

**Minutes of 1139<sup>th</sup> Meeting of the  
Town Planning Board held on 21.4.2017**

**Present**

Permanent Secretary for Development  
(Planning and Lands)  
Mr Michael W.L. Wong

Chairman

Professor S.C. Wong

Vice-Chairman

Mr Lincoln L.H. Huang

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Ms Janice W.M. Lai

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Dr F.C. Chan

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Chief Engineer (Works), Home Affairs Department

Mr Martin W.C. Kwan

Deputy Director of Environmental Protection (1)

Mr C.W. Tse

Director of Lands

Ms Bernadette H.H. Linn

Deputy Director of Planning/District

Miss Fiona S.Y. Lung

Secretary

**Absent with Apologies**

Mr H.W. Cheung

Professor K.C. Chau

Dr Wilton W.T. Fok

Ms Christina M. Lee

Mr H.F. Leung

Mr David Y.T. Lui

Dr C.H. Hau

Mr Thomas O.S. Ho

Miss Winnie W.M. Ng

Director of Planning  
Mr Raymond K.W. Lee

Principal Assistant Secretary (Transport)  
Transport and Housing Bureau  
Mr. Andy S.H. Lam

**In Attendance**

Chief Town Planner/Town Planning Board  
Ms Sally S.Y. Fong

Senior Town Planner/Town Planning Board  
Ms Wendy W.L. Li

### **Agenda Item 1**

[Open meeting]

#### Confirmation of Minutes of the 1138<sup>th</sup> Meeting held on 24.3.2017

[The meeting was conducted in Cantonese.]

1. The minutes of the 1138<sup>th</sup> meeting held on 24.3.2017 were confirmed without amendments.

### **Agenda Item 2**

#### Matters Arising

[The meeting was conducted in Cantonese]

- (i) [Confidential Item] [Closed Meeting]

2. This item was recorded under confidential cover.

- (ii) Town Planning Appeal Decision Received

Town Planning Appeal No. 1 of 2016

Proposed House (New Territories Exempted House (NTEH) - Small House) in “Green Belt” zone, Government land (near Lot 393) in D.D. 28, Lung Mei Tsuen, Tai Po

(Application No. A/NE-TK/559)

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[Open Meeting]

3. The Secretary reported that the subject appeal was against the decision of the Town Planning Board (the Board) to reject on review an application (No. A/NE-TK/559) for a proposed house (NTEH – Small House) at a site zoned “Green Belt” (“GB”) on the Ting Kok Outline Zoning Plan (the appeal site).

4. Dr Lawrence W.C. Poon declared an interest on the item as he owned a property in the Lung Mei Tsuen area. Noting that the item was to report on the receipt of a town planning appeal decision, the meeting agreed that Dr Poon could stay in the meeting.

5. The Secretary continued to say that the appeal was heard by the Town Planning Appeal Board (TPAB) on 23.11.2016 and that the TPAB dismissed the appeal on 22.3.2017. The main reasons for the decision were as follows:

- (a) the application was not in line with the planning intention of the “GB” zone. The appellant had failed to provide strong justifications for a departure of the planning intention;
- (b) the proposed development might cause adverse landscape and ecological impacts on the surroundings. Whilst the impacts might not be significant, the proposed Small House footprint covered the entire appeal site, and it would be impractical to implement any mitigation measure within the site to minimize the adverse landscape and ecological impacts;
- (c) the appellant had not provided strong evidence to establish that there was a shortage of land for Small House development within the “Village Type Development” zone of Lung Mei, Tai Mei Tuk and Wong Chuk Tsuen;
- (d) those similar approved applications quoted by the appellant were different from the subject application. Past approved cases were only one of the considerations of the Board. Each case should be considered on its individual merits; and
- (e) the approval of the application would set an undesirable precedent for similar applications, thus affecting the integrity of the “GB” zone.

6. Members noted the decision of the TPAB on the application.

(iii) New Town Planning Appeal Received

Town Planning Appeal No. 1 of 2017

Proposed Comprehensive Development with Wetland Enhancement (including House, Flat, Wetland Enhancement Area, Nature Reserve, Visitors Centre, Social Welfare Facility, Shop and Services) as well as Filling of Land/Pond and Excavation of Land in “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area 1” and “Site of Special Scientific Interest (1)” Zones at Lots 1520 RP, 1534 and 1604 in D.D.123 and adjoining Government Land, Nam Sang Wai and Lut Chau, Yuen Long

(Application No. A/YL-NSW/242)

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[Open Meeting]

7. The Secretary reported that a Notice of Appeal was received by the Appeal Board Panel (Town Planning) on 31.3.2017 against the decision of the Town Planning Board (the Board) to reject on review an application No. A/YL-NSW/242.

8. The application was for a proposed comprehensive development with wetland enhancement (including house, flat, wetland enhancement area, nature reserve, visitors centre, social welfare facility, shop and services) as well as filling of land/pond and excavation of land at Lots 1520 RP, 1534 and 1604 in D.D.123 and adjoining government land, Nam Sang Wai and Lut Chau, Yuen Long (the Site). The Site fell mainly within an area zoned “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area 1” on the approved Nam Sang Wai Outline Zoning Plan (OZP) and partly zoned “Site of Special Scientific Interest (1)” on the approved Mai Po and Fairview Park OZP.

9. The application was rejected by the Board on 24.2.2017 for the following reasons:

- (i) the proposed development was not in line with the planning intention of the “Other Specified Uses” annotated “Comprehensive Development and Wetland Enhancement Area” (“OU(CDWEA)”) zone which was

intended for conservation and enhancement of ecological value and functions of the existing fish ponds or wetland;

- (ii) the proposed development was not in line with Town Planning Board Guidelines for “Application for Developments within Deep Bay Area” (TPB PG-No. 12C). The “no-net-loss in wetland” principle had not been complied with. The Ecological Impact Assessment and the proposed mitigation measures were inadequate. The applicants had failed to demonstrate that the loss of ecological function could be adequately compensated by the proposed mitigation and habitat enhancement measures;
- (iii) the applicants had not prepared an Environmental Impact Assessment (EIA) report as required by the EIA Ordinance to address the ecological issues, and yet the submitted technical assessments had failed to demonstrate that the proposed development would not generate adverse traffic, ecological and visual impacts on the surrounding areas;
- (iv) the proposed development did not conform to “Private-Public Partnership Approach” in that the proposed development was not limited to the ecologically less sensitive portion of the Site and the applicants had failed to demonstrate how the long-term conservation and management of the Wetland Enhancement Area for the Nam Sang Wai Site and the Lut Chau Nature Reserve could be satisfactorily achieved; and
- (v) the approval of the application would set an undesirable precedent for similar applications within “OU(CDWEA)” zone, and its cumulative effect might have the undesirable effect of leading to the general degradation of the environment of the area.

10. The hearing date of the appeal was yet to be fixed. The Secretary would act on behalf of the Board in dealing with the appeal in the usual manner.

(iv) Appeal Statistics  
[Open Meeting]

11. The Secretary reported that as at 21.4.2016, the appeal statistics were as follows:

Allowed	:	35
Dismissed	:	148
Abandoned/Withdrawn/Invalid	:	197
Yet to be Heard	:	13
Decision Outstanding	:	1
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Total	:	394

**Hong Kong District**

**Agenda Item 3**

[Open Meeting (Presentation and Question Sessions only)]

Consideration of Representations in respect of Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30  
(TPB Paper No. 10268)

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[The item was conducted in Cantonese and English.]

12. The Secretary reported that the following Members had declared interests on the item for having affiliation/business dealings with Tung Wah Group of Hospitals (TWGHs) (R1) and its representative (i.e. Mr Yiu Tze Leung) and consultants (i.e. Kenneth To & Associates Limited (KTAL) and CYS Associates Limited (CYS)); for having business dealings/being acquainted with representers (i.e. Ms Mary Mulvihill) (R4) and Designing Hong Kong Limited (R2)); and for owning a property in the Sheung Wan area:



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|---------------------|--|
| Ms Christina M. Lee | - having current business dealings with TWGHs and being the Secretary-General of the Hong Kong Metropolitan Sports Events Association which had obtained sponsorship from TWGHs before |
| Mr Franklin Yu      | - having past business dealings with TWGHs   |
| Mr Patrick H.T. Lau | - having current business dealings with KTAL and past business dealings with CYS   |
| Mr K.K. Cheung      | ] their company having business dealings with TWGHs and hiring Mary Mulvihill on a contract basis from time to time  |
| Mr Alex T.H. Lai    |  |
| Ms Sandy H.Y. Wong  | - having served as a Member at the Action Committee Against Narcotics of the Security Bureau in the past for which Mr Yiu Tze Leung was also a Member                                  |
| Mr Stephen L.H. Liu | - having past business dealings with TWGHs and CYS; and his company owning an office unit in Unionway Commercial Centre, 283 Queen's Road Central                                      |
| Mr Thomas O.S. Ho   | - personally knowing the co-founder and Chief Executive Officer of Designing Hong Kong Limited   |

13. Members noted that Ms Christina M. Lee and Mr Thomas O.S. Ho had tendered apologies for being unable to attend the meeting. Members agreed that Mr Patrick H.T. Lau, Mr K.K. Cheung, Mr Alex T.H. Lai, Ms Sandy H.Y. Wong, Mr Stephen L.H. Liu should be allowed to stay in the meeting as they had no direct involvement in the project, or discussion

with the representative of R1 or other representers, or the property did not have a direct view of the representation site. Members also agreed that the interest of Mr Franklin Yu was indirect and noted that Mr Yu had not yet arrived to join the meeting.

14. The Chairman said that reasonable notice had been given to the representers inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers, Members agreed to proceed with the hearing of the representations in their absence.

#### Presentation and Question Sessions

15. The following government representatives, representers and their representatives were invited to the meeting at this point:

##### *Government Representatives*

##### *Planning Department (PlanD)*

Mr Louis K.H. Kau - District Planning Officer/Hong Kong (DPO/HK)

Mr J.J. Austin - Senior Town Planner/HK(4)

##### *Antiquities and Monuments Office (AMO) of the Leisure & Cultural Services Department (LCSD)*

Mr K.T. Chau - Senior Architect (Antiquities & Monuments)<sup>1</sup>  
(SA(A&M)<sup>1</sup>)

Ms Janny W.Y. Lui - Maintenance Surveyor (A&M) (MS(A&M))

##### *Representers and their Representatives*

R1 - TWGHs

TWGHs:	]	
Mr Yiu Tze Leung	]	
Mr Lau Chee Kin Clement	]	
Dr Margaret Wong	]	
Mr Chan Tak Szy Edwin	]	
Mr Chan Hoi Henry	]	Representer/ Representer's Representatives
	]	
KTAL:	]	
Mr Kenneth L.K. To	]	
Ms Kitty P.S. Wong	]	
	]	
CYS:	]	
Mr Daniel H.Y. Ho	]	

R3 - Central & Western Concern Group

R455 - Ben Mok

Mr John Batten - Representers' Representative

R4 - Mary Mulvihill

Ms Mary Mulvihill - Representer

R359 - David Fu

R526 - Charlton Cheung

Mr Charlton Cheung - Representer and Representer's Representative

R380 - Katty Law

R560 - Sing Chan

R438 - Kiyoko Taneyama

Ms Katty Law - Representer and Representers' Representative

R382 – Hui Kin Kwun

Mr Hui Kin Kwun - Representer

R486 - Hung Ching Wei Harry

Mr Hung Ching Wei Harry - Representer

R607 – Melanie Moore

Ms Mary Mulvihill - Representer's Representative

16. The Chairman extended a welcome and briefly explained the procedures of the hearing. He said that PlanD's representative would be invited to brief Members on the representations. The representers or their representatives would then be invited to make oral submissions in turn according to their representation number. To ensure the efficient operation of the meeting, each representer or his representative would be allotted 10 minutes for making oral submission. There was a timer device to alert the representers or their representatives two minutes before the allotted time was to expire and when the allotted time limit was up. A question and answer (Q&A) session would be held after all attending representers or their representatives had completed their oral submissions. Members could direct their questions to government representatives, representers or their representatives. After the Q&A session, the Town Planning Board (the Board) would deliberate on the representations in the absence of the representers, their representatives and the government representatives, and would inform the representers of the Board's decision in due course.

17. The Chairman then invited PlanD's representative to brief Members on the representations.

18. With the aid of a PowerPoint presentation, Mr Louis K.H. Kau, DPO/HK, briefed Members on the representations, including the background of the amendments of the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30 (the draft OZP) to facilitate the development of a youth hostel at the ex-school site by TWGHs under Amendment Item A, the grounds and proposals of the representers, planning assessments and PlanD's views on the representations, as detailed in the TPB Paper No. 10268 (the Paper).

[Mr Franklin Yu arrived to join the meeting during the presentation of DPO/HK.]

19. The Chairman then invited the representers and/or their representatives to elaborate on their representations.

R1 - TWGHs

20. With the aid of a PowerPoint presentation, Mr Yiu Tze Leung made the following main points:

- (a) the concerns of the community on the youth hostel proposal in terms of heritage conservation and technical aspects had been fully addressed;

*Heritage Conservation*

- (b) to minimize any potential adverse impact on the Man Mo Temple Compound (MMTC), various heritage charters/principles including Burra Charter and China Principles had been taken into account in the formulation of the conservation plan for the subject development (e.g. provision of a heritage bazaar, careful selection of building materials and special façade design) to enhance compatibility with MMTC and the surrounding environment;
- (c) a number of mitigation measures would be adopted during the demolition and construction stages, for instance, provision of buffer zone, the use of prefabricated building parts and double-deck catch platforms as well as non-percussive piling methods, so as to minimize any physical impact on MMTC;
- (d) the G/F portion of the youth hostel building would be set back from Hollywood Road by 5.8m and would have a headroom of 11m, thus enhancing better vista to MMTC at pedestrian level;

- (e) the relevant heritage impact assessment (HIA) and the design of the youth hostel had been accepted by AMO and supported by the Antiquities Advisory Board (AAB). The HIA had strictly followed the guidelines set out in the Technical Circular (Works) No. 6/2009 of the Development Bureau (DEVB);

*Technical Aspect*

- (f) the technical feasibility of the proposal had been demonstrated by various studies and assessments covering traffic, visual, environmental and air ventilation aspects. The concerned departments and statutory bodies had no adverse comments on those amendments;
- (g) the Technical Feasibility Statement (TFS) of the proposal had been approved including the Geotechnical Assessment Report in accordance with the relevant Financial Circular;
- (h) prior to commencement of any construction works, monitoring check points would be installed in agreement with AMO. Various devices would be used to monitor the site conditions including settlement, tilting and vibration during construction works. All construction works would be ceased at once if there was any sign of excessive movement or undue settlement;

*Local Consultation*

- (i) the local stakeholders including the Central and Western District Council (C&WDC) and local residents had been consulted on the proposal. Supportive views or no adverse views had been received;

*Proven Experiences*

- (j) TWGHs had been in Hong Kong for 147 years. It had vast and proven experiences in handling construction projects next to monuments/graded

historic buildings, including Tung Shing Terrace (1993) behind MMTC, Tower 125 (1996) next to Kwong Fook Tsz, and Tung Wah College (2003) on both sides of Shui Yuet Kung;

- (k) Tung Shing Terrace was only half a metre behind MMTC, while Kwong Fook Tsz, a Grade II historic building, was about 600m away from the residential development (Tower 125). Shui Yuet Temple, a Grade III historic building, had been seamlessly integrated with the two towers of Tung Wah College. All three monuments/historic buildings including MMTC remained intact and were being managed by TWGHs. The redevelopment of Kwong Wah Hospital next to a monument was an on-going project also being managed by TWGHs;

#### *Youth Hostel Scheme*

- (l) the Youth Hostel Scheme (YHS) was a major proposal in the 2011-2012 Policy Address. It aimed to provide personal living space for the working youths on low incomes who were aged 18 to 30 and give them an opportunity to accumulate savings to meet their aspirations. As at September 2015, about 74,600 applicants on the waiting list for public housing were single youths (aged 18-29), an increase of 156% compared to the corresponding figure in 2011. The subject youth hostel was the only YHS project on Hong Kong Island; and
- (m) the youths consulted welcomed the proposal and urged for its early completion. The proposal would meet the needs of the youths and respect the heritage value of MMTC, while making full use of the valuable land resources.

R3 - Central & Western Concern Group

R455 - Ben Mok

- 21. With the aid of the visualizer, Mr John Batten made the following main points:

- (a) he had been living in Po Hing Fong for 25 years. When the section 12A application relating to the subject youth hostel development was submitted to the Board for consideration, he wrote an article in Ming Pao Weekly which by and large summarised the feelings of most people on the matter. C&WDC (R635) had strongly objected to the proposal but their views had not been reflected fully;
- (b) Man Mo Temple was one of Hong Kong's most important heritage buildings. The site was granted by the colonial government in the early days, functioning as a city hall in a temple setting. Today it remained a vibrant and functioning temple with lots of visitors every day. It was a site of cultural and heritage significance and MMTC was not a suitable site for youth hostel development;
- (c) the Government should take the opportunity to honour Man Mo Temple by either retaining the school building for community use or developing the ex-school site into a one-storey building to mirror the built form of the temple;
- (d) the area was amongst one of the most expensive places on Hong Kong Island. Given that the rental level of the youth hostel would be set at a maximum 60% of the market rental level, the proposed youth hostel would become a potential area for the high-income youths rather than those in need;
- (e) whilst not objecting to the development of youth hostel, there should be other more suitable sites elsewhere;
- (f) although the proposed youth hostel had appeared to meet the requirements of all concerned government bureaux/departments, the proposed 21-storey building would overwhelm MMTC with its bulk and compromise the integrity of the temple;



- (g) the HIA should have been conducted by an independent assessor rather than the consultant of TWGHs;
- (h) the construction of the proposed youth hostel might cause damages to Man Mo Temple and put it at risk of collapsing. The collapse of a building within the former Central Police Station Compound (CPSC) showed that heritage buildings were delicate. Allowing any proposed new development near MMTC was poor planning and it should not be permitted;
- (i) Ping On Lane, including the granite doorframe and the ladder street, was an integral part of MMTC and the ex-school sites. It should be preserved and graded by AAB;
- (j) with reference to paragraph 6.3.15 of the Paper, while the Government responded that TWGHs were required to repay the Government the capital subvention for the construction of the youth hostel should the youth hostel cease to operate, he doubted how effective the subsequent control would be after the hostel had been built. Moreover, it was odd that the construction cost related to the proposed youth hostel development was to be funded from the public purse;
- (k) it was ironic that he once proposed to provide a youth hostel at the former Hollywood Road Police Married Quarters site in 2006/2007 but that proposal was not accepted by the Board; and
- (l) C&WDC's representation (R635) had raised basically the same grounds of objection as R3 which should be taken seriously by the Board.

[Dr Lawrence K.C. Li and Ms Bernadette H.H. Linn arrived to join the meeting at this point.]

R4 - Mary Mulvihill

22. Ms Mary Mulvihill made the following main points:

- (a) the proposed youth hostel development contravened section 3 of the Man Mo Temple Ordinance (Cap 154) (MMTO) and could be subject to legal challenge;
- (b) the ex-school site should be regarded as an intrinsic part of MMTC given that the plot ratio (PR) of the latter had been transferred to the ex-school site;
- (c) the proposed youth hostel was in breach of the guidelines for conservation of heritage buildings as set out in paragraph 4.6 of Chapter 10 of the Hong Kong Planning Standards and Guidelines (HKPSG). Some of the relevant considerations were as follows:
  - (i) adjoining uses should be controlled to minimise adverse impacts on conservation zones and optimise their conservation value;
  - (ii) efforts should be made to protect and preserve buildings of historical or architectural merits either in their own right or as an integral part of a group or series of buildings;
  - (iii) the value of archaeological heritage as a cultural resource should be recognised in the planning process. Efforts should be made to avoid encroachment of development onto sites of archaeological interest;
  - (iv) efforts should be made to ensure that the setting of the heritage sites could be preserved with consideration of the visual impact, alteration of the landscape and physical intrusion or overshadowing of high buildings in adjacent developments, compatibility between uses, air flow, buffer zones;

- (v) expert advice should be sought on whether the new design could effectively blend in with the old harmoniously in terms of character, scale and visual impact;
- (vi) care should be taken to ensure that declared monuments, historic buildings, sites of archaeological interest and recorded heritage items did not suffer damage as a side effect of development; and
- (vii) the intention to conserve should be the main consideration. Where the original use of the building is no longer continued, adaptive re-use of the building should be conscientiously considered. New use should aim to conserve the heritage values and significance of the historic building to ensure authenticity and integrity of the cultural heritage;

[Mr Stephen L.H. Liu left the meeting temporarily at this point.]

- (d) the collapse of a building within the former CPSC showed that despite the effort to conduct impact assessments and implement mitigation measures, and the pledge by the Hong Kong Jockey Club to carry out the works in a safe and prudent manner, heritage buildings were fragile and prone to damages. AMO and AAB should have revisited their position on the youth hostel project in view of that incident;
- (e) it was apparent that TWGHs' heritage consultant was not qualified for conducting a HIA for Man Mo Temple which was one of the most important heritage sites in Hong Kong. The HIA should have been carried out by independent overseas experts in a proper manner;
- (f) as the costs for the proposed youth hostel development were to be paid by the Government, the people of Hong Kong should be the decision makers. Charitable organisations should not be allowed to spend public funds in projects which were against the aspiration of the community;

- (g) the ex-school site was an inappropriate location for the development of youth hostel as there were bars and drunken people in the locality which would have bad influence on the youths;
- (h) if the Board supported the OZP amendment, it should bear the responsibility in case of damages to Man Mo Temple occurred in the future; and
- (i) Man Mo Temple was unique. Its stability and longevity were much more important than the provision of a youth hostel which could be constructed anywhere in Hong Kong.

R359 - David Fu

R526 - Charlton Cheung

23. With the aid of a PowerPoint presentation, Mr Charlton Cheung made the following main points:

*School Use*

- (a) the land covering MMTC including the ex-school building was intended for school use under the original land grant, as reflected in the historic records/correspondence dated back to 1848;
- (b) the ex-school site had in fact been used for school purposes for over a hundred years, originating as a private school known as “Cheung Wa Su Un School” (中華書院) from 1847 to 1880, which later became the first free/public school (run by the Chinese) in Hong Kong. School use continued during the Imperial Japanese occupation of Hong Kong during 1940s;
- (c) TWGHs’ proposal to demolish the current school building to make way for a youth hostel was therefore against the original intention for the land, its

historical background and violated the 1908 MMTO, which had stipulated the use of Man Mo Temple Fund (the Fund) for maintaining free schools in Hong Kong for children of Chinese race;

*Air Quality*

- (d) the environmental acceptability of the proposed hostel had not been properly demonstrated. According to the HIA, air quality nuisance from MMTC was expected due to joss burning. Although TWGHs claimed that the air filtration system would achieve 80% odour and particulate removal efficiency, without knowing the actual figure of the predicted level of exceedance, such assessment offered no real meaning;
- (e) the use of air filtration system would not be an effective means to mitigate the problem as there might be mechanical and power failures in the maintenance of the filtration system;

[Dr Frankie W.C. Yeung arrived to join the meeting at this point.]

*Alternative Uses*

- (f) subject to compliance with the relevant air quality standards after mitigation, the ex-school building could be converted to accommodate a community library. Such use would be fully in line with the historical background and long-standing tradition of the ex-school site;
- (g) if there would still be non-compliance with air quality standards after mitigation, alternative uses involving short-term stay only such as tourism centre, community hall or night-time training centre at the ex-school building could be considered;

*Disrespectful & Safety Risks to MMTC*

- (h) MMTC and the ex-school site were formerly under two inland lots (i.e. IL 338 and IL 338A respectively) in 1850. Man Mo Temple and Lit Shing Kung fell within IL 338 whereas the ex-school site fell within IL 338A. The two inland lots were merged to form one lot (i.e. IL 338) subsequently;
- (i) Man Mo Temple was the main and highest temple building within MMTC. The proposed youth hostel, with its future occupants living at a higher level than the god residing at the main temple building, would be unacceptable as that was disrespectful to the god; and
- (j) being only 14 inches in thickness, the boundary wall of the Man Mo Temple facing the ex-school site was the thinnest amongst those of the existing buildings of MMTC and the construction of the proposed youth hostel would pose undue safety risks to the structure.

R380 - Katty Law

R560 - Sing Chan

R438 - Kiyoko Taneyama

24. With the aid of the visualizer, Ms Katty Law made the following main points:

- (a) she was a member of the Central & Western Concern Group (the Group). The Group had all along been active in seeking the preservation of monuments/historic buildings since 2005. Its continuous efforts had led to the preservation of several important heritage sites, e.g. the former Police Married Quarters (PMQ) on Hollywood Road, and the West Wing of the former Central Government Office (CGO). The government's plan to relocate a freshwater pumping station at Harcourt Road to Hong Kong Park, which would affect an old stone wall of heritage value, had also been shelved due to the Group's efforts;

*“Point-Line-Plane” Approach*

- (b) preservation of monuments/historic buildings should not only focus on the structure itself, the surrounding areas including their settings and landscapes should also be conserved. The “point-line-plane” (i.e. 點、線、面) approach in conservation sought to extend the scope of conservation beyond an individual building (“point”) to a “line” (such as a particular street) and even the whole “plane” (such as a particular area). AMO and AAB should embed such approach in the overall policy of heritage conservation. Allowing the erection of a high-rise building so close to MMTC would violate all the heritage charters/principles (e.g. Burra Charter and China Principles). The Government had previously been criticized for abusing Burra Charter when considering the development of the West Wing of the former CGO;
- (c) to be in line with the “Conserving Central” and “Old Town Central” initiatives put forth by the DEVB and Hong Kong Tourism Board respectively, the concerned government departments should act diligently to promote better heritage conservation. The Board, being an independent body, should safeguard the welfare of the community and not be a rubber stamp;

*Adverse Visual Impact*

- (d) the TWGHs’ treatment to Shui Yuet Temple, which was sandwiched between the two towers of Tung Wah College, was a bad example of heritage conservation. A high-rise building should not be considered as visually compatible with the low-rise buildings at MMTC and the proposal should be rejected based on common sense alone;
- (e) the current 8-storey ex-school building had provided some visual relief/buffer zone for MMTC in the urbanised area. The adverse visual impact on MMTC that would be generated by the proposed high-rise youth

hostel would be irreversible;

*Inappropriate Location*

- (f) the Group was not against the YHS but considered the subject ex-school site, being located inches away from MMTC, not suitable for the proposed youth hostel;
- (g) the ex-school site was within the Mid-levels Scheduled Area, which was prone to landslip. The construction of the proposed youth hostel would give rise to adverse structural and geotechnical impacts on MMTC and its surrounding areas. The collapse of a heritage building at the former CPSC demonstrated that heritage buildings were fragile and no matter how extensive impact assessments were carried out, the structural impact on them was often unpredictable. Subjecting MMTC to the potential risks of structural damage or collapse was unjustifiable. Other alternative sites for the proposed youth hostel should be considered instead; and
- (h) the existing ex-school building was in good condition and could be easily refurbished for alternative uses (e.g. heritage educational centre on G/F and library/community hall/family services on the upper levels). A good example was the former school premises at 99 Caine Road which had been successfully converted into a community centre by a non-government organisation (NGO).

R382 – Hui Kin Kwun

25. With the aid of a PowerPoint presentation, Mr Hui Kin Kwun made the following main points:

- (a) with reference to some historic photos and drawings in the 19th century, the original Man Mo Temple consisted of two symmetrical ‘wings’ on either side of the main temple structure, with the west wing being the existing Lit



Shing Kung and the east wing at the ex-school site being a study hall. The current declared monument of MMTC missing the east wing was no longer balanced in built form;

- (b) the proposed high-rise youth hostel would create adverse visual impact and further undermine the integrity of MMTC. Opportunity should be taken to conducting a conservation study for MMTC and restoring the original symmetrical outlook of the temple by building a new single-storey structure with pitched roof at the ex-school site to echo with the west wing of the temple. The conservation of Tap Seac Square in Macau where the building bulk, height and architectural style of the new buildings were in conformity with those of the historic buildings could be taken as a reference;
- (c) opportunity could also be taken to demolishing the fence wall in front of the existing MMTC and relocating the joss paper furnace at the forecourt of the temple to the ex-school site when it was redeveloped to reveal the front elevation of the temple for public appreciation; and
- (d) while a single-storey structure was proposed to be built at the ex-school site, a basement could be constructed to optimise utilisation of the site. Public uses, such as multi-purpose hall, lecture hall, library, resource centre and exhibition centre, could be considered at the basement.

R486 - Hung Ching Wei Harry

26. Mr Hung Ching Wei Harry made the following main points:

- (a) it was strange to note from paragraph 6.3.10 of the Paper that the visual impact of the proposed youth hostel was assessed based on its compatibility with the nearby high-rise residential developments but not MMTC, which should be the focus. The proposed youth hostel was visually incompatible with MMTC in terms of style, design, colour and building materials used. The visual contrast was significant;

- (b) while the development of Tung Wah College on the two sides of Shui Yuet Temple was quoted by TWGHs as one of their successful examples in integrating new developments with historic buildings, he did not consider that such modern high-rise towers of Tung Wah College were visually compatible with the old temple sandwiched in between;
- (c) TWGHs, being the owner of many historic buildings, should put better effort to conserve their historic buildings and enhance the heritage significance with due respect to the original building design; and
- (d) other sites in Hong Kong could be used for the development of the proposed youth hostel. There was no strong justification for the proposed youth hostel building at the ex-school site which was visually incompatible with the historic temple.

R607 – Melanie Moore

27. Ms Mary Mulvihill made the following main points:

- (a) in view of the collapse incident at the former CPSC, the proposed youth hostel should have been shelved and AMO/AAB should have reviewed their decision on the proposal;
- (b) while the Government was promoting cultural/heritage tourism, development proposals that would undermine the heritage integrity of historic buildings/monuments including MMTC were being formulated. There should be a consistent policy across the various bureaux/departments of the Government;
- (c) it was speculated that the reason for TWGHs not to appoint renowned heritage consultants for the youth hostel project was in fear that dealing with the heritage issues seriously could affect the viability of the project itself;

- (d) under the current proposed arrangement with the Government, TWGHs could reimburse the Government the construction cost for the hostel and take control of the new building. That could allow TWGHs the opportunity in turning the social project into a commercial one, either through building conversion or redevelopment;
- (e) TWGHs had previously attempted to commercialise Government, Institution and Community (GIC) facilities, as shown by its previous planning application to convert a commercial building in Sai Wan, which was occupied by many NGOs, into a hotel, which was rightly rejected by the Board;
- (f) given the high property price in the subject area, setting the future rental of the proposed youth hostel units at 60% of the market level would imply that the targeted youths on a low income (e.g. monthly salaries at around HK\$10,000 or HK\$12,000) could not afford those units;
- (g) the PR of MMTC should not be transferred to the ex-school site;
- (h) the proposed 3m-wide buffer between the youth hostel building and MMTC was highly insufficient. It had already been demonstrated in the case of Shui Yuet Temple that the heritage integrity of a historic building would be undermined if it was sandwiched between high-rise towers;
- (i) ceasing construction works when there was any sign of excessive movement or undue settlement would be unacceptable since damage to MMTC would have been done; and
- (j) the former Western Police Married Quarters, which had been vacant for about 20 years, should be considered for the proposed youth hostel development.

[The meeting was adjourned for a short break of 5 minutes.]

28. As the presentation from government representative, and the representers/their representatives had been completed, the meeting proceeded to the Q&A session. The Chairman explained that Members would raise questions and the Chairman would invite the representers/their representatives and/or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board, or for cross-examination between parties. The Chairman then invited questions from Members.

### YHS

29. Some Members raised the following questions regarding YHS:

- (a) the number of youth hostels built since the announcement of YHS in the 2011-2012 Policy Address;
- (b) whether alternative sites suggested by the representers could be considered under YHS;
- (c) noting that the proposed youth hostel was located in an area of relatively high property values and surging rents, whether setting the future rental at 60% of the market level would render the hostel units unaffordable to the working youths; and
- (d) the targeted working youths for the subject proposed youth hostel and the related selection criteria.

30. In response, Mr Louis K.H. Kau, DPO/HK, made the following main points with the aid of some PowerPoint slides:

- (a) there were currently six YHS sites at various stages of development, including the subject ex-school site. Construction works had commenced on two sites, located in Tai Po and Yuen Long respectively, which had

obtained funding approvals from the Finance Committee of the Legislative Council. Hong Kong Federation of Youth Groups and Po Leung Kuk were the respective NGOs for the two sites. Technical feasibility studies were being carried out for the remaining three sites, one of which involved an approved section 16 planning application; and

- (b) under the policy on YHS, NGOs would be fully funded by the Government to build youth hostels on the land that were previously granted to NGOs by the Government. The new youth hostels would be operated on a self-financing basis. Using other sites not yet granted to NGOs, i.e. those alternative sites suggested by the representers, would fall outside the scope of YHS.

31. Mr Yiu Tze Leung (Representative of R1) also made the following main points:

- (a) under YHS, the maximum income limit for youth hostel tenants would be the 75<sup>th</sup> percentile of the monthly employment earnings of employed youths, averaging about HK\$20,000. The 60% market level was the maximum rental limit under YHS. With the objective of meeting the housing needs of the low-income working youths, TWGHs would consider lowering the rental to 50% of the market level or even lower, subject to reviews; and
- (b) the targeted working youths included single persons, married couples and siblings sharing the youth hostel units. All eligible applicants would be fairly considered.

#### Heritage/ Cultural Aspect

32. Some Members raised the following questions on the heritage/cultural aspect:

- (a) whether using the ex-school site for the proposed youth hostel was within the scope of the MMTO;

- (b) whether there was any restriction in the MMTO or other legislation in Hong Kong governing developments in areas in close proximity to a monument/historic building;
- (c) further information on the applicability of Burra Charter for the youth hostel proposal and the way it had been taken into account in the proposed development;
- (d) whether the qualifications of TWGHs' heritage consultants had been assessed in considering the HIA submission;
- (e) if the existing fence wall of MMTC fronting Hollywood Road was of heritage value and whether it could be removed to allow for an open courtyard;
- (f) whether TWGHs considered MMTC as an important monument with strong historical ties with TWGHs; and
- (g) what types of festivals/activities would be celebrated/carried out at MMTC.

33. In response, Mr Louis K.H. Kau, DPO/HK, and Mr K.T. Chau, SA(A&M)<sup>1</sup> of AMO, made the following main points with the aid of the visualizer:

- (a) according to the advice from the Home Affairs Bureau, developing a youth hostel at the ex-school site was in compliance with MMTO. Under MMTO (Cap. 154), TWGHs, as the manager of the Fund, had the right to rebuild any of the buildings belonging to the Fund (which included the subject ex-school building). MMTO did not specify the types of uses for the buildings. While the lease for the subject lot covering MMTC and the ex-school site was virtually unrestricted except that "Virtue Court" of MMTC was restricted for use as a non-profit-making ancestral tablets hall;

- (b) all declared monuments were protected under the Antiquities and Monuments Ordinance (Cap. 53). No person could carry out any building works or other works in a monument except in accordance with a permit granted by the Antiquities Authority (i.e. Secretary of Development). There was no restriction under MMTO or other legislation governing development in the surrounding areas of a monument in Hong Kong in general. For Capital Works projects, the project proponent would need to submit to AMO a checklist in accordance with the technical circular, setting out the details of any heritage site within 50 metres of the project site boundary. AMO would advise whether a HIA would be required;
- (c) Burra Charter contained general conservation principles that should be adopted in the preparation of HIA. Conservation approach should not merely confine to strict preservation of a monument/historic building. Rather, how changes could be managed from the conservation perspective should be considered;
- (d) while currently there were no ordinances/regulations governing the qualifications of heritage consultants for submission of HIA, most of the heritage consultants by and large held membership of the Hong Kong Institute of Architectural Conservationists; and
- (e) the fence wall of MMTC fronting Hollywood Road did not form part of the monument. If the project proponent proposed to demolish the fence wall, AMO would review the proposal accordingly.

34. Mr Yiu Tze Leung (Representative of R1) also made the following main responses;

- (a) TWGHs would review the feasibility of removing the concerned fence wall of MMTC to allow a better integration of the heritage bazaar with the courtyard of MMTC to enhance visual permeability and public

access/enjoyment;

- (b) MMTC was in existence when TWGHs were first established. MMTC had been very important to TWGHs. TWGHs had more than one hundred years of experience in managing MMTC;
- (c) the youth hostel proposal was the result of a well-thought-out plan, involving the carrying out of various assessments including examining the potential risks to MMTC. The past contributions of MMTC to the community would be showcased in the heritage bazaar, which would help promote the history and culture of MMTC and Hong Kong; and
- (d) yearly and longstanding signature/regular events such as Qiu ji Dian li (秋祭典禮) and birthdays of Wu Di and Wen Di (文帝及武帝誕) were organised by TWGHs and held at MMTC, which were attended by the local stakeholders, religious bodies and members of the public. The heritage bazaar in the proposed youth hostel development could help provide back-up space for those events.

35. Mr John Batten (representative of R3 and R455) also responded that the crux of the issue was about the appropriateness of construction of a 21-storey high-rise building next to MMTC which would have adverse impact on the heritage value of the monument and violate the conservation principles.

#### Visual Aspect

36. Some Members raised the following questions on the visual aspect:

- (a) whether photomontages/illustrations could be provided to illustrate the interface between the proposed youth hostel building and the neighbouring MMTC at pedestrian level;



- (b) whether the assessment on visual impact of the proposed development should have made reference to MMTC, instead of the high-rise buildings in the neighbourhood; and
- (c) noting that the ex-school site was mainly surrounded by high-rise buildings, whether other design options seeking to alleviate visual impact on MMTC (e.g. maximising the G/F headroom, locating a skygarden on lower floors, further building setback from Hollywood Road and adopting terraced built form with lower buildings fronting MMTC) had been considered.

37. In response, Mr Louis K.H. Kau, DPO/HK, made the following main points with the aid of some PowerPoint Slides:

- (a) a visual impact assessment (VIA) had been conducted in support of the application for the proposed youth hostel development under section 12A of the Town Planning Ordinance (the Ordinance). In accordance with the Town Planning Board Guidelines No. 41 on submission on VIA, the potential visual impact of the proposed hostel on the surrounding areas had been assessed from key public viewing points (including those nearby locations at Hollywood Road and Caine Road). It was concluded that the resultant visual impact was minimal; and
- (b) HIA conducted had examined the interface between the proposed youth hostel and MMTC, including the visual impact of the proposed hostel on MMTC. With the incorporation of various design measures such as building setback from Hollywood Road to address the current visual blockage to MMTC by the existing school building, HIA considered the visual impact on MMTC acceptable.

38. Mr Yiu Tze Leung (Representative of R1) also made the following responses with the aid of some PowerPoint slides:

- (a) the interface between the proposed youth hostel building and MMTC was illustrated with reference to the photomontages showing the street frontage of the hostel building and MMTC;
- (b) TWGHs had been reminded by AAB that artifacts should not be made/used to form an extension/new wing of MMTC. It would continue to take into consideration the views from the public and stakeholders in the community to enhance design harmonisation between the heritage bazaar and MMTC for better visual effect or compatibility; and
- (c) the current design elements of the proposed hostel, including the introduction of high headroom, setback from Hollywood Road and the number of hostel bed spaces to be provided, had taken into account the views of various stakeholders and government departments. The current proposal of 302 hostel bed spaces would help maximise the use of the valuable land resources at such location. The suggested alternative design options might require further relaxation of the building height (BH) restriction.

#### Design Aspect

39. Some Members raised the following questions on the design aspect:

- (a) whether the buffer distance between the youth hostel building and MMTC and the building setback from Hollywood Road would be less than 3m and 5.8m at upper storeys respectively; and
- (b) whether sufficient maneuvering space would be allowed for vehicles using the two car parking spaces and one loading/unloading (L/U) bay proposed at the heritage bazaar and the related interface between vehicular and pedestrian traffic including visitors to MMTC.

40. In response, Mr Louis K.H. Kau, DPO/HK made the following main points with the aid of some PowerPoint slides:

- (a) the G/F buffer distance between the proposed youth hostel building and MMTC would be 3.1m while the upper storeys of the hostel building would maintain a setback distance of 2.9m from MMTC. The G/F setback distance from Hollywood Road would be 5.8m and from 11m above-ground onwards, the setback distance would be about 3m; and
- (b) the two car parking spaces and one L/U bay proposed at the heritage bazaar as shown on plan would only be used to facilitate the future occupants during moving in/out from the hostel. L/U activities would not be permitted when exhibitions or activities were being held at the heritage bazaar. Prior arrangements with the management office for use of the parking spaces and L/U were required to ensure no safety issues concerning vehicular and pedestrian movements.

41. Mr Yiu Tze Leung (Representative of R1) supplemented the following main points with the aid of some PowerPoint slides:

- (a) the ground-level setback of 5.8m from Hollywood Road would allow aligning the building with the courtyard of MMTC; and
- (b) the proposed car parking spaces were provided in compliance with the requirements of the concerned departments and they were anticipated to be of infrequent use. The occupants would be prohibited from using the parking spaces and L/U bay when the heritage bazaar was in use.

#### Others

42. Some Members raised the following questions:

#### *Structural Impact*

- (a) whether further measures would be adopted to safeguard the structural safety of the buildings at MMTC;

*Air Quality*

- (b) the proposed hostel would be equipped with an air filtration system capable of achieving 80% odour and particulate removal efficiency. Whether there was any information on the measures to mitigate the residual impact;

*PR*

- (c) whether MMTC and the ex-school site were one lot and whether there was any transfer of PR from MMTC to the proposed youth hostel building;

*GIC Provision*

- (d) provision of library, community hall and education/family centre in the local area;

*Rights of TWGHs*

- (e) whether TWGHs had the right to demolish the youth hostel, if built, for other commercial building, upon reimbursing the construction cost to the Government;

*Alternative Proposal*

- (f) if the youth hostel proposal could not be proceeded with, whether there was any alternative proposal for the ex-school building that would be pursued by TWGHs;

- (g) whether the existing school building on site could be refurbished to accommodate the youth hostel; and

*Future Management*

- (h) any information on the future management of the proposed youth hostel and whether management fee would be borne by the future tenants.

43. In response, Mr Louis K.H. Kau, DPO/HK, and Mr K.T. Chau, SA(A&M)1 of AMO made the following main points with the aid of the visualizer/ PowerPoint slides:

*Structural Impact*

- (a) the detailed mitigation measures for checking/monitoring the stability of the buildings at MMTC as recommended in HIA would be further discussed between TWGH's heritage consultants and the structural engineers of AMO. The project team of the project proponent would closely monitor the carrying out of works to ensure no risks to MMTC. Apart from AMO, concerned departments including the Buildings Department would also be involved for approving the related works and there were close liaison among departments ensuring full protection of the monument;

*PR*

- (b) the Lands Department (LandsD) advised that the ex-school site and MMTC were under one lot i.e. IL 338. Based on the whole site, the PR of the proposed hostel building was 4.7. If based on the site area of the ex-school site only, the PR of the proposed hostel building amounted to about 16. There was no transfer of PR from MMTC to the proposed youth hostel building as they were on the same lot;

*GIC Provision*

- (c) for the Central & Western (C&W) district, there was a surplus of one library in accordance with HKPSG's requirement. There were also four community halls, though there was no specific standard under the HKPSG. There was, however, a shortfall of Integrated Children and Youth Services Centre in the district; and

*Rights of TWGHs*

- (d) TWGHs would need to seek the Board's permission for a commercial development at the ex-school site under the "Government, Institution or Community (2)" ("G/IC(2)") zone. If the commercial component exceed 50% of the total gross floor area of the GIC facility, rezoning of the site to an appropriate zone might be required.

44. In response, Mr Yiu Tze Leung (Representative of R1) made the following points:

*Structural Impact*

- (a) MMTC was at the heart of TWGHs and it would not subject MMTC to adverse safety risks. Apart from TWGHs which would closely monitor the structural safety of the buildings at MMTC before and during construction, government departments including AMO would also closely monitor the situation;

*Air Quality*

- (b) the internal air quality of the proposed youth hostel would be in compliance with the statutory standards. The air filtration system could in fact achieve about 90% odour and particulate removal efficiency in respect of the detailed design scheme. Worshippers visiting MMTC would be encouraged to use substitutes instead of burning joss papers so as

to reduce smoke emission;

*Alternative Proposal*

- (c) the existing school building had been left vacant since 2005 and in a poor state. It would not be able to comply with the current standards for school premises e.g. lack of universal access;
- (d) youth hostels were urgently needed in Hong Kong. The subject proposal represented the most feasible option for the ex-school site and would maximise the use of valuable land resources. Currently, no other alternative proposal for the site was being considered; and

*Future Management*

- (e) TWGHs would be responsible for managing the hostel and the rents to be charged for the youth hostel units would be inclusive of the management fees.

45. Noting that the major views of C&WDC (R635) including the minutes of the relevant C&WDC meeting had been incorporated/attached to the Paper, a Member asked whether Mr John Batten (Representative of R3 and R455) could clarify his view that the comments of the C&WDC (R635) had not been reflected fully in the Paper. In response, Mr Batten said that various concerns of the C&WDC relating to BH and air quality of the proposed youth hostel, structural safety for the buildings at MMTC and that the need to conduct a geotechnical assessment and building setback from Hollywood Road etc., as provided in Annex IV of the Paper, had not been addressed. The high BH and limited building setback of the upper floors of the youth hostel building were highly unsatisfactory. More importantly, the C&WDC considered the proposed hostel building visually incompatible with MMTC.

46. The same Member asked if Mr Yiu Tze Leung (Representative of R1) could clarify as to why the ex-school site was selected amongst those sites belonging to TWGHs. In response, Mr Leung said that besides the subject ex-school building, there were no other

available sites being held by TWGHs at the current time.

47. Ms Katty Law (R380 and R438/560's Representative) indicated that Members should be mindful of the need for the project proponent to conduct an environmental impact assessment (EIA) for the youth hostel proposal given that the ex-school site and MMTC were regarded as one site.

[Mr Stephen L.H. Liu returned to join the meeting and Mr K.K. Cheung left the meeting during the Q&A Session.]

48. As Members did not have any further questions, the Chairman said that the Q&A session was completed. He thanked the government representatives as well as the representers and their representatives for attending the meeting. The Board would deliberate the representations in closed meeting and would inform the representers of the Board's decision in due course. The government representatives as well as the representers and their representatives left the meeting at this point.

49. As the attendees of Agenda Item 4 and Agenda Item 5 had been waiting for some time, the meeting decided to defer the deliberation of this item until a later stage.

### **Sai Kung & Islands District**

#### **Agenda Item 4**

[Open Meeting (Presentation and Question Sessions only)]

Review of Application No. A/I-TCTC/55

Proposed House (New Territories Exempted House - Small House) in "Green Belt" and "Village Type Development" zones, Government Land in D.D. 3 TC, Sheung Ling Pei Village, Tung Chung, Lantau Island, New Territories  
(TPB Paper No. 10269)

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[The item was conducted in Cantonese.]



50. The Secretary reported that the following Members had declared interests on the item:

- |                     |   |   |
|---------------------|---|---|
| Professor T.S. Liu  | - | close relative co-owning with a friend a property in Tung Chung |
| Mr Martin W.C. Kwan | - | close relative owning properties in Tung Chung New Town         |

51. As the properties of Professor T.S. Liu and Mr Martin W.C. Kwan's close relatives had no direct view of the application Site (the Site), Members agreed that they could stay in the meeting.

#### Presentation and Question Sessions

52. The following representative from the Planning Department (PlanD) and the applicant were invited to the meeting at this point:

- |                   |   |  |
|-------------------|---|--|
| Ms Donna Y.P. Tam | - | District Planning Officer/Sai Kung & Islands (DPO/SKIs), PlanD |
| Mr Cheng Wai Kin  | - | Applicant  |

53. The Chairman extended a welcome and explained the procedure of the review hearing. He then invited DPO/SKIs to brief Members on the review application.

54. With the aid of a PowerPoint presentation, Ms Donna Y.P. Tam, DPO/SKIs, briefed Members on the background of the review application including the consideration of the application by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board), departmental and public comments, and planning considerations and assessments as detailed in TPB Paper No. 10269 (the Paper).

55. The Chairman then invited the applicant to elaborate on the review application. With the aid of the visualiser, Mr Cheng Wai Kin made the following main points:

- (a) the application was in line with the Town Planning Board Guidelines No. 10 (TPB PG-No. 10) in that the Site was in close proximity to the existing village, the proposed development was in keeping with the surrounding uses and to meet the demand from indigenous villagers, and there were satisfactory sewage disposal facilities and access arrangements;
- (b) PlanD's view that each application should be considered based on its individual merits and that approval of the subject application would set an undesirable precedent for other similar applications was self-contradictory. If each application was to be considered based on its individual merits, approval of the subject application should not have any precedent effect on other applications. Besides, the judgement on precedent effect without any consideration on whether the subject application and other subsequent applications were subject to similar circumstances was unfound and unfair, and was not in line with TPB PG-No. 10 that each application should be considered based on its individual merits;
- (c) the argument regarding cumulative impact was hypothetical. As noted from the comments of Chief Town Planner/Urban Design and Landscape (CTP/UD&L), the landscape impact of the proposed Small House development was not significant;
- (d) the subject application was unique in that the Small House application was submitted to the Lands Department (LandsD) in 2010 well before the Site was included in the subject outline zoning plan (OZP) and PlanD raised no objection to the Small House grant application in 2012 and 2014. The Site would have been zoned "Village Type Development" ("V") on the OZP if the subject Small House grant application was approved by LandsD before 2016. In end 2015, he was informed by LandsD that his Small House grant application was nearly completed. However, PlanD had overlooked that

fact and designated the Site as “Green Belt” (“GB”) zone. The subject application was different from those other applications which were submitted after the sites were zoned “GB” and should not be considered as a precedent case;

- (e) there were existing Small Houses located at similar level of the Site. Since the “GB” areas to the south of the Site were natural slopes, Small House development would unlikely be approved due to safety concerns. Hence, PlanD’s assessment that the cumulative effect of approving the subject application would result in degradation of the landscape character of the “GB” zone was unjustified;
- (f) it was misleading to say that the applicant could apply for Small House development within the common “V” zone covering the four villages. As informed by LandsD, under the Small House Policy, application for Small House grant on government land could only be made in the applicant’s own village. It would not be reasonable to argue that the applicant could purchase private land in other villages for Small House development as that would deprive the rights of the indigenous villagers for Small House development under the Basic Law;
- (g) in assessing the land available for Small House development within the four villages, PlanD had inappropriately included into calculation a number of areas such as an area comprising a retaining wall managed by the Water Supplies Department to the east of the Site, surveyed squatters, fung shui areas and private land. It was noted that a plan showing the land available for Small House development presented at the section 16 stage (Plan A-2b) had been amended by excluding the said retaining wall and vehicular access without any explanation and renumbered to Plan R-2b appended to the Paper at the section 17 stage. As PlanD’s assessment on land availability for Small House development was based on such unreliable information, the Board was urged not to accept the assessment that land was still available within the “V” zone for Small House development;

- (h) it was revealed in the site photos that the land available for Small House development as identified by PlanD was currently occupied by different uses such as car parking area and most land was under private ownership. It was very difficult to acquire those land for Small House development. The indigenous villagers' right to apply for Small House development on government land should be respected;
- (i) the planning intention of the "GB" zone was primarily for defining the limits of urban and sub-urban development areas rather than for conservation purpose. It should be noted that the Director of Agriculture, Fisheries and Conservation and the Director of Environmental Protection had no objection to the application; and
- (j) given the history and uniqueness of the application, the Board was urged to give sympathetic consideration to the subject application.

56. As the presentation of PlanD's representative and the applicant had been completed, the Chairman invited questions from Members.

57. Some Members raised the following questions:

- (a) whether PlanD was aware that the subject Small House grant application was nearly completed, as claimed by the applicant, when preparing the OZP amendments;
- (b) how many Small House grant applications were being processed by LandsD and how the applications outside "V" zone but within village environ ("VE") would be handled;
- (c) whether PlanD's assessment on land available within the "V" zone for Small House development at the section 17 stage (i.e. Plan R-2b) was different from that at the section 16 stage (i.e. Plan A-2b);

- (d) whether traffic impact assessment (TIA) and tree survey had been conducted for the Site, and whether emergency vehicular access (EVA) serving the Site was required; and
- (e) any information on the two Small Houses near Ha Ling Pei outside the “V” zone.

58. Ms Donna Y.P. Tam, DPO/SKIs made the following responses:

- (a) when the Tung Chung Town Centre OZP was amended in January 2016, the boundary of the OZP was extended to cover four villages, namely, Sheung Ling Pei, Ha Ling Pei, Wong Ka Wai and Lung Tseng Tau. In drawing up the boundary of the “V” zone for the four villages, LandsD had been consulted on the status of Small House grant applications in the area. Private lots with building entitlement and sites with approved Small House grant applications and Small Houses under construction would be included in the “V” zone, whereas sites with Small House applications under processing would not be included. According to the information provided by LandsD, there was no differentiation on whether a Small House grant application was nearly completed, or still under processing. As the subject Small House grant application was still under processing at that time, the Site had not been included in the “V” zone;
- (b) as per the latest information, there were 122 outstanding Small House grant applications for the four villages being processed by LandsD. For Small House grant applications within ‘VE’, LandsD would seek comments from relevant government departments including PlanD on the suitability of the sites for Small House development. For those applications outside “V” zone, planning permission from the Board would be required and each application would be considered based on its individual merits;

- (c) PlanD would from time to time review the land available within the “V” zone for Small House development. Some adjustments had been made with reference to the latest available information and Plan R-2b of the Paper was updated accordingly. Both government and private land would be considered as available land for Small House development. Based on the latest assessment, the land available within the “V” zone for Small House development was sufficient to meet the outstanding Small House demand;
- (d) TIA was generally not required for Small House development. The Fire Services Department had been consulted on the application and no requirement of EVA for the Site had been raised. No tree survey had been conducted at the Site. CTP/UD&L of PlanD advised that there were three small trees of common woodland species within the Site. As the Site was situated on a slope covered with vegetation and trees, the proposed development might involve extensive site formation works and construction of a retaining wall and require vegetation clearance outside the Site, thus adversely affecting the overall landscape resource in the “GB” zone; and
- (e) there was currently no information at hand regarding the two Small Houses near Ha Ling Pei outside the “V” zone as shown on Plan R-2b.

59. As Members had no further question, the Chairman informed the applicant that the hearing procedure for the review application had been completed. The Board would further deliberate on the review application in their absence and inform the applicant of the Board’s decision in due course. The Chairman thanked the applicant and PlanD’s representative for attending the meeting. They left the meeting at this point.

60. As the attendees of Agenda Item 5 had been waiting for some time, the meeting decided to defer the deliberation of this item until a later stage.

**Sha Tin, Tai Po and North District**

**Agenda Item 5**

[Open Meeting (Presentation and Question Sessions only)]

Review of Application No. A/NE-TK/598

Proposed House (New Territories Exempted House - Small House) in "Green Belt" zone,  
Government land in D.D. 28, Tai Mei Tuk Village, Tai Po, New Territories  
(TPB Paper No. 10270)

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[The item was conducted in Cantonese.]

**Presentation and Question Sessions**

61. The following representative from the Planning Department (PlanD), the applicant and the applicant's representatives were invited to the meeting at this point:

Ms Jessica H.F. Chu	-	District Planning Officer/Shan Tin, Tai Po and North (DPO/STN), PlanD
Applicant	-	Mr Wong Tin Yiu
Applicant's Representatives	]	Wong Pik Hon, Alan
	]	Wong Yuk Ying, Delanda

62. The Chairman extended a welcome and explained the procedure of the review hearing. He then invited DPO/STN to brief Members on the review application.

63. With the aid of a PowerPoint presentation, Ms Jessica H.F. Chu, DPO/STN, briefed Members on the background of the review application including the consideration of the application by the Rural and New Town Planning Committee (RNTPC) of the Town Planning Board (the Board), departmental and public comments, and planning considerations and assessments as detailed in TPB Paper No. 10270.

64. The Chairman then invited the applicant's representative to elaborate on the review application. Mr Wong Pik Hon, Alan, with the aid of the visualiser, made the following main points:

- (a) the proposed development would not have adverse impacts on the surrounding environment as the adjacent areas had been developed, the stream to the west of the application site (the Site) had been filled, the Site was paved and there was an access road connecting to the Site;
- (b) PlanD's estimates on land available within the "Village Type Development" ("V") zone for Small House development was incorrect as some areas currently occupied by graves and building structures had been included in the estimates; and
- (c) the proposed development would not have adverse landscape impact as only some bamboo within and near the Site would be cleared.

65. As the presentation of PlanD's representative and the applicant's representative had been completed, the Chairman invited questions from Members.

66. In response to a Member's enquiry on PlanD's estimates on land available within the "V" zone for Small House development, Ms Jessica H.F. Chu, DPO/STN, said that PlanD would conduct site visits and review the estimates regularly. Land occupied by graves, access road, tree clusters, etc. would be discounted from the land available for Small House development. In assessing the land available for Small House development, a conservative approach had been adopted with the assumption of a rate of 40 houses per hectare which would allow the provision of space for access road, circulation space and other necessary supporting facilities. According to the latest estimation, about 3.12 ha (or equivalent to about 124 Small House sites) of land were available within the "V" zone, which was nearly twice the outstanding Small House applications of 63.

67. As Members had no further question, the Chairman informed the applicant and his representatives that the hearing procedure for the review application had been completed. The



Board would further deliberate on the review application in their absence and inform the applicant of the Board's decision in due course. The Chairman thanked the applicant and his representatives and PlanD's representative for attending the meeting. They left the meeting at this point.

### Deliberation Session

68. A Member supported the decision of the RNTPC to reject the application as land was still available within the "V" zone to meet the outstanding Small House applications. Other Members generally concurred with the views of the RNTPC.

69. After deliberation, the Board decided to reject the application on review for the following reasons:

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” zoning for the area which is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone;
- (b) the proposed development does not comply with the Town Planning Board Guidelines No. 10 for ‘Application for Development within “Green Belt” zone under section 16 of the Town Planning Ordinance’ in that the proposed development would involve clearance of vegetation affecting the existing natural landscape in the area;
- (c) the proposed development does not comply with the Interim Criteria for Consideration of Application for New Territories Exempted House/ Small House in New Territories in that the proposed development would cause adverse landscape impacts on the surrounding areas; and
- (d) land is still available within the “Village Type Development” (“V”) zone of Lung Mei, Tai Mei Tuk and Wong Chuk Tsuen which is primarily

intended for Small House development. It is considered more appropriate to concentrate the proposed Small House development within “V” zone for more orderly development pattern, efficient use of land and provision of infrastructure and services.”

**Agenda Item 4** (Continued)

[Closed Meeting (Deliberation)]

Review of Application No. A/I-TCTC/55

Proposed House (New Territories Exempted House - Small House) in "Green Belt" and "Village Type Development" zones, Government Land in D.D. 3 TC, Sheung Ling Pei Village, Tung Chung, Lantau Island, New Territories  
(TPB Paper No. 10269)

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[The item was conducted in Cantonese.]

**Deliberation Session**

70. A Member was of the view that the Site, locating on a slope, was not suitable for Small House development which would require extensive site formation, construction of retaining wall and massive vegetation clearance, thus adversely affecting the landscape character of the area. Whilst no information was available on the two Small Houses outside the “V” zone near Ha Ling Pei, they were located far away from the Site and might not be relevant for the consideration of the subject application. The concern on adverse landscape impact was shared by another Member.

71. A Member wondered whether the processing of a Small House grant application was at an advanced stage at the time of OZP gazettal should be a relevant factor. Ms Bernadette H.H. Linn, Director of Lands, said that in drawing the boundary of the “V” zone, PlanD’s established practice was to include those Small House applications already approved by LandsD. It would be difficult and arbitrary to say an application had a good chance or low chance of being approved. An application that had not been completed should simply be regarded as such.

72. In response to a Member's question, the Secretary said that under the planning application system, the applicant could submit a new application or lodge an appeal against the decision of the Board under section 17B of the Town Planning Ordinance.

73. A Member said that although the land available within the "V" zone for Small House development as estimated by PlanD was slightly less than that at the section 16 stage, land was still available within the "V" zone to meet the outstanding Small House demand. As such, there was no strong justification to depart from the RNTPC's decision.

74. After deliberation, the Board decided to reject the application on review for the following reasons:

- “(a) the proposed development is not in line with the planning intention of the “Green Belt” (“GB”) zone which is primarily for defining the limits of urban and sub-urban development areas by natural features and to preserve the existing topography and natural vegetation at the fringe of the new town as well as to provide passive recreational outlets. There is a general presumption against development within this zone. There is no strong planning justification in the submission for a departure from the planning intention;
- (b) land is still available within the “Village Type Development” (“V”) zone of Sheung Ling Pei, Ha Ling Pei, Wong Ka Wai and Lung Tseng Tau for Small House development. It is considered more appropriate to concentrate the proposed Small House within the “V” zone for orderly development pattern, efficient use of land and provision of infrastructures and services; and
- (c) the approval of the application would set an undesirable precedent for similar applications within the “GB” zone. The cumulative effect of approving such similar applications would result in the encroachment on the “GB” zone and a general degradation of the landscape character of the area.”

[Mr Stephen L.H. Liu left the meeting at this point.]

**Agenda Item 3** (Continued)

[Closed Meeting (Deliberation)]

Consideration of Representations in respect of Draft Sai Ying Pun & Sheung Wan Outline  
Zoning Plan No. S/H3/30  
(TPB Paper No. 10268)

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[The item was conducted in Cantonese.]

**Deliberation Session**

75. The Chairman recapitulated the main concerns of the representers and he invited Members to express their views.

**Air Quality and EIA**

76. A Member considered that the concerns on adverse air quality from MMTC as claimed by some representers might have been overstated and that there were already many residential developments surrounding the ex-school site. Two other Members shared the view and considered that air quality might not be a significant concern.

77. Mr C.W. Tse, Deputy Director of Environmental Protection (1), Environmental Protection Department (EPD), said that joss/incense burning was not a major source of air pollution and its effects on air quality would be too small to be reflected in air quality monitoring data. The most common complaints were against nuisances to adjacent residents caused by the smell and ash emissions. Temples could install suitable equipment or make other arrangements to control the emission of smell and ash which had generally been quite effective in mitigating the nuisances. For the proposed youth hostel, an air filtration system that could achieve 80% odour and particulate efficiency would be able to substantially mitigate the nuisance effects, if any, from MMTC.

78. Mr. Tse also clarified that since the proposed youth hostel would not encroach upon a declared monument (i.e. MMTC), the proposal was not a Designated Project under the EIA Ordinance and hence no EIA was required.

#### Transfer of PR

79. On the concern of the representers that there might be a transfer of PR from MMTC to the ex-school site as the two were on separate lots, Ms Bernadette H.H. Linn said that the two aforesaid sites were under one lot as explained by DPO/HK, and that the lot was under a virtually unrestricted lease with a non-offensive trade clause. As such, the meeting noted that the issue of transfer of PR did not arise.

#### Heritage/Visual/ Design Aspect

80. A Member considered that the heritage value of MMTC was significant and MMTC should not be adversely affected by the proposed youth hostel development. Another Member considered that higher BH might be tolerable as long as the building mass of the lower part of the youth hostel building could be reduced so as to minimise visual impact on MMTC.

81. A Member observed that the function of MMTC was different from other temples in Hong Kong. It was a popular tourist spot. The introduction of a heritage bazaar to educate the public including tourists about the history of MMTC was thus welcome. He opined that the assessment on the visual impact of the proposed youth hostel building should focus more on the impact on MMTC. Another Member observed that the proposed youth hostel building with building setback at G/F represented an improvement to the current situation as the views to MMTC at pedestrian level were obstructed by the existing school building.

82. Members in general considered the proposed high-rise building immediately adjoining MMTC, a declared monument, might not be the ideal option as that would have adverse visual impact on MMTC. At the same time, Members were generally supportive of using the site to meet the need for youth hostel development. Some Members considered that there was scope to improve the design of the proposed youth hostel development, whilst other Members took the view that aesthetics were to some extent subjective and that the scope for

improvement could be limited.

### Planning Permission

83. To facilitate better planning control, some Members suggested that the future youth hostel development should be subject to planning permission from the Board to ensure that the building design would be scrutinized by the Board so as to minimise any adverse visual impact it might have on MMTC. Some Members doubted whether it was necessary as the scope for the design to be further improved could be limited.

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

84. Given the divergent views of Members, the meeting took a vote on whether to delete the “Residential Institution (Hostel only)(on land designated “G/IC(2)” only) from Column 1 use under the “G/IC” zone and to correspondingly replace “Residential Institution (not elsewhere specified)” under Column 2 by “Residential Institution”. A majority of the Members were in support of the above amendments to the Notes of the “G/IC” zone.

### Building Height

85. Some Members considered that the BH of 97mPD was appropriate as it would allow design flexibility. Whilst the BH restriction only set out the maximum, the Board was not bound to accept the maximum BH in considering the planning application submitted at the section 16 stage. Some Members, however, considered the original BH of 8-storey should be kept, so that the building bulk of the future development would be the same as that of the current ex-school building, and that the feasibility of adoptive reuse of the existing school building for youth hostel use could also be further explored. A Member opined that simply converting the existing ex-school building would imply limited floor area for the future youth hostel and might not be a feasible option.

86. Given the divergent views of Members, the meeting took a vote on whether 97mPD or 8 storeys should be adopted as BH restriction, and a majority of Members were in support of adopting 97mPD, which meant that no amendment to the BH restriction for the ex-school site (i.e. Amendment Item A) as shown on the draft OZP was required.

87. In conclusion, the Board decided to note the supportive view of Representation R1, and to partially uphold Representations R2 to R635. The Board considered that the Plan should be amended to partially meet the representations by deleting the “Residential Institution (Hostel only)(on land designated “Government, Institution or Community (2)” (“G/IC(2)”) only) from Column 1 use under the “G/IC” zone as well as replacing “Residential Institution (not elsewhere specified)” under Column 2 by “Residential Institution”. To correspond with such amendments, the representation site would be rezoned from “G/IC(2)” back to the original zoning of “G/IC”.

88. The Board also decided not to uphold the remaining part of Representations R2 to R635 for the following reasons:

- “(a) as the representation site is within the Mid-levels Scheduled Area, any works would be subject to stringent geotechnical controls under the Buildings Ordinance and should follow the relevant Practice Note (APP-30) to safeguard public safety and ground stability. The issue of the youth hostel causing structural damage to the Man Mo Temple Compound during construction would be addressed through the building plan processing system;
- (b) the statutory and administrative procedures in consulting the public on the proposed zoning amendment have been duly followed. The exhibition of the Outline Zoning Plan for public inspection and the provision for submission of representations/comments form part of the statutory consultation process under the Town Planning Ordinance; and
- (c) as the policy intention of the Youth Hostel Scheme (YHS) is to unleash the potential of under-utilised site held by non-government organisations, the alternative proposals would fall outside the scope of the YHS policy.”

**Procedural Matters**

**Agenda Item 6**

[Open Meeting]

Submission of the Draft The Peak Area Outline Zoning Plan No. S/H14/12A under Section 8 of the Town Planning Ordinance to the Chief Executive in Council for Approval  
(TPB Paper No. 10271)

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[The item was conducted in Cantonese.]

89. The Secretary reported that the following Members had declared interest on the item for having affiliations/being acquainted with the representers/commenters or their representatives including Cheung Kong Hutchison Holdings Limited (CKHH), being the mother company of Juli May Limited (R1/C1), LWK & Partners (HK) Limited (LWK) (R1/C1's representative), World Wide Fund for Nature of Hong Kong (WWF) (R5/C32), Hong Kong Bird Watching Society (HKBWS) (R6), Designing Hong Kong Limited (R8) and Mary Mulvihill (R12/C40):

- |                     |   |  |
|---------------------|---|--|
| Mr Ivan C.S. Fu     | - | having current business dealings with CKHH and being a Director and shareholder of LWK;      |
| Mr Patrick H.T. Lau | - | having current business dealings with CKHH;  |
| Dr C.H. Hau         | - | being a member of the HKBWS and a past member of the Conservation Advisory Committee of WWF; |
| Mr K.K. Cheung      | ] | their company hiring Mary Mulvihill on a   |
| Mr Alex T.H. Lai    | ] | contract basis from time to time;  |
| Mr Thomas O.S. Ho   | - | personally knowing the co-founder and Chief Executive Officer of Designing Hong Kong         |



Limited;

Mr Dominic K.K. Lam	]	personally knowing some representers/
Dr Lawrence K.C. Li	]	commenters; and
Professor T.S. Liu	]	

Mr Stephen L.H. Liu - having past business dealings with CKHH and LWK.

90. Members noted that Dr C.H. Hau and Mr Thomas O.S. Ho had tendered apologies for being unable to attend the meeting and Mr K.K. Cheung and Mr Stephen L.H. Liu had left the meeting. As the item was procedural in nature, Members agreed that the above Members who had declared interests could stay in the meeting.

91. The Secretary briefly introduced the Paper. On 29.4.2016, the draft The Peak Area Outline Zoning Plan (OZP) No. S/H14/12 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). As the representation consideration process had been completed, the draft OZP was ready for submission to the Chief Executive in Council (CE in C) for approval.

92. After deliberation, the Board:

- (a) agreed that the draft The Peak Area OZP No. S/H14/12A and its Notes at Annexes I and II of the Paper respectively were suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorsed the updated Explanatory Statement (ES) for the draft The Peak Area OZP No. S/H14/12A at Annex III of the Paper as an expression of the planning intention and objectives of the Board for the various land use zonings on the draft OZP and to be issued under the name of the Board; and
- (c) agreed that the updated ES was suitable for submission to the CE in C together with the draft OZP.

**Agenda Item 7**

[Open Meeting]

Submission of the Draft North Point Outline Zoning Plan No. S/H8/25A under Section 8 of the Town Planning Ordinance to the Chief Executive in Council for Approval  
(TPB Paper No. 10272)

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[The item was conducted in Cantonese.]

93. The Secretary reported that the following Members had declared interests on the item for having affiliations with the Hong Kong Housing Authority (HKHA) relating to a proposed public housing development (Amendment Item A) on the draft North Point Outline Zoning Plan (OZP) to be undertaken by the Housing Department (HD), the executive arm of HKHA, and for having business dealings with the consultants of HD (i.e. Ove Arup & Partners Hong Kong Limited (Arup) and MVA Hong Kong Limited (MVA)) and a representer/commenter (Ms Mary Mulvihill) (R406/C3):

- |  |   |  |
|--|---|--|
| Mr Raymond K.W. Lee<br>(as Director of Planning)           | - | being a member of the Strategic Planning Committee (SPC) and the Building Committee of HKHA;                                       |
| Ms Bernadette H.H. Linn<br>(as Director of Lands)          | - | being a member of HKHA;  |
| Mr Martin W.C. Kwan<br>(as Chief Engineer<br>(Works), HAD) | - | being the representative of the Director of Home Affairs who was a member of the SPC and the Subsidised Housing Committee of HKHA; |
| Mr H.F. Leung  | - | being a member of the Tender Committee of HKHA;  |
| Dr C.H. Hau  | - | having current business dealings with HKHA;  |
| Mr Patrick H.T. Lau  | - | having current business dealings with HKHA, Arup and MVA;  |

- |                       |   |   |
|-----------------------|---|---|
| Ms Janice W.M. Lai    | - | having current business dealings with HKHA and Arup;  |
| Mr Thomas O.S. Ho     | - | having current business dealings with HKHA and MVA and owning a flat at Braemar Hill Mansion, North Point;  |
| Mr Ivan C.S. Fu       | - | having current business dealings with Arup and MVA and past business dealings with HKHA;  |
| Mr K.K. Cheung        | ] | their firm having current business dealings with  |
| Mr Alex T.H. Lai      | ] | HKHA and hiring Ms Mary Mulvihill on a contract   |
|                       | ] | basis from time to time;  |
| Mr Stephen L.H. Liu   | - | having past business dealings with HKHA;  |
| Mr Franklin Yu        | - | having past business dealings with HKHA, Arup and MVA;  |
| Professor S.C. Wong   | - | being an engineering consultant of Arup and the Chair Professor and Head of Department of Civil Engineering of University of Hong Kong where Arup had sponsored some activities of the Department before; |
| Dr Lawrence W.C. Poon | - | his spouse being an employee of HD but not involved in planning work;   |
| Dr Wilton W.T. Fok    | - | co-owning with spouse a flat at Cloud View Road, North Point; and   |
| Mr Stephen H.B. Yau   | - | owning a flat in North Point.   |

94. Members noted that Mr Raymond K.W. Lee, Mr H.F. Leung, Dr C.H. Hau, Mr Thomas O.S. Ho and Dr Wilton W.T. Fok had tendered apologies for being unable to attend the meeting and Mr K.K. Cheung, Mr Stephen L.H. Liu and Mr Stephen H.B. Yau had left the meeting. As the item was procedural in nature, Members agreed that the above Members who had declared interests could stay in the meeting.

95. The Secretary briefly introduced the Paper. On 5.8.2016, the draft North Point Outline Zoning Plan (OZP) No. S/H8/25 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). As the representation consideration process had been completed, the draft OZP was ready for submission to the Chief Executive in Council (CE in C) for approval.

96. After deliberation, the Board:

- (d) agreed that the draft North Point OZP No. S/H8/25A and its Notes at Annexes I and II of the Paper respectively were suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (e) endorsed the updated Explanatory Statement (ES) for the draft North Point OZP No. S/H8/25A at Annex III of the Paper as an expression of the planning intention and objectives of the Board for the various land use zonings on the draft OZP and to be issued under the name of the Board; and
- (f) agreed that the updated ES was suitable for submission to the CE in C together with the draft OZP.

### **Agenda Item 8**

[Confidential Item] [Closed Meeting]

97. The item was recorded under confidential cover.

**Agenda Item 9**

[Open Meeting]

**Any Other Business**

[The item was conducted in Cantonese.]

98.           There being no other business, the meeting was closed at 4:45 p.m.

**SCHEDULE OF PROPOSED AMENDMENT TO  
THE DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO. S/H3/30  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendment to Matters shown on the Plan**

Item A – Rezoning of the site at 122A to 130 Hollywood Road from “Government, Institution or Community (2)” (“G/IC(2)”) to “Government, Institution or Community” (“G/IC”).

**II. Amendment to the Notes of the Plan**

Revision to the Schedule of Uses of the Notes for the “G/IC” zone to delete “Residential Institution (Hostel only) (on land designated “G/IC(2)” only)” from Column 1 use, and to correspondingly replace “Residential Institution (not elsewhere specified)” under Column 2 by “Residential Institution”.

Town Planning Board

12 May 2017

**Proposed Amendments to the Notes of  
the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30**

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<p>Ambulance Depot Animal Quarantine Centre (in Government building only) Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Eating Place (Canteen, Cooked Food Centre only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Hospital Institutional Use (not elsewhere specified) Library Market Pier Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution <b><i>Residential Institution (Hostel only) (on-land- designated "G/IC(2)" only)</i></b> Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre Wholesale Trade</p>	<p>Animal Boarding Establishment Animal Quarantine Centre (not elsewhere specified) Correctional Institution Driving School Eating Place (not elsewhere specified) Flat Funeral Facility Holiday Camp Hotel House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Off-course Betting Centre Office Petrol Filling Station Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Refuse Disposal Installation (Refuse Transfer Station only) <b><i>Residential Institution (not elsewhere- specified)</i></b> <b><i>Residential Institution</i></b> Sewage Treatment/Screening Plant Shop and Services Utility Installation for Private Project Zoo</p>

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights, in terms of number of storeys and/or metres above Principal Datum, as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (2) On land designated “Government, Institution or Community (1)”, a minimum setback of 0.5m from the lot boundary fronting Shing Wong Street shall be provided.
- (3) In determining the relevant maximum number of storey(s) for the purposes of paragraph (1) above, any basement floor(s) may be disregarded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (5) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as stipulated on the Plan and setback requirement stated in paragraph (2) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.



**Proposed Amendments to the Explanatory Statement of  
the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30**

(This does not form part of the proposed amendments to the  
draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30)

Paragraph 8.5.5 of the Explanatory Statement is proposed to be amended:

**8.5 Government, Institution or Community (“G/IC”) : Total Area 13.30ha**

- 8.5.1 Land zoned for this purpose is intended for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Such developments, particular for those which are low-rise, serve to provide visual and spatial relief to the densely built-up environment of the Area.
- 8.5.2 Major existing GIC facilities include Western District Headquarters and Divisional Police Station at Western Street; Upper Level Police Station at High Street; Western Magistracy at Western Street; David Trench Rehabilitation Centre at Bonham Road; Prince Philip Dental Hospital, Tsan Yuk Hospital and Tung Wah Hospital at Hospital Road; Sheung Wan Divisional Fire Station, Waterfront Divisional Police Station, Central Sewage Screening Plant and Sun Yat Sen Memorial Park Sports Centre at the Western Reclamation; Sheung Wan Civic Centre at Morrison Street; the Man Mo Temple Compound at Hollywood Road as well as primary and secondary schools at various locations.
- 8.5.3 Many buildings within the “G/IC” zone of this Area are declared monuments protected by the Antiquities and Monuments Ordinance including the old Pathological Institute at Caine Lane, the Man Mo Temple Compound at Hollywood Road, and the façade of the Old Mental Hospital (now forms part of the Sai Ying Pun Community Complex) at High Street, which has been redeveloped for a district community hall cum social welfare complex with the façade preserved in-situ.

- 8.5.4 There are other smaller pockets of “G/IC” sites which are essential for provision of various kinds of community facilities to serve the congested and overcrowded inner urban area.
- 8.5.5 Development and redevelopment within the “G/IC”, **and** “G/IC(1)” ~~and~~ “G/IC(2)” zones are subject to maximum building height in terms of number of storeys or mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater. For the “G/IC(1)” zone, a minimum setback of 0.5m from the lot boundary fronting Shing Wong Street shall be provided upon redevelopment, for footpath widening (see Plan 3). For the ~~“G/IC(2)” zone~~ **future youth hostel development adjacent to the Man Mo Temple Compound**, ~~the~~ **its** architectural design ~~of the future youth hostel development~~ would follow the recommendations identified in the Heritage Impact Assessment to ensure that due respect would be paid to the historical and cultural significance of the Man Mo Temple Compound. The design features would help alleviate the potential air ventilation impact on the surrounding pedestrian wind environment according to the air ventilation assessment conducted.
- 8.5.6 Minor relaxation of the building height restrictions, non-building area restrictions and setback requirement may be considered by the Board on application. Each application will be considered on its own merits.

**Summary of Further Representations made on the Proposed Amendments to  
the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/30**

<b>Further Representation No.</b> (TPB/R/S/H3/30-F)	<b>Further Representer</b>	<b>Subject of Further Representation</b>	<b>Responses to Further Representations</b>
1	Timothy Ng Man Wai	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Good use of under-utilised site to provide more housing flats for youths</li> <li>It is proposed to use eco-friendly method for burning incense at MMTC</li> <li>The future youth hostel will be managed by TWGH on a self-financing basis, and better integration with MMTC</li> <li>A portion of the development would be used as exhibition venue to promote Chinese culture and queuing area</li> <li>To propose a podium garden and green roof in response to the need for better air ventilation and light penetration in the surrounding area.</li> </ul>	Noted.
2	王鳳儀	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>To support the policy address on catering for the housing needs of youths</li> <li>The scheme is in response to the aspiration of youth to have their own living space</li> <li>The development design had taken Man Mo Temple Compound (MMTC) into consideration, with the design approved by the Antiquities Monument Office and Antiquities Advisory Board in 4.6.2015.</li> <li>Departmental comments will be followed during construction to minimise impact to the MMTC, the public and its surrounding area.</li> <li>A recent survey indicates that youths are in support of the development.</li> </ul>	Noted.
3	Yeung King Lun	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Hong Kong has very limited housing flats for newly graduated students in the urban</li> </ul>	Noted.

<b>Further Representation No.</b> (TPB/R/S/H3/30-F)	<b>Further Representer</b>	<b>Subject of Further Representation</b>	<b>Responses to Further Representations</b>
		area and the rents are very expensive. • The Youth Hostel Scheme allows fresh graduate to have a place of their own.	
4	Sham Ching Yin Letty	• Support Amendment Item A  <u>Grounds of further representation:</u> • The living expense in Hong Kong is too high and limits the youth to develop their sense of independence and responsibility.	Noted.
5	Wan Yu	• Support Amendment Item A  <u>Grounds of further representation:</u> • It is difficult to find flats in the Sheung Wan district at a reasonable rent level. The location of the youth hostel is near PMQ which suits the interest of youths.	Noted.
6	Tracy Ho	• Support Amendment Item A  <u>Grounds of further representation:</u> • Land resources should be used to help the youth to be more independent.	Noted.
7	Heung Yin Kwan	• Support Amendment Item A  <u>Grounds of further representation:</u> • Improves housing problem of youths	Noted.
8	Patrick Man	• Support Amendment Item A  <u>Grounds of further representation:</u> • Improves housing problem of youths and to increase their awareness in heritage conservation.	Noted.
9	Clement Lau	• Support Amendment Item A	

<b>Further Representation No.</b> (TPB/R/S/H3/30-F)	<b>Further Representer</b>	<b>Subject of Further Representation</b>	<b>Responses to Further Representations</b>
		<u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Using private land to build youth hostels in response to the needs of the society is supported. TWGHs already proposed measures to reduce the impact on the adjacent declared monument. Development and conservation should be balanced.</li> </ul>	Noted.
10	Cheung Man Chun	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Its beneficial to society if organisation can provide accommodation to the youth at an affordable rent. Meeting housing demand is more important than heritage conservation. Building a youth hostel and conservation should not be mutually exclusive.</li> </ul>	Noted.
11	徐詠曦	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>The development at a cheap rental level with good public transport connection and would increase cultural knowledge for youths.</li> </ul>	Noted.
12	Au Yeung Ka Chun	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>The development is encouraging for those who do not have their own accommodation.</li> </ul>	Noted.
13	Chan Lin Kit	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>There is not enough land in Hong Kong. Providing more accommodations for youths in different aspects will help meet their housing needs.</li> </ul>	Noted.
14	Eunice Chau	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul>	

<b>Further Representation No.</b> (TPB/R/S/H3/30-F)	<b>Further Representer</b>	<b>Subject of Further Representation</b>	<b>Responses to Further Representations</b>
		<u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>To cater for the large demand of youth accommodation.</li> </ul>	Noted.
15	Lee Chi Yan	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>To have more opportunities to realise youth's housing needs</li> </ul>	Noted.
16	Kitty Fung Po Yue	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Many youth are in need of residential support, especially those from the lower income group with limited family support.</li> </ul>	Noted.
17	Kwok Fong Pui	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Better utilize land resource and to provide hostels for people in need.</li> </ul>	Noted.
18	Lau Po Chu	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>To provide more accommodations for youth so to minimize conflict with their families. The rent is cheaper than market price and can help those who wish to save up to purchase their flats in the future.</li> </ul>	Noted.
19	王程程	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Cheap rent</li> </ul>	Noted.
20	葉子謙	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul>	

Further Representation No. (TPB/R/S/H3/30-F)	Further Representer	Subject of Further Representation	Responses to Further Representations
		<u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>It is necessary to increase housing supply in the Central and Sheung Wan districts.</li> </ul>	Noted.
21	Lau Chi Fong	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Can solve youth housing problem.</li> </ul>	Noted.
22	Tam	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>There is not enough living space for youth.</li> </ul>	Noted.
23	Miss Lee	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> Nil	Noted.
24 to 28	For the names of further representers please see <b>Enclosure V.</b>	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>There is a large demand for housing but the property market is too expensive for youths.</li> </ul>	Noted.
29 to 30	For the names of further representers please see <b>Enclosure V.</b>	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Youths lack housing recourses and this scheme can help them.</li> </ul>	Noted.
31 to 33	For the names of further	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> </ul>	

Further Representation No. (TPB/R/S/H3/30-F)	Further Representer	Subject of Further Representation	Responses to Further Representations
	representers please see <b>Enclosure V</b> .	<u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>To cater for the housing needs of youths</li> <li>To provide housing flats at cheaper rent</li> </ul>	Noted.
34	Tsim Sha Tsui Residents Concern Group	<ul style="list-style-type: none"> <li>Support Amendment Item A</li> <li>Oppose Amendment to Notes</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Strongly object to the inclusion of 'Residential Institution' under either Column 1 or Column 2 as the proposed youth development will cause damage to MMTC</li> <li>The existing school building can be refurbished to provide a number of GIC uses, including Visitor's Centre, educational or library facilities or even an i-bakery, i.e. a social enterprise, which would be in line with Man Mo Temple Ordinance (Cap. 154) and the original land grant.</li> </ul>	(A) Grounds regarding the use and building height were fully deliberated by the Board during the hearing of representations on 21.4.2017. The proposal on the change of building height to one-storey is not directly related to the proposed further amendment.
35 to 41	For the names of further representers please see <b>Enclosure V</b>	<ul style="list-style-type: none"> <li>Oppose Amendment Item A</li> </ul> <u>Grounds of further representation:</u> <ul style="list-style-type: none"> <li>Object to any redevelopment of the MMTC.</li> <li>The use of the site for 'Residential Institution (Hostel only)' should not be allowed</li> <li>Object to any increase in allowable building height for the site</li> <li>Support that any redevelopment should be restricted to the same height of MMTC, i.e. 1-storey</li> <li>Increase the housing supply in the Central and Sheung Wan districts (<b>F40</b> only)</li> </ul>	(B) Same as response (A) to <b>F34</b> .



**List of Further Representers in respect of  
Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30**

Further Rep. No. (TPB/R/S/ H3/30-F	Name of Further ‘Representer’
1	Timothy Ng Man Wai
2	王鳳儀
3	Yeung King Lun
4	Sham Ching Yin Letty
5	Wan Yu
6	Tracy Ho
7	Heung Yin Kwan
8	Patrick Man
9	Clement Lau
10	Cheung Man Chun
11	徐詠曦
12	Au Yeung Ka Chun
13	Chan Lin Kit
14	Eunice Chau
15	Lee Chi Yan
16	Kitty Fung Po Yue
17	Kwok Fong Pui
18	Lau Po Chu
19	王程程

Further Rep. No. (TPB/R/S/ H3/30-F	Name of Further ‘Representer’
20	葉子謙
21	Lau Chi Fong
22	Tam
23	Miss Lee
24	Yeung Nam Ying
25	David Yeung
26	Ho Wing Yan
27	Joseph Fung
28	Lau Shuk Ling
29	Wu Sze Man
30	Ho Kwan Wing
31	Pinky Chan
32	Ho Ka Ho
33	Wong Chor Ling Bell
34	Tsim Sha Tsui Residents Concern Group
35	Mary Lee
36	Angela Su
37	Angela Ho

Further Rep. No. (TPB/R/S/ H3/30-F	Name of Further ‘Representer’
38	Eric Niebuhr
39	Kayte Candy
40	Martin Merz
41	Anne Copeland

TPB/R/S/H3/30-F1

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-134009-62242

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 13:40:09

提出此宗進一步申述的人士

Person Making This Further Representation:

先生 Mr. TIMOTHY NG MAN WAI

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
修訂項目A項	支持 Support	<p>1)善用空置校舍/閒置土地改建為青年宿舍,回應年青人未能負擔現時本港房價而引伸的住屋、社會及家庭問題。</p> <p>2)青年宿舍落成後,建議文武廟向善信提供以環保的燃燒香燭方法拜祭,以回應傳統燃燒香燭煙霧帶來附近居民構成潛在空氣質素下降的隱憂。</p> <p>3)因青年宿舍在在政府、機構及社區用地上建成,日後東華三院擬採用自負盈虧的社會事業模式經營。</p> <p>4)考慮將該用地的地面若干部份建造成公共展覽空間,藉此提供較寬的行人通道面積、在傳統節日/祭祀日子開放作市民排隊空間。</p> <p>5)由於建議用地鄰近文武廟,考慮將青年宿舍若干樓層與地面若干部份(即第4點)開闢為導賞中心,以「展現本港歷史與文化,揉合保育與發展並存」為向度的訪客中心,交予青年負責講解本土華人習俗、古今文武廟與上址一帶古蹟群的串連意義與價值,以口述、文字、圖片、現代科技展覽進行保育。</p>

6)在維持青年宿舍的建築物高度時,考慮設立空中花園、綠色樓頂等適意規劃去回應通風、透光度及空氣質素的社區需要。

7)由用地鄰近文武廟,東華三院自1908年起負責管理,在進行文物影響評估應發揮自身的獨特性和經驗,在青年宿舍的規劃、興建和日後營運均考慮如何與文武廟和附近一帶的古蹟價值融合。

TPB/R/S/H3/30-F2

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-145534-29072

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 14:55:34

Date and time of submission:

提出此宗進一步申述的人士

女士 Ms. 東華三院王鳳儀

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年宿舍	支持 Support	1. 支持施政報告照顧青年人住屋需要 2. 回應青年人獨主生活空間之訴求 3. 整體設計配合文武廟，設計已於2015年6月4日獲古物古蹟辦事處及古物諮詢委員會核准 4. 施工期間嚴格採納政府及相關部門意見，以減低工程對文武廟、公眾及環境的影響 5. 最近一項青年宿舍問卷調查亦顯示年青人對青年宿舍計劃表示支持

TPB/R/S/H3/30-F3

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170528-155538-25236

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

28/05/2017 15:55:38

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. Yeung King Lun

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
支持興建青年宿舍	支持 Support	<p>作為一個剛剛大學畢業生，在香港非常缺乏樓盤給我們年輕人擁有自己的私人空間，就算租樓住租金都太昂貴尤其市中心的樓盤！事實上香港以北的確有比較便宜的樓盤出租，但我在九龍工作，連交通費用後月薪根本每個月都會為耗盡。</p> <p>作為子女的我們都只不可以向父母交代，證明自己可以獨立生活。這個計劃不但能為我們年青人提供一個廉價的單位，而且可以給予我們機會好好準備踏入人生下一個階段的時間，儲蓄一下、投資一下、追想追的夢。</p>

TPB/R/S/H3/30-F4

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-134526-95533

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 13:45:26

提出此宗進一步申述的人士

Person Making This Further Representation:

女士 Ms. SHAM CHING YIN LETTY

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
Build a youth hostel in the named district	支持 Support	The living expenses in Hong Kong is too high and that limited Youth's development in independence and responsibility.

TPB/R/S/H3/30-F5

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-103345-68267

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 10:33:45

Date and time of submission:

提出此宗進一步申述的人士

女士 Ms. Wan Yu

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議 修訂 Related Prop osed Amend ments	性質 Nature	理由 Reasons
Support the ho stel to be built at the mention ed location	支持 Support	As a youth working in Sheung Wan, it's difficult to find a reason able rental flat which is near my work place, the youth hostel sug gested by Tung Wah does fit my need, and it's near PMQ which I can always find my interests here, the location is perfect for a yo uth like me.

TPB/R/S/H3/30-F6

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170601-181637-73343

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

01/06/2017 18:16:37

提出此宗進一步申述的人士

Person Making This Further Representation:

小姐 Miss Tracy Ho

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
build up youth hostel in Sheung Wan	支持 Support	dont waste the land resource and help the youth to be more independent



TPB/R/S/H3/30-F7

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-082148-40235

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 08:21:48

提出此宗進一步申述的人士

Person Making This Further Representation:

夫人 Mrs. Heung Yin Kwan

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
在上上述地址興建青年宿舍	支持 Support	改善青年住宿問題

TPB/R/S/H3/30-F8

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-135557-51734

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 13:55:57

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. Patrick Man

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年宿舍	支持 Support	1. 有助改善青年人的住屋問題 2. 有助提高本地青年的文化保育意識

TPB/R/S/H3/30-F9

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-105724-40662

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 10:57:24

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. Clement LAU

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
支持於上述地址興建青年宿舍	支持 Support	住屋是每個人的基本需要, 社會服務機構願意以其土地用作興建青年宿舍, 回應現今社會需要, 值得支持。 至於選址鄰近古蹟方面, 社會服務機構已有多項優化計劃減少對附近環境的影響。發展與保育, 不是矛盾, 而是平衡。

TPB/R/S/H3/30-F10

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-113519-49331

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 11:35:19

提出此宗進一步申述的人士

Person Making This Further Representation:

先生 Mr. CHEUNG MAN CHUN

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年宿舍	支持 Support	<p>我認為青年現時正處於十分難過的世代，想外出獨立生活卻無奈租金昂貴，如有機構願意承擔實為社會之福。</p> <p>比起保育，青年住屋問題更為迫切，只要處理得當，保育同時興建青年宿舍應該沒有問題。</p>

TPB/R/S/H3/30-F11

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-104522-66953

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 10:45:22

Date and time of submission:

提出此宗進一步申述的人士

小姐 Miss 徐詠曦

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年宿舍	支持 Support	交通方便,租金相對便宜,提高青年對本土文化及歷史的認識

TPB/R/S/H3/30-F12

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-140541-01613

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 14:05:41

提出此宗進一步申述的人士

Person Making This Further Representation:

先生 Mr. Au Yeung Ka Chun

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述建議的地方，興建青年旅舍	支持 Support	作為未能上樓的一群，見到將有機會得到一個安身之所深感鼓舞，希望能藉此得到安住的機會

TPB/R/S/H3/30-F13

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-173219-54200

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 17:32:19

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. chan lin kit

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
A項	支持 Support	我認為本港土地不足，我認為在不同層面上增加青年人的住宿供應，可補足青年人的住宿需要。

TPB/R/S/H3/30-F14

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-143906-43385

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 14:39:06

Date and time of submission:

提出此宗進一步申述的人士

小姐 Miss Eunice Chau

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年旅舍	支持 Support	以應付龐大的需求，讓青年有獨立的空間



TPB/R/S/H3/30-F15

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-160246-69760

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 16:02:46

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. Lee chi yan

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
荷李活道122A至130號的一幅土地由「政府、機構或社區(2)」地帶改劃為「政府、機構或社區」地帶。	支持 Support	讓青年有更多滿足住屋需要的機會

TPB/R/S/H3/30-F16

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-171609-31629

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 17:16:09

Date and time of submission:

提出此宗進一步申述的人士

小姐 Miss Fung Po Yue Kitty

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
I support the development of youth hostel in Sheung wan	支持 Support	Many youth are in need of residential support. Especially those comes from the low income groups and with limited family support.

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/H3/30-F17
	Date Received 收到日期	

1. The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道333號北角政府合署15樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道333號北角政府合署17樓及新界沙田上禾輦路1號沙田政府合署14樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.

此表格可從城市規劃委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。

**1. Person Making This Further Representation (known as "Further Representer" hereafter)**  
作出此宗進一步申述的人士（下稱「進一步申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

KWOK, Fong Pui

**2. Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

NA

**3. Details of the Further Representation**  
進一步申述詳情

Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made)  
與進一步申述相關的草圖（請註明建議修訂的草圖）

Sai Ying Pun and Sheung Wan  
Outline Zoning Plan No. S/H3/30

\* Delete as appropriate \* 請刪去不適用者  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (Continued) (use separate sheet if necessary)  
進一步申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the further representation 進一步申述的性質及理由

Subject matters <sup>@</sup> 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	善用土地 提供宿舍予有需要人士
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

<sup>@</sup> Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

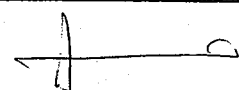
**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the further representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同進一步申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

**5. Signature 簽署**

Signature  
簽署



"Further Representer" / Authorized Agent\*  
「進一步申述人」/ 獲授權代理人\*

Kwok Fong Pui

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司/機構名稱及蓋章（如適用）

Date  
日期

1 June 2011

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this further representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this further representation which includes making available the name of the "further representer" for public inspection when making available this further representation for public inspection; and
- (b) facilitating communication between the "further representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗進一步申述，包括公布這宗進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
- (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "further representer" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A "further representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

\* Delete as appropriate

\* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

1. The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

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<b>1. Person Making This Further Representation (known as "Further Representer" hereafter)</b> 作出此宗進一步申述的人士（下稱「進一步申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  LAU PO CHU.

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  

<b>3. Details of the Further Representation</b> 進一步申述詳情	
Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made) 與進一步申述相關的草圖（請註明建議修訂的草圖）	Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/30

\* Delete as appropriate      \* 請刪去不適用者  
 Please fill "NA" for inapplicable item    請在不適用的項目填寫「不適用」

3. Details of the Further Representation (Continued) (use separate sheet if necessary) 進一步申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters <sup>②</sup> 有關事項 <sup>②</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	①讓青年人有獨立生活空間, 減少與家人正面衝突. 加強家庭和諧程度. ②租金相對外間便宜, 有助儲蓄,或日後置業之用.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

② Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

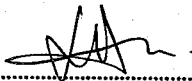
**4. Plans, Drawings and Documents 圖則、繪圖及文件**

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**5. Signature 簽署**

Signature  
簽署



"Further Representer" / Authorized Agent\*  
「進一步申述人」/ 獲授權代理人\*

Lan Po Chu

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

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

Date

日期

31/5/2017

**Statement on Personal Data 個人資料的聲明**

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- (b) facilitating communication between the "further representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

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- (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "further representer" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "further representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號



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	Date Received 收到日期	

1. The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.

此表格可從城市規劃委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。

<b>1. Person Making This Further Representation (known as "Further Representer" hereafter)</b> 作出此宗進一步申述的人士（下稱「進一步申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*) <div style="text-align: center; font-size: 1.2em;">王程程</div>

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)

<b>3. Details of the Further Representation</b> 進一步申述詳情	
Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made) 與進一步申述相關的草圖（請註明建議修訂的草圖）	<div style="font-size: 1.2em;">           Sai Ying Pun and Sheung Wan            Outline Zoning Plan No. S/H3/30         </div>

\* Delete as appropriate      \* 請刪去不適用者  
 Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

3. Details of the Further Representation (Continued) (use separate sheet if necessary)  
進一步申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the further representation 進一步申述的性質及理由

Subject matters <sup>@</sup> 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	租金便宜
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

<sup>@</sup> Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the further representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同進一步申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

**5. Signature 簽署**

Signature  
簽署

"Further Representative" / Authorized Agent\*  
「進一步申述人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

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

Date

日期

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this further representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this further representation which includes making available the name of the "further representative" for public inspection when making available this further representation for public inspection; and
- (b) facilitating communication between the "further representative" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗進一步申述，包括公布這宗進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
- (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "further representative" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A "further representative" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

\* Delete as appropriate

\* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
- Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.  
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- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.  
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**1. Person Making This Further Representation (known as "Further Representer" hereafter)**  
作出此宗進一步申述的人士（下稱「進一步申述人」）

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

蔡子謙

**2. Authorized Agent (if applicable) 獲授權代理人 (如適用)**

Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization\* 先生/夫人/小姐/女士/公司/機構\*)

**3. Details of the Further Representation**  
進一步申述詳情

Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made)  
與進一步申述相關的草圖（請註明建議修訂的草圖）

Sai Ying Pun and Sheung Wan  
Outline Zoning plan No. S/H3/30

\* Delete as appropriate \* 請刪去不適用者  
Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

3. Details of the Further Representation (Continued) (use separate sheet if necessary) 進一步申述詳情(續)(如有需要,請另頁說明)		
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters <sup>②</sup> 有關事項 <sup>②</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	需增多中上環區的青年空間。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

② Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

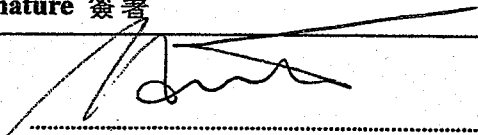
**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the further representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同進一步申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

**5. Signature 簽署**

Signature  
簽署



"Further Representative" / Authorized Agent\*  
「進一步申述人」/ 獲授權代理人\*

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

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

Date

日期 .....

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this further representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this further representation which includes making available the name of the "further representative" for public inspection when making available this further representation for public inspection; and
- (b) facilitating communication between the "further representative" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗進一步申述，包括公布這宗進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
- (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "further representative" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

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根據《個人資料（私隱）條例》（第486章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

Please fill "NA" for inapplicable item

請在不適用的項目填寫「不適用」

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

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	Date Received 收到日期	

- The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道333號北角政府合署15樓城市規劃委員會秘書收。
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- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.  
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<b>1. Person Making This Further Representation (known as "Further Representer" hereafter)</b> 作出此宗進一步申述的人士（下稱「進一步申述人」）	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  LAU CHI FONG	
<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>	
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  	
<b>3. Details of the Further Representation</b> 進一步申述詳情	
Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made) 與進一步申述相關的草圖（請註明建議修訂的草圖）	Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/30

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

**3. Details of the Further Representation (Continued) (use separate sheet if necessary)**  
 進一步申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the further representation 進一步申述的性質及理由

Subject matters <sup>②</sup> 有關事項 <sup>②</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	可解決青年住宿問題
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

② Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
 請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

**Part 3 (Continued) 第3部分(續)**



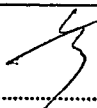
**4. Plans, Drawings and Documents 圖則、繪圖及文件**

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**5. Signature 簽署**

Signature  
簽署

  
LAU CHI FONG

Name in Block Letters 姓名（以正楷填寫）

"Further Representer" / Authorized Agent\*  
「進一步申述人」/ 獲授權代理人\*

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

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

Date

日期

1-6-2017

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this further representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this further representation which includes making available the name of the "further representer" for public inspection when making available this further representation for public inspection; and
- (b) facilitating communication between the "further representer" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗進一步申述，包括公布這宗進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
- (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "further representer" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. A "further representer" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第 486 章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

\* Delete as appropriate

\* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/H3/30-F22
	Date Received 收到日期	

1. The further representation should be made to the Town Planning Board (the Board) before the expiry of the specified period for making further representation. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board, 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

進一步申述必須於指定作出進一步申述的期限屆滿前向城市規劃委員會（下稱「委員會」）提出，填妥的表格及支持有關進一步申述的文件（倘有），必須送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會秘書收。

2. Please read the "Town Planning Board Guidelines on Submission and Publication of Representations, Comments on Representations and Further Representations" before you fill in this form. The Guidelines can be obtained from the Secretariat of the Board (15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong - Tel.: 2231 4810 or 2231 4835) and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F., Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories), or downloaded from the Board's website at <http://www.info.gov.hk/tpb/>.

填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述，對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。

3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.

此表格可從城市規劃委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。

<b>1. Person Making This Further Representation (known as "Further Representer" hereafter)</b> 作出此宗進一步申述的人士（下稱「進一步申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  Lumi Tam

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  

<b>3. Details of the Further Representation</b> 進一步申述詳情	
Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made) 與進一步申述相關的草圖（請註明建議修訂的草圖）	Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/30

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

**3. Details of the Further Representation (Continued) (use separate sheet if necessary)**  
 進一步申述詳情(續)(如有需要,請另頁說明)

Nature of and reasons for the further representation 進一步申述的性質及理由

Subject matters <sup>②</sup> 有關事項 <sup>②</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	青年居住空間不足。
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

② Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
 請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the further representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同進一步申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

.....

.....

.....

**5. Signature 簽署**

Signature  
簽署

"Further Representer" / Authorized Agent\*  
「進一步申述人」/ 獲授權代理人\*

.....

.....

Name in Block Letters 姓名（以正楷填寫）

Position (if applicable) 職位（如適用）

Professional

Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他 .....

on behalf of  
代表

Company/Organization Name and Chop (if applicable)

公司 / 機構名稱及蓋章（如適用）

Date

日期

1-6-2012

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\* 請刪去不適用者

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請在適當的方格內加上「✓」號

TPB/R/S/H3/30-F23

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-132753-32088

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 13:27:53

提出此宗進一步申述的人士

Person Making This Further Representation:

小姐 Miss LEE

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
Sheung wan	支持 Support	Support

TPB/R/S/H3/30-F24

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-121834-90702

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 12:18:34

Date and time of submission:

提出此宗進一步申述的人士

女士 Ms. Yeung Nam Ying

Person Making This Further Representation:

與進一步申述相關的草圖

S/H3/30

Draft plan to which the further representation relates:

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年旅舍	支持 Support	市場價格太昂貴但有很大的需求,而年輕人缺乏資源

TPB/R/S/H3/30-F25

就草圖的建議修訂作出進一步申述

**Further Representation In Respect of Proposed Amendments to Draft Plan**

參考編號

170602-141148-74988

**Reference Number:**

提交限期

02/06/2017

**Deadline for submission:**

提交日期及時間

02/06/2017 14:11:48

**Date and time of submission:**

提出此宗進一步申述的人士

先生 Mr. David Yeung

**Person Making This Further Representation:**

與進一步申述相關的草圖

**Draft plan to which the further representation relates:** S/H3/30

進一步申述詳情

**Details of the Further Representation :**

相關的建議修訂 <b>Related Proposed Amendments</b>	性質 <b>Nature</b>	理由 <b>Reasons</b>
於上述地段興建青年旅舍	支持 Support	市場價格太昂貴但有很大的需求，而年輕人缺乏資源

TPB/R/S/H3/30-F26

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-142419-61034

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 14:24:19

提出此宗進一步申述的人士

Person Making This Further Representation:

小姐 Miss HO Wing Yan

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年旅舍	支持 Support	市場價格太昂貴但有很大的需求，而年輕人缺乏資源



TPB/R/S/H3/30-F27

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-141739-65588

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 14:17:39

Date and time of submission:

提出此宗進一步申述的人士

先生 Mr. Joseph Fung

Person Making This Further Representation:

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年旅舍	支持 Support	市場價格太昂貴，但有很大的需求，而年輕人缺乏資源

TPB/R/S/H3/30-F28

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-142640-83410

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 14:26:40

Date and time of submission:

提出此宗進一步申述的人士

小姐 Miss LAU SHUK LING

Person Making This Further Representation:

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年旅舍	支持 Support	市場價格太昂貴但有很大需求, 而年輕人缺乏資源

TPB/R/S/H3/30-F29

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170602-131912-37755

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

02/06/2017 13:19:12

Date and time of submission:

提出此宗進一步申述的人士

女士 Ms. WU SZE MAN

Person Making This Further Representation:

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年旅舍	支持 Support	年輕人缺乏資源

TPB/R/S/H3/30-F30

就草圖的建議修訂作出進一步申述

**Further Representation In Respect of Proposed Amendments to Draft Plan**

參考編號

170602-134721-42422

**Reference Number:**

提交限期

02/06/2017

**Deadline for submission:**

提交日期及時間

02/06/2017 13:47:21

**Date and time of submission:**

提出此宗進一步申述的人士

**Person Making This Further Representation:** 女士 Ms. Ho Kwan Wing

與進一步申述相關的草圖

**Draft plan to which the further representation relates:** S/H3/30

進一步申述詳情

**Details of the Further Representation :**

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地址建立青年旅舍	支持 Support	青少年住屋缺乏資源，希望能幫助他們

TPB/R/S/H3/30-F31

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

170601-180840-04775

Reference Number:

提交限期

02/06/2017

Deadline for submission:

提交日期及時間

01/06/2017 18:08:40

Date and time of submission:

提出此宗進一步申述的人士

小姐 Miss Pinky Chan

Person Making This Further Representation:

與進一步申述相關的草圖

Draft plan to which the further representation relates: S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於荷里活道興建青年宿舍	支持 Support	照顧年青人的住屋需要

TPB/R/S/H3/30-F32

就草圖的建議修訂作出進一步申述

Further Representation In Respect of Proposed Amendments to Draft Plan

參考編號

Reference Number:

170602-104135-77552

提交限期

Deadline for submission:

02/06/2017

提交日期及時間

Date and time of submission:

02/06/2017 10:41:35

提出此宗進一步申述的人士

Person Making This Further Representation:

先生 Mr. Ho Ka Ho

與進一步申述相關的草圖

Draft plan to which the further representation relates:

S/H3/30

進一步申述詳情

Details of the Further Representation :

相關的建議修訂 Related Proposed Amendments	性質 Nature	理由 Reasons
於上述地段興建青年宿舍	支持 Support	租金相對便宜

For Official Use Only 請勿填寫此欄	Reference No. 檔案編號	TPB/R/S/H3/30-F33
	Date Received 收到日期	

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填寫此表格之前，請先細閱有關「根據城市規劃條例提交及公布申述、對申述的意見及進一步申述」的城市規劃委員會規劃指引。這份指引可向委員會秘書處（香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835）及規劃署的規劃資料查詢處（熱線：2231 5000）（香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓）索取，亦可從委員會的網頁下載（網址：<http://www.info.gov.hk/tpb/>）。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters, preferably in both English and Chinese. The further representation may be treated as not having been made if the required information is not provided.  
此表格可從城市規劃委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。提出進一步申述的人士須以打印方式或以正楷填寫表格，填寫的資料宜中英文兼備。倘若未能提供所需資料，則委員會可把有關進一步申述視為不曾提出論。

<b>1. Person Making This Further Representation (known as "Further Representer" hereafter)</b> 作出此宗進一步申述的人士（下稱「進一步申述人」）
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  王鳳儀

<b>2. Authorized Agent (if applicable) 獲授權代理人 (如適用)</b>
Name 姓名/名稱 (Mr./Mrs./Miss/Ms./Company/Organization* 先生/夫人/小姐/女士/公司/機構*)  

<b>3. Details of the Further Representation</b> 進一步申述詳情	
Draft plan to which the further representation relates (please specify the draft plan to which the proposed amendments is made) 與進一步申述相關的草圖（請註明建議修訂的草圖）	Sai Ying Pun and Sheung Wan Outline Zoning Plan No. S/H3/30

\* Delete as appropriate      \* 請刪去不適用者  
Please fill "NA" for inapplicable item      請在不適用的項目填寫「不適用」

36

3. Details of the Further Representation (Continued) (use separate sheet if necessary) 進一步申述詳情 (續) (如有需要, 請另頁說明)		
Nature of and reasons for the further representation 進一步申述的性質及理由		
Subject matters <sup>@</sup> 有關事項 <sup>@</sup>	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由
於上述地段 興建青年宿舍	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	能夠為青年提供獨立生活 空間及租金相對便宜
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	

<sup>@</sup> Please specify the amendment item number provided in the Schedule of Proposed Amendments.  
請註明在修訂項目附表內的建議修訂項目編號。

「✓」 at the appropriate box

請在適當的方格內加上「✓」號



**4. Plans, Drawings and Documents 圖則、繪圖及文件**

Please list location plans, sites plans, other relevant plans, drawings and other documents submitted with the further representation. For coloured drawings/plans or plans/drawings larger than A3 size, 90 copies each should be provided. For other supplementary documents, e.g. reports on impact assessment, 90 copies each should be submitted.

請列明連同進一步申述一併遞交的位置圖、地盤平面圖、其他相關圖則、繪圖及其他文件。倘有圖則/繪圖為彩圖或超過A3大小，須一式90份。至於其他補充文件（例如：影響評估報告），則須一式90份。

**5. Signature 簽署**

Signature  
簽署

WONG CHAR LUNG BELL

Name in Block Letters 姓名（以正楷填寫）

"Further Representative"/Authorized Agent\*  
「進一步申述人」/獲授權代理人\*

Position (if applicable) 職位（如適用）

Professional  
Qualification(s) 專業資格

Member 會員 / Fellow 資深會員\* of

☐ HKIP ☐ HKIA ☐ HKIS ☐ HKIE ☐ HKILA

Others 其他

on behalf of  
代表

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

Date  
日期

1/6/2017

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this further representation will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of this further representation which includes making available the name of the "further representative" for public inspection when making available this further representation for public inspection; and
- (b) facilitating communication between the "further representative" and the Secretary of the Board/Government departments in accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

城市規劃委員會就這宗進一步申述所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗進一步申述，包括公布這宗進一步申述供公眾查閱，同時公布「進一步申述人」的姓名供公眾查閱；以及
- (b) 方便「進一步申述人」與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the "further representative" in this further representation may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

「進一步申述人」就這宗進一步申述提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. A "further representative" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料（私隱）條例》（第486章）的規定，「進一步申述人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道333號北角政府合署15樓。

\* Delete as appropriate

\* 請刪去不適用者

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

「✓」 at the appropriate box

請在適當的方格內加上「✓」號

Dear Chairman and members of Town Planning Board.

As our district has had many issues with regard to preservation of heritage and GIC facilities, we were interested to hear this evening about the threat to the Man Mo Temple posed by the proposal to build a youth hostel on the attached school site.

This can only end in disaster and almost certain damage to one of Hong Kong's most popular temples. A visit to Man Mo is a must when we have visitors in town.

SCHEDULE OF PROPOSED AMENDMENT TO THE DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO S/H3/30 MADE BY THE TOWN PLANNING BOARD UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)

- I. Amendment to Matters shown on the Plan Item A – Rezoning of the site at 122A to 130 Hollywood Road from "Government, Institution or Community (2)" ("G/IC(2)") to "Government, Institution or Community" ("G/IC").
- II. Amendment to the Notes of the Plan Revision to the Schedule of Uses of the Notes for the "G/IC" zone to delete "Residential Institution (Hostel only) (on land designated "G/IC(2)" only)" from Column 1 use, and to correspondingly replace "Residential Institution (not elsewhere specified)" under Column 2 by "Residential Institution".

On 21 April 2017 the Board decided that the representation site would be rezoned from "G/IC(2)" back to the original zoning of "G/IC".

We fully support Item 1.

However with regard to item 2, we do not agree with the recommendations

"(a) as the representation site is within the Mid-levels Scheduled Area, any works would be subject to stringent geotechnical controls under the Buildings Ordinance and should follow the relevant Practice Note (APP-30) to safeguard public safety and ground stability. The issue of the youth hostel causing structural damage to the Man Mo Temple Compound during construction would be addressed through the building plan processing system;

The reality as has been revealed this week with regard to the collapse of part of the Central Police Station is that despite pledges and the engagement of 'experts', any construction so close to sensitive historical buildings is subject to miscalculation and human error. Man Mo Temple is a Declared Monument. The only way to ensure its integrity is to exclude any such construction work via the town planning process.

We therefore strongly object to the inclusion of 'Residential Institution' under either Column 1 or Column 2.

The current building can be refurbished to provide a number of GIC uses, including Visitor's Centre, educational or library facilities or even an i-bakery facility on the lines of the very successful facilities already provided by Tung Wah at Tamar. In its own words <http://ibakery.tungwahcsd.org/> We train and hire people with disabilities

This type of enterprise would be totally in compliance with the history of the site and with the conditions of Chapter 154 Man Mo Temple Ordinance of 1908 in line with the original land grant of 1847 to 1880 :

- (d) to maintain schools in Hong Kong for children of Chinese race;
- (e) to assist any charitable or philanthropic institution of benefit to the Chinese community of Hong Kong;

Such an enterprise has the full support of the community and we would like to see such facilities open all over the city as the disabled have far too few career opportunities. Some years ago we in fact suggest that a NGO be allowed to open a snack counter in Kowloon Park offering an alternative to McDonalds.

We therefore recommend that a restriction be placed on any redevelopment of the school site so that should it be demolished it can be replaced only with a one-storey building that is in harmony with and reflects the heritage of the temple complex and respects the concept that the main temple should be higher than the supporting buildings as that is the residence of the Gods and should be shown due respect.

Paul Kumat  
For Tsim Sha Tsui Residents Concern Group A registered NGO

tpbpd

寄件者:

寄件日期:

收件者:

主旨:

01日06月2017年星期四 14:44

tpbpd@pland.gov.hk

Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30

TPB/R/S/H3/30-F35

1 June 2017

The Chairman & Members Town Planning Board North Point Government Offices Hong Kong

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir and Members

Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan. I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex. The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building. Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple. I wish to attend a hearing of this application.

Many thanks and kind regards

--

Mary Lee

things that can happen

寄件者: Angela Su [REDACTED] TPB/R/S/H3/30-F36  
寄件日期: 01日06月2017年星期四 15:20  
收件者: tpbpd@pland.gov.hk  
主旨: Man Mo Temple Rezoning  
附件: Man Mo Temple Rezoning.pdf

Attached please see my objection letter to the rezoning of Man Mo Temple.

Best,  
Angela

1 June 2017

The Chairman & Members  
Town Planning Board  
North Point Government Offices  
Hong Kong

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir and Members,

*Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.*

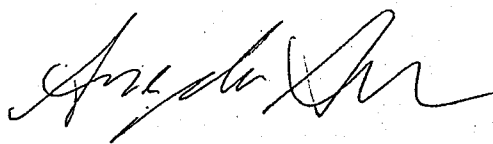
I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex.

The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building.

Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple.

I wish to attend a hearing of this application.

Many thanks and kind regards,



Angela Su



寄件者: Angela Ho [REDACTED] TPB/R/S/H3/30-F37  
寄件日期: 01日06月2017年星期四 15:49  
收件者: tpbpd@pland.gov.hk  
主旨: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30

Dear Sir and Members,

**Re: Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.**

I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex.

The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building.

Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple. I wish to attend a hearing of this application.

Many thanks and kind regards,

Angela Ho

TEL. [REDACTED]  
SITE [www.angelaho.net](http://www.angelaho.net)

寄件者: Eric Niebuhr [REDACTED] TPB/R/S/H3/30-F38  
寄件日期: 01日06月2017年星期四 16:04  
收件者: tpbpd@pland.gov.hk  
主旨: I object to Man Mo Temple' development: stop 21-storey hostel being built

Dear Sir and Members Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.

I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex. The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building. Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple. I wish to attend a hearing of this application.

Many thanks and kind regards,  
Eric Niebuhr  
[REDACTED]

Sent from my iPhone



寄件者: Kayte Candy [REDACTED]  
寄件日期: 01日06月2017年星期四 15:11  
收件者: tpbpd@pland.gov.hk  
主旨: Objection

TPB/R/S/H3/30-F39

Dear Sir and Members

Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.

I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex. The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building. Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple. I wish to attend a hearing of this application.

Many thanks and kind regards,

Kayte Candy

發件者: [REDACTED] TPB/R/S/H3/30-F40  
寄件日期: 01日06月2017年星期四 17:42  
收件者: tpbpd@pland.gov.hk  
主旨: tpbpd@pland.gov.hk Dear Sir and Members, Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site" ), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.

1 June 2017

The Chairman & Members Town Planning Board North Point Government Offices Hong Kong

Email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk)

Dear Sir and Members,

**Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.**

I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex. The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building. Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple.

I wish to attend a hearing of this application.

Many thanks and kind regards,

Martin Merz  
[REDACTED]

寄件者: Anne Copeland [REDACTED] TPB/R/S/H3/30-F41  
寄件日期: 01日06月2017年星期四 15:19  
收件者: tpbpd@pland.gov.hk  
主旨: Objection to the degradation of Hong Kong's important and endangered cultural heritage

Dear Sir and Members,

Re: Sai Ying Pun & Sheung Wan OZP Plan Amendment S/H3/30 Tung Wah Group Hospital's redevelopment proposal of 122A Hollywood Road (the "site"), next to Declared Monument Man Mo Temple, Hollywood Road, Sheung Wan.

I have not previously made a representation or comment on this application. I strongly object to any redevelopment of the Man Mo Temple complex. The use of the site for 'Residential Institution (Hostel only)' should not be allowed. I also object to any increase in allowable height for the site and support that any redevelopment of the present school on the site be at the same height as the current historic Man Mo Temple building. Accordingly, an Amendment to the Notes of the Plan should be revised to include a height restriction on the Man Mo Temple site, restricted to the height of the current historic Man Mo Temple. I wish to attend a hearing of this application.

Man Mo Temple is a special site of cultural heritage in Hong Kong. Hong Kong's cultural heritage is constantly under threat and this is inexcusable. Please preserve Hong Kong's character, history, culture and beauty. It is your role to be a steward of Hong Kong's unique resources for all stakeholders.

Many thanks and kind regards, Anne

Anne Copeland  
[REDACTED]

<http://www.anne-copeland.com/>  
[REDACTED]