

圖例  
NOTATION

ZONES		地帶
COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	GIC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)		鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
PEDESTRIAN PRECINCT / STREET		行人專用區或街道

MISCELLANEOUS		其他
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA		土地發展公司／市區重建局發展計劃範圍
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)		最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)		最高建築物高度（樓層數目）
PETROL FILLING STATION		加油站
NON-BUILDING AREA		非建築用地

土地用途及面積一覽表  
SCHEDULE OF USES AND AREAS

USES	大約面積及百分比 APPROXIMATE AREA & %		用途
	公頃 HECTARES	% 百分比	
COMMERCIAL	21.04	14.41	商業
COMPREHENSIVE DEVELOPMENT AREA	0.07	0.05	綜合發展區
RESIDENTIAL (GROUP A)	38.52	26.38	住宅（甲類）
RESIDENTIAL (GROUP C)	0.26	0.18	住宅（丙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	13.30	9.11	政府、機構或社區
OPEN SPACE	13.25	9.08	休憩用地
OTHER SPECIFIED USES	12.98	8.89	其他指定用途
PEDESTRIAN PRECINCT / STREET	0.38	0.26	行人專用區或街道
RAILWAY	0.14	0.10	鐵路
MAJOR ROAD ETC.	45.11	30.90	主要道路等
LAND DEVELOPMENT CORPORATION / URBAN RENEWAL AUTHORITY DEVELOPMENT SCHEME PLAN AREA	0.94	0.64	土地發展公司／市區重建局發展計劃範圍
TOTAL PLANNING SCHEME AREA	145.99	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，  
現經修訂並按照城市規劃條例第 5 條展示。  
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN  
AND HAVE BEEN AMENDED FOR EXHIBITION UNDER  
SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/H 3/2/9 的修訂  
AMENDMENT TO APPROVED PLAN No. S/H3/29

AMENDMENT EXHIBITED UNDER SECTION 5  
OF THE TOWN PLANNING ORDINANCE

按照城市規劃條例第 5 條  
展示的修訂

AMENDMENT ITEM A

修訂項目 A 項

（參看附表）  
(SEE ATTACHED SCHEDULE)

2016 年 10 月 21 日 按照城市規劃條例第 5 條展示的  
核准圖編號 S/H3/29 的修訂  
AMENDMENT TO APPROVED PLAN No. S/H3/29 EXHIBITED  
UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE ON  
21 OCTOBER 2016

Raymond LEE 李啟榮  
SECRETARY 城市規劃委員會秘書  
TOWN PLANNING BOARD

香港城市規劃委員會依據城市規劃條例擬備的西營盤及上環（港島規劃區第 3 區）分區計劃大綱圖  
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD  
HONG KONG PLANNING AREA No. 3 - SAI YING PUN & SHEUNG WAN - OUTLINE ZONING PLAN

SCALE 1:5,000 比例尺  
米 METRES 100 0 200 400 600 800 METRES 米

規劃署遵照城市規劃委員會指示擬備  
PREPARED BY THE PLANNING DEPARTMENT UNDER  
THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號  
PLAN No. S/H3/30

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED SAI YING PUN & SHEUNG WAN  
OUTLINE ZONING PLAN NO. S/H3/29  
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” (“G/IC”) to “Government, Institution or Community (2)” (“G/IC(2)”) and stipulation of building height restrictions.

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

- (a) Revision to the schedule of uses for the “G/IC” zone to incorporate “Residential Institution (Hostel only) (on land designated “G/IC(2)” only)” as a Column 1 use, and to correspondingly replace “Residential Institution” under Column 2 by “Residential Institution (not elsewhere specified)”.

Town Planning Board

21 October 2016

中 西 區 區 議 會



CENTRAL & WESTERN DISTRICT COUNCIL

檔 號： C&WDO  
電 話： 2852 3550  
傳 真 號 碼： 3691 8024 / 2542 2696

香港中環統一碼頭道 38 號  
海港政府大樓 11 樓

電郵及傳真信件（共 7 頁）  
(傳真信件：2877 0245 / 2522 8426)

城市規劃委員會  
黃偉綸主席及各委員

黃主席及各位委員：

《西營盤及上環分區計劃大綱核准圖編號 S/H3/29》

中西區區議會曾於二〇一六年十月二十日舉行的第六次會議上，討論擬議修訂《西營盤及上環分區計劃大綱核准圖編號 S/H3/29》的文件。席間，本會議員表達了不少意見。現隨信附上本區議會對有關計劃大綱核准圖提出的意見(見會議紀錄擬稿)，以供貴委員會參閱。如有任何查詢，請聯絡本會秘書楊穎珊女士(電話：2852 3550)。

中西區區議會主席



葉永成

附件：

中西區區議會第六次會議記錄擬稿(節錄)

副本分送：

規劃署 規劃助理/港島 1 麥芷蕙女士

二〇一六年十二月十三日

中西區區議會  
第六次會議紀錄

(擬稿)

日期：二〇一六年十月二十日(星期四)

時間：下午二時三十分

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

出席者：

主席

葉永成議員,BBS,MH,JP\*

副主席

陳學鋒議員,MH\*

議員

陳捷貴議員,BBS,JP\*

陳財喜議員,MH (下午 3 時 48 分至下午 7 時 39 分)

陳浩濂議員\*

鄭麗琼議員 (下午 2 時 41 分至會議結束)

張國鈞議員,JP (下午 2 時 35 分至下午 6 時 27 分)

許智峯議員 (下午 2 時 35 分至下午 8 時 15 分)

甘乃威議員,MH\*

李志恒議員,MH\*

盧懿杏議員 (下午 2 時 35 分至下午 7 時 30 分)

吳兆康議員\*

蕭嘉怡議員\*

楊開永議員\*

楊學明議員\*

註： \* 出席整個會議的議員  
( ) 議員出席時間



### 第 11 項

顧建康先生  
何盛田先生  
麥芷蕙女士

規劃署 港島規劃專員  
規劃署 高級城市規劃師/港島 4  
規劃署 規劃助理/港島 1

### 列席者：

陳綺麗女士  
彭笑珍女士  
麥志標先生  
廖志偉先生  
林婷婷女士  
何均衡先生  
黃何詠詩女士,JP  
林冰冰女士  
楊穎珊女士  
文志超先生  
卜憬珣女士

香港警務處 西區指揮官  
香港警務處 警民關係主任(西區)  
土木工程拓展署 總工程師/港島(1)  
食物環境衛生署 中西區環境衛生總監  
康樂及文化事務署 中西區康樂事務經理  
運輸署 總運輸主任/港島  
中西區民政事務專員  
中西區民政事務助理專員  
中西區民政事務處 候任高級行政主任(區議會)  
中西區民政事務處 署理高級行政主任(地區管理)  
中西區民政事務處 一級行政主任(區議會)

### 秘書

黃明慧女士

中西區民政事務處 高級行政主任(區議會)

第 11 項：擬議修訂《西營盤及上環分區計劃大綱核准圖編號 S/H3/29》  
(中西區區議會文件第 132/2016 號)

(下午 7 時 39 分至 8 時 09 分)

1. 副主席歡迎規劃署代表出席會議，並請各議員留意中西區關注組提交的意見經已呈枱，以供參閱。

2. 規劃署高級城市規劃師/港島 4 何盛田先生簡介有關文件，重點如下：

- (a) 項目背景：擬議改劃地點位於荷李活道 122A 至 130 號，用途範圍面積約 1,680 平方米，現時用途為前東華三院李西疇紀念小學及文武廟。地段在大綱圖上劃為「政府、機構或社區」地帶，現時的高度限制為文武廟一層及前小學八層。政府於 2011-2012 年度施政報告中提及，政府將積極協助非政府機構將其獲政府批出的部分土地改建為青年宿舍。東華三院就有關該土地改建為青年宿舍事宜，於 2014 年諮詢中西區區議會食物環境衛生及工務委員會。該委員會並不反對擬議項目。

東華三院於 2015 年 9 月根據《城市規劃條例》第 12A 條向城市規劃委員會(城規會)提交改劃申請，建議將該地段由「政府、機構或社區」地帶改劃為「政府、機構或社區(2)」。建議包括將現有的小學部分重建為 21 層的青年宿舍，而文武廟建築群則被保留。

- (b) 有關發展地盤面積約 1,600 平方米，總樓面面積約 7,000 平方米，地積比率約 4.7 倍(其中 0.37 為文武廟建築群現有的地積比)，擬議青年宿舍高度限制為 97 米，可容納 302 個宿位、兩個泊車位及 1 個上落貨客車位。另外亦建議於該建築物低層設立 1 個小型文化廣場，以為社區提供社區活動空間，三樓以上為宿舍，低層將採用 11 米高的樓底設計，加強與旁邊文武廟建築群的整體視覺協調，及與文武廟建築群之間設立 3.1 米闊的緩衝區。另外，地盤亦會於荷李活道部分後移 5.8 米以減低對文武廟的影響。亦會設措施以預防施工時對文武廟構成影響。

- (c) 東華三院就有關申請提交不同類型的影響研究報告，包括交通、文物影響、視覺影響及空氣流通的評估報告，城規會已於 2016 年 5 月同意該申請。

- (d) 規劃署現就大綱圖提出修訂，包括把該地點由「政府、機構或社區」

地帶改劃為「政府、機構或社區(2)」地帶及為擬議青年宿舍及文武廟建築群訂定高度限制，分別為 97 米（從主水平基準起計算）及 1 層。有關修訂亦包括大綱圖的《註釋》，即在第一欄用途內加入「住宿機構(只限宿舍)(只限在指定為「政府、機構或社區(2)」的土地範圍內)」，以及相應把第二欄用途的「住宿機構」修改為「住宿機構(未另有列明者)」。同時亦於大綱圖的《說明書》訂明要求青年宿舍的建築設計須跟隨文物影響評估報告內的建議興建。政府部門對以上修訂並沒有反對意見。

- (e) 城規會在 2016 年 9 月 30 日已同意對《西營盤及上環分區計劃大綱圖編號 S/H3/29》的修訂項目，並將於 2016 年 10 月 21 日，根據《城市規劃條例》刊憲有關修訂，公眾人士可於本年 12 月 21 日或之前就有關修訂向城規會秘書處作出書面申述。

3. 議員的意見如下：

- (a) 蕭嘉怡議員表示青年宿舍的概念原是好的，但區內居民有著很大迴響，特別是附近四方街及必列者士街的居民對樓宇高度表示關注。他們亦相當關心計劃會否造成屏風樓效應或影響風向，有著反對的聲音，期望計劃完成後不會造成有關效應。其次，居民亦擔心工程對文武廟帶來影響。她贊成計劃地盤於荷李活道部分後移 5 米，認為可提供更多空間讓公眾通過或興建小型文化廣場。然而，她擔心宿舍興建後會對荷李活道一帶的交通帶來壓力。最後，她表示青年宿舍於一樓設立的公共閱讀空間應開放給公眾使用，希望建議中修訂的土地用途說明不會對此安排帶來影響，以致公共閱讀空間不能向公眾開放。
- (b) 鄭麗琼議員指自己支持改建為青年宿舍的計劃，但她擔心計劃為文武廟建築群結構帶來影響，希望青年宿舍建築物的高度能有所減少。同時，李西疇紀念小學旁邊平安里通道中的「道和」牌匾、麻石柱及石碑亦有多多年歷史，建議機構可以保留。最後，她指文武廟於部分傳統節日會有很多市民參拜，排隊會排至四方街，希望將來可以開放建築物部分空間供市民排隊。
- (c) 甘乃威議員表示收到居民表示反對該改建為青年宿舍的計劃，主要原因包括關注樓宇高度及施工對文武廟造成的影響，他認為應該將反對的意見紀錄在案，城規會在考慮修訂時將這些反對意見一併考慮，以作出處理。另外，他表示中西區關注組的意見中提到計劃並沒有進行足夠的土力技術評估研究(geo-technical assessment)，他詢問東華三院所進行的文物影響評估是否等同該類研究，否則政府應

要求東華三院完成土力技術評估研究，以避免令文武廟受影響。

- (d) 許智峯議員詢問政府曾否進行廟宇對新建築物的空氣質數的評估，以及建築物的居民會否受影響而需要加設過濾器淨化空氣，如有這方面的評估，他希望知道有關結果。其次，他表示文件中提到機構曾就計劃進行視覺協調評估，但他認為預計的建築物外觀與文武廟未算協調。第三，他指兩座相鄰的建築物，如其中一座進行建築打樁工程，另一建築物不可能不受影響，因此他相當懷疑建築工程是否真的能對文武廟的建築毫無影響，亦認為大眾未必接受文武廟這如此有價值的古蹟在牆壁上出現裂痕，這在歷史價值上將有很大的損失。
- (e) 吳兆康議員認為按概念圖所示，新建築物的高度對通風、採光、社區氛圍甚至周邊空氣都有負面影響。此外，他亦關注計劃對空氣造成的影響，希望署方能作出回應。最後，他表示新建築物的建築過程一定會為旁邊的文武廟造成影響，須注意在建築過程中如何防止文武廟受損甚至倒塌。
- (f) 陳捷貴議員表示有書面意見指社區需要興建老人宿舍，但另一方面，青年人對住屋及獨立生活都有所訴求，因此，這個計劃在先前的諮詢獲得同意，他認為社會上的設施需要平衡，故他不反對這個計劃。此外，他亦希望將附近的「道和」牌匾紀錄在案，並保護有關古蹟。除此之外，他得悉建築物建成後將利用地下空間紓緩文武廟排隊等候的人潮，認為這是可取的做法，而將來建成的青年宿舍亦會對採光及空氣流通作出改善，因此他並不反對此計劃。
- (g) 主席相信東華三院在興建青年宿舍計劃及保育文武廟之間已做了很多工作，認為東華三院亦很重視文武廟這歷史回憶。他明白會有居民反對，但因著置業困難，青年宿舍計劃對年青人而言是一個機遇，可讓他們更易儲蓄。他亦不擔心會帶來太大的交通問題，因年青人多使用公共交通工具。他希望建築物落成後能將部分公共設施開放給一般居民使用，並致力達致工程不擾民。整體而言他支持整個計劃。

4. 規劃署港島規劃專員顧建康先生綜合回應，表示在空氣流通問題方面，東華三院已做過有關空氣流通的研究，根據該研究的結果，即使將來建築物按計劃興建到 97 米高亦不會對周邊空氣流通帶來負面影響，部門審閱該報告後，亦認同有關結論是可以接受的。在工程方面，將來東華三院需要提交圖則及其他資料予屋宇署審批，資料須提及工程是否對周邊建築，包括文武廟等帶來影響。同時，由於文武廟為古蹟，古物古蹟辦事處亦要求東華

三院提交文物影響評估，並已在審閱後接納東華三院的建議，同時會繼續監察確保文武廟不受影響。就文武廟的排隊人流方面，東華三院將在新的青年宿舍地下興建文化廣場，舉辦與文武廟歷史相關的展覽，在有需要時，機構亦會開放該地點配合文武廟的活動。有關「道和」牌匾保留方面，東華三院在早前的諮詢中已知悉有關要求，亦會將牌匾盡量保留。

5. 甘乃威議員詢問有關土力技術評估的詳情。

6. 許智峯議員表示就他理解，有關空氣污染研究的結果是空氣污染超標，他希望署方能透露有關詳情。

7. 規劃署何盛田先生回應，表示土力評估及文物評估屬兩個不同評估，東華三院提交申請予城規會時只提交了文物評估，而土力評估則只遞交給發展局，但將來提交建築圖則時須再次提交土力評估予屋宇署。空氣質素方面，東華三院曾提交的環境評估指出，周圍空氣環境不會對青年宿舍構成負面影響，該報告亦提及宿舍會設有空氣過濾器，再者由於青年宿舍室內設有空調，房內的空氣可靠空調達到過濾的效果，將新鮮空氣抽到房內。

8. 甘乃威議員要求署方於註釋 B 內的「要求青年宿舍的建築設計要跟隨文物影響評估報告內的建議興建」條文中同樣加入「跟隨土力結構評估報告」的字眼。

9. 副主席建議各議員如有其他提問，可於會後書面致函部門，部門亦可以書面回覆。

Summary of Representation and Government's Responses  
in respect of the Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/30

Representation No. (TPB/R/S/H3/30-)	Representer	Subject of Representation	Responses to Representations
R1	Tung Wah Group of Hospitals	Support Amendment Item A:  <u>Grounds of Representation</u> (a) The proposed youth hostel could respond to the government's Policy on the Youth Hostel Scheme and address the shortage of affordable housing for young people.	Noted.
R2	Designing Hong Kong Limited	Oppose Amendment Item A:  <u>Grounds of representation:</u> (a) Man Mo Temple Compound is a declared monument. Its unique architectural and spiritual integrity should not be disturbed by any inappropriate development nearby.  (b) The Burra Charter stated that there should be 'minimal change' to a significant heritage site if such changes would affect the cultural significance of the place.  (c) Apart from Man Mo Temple, a number of important declared monuments are located within the area. They should be well-protected in order to preserve the area's heritage	(A) Man Mo Temple Compound (MMTC) consists of 3 buildings, i.e. Man Mo Temple, Lit Shing Kung and Kung Sor, and is a declared monument. The proposed youth hostel development would be constructed on a site to the east of MMTC. MMTC would remain intact.  (B) In view of the possible visual impact of the proposed youth hostel and possible interference such as vibration and ground settlement on MMTC, a Heritage Impact Assessment (HIA) was conducted by Tung Wah Group of Hospitals (TWGHs). The HIA had strictly followed the guidelines introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 6/2009, which had taken into account various heritage charters/principles, including the

Representation No. (TPB/R/S/H3/30-)	Representer	Subject of Representation	Responses to Representations
		significance with the support of Government's "Conserving Central" policy.	<p>Burra Charter and China Principles, when formulating the conservation plan for the proposed development. The potential impacts of the proposed youth hostel development on MMTC including the connection with the history of education services provided by TWGHs, the visual impact on MMTC, the physical impact on MMTC during demolition and construction stages and the indirect impact on Ladder Street were evaluated and appropriate mitigation measures and enhancement proposals such as buffer distance between MMTC and youth hostel, were proposed in the HIA. TWGHs is required to properly implement the mitigation measures recommended in the HIA. The design of the youth hostel and the proposed mitigation measures were accepted by the Antiquities and Monuments Office (AMO) and supported by the Antiquities Advisory Board (AAB).</p> <p>(C) All declared monuments are protected under the Antiquities and Monuments Ordinance (Cap 53). No person are allowed to undertake acts on declared monuments that are prohibited under section 6 of Cap. 53 such as to excavate, carry out building or other works or plant or fell trees, without a permit granted by the Antiquities Authority. In this regard, all monuments in the vicinity of MMTC will be protected.</p>
		(d) The geotechnical condition in the Mid-levels is sensitive. As Man Mo Temple is in close	(D) The Head, Geotechnical Engineering office, Civil Engineering and Development Department (H(GEO)),



Representation No. (TPB/R/S/H3/30-)	Representer	Subject of Representation	Responses to Representations
		proximity, the construction of the hostel may cause cracks and structural damages to the temple and put it at risk of collapsing.	<p>CEDD) advised that the representation site is located within the Mid-levels Scheduled Area and any works within the Area were subject to stringent geotechnical controls under the Buildings Ordinance (BO) to safeguard public safety and ground stability in this Area. The details of geotechnical control are highlighted in the Practice Note for Authorised Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-30. The Buildings Department (BD) advised that, upon receipt of reports concerning safety issues arising from the operation of building sites, BD will carry out inspections and take necessary follow-up actions. If the building works being carried out are found causing a risk of damage to any property, BD may consider issuing orders requiring the cease of the concerned works and/or the carrying out of certain remedial works. BD may consider instigating prosecution and disciplinary actions under BO against those concerned parties.</p> <p>(E) According to the HIA, mitigation measures such as the provision of buffer zone, the use of prefabrication, the carrying out of condition survey with monitoring proposal, the use of double-deck catch platforms and non-percussive piling method, and limitation on works area would be thoroughly considered in the design, demolition, construction and post-construction stages of the proposed youth hostel to minimise any physical impact on MMTC. TWGHs indicated that a</p>

Representation No. (TPB/R/S/H3/30-)	Representer	Subject of Representation	Responses to Representations
			<p>heritage consultant would be appointed and that detailed monitoring proposals would be submitted to AMO before implementation. Prior to commencement of any construction works, the monitoring check points would be installed and if there was any sign of excessive movement or undue settlement, all construction works would be ceased at once. The works would only be resumed after the carrying out of investigations and the completion of all the required remedial works.</p>
		<p>(e) Man Mo Temple shouldn't be surrounded by high-rise residential buildings as smoke from incense burning becomes more concentrated and poses a health risk to nearby residents.</p>	<p>(F) According to the environmental assessment submitted by TWGHs, measures would be adopted to treat the smoke from burning of joss paper at MMTC.</p> <p>(G) To tackle the long-term smoke issues at source from MMTC, TWGHs will commence a study to explore the feasibility of improvement works at MMTC to reduce smoke emission, ensuring that the "Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria, and Similar Places" would be followed to minimise the nuisance arising from burning of joss papers. TWGHs would explore the possibility of installing a treatment plant in a storage room on 1/F of the proposed youth hostel to increase the removal efficiency of the air filtration system in the long run.</p>

R3	Central and Western Concern Group	<p>Oppose Amendment Item A:</p> <p><u>Grounds of Representation</u></p> <p>(a) The original design of Man Mo Temple comprises of the temple and two ‘wings’ on each side, all being one-storey buildings. To recapture the original form of Man Mo Temple, the site should be redeveloped into a one-storey building for educational use or heritage interpretation, which is already allowed under the current zoning.</p>	<p>(A) The proposed design of the youth hostel in relation to the heritage aspect and the proposed mitigation measures were accepted by AMO and supported by the AAB on 4.6.2015.</p>
		<p>(b) The site is not appropriate for a youth hostel development. There are bigger and better sites available around Hong Kong, such as the GIC site next to the Ladder Street Toilet near Upper Lascar Row.</p>	<p>(B) One of the objectives of the Youth Hostel Scheme (YHS) is to unleash the potential of under-utilised sites held by non-governmental organisations (NGOs). It is not the policy intention to grant government land to individual NGOs to develop youth hostels. The alternative sites proposed fall outside the scope of the YHS policy.</p> <p>(C) The site next to the Upper Lascar Row is the Former Cat Street Bazaar and is zoned “Open Space” (“O”). The site is under active planning to be developed into a sitting out area by the Central and Western District Office.</p>
		<p>(c) The site should be set back to provide a wider footpath along Hollywood Road.</p>	<p>(D) The G/F of the proposed youth hostel would be setback from Hollywood Road by 5.8m to align with MMTC so that a wide and continuous pedestrian area could be formed. The 5.8m setback is more than the 2.8m setback provided by the CentreStage development.</p>

		(d) The current proposal should stay within the maximum height as stipulated on the OZP, which is one storey	(E) The existing building height restriction for the ex-school site is 8 storeys while that for MMTC is 1-storey. The building height of the proposed youth hostel (at 97mPD) is considered to be compatible with the developments in its surroundings.
		(e) According to the Burra Charter, the design and bulk of the proposed youth hostel would be incompatible with the historic area in general and with Man Mo Temple in particular.	(F) Same as response (B) to <b>R2</b> .
		(f) Ping On Lane, with a granite doorframe, has significant heritage value and is currently awaiting grading by the Antiquities Advisory Board.	(G) The proposed youth hostel development would not affect the granite doorframe at Ping On Lane. TWGHs indicated that condition survey and appropriate monitoring measures would be put in place.
		(g) As heritage buildings are very fragile, the construction of the youth hostel in a landslip prone area could severely damage Man Mo Temple.	(H) Same as response (D) to <b>R2</b> .

		<p>(h) Tung Shing Terrace already dominates the skyline behind Man Mo Temple. The proposed hostel development would further enclose Man Mo Temple, which is unacceptable.</p> <p>(i) Man Mo Temple would be visually overwhelmed and dominated by the proposed youth hostel.</p>	<p>(I) The future development would follow the design measures identified in the HIA which included a 5.8m setback from Hollywood Road to align with the building line of the temples and a void at ground level with a 11m headroom as a buffer between MMTC and the new building in the proposed development.</p> <p>(J) In terms of height and scale, the proposed hostel development is subject to a maximum building height of 97mPD, which is not incompatible with a neighbourhood characterised by high-rise residential developments.</p>
		<p>(j) The building design and the proposed mitigation measures recommended in the heritage impact assessment are not acceptable. The heritage impact assessment should be conducted by an independent assessor rather than by an Authorized Person employed by TWGHs.</p>	<p>(K) Same as response (A) to <b>R3</b>.</p> <p>(L) Under DEVB Technical Circular (Works) No 6/2009, the works agent should conduct and submit the HIA of the project to AMO for endorsement. There is no mention about the requirements of the HIA consultant.</p>

		<p>(k) The youth hostel appears to be a profit-making development which should not be allowed on a G/IC site.</p>	<p>(M) The Home Affairs Bureau (HAB) advised that the proposed hostel development is not intended to be profit-making. Operations of the youth hostel will be governed by a Grant and Operation Agreement ("GOA"), which is a legal document to be signed between the Government and TWGHs. The deployment of operating surplus to pay for the NGO's other non-profit-making services is subject to the Government's prior approval. Each participating NGO is also required to submit a Youth Hostel Annual Report accompanied by audited financial statements of the youth hostel. During the contract period of the GOA, TWGHs will only be allowed to operate the youth hostel within the scope as approved by the Government. TWGHs will also be required to execute a Deed of Undertaking (the Deed) in favour of the Government. The Deed will require TWGHs to undertake to repay the Government the capital subvention provided by the Government for the construction of the youth hostel. In this regard, the rental level of the hostel could be regulated by the Government through the Deed. According to the policy on the YHS, the rental level would be set at not more than 60% of the market rental level.</p>
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		(I) There is insufficient discussion of the proposed hostel development in the community (e.g. through the C&WDC and with community groups).	(N) Prior to the s.12A planning application, TWGHs had submitted the proposed youth hostel to the Food, Environment, Hygiene and Works Committee of C&WDC on 11.10.2012 and 24.7.2014. Members of C&WDC generally supported the proposal. During the statutory publication period of the s.12A application, 220 public comments were received and they were submitted to the MPC for consideration on 13.5.2016. Moreover, on 20.10.2016, C&WDC was consulted again on the proposed amendment to the approved Sai Ying Pun & Sheung Wan OZP.
R4	Mary Mulvihill	<p>Oppose Amendment Item A:</p> <p><u>Grounds of Representation</u></p> <p>(a) The Burra Charter demands that minimal change should be made to the buildings of a significant heritage site and that any changes should provide for a continuation of practices which contribute to the cultural significance of the place.</p> <p>(b) The proposed development is in contravention of the Burra Charter and Hong Kong's 'Conserving Central' policy as the proposed hostel development would have a negative impact on the structure of the temple causing irreparable damage. The surrounding environment should also be conserved.</p>	(A) Same as response (B) and (C) to <b>R2</b> .



		(c) The proposed youth hostel development is outside the scope of the Man Mo Temple Ordinance which is to maintain schools in Hong Kong for children of Chinese race. The site has a long history of providing educational services. The existing school building should be renovated to provide classes and programmes on Chinese heritage and culture or for the setting up of a Confucian Academy.	<p>(B) According to section 3(b) of the Man Mo Temple Ordinance (Cap 154), as the manager of the Man Mo Temple Fund (the Fund), TWGHs had the right to rebuild any of the buildings belonging to the Fund. The proposed youth hostel will still belong to the Fund and will be managed and operated by TWGHs as the manager of the Fund. The surplus generated by the operation of the youth hostel will be used to assist any charitable or philanthropic institution of benefit to the community. The proposed youth hostel is therefore in compliance with Cap 154.</p> <p>(C) It would be undesirable to retain the existing school as the maintenance cost of the school building would be high. Besides, the design and layout of the purpose-designed youth hostel building would be more efficient than making use of the existing vacant school building and would help revitalize the surroundings of MMTC.</p>
		(d) The 120 empty schools in Hong Kong could also be considered for hostel development. The site is not the proper location for such a development.	(D) Same as response (B) to R3.
		(e) The HIA is compiled by a firm whose expertise in the field is questioned and the HIA is being abused to justify the youth hostel development. The HIA should be carried out by an independent assessor employed by an independent party.	(E) Same as response (L) to R3.

		(f) The proposed hostel development would result in the transfer of plot ratio from the adjacent MMTC to the site.	(F) As the proposed youth hostel and MMTC comprises one lot, the issue of transfer of plot ratio does not arise. Treating the proposed youth hostel and MMTC as one single site is in compliance with BO.
		(g) The demolition of the existing school building and construction of the youth hostel may have direct impact on the physical fabric of MMTC.	(G) Same as responses (D) and (E) to <b>R2</b> .
R5	Alex Wong	<p>Oppose Amendment Item A:</p> <p><u>Grounds of Representation</u></p> <p>(a) The site is not suitable for hostel use as it would be affected by the smoke from the burning of incense at Man Mo Temple.</p>	<p>(A) In the Environmental Assessment (EA) report submitted for the s.12A rezoning application, TWGHs has made the following commitments: i) all units will be served with central fresh air supply system with split type air conditioning. The central fresh air intake location is proposed at the roof of the 21-storey building, far above the MMTC; ii) an air filtration of 80% odour and particulate removal efficiency will be installed at the central fresh air intake; and iii) a storage room on 1/F of the youth hostel is reserved to explore the possibility of installing a treatment plant to further increase the removal efficiency of air filtration system. Response (G) to <b>R2</b> is also applicable.</p>
		(b) The youth hostel is not compatible with the temple atmosphere of the surrounding and would visually overwhelm and dominate the Man Mo Temple.	(B) Same as response (I) and (J) to <b>R3</b> .

		<p>(c) The existing school should be retained for educational use as it serves the local community well.</p> <p>(d) Opportunity should be taken to expand the Man Mo Temple by establishing a museum at the site.</p>	(C) Same as response (C) to <b>R4</b> .
R6	Yuen Chi Yan	<p>Oppose Amendment Item A:</p> <p><u>Grounds of Representation</u></p> <p>(a) The proposed youth hostel would cause damage to a declared monument.</p>	(A) Same as response (B) to <b>R2</b> .
R7 to R634	For the names of representers, please see <b>Annex II</b>	<p>Oppose Amendment Item A:</p> <p><u>Grounds of Representation</u></p> <p>(a) MMTC is a declared monument. Its unique architectural and spiritual integrity should not be disturbed by any inappropriate development nearby.</p> <p>(b) The Burra Charter stated that there should be 'minimal change' to a significant heritage site if such changes would affect the cultural significance of the place. The bulk, building height and design of the proposed youth hostel is not compatible with Man Mo Temple.</p> <p>(c) Man Mo Temple is located amongst the old districts of Central and Sheung Wan which should be well-protected to preserve the heritage significance and cultural value of the area.</p> <p>(d) The context of the historic building, such as the surrounding streets, should also be</p>	(A) Same as responses (A), (B) and (C) to <b>R2</b> .

		preserved ( <b>R626</b> only).	
		(e) The Mid-levels is within a geotechnically sensitive area. The piling works of the proposed youth hostel would cause cracks and subsidence of adjacent buildings and retaining walls. Although TWGHs has promised to stop the construction work when unusual subsidence is discovered, Man Mo Temple should not be subject to such unnecessary risk.	(B) Same as response (D) and (E) to <b>R2</b> .
		(f) The smoke from the incense burning at the Man Mo Temple would affect the air quality of the proposed youth hostel. There is doubt on the effectiveness of the smoke treatment installation. The future youth hostel would require whole-day air-conditioning which is unhealthy and not environmentally sustainable.	(C) Same as response (G) to <b>R2</b> and response (A) to <b>R5</b> .  (D) While mechanical ventilation would be provided at the youth hostel, windows would remain openable to allow fresh air as necessary.
		(g) The existing school site should be redeveloped to a heritage education centre which could recapture the original one-storey Man Mo Temple and its cultural value. The existing building could be reused for a community library, a child care centre, or a senior day-care centre. (h) The ex-school building could be converted into a library to serve the local community and to nurture students' cultural awareness ( <b>R526</b> only). (i) The Man Mo Temple site was granted by the government to provide a school for the Chinese people. The original mission of the	(E) The planning intention of the "G/IC" zone is 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 establishment. The use of the site for the hostel development is not incompatible with the planning intention of the "G/IC" zone.  (F) TWGHs indicated that the G/F of the proposed youth hostel would be used as a heritage bazaar and could serve as an area for heritage education. The proposed

		Man Mo Temple should be respected ( <b>R526</b> only).	heritage bazaar will have a permanent photo gallery exhibiting the history of Man Mo Temple and Sheung Wan district. Special exhibition on the quarterly festivals of Man Mo Temple, i.e. birthdays of Wu Di and Wen Di, Qiu ji Dian li, would be held. The bazaar would provide a venue for educating the youth about MMTC and the cultural significance of the site to the local community. While the reading rooms/ multi-purpose rooms on 1/F and 2/F of the youth hostel will mainly be used by youth tenants, TWGHs will explore opportunities to open up some floor space for local community use. Response (B) to <b>R4</b> is also applicable.
		(j) The design of the proposed youth hostel should be re-examined to complement that of the adjacent declared monument, enhancing the cultural value of the hostel ( <b>R436</b> only).	(G) The design of the youth hostel, the choice of materials and the construction methods were tailor-made to enhance the historical significance of MMTC and revitalise its surroundings.
		(k) The proposed youth hostel would probably be changed into a luxury hotel in the future. The Police Headquarters or the PMQ would be more suitable to be renovated into a youth hostel ( <b>R592</b> only).	(H) Same as response (M) to <b>R3</b> .  (I) The Central Police Station Compounds and the ex-Hollywood Road Police Married Quarters site have already been or is being converted to other uses and are no longer available for the proposed youth hostel use.

		<p>(I) More space should be reserved for better air ventilation and light penetration, and to lessen the heat island effect in the whole area (<b>R625</b> only).</p>	<p>(J) An quantitative AVA Initial Study using computational fluid dynamics has been carried out to assess the ventilation performance of two schemes at the subject site, i.e. the baseline scheme (an OZP-compliant scheme with a 8-storey building) and the proposed scheme. According to the simulation results, wind availability of the site and its surroundings is relatively low in general due to the congested built environment. The overall ventilation performances of the two studied schemes at pedestrian level are very similar under both annual and summer conditions. In particular, it was found that the ventilation performance at Ping On Lane under the proposed scheme is better when compared with the scenario under the baseline scheme. The simulation results have demonstrated that mitigation measures under the proposed scheme including (1) a 5.8m setback from the northern boundary at G/F; and (2) a 3m setback from the northern boundary for 1/F and above are effective in alleviating the potential impact on the surrounding pedestrian wind environment induced by the proposal with an increase in building volume. According to the AVA report, the applicant would provide greening in the building setback and open space areas as well as use of cool materials to help reduce heat island effect.</p>
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		(m) The environmental impact assessment and HIA for the proposed development should be conducted first ( <b>R627</b> only).	(K) The HIA was conducted and the design of the youth hostel and the proposed mitigation measures were accepted by AMO and supported by the AAB on 4.6.2015. An environmental impact assessment is not required as the proposed development is not a Designated Project.
		(n) It is rare to have historical buildings and monuments and they are important to the tourism industry in Hong Kong. As Man Mo Temple is rich in cultural significance, it should not be damaged in any way ( <b>R630</b> to <b>R632</b> ).	(L) MMTC would remain intact and would not be affected by the proposed youth hostel.
R635	Central and Western District Council	<u>Grounds of representation</u>	
		(a) The building height of the proposed youth hostel development would cause impacts on air ventilation, light penetration and air quality to the surrounding area. The building height should be reduced.	(A) Same as responses (I) and (J) to <b>R3</b> and response (J) to <b>R7</b> to <b>R634</b> .
		(b) The proposed youth hostel development would adversely affect the building structure of the Man Mo Temple, especially during the site formation and construction stage.	(B) Same as responses (B), (D) and (E) to <b>R2</b> .
		(c) Supported the setback of the site from Hollywood Road.	(C) Same as response (D) to <b>R3</b> .
		(d) The granite doorframe adjacent to the school site should be preserved.	(D) Same as response (G) to <b>R3</b> .
		(e) A geotechnical assessment should be conducted to ascertain the impact of the proposed development to the Man Mo Temple.	(E) The geotechnical assessment would be conducted and submitted to BD during the building plan submission stage as required under BO.



		(f) The internal air quality of the proposed development would be adversely affected by the smoke incense released from the Man Mo Temple.	(F) Same as response (A) to <b>R5</b> .
		(g) The proposed youth hostel is visually incompatible with the Man Mo Temple.	(G) Same as responses (I) and (J) to <b>R3</b> .
		(h) The proposed youth hostel would affect the traffic in the surrounding area along Hollywood Road.	(H) The TIA submitted by TWGHs during the s.12A planning application stage indicated that only 10 pcu/hr would be generated by the proposed youth hostel. The assessment also revealed that major junctions in the vicinity of the site will still perform within capacity after the additional traffic. The proposal would not generate any negative impact on the surrounding road network. TD has no adverse comment on the TIA.
		(i) The reading room on the first floor of the proposed youth hostel should be open to the public. (j) Part of the proposed development should be made available for the public as a queuing area during the festive seasons of the Man Mo Temple.	(I) Same as response (F) to <b>R7</b> to <b>R634</b> .

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

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
1	東華三院 Tung Wah Group of Hospitals
2	創建香港 Designing Hong Kong Limited
3	中西區關注組 Central & Western Concern Group
4	Mary Mulvihill
5	Alex Wong
6	Yuen Chi Yan
7	陳淑莊 (立法會議員) Tanya Chan (Legislative Council Member)
8	Yeung Sui Lin
9	姓名不詳 Name Illegible
10	Brett Janecek
11	Sally Kwan
12	Jenny Xie
13	Winnie Tam
14	Jacqueline Law

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
15	Yuen Shuk Ching
16	Ally Chan
17	Ali Ting
18	O Thompson
19	Tinh Tran
20	Henry Man
21	Monita Cheang
22	Ng Wan Ying Erica
23	Chiam Yan Wen
24	姓名不詳 Name Illegible
25	Simon McGeam
26	趙曉紅
27	Ho Suk Kwan
28	黃宗堅
29	Tse Tsz Yan
30	Connie Pong
31	吳惠琮
32	吳惠萍
33	李雅欣
34	張家玉

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
35	梁偉武
36	黃華沙
37	Sunny Chau
38	O'Connor Janet Anne
39	譚國偉
40	May Mak
41	沈培杰
42	伍偉豪
43	姓名不詳 Name Illegible
44	姓名不詳 Name Illegible
45	姓名不詳 Name Illegible
46	Leanne Pok
47	姓名不詳 Name Illegible
48	姓名不詳 Name Illegible
49	Wong Ming Wong
50	Shum Ying Choi
51	Poon Hoi Yee
52	Fan Wai
53	Liu Yuen Ting
54	Poon Ching Yee

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
55	Chu Ka Hing
56	Hui M.F.
57	Patrick Ng
58	Kenny Kwok
59	陳金華
60	Chan Hoi Yan Rene
61	馮淑君
62	Kan Wing Yee
63	Wong Cheah
64	Victor CY Yuen
65	Stanley
66	Joanna
67	吳少芳
68	Anthony Pidcock
69	姓名不詳 Name Illegible
70	吳宥霖
71	張耀
72	Alex Chong
73	Wong Yan Wah
74	Lee Yuk Ling

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
75	Carol Chow
76	Sun Liang
77	Van So
78	Chan Sau Kuen
79	Yan
80	Angel Chu
81	K. C. Lee
82	Marie
83	姓名不詳 Name Illegible
84	Javis Ho
85	Alice Wong
86	Candy
87	周志昌
88	Bowie Wong
89	姓名不詳 Name Illegible
90	YL Leung
91	Jenne Cheng
92	姓名不詳 Name Illegible
93	姓名不詳 Name Illegible
94	姓名不詳 Name Illegible

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
95	姓名不詳 Name Illegible
96	姓名不詳 Name Illegible
97	Sylvia Hoosen
98	姓名不詳 Name Illegible
99	李浩明
100	Wong Chun Ho
101	Anita Chiu
102	Grace Lau
103	Samson Cheng
104	Nikin Chan
105	Christy Cheung
106	Anita Cheung
107	Sandra Wong
108	Judy Chan
109	蔡栩栩
110	Wing Li
111	Tong Siu Hong
112	姓名不詳 Name Illegible
113	梁佩詩
114	Apple Koy

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
115	梁麗娟
116	王人主
117	Chua Mi Chai
118	Lo Miu Kim
119	Sam Ng
120	Tam Chuen Tai
121	Chan Shing Kit
122	陳麗嫻
123	Michelle Chan
124	David Tse
125	Carolyn Davis
126	R. Bennett
127	Gloria Lam
128	Timothy Lim
129	Belinda Cheong
130	Harvey Lim
131	Haylene Lim
132	Haydn Lim
133	Leonie Kellerhof
134	Timon Kellerhof

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
135	Chiu Kin Ching
136	Wong Wai Yin
137	P. Li
138	Margaret Lindsay
139	K.L. Ng
140	Sin Wing Kai
141	Au P.S.
142	Stelzl Karolina
143	姓名不詳 Name Illegible
144	H. Davis
145	姓名不詳 Name Illegible
146	Michael Wong
147	Andrew Johnson
148	Bob Chundu
149	Jen Oalicihski
150	Irene Grant
151	Ben Kwok
152	Winky Lam
153	Janet Ho
154	Josephine

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
155	姓名不詳 Name Illegible
156	Peter Imhof
157	Jo Deok Hee
158	Chloe Cheng
159	Fung Sau Lin
160	Ting Sau Fong
161	Mok Yuk Lan
162	Angel Yuen
163	Connie Yip
164	Jonathan
165	Johnny Lo
166	Wong Kwok Kuen
167	Tsang Chung Sang
168	Keith Lau
169	Stephanie Law
170	May Wong
171	Albert So
172	Queenie Cheung
173	Shann Kao
174	姓名不詳 Name Illegible

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
175	Jasmine Wong
176	Kingston Lam
177	Christopher Chan
178	Joon Hyun Kim
179	Chiron Li
180	姓名不詳 Name Illegible
181	Tiffany Yiu
182	Candy Tam
183	Becky Liu
184	譚惠卿
185	Phyllis Fok
186	Kim
187	Lily
188	姓名不詳 Name Illegible
189	吳國樑
190	何妙蘭
191	姓名不詳 Name Illegible
192	姓名不詳 Name Illegible
193	關女
194	Prudence Mok

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195	Kira Boommel
196	S. Sen
197	Susan Lavender
198	K. K. Wong
199	Grace Chan
200	Alvin Chen
201	Rex Yung
202	T. N. Wong
203	Al Chan
204	Jodi Filleul
205	Mr. Fu
206	Tina Lok
207	黃群英
208	Heinrich Figge
209	Young Wan Yin
210	Calvin Tse
211	Lledy Chan
212	Ciaran Comerford
213	何勤森
214	鄭育鈞

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215	Lam Lau Yu
216	Jennifer
217	陳樹杞
218	姓名不詳 Name Illegible
219	N. Lindsay
220	關振謙
221	關卓晉
222	鄭真朗
223	Lim Suen Penc
224	姓名不詳 Name Illegible
225	Mandy Chan
226	Nigel Chan
227	Eric Lo
228	趙倩
229	Felix Leung
230	Rex Leung
231	關倬蓀
232	Dayn
233	Adam Josselson
234	司徒潤鴻

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235	Pearl Ng
236	Florence Bloom
237	Sze Chow
238	Henry Man
239	Ronald Chy
240	Anson Wong
241	Sally Ho
242	Anson
243	Athena
244	Kit
245	Sugar
246	劉
247	Anges
248	Liu W. B.
249	Jason Cheung
250	Leung Yui Ka
251	Leung Yui Man
252	Cynthia Hon
253	Ip Kam Wing
254	Kiu Koon Yee Ivy

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
255	Kenneth Yu
256	鄔
257	Jessica Kong
258	Wendy Chan
259	李
260	Alex Cheung
261	姓名不詳 Name Illegible
262	鄭
263	鄧鏗
264	Fanta Li
265	何文禮
266	Henry Koo
267	Chan Wan Chee
268	姓名不詳 Name Illegible
269	Yeung Pui Yui
270	胡彩香
271	姓名不詳 Name Illegible
272	劉亞光
273	Cheung Yi Man
274	Cheung Hoi Ki

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275	Carlo Consumido
276	Chuleepun Sujja
277	Chow Ying Wang
278	Siu Angthiap Yan
279	Paula Hernandez
280	Lai Ka Fai
281	Cheng Tsz Fing
282	鄭鵬高
283	趙展庭
284	曾瑞玲
285	陳靜怡
286	Chan Tsz Yan
287	郭雲婷
288	Lilian
289	S. H. Lo
290	S. Tony
291	John Martino
292	Chan Ching Yin
293	Jan Pang
294	Jillian Choy

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295	Phoebe Lai
296	Candy Poon
297	Ricky Cheng
298	Ying Zhu
299	Javier Galinete
300	Andy Leung
301	Yeung Chun Chuen
302	Jim Chile
303	Leon Ho
304	Maggie Fung
305	Tin Ho
306	姓名不詳 Name Illegible
307	Wu Ching Mei Ada
308	Choi Ho Ho
309	Tweety Tsang
310	Garfin Parrington
311	Christy Chun
312	Joyce Chan
313	Miss Lee
314	Kiyo Fung

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
315	Li Wei Zhou
316	Pang Kit Ling
317	Tsui Kit Mui
318	Lee Chun Yin
319	Wan Ng
320	Karen Ding
321	Low Yew Joh
322	姓名不詳 Name Illegible
323	方苑雯
324	Keith Tong
325	Pun Yun Ping
326	Anita Wong
327	Abby
328	Leung Kai Wing
329	梁沛華
330	李祥
331	Natali Anderson
332	Victor Kwok
333	Katherine Ban
334	Erica Lee

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335	Jizelle
336	滕超逸
337	Kevin Huff
338	Catherine Liu
339	廖銀鳳
340	黃凱芹
341	Allan Wong
342	Alex Lam
343	Alfred Kwok
344	Chan An Ki
345	Andrew Chan
346	Anita Kwan
347	Angel Mak
348	Angela Hung
349	Anjaylia Ma
350	Anthea Chan
351	Barry Chan
352	Ben Fung
353	Choy Cheuk Yee
354	Clara Ng



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355	Connie Li
356	David Wong
357	Damian Chan
358	Danny Kwan
359	David Fu
360	Eric von Schwein
361	Eva Lee
362	Evelyn Mui
363	Frances Chan
364	So Fo Yee
365	Helen Tam
366	Leung Hin Yan
367	Soo Hui Yan
368	Goretti Lam
369	李嘉讓
370	Jo Anthea Yung
371	Joanne Choi
372	Joshua Nan
373	Judy Chow
374	Julie Li

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375	Kwan Ka Hong
376	Lau Ka Man
377	Suen Ka Yan
378	Wong Kai Chiu
379	Kanelle Kam
380	Katty Law
381	Kerry Chan
382	Hui Kin Kwun
383	Chan Kin Wai
384	Kitty Chan
385	Tang Kin Tat
386	Fung King Tak
387	Woo Kwan Wai
388	Chan Kwan Yiu
389	劉建中 Lau Kin Chung Edmond
390	Lai Lok Ping
391	Fu Man Yat
392	Matthew Lam
393	Tam Mei Yee

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
394	Michael Chiu
395	Mike Fong
396	Nelson Fung
397	Ng Ching
398	Yu Nga Mui Elsa
399	Nic Lam
400	Oliver Lau
401	Ophelia Wong
402	Pansy Lau
403	Paul Yan
404	Phillip Chiu
405	Prima Yu
406	Priscilla Kong
407	Rollins Ching
408	Sabrina Cho
409	Selina Kong
410	Sin Man
411	Smith Cheung
412	Tsoi Sze Yi
413	Tanya Chan

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
414	Tommy Yu
415	Tse Yue
416	Village Choi
417	Vincent Lau
418	Vito Tam
419	Leung Wai Hung Antony Vento
420	Ng Wan Yee
421	Tsang Wai Yi
422	Wong Wing Man
423	William Chu
424	Yim Kin
425	Chan Yiu Kwong
426	Wong Yu Ling
427	Aman Yeung
428	鄭嘉兒
429	Janice
430	Maloy Luakian
431	Chan Mun Mun Yin
432	陳建榮
433	Yan Wing Shan

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
434	Puck Lau
435	姓名不詳 Name Illegible
436	Wan Tak Yuen
437	Eva Wong
438	Lee Suk Yee Sharon
439	Carol Gube
440	港運城小業主
441	馬家寶
442	Lam Wing Yee
443	梁志遠
444	余庭洵
445	馮智活
446	Adrian Lo
447	Alfred Chung
448	Agnes Wong
449	Angie Cheung
450	Angus Lee
451	Anita Mak
452	Barry Chiu
453	Basil Hui

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454	Belinda Austin
455	Ben Mok
456	Byron Choi
457	Cassarine Choi
458	Lam Check Tat
459	Cheryl Chan
460	Cheung Cheuk Ka
461	Cheung Chi Hang
462	Ng Chi Keung
463	Chow Chi Lap Henry
464	Kong Chi Ting
465	Yuen Chi
466	Lai Chin Wan
467	Chu Kwok Tung
468	Lip Chui Sze
469	Lai Chun Kin
470	Ke Chun Sam
471	Clara Chiu
472	Connie Poon
473	Crisca Chau

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
474	David Chan
475	Steven Ding
476	Eliza Ching
477	Eric Chan
478	Eric Hui
479	Esther Lee
480	Eva Choi
481	F.W. Yuen
482	Fanny
483	Gilbert Lam
484	Grace Lau
485	Grace Ng
486	Harry Hung
487	Hector Chan
488	Chan Hei
489	So Yan Yip Henry
490	Ian Hands
491	Ice To
492	Ivan Ho
493	Ivy Shen

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
494	Jacky Chan
495	Janny Mok
496	Jasminia Cheung
497	Joan Shang
498	Joanna Lee
499	Joanne Cheung
500	Joe Leaf
501	Joyce Wu
502	Leung Ka Lai Julia
503	Lo Ka Chun
504	Lam Ka Ki
505	Lau Ka Man
506	Karin Chu
507	Katherine Ma
508	Cheung Kei Kei
509	Kerry Ngan
510	Cheng Kin Chung
511	Ip Kit Man
512	Kelvin Kwan
513	Leo Lam

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
514	Ling Ling Ling
515	Shek Long Yan
516	Ng Man Wai
517	Tam Mei Yi
518	Lai Ming Chuen
519	Mona Yip
520	Moore Lee
521	Nicole Tse
522	Law Oi Lin
523	Olivia To
524	Leung On
525	Leung Pakkin
526	Charlton Cheung
527	Ng Pik Ki
528	Ray Poon
529	Resina Kwok
530	Ricky Lam
531	Ringo Cheung
532	Ruby Seto
533	Ryan Liu

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
534	Sam Choi
535	Sean Barry
536	Sharon Tsui
537	Shirley Wong
538	Tsang Shui Hing
539	Chen Si Ying
540	Tong Siu Fung
541	Sooyin Yam
542	Stanley Kwan
543	Steven Chan
544	Tim Liu
545	Tommy Yan
546	Tony Chau
547	Vera Lui
548	Veron Lee
549	W T
550	Luk Wai Chu
551	Leung Wai Leung
552	Wing Ma
553	Chan Wing Sum

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
554	Wu Wing
555	Chan Yee Tak
556	Lau Yiu Cho
557	Yau Yu
558	Lui Yuet Kwan
559	Pegan Wan
560	Sing Chan
561	Alan Taylor
562	Betty Lee
563	Cecil Mak
564	Cherry Mok
565	John Kwok
566	Joanne Chan
567	Stuart Clarkson
568	Claudio Salgado
569	Clive Randall
570	Constantine Leung
571	Deborah Weir
572	Emily Botsford
573	Flora Fung

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
574	Fong Chi Wah
575	William David Greaves
576	James Lazell
577	Lynne Norton
578	Jamie Wu
579	Kenji Wong
580	Jeanette Vallance
581	Jayne Wright
582	Johan Olausson
583	Cheung Kwai Chi
584	Maggy Fung
585	Martin Turner
586	Mei Wing
587	Ian Hoh
588	Paul Bird
589	Marie Rasborn
590	Rina Leung
591	Roger Lam
592	Roger Emmerton
593	Sally Tilbe

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
594	Rum Foo
595	Sara Wong
596	Godfrey Scotchbrook
597	Ingrid Tsui
598	Susan Ribeiro
599	Anthony Wilson
600	Rachel Tong
601	Wilson Li
602	Winnie Ching
603	黃妍萍
604	Hanzhang Ye
605	Ng So Chung Zoe
606	Merrin Pearse
607	Melanie Moore
608	Evelyn Moore
609	Genevieve Moore
610	John Moore
611	Lisa Boldt-Christmas
612	Ming Chen
613	Steve Bruce

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
614	Christof Kutscher
615	Victor Liu
616	Mahesh Datwani
617	Sjoerd Hoekstra
618	Madeline Gorman
619	Ceri Chisholm
620	Chris Drake
621	Deborah Choong
622	Poon Chun Yu
623	Haydn Neal
624	Jennifer EC Chau
625	Steve Sau
626	Goodwin Li
627	Yiu Chung Yim
628	關敏儀
629	康佩珊
630	何麗庭
631	Michelle Wong
632	Flora Lee
633	Jianglong Yao

Rep. No. (TPB/R/ S/H3/30-	Name of 'Representer'
634	Jenna Ho Marris
635	中西區區議會 Central & Western District Council

**TPB Paper No. 10268**

**DRAFT SAI YING PUN & SHEUNG WAN OUTLINE ZONING PLAN NO.  
S/H3/30 CONSIDERATION OF REPRESENTATIONS  
NO. TPB/R/S/H3/30-R1 TO R635**

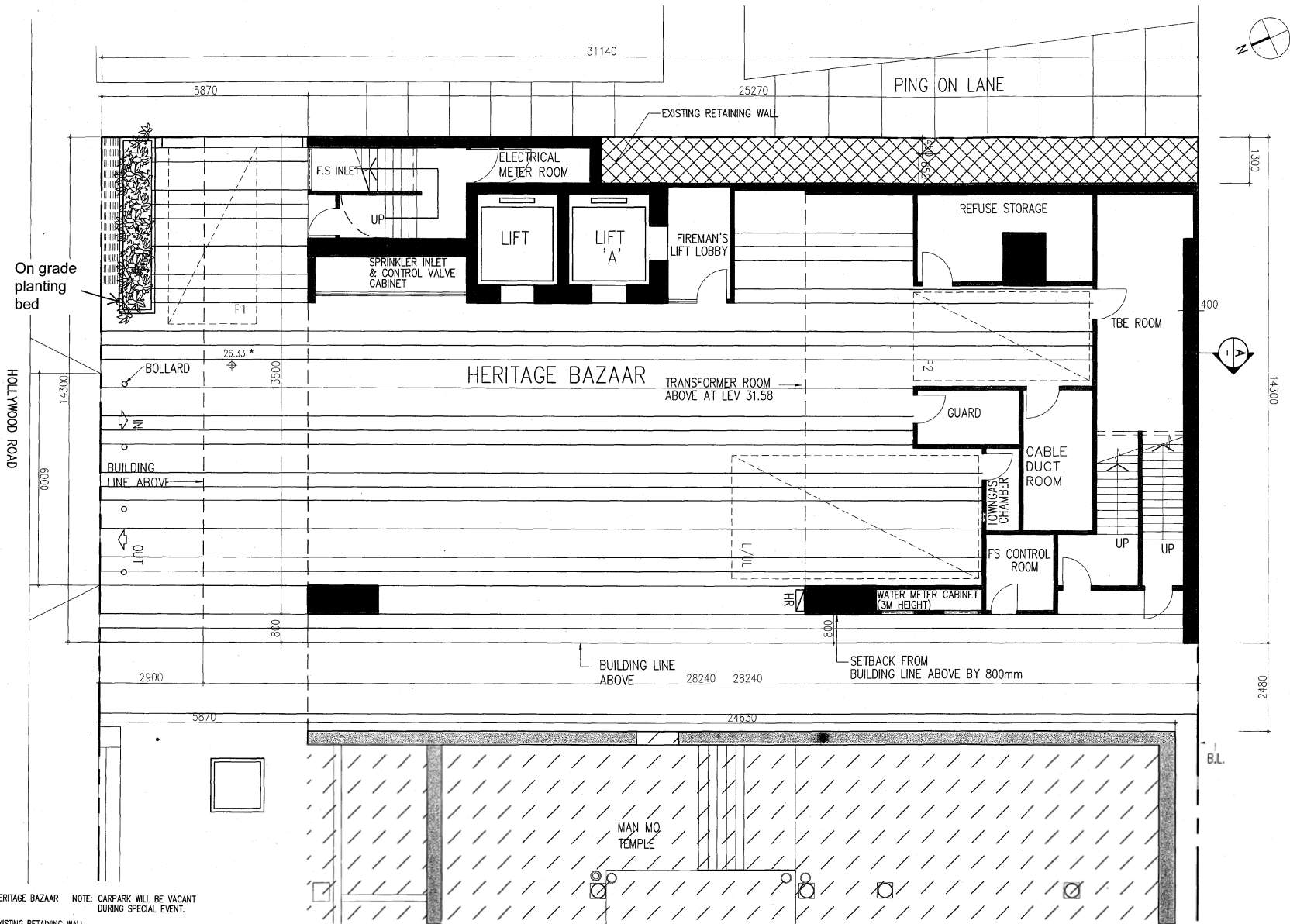
**ANNEX VII**











- LEGEND:
- HERITAGE BAZAAR NOTE: CARPARK WILL BE VACANT DURING SPECIAL EVENT.
  - EXISTING RETAINING WALL
  - 850mm SET BACK FOR PROVISION OF STRENGTHENING AND LATERAL SUPPORT

\*Actual datmn subject to site verification

G/F PLAN

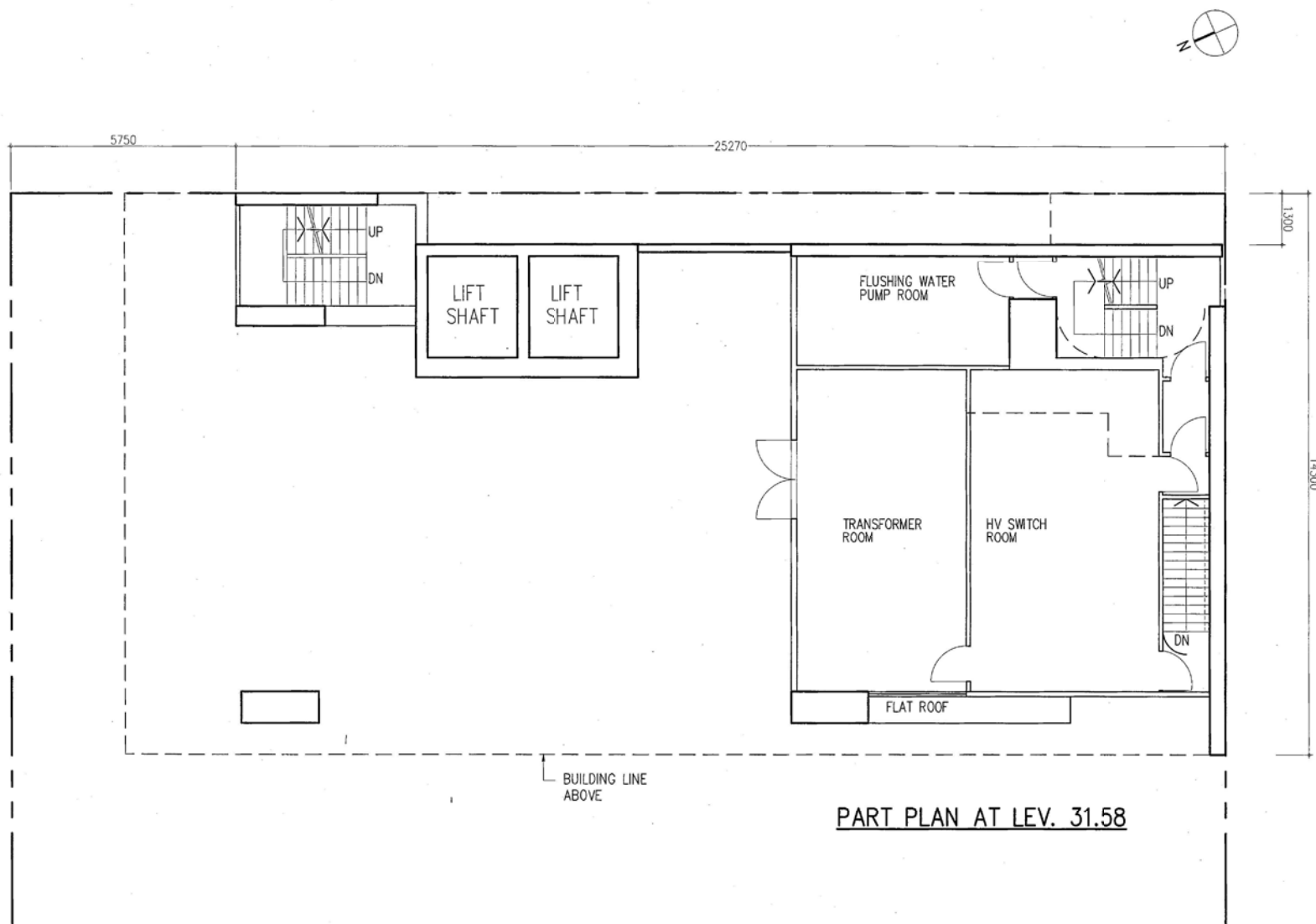
# PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K.

SCALE 1:100@A3

CYS Associates (H.K.) Ltd.  
Architects & Urban Designers. **CYS**  
2/F, 122A HOLLYWOOD ROAD, HONG KONG  
TEL: 2828 4888 • FAX: 2828 0088 2828 0088 • EMAIL: cys@architects.com.hk  
11-09-2015 SKA-112

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

參考編號 REFERENCE No. R/S/H3/30	繪圖 DRAWING H - 3
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PART PLAN AT LEV. 31.58

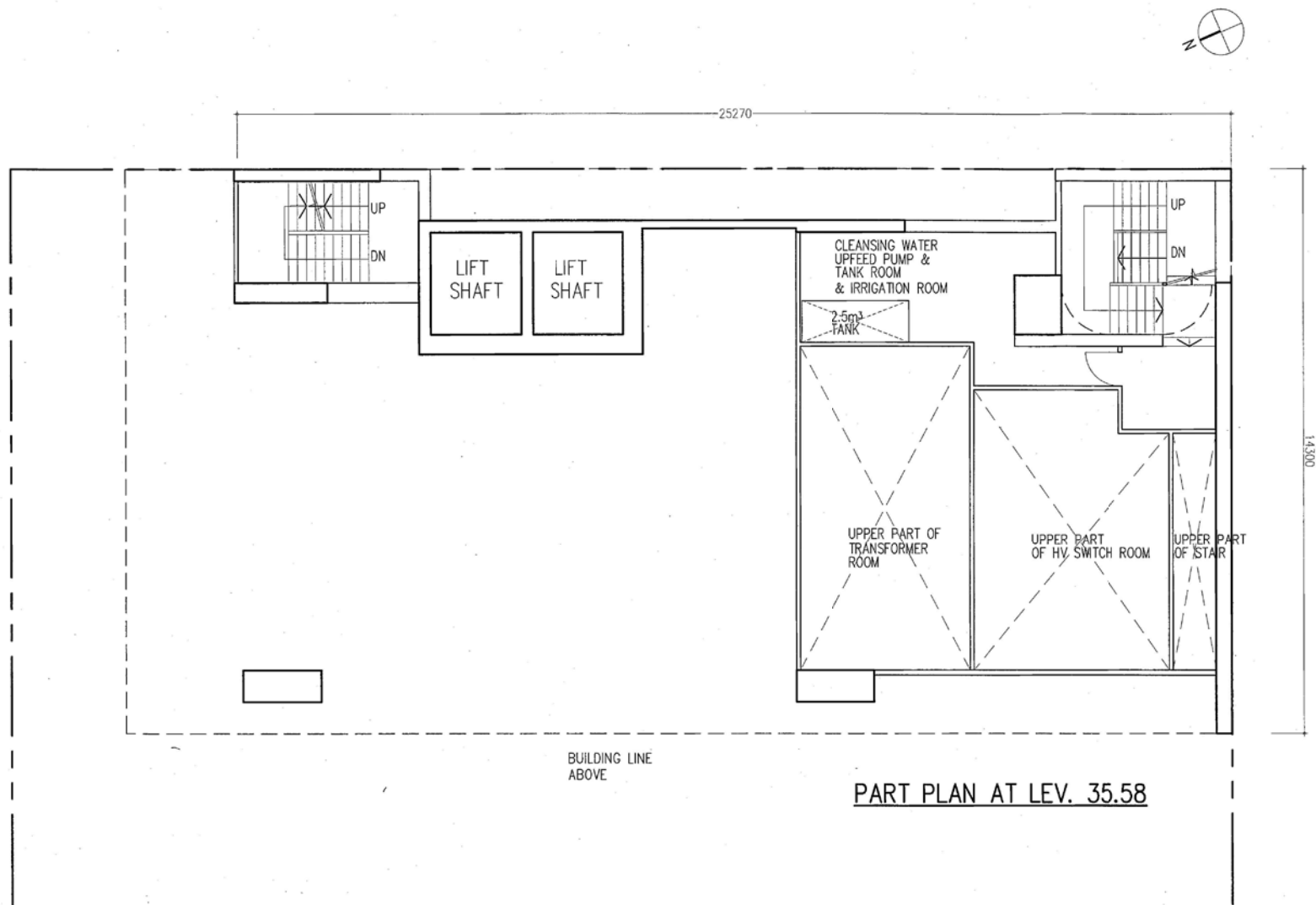
PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K. SCALE 1:1000/1:3

C Y S Associates (H K) Ltd. **CYS**  
 Architects & Urban Designers.  
BETH FLOOR • HONG KONG PLAZA • 99 CONNAUGHT ROAD WEST • HONG KONG  
 TEL: 2868 8888 • FAX: 2868 8888 • EMAIL: cys@connect.com.hk  
 14-09-2015 SKA-121

(資料來源：由申請人提供)  
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參考編號  
 REFERENCE No.  
 R/S/H3/30

繪圖  
 DRAWING  
 H - 4



PART PLAN AT LEV. 35.58

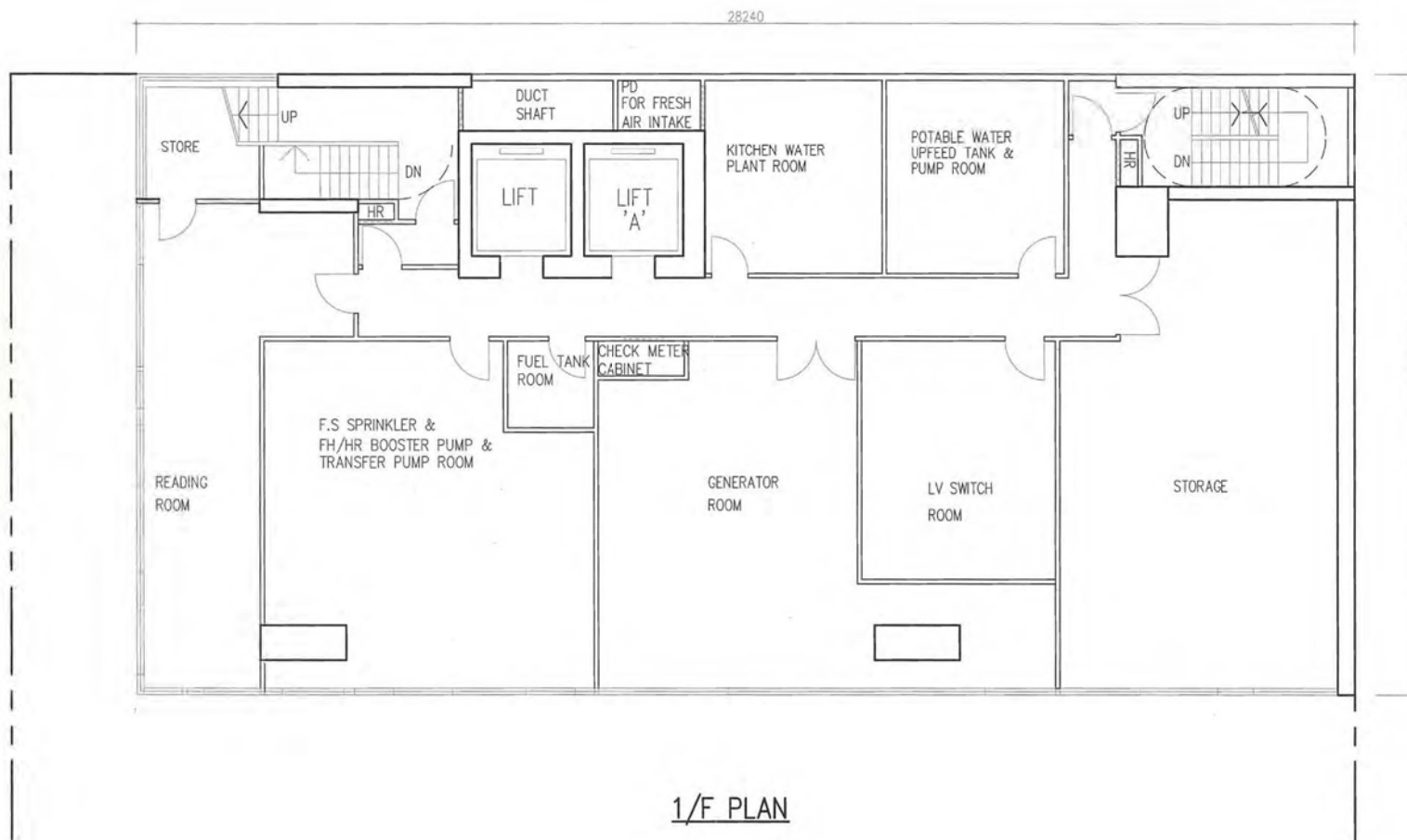
PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K. SCALE: 1:1000(1:1)

C.Y.S Associates (H.K.) Ltd. **CYS**  
 Architects & Urban Designers.  
20TH FLOOR • HONG KONG PLAZA • 188 CONNAUGHT ROAD WEST • HONG KONG  
 TEL: 2862 8868 • FAX: 2862 8868 2862 8868 • EMAIL: cys@chc.com.hk  
 14-08-2015 SKA-122

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參考編號  
 REFERENCE No.  
 R/S/H3/30

繪圖  
 DRAWING  
 H - 5



PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K. SCALE 1:100

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Architects & Urban Designers. **CYS**  
20TH FLOOR • 180-180A KOWLOON PLAZA • 180 CONNAUGHT ROAD WEST • HONG KONG  
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參考編號  
REFERENCE No.  
R/S/H3/30

繪圖  
DRAWING  
H - 6



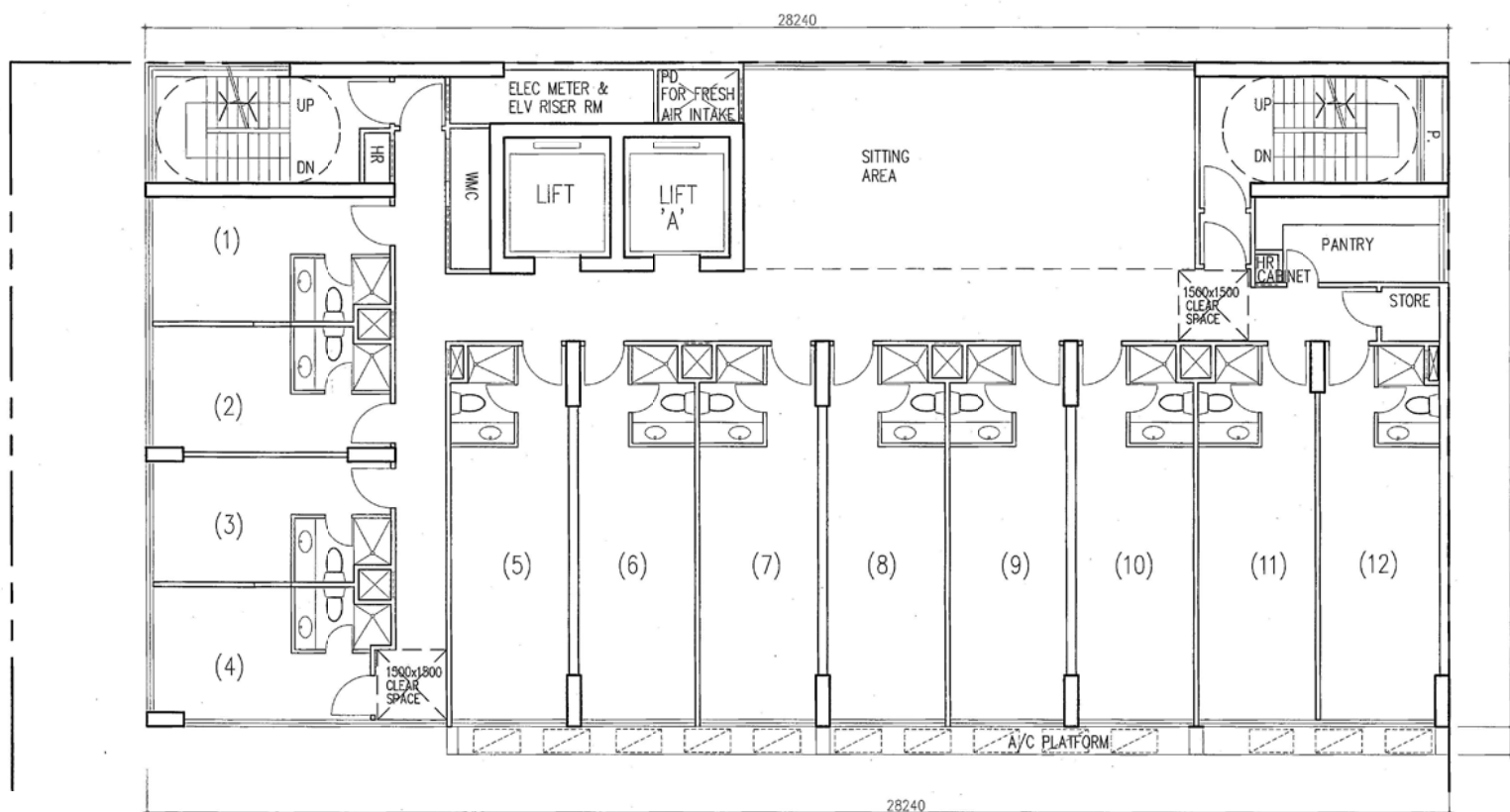
PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K. SCALE 1:100

C Y S Associates (H K) Ltd. **CYS**  
Architects & Urban Designers.  
207H FLOOR • HONG KONG PLAZA • 207 HONG KONG  
TEL: 2858 6963 • FAX: 2858 5083 2858 5280 • E-MAIL: cys@hkcys.com.hk  
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(SOURCE : SUBMITTED BY THE APPLICANT)

參考編號  
REFERENCE No.  
R/S/H3/30

繪圖  
DRAWING  
H - 7



SINGLE ROOM : 4 NOS.  
DOUBLE ROOM : 8 NOS.

TOTAL NUMBER OF FLATS IN LOW ZONE: 120 nos

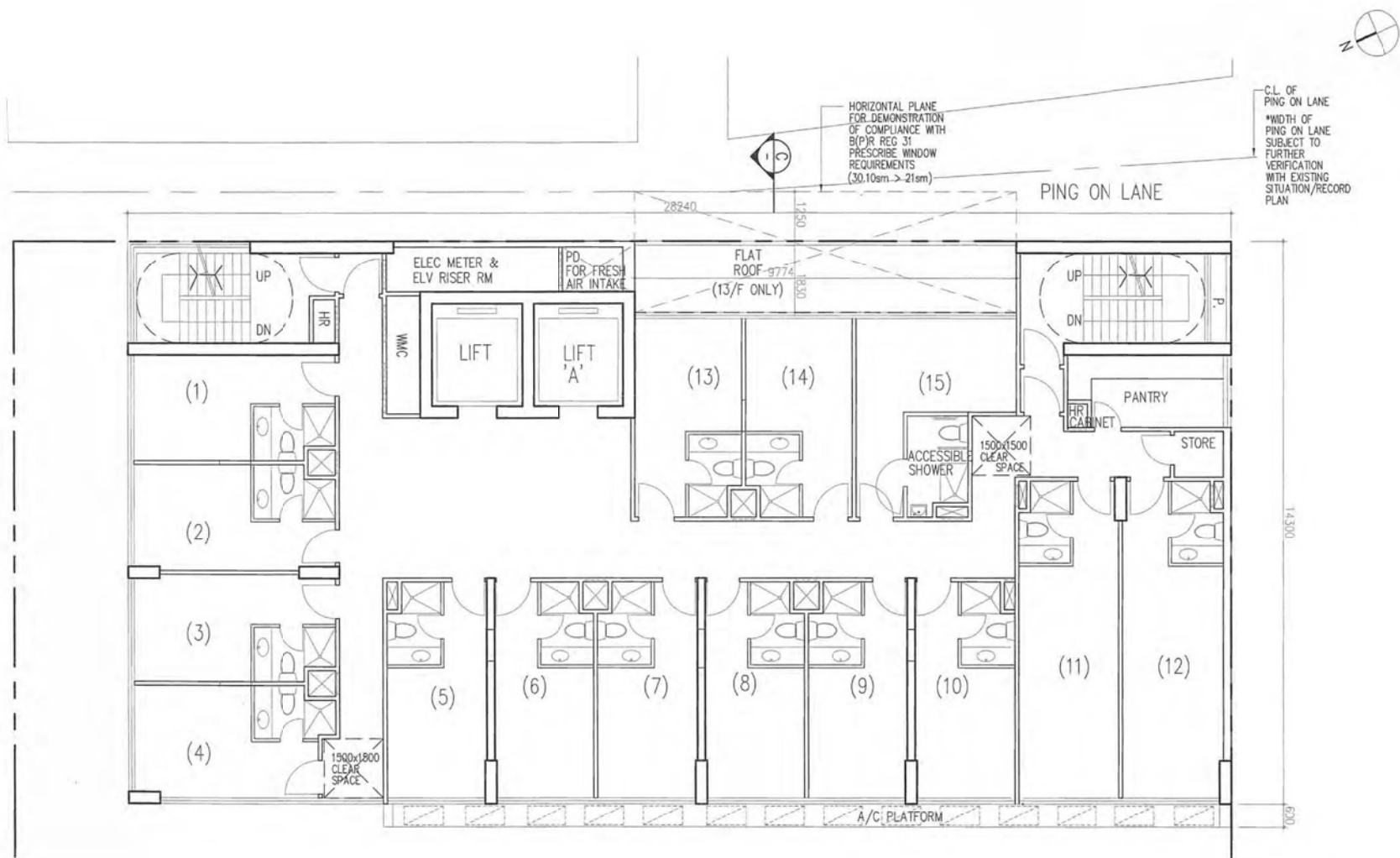
**CYS Associates (H K) Ltd.**  
Architects & Urban Designers.

5TH FLOOR • HONG KONG PLAZA • 100 CORNWALL STREET • HONG KONG  
TEL: 2958 0953 • FAX: 2469 6033 2458 6399 • EMAIL: [cys@hk.cysarch.com.hk](mailto:cys@hk.cysarch.com.hk)

11-09-2015 SKA-117

繪圖  
DRAWING  
H - 8

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



HOSTEL FL PLAN (13/F – 18/F)  
(HIGH ZONE)

SINGLE ROOM : 13 NOS.  
DOUBLE ROOM : 2 NOS.

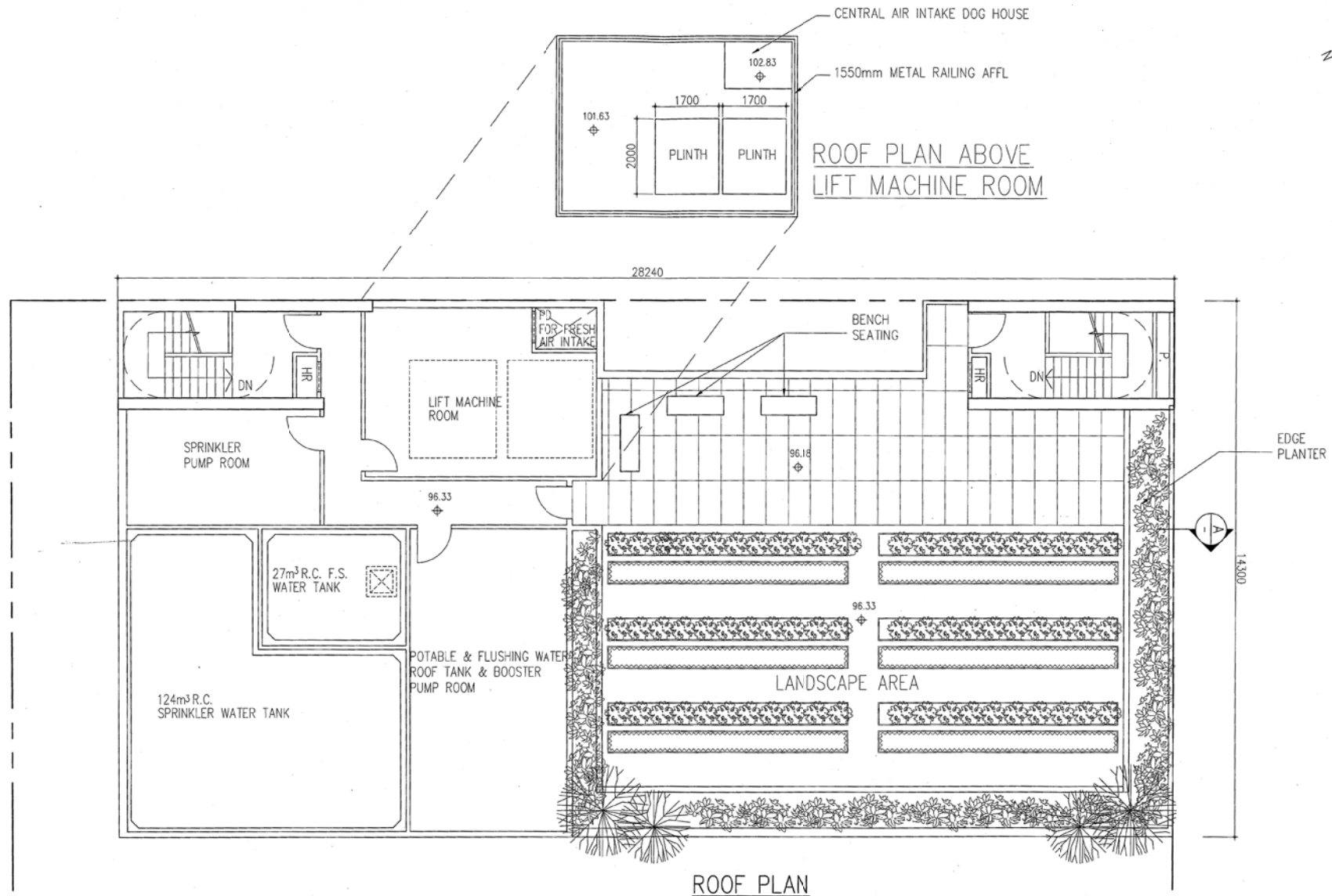
TOTAL NUMBER OF FLATS IN HIGH ZONE: 90 nos

PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K. SCALE 1:100

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Architects & Urban Designers. **CYS**  
30TH FLOOR • HONG KONG PLAZA • 185 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2850 0868 • FAX: 2850 0869 3858 0500 • EMAIL: cys@chcys.com.hk  
11-09-2015 SKA-118

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

參考編號 REFERENCE No. R/S/H3/30	繪圖 DRAWING H - 9
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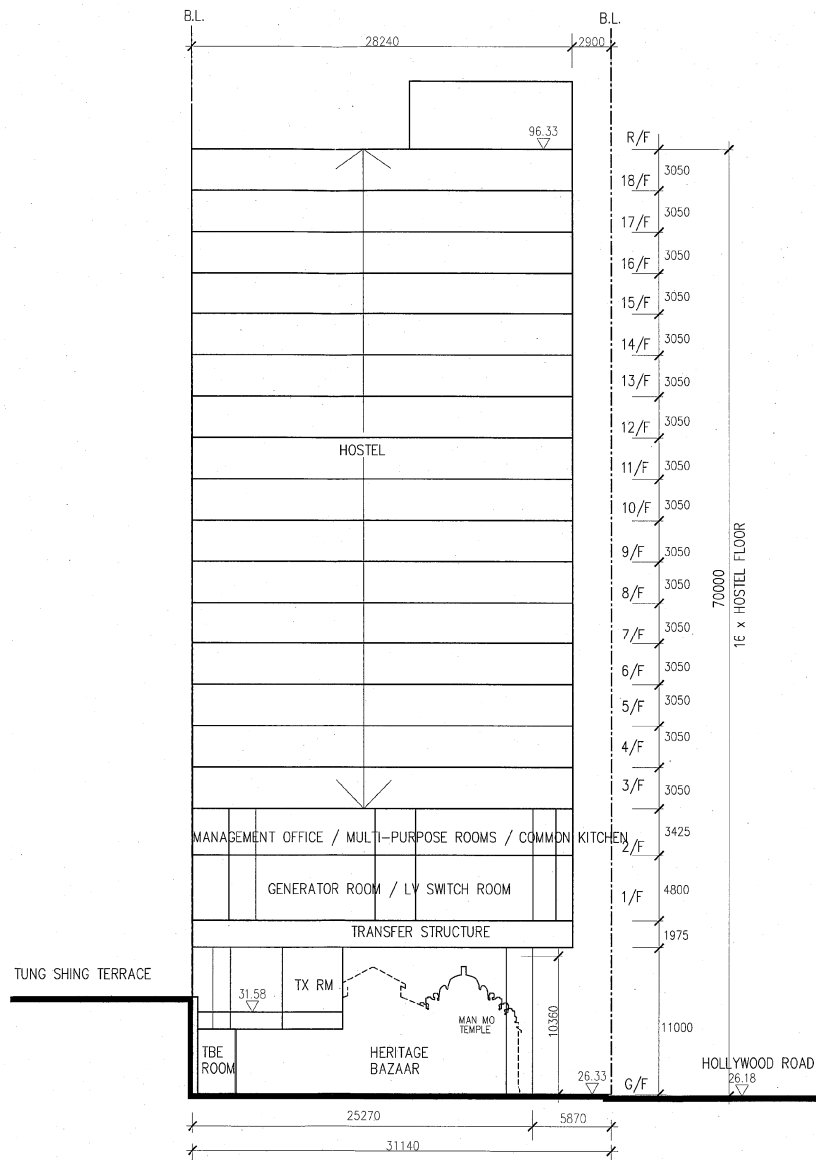
C Y S Associates (H K) Ltd.  
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20TH FLOOR • HONG KONG PLAZA • 188 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2858 8003 • FAX: 2858 8005 2858 8006 • EMAIL: cys@hks.com.hk  
27-04-2016 SKA-129c

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

參考編號  
REFERENCE No.  
R/S/H3/30

繪圖  
DRAWING  
H - 10





SECTION A

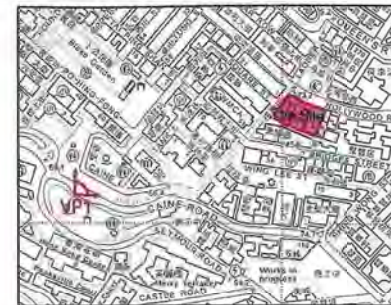
# PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K.

SCALE 1:350@A3





Existing Condition



Key Plan



With the Proposed Development

**KTA**  
Kenneth To & Associates Ltd.  
杜立基建築師有限公司  
KENNETH TO & ASSOCIATES LTD.  
11/F, 110-112, WING LEE STREET, SHEUNG WAN, HONG KONG

Viewing point 1 – Caine Road Garden on Caine Road

Proposed Rezoning of the Application Site from  
"G/IC" to "G/IC(2)",  
No. 122A - 130 Hollywood Road,  
Sheung Wan (IL338)  
S12A Planning Application

Visual Impact Assessment

Figure 6.1

Date: 17 July 2015

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

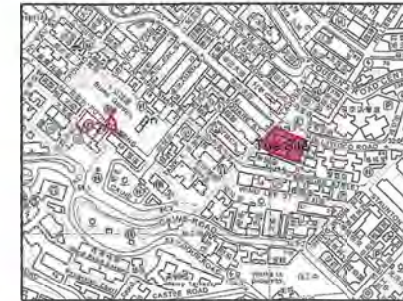
參考編號  
REFERENCE No.  
R/S/H3/30

繪圖  
DRAWING  
H - 13





Existing Condition



Key Plan



With the Proposed Development

**KTA**

Kenneth To & Associates Ltd.  
杜立基建築師有限公司  
CONSULTANTS  
FOR PLANNING  
AND DEVELOPMENT  
CONSULTANTS

Viewing point 2 – Po Hing Fong Near Blake Garden

Proposed Rezoning of the Application Site from  
“G/IC” to “G/IC(2)”,  
No. 122A - 130 Hollywood Road,  
Sheung Wan (IL338)  
S12A Planning Application

Visual Impact Assessment

Figure 6.2

Date: 26 June 2015

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

參考編號  
REFERENCE No.  
R/S/H3/30

繪圖  
DRAWING  
H - 14





Existing Condition



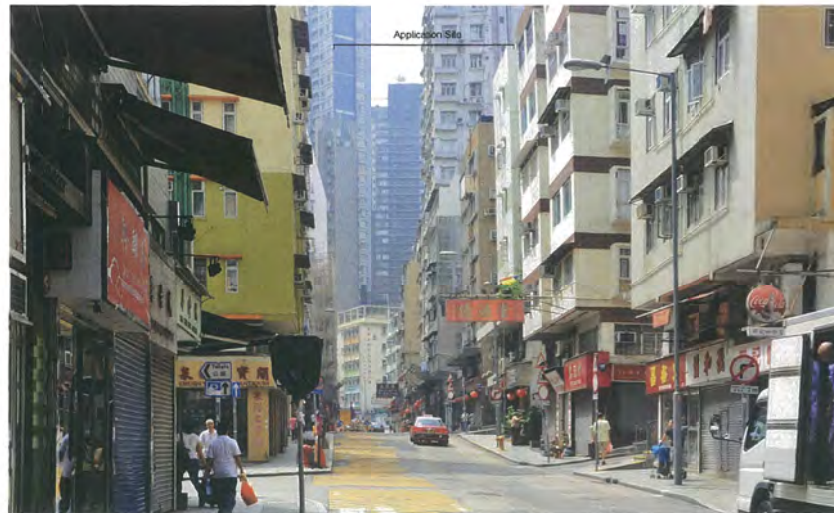
With the Proposed Development



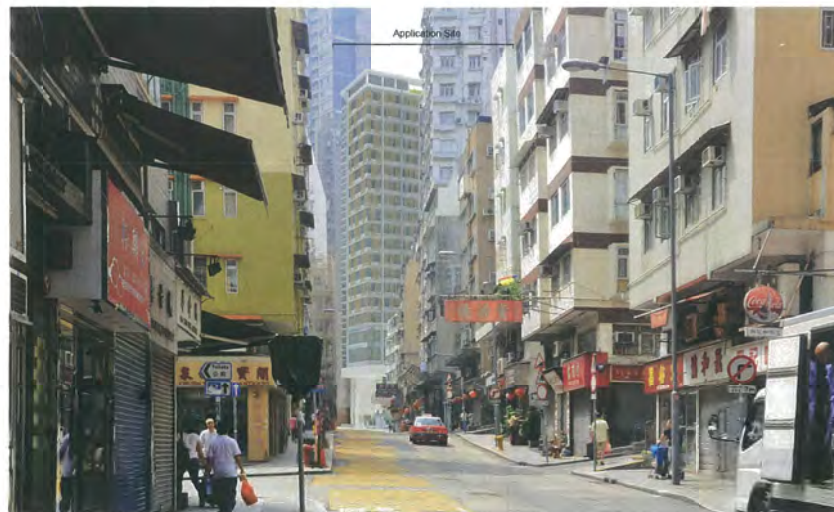
Key Plan







Existing Condition



With the Proposed Development



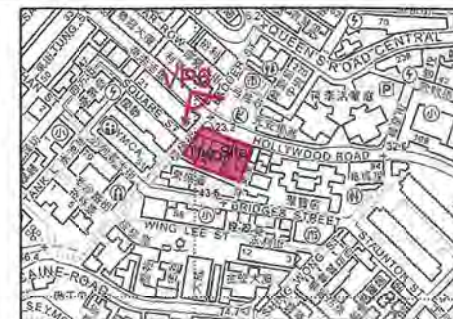
Key Plan



Existing Condition



With the Proposed Development



Key Plan

**KTA**  
Kenneth To & Associates Ltd.  
杜立基建築師有限公司  
110 WING LEE STREET  
SHEUNG WAN, HONG KONG  
TEL: 2861 1111

Viewing point 6 – Hollywood Road near Ladder Street

Proposed Rezoning of the Application Site from  
"G/C" to "G/C(2)",  
No. 122A - 130 Hollywood Road,  
Sheung Wan (IL338 (part))  
S12A Planning Application

Visual Impact Assessment

Figure 6.6

Date: 24 August 2015

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

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REFERENCE No.  
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繪圖  
DRAWING  
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PROPOSED YOUTH HOSTEL AT 122A HOLLYWOOD ROAD, H.K.

C Y S Associates (H K) Ltd.  
Architects & Urban Designers. **CYS**  
27th FLOOR • HONG KONG PLAZA • 181 CONNAUGHT ROAD WEST • HONG KONG  
TEL: 2868 8888 • FAX: 2868 8888 • 2868 8888 • BEIJING: 010-65007070/0709  
27-04-2016 SKA-129c

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DRAWING  
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