRIVATE CAR**

## THE SUBJECT SITE

PROPOSED LAY-BY WHICH IS SUBJECT TO THE  
RELOCATION OF THE EXISTING FEHD LAY-BY AND MINOR  
EXTENSION

CONCVERT ROAD CARRIAGEWAY TO  
PAVEMENT WITH PLANTING

QUEEN VICTORIA  
STREET

## REVITALIZATION OF CENTRAL MARKET

## SWEPT PATH ANALYSIS

**LLA** 顧問有限公司  
Consultancy Limited



FIGURE 2.5  
PROPOSED PART-TIME PEDESTRIANIZATION  
(DURING BUSY HOURS)



LEVEL DIFFERENCE BETWEEN FOOTPATH AND  
CARRIAGEWAY TO BE ADDRESSED WITH DROP  
KERB DESIGN AT APPROPRIATE LOCATIONS

PROPOSED PART-TIME PEDESTRIANIZATION

PROPOSED REMOVABLE BOLLARDS

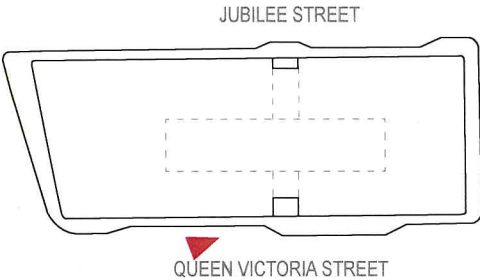
FIGURE 2.6  
PROPOSED PART-TIME PEDESTRIANIZATION  
(DURING NON-BUSY HOURS)



LEVEL DIFFERENCE BETWEEN FOOTPATH AND  
CARRIAGEWAY TO BE ADDRESSED WITH DROP  
KERB DESIGN AT APPROPRIATE LOCATIONS

PROPOSED PART-TIME PEDESTRIANIZATION

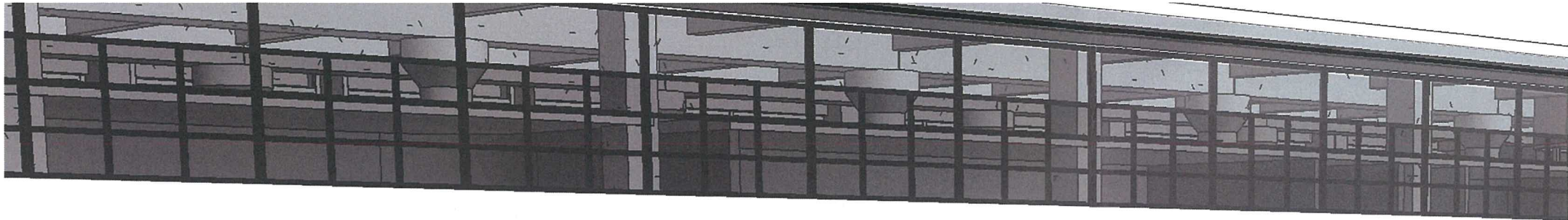
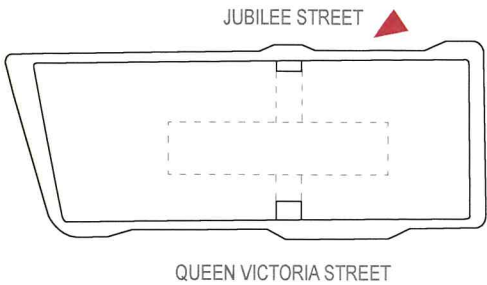
PROPOSED EMERGENCY CRASH GATES



REMARKS: THE ILLUSTRATION IS INDICATIVE ONLY AND DETAILED DESIGN IS SUBJECT TO ACTUAL SITE CONDITIONS AND FINAL DESIGN APPROVED BY RELEVANT GOVERNMENT DEPARTMENTS.



FIGURE 2.7  
 PROPOSED FOOTPATH WIDENING AT JUBILEE STREET IN  
 CONNECTION TO THE ENTRANCE WIDENING PROPOSAL

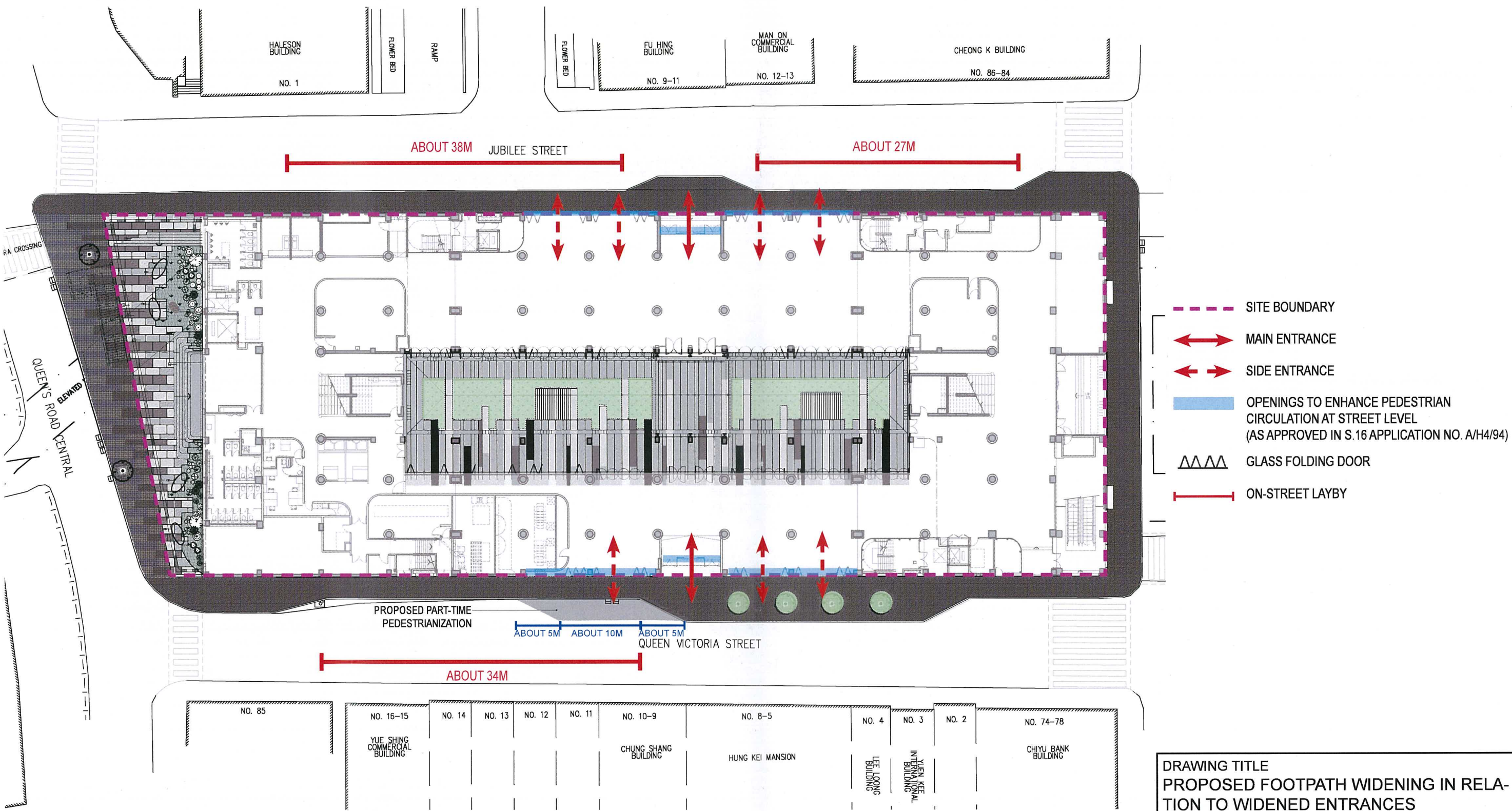


PROPOSED FURTHER PAVEMENT WIDENING

REMARKS: THE ILLUSTRATION IS INDICATIVE ONLY AND DETAILED DESIGN IS SUBJECT TO ACTUAL SITE CONDITIONS AND FINAL DESIGN APPROVED BY RELEVANT GOVERNMENT DEPARTMENTS.



FIGURE 3.3A



\* Internal layouts are indicative only and is subject to final design and approval by buildings department.  
Note : All Dimensions are indicative only and subject to actual site verification.

DRAWING TITLE
PROPOSED FOOTPATH WIDENING IN RELATION TO WIDENED ENTRANCES
PROJECT NAME
CENTRAL MARKET REVITALIZATION PROJECT
DATE
MAY 2019





Our Ref.: PDD/CWDR/CO/19051797  
Your Ref.: TPB/A/H4/94

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

21 May 2019

Dear Sir/Madam,

**Central Market Revitalization Project (Application No. A/H4/94)  
Submission of Footpath Widening Proposal in Connection to the Entrance Widening  
Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

We refer to our submission of footpath widening proposals dated 18 Feb 2019 (Our Ref. PDD/CWDR/CO/19020650) and 8 May 2019 (Our Ref. PDD/CWDR/CO/19041487).

Comments from Transport Department (TD) were received via email on 17 May 2019 (attached) and a coordination meeting was held between TD and URA on the same day.

Taking into account TD's comment and advice on the operation of the proposed part-time pedestrianization, we submit herewith further refined proposal of footpath widening with omission of the proposed part-time pedestrianization for the TPB's consideration. The refinements to the proposal are highlighted as follows:

1. The extent of pavement widening in front of G/F entrance facing Queen Victoria Street is further increased by 4m (purple area on Figure 2.1B), as compared with the proposals dated 18 Feb 2019 and 8 May 2019, resulting in a total length of about 40m widened pavement along Queen Victoria Street. No part-time pedestrianization is proposed.
2. Pavement widening is provided in front of G/F entrance facing Jubilee Street about 11m long (purple area on Figure 2.1B).
3. Total length of existing 99m kerbside lay-by is maintained to cater for the demand for loading/unloading activities at Queen Victoria Street and Jubilee Street as required by TD.
4. Please refer to attached replacement drawings (Figures 2.1B, 2.2B, 2.4A, 2.7A and 3.3B) and supplementary drawing (Figure 2.8).

70 copies of the further refined proposal are provided. We would appreciate if arrangement of MPC Meeting for deliberation of the submission could be expedited and URA could attend for presentation of the proposal.

Should you have any query or require further information, please contact the undersigned at 2588 2330 or Mr. Jackey Chan at 2588 2748.

Yours faithfully,  
For and on behalf of  
URBAN RENEWAL AUTHORITY

Lawrence Mak  
General Manager, Planning and Design

Encl.

c.c.:

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)



**Chan, Jackey**

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**From:** Clarence KN CHENG <clarencecheng@td.gov.hk>  
**Sent:** 17 May 2019 12:53  
**To:** hli@pland.gov.hk  
**Cc:** Eddie LEUNG; Wai Yan FUNG; lkhkau@pland.gov.hk; jjaustin@pland.gov.hk; sdehnw.u@hyd.gov.hk; dec.u@hyd.gov.hk; jwylui@amo.gov.hk; thomaslau@police.gov.hk; Au, Wilfred; Mak, Lawrence; Chan, Jackey  
**Subject:** Re: Application No. A/H4/94 - Submission of Central Market's Footpath Widening Proposals for Approval Condition (j)  
**Attachments:** 20190510\_Footpath Widening Proposal\_supplimentary\_r2.pdf

Dear Haniel

Our comments on the proposal submitted by URA as follows:

1. Vehicles may illegally parked at the proposed part-time pedestrianisation zone which may affect the daily installation of crash gate and formation of pedestrianisation zone. As far as we understand, HyD, the works agents for installation and removal of the crash gates, is not authorised to remove such vehicles. Daily assistance from Police may need to be sought.
2. Moreover, the photomontage of applicant's proposal has not reflected the real appearance of the pedestrianisation zone as traffic signs of pedestrianisation zone and no-stopping restriction (NSR) are missing, and the crash gates should be in red according to HyD's standard.
3. In order to maintain smooth traffic, 24-hour NSR should be designated at the portion of Jubilee Street near the widened footpath, i.e. the purple area on Figure 2.1A.

In view of the above concerns, URA further met with us this morning and they are working on a revised proposal taking account of the above comments and our further advice.

Regards

**Clarence Cheng**

SE/C&W | TE(HK)

Transport Department

t 2829 5407 f 2824 0399

---

From: Haniel LI/PLAND/HKSARG@PLAND  
To: Clarence KN CHENG/TD/HKSARG@TD, Richard KK LO/HYD/HKSARG@HYD, Yun Yee CHAN/HYD/HKSARG@HYD, Jason Kin Yiu FUNG/LAO/LANDSD/HKSARG@LANDSD, Janny WY LUI/AMO/DEVB/HKSARG@DEVB, Samantha KW CHOW/LCSD/HKSARG@LCSD, Fiona Hiu Nam CHEUNG/PLAND/HKSARG@PLAND, Gigi Wai Chi NG/PLAND/HKSARG@PLAND, ip-sip-rmo-e-c-hki/T-HKI/STATION/POLICE/HKSARG@HPF, Crystal SY TSANG/FEHD/HKSARG@FEHD, Grace WS YEUNG/HAD/HKSARG@HAD  
Cc: JJ AUSTIN/PLAND/HKSARG@PLAND  
Date: 10/05/2019 06:46 PM  
Subject: Application No. A/H4/94 - Submission of Central Market's Footpath Widening Proposals for Approval Condition (j)

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Dear all,

Thank you for your previous comments on URA's footpath widening proposals along Queen

Victoria Street and Jubilee Street in relation to the proposed alternation and modification works of Central Market (planning application No. A/H4/94). On 12.4.2019, the footpath widening proposals were considered by the Metro Planning Committee of the Town Planning Board but considered not satisfactory to the Board.

Earlier today, URA has submitted a revised footpath widening proposal. I should be grateful if you could give us your comments on URA's latest proposal **by 20 May 2019 (Monday)**.

Regards,  
Haniel LI  
for District Planning Officer/Hong Kong  
Tel: 2231 4938

----- Forwarded by Haniel LI/PLAND/HKSARG on 10/05/2019 18:13 -----

From: "Choy, Edwin"  
To: "tpbpd@pland.gov.hk" , "jjaustin@pland.gov.hk" (jjaustin@pland.gov.hk) (jjaustin@pland.gov.hk)" , "hli@pland.gov.hk" ,  
Cc: "Au, Wilfred" , "Mak, Lawrence" , "Chan, Jackey" , "Ku, Kasia" , "AGC Design Ltd(Central Oasis)"  
Date: 10/05/2019 17:47  
Subject: Application No. A/H4/94 - Submission of Footpath Widening Proposal for Approval Condition (j)

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Dear Sir,

I refer to the subject Application (No. A/H4/94) which was approved on 18.3.2016.

Please find attached the submission to discharge planning condition (j) in relation to the submission of footpath widening proposal for Town Planning Board's consideration. 70 hard copies of the same submission will be dispatched to you shortly.

Should you have any query, please contact Mr. Lawrence Mak at 2588 2330 or Mr. Jackey Chan at 2588 2748.

Regards,

Edwin Choy  
Manager (Planning & Design), URA  
Tel. 2588 2345

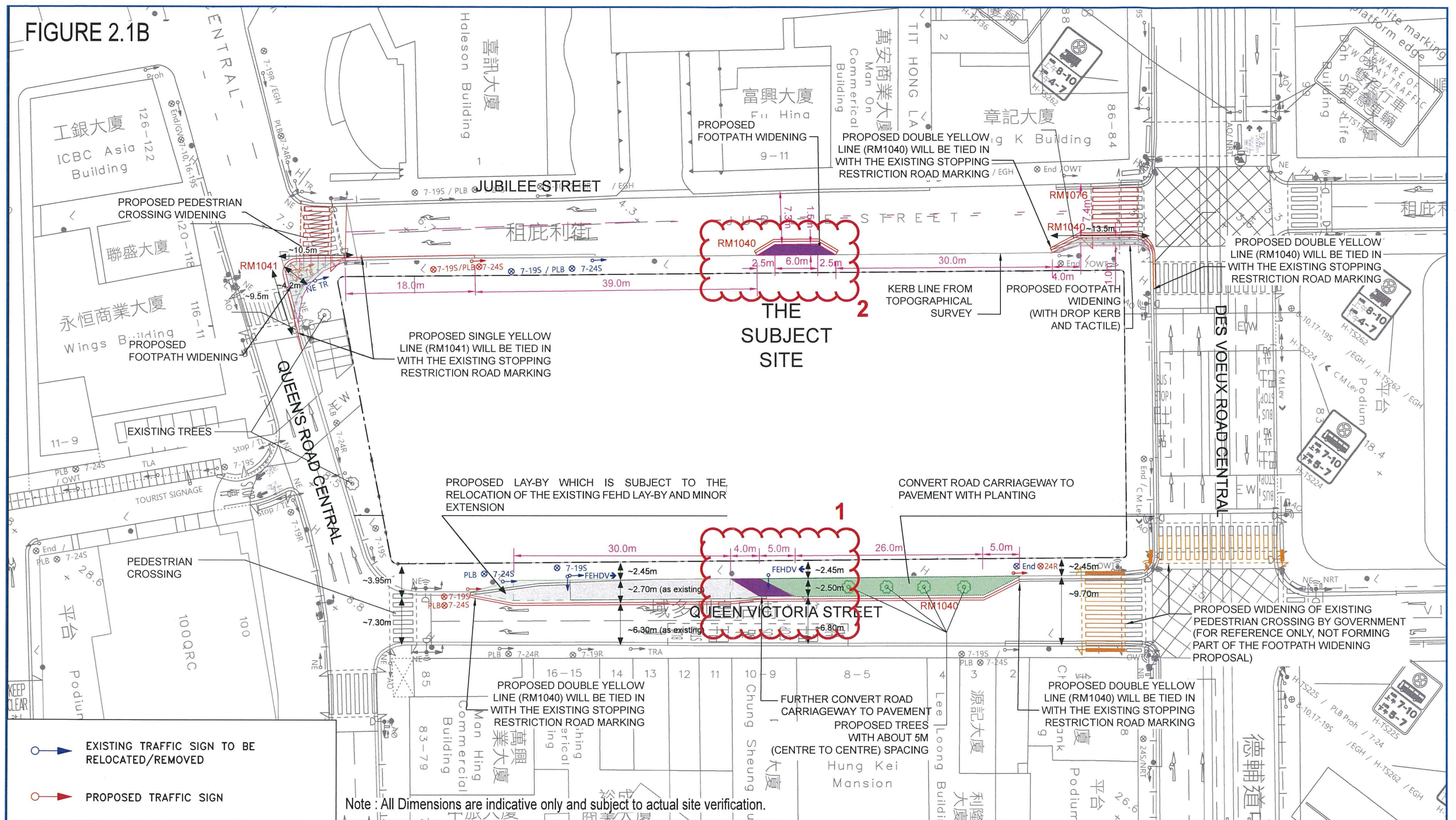
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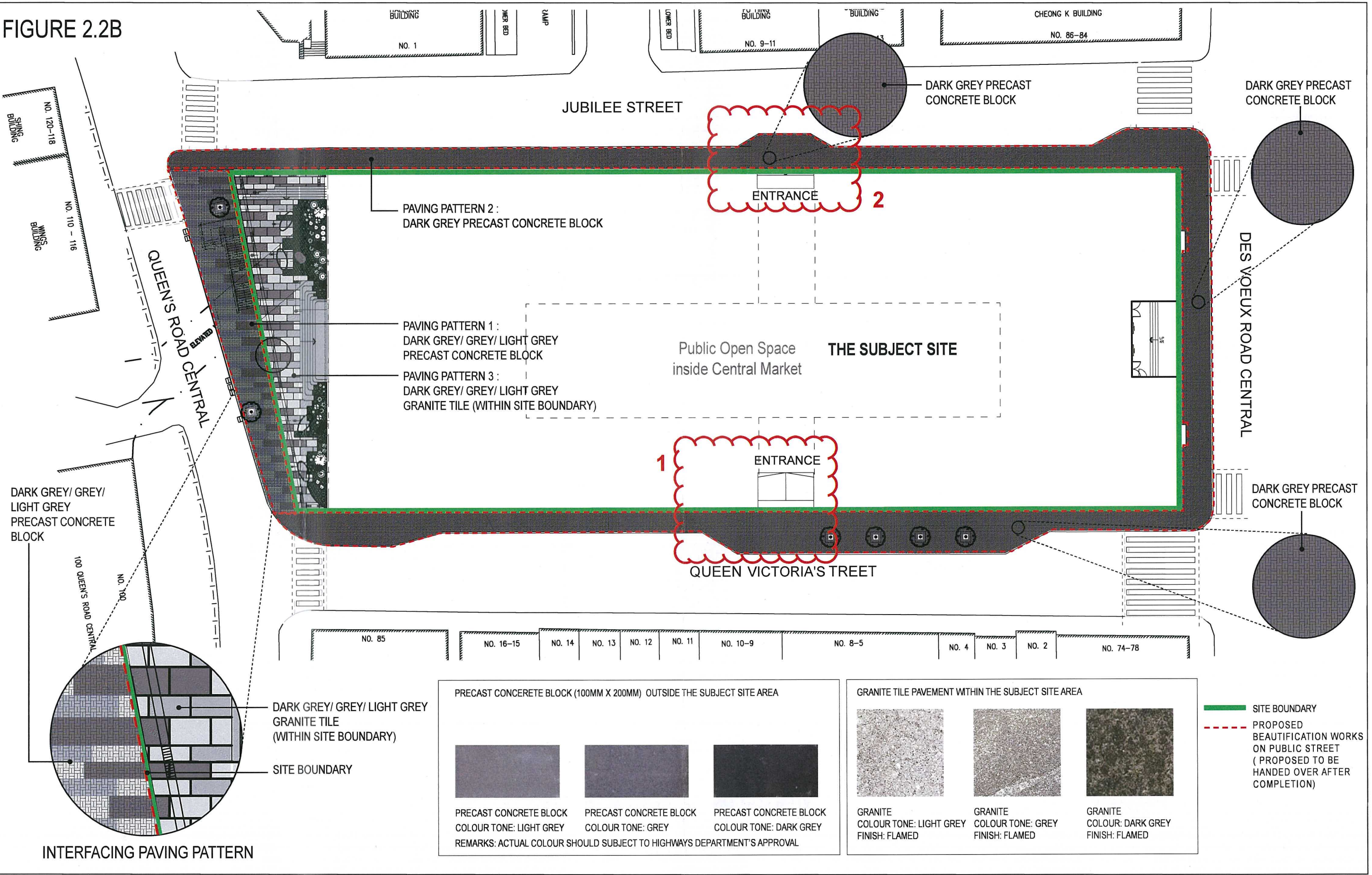
FIGURE 2.1B



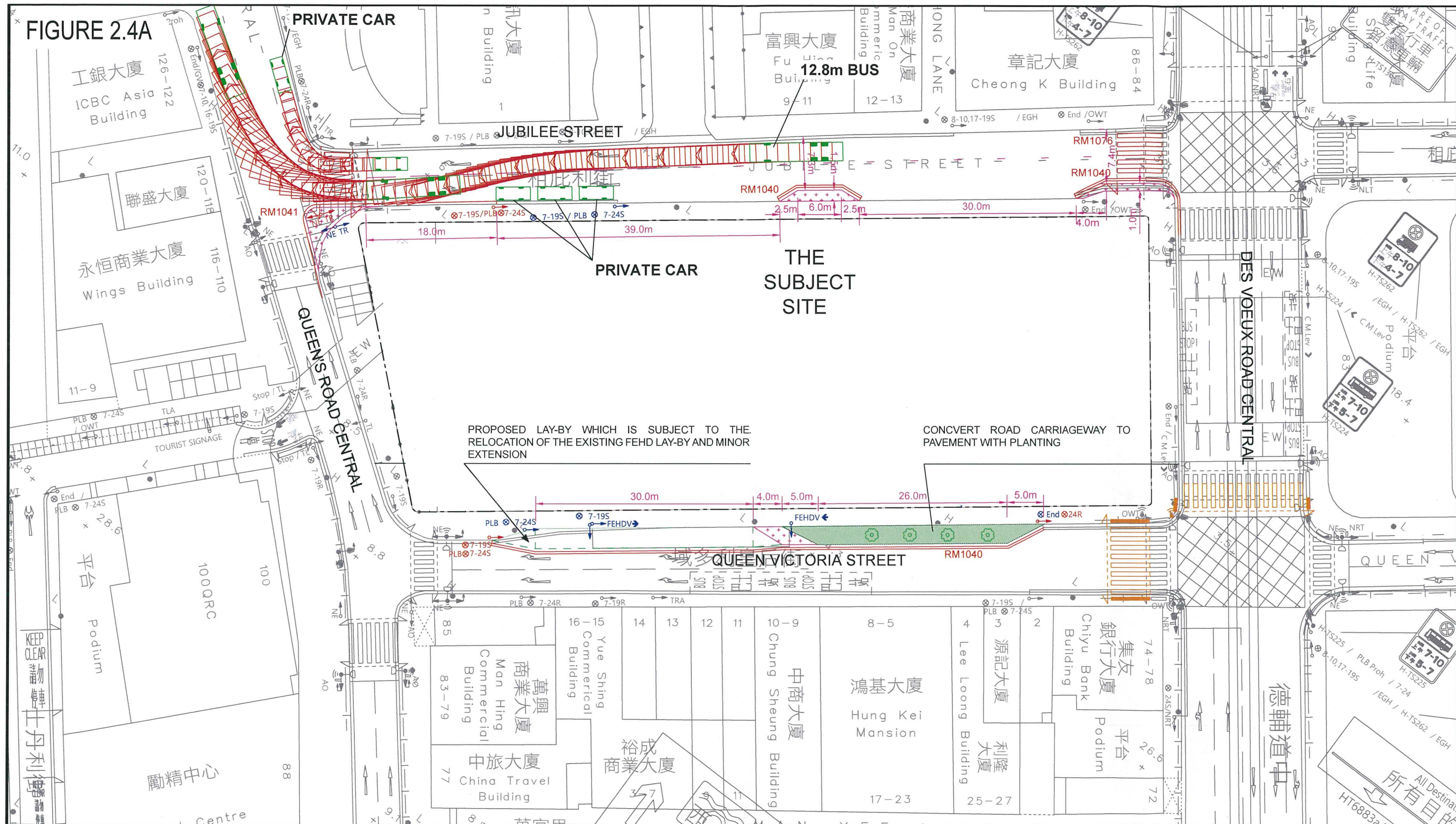
PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. SK1_OPT1	REV. C
DESIGNED HCS	DATE MAY 2019	DRAWING TITLE INDICATIVE FOOTPATH WIDENING		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
CHECKED NKT					



FIGURE 2.2B



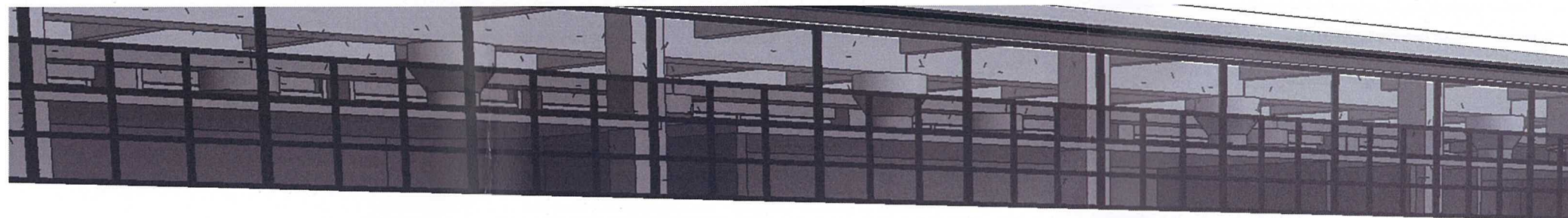
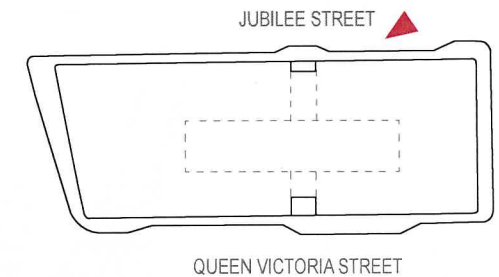




PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. SP-01	REV. C
DESIGNED HCS	DATE MAY 2019	DRAWING TITLE SWEPT PATH ANALYSIS		<b>LLA</b> 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
CHECKED NKT					



FIGURE 2.7A  
PROPOSED FOOTPATH WIDENING AT JUBILEE STREET  
IN CONNECTION TO THE ENTRANCE WIDENING PROPOSAL



PROPOSED FURTHER FOOTPATH WIDENING

REMARKS: THE ILLUSTRATION IS INDICATIVE ONLY AND DETAILED DESIGN IS SUBJECT TO ACTUAL SITE CONDITIONS AND FINAL DESIGN APPROVED BY RELEVANT GOVERNMENT DEPARTMENTS.

Revitalization of Central Market  
Footpath Widening Proposal  
May 2019

**AGC**  
DESIGN LTD

architecture  
urban design  
interior

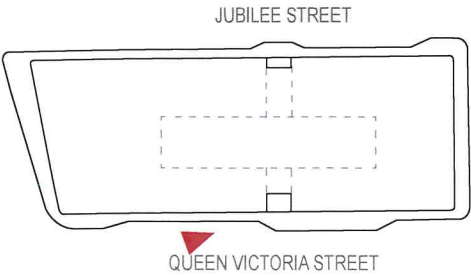
**LLA** Consultancy Ltd.  
Traffic Engineers and Planners



FIGURE 2.8  
PROPOSED FOOTPATH WIDENING  
AT QUEEN VICTORIA STREET



PROPOSED FURTHER FOOTPATH WIDENING



REMARKS: THE ILLUSTRATION IS INDICATIVE ONLY AND DETAILED DESIGN IS SUBJECT TO ACTUAL SITE CONDITIONS AND FINAL DESIGN APPROVED BY RELEVANT GOVERNMENT DEPARTMENTS.

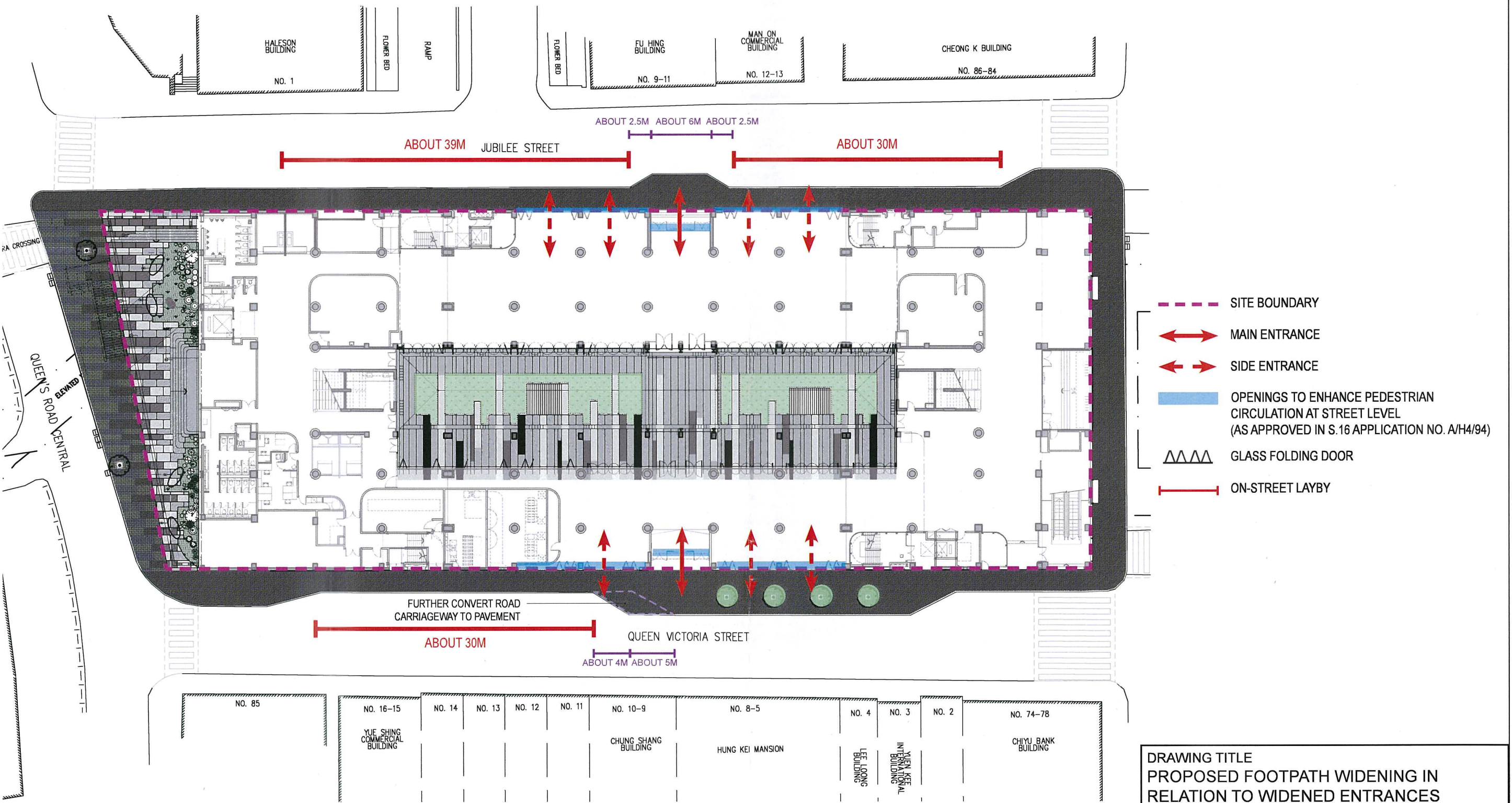
Revitalization of Central Market  
Footpath Widening Proposal  
May 2019

**AGC**  
DESIGN LTD

architecture  
urban design  
interior  
**LLA** Consultancy Ltd.  
Traffic Engineers and Planners



FIGURE 3.3B



\* Internal layouts are indicative only and is subject to final design and approval by buildings department.  
Note : All Dimensions are indicative only and subject to actual site verification.

DRAWING TITLE
PROPOSED FOOTPATH WIDENING IN RELATION TO WIDENED ENTRANCES
PROJECT NAME
CENTRAL MARKET REVITALIZATION PROJECT
DATE
MAY 2019





Our Ref.: PDD/CWDR/CO/19052192  
Your Ref.: TPB/A/H4/94

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

24 May 2019

Dear Sir/Madam,

**Central Market Revitalization Project (Application No. A/H4/94)  
Submission of Footpath Widening Proposal in Connection to the Entrance Widening  
Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

Further to our submission of footpath widening proposals dated 18 Feb 2019 (Our Ref. PDD/CWDR/CO/19020650), 8 May 2019 (Our Ref. PDD/CWDR/CO/19041487) and 21 May 2019 (Our Ref. PDD/CWDR/CO/19051797), please find our response to Town Planning Board (TPB)'s concerns as raised in the 625<sup>th</sup> Meeting of the Metro Planning Committee on 12 April 2019 as follows.

**1. Recessing the entrances along Queen Victoria Street and Jubilee Street**

Setting back of the G/F glass folding doors facing Queen Victoria Street and Jubilee Street will jeopardize the conservation intent of the two facades which is one of the important Character Defining Elements (CDEs) of the Grade 3 Historic Building. The proposed glass folding doors will follow the external wall alignment of the existing Central Market and span at interval between the existing columns preserved. Therefore, setback of glass doors without altering those columns will only widen the pavement in an intermittent manner and at the same time disrupt the continuity and horizontality of the streamlined elevation preserved (i.e. CDE of Central Market). On the other hand, altering these preserved columns will jeopardize the preservation of the column grid (which is also a CDE agreed to be preserved).

**2. Need/alternative arrangements for retaining existing lay-bys along Queen Victoria Street and Jubilee Street**

Transport Department (TD) requires the provision of 99m long kerbside layby along Queen Victoria Street and Jubilee Street to meet the demand for loading and unloading activities. URA has explored with TD and TD accepted the further shortening of existing yellow line along Jubilee Street in order to provide further footpath widening along Jubilee Street in front of the entrance while keeping the existing total 99m long kerbside layby, without compromising the traffic. The widening at Jubilee Street is 1.5m in order to maintain a 2-lane traffic as per TD's advice.

Should you have any query or require further information, please contact the undersigned at 2588 2330 or Mr. Jackey Chan at 2588 2748.

Yours faithfully,  
For and on behalf of  
URBAN RENEWAL AUTHORITY



Wilfred Au  
Director, Planning and Design

Encl.

c.c.:

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)

香港皇后大道中183號中環大廈26樓 電話2588 2222 傳真2827 0176 / 2827 0085 網址 www.ura.org.hk

26/F COSCO Tower, 183 Queen's Road Central, Hong Kong tel 2588 2222 fax 2827 0176 / 2827 0085 website www.ura.org.hk



**MPC Paper No. 3/19**

**For Consideration by the  
Metro Planning Committee on 12.4.2019**

**Submission for Compliance with  
Approval Condition (i) 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**

**Submission for Compliance with  
Approval Condition (j) 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**

**1. The Purpose**

The Metro Planning Committee (the Committee) of the Town Planning Board (the Board) is invited to consider whether the submission made by the applicant, the Urban Renewal Authority (URA), on the footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street is acceptable for compliance with approval condition (j) 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 (the site) under Application No. A/H4/94.

**2. Background**

- 2.1 The site is zoned “Other Specified Uses” (“OU”) annotated “Building with Historical and Architectural Interests Preserved for Commercial, Cultural and/or Community Uses” on the approved Central District Outline Zoning Plan (OZP) No. S/H4/16 (**Plans AA-1 and AA-2**). The planning intention is primarily for preserving the building façades 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 the former Central Market as part of the revitalization project. 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 underneath;
- (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. 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. The Committee also decided that the submissions for compliance with the following three approval conditions should be considered by the Board:

- (a) the submission of a detailed design proposal for the new façade facing DVRC demonstrating the compatibility of interface between the new and old façades 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)).

2.4 The applicant has already submitted information for compliance with approval conditions (b) and (l) and they were considered acceptable by the Committee on 14.9.2016.

2.5 Regarding approval condition (j), the concern of the Committee on 18.3.2016 can be summarised as follows:

While there is no objection to the proposed widening of entrances and elevation treatment at Queen Victoria Street and Jubilee Street, there is opportunity to consider widening the footpath on the two streets with traffic mitigation measures to create a more comfortable pedestrian environment (site photos at **Plans AA-3 to 6**). The applicant should be advised to liaise with the concerned government departments to explore the feasibility of these works.

2.6 In relation to the footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street to comply with approval condition (j), the applicant has submitted the following documents:

- (a) Submission received on 8.8.2018 (Appendix I)
- (b) Submission received on 8.10.2018 (Appendix Ia)
- (c) Submission received on 21.12.2018 (Appendix Ib)
- (d) Submission received on 20.2.2019 (Appendix Ic)

2.7 The relevant plans and drawings of the proposals are at **Drawings AA-1 to AA-9**.

### 3. The Footpath Widening Proposals

- 3.1 After having further liaised with the relevant government departments, there was no scope to further widen the existing footpath on Queen Victoria Street and Jubilee Street without sacrificing the Transport Department (TD)'s requirements on the length of lay-bys to be provided. The footpath widening proposals submitted by the applicant, which were more or less the same as those proposed in their original submission, can be summarised as follows:
- (a) conversion of a section of road carriageway on the western side of Queen Victoria Street (about 26m) to pedestrian pavement with a width of about 4.95m including planting (**Drawings AA-1 and AA-2** and photo 4 on **Plan AA-4**);
  - (b) extension and conversion of an existing 28m long lay-by reserved for the Food and Environmental Hygiene Department (FEHD) vehicles on Queen Victoria Street (**Drawing AA-1**) to a 34m public lay-by for loading/unloading activities (**Drawing AA-2**). The FEHD lay-by is proposed to be reprovisioned separately at Eastern Street North (21m) and Pier Road (7m) respectively (**Drawings AA-8 and AA-9**);
  - (c) widening of pedestrian pavement at the junctions of Jubilee Street/DVRC and Jubilee Street/Queen's Road Central respectively (**Drawing AA-2** and photos 2 and 3 on **Plans AA-3 and AA-4**);
  - (d) to retain an existing lay-by of about 65m on the eastern side of Jubilee Street (**Drawing AA-1**);
  - (e) to plant four trees (*Polyspora axillaris* 大頭茶) along the widened pavement of Queen Victoria Street and to retain the existing two trees on the pedestrian pavement along Queen's Road Central (**Drawings AA-2, AA-4 and AA-5** and photo 4 on **Plan AA-4**); and
  - (f) re-paving of the pedestrian pavement surrounding the Central Market (i.e. sections of Queen Victoria Street, DVRC, Jubilee Street and Queen's Road Central) with the Highways Department (HyD)'s standard concrete paver blocks (**Drawing AA-3**).
- 3.2 The proposal will maintain the existing length of lay-bys on Queen Victoria Street (34m) and Jubilee Street (65m), with the proposed footpath widening works and relocation of the FEHD lay-by.
- 3.3 The proposed share use of on-street lay-by between the public and the tenants of Central Market is considered technically feasible as the loading/unloading activities of the tenants of Central Market will be restricted to non-peak hours under the tenancy agreements.
- 3.4 The widened pedestrian pavement complemented by tree plantings along Queen Victoria Street and the widened entrances along both Queen Victoria Street and Jubilee Street (**Drawings AA-6 and AA-7**) would create a more comfortable pedestrian environment.
- 3.5 The ownership, management and maintenance of the pedestrian pavement surrounding the Central Market will be handed back to the Government after the footpath widening and associated works.

- 3.6 The proposed footpath widening and associated works are scheduled to be completed by Q3 2021.

#### **4. Comments from Relevant Government Departments**

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

##### Heritage Conservation Aspect

##### 4.1.1 Comments of the Antiquities and Monuments Office (AMO):

- (a) No in-principle objection to the applicant's submission for compliance with approval condition (j) from cultural heritage conservation viewpoint. Nevertheless, the applicant should be advised of the following:
  - (i) the proposed footpath widening works shall not cause any adverse impacts on the proposed Grade 3 historic building;
  - (ii) any works affecting the historic fabrics or architectural features of the proposed Grade 3 historic building shall be explicitly submitted for AMO's comments before commencement of works;
  - (iii) necessary protection and mitigation measures for the proposed Grade 3 historic building shall be provided in order to avoid any damages or disturbances;
  - (iv) the proposed material used and colour of the footpath widening works should be compatible with the façade of the proposed Grade 3 historic building. The applicant should submit latest façade design proposal for AMO's information and record;
  - (v) it is noted that *Polyspora axillaris* (大頭茶) will be planted on the footpath on Queen Victoria Street. The applicant should ensure the mature tree spread and tree roots would not adversely affect the proposed Grade 3 historic building; and
- (b) the submission of Conservation Management Plan (CMP) under approval condition (a) was considered acceptable by AMO and the condition was partially discharged on 2.5.2017. The Authorized Person should duly observe and implement the accepted CMP accordingly.

##### Land Administration Aspect

##### 4.1.2 Comments of the District Lands Officer/Hong Kong West & South, Lands Department (DLO/HKW&S, LandsD):

The site is held by URA under Short Term Tenancy No. NHX-807 (the STT). Special condition 37(a) of the STT states that "*the Tenant shall at his own expense within six calendar months from the date of this Agreement or such other period as may be approved by the District Lands Officer, submit proposals on widening*

*of the footpaths of Queen Victoria Street and Jubilee Street including an implementation programme for prior agreement by the Commissioner for Transport before submitting the same to the Town Planning Board under the planning permission". TD's comment should be sought. So long as prior agreement has been given by TD, he has no adverse comment on the submission.*

#### Traffic Aspect

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

No comment on the footpath widening proposals from the traffic engineering point of view, provided that 34m and 65m long lay-bys are maintained at Queen Victoria Street and Jubilee Street respectively.

##### 4.1.4 Comments of the Chief Highway Engineer/Hong Kong (CHE/HK), HyD:

- (a) The existing paving on the adjacent Jubilee Street, Queen Victoria Street and the section of Des Voeux Road Central is generally concrete paving blocks in red and grey. The project proponent is suggested to make reference to the above. The overall paving colour could be in dark grey and mix with small portion of red;
- (b) according to the growing characteristics of the proposed tree species, there will be low branches which require frequent pruning works in the maintenance period and may also create obstruction to the pedestrian flow and sight line problem. According to the DEVB Technical Circular No. 6/2015, it is presumed that the maintenance department (i.e. Leisure and Cultural Services Department (LCSD)) of the proposed roadside trees will provide further comment; and
- (c) the project proponent should be reminded to seek comments from AMO on the paving proposal.

#### Environmental Hygiene

##### 4.1.5 Comments of the Director of Food and Environmental Hygiene (DFEH):

No comment on the applicant's proposal.

#### Urban Design Aspect

##### 4.1.6 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

No comment on the proposal should TD consider the width of footpath sufficient to cater for pedestrian flow at a satisfactory level of service, particularly footpath at the junction of Queen Victoria Street and Des Voeux Road Central.

### Landscape Aspect

#### 4.1.7 Comments of CTP/UD&L, PlanD:

No comment on the submission from landscape planning perspective as it is acknowledged that agreement has been sought from relevant department, i.e. HyD in relation to the ownership, management and maintenance for the enhancement of pavement surrounding the site. In addition, it is noted that the future vegetation maintenance agent, i.e. LCSD, had no comment on the proposed tree planning along Queen Victoria Street; and

#### 4.1.8 Comments of the Director of Leisure and Cultural Services (DLCS):

No comment on the submission in this stage.

### District Officer's Comments

#### 4.1.9 Comments of the District Officer (Central & Western), Home Affairs Department (DO(C&W), HAD):

URA keeps on reporting the project progress to the C&WDC members as the project is a standing item in C&WDC. So far no objection was received from DC members on the widening of the captioned footpath. We trust that URA would continue to keep the C&WDC members informed of the project progress.

### Other Aspect

#### 4.1.10 Comments of the Commissioner of Police (C of P):

C of P has no objection in principle to the footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street. The applicant should submit Temporary Traffic Arrangement with full details of works for C of P's further comment before commencement of works.

## **5. Planning Considerations and Assessment**

- 5.1 The planning 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 Board. The submissions for compliance with approval conditions (b) and (l) were considered acceptable by the Committee on 14.9.2016. This submission is to address the remaining condition, i.e. approval condition (j) in relation to the submission of footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street.
- 5.2 At the s.16 application stage, the Committee had no objection to the proposed widening of entrances and elevation treatment at Queen Victoria Street and Jubilee Street. Members' concern was mainly to explore the feasibility of further widening the footpath on the two streets with traffic mitigation measures, with a view to creating a more comfortable pedestrian environment.

- 5.3 The applicant has proposed to convert a section of road carriageway along Queen Victoria Street to pedestrian pavement with tree plantings, and to widen the pedestrian pavement at the junctions of Jubilee Street/DVRC and Jubilee Street/Queen's Road Central. These measures formed part of the submission that was considered and approved by the Committee on 18.3.2016. Complementing with the widened entrances along Queen Victoria Street and Jubilee Street (**Drawings AA-6 and AA-7**), the applicant's footpath widening proposals will enhance accessibility and vitality of the two streets. URA has explored the feasibility of further widening the footpath of the two streets. However, due to TD's requirements on the length of lay-bys to be provided along the streets, i.e. a 34m long lay-by at Queen Victoria Street and a 65m long lay-by at Jubilee Street, no further widening of the footpath could be made. All government departments have no comment on/no objection to the footpath widening proposals.
- 5.4 The applicant has also proposed to relocate the existing FEHD lay-by on Queen Victoria Street to Eastern Street North and Pier Street separately and FEHD has no objection to the proposed relocation (**Drawings AA-8 and AA-9**).
- 5.5 In view of the above, PlanD considers the submission to fulfil approval condition (j) acceptable.

## **6. Decision Sought**

- 6.1 The Committee is invited to consider whether the applicant's current submission is acceptable for compliance with approval condition (j) of Application No. A/H4/94.
- 6.2 Should the Committee consider the applicant's submission acceptable for compliance with approval condition (j), the applicant should be advised accordingly.
- 6.3 Alternatively, should the Committee consider the applicant's proposals not acceptable, the applicant should be advised to further revise the footpath widening proposals to comply with approval condition (j) of Application No. A/H4/94.

### **Attachments**

<b>Appendix I</b>	Applicant's submission received on 8.8.2018
<b>Appendix Ia</b>	Applicant's submission received on 8.10.2018
<b>Appendix Ib</b>	Applicant's submission received on 21.12.2018
<b>Appendix Ic</b>	Applicant's submission received on 20.2.2019
<b>Appendix II</b>	Extract of the minutes of the MPC meeting on 18.3.2016
<b>Appendix III</b>	Approval letter dated 8.4.2016 for Application No. A/H4/94

**Drawings AA-1 to AA-9** Plans and drawings submitted by the applicant

<b>Plan AA-1</b>	Location plan
<b>Plan AA-2</b>	Site plan
<b>Plans AA-3 to AA-6</b>	Site photos



Our Ref: PDD/CWDR/CO/18072687  
Your Ref.: TPB/A/H4/94

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

By Hand  
8 August 2018

Dear Sir/Madam,

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

**Submission of Footpath Widening Proposal in Connection to the Entrance Widening  
Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

We submit 70 copies of the Footpath Widening Proposal for compliance with approval condition (j).

Please note that the proposal was submitted to TD prior to the current submission, which received no objection on 30.7.2018. The relevant email correspondent is enclosed for your reference.

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

Yours faithfully,  
For and on behalf of  
Urban Renewal Authority

Wilfred AU  
Director, Planning and Design

Encl.

c.c.: by email

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)

**Choy, Edwin**

---

**From:** Hiu Ping LAI <rexhplai@td.gov.hk>  
**Sent:** 30 July 2018 02:10 PM  
**To:** Choy, Edwin  
**Cc:** Clarence KN CHENG; dec.u@hyd.gov.hk; dew.u@hyd.gov.hk; eshkchf@landsd.gov.hk; 'Gordon Cheng'; 'AGC Design Ltd(Central Oasis)'; Chan, Jackey; 'Kenneth Wong'; Mak, Lawrence; Nelson Tang  
**Subject:** RE: Central Market\_Footpath Widening Proposal Submission for Compliance with Special Condition 37(a) of STT  
**Attachments:** 20180717\_Footpath Widening Proposal.pdf

Dear Edwin,

Thank you for your update.

We have no comment at this stage and have no objection for you to submit the Proposal to PlanD/Town Planning Board for consideration.

Regards,  
Rex Lai  
E/CW1, TEHK, TD  
Tel.: 2829 5426

---

From: "Choy, Edwin"  
To: 'Hiu Ping LAI',  
Cc: "dec.u@hyd.gov.hk", "dew.u@hyd.gov.hk", "eshkchf@landsd.gov.hk", "'Gordon Cheng'", "'AGC Design Ltd(Central Oasis)'", "Chan, Jackey",  
'Kenneth Wong', "Mak, Lawrence", "Clarence KN CHENG", Nelson Tang  
Date: 17/07/2018 11:57  
Subject: RE: Central Market\_Footpath Widening Proposal Submission for Compliance with Special Condition 37(a) of STT

---

Dear Rex,

We would like to submit a revised Footpath Widening Proposal attached in this email for your comments.

After obtaining your approval, we will submit the proposal to Town Planning Board to discharge the relevant planning condition planning approval (No. A/H4/94). As such, your early reply is highly appreciated.

Thank you for your attention.

Regards,

Edwin Choy  
URA  
Tel. 2588 2578

**From:** Hiu Ping LAI [<mailto:rexhplai@td.gov.hk>]





Our Ref.: PDD/CWDR/CO/18092232  
Your Ref.: TPB/A/H4/94

By Post and E-mail

4 October 2018

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 Information for  
Submission of Footpath Widening Proposal in Connection to the Entrance  
Widening Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

We refer to the departmental comments received on 13.9.2018 and 17.9.2018 respectively. Please find enclosed our response for your consideration.

Should you have any query or require further information, please contact our Mr. Edwin Choy at 2588 2345.

RECEIVED

2018 OCT -8 P 3:55

TOWN PLANNING BOARD

Yours faithfully,  
For and on behalf of  
Urban Renewal Authority

Lawrence Mak  
General Manager, Planning and Design

Encl.

c.c.:

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)

Response to Comments received on 3.12.2018 on Footpath Widening Proposal  
for Compliance with Approval Condition (j) under Application No. A/H4/94

No.	Department	Comments	Responses
1	Leisure and Cultural Services Department	<p>1. In accordance with DEVB TCW No.7/2015, compensatory plantings should be realistic, practical and sustainable. New plantings should be carefully selected to ensure that they are compatible with the newly developed site. The principle of "right tree for the right place" should be adhered to so that trees are selected to match the site, environmental conditions and design intent. Above and below ground space should be sufficient to cater for establishment (i.e. clearance to adjacent buildings, structures, roads, other mature trees and underground utilities for root growth and anchorage) and healthy growth of the tree species selected.</p> <p>2. In general, the standard tree pit size is at least 1.5m x 1.5m. It seems that the pedestrian flow may be obstructed in these locations and also some utilities/ adjacent buildings are found very near in the proposed locations (i.e. Fresh Water Main, Electric &amp; Telecom Cable, Public Lighting Cable etc in Appendix E) and it may not provide enough spacing to accommodate the compensatory plantings and future establishment/ growth of mature trees (<i>Ficus benjamina</i> 'variegata').</p> <p>3. Please seek views from TD, HyD and Police for the technical advice on the proposed tree planting locations and HyD consent on future</p>	<p>1. While the principle of DEVB TCW No. 7/2015 on Tree Preservation is duly noted, the said Technical Circular is mostly applicable to compensatory planting after an existing tree was removed from the site. The trees proposed on the widened footpath along Queen Victoria Street in the current footpath widening proposal are new trees. Underground utility survey was also conducted to ensure sufficient below ground space for tree establishment. Tree species proposed would have a yellowish white-margined leaves, which is in-line with the "Heart of Gold" theme adopted for Central District in the Government's Greening Master Plan (GMP).</p> <p>2. The proposed tree pit size (1.2m x 1.2m) were referenced from HyD Standard Drawings Nos. H5139, H5140 and H5141. The growth of proposed trees <i>Ficus Benjamina</i> 'Variegata' would be controlled by regular pruning to control its spread and height to ensure they would not obstruct pedestrian flow or adjacent buildings. In view of the above, the proposed typical tree pits should be adequate to accommodate the proposed trees.</p> <p>3. Noted</p>

		<p>maintenance of hard landscaped features in accordance with DEVB TCW No.6/2015.</p> <p>4. LCSD would take over the new trees for future maintenance after one year's establishment period provided by the developer</p>	<p>4. To clarify, URA proposes to take up the ownership, management and maintenance responsibility for the proposed trees and the existing trees as show on <b>Figure 2.1 (rev.1)</b> as submitted on the Further Information dated 4.10.2018, as well as the tree pits and paving.</p>
2	Highways Department	<p>1. We have reservation on the project proponent's proposal for taking up the ownership, management and maintenance responsibility of the pavement outside the lot boundary. The ownership and management of public road falls outside the purview of this department, the project proponent shall seek comments from LandsD and TD.</p> <p>2. Referring to AMO's comments, the proposed material used and colour of the footpath widening works shall be compatible with the façade of the historic building. We reserve our comment on the proposed paving material upon receipt of AMO's view on the material compatibility between footpath and façade of the building.</p> <p>3. There are two pedestrian crossing widening works at Des Voeux Road Central and Queen Victoria Street proposed by TD. One side of these two pedestrian crossings falls within the proposed paving works undertaken by the project proponent. The project proponent should undertake the portion of pedestrian crossing widening works within their proposed paving area.</p>	<p>1. It is noted that the ownership and management of "public road", which we assume includes the proposed pavement falls outside the purview of HyD as mentioned in paragraph 1 of this comment. LandsD and TD have no adverse comment on the proposed ownership management and maintenance responsibility of the pavement outside of the lot boundary received via PlanD's email dated 3.12.2018 and 17.9.2018 respectively.</p> <p>2. AMO has no objection in-principle on the proposal received via PlanD's email dated 13.9.2018</p> <p>3. Noted. URA will undertake the portion of pedestrian crossing widening works within the proposed paving area</p>



		<p>4. It is noted that the project proponent proposed to widen two pedestrian crossings at Jubilee Street, the project proponent should undertake the footpath modification works at the both sides of footpath including dropped kerbs and tactile for the completion of the pedestrian crossing widening works.</p>	<p>4. Noted. URA will undertake the footpath modification works at the both sides of footpath at the two pedestrian crossings at Jubilee Streets including dropped kerbs and tactile for the completion of the pedestrian crossing widening works.</p>
3	District Lands Office/Hong Kong West & South	<p>The site is held by URA under Short Term Tenancy No. NHX-807 (the "STT"). Special Condition 37(a) of the STT states that <i>"The Tenant shall at his own expense within 6 calendar months from the date of this Agreement or such other period as may be approved by the District Lands Officer, submit proposals on widening of the footpaths of Queen Victoria Street and Jubilee Street including an implementation programme for prior agreement by the Commissioner for Transport before submitting an implementation programme for prior agreement by the Commissioner for Transport before submitting the same to the Town Planning Board under the Planning Permission"</i>. Please seek agreement from TD for the Submission. So long as prior agreement has been given by TD, we have no adverse comment to the Submission.</p>	<p>Noted. URA first submitted a footpath widening proposal to TD on 7.3.2018. TD had no objection to submit the footpath widening proposal in their email reply dated 30.7.2018, which was attached in the current submission on 8.8.2018</p>

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市區重建局

URBAN RENEWAL  
AUTHORITY

Our Ref.: PDD/CWDR/CO/190206/AMONING BOARD  
Your Ref.: TPB/A/H4/94

By Post and E-mail

18 February 2019

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)  
Submission of Footpath Widening Proposal in Connection to the Entrance Widening  
Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

Further to the inter-departmental meeting on 12.2.2019 with PlanD, HyD, LandsD and URA, and a separate meeting between LCSD and URA on the same day, we submit 70 copies of the revised Footpath Widening Proposal for compliance with approval condition (j). The salient points of differences are as follows for your reference:

- The ownership, management and maintenance of the pavement surrounding the application site will be handed back to Government in accordance with HyD's comment;
- HyD standard concrete paver block is proposed in accordance with HyD's comment. AMO has been consulted on 12.2.2019 regarding the materials and colors and had no further comment from conservation standpoint; and
- Regarding the proposed tree planting along Queen Victoria Street, 4 nos. of *Polyspora axillaris* (大頭茶) are proposed in accordance with the recommendations in the "Guiding Principles on Use of Native Plant Species in Public Works Project" promulgated by the Government. The choice of species, soil space and tree spacing were discussed with LCSD separately on 14.2.2019 and LCSD had no further comment.

Should you have any query or require further information, please contact our Mr. Edwin Choy at 2588 2345.

Yours faithfully,  
For and on behalf of  
URBAN RENEWAL AUTHORITY

Lawrence Mak  
General Manager, Planning and Design

Encl.

c.c.:

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)

LM/ec

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)

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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 1,000m<sup>2</sup> 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 reprovioned. 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.”

[The Vice-chairman thanked Ms Ginger K.Y. Kiang, DPO/HK, Mr Kenneth S.W. Tam, CHM(A&M), and Mr Leo C.K. Lee, SHO4, for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr K.K. Ling, Dr Lawrence W.C. Poon, Mr Laurence L.J. Li, Mr Simon S.W. Wang returned to join the meeting, Professor P.P. Ho and Dr Wilton W.T. Fok left the meeting and Ms Bonnie J.Y. Chan, Mr W.L. Tang and Mr Martin W.C. Kwan left the meeting temporarily at this point.]

**城市規劃委員會**

香港北角渣甸道三百三十三號  
北角政府合署十五樓

**TOWN PLANNING BOARD**

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 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;



- 2 -

- (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/](http://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.

- 3 -

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

RK/DY/syl

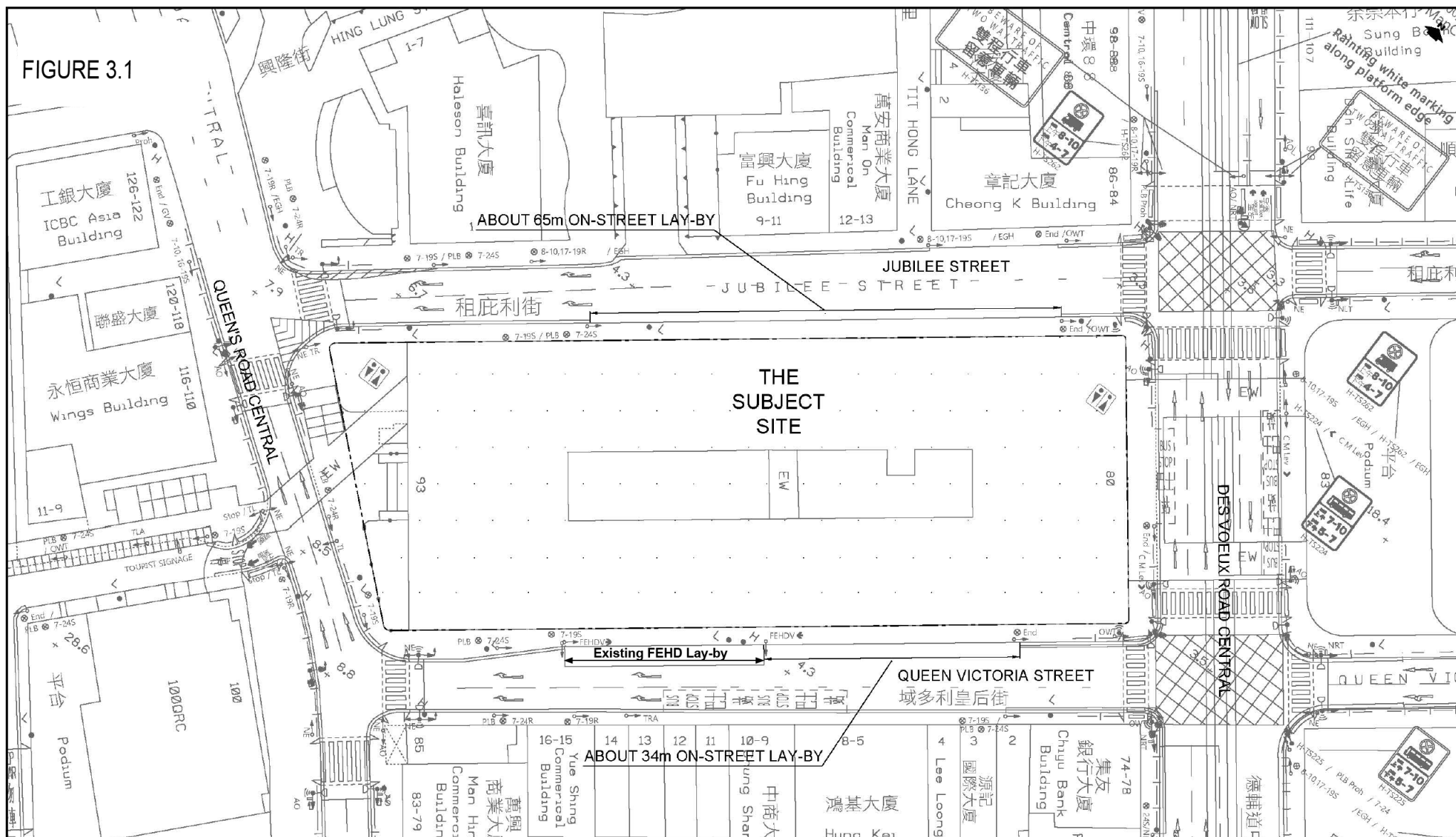
Advisory Clauses

- (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.



FIGURE 3.1



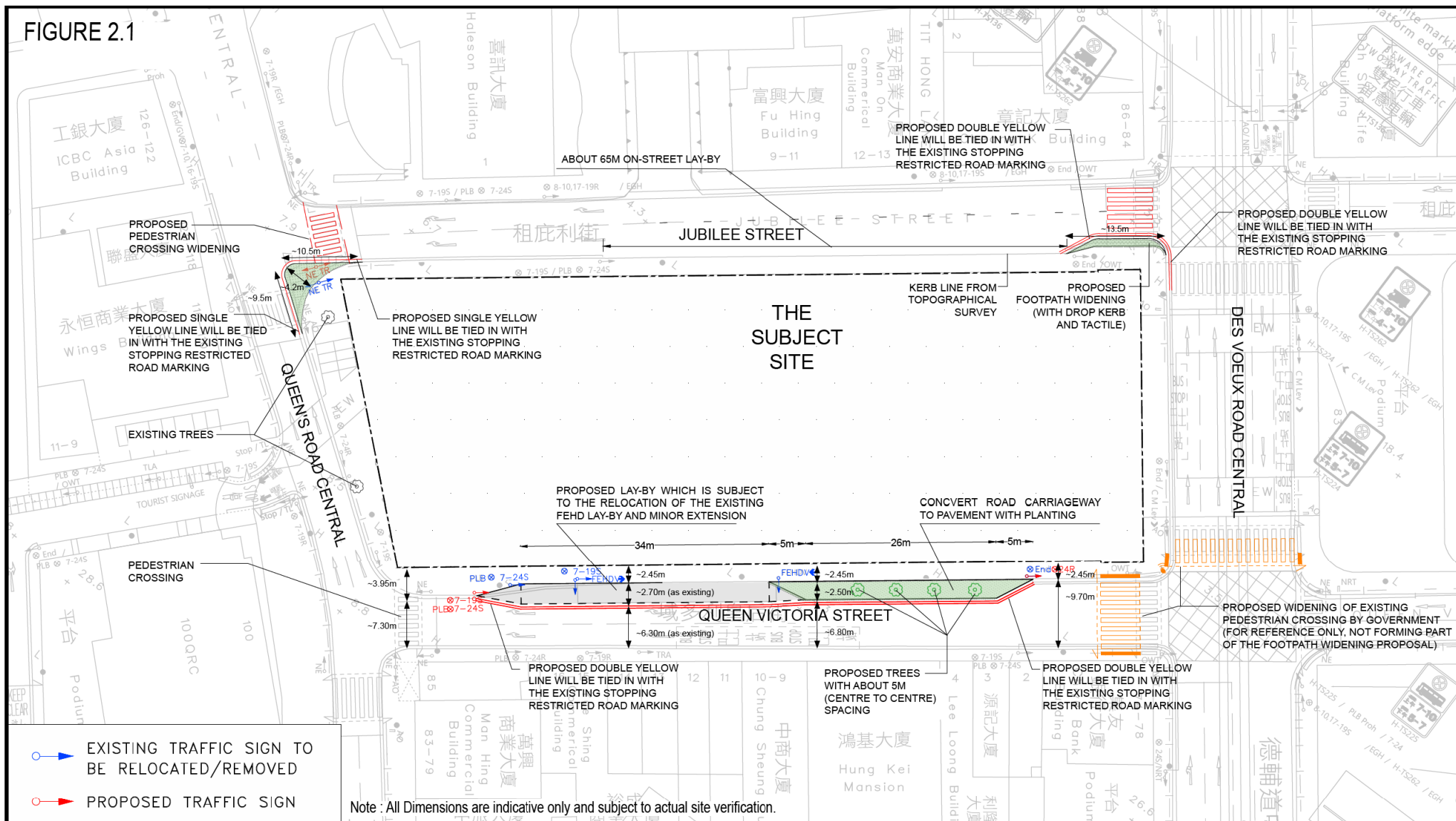
PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. FIGURE 3.1	REV.
DESIGNED NKT	DATE OCT 2017	THE EXISTING ON-STREET LAY-BYS AT THE WESTERN SIDE OF QUEEN VICTORIA STREET AND EASTERN SIDE OF JUBILEE STREET			<b>LLA</b> 顧問有限公司 Consultancy Limited
DRAWN MWL	SCALE 1:500				
CHECKED NKT					

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

FIGURE 2.1



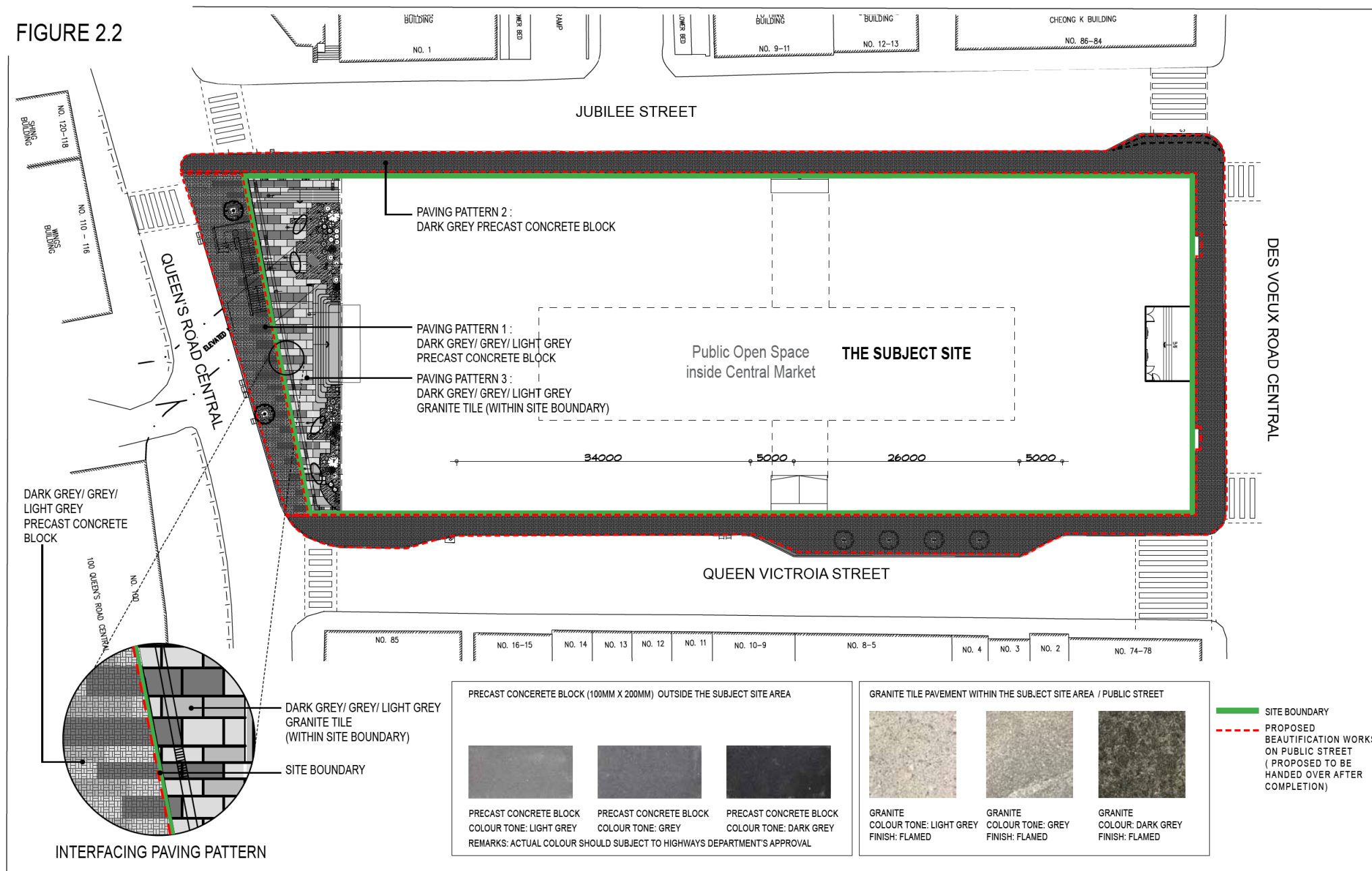
PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. SK1	REV. B
DESIGNED HCS	DATE OCT 2018	INDICATIVE FOOTPATH WIDENING		LLA 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
CHECKED NKT					

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

FIGURE 2.2



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**

**FIGURE 2.3**

**SECTION A PROPOSED TYPICAL TREE PIT (WITHOUT EXISTING RAILING) 1:30@A3**

**DETAIL 'Y' 1:5@A3**

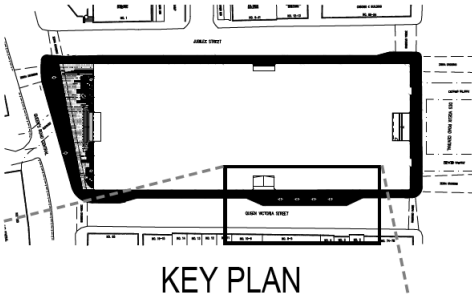
**NOTES:**

1. ALL DIMENSIONS ARE IN MILLIMETRE.
2. THE UNDERGROUND UTILITIES ARE INDICATIVE ONLY (REFER TO THE UNDERGROUND UTILITY SURVEY IN APPENDIX E). ACTUAL DIMENSIONS AND LOCATIONS OF THE UTILITIES WOULD BE SUBJECT TO THE ACTUAL SITE CONDITION.

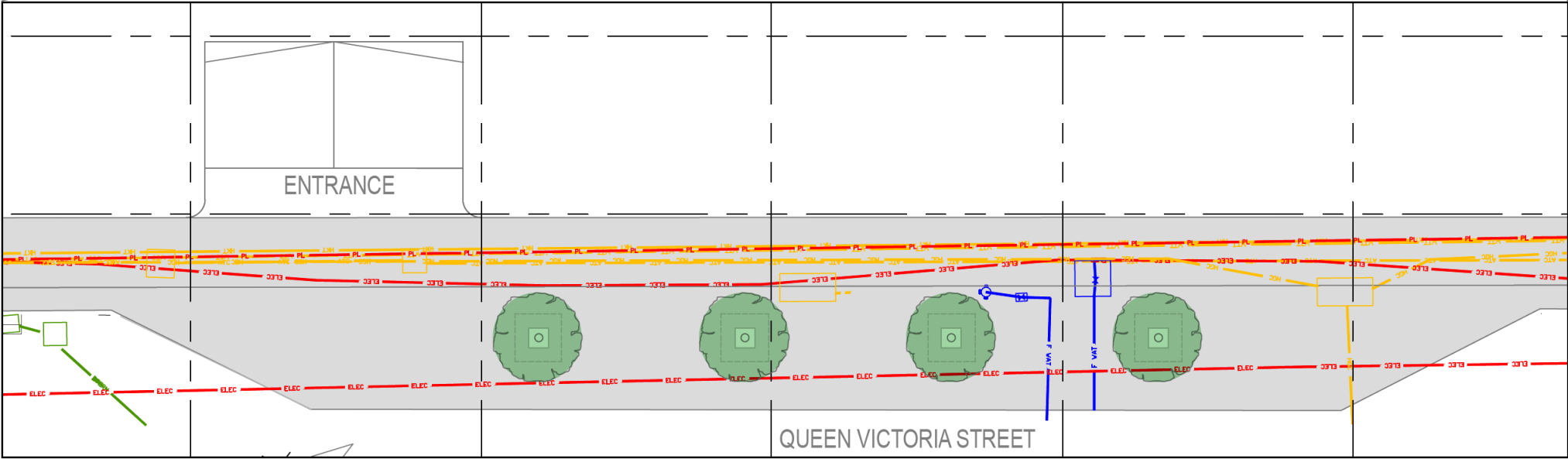
繪圖  
DRAWING  
AA - 4



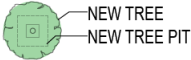
APPENDIX E  
Tree Pits Layout Plan Overlaid With Underground Utility Layout Plan



- Legends :
- F WM Fresh Water Main
  - S WP Salt Water Pipe
  - ELEC Electric Cable
  - PL Public Lighting Cable
  - ATC (E&M) Cable
  - GP Gas Pipe
  - FWS Foul Water Sewer
  - SDM Storm Water Drain
  - TC Telecom Cable
  - CTV Cable TV Cable



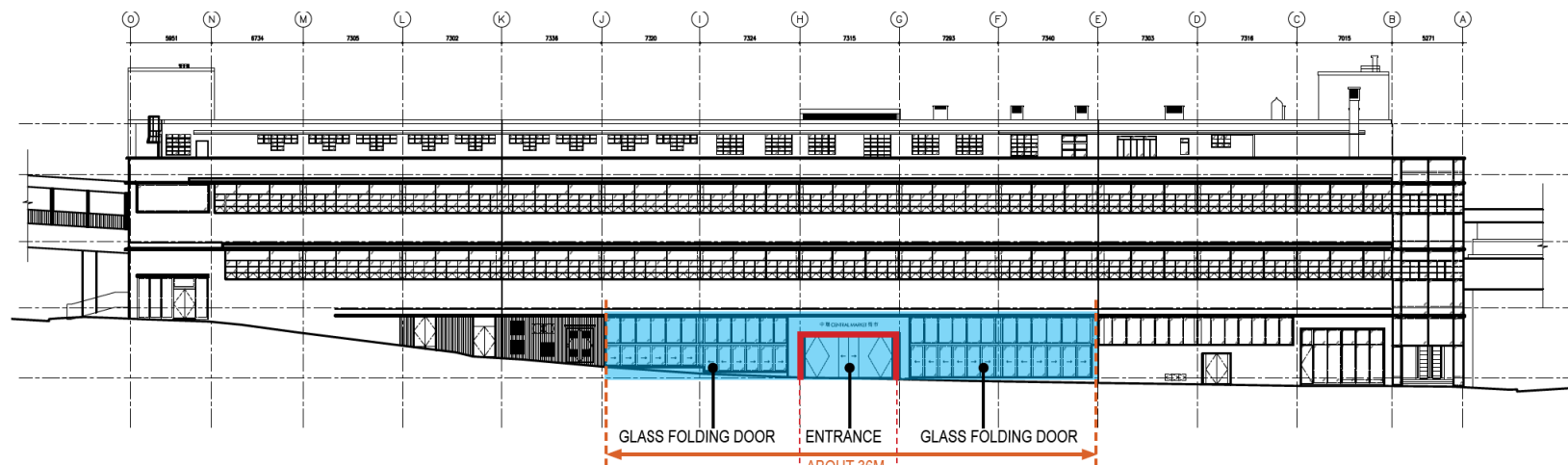
TREE PITS LAYOUT PLAN OVERLAID WITH UNDERGROUND UTILITY LAYOUT PLAN 1:100@A3



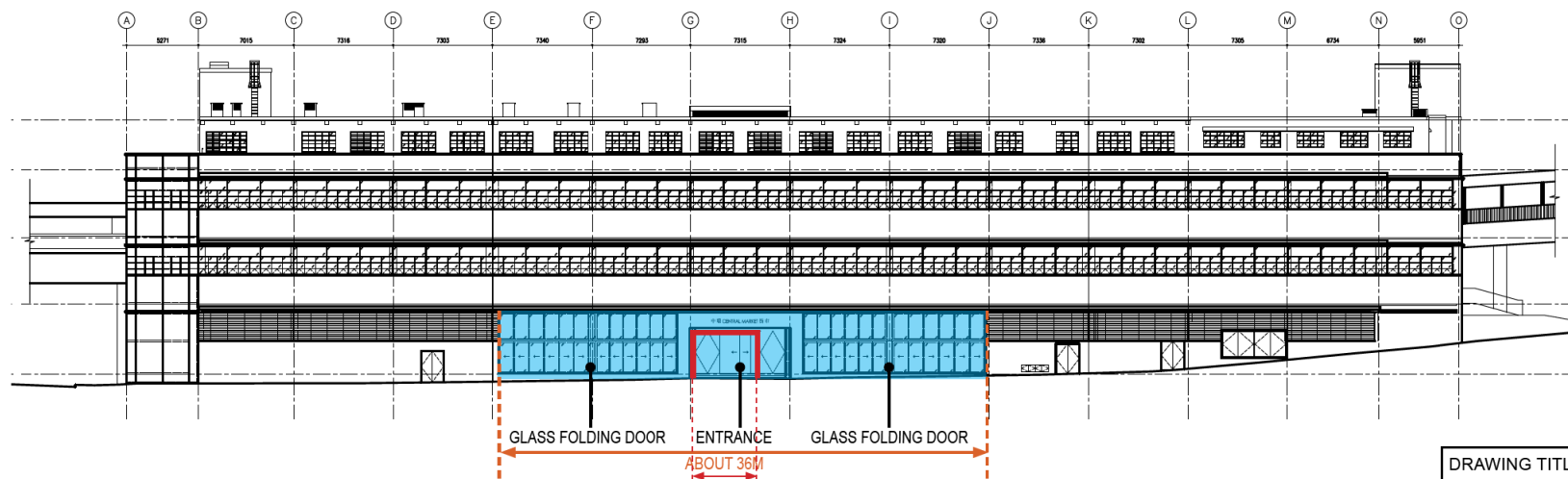
資料來源：由申請人提供  
SOURCE : SUBMITTED BY THE APPLICANT

參考編號 REFERENCE No. A/H4/94	繪圖 DRAWING AA - 5
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FIGURE 3.2



A - ELEVATION FACING QUEEN VICTORIA STREET



B - ELEVATION FACING JUBILEE STREET

OPENINGS TO ENHANCE PEDESTRIAN CIRCULATION AT STREET LEVEL  
(AS APPROVED IN S.16 APPLICATION NO. A/H4/94)

Note : All Dimensions are indicative only and subject to actual site verification.

DRAWING TITLE ELEVATION	
PROJECT NAME CENTRAL MARKET REVITALIZATION PROJECT	
FIGURE 2.2	DATE OCT 2018

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

FIGURE 3.3



\* Internal layouts are indicative only and is subject to final design and approval by buildings department.  
Note : All Dimensions are indicative only and subject to actual site verification.

DRAWING TITLE PROPOSED FOOTPATH WIDENING IN RELATION TO WIDENED ENTRANCES	
PROJECT NAME CENTRAL MARKET REVITALIZATION PROJECT	
FIGURE 2.3	DATE OCT 2018

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
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## Figure D-1

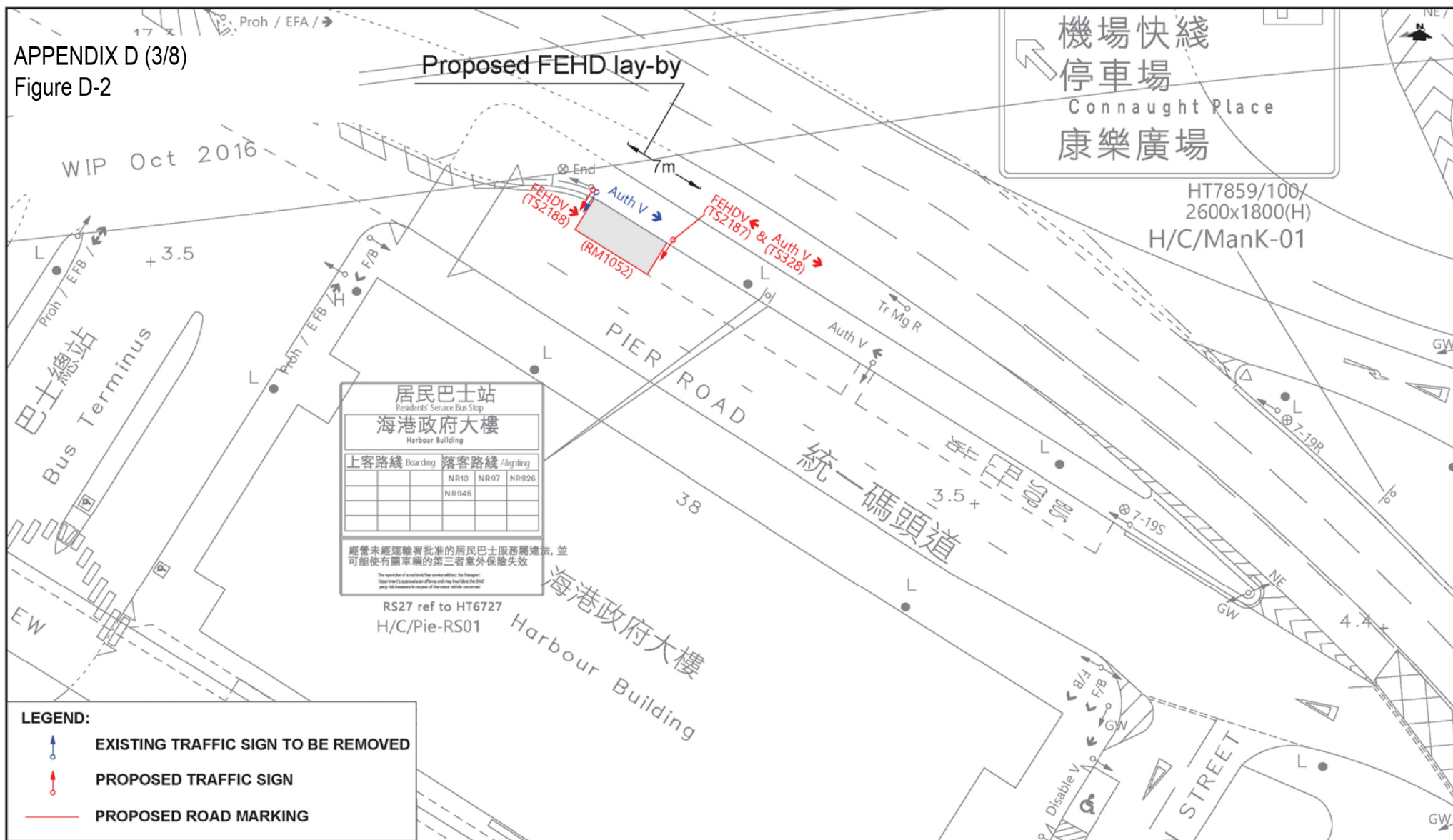


參考編號  
REFERENCE No.  
**A/H4/94**

繪圖  
DRAWING  
AA - 8



APPENDIX D (3/8)  
Figure D-2

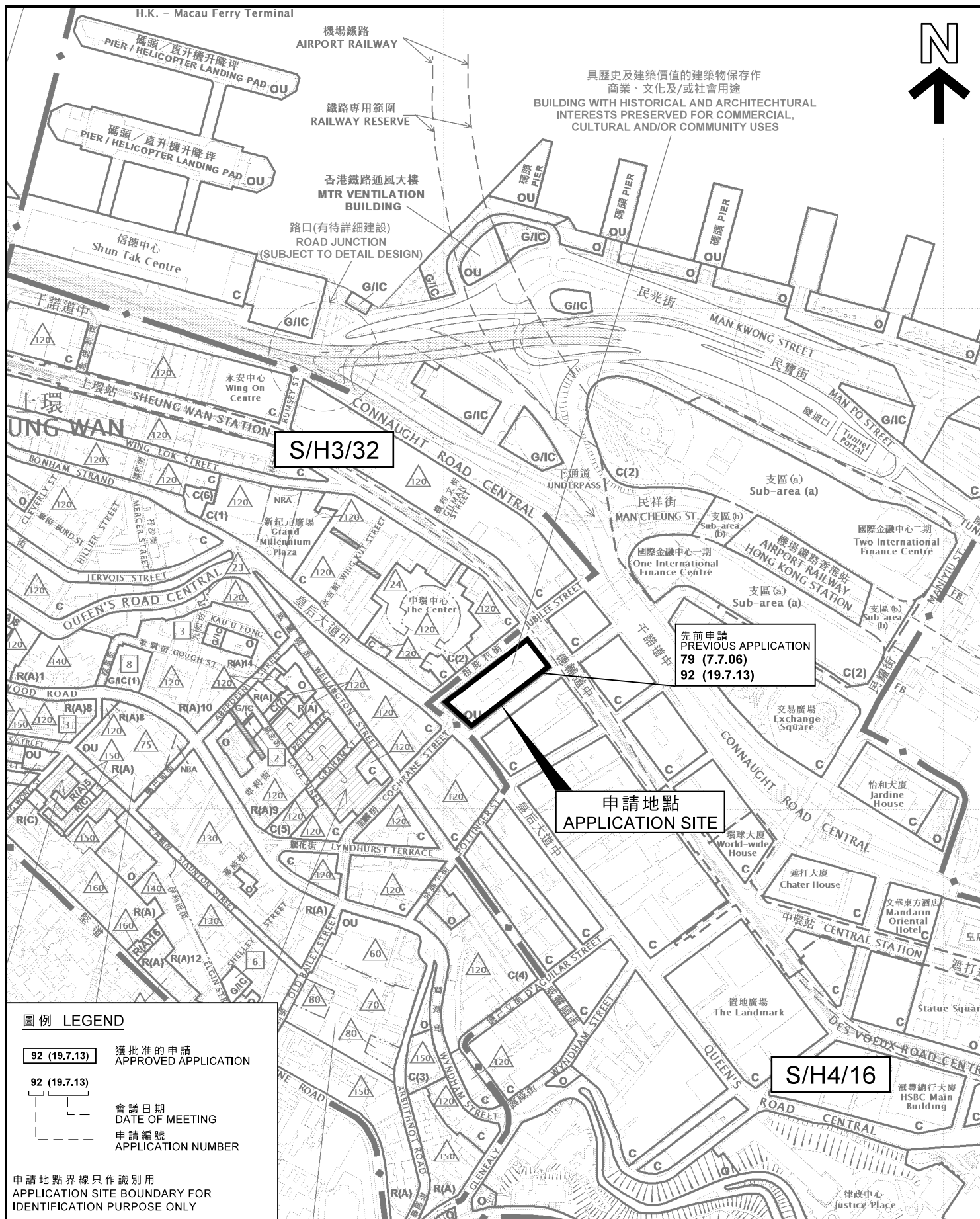


PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. FIGURE 2.2	REV.
DESIGNED NKT	DATE OCT 2017	DRAWING TITLE PROPOSED 7m FEHD LAY-BY AT LAY-BY OF PIER ROAD, NORTH OF THE HARBOUR BUILDING		LLA 顧問有限公司 Consultancy Limited	
DRAWN MWL	SCALE 4:300				
CHECKED NKT					

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 - 9



# 圖例 LEGEND

92 (19.7.13)

獲批准的申請  
APPROVED APPLICATION

92 (19.7.13)

會議日期  
DATE OF MEETING  
申請編號  
APPLICATION NUMBER

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

本摘要圖於2019年3月19日擬備，  
所根據的資料為於2018年9月21日  
展示的分區計劃大綱圖編號S/H3/32  
及於2016年11月1日核准的  
分區計劃大綱圖編號S/H4/16

EXTRACT PLAN PREPARED ON 19.3.2019  
BASED ON OUTLINE ZONING PLAN No.  
S/H3/32 EXHIBITED ON 21.9.2018 AND  
S/H4/16 APPROVED ON 1.11.2016

## 位置圖 LOCATION 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 1:5 000 比例尺

米 100 0 100 200 米  
METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/H4/94

圖 PLAN

AA - 1







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

本圖於2019年4月3日擬備，  
所根據的資料為攝於  
2019年3月13日及3月29日的  
實地照片

PLAN PREPARED ON 3.4.2019  
BASED ON SITE PHOTOS  
TAKEN ON 13.3.2019 AND  
29.3.2019

### 實地照片 SITE PHOTO

擬議在現有建築物及其外牆作動及修改，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  
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THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

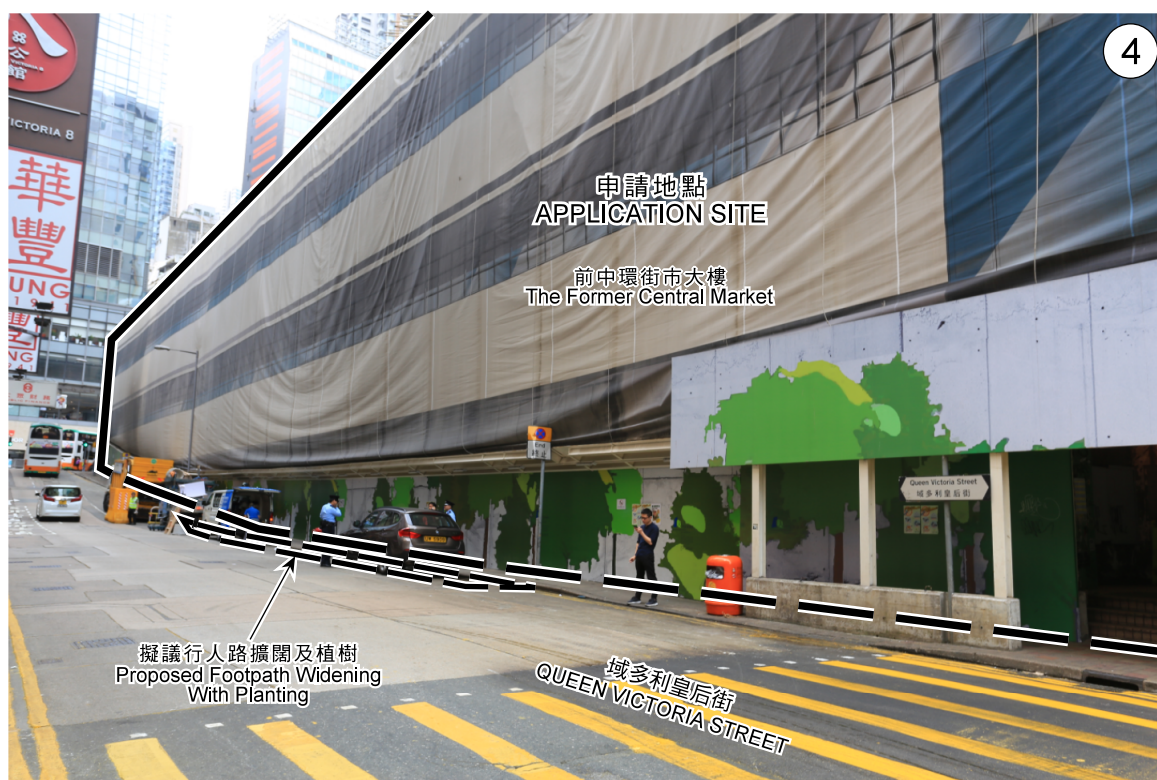
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H4/94

圖 PLAN  
AA - 3





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### 實地照片 SITE PHOTO

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2019年3月29日的實地照片

PLAN PREPARED ON 3.4.2019  
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TAKEN ON 29.3.2019

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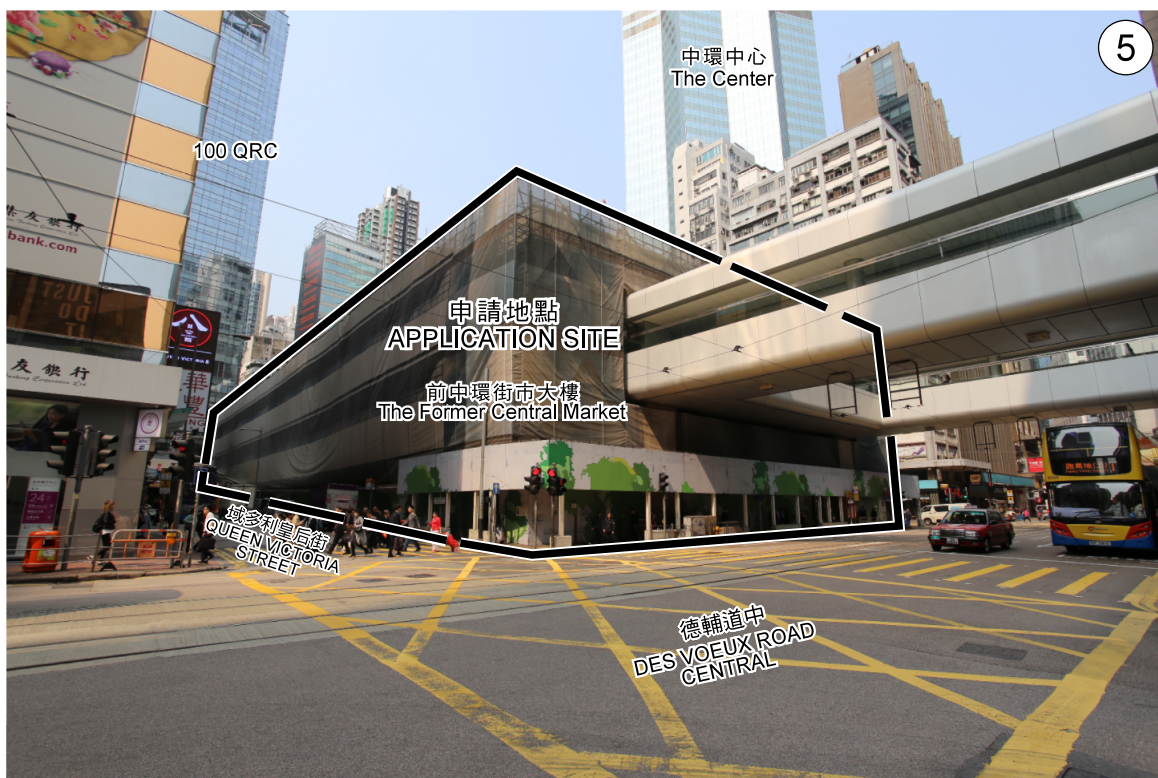
規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H4/94

圖 PLAN  
AA - 4





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TAKEN ON 13.3.2019

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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/H4/94

圖 PLAN  
AA - 5





申請地點界線只作識別用  
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PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H4/94

圖 PLAN  
AA - 6

**Extract From Minutes of 625th MPC Meeting Held On 12.4.2019**

**Agenda Item 12**

[Open Meeting (Presentation and Question Sessions Only)]

Submission for Compliance with Approval Condition (j) of Application No. 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.3/19)

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59. The Secretary reported that the application was submitted by the Urban Renewal Authority (URA), with AGC Design Ltd. (AGC), Ove Arup & Partners Hong Kong Ltd. (Arup) and AECOM Asia Co. Ltd. as three of the consultants. The following Members had declared interests on this item:

- |  |   |  |
|--|---|--|
| Mr Raymond K.W. Lee<br><i>(the Chairman)</i><br><i>as Director of Planning</i> | - | being a non-executive director of the URA Board and a member of the Planning, Development and Conservation Committee of URA;   |
| Mr Lincoln L.H. Huang<br><i>(the Vice-Chairman)</i>                            | - | being the Deputy Chairman of Appeal Board Panel of URA;  |
| Dr Lawrence W.C. Poon  | - | being a non-executive director of the URA Board, a member of the Lands, Rehousing and Compensation Committee and the Planning, Development and Conservation Committee, and a director of the Board of the Urban Renewal Fund of URA; |
| Mr Wilson Y.W. Fung  | } | being a director of the Board of the Urban Renewal Fund of URA;  |
| Ms Lilian S.K. Law   |   |  |
| Mr Thomas O.S. Ho  | - | having current business dealings with URA, Arup and AECOM;   |
| Mr Alex T.H. Lai   | - | his firm having current business dealings with URA, AGC, Arup and AECOM;   |
| Mr Stephen H.B. Yau  | - | being a past member of the Wan Chai District Advisory Committee of URA;  |

- Mr Daniel K.S. Lau - being an ex-employee of the Hong Kong Housing Society which had current business dealings with URA; and
- Mr Franklin Yu - having past business dealings with Arup and AECOM.

60. The Committee noted that Mr Alex T.H. Lai and Ms Lilian S.K. Law had tendered apologies for being unable to attend the meeting and Mr Thomas O.S. Ho had already left the meeting. As the interests of the Chairman, Messrs Lincoln L.H. Huang (the Vice-chairman) and Dr Lawrence W.C. Poon were direct, the Committee considered that they should leave the meeting temporarily for the item. According to the procedure and practice adopted by the Town Planning Board, as a matter of necessity, the Chairman or the Vice-chairman should continue to assume the chairmanship. As the interest of the Vice-chairman was comparatively less direct than the Chairman, the Committee agreed that the Vice-chairman should take over the chairmanship for the item but a conscious effort should be made to contain his scope of involvement in an administrative role to minimise any risk that he might be challenged. As the interests of Messrs Wilson Y.W. Fung and Stephen H.B. Yau were indirect, and as Messrs Daniel K.S. Lau and Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting. The Vice-chairman took over the chairmanship at this point.

[The Chairman and Dr Lawrence W.C. Poon left the meeting temporarily at this point.]

#### Presentation and Question Sessions

61. With the aid of a PowerPoint presentation, Mr J.J. Austin, STP/HK, presented the applicant's submission and covered the following main points as detailed in the Paper:

##### *Background*

- (a) the Committee approved with conditions a planning application (No. A/H4/94) for proposed alteration and modification works to the building and external façade of the former Central Market. Approval condition (j)

required the applicant to submit footpath widening proposals in connection to the entrance widening proposals of Queen Victoria Street and Jubilee Street. The Committee was invited to consider the applicant's submission for fulfilment of approval condition (j) of the application at this meeting;

*The Footpath Widening Proposal*

- (b) the applicant had further liaised with the relevant government departments regarding the above, and came to the view that there was no scope to further widen the existing footpath on Queen Victoria Street and Jubilee Street without sacrificing the Transport Department (TD)'s requirements on the length of lay-bys to be provided. Main features of the footpath widening proposals, which were more or less the same as those proposed in their original submission, were as follows:
- i. conversion of a section of road carriageway on the western side of Queen Victoria Street (about 26m) to pedestrian pavement with a width of about 4.95m including planting;
  - ii. extension and conversion of an existing 28m long lay-by reserved for the Food and Environmental Hygiene Department (FEHD) vehicles on Queen Victoria Street to a 34m public lay-by for loading/unloading activities;
  - iii. widening of pedestrian pavement at the junctions of Jubilee Street/Des Voeux Road Central and Jubilee Street/Queen's Road Central respectively;
  - iv. retaining an existing lay-by of about 65m on the eastern side of Jubilee Street;
  - v. planting four trees along the widened pavement of Queen Victoria Street and retaining the two existing trees on the pedestrian pavement along Queen's Road Central; and

- vi. re-paving the pedestrian pavement surrounding the Central Market with the Highways Department (HyD)'s standard concrete paver blocks;
- (c) the proposed shared use of on-street lay-by between the public and the tenants of the Central Market was considered technically feasible. The proposed footpath widening and associated works were scheduled to be completed by Q3 2021;

*Departmental Comments*

- (d) departmental comments were set out in paragraph 4 of the Paper. Concerned government departments had no objection to or no adverse comment on the current proposal; and

*Planning Department (PlanD)'s Views*

- (e) PlanD had no objection to the submission made by the applicant to fulfil approval condition (j) as set out in paragraph 5 of the Paper. Complementing with the widened entrances along Queen Victoria Street and Jubilee Street, the applicant's footpath widening proposals would enhance accessibility and vitality of the two streets. The applicant had explored the feasibility of further widening the footpath of the two streets. However, due to TD's requirements on the length of lay-bys to be provided along the streets, i.e. a 34m long lay-by at Queen Victoria Street and a 65m long lay-by at Jubilee Street, no further widening of the footpath could be made. All government departments have no comment on/no objection to the footpath widening proposals.

62. Two Members enquired about the adoption of 'standard concrete paver blocks' and reasons for planting *Polyspora axillaris* (大頭茶) at footpath on Queen Victoria Street. Mr J.J. Austin, STP/HK, made the following responses:



- (a) while the applicant had considered using other types of material for the pavement surrounding the Central Market, 'standard concrete paver blocks' were adopted as per request from HyD; and
- (b) the planting of *Polyspora axillaris* at the location was considered suitable by the Leisure and Cultural Services Department (LCSD) in view of the characteristics of the footpath on Queen Victoria Street, where sun penetration was not high and there were busy vehicular traffic.

63. Two Members enquired about the purpose of the approval condition, and whether the Committee had previously discussed the need of retaining the lay-bys. In response, Mr J.J. Austin made the following responses:

- (a) the Committee did not raise concern over the provision of lay-bys, and TD considered the provision of the lay-bys necessary in view of the inadequacy of provision in the area; and
- (b) the approval condition was imposed to request the applicant to explore and liaise with concerned government departments including HyD and TD on the feasibility of further widening the pedestrian footpath.

64. Noting that further widening of the pedestrian footpath might not be possible, a Member considered that the applicant could explore other means to widen the footpath such as recessing the entrances along Queen Victoria Street and Jubilee Street, where glass folding doors were proposed, to create more space for pedestrian circulation. In relation to the Member's enquiry, the Vice-chairman also asked about the proposed uses on ground floor of the Site. Mr J.J. Austin made the following responses:

- (a) according to the approved scheme, the G/F of the Site was proposed for commercial, cultural and community uses, with the provision of an open space of about 1000m<sup>2</sup> at the centre;
- (b) at the previous meeting, the Committee did not have any discussion on recessing the entrances for widening the pedestrian footpath. As the

Central Market was a Grade 3 historic structure, the building facade had to be preserved; and

- (c) should the applicant be required to consider recessing the entrances to enhance the pedestrian walking environment, there would be implications on the agreed layout of the revitalization scheme.

#### Deliberation Session

65. A Member noted the difficulties to widen the pedestrian footpath given the need for retaining the lay-bys as requested by TD and HyD. The Member also noted that the facade of the Central Market should be protected as it was a Grade 3 historic structure.

66. The Secretary supplemented that the discussion of the Committee at the previous meeting only focused on exploring the possibility of widening the footpath, and had not requested setback or recess of the entrance on G/F. In this submission for compliance with approval condition (j), the applicant had taken into account the request by TD and HyD to retain the lay-bys. As a result, according to the applicant, there was no room for further widening of the footpaths on both Queen Victoria Street and Jubilee Street.

67. A Member clarified that the suggestion on recessing G/F entrances along Jubilee Street and Queen Victoria Street would not affect the facade of the building, as the recess could be limited to the installation of glass folding doors only in order to provide a more spacious ambience to facilitate pedestrian circulation. In relation to the Member's suggestion, the Vice-chairman enquired if, as illustrated on Drawing AA-7 of the Paper, the opening of the glass folding doors during operation hours would be sufficient to address the Member's concern on enhancing the circulation space. The Member expressed that should the installation of glass folding door be recessed, the delineation of public space would be different which would create different experience for users of the space. Another Member said that if the recessed area on G/F of the Site was dedicated for public passage, it would have implications on land grant, the liability of the applicant might not be the same.

68. The Committee noted that there were four entrances to the Site, and the existing staircases at the entrances fronting Jubilee Street and Queen Victoria Street could not be

altered. Therefore, even if the entrance was recessed, it might not help in widening the circulation space along the pavement because of the level difference.

69. A Member pointed out that the retention of existing lay-bys along Jubilee Street and Queen Victoria Street had posed constraint on footpath widening and the applicant should further liaise with the relevant departments to explore the possible alternative arrangements.

70. The Committee in general considered that the applicant had not fully explored the alternatives in fulfilling approval condition (j) on widening the pedestrian footpath. The Committee considered that the applicant could further liaise with the concerned government departments, and to take into account the Committee's discussion at this meeting to further refine the submission for the Committee's consideration.

71. After deliberation, the Committee decided not to agree to the applicant's submission for compliance with approval condition (j).

**FIGURE 2.1B**

**THE SUBJECT SITE**

**JUBILEE STREET**

**QUEEN VICTORIA STREET**

**DES VOEUX ROAD CENTRAL**

**PROPOSED PEDESTRIAN CROSSING WIDENING**

**PROPOSED SINGLE YELLOW LINE (RM1041) WILL BE TIED IN WITH THE EXISTING STOPPING RESTRICTION ROAD MARKING**

**PROPOSED DOUBLE YELLOW LINE (RM1040) WILL BE TIED IN WITH THE EXISTING STOPPING RESTRICTION ROAD MARKING**

**PROPOSED LAY-BY WHICH IS SUBJECT TO THE RELOCATION OF THE EXISTING FEHD LAY-BY AND MINOR EXTENSION**

**PROPOSED DOUBLE YELLOW LINE (RM1040) WILL BE TIED IN WITH THE EXISTING STOPPING RESTRICTION ROAD MARKING**

**PROPOSED WIDENING OF EXISTING PEDESTRIAN CROSSING BY GOVERNMENT (FOR REFERENCE ONLY, NOT FORMING PART OF THE FOOTPATH WIDENING PROPOSAL)**

**PROPOSED FOOTPATH WIDENING (WITH DROP KERB AND TACTILE)**

**CONVERT ROAD CARRIAGEWAY TO PAVEMENT WITH PLANTING**

**FURTHER CONVERT ROAD CARRIAGEWAY TO PAVEMENT**

**PROPOSED TREES WITH ABOUT 5M (CENTRE TO CENTRE) SPACING**

**EXISTING TRAFFIC SIGN TO BE RELOCATED/REMOVED**

**PROPOSED TRAFFIC SIGN**

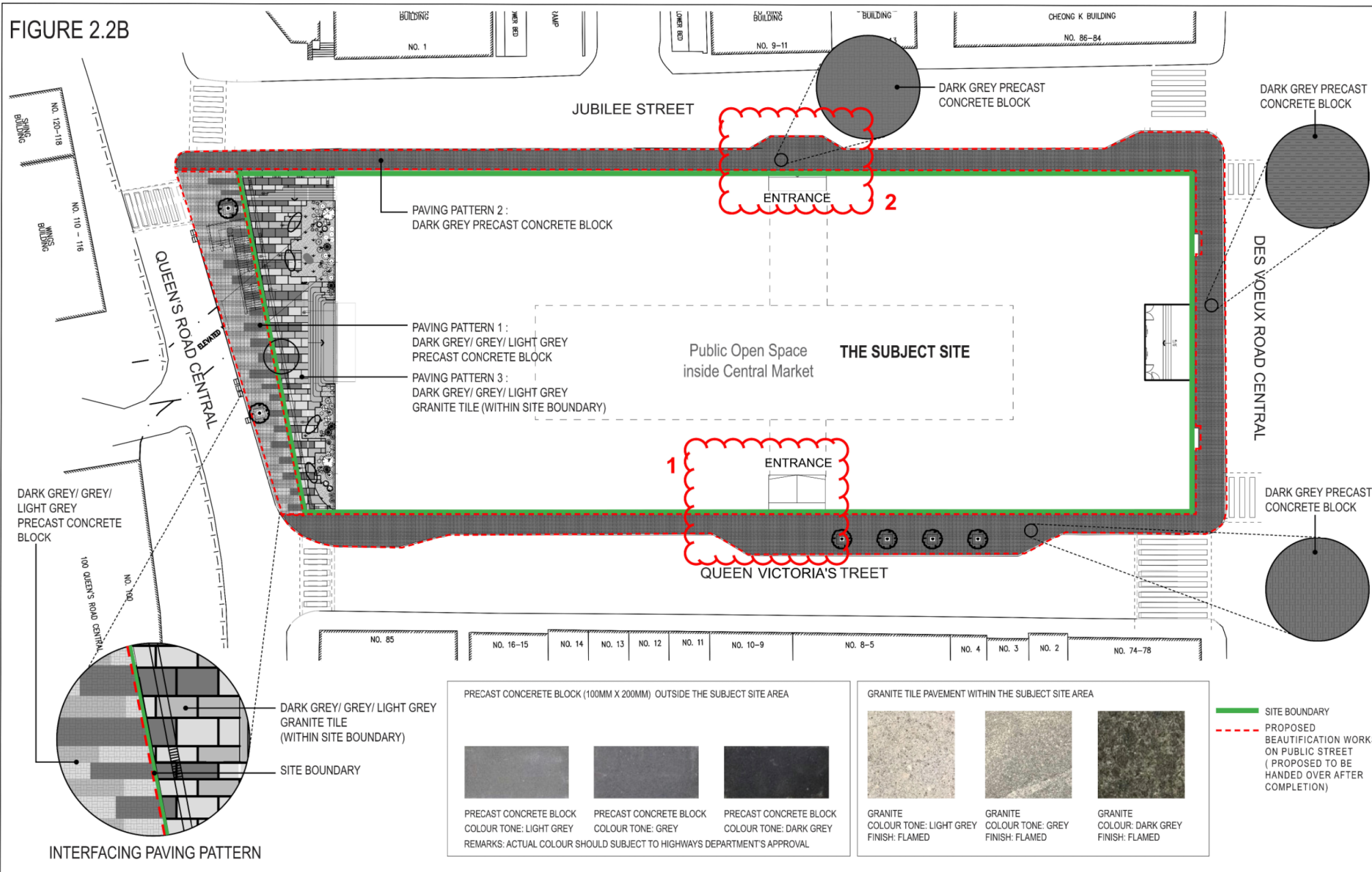
**Note: All Dimensions are indicative only and subject to actual site verification.**

SOURCE : SUBMITTED BY THE APPLICANT

繪圖  
DRAWING  
AA - 1



FIGURE 2.2B



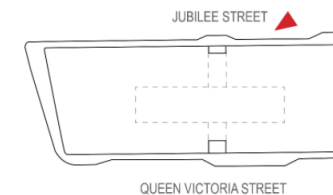
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SOURCE : SUBMITTED BY THE APPLICANT

參考編號  
REFERENCE No.  
**A/H4/94A**

繪圖  
DRAWING  
**AA - 2**



FIGURE 2.7A  
PROPOSED FOOTPATH WIDENING AT JUBILEE STREET  
IN CONNECTION TO THE ENTRANCE WIDENING PROPOSAL



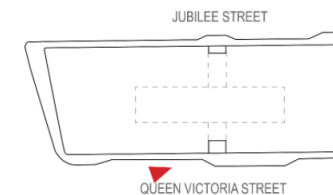
資料來源：由申請人提供  
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A/H4/94A

繪圖  
DRAWING  
AA - 4



FIGURE 2.8  
PROPOSED FOOTPATH WIDENING  
AT QUEEN VICTORIA STREET



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

參考編號  
REFERENCE No.  
**A/H4/94A**

繪圖  
DRAWING  
**AA - 5**



FIGURE 3.3B



\* Internal layouts are indicative only and is subject to final design and approval by buildings department.

Note : All Dimensions are indicative only and subject to actual site verification.

DRAWING TITLE  
PROPOSED FOOTPATH WIDENING IN  
RELATION TO WIDENED ENTRANCES

PROJECT NAME  
CENTRAL MARKET REVITALIZATION PROJECT

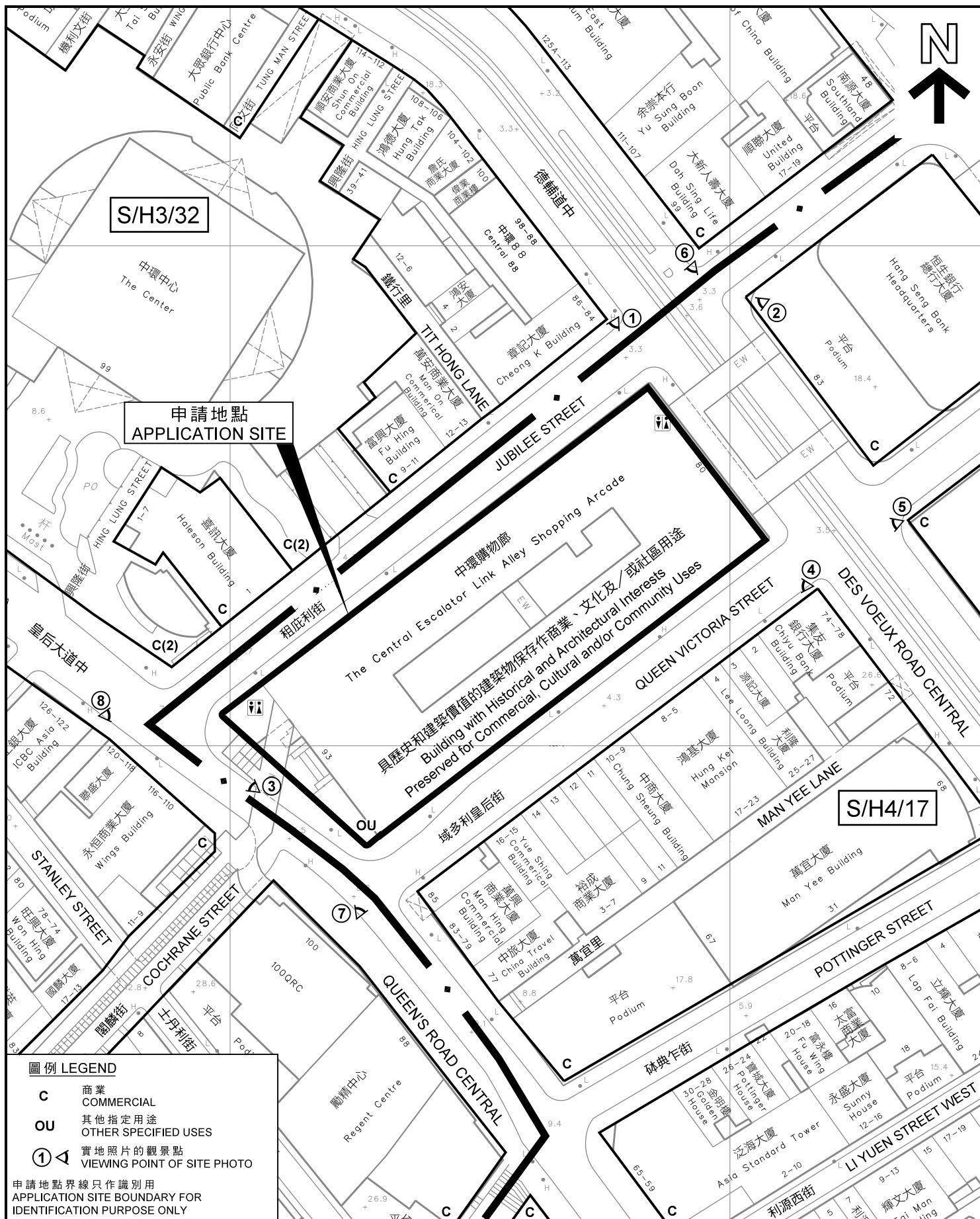
DATE  
MAY 2019

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

參考編號  
REFERENCE No.  
A/H4/94A

繪圖  
DRAWING  
AA - 6





### 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  
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THE FORMER CENTRAL MARKET, 80 DES VOEUX ROAD, CENTRAL

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

A/H4/94A

圖 PLAN

AA - 2

本摘要圖於2019年5月24日擬備，  
所根據的資料為測量圖編號  
11-SW-8B及8D

EXTRACT PLAN PREPARED ON 24.5.2019  
BASED ON SURVEY SHEETS No.  
11-SW-8B AND 8D





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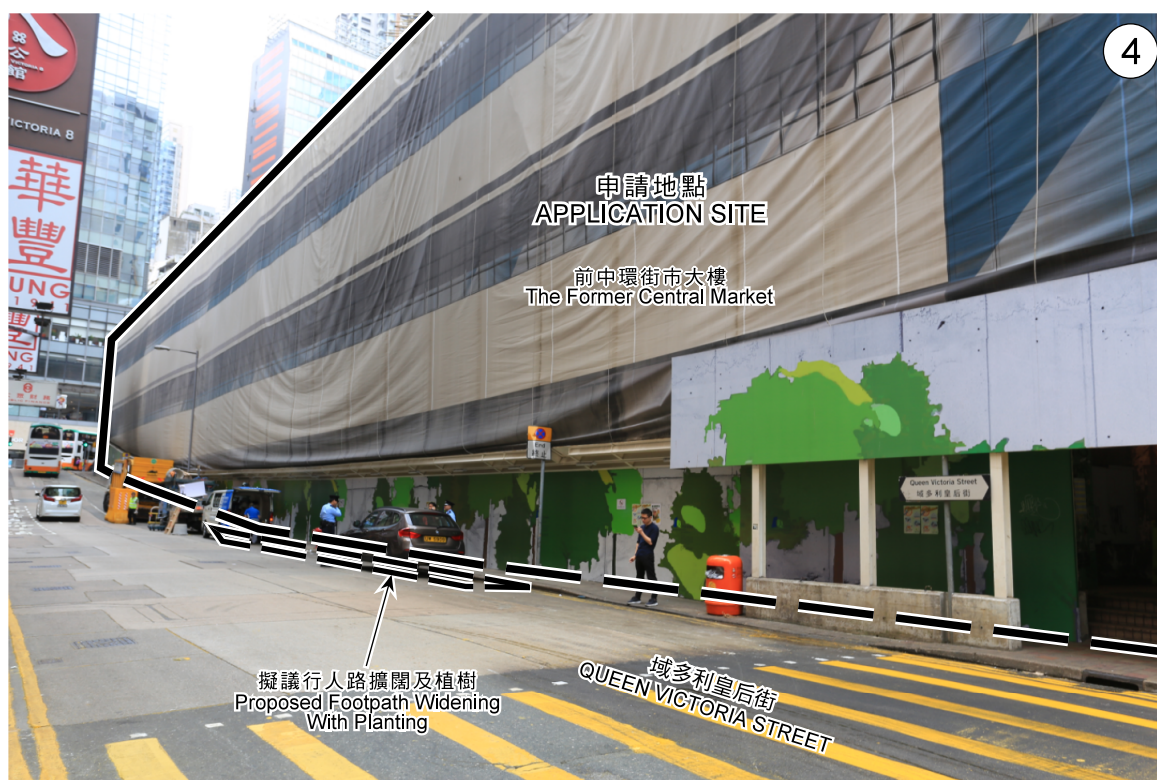
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PLANNING  
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圖 PLAN  
AA - 3





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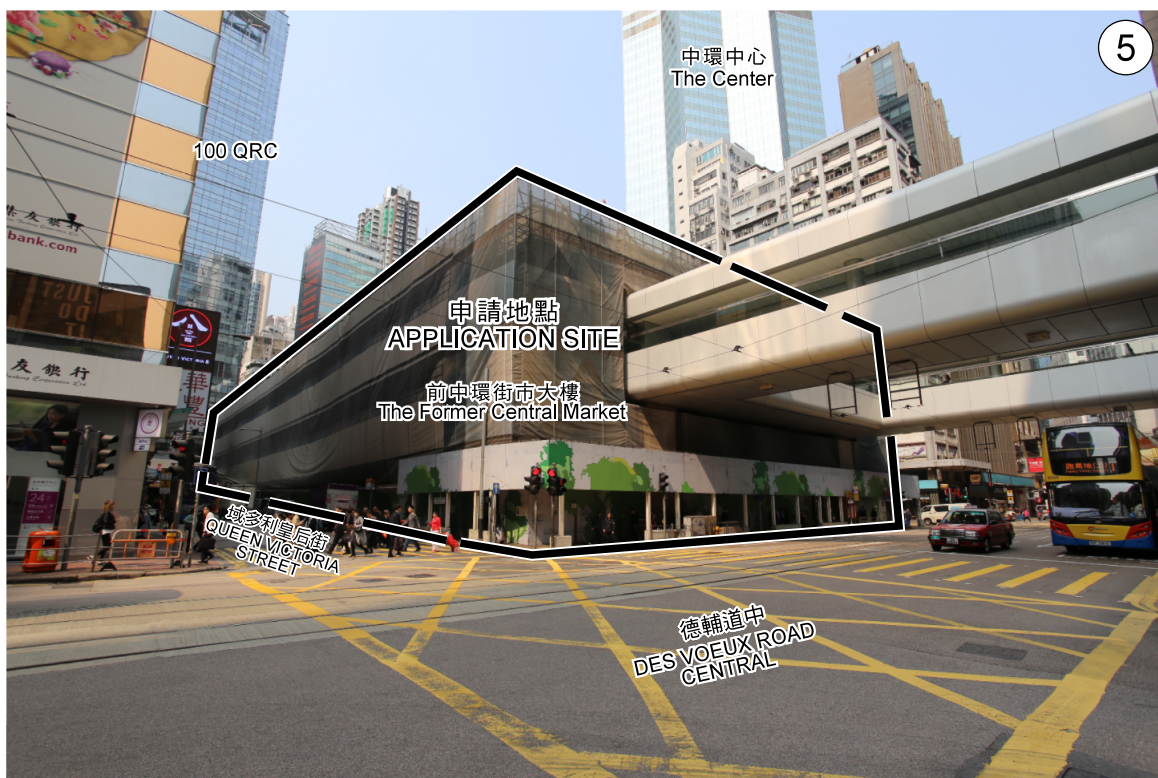
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A/H4/94A

圖 PLAN  
AA - 4





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規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/H4/94A

圖 PLAN  
AA - 5





界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

### 實地照片 SITE PHOTO

本圖於2019年5月24日擬備，  
所根據的資料為攝於  
2019年3月13日的實地照片  
PLAN PREPARED ON 24.5.2019  
BASED ON SITE PHOTOS  
TAKEN ON 13.3.2019

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/H4/94A

圖 PLAN  
AA - 6



Our Ref: PDD/CWDR/CO/18072687  
Your Ref.: TPB/A/H4/94

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

By Hand  
8 August 2018

Dear Sir/Madam,

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

**Submission of Footpath Widening Proposal in Connection to the Entrance Widening  
Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

We submit 70 copies of the Footpath Widening Proposal for compliance with approval condition (j).

Please note that the proposal was submitted to TD prior to the current submission, which received no objection on 30.7.2018. The relevant email correspondent is enclosed for your reference.

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

Yours faithfully,  
For and on behalf of  
Urban Renewal Authority



Wilfred AU

Director, Planning and Design

Encl.

c.c.: by email

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)





## Choy, Edwin

---

**From:** Hiu Ping LAI <rexhplai@td.gov.hk>  
**Sent:** 30 July 2018 02:10 PM  
**To:** Choy, Edwin  
**Cc:** Clarence KN CHENG; dec.u@hyd.gov.hk; dew.u@hyd.gov.hk; eshkchf@landsd.gov.hk; 'Gordon Cheng'; 'AGC Design Ltd(Central Oasis)'; Chan, Jackey; 'Kenneth Wong'; Mak, Lawrence; Nelson Tang  
**Subject:** RE: Central Market\_Footpath Widening Proposal Submission for Compliance with Special Condition 37(a) of STT  
**Attachments:** 20180717\_Footpath Widening Proposal.pdf

Dear Edwin,

Thank you for your update.

We have no comment at this stage and have no objection for you to submit the Proposal to PlanD/Town Planning Board for consideration.

Regards,  
Rex Lai  
E/CW1, TEHK, TD  
Tel.: 2829 5426

---

From: "Choy, Edwin"  
To: 'Hiu Ping LAI',  
Cc: "dec.u@hyd.gov.hk", "dew.u@hyd.gov.hk", "eshkchf@landsd.gov.hk", "Gordon Cheng", "AGC Design Ltd(Central Oasis)", "Chan, Jackey",  
'Kenneth Wong', "Mak, Lawrence", "Clarence KN CHENG", Nelson Tang  
Date: 17/07/2018 11:57  
Subject: RE: Central Market\_Footpath Widening Proposal Submission for Compliance with Special Condition 37(a) of STT

---

Dear Rex,

We would like to submit a revised Footpath Widening Proposal attached in this email for your comments.

After obtaining your approval, we will submit the proposal to Town Planning Board to discharge the relevant planning condition planning approval (No. A/H4/94). As such, your early reply is highly appreciated.

Thank you for your attention.

Regards,

Edwin Choy  
URA  
Tel. 2588 2578

---

**From:** Hiu Ping LAI [<mailto:rexhplai@td.gov.hk>]

FOOTPATH WIDENING PROPOSAL  
Revitalization of Central Market

*Date:* 8 AUG 2018

*Prepared By:* AGC Design Limited  
LLA Consultancy Limited

## LIST OF FIGURES

- Figure 2.1 Proposed Footpath widening.
- Figure 2.2 Pavement Details.
- Figure 2.3 Proposed Typical Tree Pit Section (without existing railing)
- Figure 3.1 Existing On-street Lay-bys at The Western Side of Queen Victoria Street and Eastern Side of Jubilee Street.

## LIST OF APPENDICES

- Appendix A Planning conditions of approved s.16 planning application (No. A/H4/94)
- Appendix B Minutes of Central & Western District Council Meeting dated 16.6.2011.
- Appendix C Proposed Roadside Planting and Tree Pit Details .
- Appendix D Details of Food and Environmental Hygiene Department (FEHD) Lay-bys Relocation Arrangements.
- Appendix E Tree Pits Layout Plan Overlaid With Underground Utility Layout Plan

## FOOTPATH WIDENING PROPOSAL

### 1 INTRODUCTION

#### 1.1 The Purpose

- 1.1.1 The purpose of this submission is to discharge the planning condition (j) for the approved S.16 Application No. A/H4/94. (refer to **Appendix A**)

#### 1.2 Background

- 1.2.1 In the Chief Executive's 2009/10 Policy Address, the Urban Renewal Authority (URA) was tasked with revitalisation of Central Market. The Central Oasis Community Advisory Committee (COCAC) was set up to take the project forward. Under the advice and guidance of COCAC, a bottom-up and people-oriented Public Engagement exercise was conducted between 2009 to 2011. With over 10,000 collected surveys, forums, professional and public charrettes, roving exhibitions, meetings with Central and Western District Council (C&WDC) and other community groups, the mainstream public aspirations on the revitalisation of Central Market was established.
- 1.2.2 One of the mainstream public aspiration is to open up the external walls at ground floor facing Queen Victoria Street and Jubilee Street so as to enhance visual permeability and pedestrian accessibility. In this connection, the notion of street widening is also agreed in the professional and public charrettes.
- 1.2.3 URA presented a preliminary road enhancement proposal in June 2011 to C&WDC with the intention to partly widen the pedestrian pavements of Queen Victoria Street and Jubilee Street, and provide roadside plantings on part of Queen Victoria Street, subject to further feasibility studies. The idea was generally accepted in the meeting (refer to **Appendix B**).
- 1.2.4 Drawing reference from the said preliminary road enhancement proposal, traffic improvement measures outside of the site boundary was proposed in the S.16 submission (No. A/H4/94) in 2015. The Town Planning Board (TPB) approved the S.16 application on 18 March 2016 with approval condition (j) 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.
- 1.2.5 The current footpath widening submission proposes traffic improvement measures that are found viable after consultation with relevant stakeholders including C&WDC, Transport Department (TD), Highways Department (HyD), Food and Hygiene Department (FEHD), Commissioner of Police, Home Affairs Department (HAD), and bus operators.



## FOOTPATH WIDENING PROPOSAL

### 2 THE PROPOSAL

#### 2.1 Footpath widening (Figure 2.1)

- 2.1.1 The area shown coloured green on **Figure 2.1** is proposed to be widened to enhance pedestrian environment. The associated traffic signs and road marking shall be provided and the obsolete traffic signs are removed.
- 2.1.2 The existing 28m FEHD lay-bys on Queen Victoria Street would be relocated to provide space for on-street lay-by for loading/unloading. FEHD lay-bys will be re-provided at Eastern Street North (21M) and Pier Road (7m) respectively (refer to **Appendix D** for details). The length of the on street lay-by is proposed to further extend 6m to about 34m by modifying the kerblines as per **Figure 2.1**.

#### 2.2 Landscaping

- 2.2.1 The portion at northern half of Queen Victoria Street pavement is proposed to be landscaped. 4 nos Ficus benjamina 'Variegata' (花葉垂榕) with 3m Height and 1.5m Spread is proposed to be planted to enhance the street greening effect. Ficus benjamina 'Variegata' is a tree species commonly planted in Hong Kong, with its character in pollution and shade tolerance, it is chosen to tolerate the heavy traffic character at Central area. (refer to **Figure 2.3** and **Appendix C**). Underground utility survey was conducted to ensure tree pit would not clash with the existing underground utilities (refer to **Appendix E**).
- 2.2.2 2 nos Existing trees on the footpath along Queen's Road Central will be retained.

#### 2.3 Pavement Enhancement

- 2.3.1 The pedestrian pavement surrounding Central Market site is proposed to be re-paved in granite tiles.
- 2.3.2 The paving pattern, materials and details is designed to be consistent to the approved landscape proposal within the site. The building is highlighted by the colour tone of pavement proposed, which creates contrast with the building façade. (refer to **Figure 2.2**).

## FOOTPATH WIDENING PROPOSAL

### 3 JUSTIFICATIONS

#### 3.1 Responding the Public Aspiration

3.1.1 This proposal is a response to the mainstream public aspiration established from the 2-year Public Engagement exercise. C&WDC supported the footpath widening in its meeting in June 2011.

#### 3.2 No Change to the Existing Lay-by Provision

3.2.1 The current available length for on street L/UL activities at Jubilee Street and Queen Victoria Street are 65m and 34m respectively (refer to **Figure 3.1**).

3.2.2 After the implementation of the pavement widening proposal and the relocation of the existing FEHD lay-by at Queen Victoria Street, the available length of on street L/UL activities at Queen Victoria Street will be remained at 34m long. The available length at Jubilee Street will remain at 65m.

3.2.3 The L/UL activities for the Central Market shall be carried out at Queen Victoria Street and Jubilee Street and share with public as accepted in the S.16 planning application no. A/H4/94.

#### 3.3 Effective Use of Lay-by Through Management Arrangement

3.3.1 As mentioned in the Traffic Study Final Report in the approved S.16 of the Revitalisation Project, the share use of the on-street lay-bys with the public is technically feasible. In addition, during operation the tenants' L/UL activities shall be controlled and restricted by the terms of tenancy such that the tenants' L/UL activities should only be carried out during non-peak hours. A warning shall be issued to the non-complied tenant and the tenancy may be cancelled in repeated cases.

### 3.4 Enhanced Pedestrian Environment

3.4.1 The widening portion of pavement at Queen Victoria Street enhances the accessibility to the Central Market and is complemented by the trees proposed at the widened pavement on Queen Victoria Street, providing a comfortable pedestrian environment (refer to **Figure 2.2**).

### 4 Implementation

4.1 The proposed works are outside the site of Central Market and fall within government land. Excavation permits should be applied for the proposed works subject to the approval of this footpath widening proposal.

4.2 To facilitate wholistic revitalisation of the site, the footpath widening, landscaping and pavement enhancement (as detailed in 2.1, 2.2 and 2.3 respectively) are proposed to be carried out by URA, and URA is prepared to take up the ownership and provide management and maintenance of the pavement.

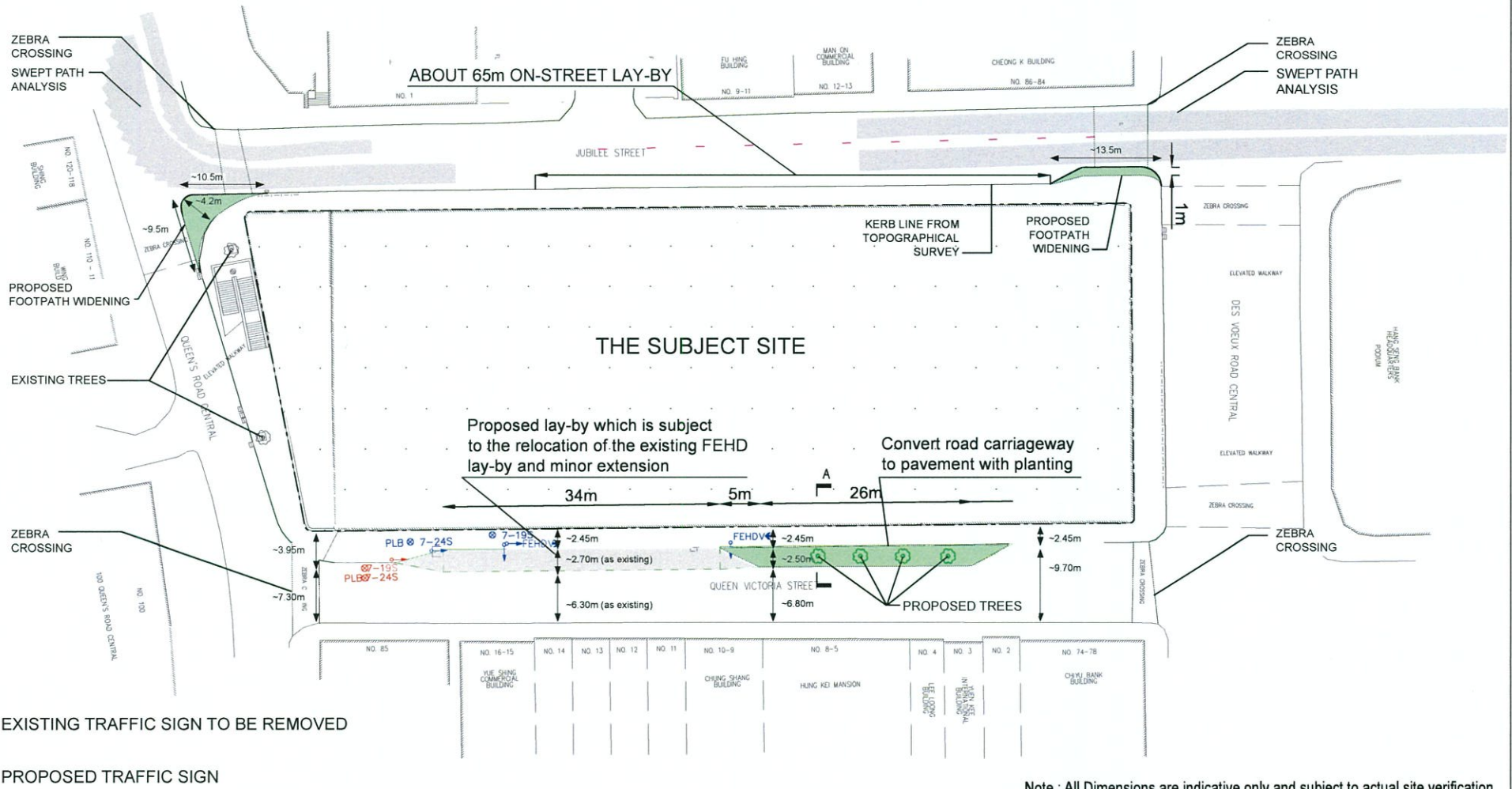
4.3 The works at Eastern Street North and Pier Road for the reprovision of FEHD lay-bys (as detailed in **Appendix D**) are proposed to be carried out by URA via excavation permit and handed over to Highways Department upon completion.

4.4 All the proposed works are planned to complete by Q3 2021 to dovetail the revitalization works of Central Market, subject to approval of phasing plans and site conditions. The tentative implementation programme is shown as follows:

Tentative Implementation Programme		
1.	Approval of footpath widening proposal by Town Planning Board (TPB)	Q4 2018
2.	Submission of detailed drawings for government approval/ comment	Q1 2019 - Q2 2019
3.	Application for Excavation Permit (XP) and Temporary Traffic Measures (TTA)	Q1 2019 - Q2 2019
4.	Pavement widening and reprovision of FEHD laybys enhancement works (subject to XP and TTA arrangement), which may be implemented by phase	Q3 2019 - Q3 2021



FIGURE 2.1

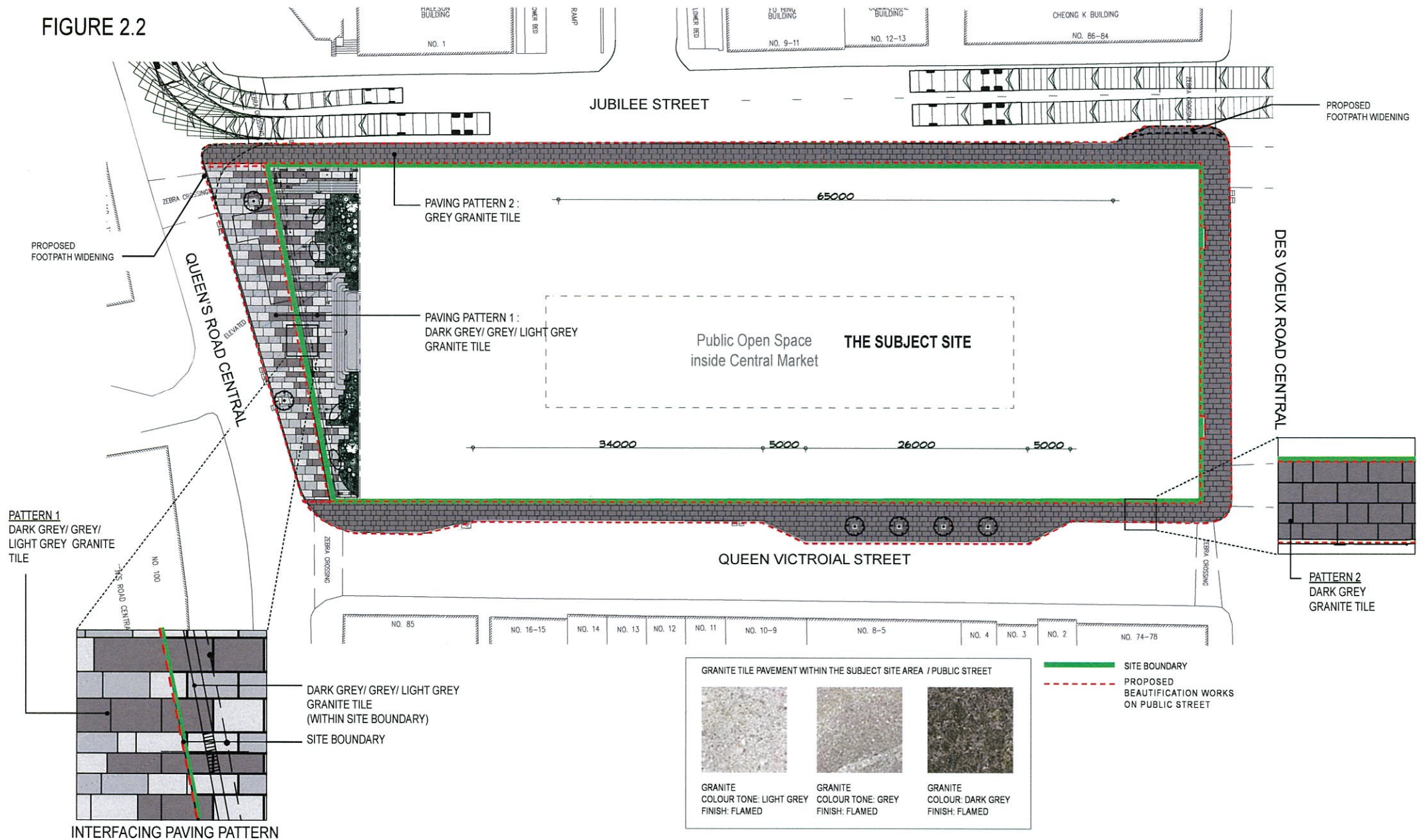


Note : All Dimensions are indicative only and subject to actual site verification.

PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. FIGURE 2.1	REV. -
DESIGNED NKT	DATE OCT 2017	DRAWING TITLE PROPOSED FOOTPATH WIDENING		<b>LLA</b> 顧問有限公司 Consultancy Limited	
DRAWN MWL	SCALE 1:500				
CHECKED NKT					



FIGURE 2.2



Note : All Dimensions are indicative only and subject to actual site verification.



FIGURE 2.3

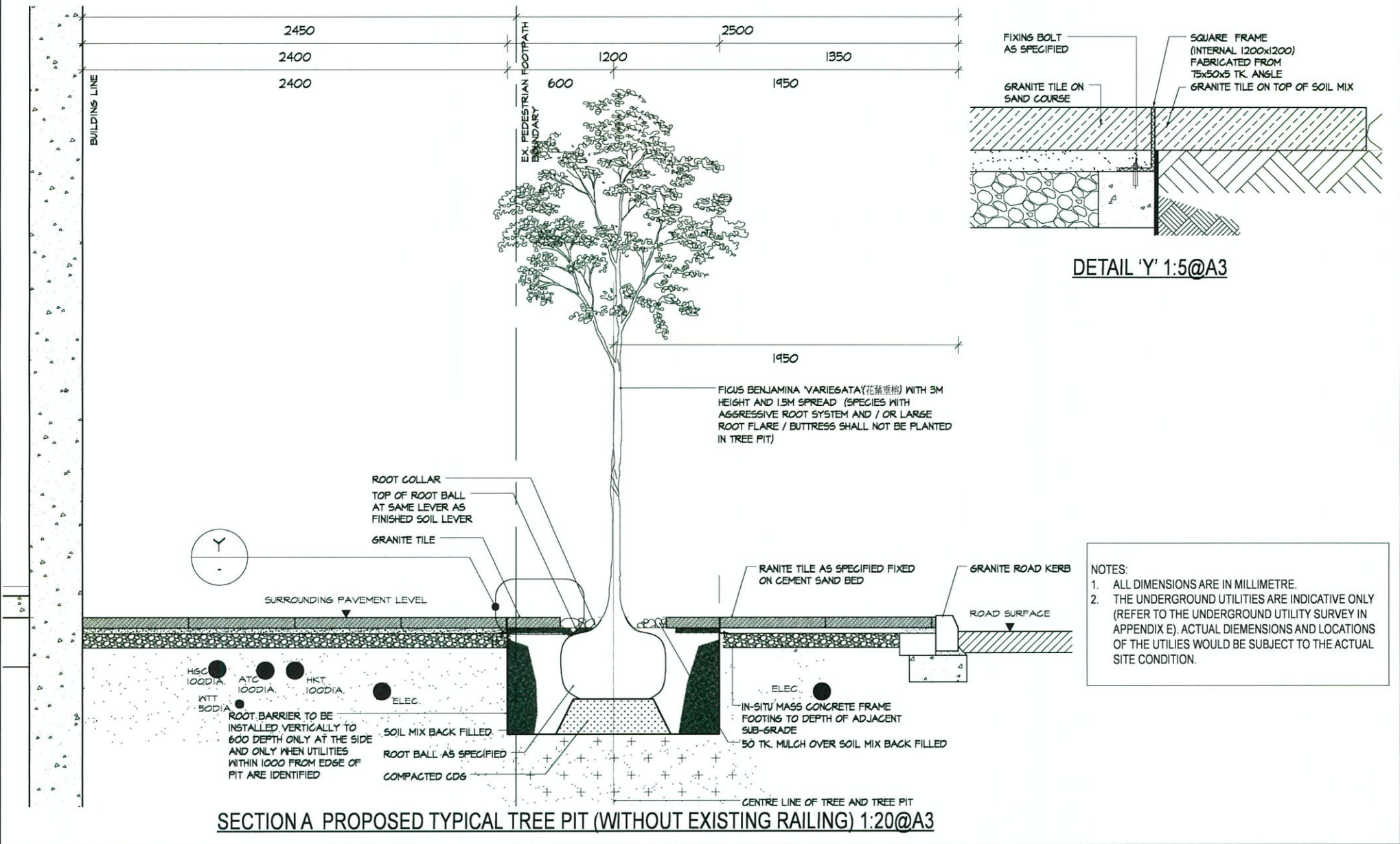
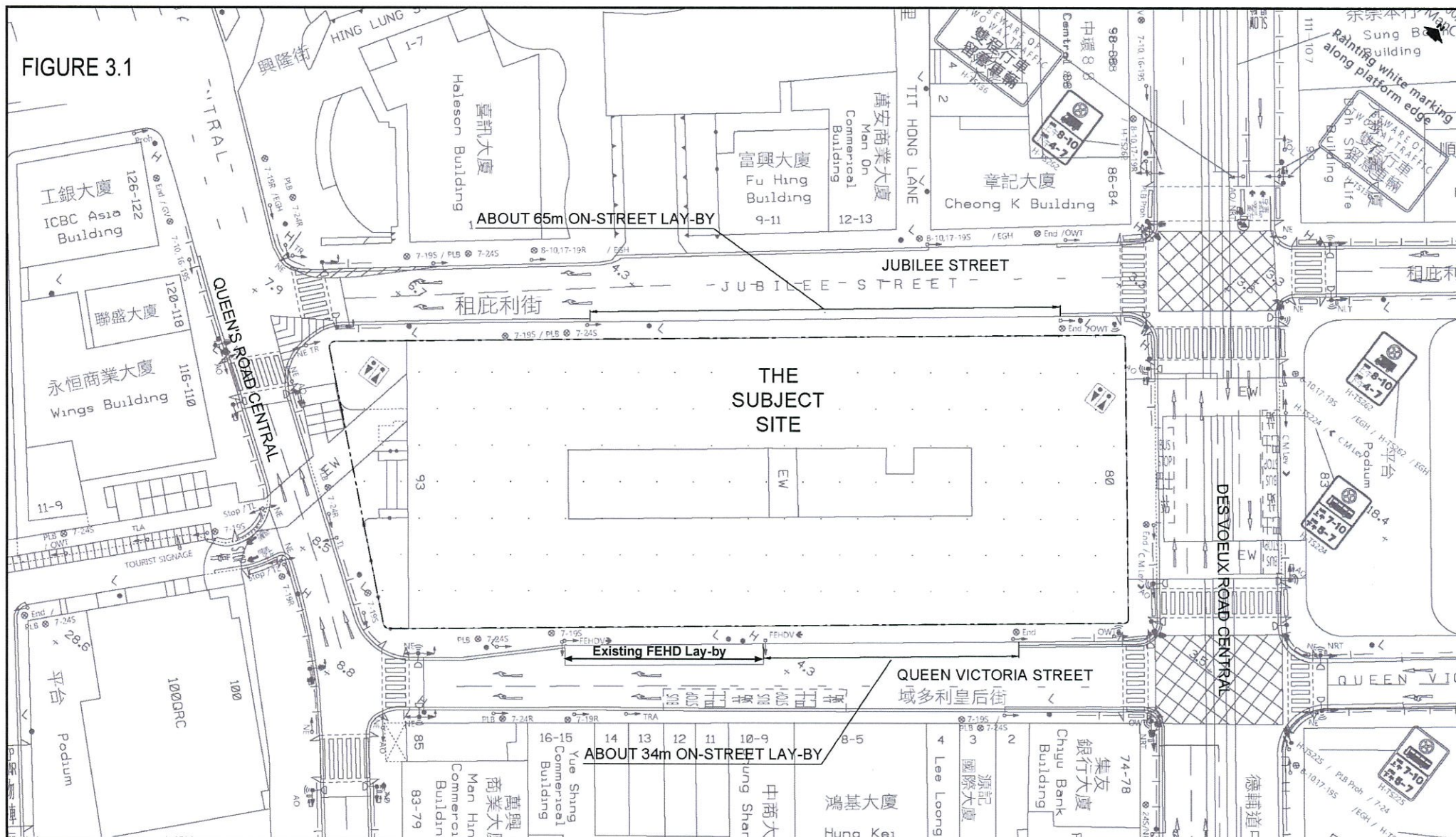




FIGURE 3.1



PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. FIGURE 3.1	REV.
DESIGNED NKT	DATE OCT 2017	DRAWING TITLE THE EXISTING ON-STREET LAY-BYS AT THE WESTERN SIDE OF QUEEN VICTORIA STREET AND EASTERN SIDE OF JUBILEE STREET			LLA 顧問有限公司 Consultancy Limited
DRAWN MWL	SCALE 1:500				
CHECKED NKT					



# APPENDIX A (1/3)

08-APR-2016 10:22 FROM TOWN PLANNING BOARD

TO 25882517

P.001

城市規劃委員會

香港北角道郵政三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

原函請註明本會編號

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:

- 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;
- the submission of a detailed design proposal for the new facade facing Des Voeux Road Central demonstrating the compatibility of interface between the new and old facades and the new facade and the existing footbridge to the satisfaction of TPB;
- in relation to (b) above, the implementation of a detailed design proposal for the new facade facing Des Voeux Road Central to the satisfaction of the Antiquities and Monuments Office, Leisure and Cultural Services Department or of TPB;
- the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of TPB;

08-APR-2016 10:23 FROM TOWN PLANNING BOARD

TO 25882517

P.002

- 2 -

- the submission of a sewerage impact assessment to the satisfaction of Director of Environmental Protection or of TPB;
- 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;
- the design and provision of the 24-hour pedestrian passageway to the satisfaction of the Commissioner for Transport or of TPB;
- 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;
- the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of TPB;
- 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;
- 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;
- the submission of a market stall preservation plan to the satisfaction of TPB; and
- 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/](http://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.



## APPENDIX A (2/3)

08-APR-2016 10:23 FROM TOWN PLANNING BOARD

TO 25982517

P.003

- 3 -

Appendix

(Application No. A/H4/94)

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

RK/DY/m

### 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;

## APPENDIX A (3/3)

- 2 -

- (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.



## APPENDIX B (1/3)

### Appendix I

#### 中西區區議會 第二十次會議紀錄

日期：二〇一一年六月十六日(星期四)

時間：下午一時三十分

地點：香港中環統一碼頭道 38 號  
海港政府大樓 14 樓  
中西區區議會會議室

出席者：

主席  
陳符楚議員, BBS, MH, JP\*

副主席  
陳捷貴議員, JP\*

議員  
陳財喜議員\*  
陳學鋒議員\*  
陳淑莊議員 (下午 2 時 29 分至下午 2 時 53 分及  
下午 5 時 00 分至下午 7 時 19 分)  
鄭麗琼議員\*  
張翼雄議員 (下午 1 時 27 分至下午 6 時 48 分)  
鍾蔭祥議員, MH, JP\*  
何俊麒議員 (下午 1 時 27 分至下午 4 時 21 分)  
葉國謙議員, GBS, JP (下午 2 時 57 分至下午 3 時 11 分)  
甘乃威議員, MH (下午 2 時 23 分至下午 3 時 40 分及  
下午 6 時 52 分至下午 7 時 19 分)  
李志恒議員\*  
李應生議員, BBS, MH, JP (下午 1 時 27 分至下午 4 時 50 分及  
下午 7 時 17 分至下午 7 時 19 分)  
盧懿杏議員 (下午 1 時 27 分至下午 4 時 28 分及  
下午 6 時 12 分至下午 7 時 19 分)  
文志華議員\*  
黃堅成議員\*  
楊浩然議員 (下午 1 時 27 分至下午 5 時 08 分)  
葉永成議員, MH, JP\*  
阮品強議員\*

註：\* 出席整個會議的議員  
( ) 議員出席時間

#### 第 2 項

朱耀樑博士  
陳澧基先生  
何建宗先生  
鄧喜添先生  
陳頌義先生  
梁德宇先生  
郭建強先生  
黃俊鴻先生  
許永強先生

香港大學 物業處高級工程經理  
香港大學 物業處高級工程經理  
香港大學 傳訊處高級經理(社區關係)  
香港大學 學生發展及資源中心校園生活總監  
王歐陽(香港)有限公司 高級建築師  
水務署 署理高級工程師/香港及離島區(1)  
水務署 工程師/香港及離島區(供應及保養 3)  
路政署 高級區域工程師/港島西北區  
寶翠園 高級物業經理

#### 第 3 項

朱耀樑博士  
陳澧基先生  
何建宗先生  
鄧喜添先生  
陳頌義先生

香港大學 物業處高級工程經理  
香港大學 物業處高級工程經理  
香港大學 傳訊處高級經理(社區關係)  
香港大學 學生發展及資源中心校園生活總監  
王歐陽(香港)有限公司 高級建築師

#### 第 4 項

馬利德先生, JP  
吳孟冬先生, JP  
甘榮基先生  
鄧國強先生  
鄧漢賢先生

水務署 署長  
水務署 助理署長(發展科)  
水務署 總工程師(香港及離島區)(署理)  
水務署 總工程師(顧問工程署)(署理)  
水務署 高級工程師(客戶服務)(香港及離島區))

#### 第 5 項

劉家強先生, JP  
麥嘉為先生  
黃俊鴻先生

路政署 署長  
路政署 助理署長/市區  
路政署 高級區域工程師/港島西北區

#### 第 8(i)項

梁家華先生  
胡美鳳女士  
李大鈞先生  
陳展榮先生  
余漢忠先生  
黃佩儀女士  
梁景法先生

港鐵公司 高級統籌工程師  
港鐵公司 助理公共關係經理—工程項目及物業  
路政署 鐵路拓展處總工程師/鐵路拓展 2-1  
運輸署 高級工程師/優先鐵路發展 3  
運輸署 工程師/優先鐵路發展 5  
康樂及文化事務署 高級行政主任(策劃事務)4  
康樂及文化事務署 中西區康樂事務經理

## APPENDIX B (2/3)

### 第 8(iii)項

馬昭智先生	市區重建局 規劃及設計總監
區俊豪先生	市區重建局 高級規劃及設計經理
林樹基先生	運輸署 工程師/中西區 2
蔡亮女士	發展局 文物保育專員
李麗筠女士	發展局 助理秘書長(文物保育)4
管浩鳴牧師	香港聖公會
李子林先生	香港聖公會
周家源先生	香港聖公會
廖宜康先生	廖宜康國際有限公司 (項目設計建築師)
陳錦敏先生	陳錦敏亞洲有限公司 (項目交通規劃顧問)
黃定邦先生	陳錦敏亞洲有限公司 (項目交通規劃顧問)

### 第10項

梁景法先生	康樂及文化事務署 中西區康樂事務經理
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### 第11項

黃俊雄先生	房屋署 物業服務經理(物業服務)(西九龍及港島)(2)
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### 列席者：

朱明賢總警司	香港警務處 西區警區指揮官
黃宏業總督察	香港警務處 西區警民關係主任
麥志標先生	土木工程拓展署 總工程師/港島(1)
都綺雯女士	食物環境衛生署 衛生總督察 2
梁景法先生	康樂及文化事務署 中西區康樂事務經理
余泰海先生	運輸署 高級運輸主任/中西區
何吳靜靜女士,JP	中西區民政事務專員
張凱珊女士	中西區民政事務助理專員
楊麗貞女士	中西區民政事務處 高級行政主任(地區管理)
陳成豐先生	中西區民政事務處 一級行政主任(區議會)

### 秘書

黃明慧女士	中西區民政事務處 高級行政主任(區議會)
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### 歡迎

主席歡迎各位議員和嘉賓出席中西區區議會第二十次會議，尤其是首次出席會議的食物環境衛生署都綺雯女士及運輸署余泰海先生。他請議員為昨日在中環殉職的劉志堅警署署長默哀一分鐘，並慰問死者家屬。

必要的憂慮。港鐵會定期把數據交由屋宇署和礦務部監察，確保工程合乎法例標準及安全規格。公證行受聘於保險公司而非港鐵，以確保調查獨立。港鐵歡迎業主書面或口頭索取其單位的勘測報告。

59. 楊浩然議員認為由保險公司委聘公證行存在利益衝突，港鐵理應自動為業主提供樓宇勘測報告。

60. 主席總結，議會建議港鐵出資讓業主自行委聘公證行，以及主動向業主提供樓宇勘測報告。

61. 梁家華先生回應，業主如不滿意保險公司公證行的調查結果，可自行聘請專業人士進行調查，如證明是工程所引致，其索償可包括聘請專業人士的合理費用。

62. 主席建議港鐵在會後就議會的兩項建議提交書面回覆。最後他多謝嘉賓出席會議。

### 8(ii) 建議興建第二條中環半山行人電梯

(中西區區議會文件第 87/2011 號)

(下午 5 時 30 分至 5 時 50 分)

63. 主席表示，已邀請路政署在七月舉行的「大會匯報在磅巷興建行人扶手電梯的技術可行性研究報告」。主席請各位備悉運輸及房屋局的書面回覆。

### 8(iii) 保育中環

(中西區區議會文件第 88/2011 號)

(下午 5 時 50 分至 6 時 50 分)

64. 主席請市區重建局的代表匯報中環街市項目概念設計方向的民意調查結果。

65. 市區重建局規劃及設計總監馬昭智先生表示，是次巡迴展覽中所收集的 4 000 份問卷及於去年二月所收集的 6000 份問卷調查的主流意見不謀而合。

66. 市區重建局高級規劃及設計經理區俊豪先生表示，市建局在是次巡迴展覽中，透過四個不同的設計概念及問卷調查，了解市民的評審標準，並讓市民在比較不同的概念設計後提出意見。總括而言，問卷調查結果與以往的民意調查結果十分一致，除了市民對少干預的設計手法的意見不一外，大



## APPENDIX B (3/3)

部分市民支持在中環街市提供綠化和多元化的休閒空間、減少商業元素，並在這大前提下，接受有創意及前衛的改動及加建；市民亦支持改善域多利皇后街的行人通道及大樓地面的通透性。

67. 主席請市建局把報告書提交區議會參考。

68. 市區重建局規劃及設計總監馬昭智先生表示，市建局會按照主流民意委聘顧問進行最終的設計。有關資料已上載到「城中綠洲」網頁。

69. 區俊豪先生表示，就區議會實地考察後所作的道路改善建議，市建局正與運輸署和食環署磋商永久擴闊部分域多利皇后街路面的詳細安排。

70. 主席表示，當日出席實地視察的議員均支持永久擴闊部分域多利皇后街的方案及其他改善行人環境的安排(綠化、降低行車路面與行人路面差距等。)

71. 馬昭智先生表示，由於屋宇署最近公布「可持續建築設計指引」，市建局需要修改 H18 重建項目批准的總綱發展藍圖。馬昭智先生亦向區議會介紹有關修改，包括將面向結志街、嘉咸街(除地盤 C 外)及卑利街的立面後退，以擴闊現時街道兩旁的空間。而於地盤 B 面向結志街的市集上落貨區及行人路部分將會變得更寬闊及作其他設計上的微調。有關申請將於本年 7-8 月提交予城規會審批。另外，就如何增加市集的活力，市建局正與嘉咸街的濕貨小販及食環署商討可行的安排。

72. 主席多謝市建局及運輸署的代表出席會議。

### - 討論香港聖公會建築群重建計劃

73. 主席歡迎發展局、香港聖公會、廖宜康國際有限公司和陳錦敏亞洲有限公司的代表出席會議。

74. 發展局文物保育專員蔡亮女士表示，香港聖公會就中環香港聖公會建築羣提出寓保育於發展的方案，包括保存四幢歷史建築及古樹名木，並會以非牟利形式發展以加強社會服務，提供包括社會福利、醫療及推廣環保等設施。地段屬私人地段，在發展方面無高度及地積比的限制。

75. 廖宜康國際有限公司(項目設計建築師) 廖宜康先生介紹建築羣發展項目。在香港聖公會中環地段方面，聖公會將保留四座主要建築，包括聖保羅堂、教堂禮賓樓、舊聖公會基恩小學和會督府，也會加建中央廣場和兩座社區綜合大樓。他表示，廣場在教會文化中佔重要角色，可增加教友和市



## APPENDIX C



科 Family: 桑科 Moraceae  
 學名 Scientific Name: *Ficus benjamina* 'Variegata'  
 英文名 Common Name: Variegated Weeping Fig  
 中文名 Chinese Name: 花葉垂榕

可忍受的生長環境 Tolerance:



強風 Wind 鹽霧 Salt Spray 乾旱 Drought 污染 Pollution 陰暗 Shade

喬木 Tree

### 應用例子 Applications



位於九龍站的平台花園  
Podium planting at Kowloon Station



被修剪成球狀種植於九龍站的平台花園  
Topiary form of podium planting at Kowloon Station

### 技術資料 Technical Information

灌溉要求 Irrigation Demand



建議泥土深度 (mm)  
Recommended Soil Depth

150 - 200
200 - 450
450 - 600

作灌木 450 - 600 For Shrub  
作喬木 1200 - 1400 For Tree

肥料要求 Fertilising Demand



觀賞季節 In Season



有關樹木管理和護養的資料，請瀏覽 [www.trees.gov.hk](http://www.trees.gov.hk) 內「樹木護養」及「全民監察」的部分。

Information on tree management and maintenance is available at [www.trees.gov.hk](http://www.trees.gov.hk) under "Tree Care" and "Community Surveillance".

### 特點 Features



引人注目的白色邊緣葉子  
Attractive white-margined leaves

## APPENDIX D (1/8)

### Relocation of Food and Environmental Hygiene Department (FEHD) Lay-by

With FEHD's agreement (**Annex A**), the existing 28m FEHD lay-by on Queen Victoria Street is proposed to be located to the following sites:-

#### Eastern Street North (21m):

Located outside Sun Yat Sen Memorial Park Sports Centre (**Figure D-1**).

#### Pier Road (7m):

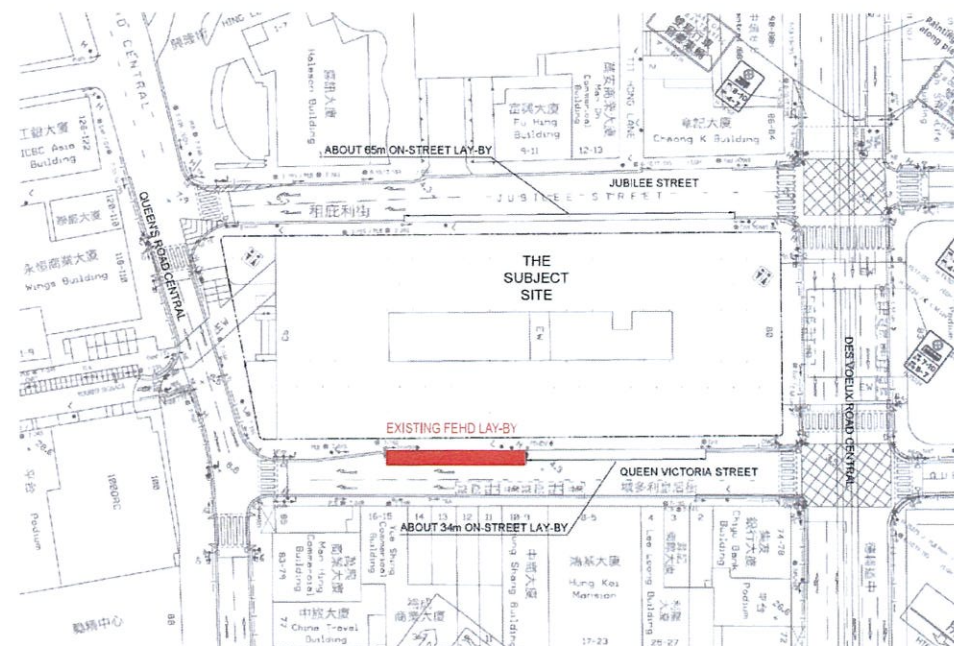
Located north of the Harbour Building, abutting resident shuttle bus stop (**Figure D-2**).

The associated works required at these two sites (i.e. modification of traffic signs and road markings) are also indicated in the figures.

As advised by TD, Central and Western District Council (DC) members and Hong Kong Police Force (HKPF)'s comments should be sought. In addition, for the site on Pier Road, Transport Officer (HK) and bus operator's comments should also be sought. In this regard, there were no adverse comments from these stakeholders. Summary of their comments are tabulated below and their responses are attached at **Annex B**.

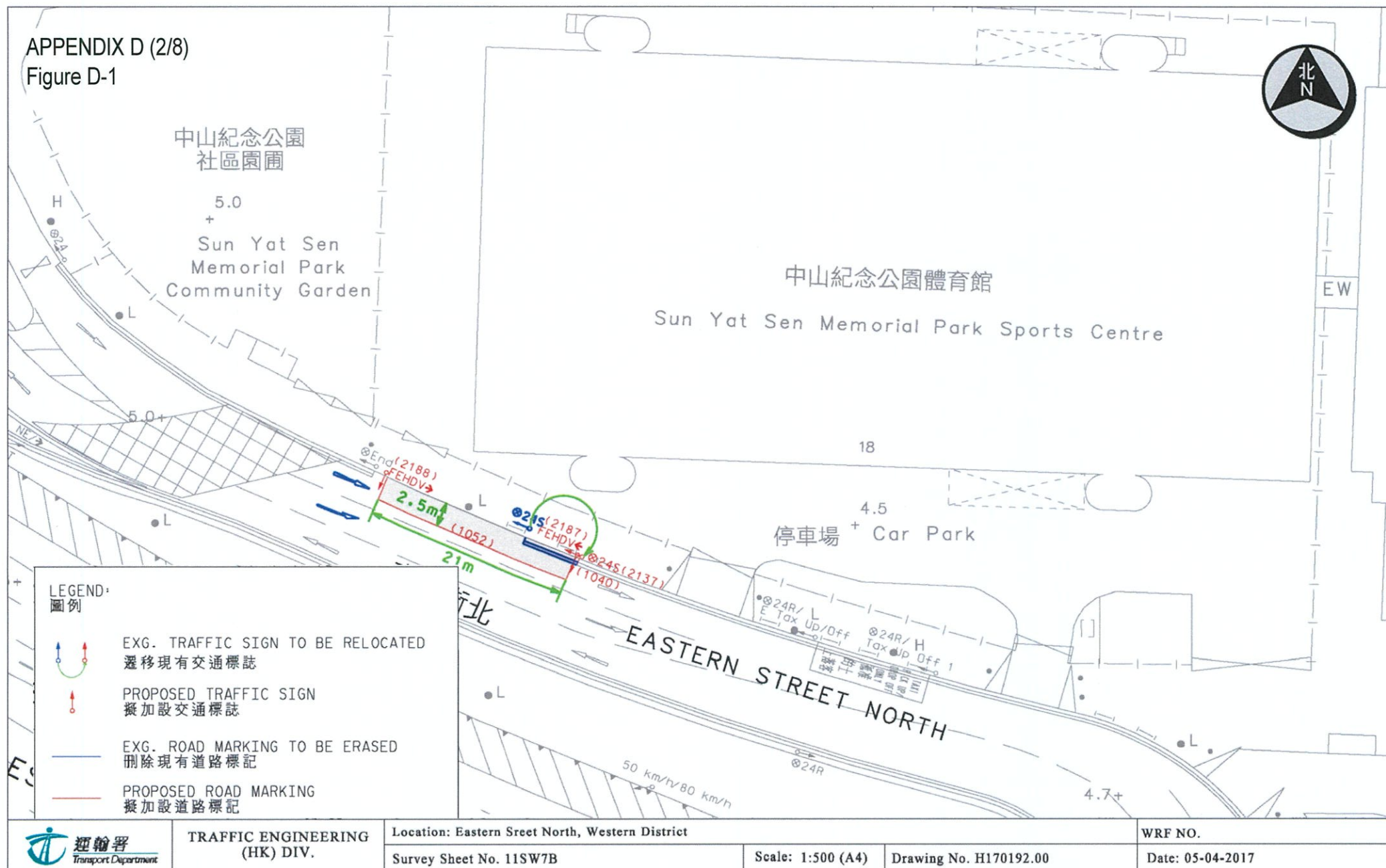
#### Summary of comments

	Pier Road	Eastern Street North
DC Members	No Objection	2 Supports, 1 No Objection
HKPF	No Objection	No Objection
Transport Officer (HK)	No Objection	Not Applicable as there is no bus stop in the vicinity
Bus Operator (Rotarybus)	No Objection	
Bus Operator (Sunbus)	No Objection	





APPENDIX D (2/8)  
Figure D-1





APPENDIX D (3/8)  
Figure D-2

WIP Oct 2016

Proposed FEHD lay-by

7m

End

FEHDV (TS2188)

Auth V

FEHDV (TS2187) & Auth V (TS328)

(RM1052)

Tr Mg R

Auth V

PIER ROAD

統一碼頭道

38

3.5 +

Bus Terminus

巴士總站

居民巴士站  
Residents Service Bus Stop  
海港政府大樓  
Harbour Building

上客路線 Boarding		落客路線 Alighting	
NR10	NR97	NR926	
	NR945		

經營未經運輸署批准的居民巴士服務屬違法，並可能使有關車輛的第三者意外保險失效  
The operation of a motorbus service without the Transport Department's approval is an offence and may invalidate the third party liability insurance of the motor vehicle concerned

RS27 ref to HT6727  
H/C/Pie-RS01

海港政府大樓  
Harbour Building

LEGEND:

- EXISTING TRAFFIC SIGN TO BE REMOVED
- PROPOSED TRAFFIC SIGN
- PROPOSED ROAD MARKING

機場快綫  
停車場  
Connaught Place  
康樂廣場

HT7859/100/  
2600x1800(H)  
H/C/ManK-01

7-19R

7-19S

4.4 +

Disable V

STREET

PROJECT NO. 40439

PROJECT TITLE REVITALIZATION OF CENTRAL MARKET

DESIGNED NKT DATE OCT 2017

DRAWN MWL SCALE 1:300

CHECKED NKT

DRAWING TITLE PROPOSED 7m FEHD LAY-BY AT LAY-BY OF PIER ROAD, NORTH OF THE HARBOUR BUILDING

DRAWING NO. FIGURE 2.2

LLA 顧問有限公司  
Consultancy Limited

## APPENDIX D (4/8)

### Annex A

**Choy, Edwin**

---

**From:** sullee@fehd.gov.hk  
**Sent:** 03 April 2017 04:51 PM  
**To:** Choy, Edwin  
**Subject:** RE: Central Market - Relocation of Existing FEHD lay-by at Queen Victoria Street  
**Attachments:** location at Pier Road.doc; location at Eastern Street North.doc

Dear Edwin,

I refer to previous email. We have no objection to the suggested 21m parking space as stated at attachment at the kerbside of Eastern Street North.

In addition of the above location, I would like to confirm that one 7m parking space at Pier Road had been reserved for FEHD as stated in attachment subject to no objection was received from concerned parties.

Should you have any enquiry, please feel free to contact me.

Best Regards,  
LEE Suet-luen  
SHI(H)CW  
2853 2536

---

**From:** "Choy, Edwin" <EYFChoy@ura.org.hk>  
**To:** "sullee@fehd.gov.hk" <sullee@fehd.gov.hk>  
**Cc:** "chng2@fehd.gov.hk" <chng2@fehd.gov.hk>, "Yip, Christine" <CWMyip2@ura.org.hk>, Gordon Wang Yu YIP <gordonwangyuyip@td.gov.hk>, "Chan, Jackey" <JCCChan@ura.org.hk>, "Chan, Martin" <MKChan@ura.org.hk>, "penny\_sy\_wong@had.gov.hk" <penny\_sy\_wong@had.gov.hk>, "Au, Wilfred" <WCHAu@ura.org.hk>, Ching Yee LOU <chingyeelou@td.gov.hk>, 'Maggie Ka Ki MAK' <maggiemak@td.gov.hk>  
**Date:** 27/3/2017 17:24  
**Subject:** RE: Central Market - Relocation of Existing FEHD lay-by at Queen Victoria Street

---

Dear Ms. Lee

Eastern Street North to the west of Sun Yat Sun Memorial Park was suggested by TD. As advised by Mr. Gordon Yip of TD, the lay-bys are suggested to be located at the kerbside of Eastern Street North, which is currently marked as no-stop zone (double-yellow line). In your endeavour to search for relocation sites for the lay-bys at Central Market, please also seriously take the Eastern Street North site into consideration.

To facilitate your search, the location of Eastern Street North is attached for your easy reference. Your reply before 30 April 2017 is greatly appreciated.



APPENDIX D (5/8)  
Annex B

Eastern Street North - DC Members

Eastern Street North - HKPF

PAGE 1/1 \* RCVD AT 2017/05/10 09:25:31 [China Standard Time] \* SVR:OAUFAK001W/1 \* DNTS:558 \* CSID:852 2803 4783 \* DURATION (mm:ss):02:36

10-MAY-2017 09:26

HK POLICE E&C THK1

+852 2803 4783 P.10/11

By Fax Only

MEMO	
From District Officer (Central & Western)	To Traffic Engineering (HK) Division, Transport Department
Ref. ( ) In HADC&WGR/16/2/4	(Attn.: Mr. YIP Wang-yu (E/C&W5))
Tel. No. 2852 3498	Your Ref. ( ) In TD HR146/192/SAI-2
Fax. No. 2851 9554	dated 24.04.2017 Fax. No. 2824 0399
Date 05.06.2017	Total Pages 1 + 3 encl.

MEMO	
Commissioner of Police	
From : RMO E&C THK1	To : AC for T(U)
Ref. : (207) in T HKI E&C 234/150 Pt. 5	Attn. : Mr. W.Y. YIP
Tel No. : 3660 1894	Your Ref. : ( ) in TD HR 146/192/SAI-2
Fax No. : 2803 4783	Dated : 2017-04-24
E-Mail : ip-sip-rmo-e-c-hki@police.gov.hk	Total Pages :
Date : 2017-05-09	Fax No. : 2824 0399


Proposed Parking Spaces for Food & Environmental Hygiene Department (FEHD)  
Vehicles at Eastern Street North

I refer to your memo under reference.

2. In response to your above memo, this Office has consulted the District Council member of the subject constituency; Chairmen of Sheung Wan & Sai Ying Pun Area Committee (SW&SYPAC) and their Working Group on Traffic & Transport (WGTT/SW&SYPAC). Their comments are summarized as follows:

Person Consulted	Subject DC member	Chairmen of SW&SYPAC, WGTT/SW&SYPAC
Results of Consultation		
Analysis of response received		
● No. indicating support	1	1
● No. indicating objection	0	0
● No. indicating no comment	0	1
No. not responded	0	0
<b>Total</b>	<b>1</b>	<b>2</b>

3. Please take the above views into consideration on your proposal and take any action as appropriate.

  
(Candace MAK)  
for District Officer (Central & Western)

Proposed Parking Spaces for Food & Environmental Hygiene Department (FEHD) Vehicles at Eastern Street North

Please be informed that this Office has no objection in principle to the proposed parking for Food & Environmental Hygiene Department (FEHD) vehicles at Eastern Street North as highlighted in Drawing No. H170192.00.

  
(LO Man-chun)  
for Commissioner of Police

c.c. CHE/HK, HyD

PAGE 10/11 \* RCVD AT 2017/5/10 上午 09:25:31 [China Standard Time] \* SVR:OAUFAK001W/1 \* DNTS:558 \* CSID:852 2803 4783 \* DURATION (mm:ss):02:36



# APPENDIX D (6/8)

## Pier Road - DC Members

06-DEC-2017 12:59 FROM TRANSPORT DEPT

TO 28310003

P.001

[H6B9X]

By Fax  
2831 0003



本署檔案 Our Ref. : (H6QAH) in TD HR146/192/PIE-1  
來信檔號 Your Ref. : 40439/L45343/NKT  
電話 Tel. : 2829 5426  
圖文傳真 Fax : 2824 0399  
電郵 Email :

5 December 2017

LLA Consultancy Limited  
Unit 610, 6/F,  
Island Place Tower, 510 King's Road,  
North Point, Hong Kong  
(Attn: Mr Nelson Tang)

Dear Sir/Madam,

### Central Market Revitalisation Project

#### Proposed Parking Spaces for FEHD Vehicles at Pier Road

I refer to your above quoted letter dated 19 October 2017 and our reply in letter ref. (H6DHD) in TD HR 146/192/PIE-1 dated 30 October 2017.

2. Please be informed that the local consultation regarding your proposal of relocating the FEHD parking space at Central Market to Pier Road was completed. There was no objection received. As such, we have no strong view on your proposal and have the following comments:

- It is noted that the proposed location at Pier Road is currently a parking space for authorized vehicles only. Please consider carrying out a survey to identify the vehicles using the existing parking spaces and consult them as necessary.
- Please advise your proposed programme of construction and relocation. If the works would commence long time later and the whole traffic saturation has changed, you may have to conduct the local consultation afresh.
- The works should be completed in accordance with HyD's standards.

Yours faithfully,

(Rex LAI Hiu-ping)  
for Commissioner for Transport

市區(香港)分區辦事處  
Urban Regional Office (Hong Kong)  
香港灣仔告士打道七號入境事務大樓三十七樓  
37th floor Immigration Tower 7 Gloucester Road Wan Chai Hong Kong  
網址 Web Site: <http://www.td.gov.hk>

## Pier Road - HKPF

27-OCT-2017 09:27

HK POLICE E&C THKI

+852 2803 4783 P.01/01

By Fax Only

本署檔號: (26) in T HKI E&C 234/30  
Our Ref: Pt.6  
來函檔號: 40439/L45343/NKT  
Your Ref:  
電話/傳真: 3660 1894 / 2803 4783  
Tel/Fax:  
E-Mail: [ip-sip-rmo-e-c-hki@police.gov.hk](mailto:ip-sip-rmo-e-c-hki@police.gov.hk)



HONG KONG POLICE  
Traffic Hong Kong Island  
Enforcement & Control Division  
3/F, 60 Sing Woo Road,  
Happy Valley Police Station,  
Hong Kong

Date: 2017-10-26

LLA Consultancy Limited  
Unit 610, 6/F, Island Place Tower,  
510 King's Road,  
Hong Kong

Attn: Mr. Nelson TANG (fax: 2831 0003)

Dear Sir,

### Central Market Revitalisation Project

#### Proposed Parking Spaces for Food & Environmental Hygiene Department (FEHD) Vehicles at Pier Road

I refer to your letter dated 2017-10-19 pertaining the captioned project works at Pier Road.

Please be informed that this Office has **no objection in principle** to the proposal of relocation of parking spaces for FEHD at Pier Road.

Yours faithfully,

for (LO Man-chun)  
Commissioner of Police

c.c. AC for T(U) (Attn: Mr. Rex H.P. LAI)  
CHE/HK, HyD

## APPENDIX D (7/8)

### Pier Road - Transport Officer (HK)

#### Choy, Edwin

**From:** HW TSUI <hwtsui@td.gov.hk>  
**Sent:** 2016年10月15日 星期六 5:16 PM  
**To:** Choy, Edwin  
**Cc:** Leander YY TSANG  
**Subject:** Fw: REMINDER: Central Market - Relocation of existing FEHD layby on Queen Victoria Street to Pier Road  
**Attachments:** Pier Road - Location 10.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Edwin,

In view that the four RS routes having stops at Pier Road could still use the layby for picking up/setting down passengers, we have no adverse comment for the proposed FEHD layby relocation provided that public transport services operating on Pier Road would not be affected.

Further comment should be sought from our traffic engineer.

Regards,  
Stan TSUI  
Transport Department  
Tel: 2294 2582

— Forwarded by HW TSUI/IDHKSARG on 15/10/2016 17:07 —

**From:** "Choy, Edwin" <EYFchoy@ura.org.hk>  
**To:** "HW TSUI" <hwtsui@td.gov.hk>, "Leander YY TSANG" <leandert@td.gov.hk>  
**Cc:** "Chan, Jackie" <JCCChan@ura.org.hk>, "Au, Wilfred" <WCHau@ura.org.hk>  
**Date:** 14/10/2016 12:13  
**Subject:** REMINDER: Central Market - Relocation of existing FEHD layby on Queen Victoria Street to Pier Road

Dear Stan,

I am writing to follow up on my email below dated 30.9.2016 and 27.9.2016.

I understand from our telephone conversation on 5.10.2016 that you had a lot on your plate these days with the E-formula event. With the successful conclusion of E-formula, I would be grateful if you can let me know your views on the proposed relocation of FEHD lay-by to Pier Road.

To refresh your memory, please see attached the notional plan indicating the location of the proposed FEHD lay-by on Pier Road

Regards,

Edwin CHOY  
URA  
Tel. 2588 2578

**From:** Choy, Edwin  
**Sent:** Friday, September 30, 2016 2:29 PM

1

### Pier Road - Bus Operator (Rotarybus)

#### Milk Lam

**寄件者:** rotarybus@biznetvigator.com  
**寄件日期:** 2017年11月15日 星期三 14:35  
**收件者:** Milk Lam  
**主旨:** Re: Revitalization of Central Market - Proposed FEHD parking space at Pier Road

NOTED WITH THANKS.

**From:** "Milk Lam" <milk@lla.com.hk>  
**To:** rotarybus@biznetvigator.com  
**Cc:** nelson@lla.com.hk  
**Sent:** Thursday, November 9, 2017 12:16:00 PM  
**Subject:** Revitalization of Central Market - Proposed FEHD parking space at Pier Road

Dear Mr. Chong,

As discussed this afternoon, we are the traffic consultant of the revitalization of Central Market.

Under the captioned revitalization project, it is proposed that part of the existing lay-by for the residents' services at Pier Road will be shortened for the relocation of FEHD parking space (7m long).

As the residents' services route no NR10, NR97, NR926 of your company are using the existing lay-by, we would like to seek your comment regarding the captioned proposal.

Attached please find the proposed scheme for your comment. Should you have any queries, please feel free to contact me at 2831-9191.

Thanks & Regards  
Milk Lam

LLA Consultancy Ltd.  
Unit 610, 6/F., Island Place Tower,  
510 King's Road, North Point, Hong Kong  
Tel : (852) 2831 9191 Fax : (852) 2831 0003  
Web Site : <http://www.lla.com.hk>

1

## APPENDIX D (8/8)

### Pier Road - Bus Operator (Sunbus)

Milk Lam

寄件者: Leo To SB [leo.to@sunbus.com.hk]  
寄件日期: 2017年11月21日 星期二 21:50  
收件者: Milk Lam  
副本: Nelson Tang  
主旨: RE: Revitalization of Central Market - Proposed FEHD parking space at Pier Road

Dear Milk,  
no adverse comment.

Regards,  
Leo

---

**From:** Milk Lam [<mailto:milk@lla.com.hk>]  
**Sent:** Monday, November 13, 2017 2:38 PM  
**To:** Leo To SB  
**Cc:** 'Nelson Tang'  
**Subject:** Revitalization of Central Market - Proposed FEHD parking space at Pier Road

Dear Mr. To,

As discussed this afternoon, we are the traffic consultant of the revitalization of Central Market.

Under the captioned revitalization project, it is proposed that part of the existing lay-by for the residents' services at Pier Road will be shortened for the relocation of FEHD parking space (7m long).

As the residents' services route no NR945 of your company are using the existing lay-by, we would like to seek your comment regarding the captioned proposal.

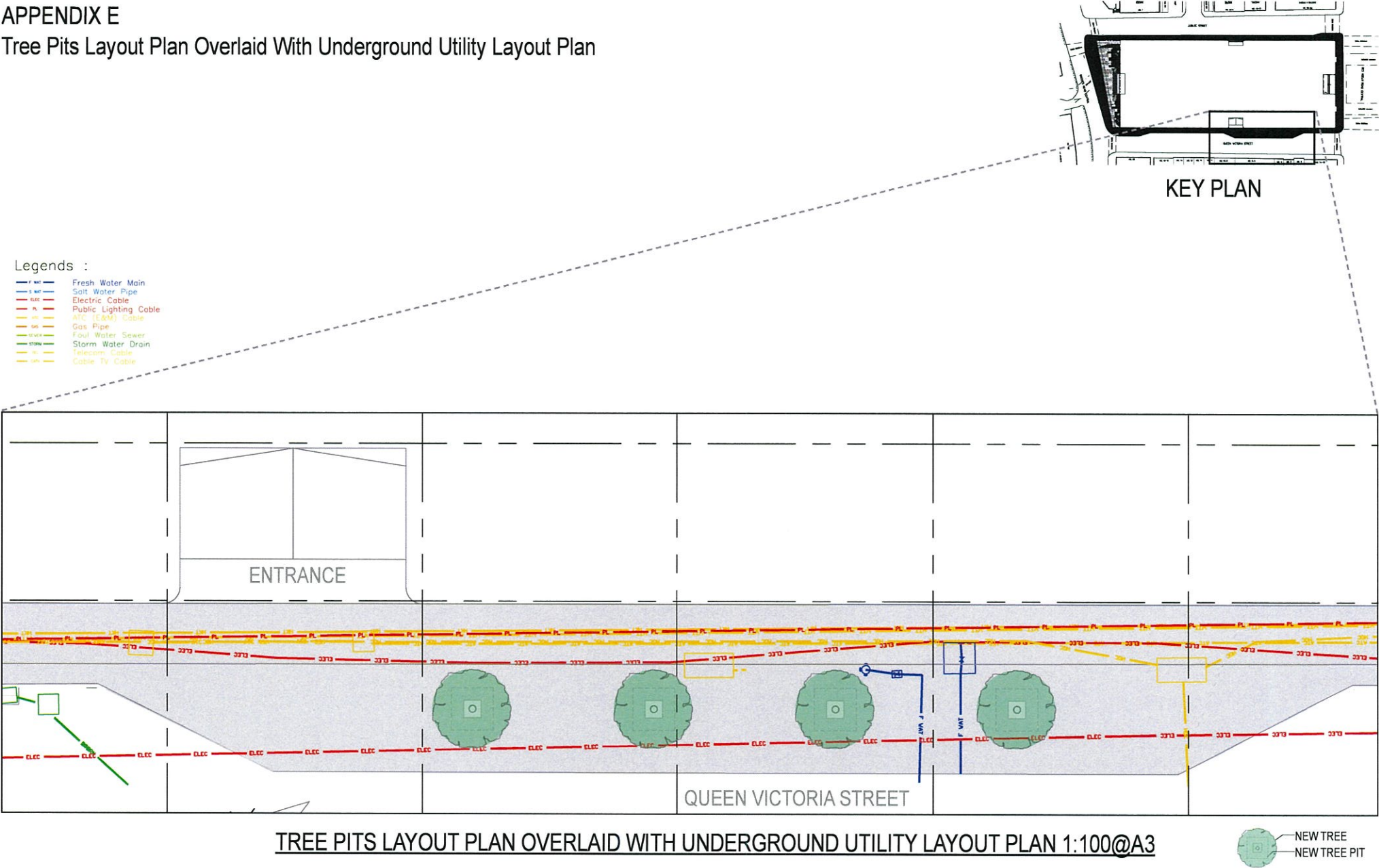
Attached please find the proposed scheme for your comment. Should you have any queries, please feel free to contact me at 2831-9191.

Thanks & Regards  
Milk Lam

1



# APPENDIX E Tree Pits Layout Plan Overlaid With Underground Utility Layout Plan





Our Ref.: PDD/CWDR/CO/18092232  
Your Ref.: TPB/A/H4/94

By Post and E-mail  
4 October 2018

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 Information for  
Submission of Footpath Widening Proposal in Connection to the Entrance  
Widening Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

We refer to the departmental comments received on 13.9.2018 and 17.9.2018 respectively. Please find enclosed our response for your consideration.

Should you have any query or require further information, please contact our Mr. Edwin Choy at 2588 2345.

Yours faithfully,  
For and on behalf of  
Urban Renewal Authority

Lawrence Mak  
General Manager, Planning and Design

Encl.

c.c.:

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)



Response to Comments  
on Footpath Widening Proposal  
for Compliance with Approval Condition (j) under Application no. A/H4/94

No.	Department	Comments	Responses
1	<p>Chief Town Planner/Urban Design &amp; Landscape (1<sup>st</sup> batch)</p> <p>(Contact Person: Ms. Fiona CHEUNG; Tel: 2231 4914)</p>	<p>1. <i>Nil</i></p> <p>2. With reference to the minutes of meeting held on 18.3.2016 on the captioned application, approval condition (j) was imposed in response to a Member's concern on creating a more comfortable pedestrian environment in relation to the proposed widening of entrances at Queen Victoria Street and Jubilee Street. Having reviewed the submission, there is no indication on the location of the widen entrances, and how it would relate to the areas proposed to be widened to create a more comfortable pedestrian environment and improved accessibility to the application site. More information and justification on the widening proposals in relation to the captioned approval condition should be provided.</p> <p>3. Besides, it is noted that the northern part of Queen Victoria Street would be subject to heavy usage by pedestrian travelling to and from the escalators leading to the 1/F of the development, you may wish to ask the applicant to consider further widening the northern portion of Queen Victoria Street to enhance the pedestrian environment.</p>	<p>2. The Footpath Widening Proposal includes pavement widening, roadside plantings, usage of granolithic paving material and widening of entrances fronting Queen Victoria Street and Jubilee Street to create a more comfortable pedestrian environment in the vicinity of Central Market Building. The location of the widened entrances in relation to the widened pavement is shown on the attached <b>Figures A1 and A2</b>, which shows the pavement widening is located to the entrance of Central Market as far as practicable.</p> <p>3. As indicated on <b>Figure A2</b>, 34m kerbside on Queen Victoria Street and 65m kerbside on Jubilee Street are reserved for loading/unloading activities as required by Transport Department (TD). Besides, sufficient space is required to allow buses safe left turning into Queen Victoria Street. Taking into account of the above factors, the extent of pavement widening at Queen Victoria Street had been maximised to the satisfaction of TD. TD also has no further objection to the extent of footpath widening in the comment received on 17.9.2018.</p> <p>On the other hand, the government has proposed to widen the pedestrian crossing at Queen Victoria Street near Des Voeux Road Central as indicated on <b>Figure 2.1 (Rev.1)</b> which helps easing the heavy pedestrian traffic.</p>



No.	Department	Comments	Responses
2	<p>Chief Town Planner/Urban Design &amp; Landscape (2<sup>nd</sup> batch)</p> <p>(Contact Person: Ms. Gigi NG; Tel: 2231 4854)</p>	<p>For Proposed Footpath Widening</p> <ul style="list-style-type: none"> <li>To enhance the pedestrian environment, the applicant is suggested to explore the feasibility of extending the footpath widening to the junction with Des Voeux Road.</li> <li>The applicant is reminded that comments from the future maintenance agents i.e. TD and HyD should be sought on the proposed road work.</li> </ul> <p>For Proposed Tree Planting</p> <ul style="list-style-type: none"> <li>It is noted that 4 nos. of tree pit will be proposed on the paved footpath along Queen Victoria Street. While we support improving the urban street with more trees, the applicant should also seek agreement from the future vegetation maintenance agent i.e. LCSD on the proposed tree planting.</li> <li>For the proposed tree species, it is suggested that the applicant can make reference to the tree species recommended in the Greening Master Plan (GMP) for Central. Alternatively, reference can be made to the species of existing trees in the surrounding.</li> </ul>	<ul style="list-style-type: none"> <li>Ditto.</li> <li>Noted</li> <li>Noted. It is proposed that URA shall take up the ownership, management and maintenance responsibility for the proposed trees and existing trees.</li> <li>Noted. The tree species would have an attractive yellowish white-margined leaves, which is in line with the “Heart of Gold” theme adopted for Central in GMP.</li> </ul>
3	<p>Chief Highway Engineer/Hong Kong, Highways Department</p> <p>(Contact Person: Ms. CHAN Yun Yee; Tel: 2231 5619)</p>	<p>(i) We note that the project proponent would like to take up the ownership, management and maintenance responsibility of the pavement outside the lot boundary of the Former Central Market under the proposed footpath widening proposal as shown in Figures 2.1-2.3. We have reservation on the project proponent’s proposal for taking up the ownership, management and maintenance responsibility of the pavement</p>	<p>(i) The Central Market Revitalisation Project an integral part of the Government’s “Conserving Central” initiative. More than just creating a functional space, the prime objective of the revitalisation project is to create a landmark and a vibrant place in Central as remarked in the Town Planning Board (TPB) meeting to approve the relevant planning application on 18.3.2016. To achieve this objective, a holistic approach to improve the city block occupied by Central Market is adopted. Under this circumstance, it is vital to provide upgraded paving material to the pavement surrounding Central Market. Since the</p>

No.	Department	Comments	Responses
		<p>outside the lot boundary. Apart from the pavement, the highways structures, lamp posts, street furniture, traffic signs and roadside drainage system at the concerned area are maintained by this office currently. This proposed arrangement would induce great difficulty in our routine maintenance works for these features. The project proponent should also seek comments from all relevant management and maintenance parties of this area including LandsD, TD and LCSD.</p>	<p>proposed granolithic material is not a standard material used by Highways Department (HyD), the Urban Renewal Authority (URA) is eager to take up the ownership, management and maintenance responsibility of the pavement surrounding Central Market.</p> <p>To clarify, URA proposes to take up the ownership, management and maintenance responsibility on the paving, tree pits, proposed trees, and the existing trees as shown on <b>Figure 2.1 (rev.1)</b> only. All other highway structures, lamp posts, street furniture, traffic signs and underground utilities such as roadside drainage systems etc. shall be maintained by HyD. The scope of works of this Footpath Widening Proposal consists of:</p> <ul style="list-style-type: none"> <li>• Widening the pavement as shown on the attached <b>Figure 2.1 (rev.1)</b>;</li> <li>• Repaving the pavement with the proposed materials as shown on Figure 2.2</li> <li>• Provision of tree pit and the planting of trees as shown on Figures 2.2 and 2.3; and</li> <li>• Provision of necessary traffic signs / traffic lights / road markings / crossing lines, and the removal of obsolete signs as shown on the attached <b>Figure 2.1 (rev.1)</b>, which shall be handed over to government after completion.</li> </ul> <p>The subject pavement surrounding the Central Market site shall be open for access at all times so as to ensure there is no difficulty for government departments to carry out necessary routine maintenance works.</p> <p>Details of the ownership, management and maintenance responsibility can be worked out in the lease conditions during land grant stage adopting similar approach as “brown area” concept if appropriate subject to lease conditions.</p>



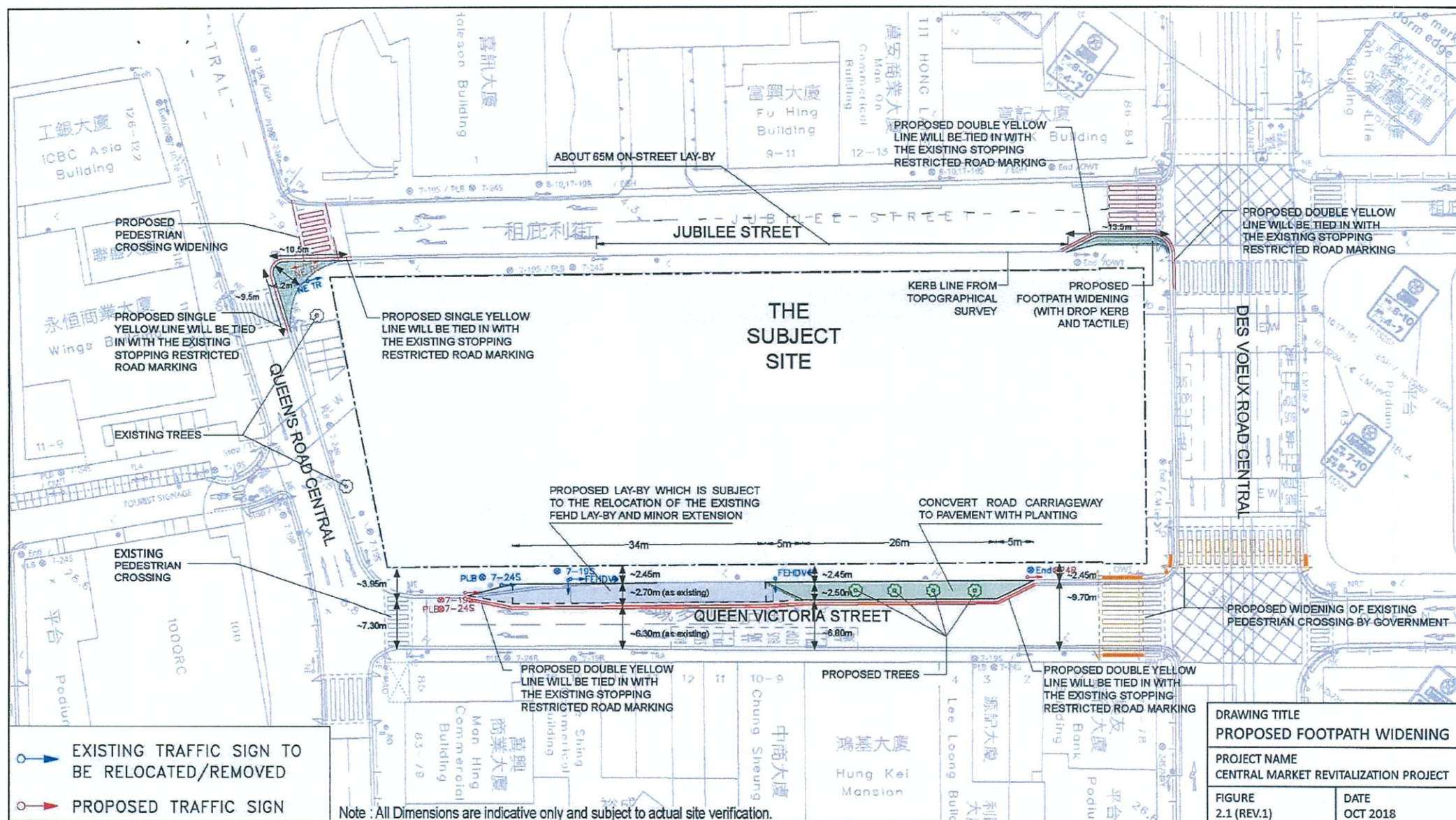
No.	Department	Comments	Responses
		<p>(ii) Please note that precast concrete paving blocks had been adopted at the footpath in the vicinity of the Central Market at Queen Victoria Street, Des Voeux Road Central, Queen's Road Central and Jubilee Street. Please review the paving materials and pattern at footpath surrounding the site taking into account the existing pedestrian pavement design at Queen Victoria Street, Des Voeux Road Central, Queen's Road Central and Jubilee Street in the vicinity of the site.</p> <p>(iii) TD proposed to widen the pedestrian crossing at Queen Victoria Street near Des Voeux Road Central which falls within the area of the footpath widening proposal. Please review to incorporate this pedestrian crossing widening works in the footpath widening proposal to minimize disturbance to the public and abortive works.</p> <p>(iv) Regarding the proposed trees planting at Queen Victoria Street, please seek comments from LCSD.</p> <p>(v) The proposed tree pits should be constructed in accordance with highways standard drawings.</p> <p>(vi) All the associated traffic signs, road making, street furniture, lamp post and roadside gullies should be relocated in conjunction with your footpath widening proposal.</p>	<p>Granite blocks (similar to the proposed pavement material) were used on Queens Road Central (QRC) (see <b>Figure A3</b>). As part of the place making initiative, the same pattern and material of the entrance plaza facing QRC approved on 23.11.2016 was applied at the pavement area surrounding Central Market to ensure design consistency to strengthen the local identity and create a better streetscape and comfortable pedestrian environment.</p> <p>(ii) URA shall make reference to government's work programme when available to minimize disturbance to the public. As the concerned area is outside of the scope of current footpath widening proposal, there should be no duplicated / abortive works.</p> <p>(iii)Noted. It is proposed that URA to maintain the existing and proposed trees.</p> <p>(iv)Noted.</p> <p>(v) The relevant traffic signs / traffic lights/ road markings/ crossing lines to be provided and obsolete signs to be removed are shown on <b>Figure 2.1 (rev.1)</b>.</p>
4	<p>Commissioner for Transport</p> <p>(Contact Person: Mr. Ryan FUNG; Tel: 2829 5426)</p>	<p>1. Nil</p> <p>2. We have no comment on the footpath widening proposal from traffic engineering point of view, provided that 34m and 65m long lay-bys are maintained at Queen Victoria Street and Jubilee Street respectively.</p>	<p>2. Noted</p>



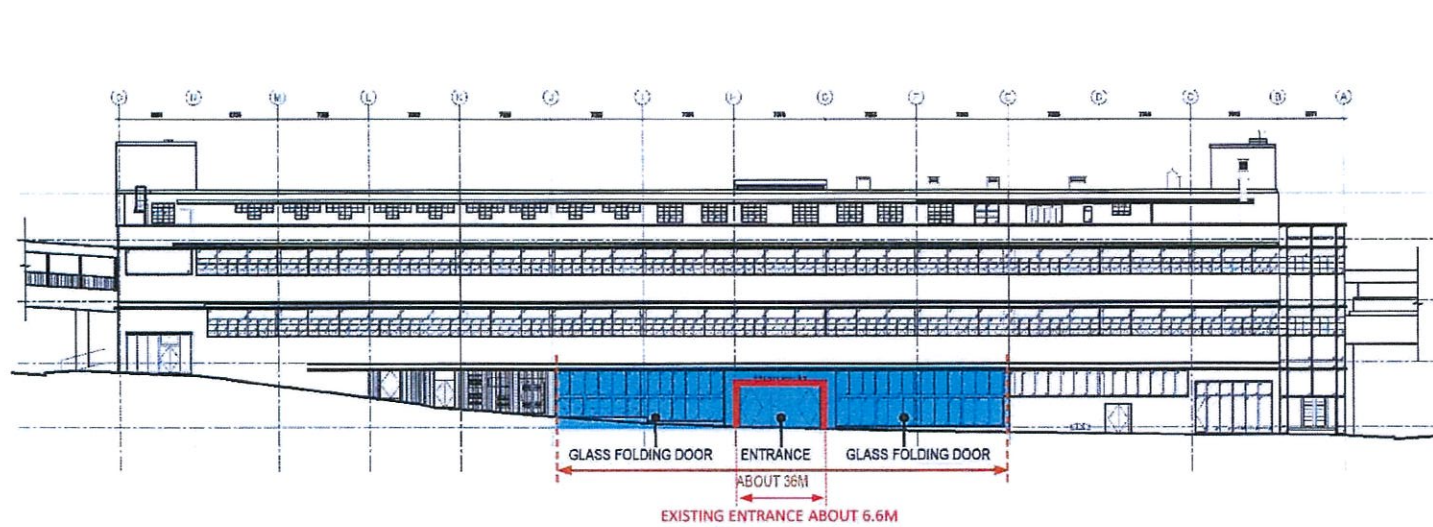
No.	Department	Comments	Responses
5	Antiquities and Monuments Office  (Contact Person: Ms. Janny LUI; Tel: 3910 6632)	<p>1. Nil</p> <p>2. The former Central Market is a proposed Grade 3 historic building. Please be informed that the Antiquities and monuments Office (“AMO”) has no objection in-principle on applicant’s submission for compliance with approval condition (j) cultural heritage conservation viewpoint, subject to the following conditions please:-</p> <ul style="list-style-type: none"> <li>• The proposed footpath widening works shall not cause any adverse impacts on the proposed Grade 3 historic building;</li> <li>• Any works affecting the historic fabrics or architectural features of the proposed Grade 3 historic building shall be explicitly submitted for AMO’s comments before commencement of works;</li> <li>• Necessary protection and mitigation measures for the proposed Grade 3 historic building shall be provided in order to avoid any damages or disturbances;</li> <li>• It is noted the Ficus Benjamina ‘Variegata’ (花葉垂榕) will be planted on the footpath on Queen Victoria Street. Please ensure that the mature tree spread and tree roots should not adversely affect the proposed Grade 3 historic building; and</li> <li>• The proposed material used and colour of the footpath widening works shall be compatible with the façade of the proposed Grade 3 historic building. Please submit latest façade</li> </ul>	<p>7. No pp.</p>

No.	Department	Comments	Responses
		3. Please be reminded that the submission of Conservation Management Plan (“CMP”) which is one of the approval conditions of the planning application of the captioned URA project, was considered applicable by AMO and discharged by your Department on 2 May 2017. The Authorized Person should duly observe and implement the accepted CMP accordingly.	3. Noted.
6	Commissioner of Police  (Contact Person: Mr. LAU Chun-ho; Tel: 3660 1887)	1. <i>Nil</i> 2. Please be informed that this office has <u>no objection in principle</u> to your footpath widening proposals in connection to the entrance widening proposals of Queen Victoria street and Jubilee Street. Please submit your Temporary Traffic Arrangement (TTA) with full details of work for our further comment before work commencement.	2. Noted
7	Director of Food and Environmental Hygiene  (Contact Person: Ms. LEE Suet-luen; Tel: 2853 2536)	1. <i>Nil</i> 2. Please be advised that we have no comment on the applicant’s proposed alteration.	2. Noted
8	District Officer (Central & Western)  (Contact Person: Ms. Penny WONG; Tel: 2852 3469)	1. <i>Nil</i> 2. Please note that the item was discussed at the Central and Western District Council (C&WDC) meeting in 2011 and members generally supported the widening of the captioned footpath. We trust that URA would keep the C&WDC members informed of the project progress as necessary as the project is a standing item in C&WDC.	2. Noted

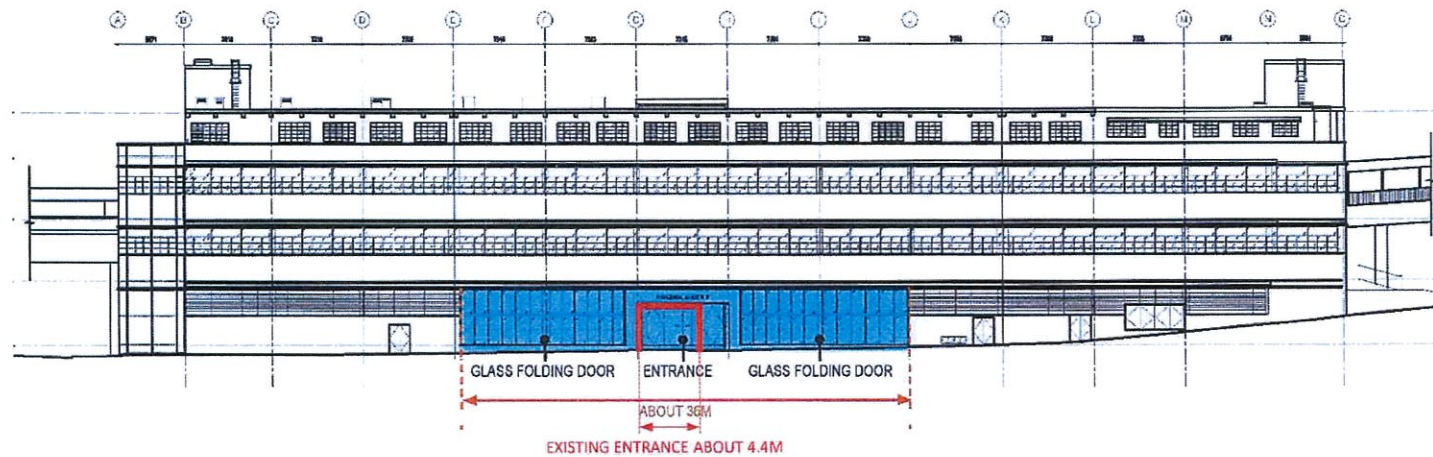






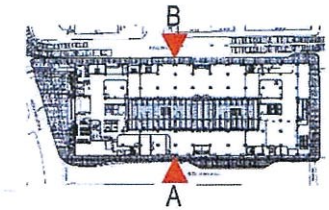


**A - ELEVATION FACING QUEEN VICTORIA STREET**



**B - ELEVATION FACING JUBILEE STREET**

OPENINGS TO ENHANCE PEDESTRIAN CIRCULATION AT STREET LEVEL  
(AS APPROVED IN S.16 APPLICATION NO. A/H4/94)

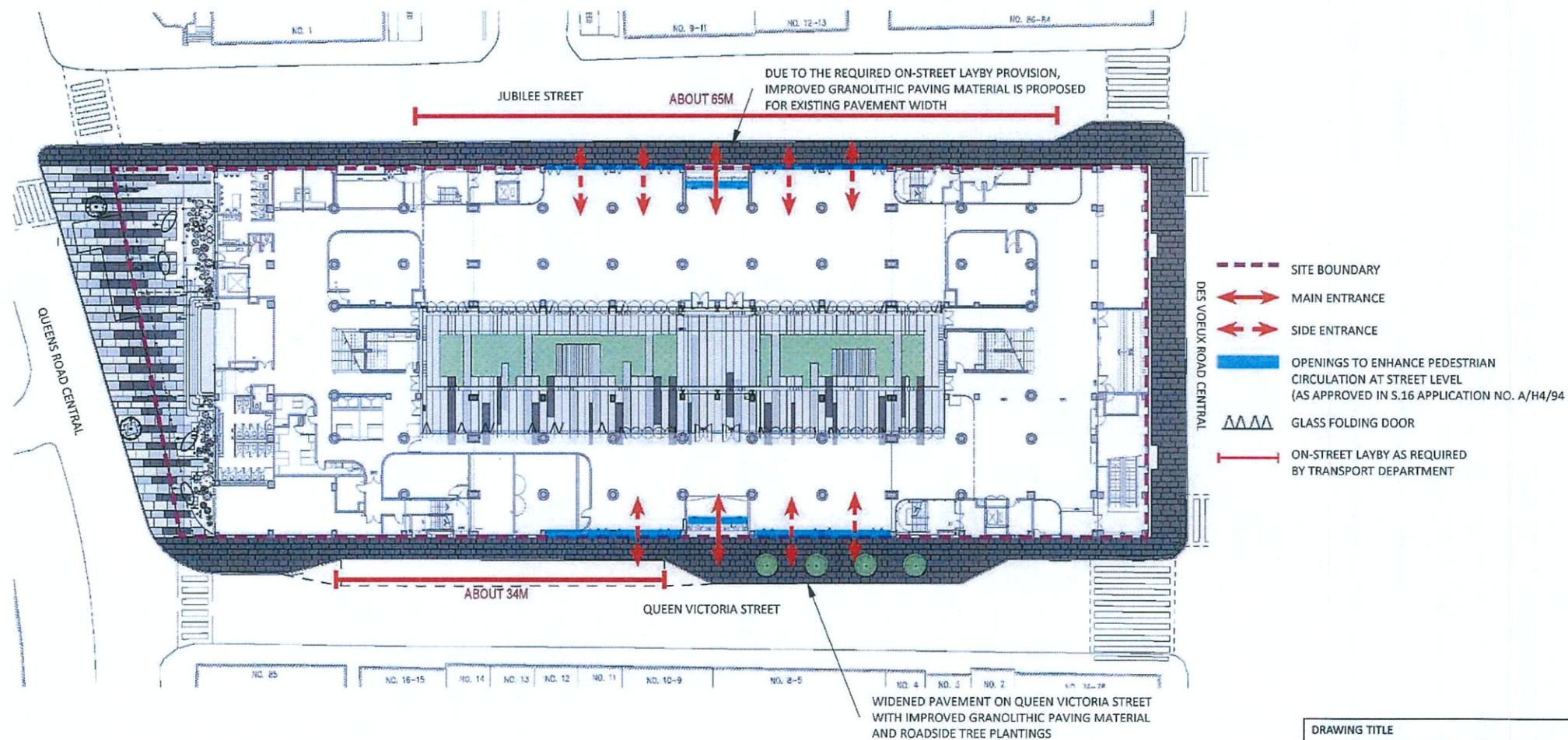


DRAWING TITLE  
ELEVATION

PROJECT NAME  
CENTRAL MARKET REVITALIZATION PROJECT

FIGURE  
A1

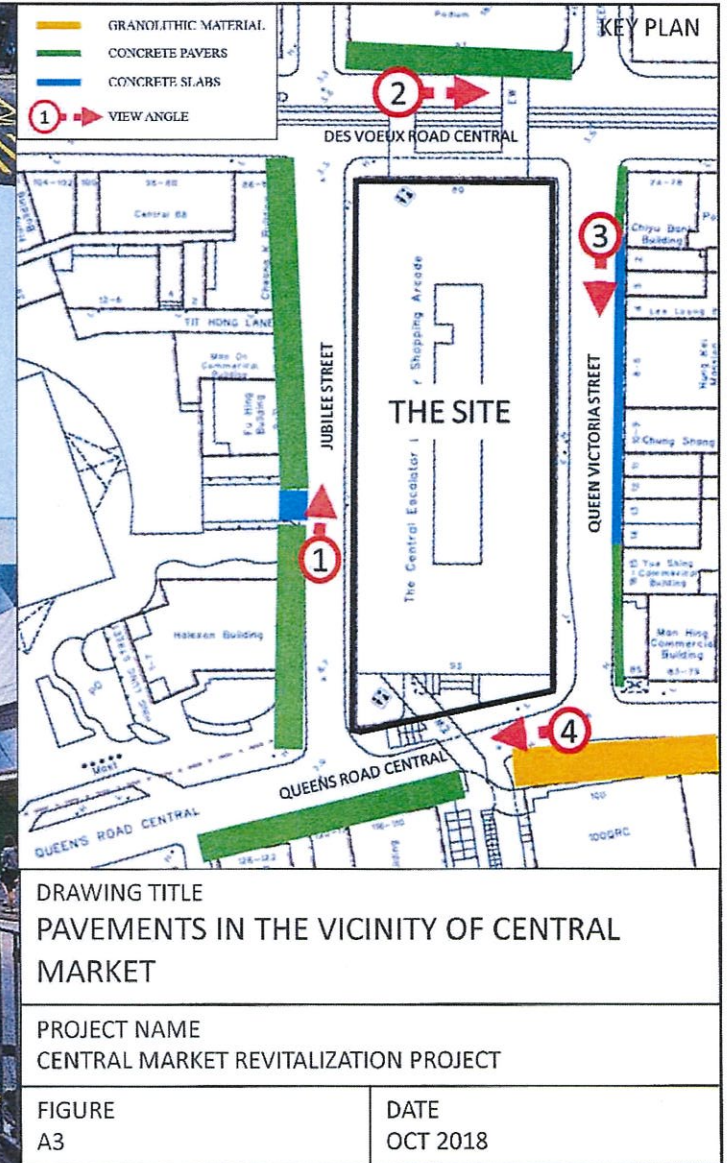
DATE  
OCT 2018



\* Internal layouts are indicative only and is subject to final design and approval by buildings department.

DRAWING TITLE PROPOSED FOOTPATH WIDENING IN RELATION TO WIDENED ENTRANCES	
PROJECT NAME CENTRAL MARKET REVITALIZATION PROJECT	
FIGURE A2	DATE OCT 2018









Our Ref.: PDD/CWDR/CO/19020650  
Your Ref.: TPB/A/H4/94

**By Post and E-mail**

18 February 2019

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)  
Submission of Footpath Widening Proposal in Connection to the Entrance Widening  
Proposals of Queen Victoria Street and Jubilee Street  
for Compliance with Approval Condition (j)**

Further to the inter-departmental meeting on 12.2.2019 with PlanD, HyD, LandsD and URA, and a separate meeting between LCSD and URA on the same day, we submit 70 copies of the revised Footpath Widening Proposal for compliance with approval condition (j). The salient points of differences are as follows for your reference:

- The ownership, management and maintenance of the pavement surrounding the application site will be handed back to Government in accordance with HyD's comment;
- HyD standard concrete paver block is proposed in accordance with HyD's comment. AMO has been consulted on 12.2.2019 regarding the materials and colors and had no further comment from conservation standpoint; and
- Regarding the proposed tree planting along Queen Victoria Street, 4 nos. of *Polyspora axillaris* (大頭茶) are proposed in accordance with the recommendations in the "Guiding Principles on Use of Native Plant Species in Public Works Project" promulgated by the Government. The choice of species, soil space and tree spacing were discussed with LCSD separately on 14.2.2019 and LCSD had no further comment.

Should you have any query or require further information, please contact our Mr. Edwin Choy at 2588 2345.

Yours faithfully,  
For and on behalf of  
URBAN RENEWAL AUTHORITY

Lawrence Mak  
General Manager, Planning and Design

Encl.

c.c.:

District Planning Officer/ Hong Kong, Planning Department (Attn.: Mr. J. J. AUSTIN)  
Project Authorized Person/ AGC (Attn.: Mr. Vincent NG)

LM/ec

## FOOTPATH WIDENING PROPOSAL

Revitalization of Central Market

*Date:* 18 FEB 2019

*Prepared By:* AGC Design Limited  
LLA Consultancy Limited



## LIST OF FIGURES

Figure 2.1	Proposed Footpath widening.
Figure 2.2	Pavement Details
Figure 2.3	Proposed Typical Tree Pit Section (without existing railing)
Figure 3.1	Existing On-street Lay-bys at The Western Side of Queen Victoria Street and Eastern Side of Jubilee Street.
Figure 3.2	Elevation
Figure 3.3	Proposed Footpath Widening In Relation To Widened Entrances

## LIST OF APPENDICES

Appendix A	Planning conditions of approved s.16 planning application (No. A/H4/94)
Appendix B	Minutes of Central & Western District Council Meeting dated 16.6.2011.
Appendix C	Proposed Roadside Planting and Tree Pit Details .
Appendix D	Details of Food and Environmental Hygiene Department (FEHD) Lay-bys Relocation Arrangements.
Appendix E	Tree Pits Layout Plan Overlaid With Underground Utility Layout Plan

## FOOTPATH WIDENING PROPOSAL

### 1 INTRODUCTION

#### 1.1 The Purpose

- 1.1.1 The purpose of this submission is to discharge the planning condition (j) for the approved S.16 Application No. A/H4/94. (refer to **Appendix A**)

#### 1.2 Background

- 1.2.1 In the Chief Executive's 2009/10 Policy Address, the Urban Renewal Authority (URA) was tasked with revitalisation of Central Market. The Central Oasis Community Advisory Committee (COCAC) was set up to take the project forward. Under the advice and guidance of COCAC, a bottom-up and people-oriented Public Engagement exercise was conducted between 2009 to 2011. With over 10,000 collected surveys, forums, professional and public charrettes, roving exhibitions, meetings with Central and Western District Council (C&WDC) and other community groups, the mainstream public aspirations on the revitalisation of Central Market was established.
- 1.2.2 One of the mainstream public aspiration is to open up the external walls at ground floor facing Queen Victoria Street and Jubilee Street so as to enhance visual permeability and pedestrian accessibility. In this connection, the notion of street widening is also agreed in the professional and public charrettes.
- 1.2.3 URA presented a preliminary road enhancement proposal in June 2011 to C&WDC with the intention to partly widen the pedestrian pavements of Queen Victoria Street and Jubilee Street, and provide roadside plantings on part of Queen Victoria Street, subject to further feasibility studies. The idea was generally accepted in the meeting (refer to **Appendix B**).
- 1.2.4 Drawing reference from the said preliminary road enhancement proposal, traffic improvement measures outside of the site boundary was proposed in the S.16 submission (No. A/H4/94) in 2015. The Town Planning Board (TPB) approved the S.16 application on 18 March 2016 with approval condition (j) 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.
- 1.2.5 The current footpath widening submission proposes traffic improvement measures that are found viable after consultation with relevant stakeholders including C&WDC, Transport Department (TD), Highways Department (HyD), Food and Hygiene Department (FEHD), Commissioner of Police, Home Affairs Department (HAD), and bus operators.



# FOOTPATH WIDENING PROPOSAL

## 2 THE PROPOSAL

### 2.1 Footpath widening

- 2.1.1 The Footpath Widening Proposal includes pavement widening, roadside planting, and repaving in connection with the widening of entrances fronting Queen Victoria Street and Jubilee Street to create a more comfortable pedestrian environment in the vicinity of Central Market Building.
- 2.1.2 The area shown coloured green in **Figure 2.1** is proposed to be widened to enhance pedestrian environment. The associated traffic signs and road marking shall be provided and the obsolete traffic signs are removed.
- 2.1.3 The existing 28m FEHD lay-bys on Queen Victoria Street would be relocated to provide space for on-street lay-by for loading/unloading. FEHD lay-bys will be re-provided at Eastern Street North (21M) and Pier Road (7m) respectively (refer to **Appendix D** for details). The length of the on street lay-by is proposed to further extend 6m to about 34m by modifying the kerblines as per **Figure 2.1**.
- 2.1.4 URA will undertake the footpath modification works at both sides of footpath at the two pedestrian crossings on Jubilee Streets including dropped kerbs and tactile. Furthermore, URA is aware of the two pedestrian crossing widening works at Des Voeux Road Central and Queen Victoria Street by the Government. URA will undertake the works at the side of these pedestrian crossings that falls within the proposed repaving area.

### 2.2 Landscaping

- 2.2.1 The portion at northern half of Queen Victoria Street pavement is proposed to be landscaped. 4 nos Polyspora axillaris (大頭茶) with 3.5m height, 2m spread and DBH 80mm is proposed to be planted with 5m (centre to centre) spacing at the locations shown in **Figure 2.1** to enhance the street greening effect. Soil Volume is 1.2m x 1.2m x 1.2m minimum in accordance with Street Tree Selection Guide published by the Government and shown in **Figure 2.3**.

- 2.2.2 Polyspora axillaris is an evergreen native species commonly planted in Hong Kong, it has high roadside pollution tolerance and moderate shade tolerance (refer to **Appendix C**). It is recommended to be planted at roadside in the "Guiding Principles on Use of Native Plant Species in Public Works Project" published by the Government. It also has large yellow stamen, which is in line with the "Heart of Gold" theme adopted for Central area in the Government's Greening Master Plan. Underground utility survey was conducted to ensure the proposed planting would not affect the existing underground utilities (refer to **Appendix E**).

DBH = Diameter of tree trunk measured at breast level (1.3m)

### 2.3 Pavement Enhancement

- 2.3.1 The pedestrian pavement surrounding Central Market site is proposed to be paved in concrete paver block in accordance with HyD standard.
- 2.3.2 The paving pattern, materials and details is designed to be consistent to the approved landscape proposal within the site. The building is highlighted by the colour tone of pavement proposed, which creates contrast with the building façade. (refer to **Figure 2.2**).



## FOOTPATH WIDENING PROPOSAL

### 3 JUSTIFICATIONS

#### 3.1 Responding the Public Aspiration

- 3.1.1 This proposal is a response to the mainstream public aspiration established from the 2-year Public Engagement exercise. C&WDC supported the footpath widening in its meeting in June 2011.

#### 3.2 No Change to the Existing Lay-by Provision

- 3.2.1 The current available length for on street L/UL activities at Jubilee Street and Queen Victoria Street are 65m and 34m respectively (refer to **Figure 3.1**).
- 3.2.2 After the implementation of the pavement widening proposal and the relocation of the existing FEHD lay-by at Queen Victoria Street, the available length of on street L/UL activities at Queen Victoria Street will be remained at 34m long. The available length at Jubilee Street will remain at 65m.
- 3.2.3 The L/UL activities for the Central Market shall be carried out at Queen Victoria Street and Jubilee Street and share with public as accepted in the S.16 planning application no. A/H4/94.

#### 3.3 Effective Use of Lay-by Through Management Arrangement

- 3.3.1 As mentioned in the Traffic Study Final Report in the approved S.16 of the Revitalisation Project, the share use of the on-street lay-bys with the public is technically feasible. In addition, during operation the tenants' L/UL activities shall be controlled and restricted by the terms of tenancy such that the tenants' L/UL activities should only be carried out during non-peak hours. A warning shall be issued to the non-complied tenant and the tenancy may be cancelled in repeated cases.

#### 3.4 Enhanced Pedestrian Environment

- 3.4.1 The widening portion of pavement at Queen Victoria Street enhances the accessibility to the Central Market and is complemented by the trees proposed at the widen pavement on Queen Victoria Street, providing a comfortable pedestrian environment.

- 3.4.2 The location of the widened entrances in relation to the widened pavement is shown on the attached **Figures 3.2 and 3.3**. The widened pavement proposed is located to the widened entrances of Central Market as far as practicable. 34m kerbside on Queen Victoria Street and 65m kerbside on Jubilee Street are reserved for loading/unloading activities as required by Transport Department (TD). Furthermore, sufficient space is required to allow buses safely left turning into Queen Victoria Street. Taking into account of the above factors, the extent of pavement widening at Queen Victoria Street had been maximised to the satisfaction of TD.

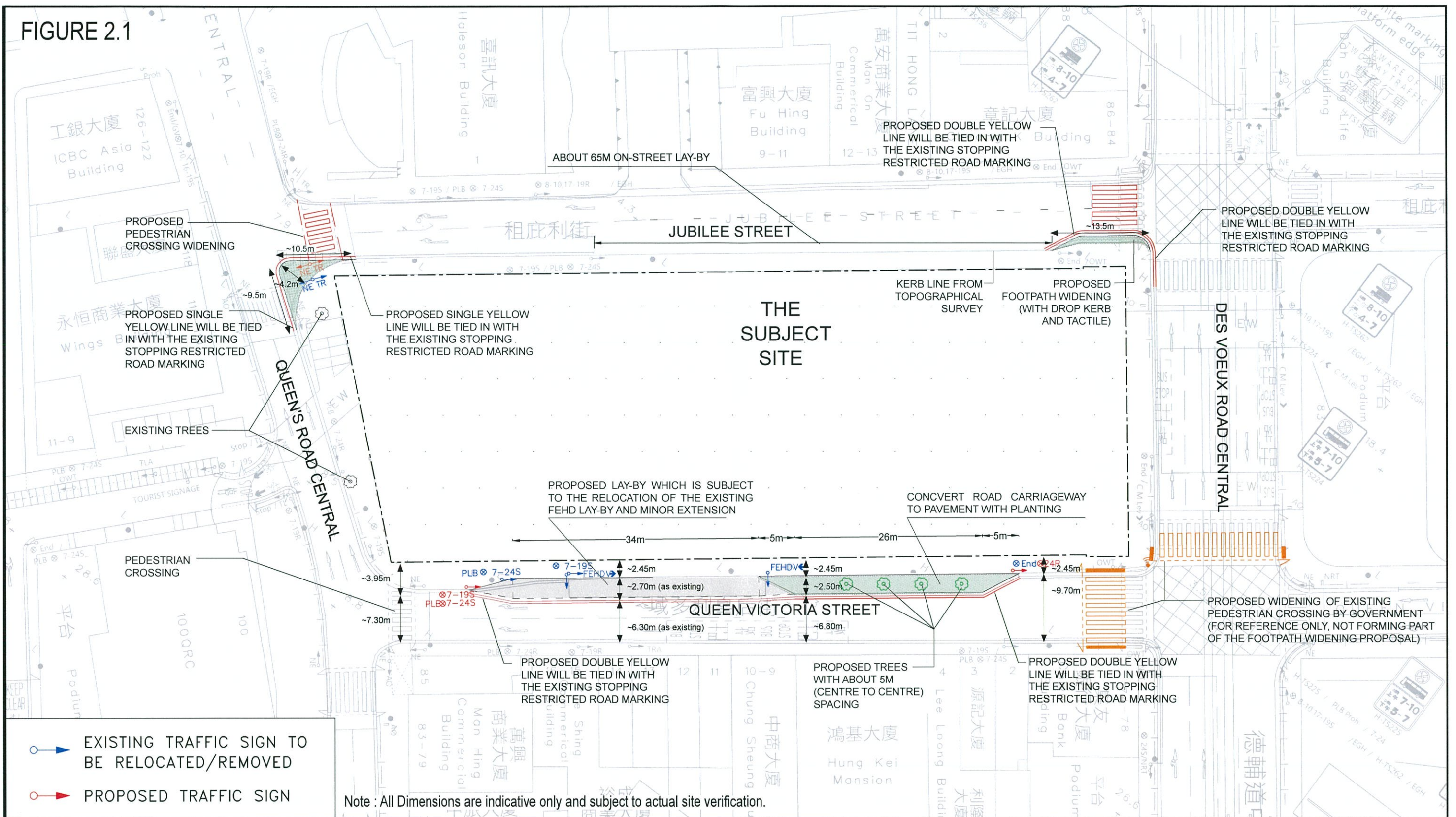
### 4 Implementation

- 4.1 The proposed works are outside the site of Central Market and fall within government land. Excavation permits shall be applied for the proposed works subject to the approval of this footpath widening proposal.
- 4.2 The works for footpath widening will be carried out by URA, its management and maintenance will be returned to the Government upon acceptance by relevant Departments.
- 4.3 The proposed trees on Queen Victoria Street will be provided by URA. Trial pit would be excavated to verify the actual location of underground utilities and ensure sufficient soil space. The ownership, management, and maintenance of the proposed trees will be returned to the Government upon 12 month establishment period and acceptance by relevant Departments.
- 4.4 The works at Eastern Street North and Pier Road for the reprovision of FEHD lay-bys (as detailed in **Appendix D**) are proposed to be carried out by URA via excavation permit and handed over to Highways Department upon completion.
- 4.5 All the proposed works are planned to complete by Q3 2021 to dovetail the revitalization works of Central Market, subject to approval of phasing plans and site conditions. The tentative implementation programme is shown as follows:

Tentative Implementation Programme		
1.	Approval of footpath widening proposal by Town Planning Board (TPB)	Q1 2019
2.	Submission of detailed drawings for government approval/ comment	Q1 2019 - Q2 2019
3.	Application for Excavation Permit (XP) and Temporary Traffic Measures (TTA)	Q2 2019 - Q3 2019
4.	Pavement widening and reprovision of FEHD laybys enhancement works (subject to XP and TTA arrangement), which may be implemented by phase	Q3 2019 - Q3 2021



FIGURE 2.1



PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. SK1	REV. B
DESIGNED HCS	DATE OCT 2018	DRAWING TITLE INDICATIVE FOOTPATH WIDENING		<b>LLA</b> 顧問有限公司 Consultancy Limited	
DRAWN CLL	SCALE 1:500				
CHECKED NKT					



FIGURE 2.2

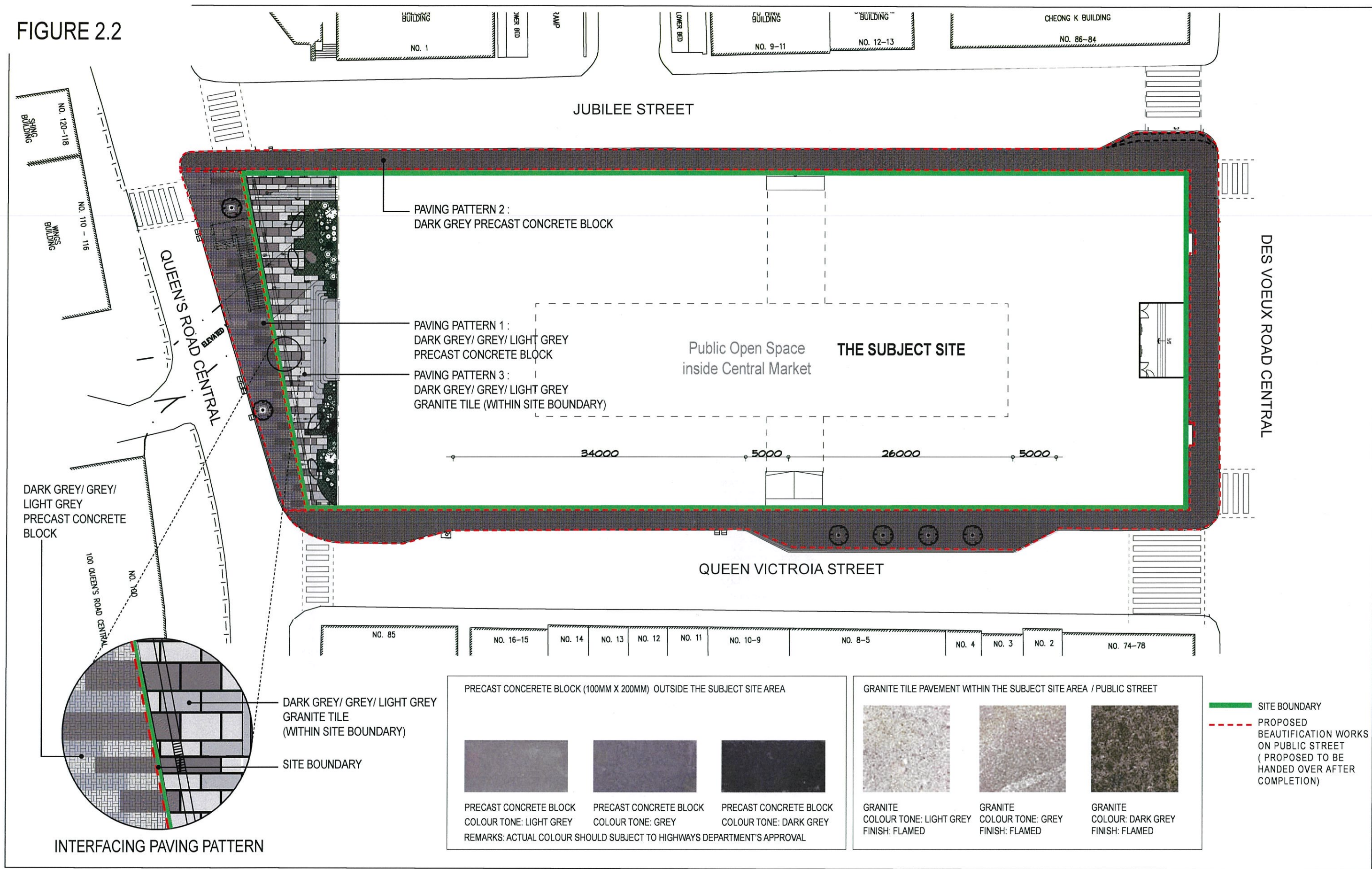
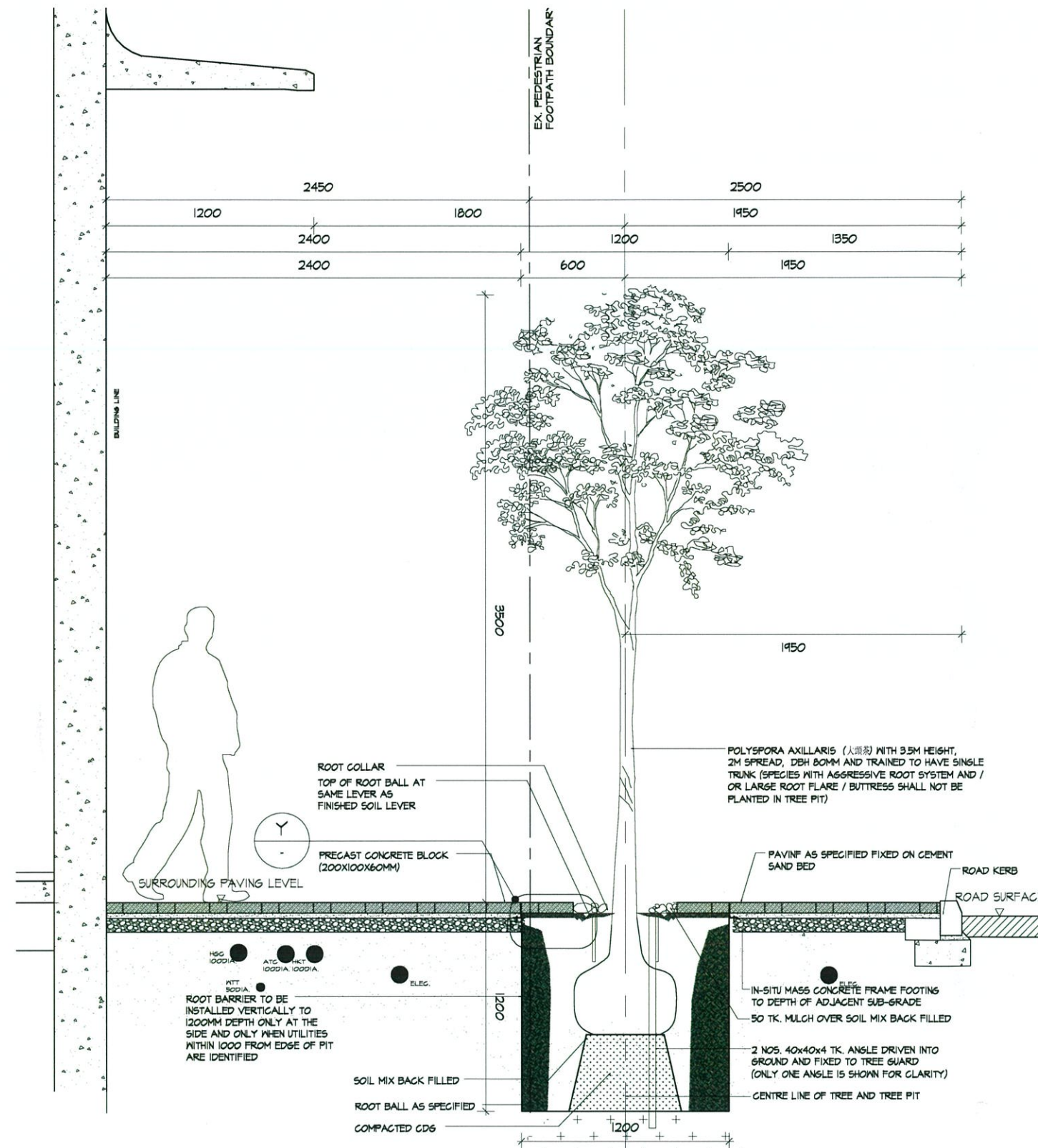
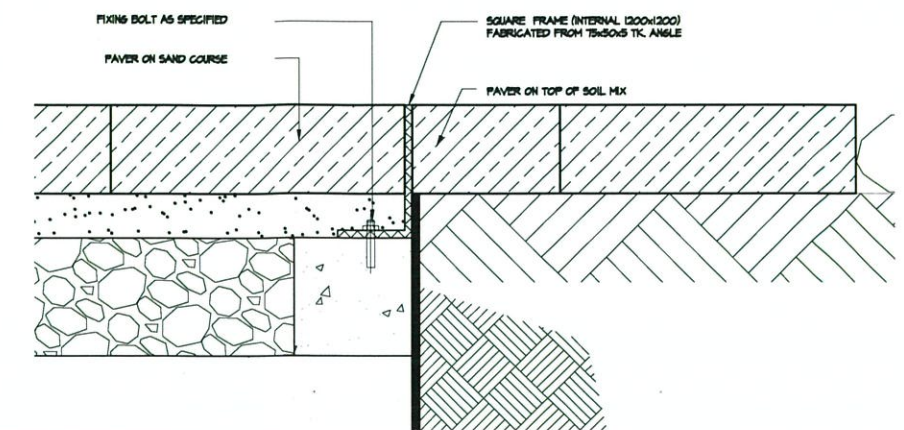




FIGURE 2.3



SECTION A PROPOSED TYPICAL TREE PIT (WITHOUT EXISTING RAILING) 1:30@A3

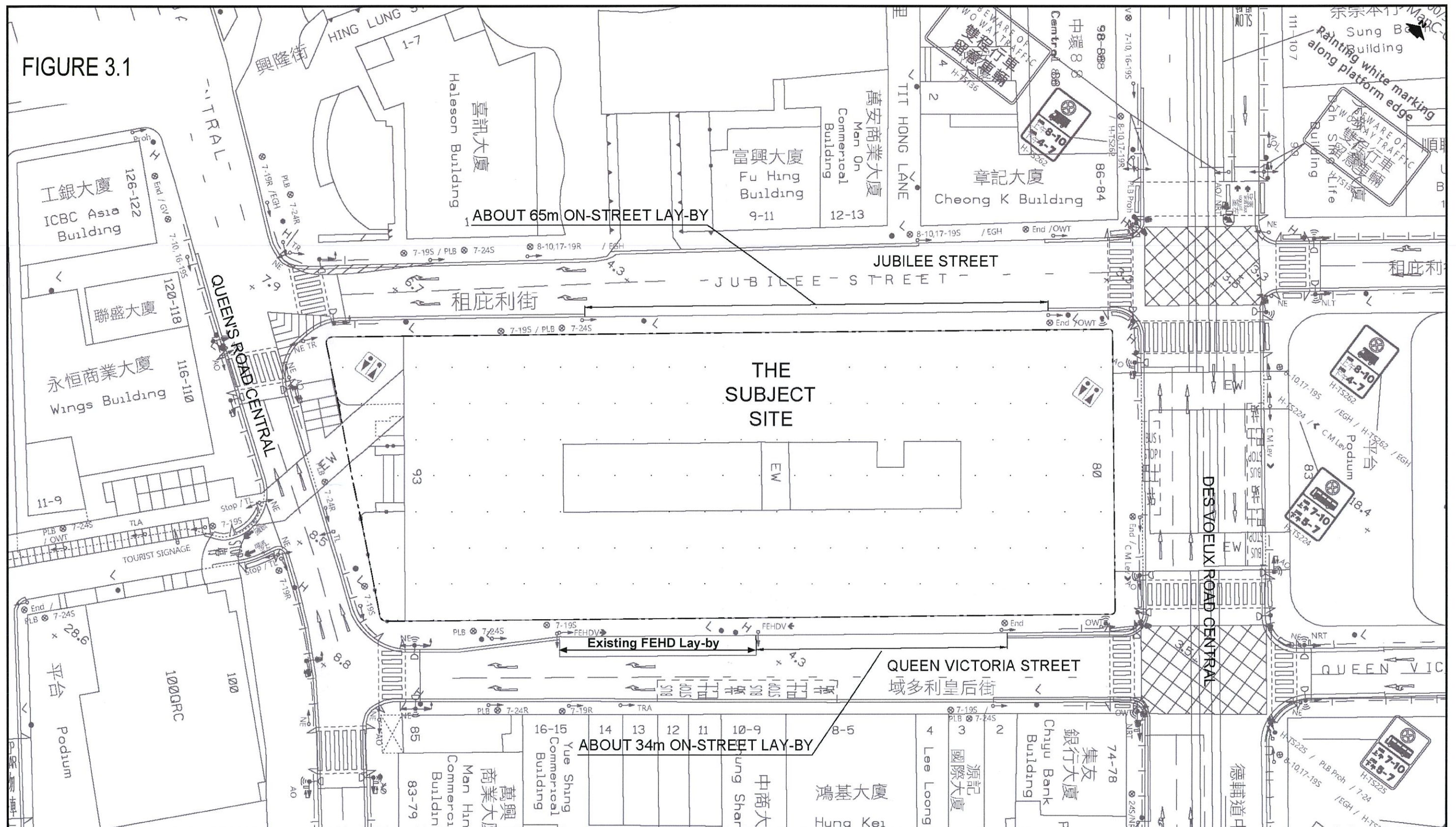


DETAIL 'Y' 1:5@A3

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRE.
  2. THE UNDERGROUND UTILITIES ARE INDICATIVE ONLY (REFER TO THE UNDERGROUND UTILITY SURVEY IN APPENDIX E). ACTUAL DIMENSIONS AND LOCATIONS OF THE UTILITIES WOULD BE SUBJECT TO THE ACTUAL SITE CONDITION.



FIGURE 3.1



PROJECT NO. 40439		PROJECT TITLE REVITALIZATION OF CENTRAL MARKET		DRAWING NO. FIGURE 3.1	REV. .
DESIGNED NKT	DATE OCT 2017	DRAWING TITLE THE EXISTING ON-STREET LAY-BYS AT THE WESTERN SIDE OF QUEEN VICTORIA STREET AND EASTERN SIDE OF JUBILEE STREET		LLA 顧問有限公司 Consultancy Limited	
DRAWN MWL	SCALE 1:500				
CHECKED NKT					



FIGURE 3.2

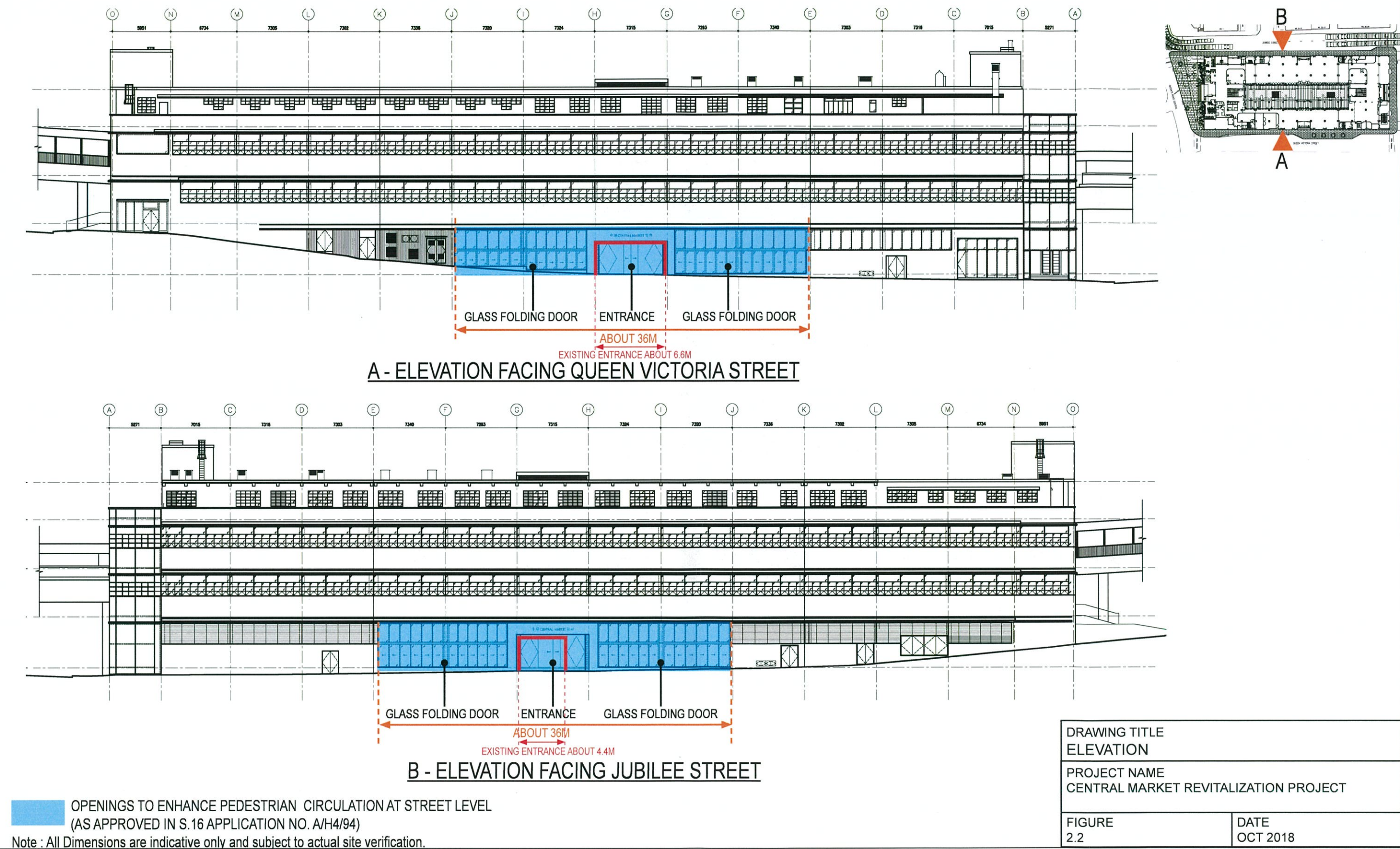




FIGURE 3.3



\* Internal layouts are indicative only and is subject to final design and approval by buildings department.  
Note : All Dimensions are indicative only and subject to actual site verification.

DRAWING TITLE PROPOSED FOOTPATH WIDENING IN RELATION TO WIDENED ENTRANCES	
PROJECT NAME CENTRAL MARKET REVITALIZATION PROJECT	
FIGURE 2.3	DATE OCT 2018



# APPENDIX A (1/3)

08-APR-2016 10:22 FROM TOWN PLANNING BOARD

TO 25882517

P.001

城市規劃委員會

香港北角渣甸道三百三十三號  
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices  
333 Java Road, North Point,  
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會編號

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:

- 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;
- 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;
- 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;
- the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of TPB;

08-APR-2016 10:23 FROM TOWN PLANNING BOARD

TO 25882517

P.002

- 2 -

- the submission of a sewerage impact assessment to the satisfaction of Director of Environmental Protection or of TPB;
- 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;
- the design and provision of the 24-hour pedestrian passageway to the satisfaction of the Commissioner for Transport or of TPB;
- 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;
- the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of TPB;
- 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;
- 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;
- the submission of a market stall preservation plan to the satisfaction of TPB; and
- 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/](http://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.



## APPENDIX A (2/3)

08-APR-2016 10:23 FROM TOWN PLANNING BOARD

TO 25882517

P.003

- 3 -

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

RK/DY/syl

Appendix

(Application No. A/H4/94)

### 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;



## APPENDIX A (3/3)

- 2 -

- (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.

部分市民支持在中環街市提供綠化和多元化的休閒空間、減少商業元素，並在這大前提下，接受有創意及前衛的改動及加建；市民亦支持改善域多利皇后街的行人通道及大樓地面的通透性。

67. 主席請市建局把報告書提交區議會參考。

68. 市區重建局規劃及設計總監馬昭智先生表示，市建局會按照主流民意委聘顧問進行最終的設計。有關資料已上載到「城中綠洲」網頁。

69. 區俊豪先生表示，就區議會實地考察後所作的道路改善建議，市建局正與運輸署和食環署磋商永久擴闊部分域多利皇后街路面的詳細安排。

70. 主席表示，當日出席實地視察的議員均支持永久擴闊部分域多利皇后街的方案及其他改善行人環境的安排(綠化、降低行車路面與行人路面差距等。)

71. 馬昭智先生表示，由於屋宇署最近公布「可持續建築設計指引」，市建局需要修改 H18 重建項目批准的總綱發展藍圖。馬昭智先生亦向區議會介紹有關修改，包括將面向結志街、嘉咸街(除地盤 C 外)及卑利街的立面後退，以擴闊現時街道兩旁的空間。而於地盤 B 面向結志街的市集上落貨區及行人路部分將會變得更寬闊及作其他設計上的微調。有關申請將於本年 7-8 月提交予城規會審批。另外，就如何增加市集的活力，市建局正與嘉咸街的濕貨小販及食環署商討可行的安排。

72. 主席多謝市建局及運輸署的代表出席會議。

### - 討論香港聖公會建築群重建計劃

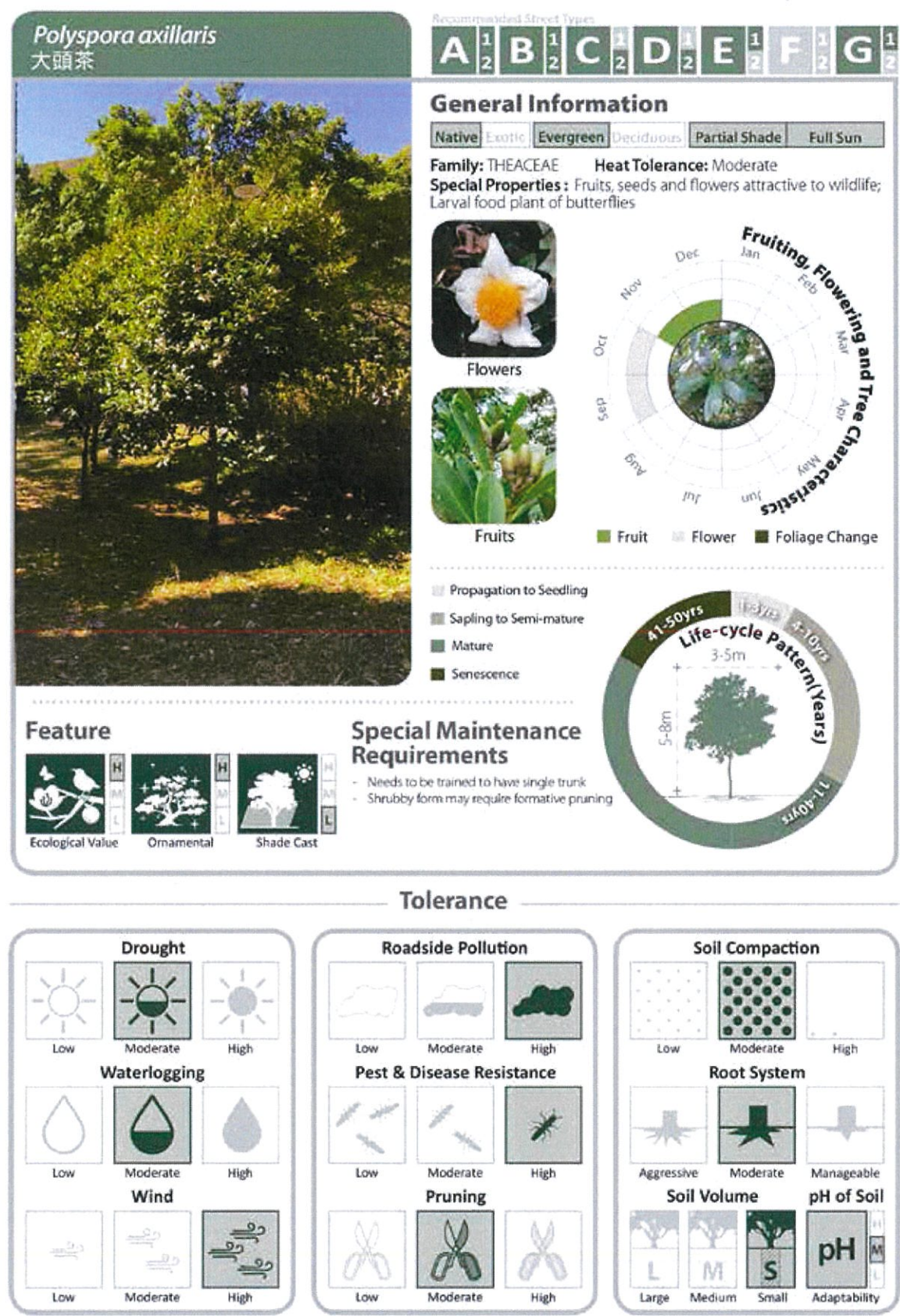
73. 主席歡迎發展局、香港聖公會、廖宜康國際有限公司和陳錦敏亞洲有限公司的代表出席會議。

74. 發展局文物保育專員蔡亮女士表示，香港聖公會就中環香港聖公會建築羣提出寓保育於發展的方案，包括保存四幢歷史建築及古樹名木，並會以非牟利形式發展以加強社會服務，提供包括社會福利、醫療及推廣環保等設施。地段屬私人地段，在發展方面無高度及地積比的限制。

75. 廖宜康國際有限公司(項目設計建築師) 廖宜康先生介紹建築羣發展項目。在香港聖公會中環地段方面，聖公會將保留四座主要建築，包括聖保羅堂、教堂禮賓樓、舊聖公會基恩小學和會督府，也會加建中央廣場和兩座社區綜合大樓。他表示，廣場在教會文化中佔重要角色，可增加教友和市



APPENDIX C





APPENDIX D (1/8)

Relocation of Food and Environmental Hygiene Department (FEHD) Lay-by

With FEHD's agreement (**Annex A**), the existing 28m FEHD lay-by on Queen Victoria Street is proposed to be located to the following sites:-

Eastern Street North (21m):

Located outside Sun Yat Sen Memorial Park Sports Centre (**Figure D-1**).

Pier Road (7m):

Located north of the Harbour Building, abutting resident shuttle bus stop (**Figure D-2**).

The associated works required at these two sites (i.e. modification of traffic signs and road markings) are also indicated in the figures.

As advised by TD, Central and Western District Council (DC) members and Hong Kong Police Force (HKPF)'s comments should be sought. In addition, for the site on Pier Road, Transport Officer (HK) and bus operator's comments should also be sought. In this regard, there were no adverse comments from these stakeholders. Summary of their comments are tabulated below and their responses are attached at **Annex B**.

Summary of comments

	Pier Road	Eastern Street North
DC Members	No Objection	2 Supports, 1 No Objection
HKPF	No Objection	No Objection
Transport Officer (HK)	No Objection	Not Applicable as there is no bus stop in the vicinity
Bus Operator (Rotarybus)	No Objection	
Bus Operator (Sunbus)	No Objection	

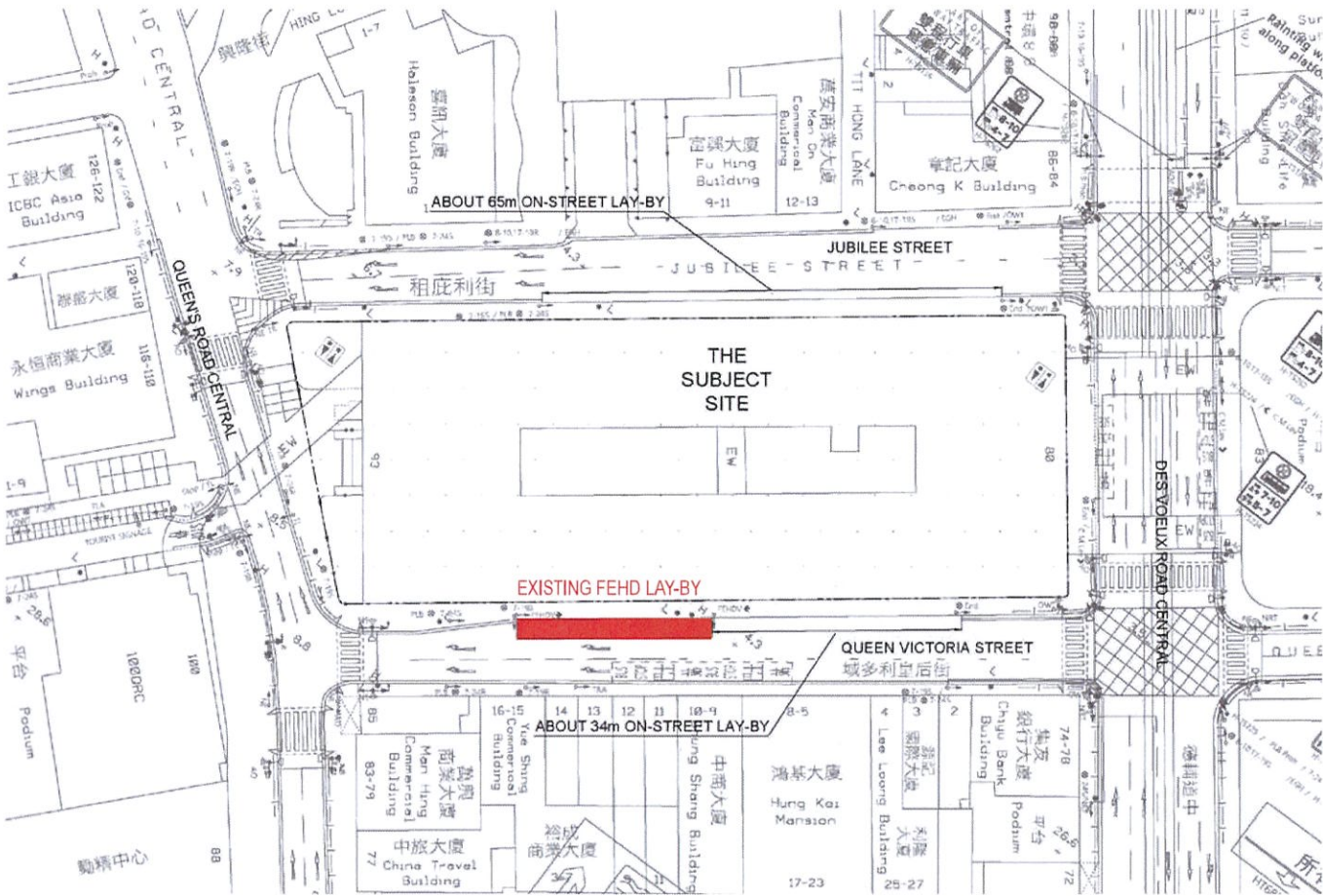
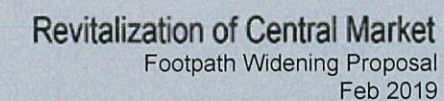


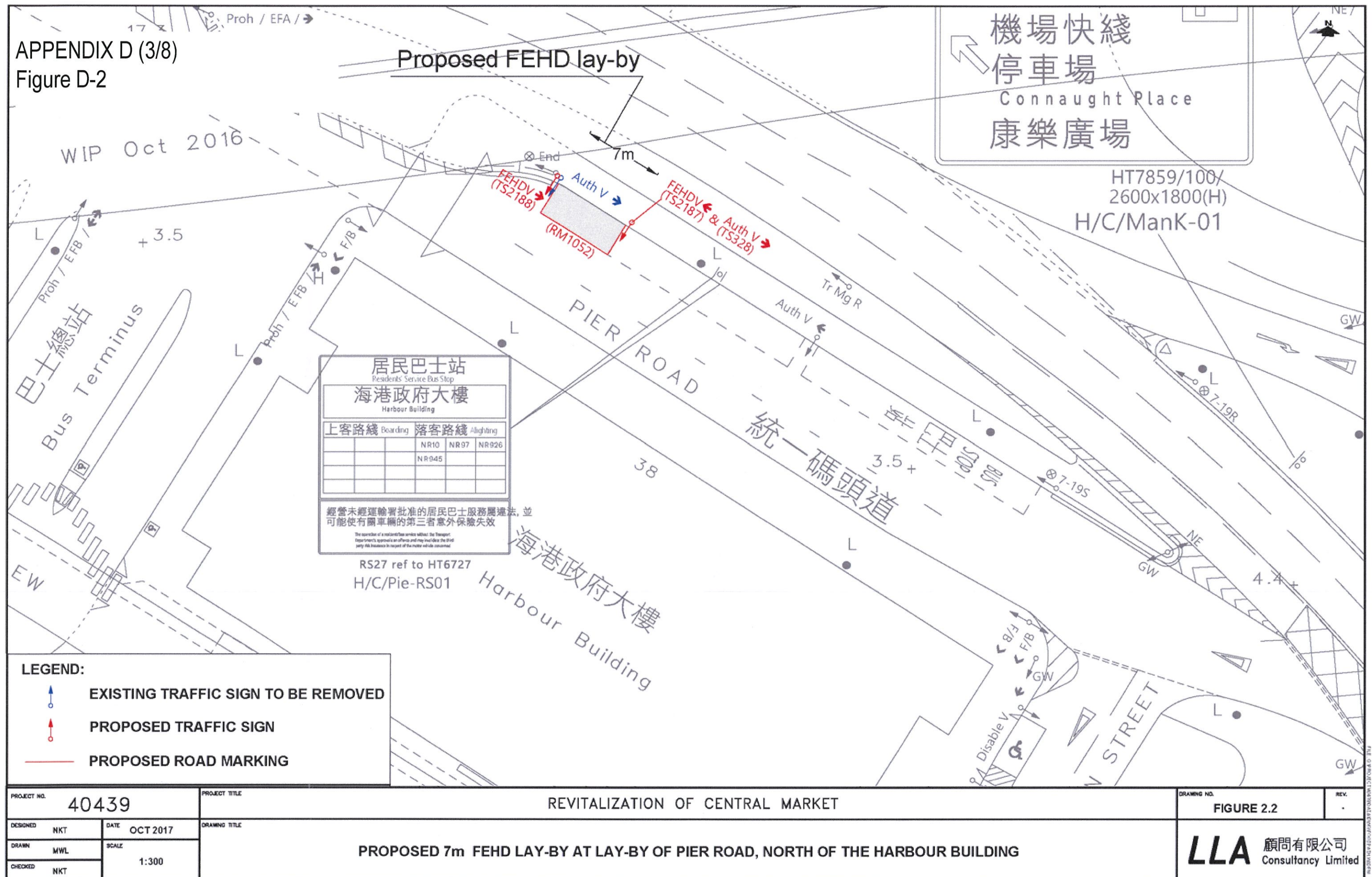


Figure D-1





APPENDIX D (3/8)  
Figure D-2





APPENDIX D (4/8)

Annex A

Choy, Edwin

From: sullee@fehd.gov.hk  
Sent: 03 April 2017 04:51 PM  
To: Choy, Edwin  
Subject: RE: Central Market - Relocation of Exsiting FEHD lay-by at Queen Victoria Street  
Attachments: location at Pier Road.doc; location at Eastern Street North.doc

Dear Edwin,

I refer to previous email. We have no objection to the suggested 21m parking space as stated at attachment at the kerbside of Eastern Street North.

In addition of the above location, I would like to confirm that one 7m parking space at Pier Road had been reserved for FEHD as stated in attachment subject to no objection was received from concerned parties.

Should you have any enquiry, please feel free to contact me.

Best Regards,  
LEE Suet-luen  
SHI(H)CW  
2853 2536

From: "Choy, Edwin" <EYFChoy@ura.org.hk>  
To: ""sullee@fehd.gov.hk"" <sullee@fehd.gov.hk>  
Cc: ""chng2@fehd.gov.hk"" <chng2@fehd.gov.hk>, "Yip, Christine" <CWMyip2@ura.org.hk>, Gordon Wang Yu YIP <gordonwangyuyip@td.gov.hk>, "Chan, Jackey" <JCCChan@ura.org.hk>, "Chan, Martin" <MKChan@ura.org.hk>, "penny\_sy\_wong@had.gov.hk"" <penny\_sy\_wong@had.gov.hk>, "Au, Wilfred" <WCHAu@ura.org.hk>, Ching Yee LOU <chingyeelou@td.gov.hk>, 'Maggie Ka Ki MAK' <maggiemak@td.gov.hk>  
Date: 27/3/2017 17:24  
Subject: RE: Central Market - Relocation of Exsiting FEHD lay-by at Queen Victoria Street

Dear Ms. Lee

Eastern Street North to the west of Sun Yat Sun Memorial Park was suggested by TD. As advised by Mr. Gordon Yip of TD, the lay-bys are suggested to be located at the kerbside of Eastern Street North, which is currently marked as no-stop zone (double-yellow line). In your endeavour to search for relocation sites for the lay-bys at Central Market, please also seriously take the Eastern Street North site into consideration.

To facilitate your search, the location of Eastern Street North is attached for your easy reference. Your reply [before 30 April 2017](#) is greatly appreciated.



Pier Road - Transport Officer (HK)Pier Road - Bus Operator (Rotarybus)**Choy, Edwin**

**From:** HW TSUI <hwtsui@td.gov.hk>  
**Sent:** 2016年10月15日星期六 5:16 PM  
**To:** Choy, Edwin  
**Cc:** Leander YY TSANG  
**Subject:** Fw: REMINDER: Central Market - Relocation of existing FEHD layby on Queen Victoria Street to Pier Road  
**Attachments:** Pier Road - Location 10.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Edwin,

In view that the four RS routes having stops at Pier Road could still use the layby for picking up/setting down passengers, we have no adverse comment for the proposed FEHD layby relocation provided that public transport services operating on Pier Road would not be affected.

Further comment should be sought from our traffic engineer.

Regards,  
 Stan TSUI  
 Transport Department  
 Tel: 2294 2582

----- Forwarded by HW TSUI/TDMHSARG on 15/10/2016 17:07 -----

**From:** "Choy, Edwin" <EYFChoy@ura.org.hk>  
**To:** "HW TSUI" <hwtsui@td.gov.hk>, "Leander YY TSANG" <leandert@td.gov.hk>  
**Cc:** "Chan, Jackey" <JCCChan@ura.org.hk>, "Au, Wilfred" <WCHAu@ura.org.hk>  
**Date:** 14/10/2016 12:13  
**Subject:** REMINDER: Central Market - Relocation of existing FEHD layby on Queen Victoria Street to Pier Road

Dear Stan,

I am writing to follow up on my email below dated 30.9.2016 and 27.9.2016.

I understand from our telephone conversation on 5.10.2016 that you had a lot on your plate these days with the E-formula event. With the successful conclusion of E-formula, I would be grateful if you can let me know your views on the proposed relocation of FEHD lay-by to Pier Road.

To refresh your memory, please see attached the notional plan indicating the location of the proposed FEHD lay-by on Pier Road

Regards,

Edwin CHOY  
 URA  
 Tel. 2588 2578

**From:** Choy, Edwin  
**Sent:** Friday, September 30, 2016 2:29 PM

1

**Milk Lam**

**寄件者:** rotarybus@biznetvigator.com  
**寄件日期:** 2017年11月15日 星期三 14:35  
**收件者:** Milk Lam  
**主旨:** Re: Revitalization of Central Market - Proposed FEHD parking space at Pier Road

NOTED WITH THANKS.

**From:** "Milk Lam" <milk@lla.com.hk>  
**To:** rotarybus@biznetvigator.com  
**Cc:** nelson@lla.com.hk  
**Sent:** Thursday, November 9, 2017 12:16:00 PM  
**Subject:** Revitalization of Central Market - Proposed FEHD parking space at Pier Road

Dear Mr. Chong,

As discussed this afternoon, we are the traffic consultant of the revitalization of Central Market.

Under the captioned revitalization project, it is proposed that part of the existing lay-by for the residents' services at Pier Road will be shortened for the relocation of FEHD parking space (7m long).

As the residents' services route no NR10, NR97, NR926 of your company are using the existing lay-by, we would like to seek your comment regarding the captioned proposal.

Attached please find the proposed scheme for your comment. Should you have any queries, please feel free to contact me at 2831-9191.

Thanks & Regards  
 Milk Lam

LLA Consultancy Ltd.  
 Unit 610, 6/F., Island Place Tower,  
 510 King's Road, North Point, Hong Kong  
 Tel : (852) 2831 9191 Fax : (852) 2831 0003  
 Web Site : <http://www.lla.com.hk>

1



## APPENDIX D (8/8)

### Pier Road - Bus Operator (Sunbus)

**Milk Lam**

---

寄件者: Leo To SB [leo.to@sunbus.com.hk]  
寄件日期: 2017年11月21日 星期二 21:30  
收件者: Milk Lam  
副本: Nelson Tang  
主旨: RE: Revitalization of Central Market - Proposed FEHD parking space at Pier Road

Dear Milk,  
no adverse comment.

Regards,  
Leo

---

**From:** Milk Lam [mailto:milk@lla.com.hk]  
**Sent:** Monday, November 13, 2017 2:38 PM  
**To:** Leo To SB  
**Cc:** 'Nelson Tang'  
**Subject:** Revitalization of Central Market - Proposed FEHD parking space at Pier Road

Dear Mr. To,

As discussed this afternoon, we are the traffic consultant of the revitalization of Central Market.

Under the captioned revitalization project, it is proposed that part of the existing lay-by for the residents' services at Pier Road will be shortened for the relocation of FEHD parking space (7m long).

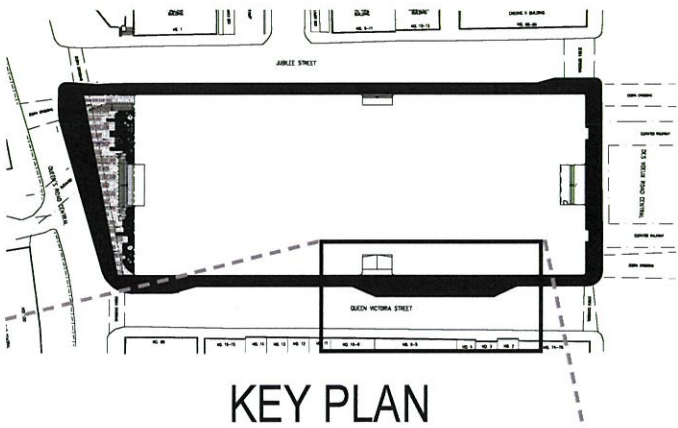
As the residents' services route no NR945 of your company are using the existing lay-by, we would like to seek your comment regarding the captioned proposal.

Attached please find the proposed scheme for your comment. Should you have any queries, please feel free to contact me at 2831-9191.

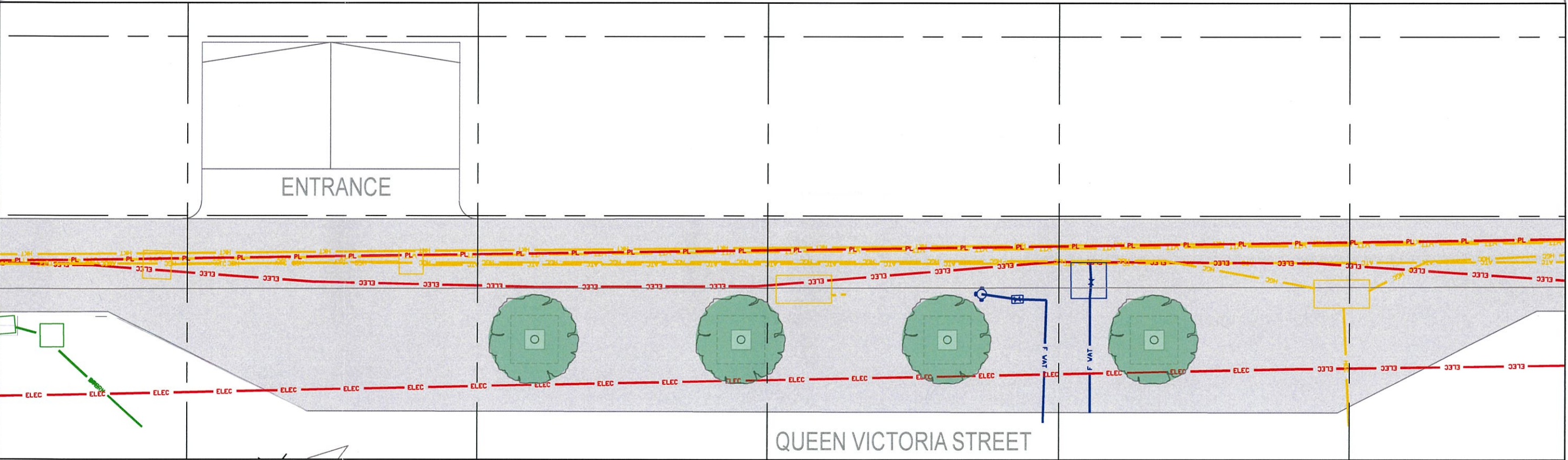
Thanks & Regards  
Milk Lam



# APPENDIX E Tree Pits Layout Plan Overlaid With Underground Utility Layout Plan



- Legends :
- F. WAT Fresh Water Main
  - S. WAT Salt Water Pipe
  - ELEC Electric Cable
  - PL Public Lighting Cable
  - ATC ATC (E&M) Cable
  - GAS Gas Pipe
  - SEWER Foul Water Sewer
  - STORM Storm Water Drain
  - TEL Telecom Cable
  - CATV Cable TV Cable



TREE PITS LAYOUT PLAN OVERLAID WITH UNDERGROUND UTILITY LAYOUT PLAN 1:100@A3

