

TOWN PLANNING BOARD

TPB Paper No. 10268
For Consideration by the
Town Planning Board on 21.4.2017

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

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| Subject of Representation | Representers (No. TPB/R/S/H3/30-) | Commenters |
|---|--|-------------------|
| Amendment Item A - Rezoning a site at 122A to 130 Hollywood Road from “Government, Institution or Community” (“G/IC”) to “G/IC(2)” with a building height (BH) restriction of 97mPD and 1 storey. | Total : 635 <u>Support</u> R1 : Tung Wah Group of Hospitals (TWGHs) <u>Oppose</u> R2 : Designing Hong Kong Limited R3 : Central and Western Concern Group R7 : Hon. Tanya Chan (陳淑莊), Legislative Council Member R4 to R6 and R8 to R634 : 630 individuals with 628 representations made in Standard Format (Name of representers shown at Annex V) <u>Providing Views</u> R635 : Central and Western District Council (C&WDC) | Nil |

Note : A CD-ROM containing all representers’ submissions is enclosed at **Annex VI** [for TPB Members only]. The names of all representers can be found at **Annex V** or at the Board’s website at http://www.info.gov.hk/tpb/en/plan_making/S_H3_30.html. A full set of the representers’ submissions is also deposited at the Secretariat of the Board for Members’ inspection.

1. Introduction

- 1.1 On 21.10.2016, the draft Sai Ying Pun & Sheung Wan Outline Zoning Plan (OZP) No. S/H3/30 (the Plan) (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The amendments are set out in the Schedule of Amendments at **Annex II**, involving the rezoning of the Man Mo Temple Compound (MMTC) and ex-

TWGHs Lee Sai Chow Primary School from “G/IC” to “G/IC(2)” with a maximum BH restriction of 97mPD for the ex-school site and a maximum BH restriction of 1 storey for MMTC to facilitate the development of a youth hostel at the ex-school site. Amendments were also made to the Notes to incorporate ‘Residential Institution (Hostel only) (on land designated “G/IC(2)” only)’ under Column 1 of the Notes of the “G/IC” zone and to replace ‘Residential Institution’ under Column 2 with ‘Residential Institution (not elsewhere specified)’.

- 1.2 During the two-month statutory exhibition period of the Plan, a total of 635 representations were received. On 20.1.2017, the Town Planning Board (the Board) published the representations and, in the first three weeks of the publication period, no comments were received.
- 1.3 On 10.3.2017, the Board agreed to consider the representations collectively in one group. This paper is to provide the Board with information for consideration of the representations. The representers have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

2. Background

- 2.1 In order to meet the aspiration of working youths to have their own living space, the 2011-12 Policy Address stated that the Government would actively support non-governmental organizations’ (NGOs) plan to use part of the land granted to them to build hostels for youths. Under the Youth Hostel Scheme (YHS), NGOs will be fully funded by the Government to construct youth hostels on sites owned by them. Upon completion, NGOs will run the youth hostels on a self-financing basis. While the youth hostels are not meant to provide permanent accommodation, the below market rental charged for the youth hostel units offer the young tenants an opportunity to accumulate savings to pursue their medium term aspirations. Therefore, NGOs need to set the rental at a level which does not exceed 60% of the market rent of flats of similar size in the nearby areas. The youth hostel proposed by TWGHs at the Hollywood Road site is one of 6 YHS projects currently under planning.

Application Y/H3/8

- 2.2 In September 2015, TWGHs submitted a s.12A application (Y/H3/8) to the Board to rezone MMTC and the ex-TWGHs Lee Sai Chow Primary School (i.e. 122A to 130 Hollywood Road) (the representation site) to facilitate a proposed 21-storey youth hostel development. The proposed youth hostel development would have a domestic GFA of 7,057.99m² and a site coverage of 23.75%, providing 302 bed spaces, 2 car parking spaces and 1 loading/unloading bay. The resultant plot ratio (PR) of the representation site is not more than 4.7 including an existing PR of about 0.37 for the existing MMTC, and a maximum BH of 97mPD. The youth hostel would be constructed on the ex-school portion of the representation site while the MMTC portion would remain intact. The indicative design and layout of the proposed youth hostel is at **Annex VII**.

- 2.3 In view of the possible visual impact of the proposed youth hostel and possible interference such as vibration and ground settlement on MMTC, the applicant conducted a heritage impact assessment (HIA) for the proposed development. The HIA has recommended that the proposed development should provide a 5.8m setback along Hollywood Road (**Plan H-5**), a heritage bazaar on G/F with a 11m high headroom to allow physical and visual integration with MMTC (**Plan H-6**), a buffer distance of 3.1m at G/F away from MMTC, and that mitigation measures should be carried out at the construction stage including the use of prefabrication, the carrying out of condition survey with monitoring proposal, use of double-deck catch platforms and non-percussive piling method, and limitation on works area to minimise impacts on MMTC. The HIA was accepted by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) and supported by the Antiquities Advisory Board (AAB) at its meeting held on 4.6.2015.
- 2.4 Other technical assessments submitted together with the s.12A application included a Traffic Impact Assessment (TIA), Environmental Assessment (EA), Visual Impact Assessment (VIA) and Air Ventilation Assessment (AVA).
- 2.5 On 13.5.2016, the s.12A application was agreed by the Metro Planning Committee (MPC) of the Board as the proposed youth hostel was considered compatible with its surroundings and the technical assessments in support of the proposal were accepted by relevant government departments.

Amendment to the OZP

- 2.6 The proposed amendments to the OZP to facilitate the proposed youth hostel development were submitted to the MPC of the Board for consideration on 30.9.2016. After taking into account all the relevant planning considerations, the MPC agreed that the proposed amendments were suitable for exhibition under section 5 of the Ordinance.
- 2.7 The amended draft OZP was exhibited on 21.10.2016 for public inspection. The relevant MPC Paper No. 17/16 and the minutes of the MPC meeting are deposited at the Board's Secretariat for Members' inspection. The MPC Paper and minutes are also available at the Board's website.

3. Consultation with Central and Western District Council

C&WDC was consulted on the proposed amendment to the OZP on 20.10.2016. Members of C&WDC expressed both supporting and opposing views as well as concerns on the possible adverse traffic impact, air ventilation impact, air quality impact, impact on light penetration, geotechnical impact and impact to the structure of MMTC during construction phase. The extract of the minutes of the C&WDC meeting held on 20.10.2016 is at **Annex III** (in Chinese only). During the plan exhibition period, C&WDC submitted a representation (**R635**) providing comments on the proposed amendment to the OZP.

4. The Representations

4.1 Subject of Representations

4.1.1 Among the 635 representations, one representation (**R1**) supported and 633 representations (**R2 to R634**) objected to the proposed zoning amendment while the remaining representation (**R635**) provided views on the amendment. Out of the 633 adverse representations, 628 were in the form of standard representations (**R7 to R634**). The supporting representation was submitted by TWGHs (**R1**), i.e. the owner of the vacant school and MMTC, while the adverse representations were submitted by Designing Hong Kong Limited (**R2**), the Central & Western Concern Group (**R3**), a Legislative Council Member (Hon. Tanya Chan (陳淑莊)) (**R7**), and members of the public. The representation providing views is submitted by C&WDC (**R635**). A summary of the representations and the Planning Department (PlanD)'s responses, in consultation with government departments, is at **Annex IV**.

4.2 Supportive Representation

Representation **R1** supported the proposed zoning amendment on the grounds that the development of the youth hostel is in line with the policy to address the shortage of affordable housing accommodation for young people.

4.3 Adverse Representations and Representation Providing Views

As the issues raised by the representation providing views (**R635**) are similar to those raised by the adverse representations (**R2 to R634**), they are grouped together and their main grounds/concerns are summarized below:

Cultural Heritage

4.3.1 MMTC is a declared monument. Its unique architectural and spiritual integrity should not be disturbed by any inappropriate development nearby. (**R2, R7 to R634**)

4.3.2 The Burra Charter highlighted 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 MMTC. The proposed youth hostel is in contravention with the Burra Charter. (**R2, R3, R4, R7 to R634**) The context of the historic building, such as the surrounding streets, should also be protected when possible, in order to preserve its authenticity and completeness. (**R626**) Significant historical buildings should be protected and a buffer area should be set up around them forbidding incompatible developments which may affect their cultural value. (**R630 to R632**)

4.3.3 Apart from Man Mo Temple, a number of important declared monuments located within the area should also be protected in order to

preserve the area's heritage significance, and cultural value. This is in line with the Government's "Conserving Central" policy. **(R2 and R4)** The granite doorframe at Ping On Lane adjacent to the ex-school site (**Plan H-2**) should be preserved. **(R3 and R635)** A HIA should be conducted. **(R627)**

- 4.3.4 The building design and the proposed mitigation measures recommended in the HIA are not acceptable. The HIA should be conducted by an independent assessor rather than TWGHs. **(R3 and R4)**

Geotechnical and Structural Impacts

- 4.3.5 The geotechnical condition in the Mid-levels is sensitive. As Man Mo Temple is in close proximity, the construction of the proposed youth hostel may cause cracks and structural damage to the temple and put it at risk of collapsing. The collapse of a building within the Former Central Police Station Compounds shows that heritage buildings are fragile. The construction of the proposed youth hostel in a landslip prone area could severely damage Man Mo Temple. **(R2, R3, R7 to R634)** A geotechnical assessment should be conducted to ascertain the impact of the proposed development to the Man Mo Temple. **(R635)**
- 4.3.6 The proposed youth hostel development would adversely affect the building structure of the Man Mo Temple, especially during the site formation and construction stage. **(R635)**

Environmental, Air Ventilation and Visual Impacts

- 4.3.7 Man Mo Temple should not be surrounded by high-rise residential buildings as smoke from incense burning would pose a health threat and nuisance to the nearby residents. The site is not suitable for residential or hostel uses. **(R2, R3 and R4)** The smoke from the incense burning from the Man Mo Temple would affect the internal air quality of the proposed youth hostel. **(R7 to R634, R635)** There is doubt on the efficiency of the smoke treatment installation. The future youth hostel would require whole-day air-conditioning which is unhealthy and not environmentally sustainable. **(R7 to R634)**
- 4.3.8 An environmental impact assessment should be conducted first. **(R627)**
- 4.3.9 More space should be reserved around Man Mo Temple for better air ventilation and light penetration, and to lessen the heat island effect. **(R625)** The BH of the proposed youth hostel development would cause impacts on air ventilation, light penetration and air quality to the surrounding area. There is concern on ventilation impact at Square Street and Bridges Street. It is visually incompatible with the Man Mo Temple and the BH should be reduced. **(R3, R5, R635)**

Traffic Impacts

- 4.3.10 The proposed youth hostel would affect the traffic in the surrounding area along Hollywood Road. **(R635)**

Alternative Land Use and Alternative Sites

- 4.3.11 The ex-school site has a long history of providing educational services. The existing building could be renovated to provide classes, functions and programmes that educate and inform the community on Chinese heritage and culture or for the setting up of a Confucian Academy. **(R4)**
- 4.3.12 The ex-school site should be developed into a heritage museum. **(R5)** The existing building could be reused for a community library, a child care centre, or a senior day-care centre. **(R7 to R634)** The reading room on the first floor of the proposed youth hostel should be open to the public and 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. **(R635)**
- 4.3.13 The proposed youth hostel appears to be a profit-making development which should not be allowed on a government, institution or community (GIC) site. **(R3)** It will most probably be converted into a luxury hotel in the future, which had happened on similar sites/projects (e.g. Soldiers & Sailors Hostel Wan Chai redeveloped into Wesley OZO hotel). **(R592)**
- 4.3.14 Bigger and better sites are available near Ladder Street and Upper Lascar Row such as the GIC site next to the Ladder Street Toilet near Upper Lascar Row **(Plan H-8)**. The 120 empty schools in Hong Kong should also be considered for hostel development. **(R3 and R4)** The Central Police Station Compounds or the ex-Hollywood Road Police Married Quarters (PMQ) **(Plans H-9 & H-10)** would be much more suitable properties for renovation into a youth hostel. **(R592)**

Building Design and Compatibility

- 4.3.15 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 ex-school site should be redeveloped into a one-storey building for educational use or for heritage interpretation. This would also be in line with the BH restriction of the current OZP. **(R3, R4, R7 to R634)** 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. **(R436)**
- 4.3.16 The representation site should be setback to be in line with CentreStage to provide a wider footpath **(R3)**. C&WDC supported the setback of the representation site from Hollywood Road. **(R635)**

- 4.3.17 The proposed youth hostel would require the transfer of plot ratio from the adjacent MMTC to the ex-school site. **(R4)**

Other Concerns

- 4.3.18 There is insufficient discussion about the development of the youth hostel in the community including C&WDC and other community groups. **(R3)**
- 4.3.19 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. **(R4)** The original mission of the Man Mo Temple should be respected. **(R526)**

Representers' Proposals

- 4.4 The representers' proposals are as follows:

- (a) an alternative site should be identified for the youth hostel such as the site next to the Ladder Street Toilet near Cat Street (Upper Lascar Row) or other vacant sites, e.g. school, or police quarters, or in Sheung Wan Area. **(R3, R7 to R634)**
- (b) the representation site should be setback to be in line with CentreStage to provide a wider footpath. **(R3)**
- (c) a clause should be added in the Explanatory Statement stating that "the construction of the future youth hostel development would follow the recommendations identified in the geotechnical assessment". **(R635)**

5. Comments on Representations

No comments were received during the first three weeks of the publication period of the representations.

6. Planning Consideration and Assessment

- 6.1 The Representation Site and its Surrounding Area (Plans H-1 & H-2, aerial photo on Plans H-3, site photos on Plans H-4)

The Representation Site

- 6.1.1 The representation site is a piece of private land owned by TWGHs. It is divided into two portions, with the vacant ex-school site (i.e. TWGHs Lei Sai Chow Memorial Primary School) located in the eastern portion while MMTC, a declared monument, is located in the western portion.

- 6.1.2 The representation site is adjoined by Ladder Street, a declared monument, on the west and by Ping On Lane on the east.
- 6.1.3 It is about 300m away from the MTR Sheung Wan Station and is well served by other means of public transport including buses and minibuses.

The Surrounding Areas

- 6.1.4 Predominantly residential in nature with a mix of GIC uses including the YMCA Headquarters, King's College Old Boys' Association Primary School, and the Bridges Street Market.
- 6.1.5 Several high-rise residential buildings have been developed in the vicinity such as Como Como (96.3mPD), Centre Hollywood (108.8mPD) and CentreStage (162.6mPD).
- 6.1.6 The Hollywood Road Children's Playground is located to the immediate north.

6.2 Planning Intention

- 6.2.1 The "G/IC" zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or 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, organisations providing social services to meet community needs, and other institutional establishments.

6.3 Responses to Grounds of Representations and Proposals

Cultural Heritage

- 6.3.1 All declared monuments are protected under the Antiquities and Monuments Ordinance (Cap. 53), including the declared monuments in the general area of Central.
- 6.3.2 The HIA conducted by TWGH's heritage consultant had strictly followed the guidelines introduced by DEVB vide Technical Circular (Works) No. 6/2009. Various heritage charters/principles (e.g. Burra Charter and China Principles) have been taken into account when formulating the conservation plan for the proposed development. The potential impacts of the youth hostel 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 the demolition and construction stages and the indirect impact on Ladder Street were evaluated and appropriate mitigation measures and enhancement proposals such as buffer distances were proposed. TWGHs was required to properly implement the mitigation measures recommended in the HIA.
- 6.3.3 The 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.

- 6.3.4 The granite doorframe at Ping On Lane (**Plans H-2 & H-7**) will not be affected by the proposed youth hostel development and TWGHs has indicated that condition survey and appropriate monitoring measures would be put in place.

Geotechnical and Structural Impacts

- 6.3.5 As advised by the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD), the representation site is within the Mid-levels Scheduled Area and any works within the Area were subject to stringent geotechnical controls under the Buildings Ordinance (BO) and should follow the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers No. APP-30 to safeguard public safety and ground stability. As advised by the Buildings Department (BD), TWGHs is required to submit a geotechnical assessment during the building plan submission stage under BO.
- 6.3.6 TWGHs agreed to carry out all the mitigation measures proposed in the HIA including 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 methods, and limitation of the works area in order to minimise any physical impact to MMTC. TWGHs would need to appoint a heritage consultant and detailed monitoring proposal would need to 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 an investigation and the completion of the required remedial works.

Environmental, Air Ventilation and Visual Impacts

- 6.3.7 To tackle the long-term smoke issues from the burning of joss paper 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” could be followed to minimise the nuisance arising from the burning of joss paper. As a long term objective, 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.
- 6.3.8 Regarding the internal air quality of the proposed youth hostel, according to the EA Report submitted by TWGHs, the following measures would be adopted: 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 MMTc; and ii) an additional air filtration system of 80% odour and particulate removal efficiency will be installed at the central fresh air intake. While mechanical ventilation would be provided at the youth hostel, windows would remain openable to allow fresh air and enhance sustainability.

- 6.3.9 On the air ventilation impact, a quantitative AVA Initial Study using computational fluid dynamics has been carried out to assess the ventilation performance of the baseline scheme (i.e., an OZP-compliant scheme with an 8-storey building) with the proposed youth hostel. The simulation results showed that the overall ventilation performances of the two schemes at pedestrian level are very similar under both annual and summer conditions and that the ventilation performance at Ping On Lane under the proposed youth hostel scheme is better when compared with the baseline scheme. On the other hand, the ventilation performance at pedestrian level at Square Street and Bridges Street under the baseline scheme and proposed scheme are similar. The simulation results have demonstrated that mitigation measures for the proposed youth hostel including a 5.8m setback from Hollywood Road at G/F and a 3m setback from Hollywood Road for 1/F and above, are effective in alleviating the potential impact on the surrounding pedestrian wind environment. To help reduce the heat island effect, the applicant would provide greening in the building setback and open spaces as well as make use of cool building materials.
- 6.3.10 Regarding the visual impact, the proposed youth hostel is subject to a maximum building height of 97mPD, which is not incompatible with a neighbourhood characterised by high-rise residential developments, such as Como Como (96.3mPD), Centre Hollywood (108.8mPD), and CentreStage (162.6mPD).
- 6.3.11 Since the proposed youth hostel would not encroach upon MMTc (i.e. a declared monument), the project is not a Designated Project under Item Q.1 of Environment Impact Assessment (EIA) Ordinance, and no Environmental Permit shall be required (i.e. an EIA is not required).

Traffic Impacts

- 6.3.12 A total of 302 bed spaces, two car parking spaces and one loading/unloading (L/UL) bay are proposed in the youth hostel development. The car parking spaces and L/UL bay are mainly to facilitate the tenants during moving in/out from the hostel and are anticipated to be of infrequent use. 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 taking into account the additional traffic. The proposal would not generate any negative impact on the surrounding road network. TD has no adverse comment

on the TIA.

Alternative Land Use and Alternative Sites

- 6.3.13 Concerning the alternative uses of the representation site, the proposed development of a youth hostel is in line with the YHS policy to provide hostels for youths. TWGHs has agreed that the G/F of the proposed youth hostel would be used as a heritage bazaar which will have a permanent photo gallery exhibiting the history of the Man Mo Temple and Sheung Wan District. The bazaar would provide a venue for educating the youth about MMTC and the cultural significance of the site to the local community. Special exhibition on the quarterly festivals of Man Mo Temple, i.e. birthdays of Wu Di and Wen Di (文帝及武帝誕), Qiu ji Dian li (秋祭典禮), would also be held. Moreover, 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 agreed to explore opportunities to open up some floor space for use by the local community.
- 6.3.14 Regarding suggestions to retain the existing school building, this option would be undesirable as the maintenance cost of the school building would be high and a purpose-designed youth hostel building would be more efficient and would help revitalize the surroundings of MMTC.
- 6.3.15 As advised by HAB, the proposed youth hostel development is not intended to be profit-making. Operations of the youth hostel will be governed by a Grant and Operation Agreement (GOA), 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. TWGHs is required to submit a Youth Hostel Annual Report, accompanied by audited annual 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 (Deed) requiring TWGHs to undertake to repay the Government the capital subvention provided by the Government for the construction of the youth hostel, should the youth hostel cease to be operated in accordance with the GOA. The rental level of the hostel would also be regulated by the Government through the Deed. According to the YHS policy, the rental level would be set at not more than 60% of the market rental level.
- 6.3.16 One of the objectives of the YHS is to unleash the potential of under-utilised sites held by NGOs. As it is not the policy intention to grant Government land to individual NGOs to develop youth hostels, the alternative sites proposed by the representers including the vacant school premises are irrelevant as they would fall outside the YHS policy. Besides, some of the alternative sites suggested have their own issues to be resolved. The site next to the Upper Lascar Row (i.e. the Former Cat Street Bazaar) is zoned "Open Space" ("O") (**Plan H-8**)

and is currently under active planning to be developed into a sitting out area by the Central & Western District Office. The Central Police Station Compounds and the ex-Hollywood Road Police Married Quarters (**Plans H-9 & H-10**) have already been or is being converted to other uses and are no longer available for the proposed youth hostel development.

Building Design and Compatibility

6.3.17 The design of the youth hostel and the proposed mitigation measures were accepted by AMO and supported by the AAB on 4.6.2015.

6.3.18 The G/F of the proposed youth hostel would be set back from Hollywood Road by 5.8m to align with MMTC, providing a wide and continuous pedestrian area. The proposed 5.8m setback is more than the 2.8m setback currently provided by CentreStage. To ensure that due respect would be given to the historical and cultural significance of MMTC, the youth hostel would also follow the design measures identified in the HIA

6.3.19 As the proposed youth hostel and MMTC comprised one lot, the issue of transfer of plot ratio did not arise. Treating the proposed youth hostel and MMTC as one single site was in compliance with the BO.

Other Concerns

6.3.20 Prior to the s.12A application, TWGHs had submitted the proposed youth hostel development to the Food, Environment, Hygiene & 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.

6.3.21 According to section 3(b) of The Man Mo Temple Ordinance (Cap. 154), as the manager of 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 in any charitable or philanthropic institution of benefit to the community. The proposed youth hostel development is therefore in compliance with Cap.154.

6.4 Responses to Representations' Proposals

To identify an alternative site for the proposed youth hostel

6.4.1 As mentioned in para. 6.3.16, the YHS is to unleash the potential of

under-utilised private land held by NGOs. As such, it is not in line with the policy intention to grant Government land to individual NGOs to develop youth hostels. Hence, all the alternative sites suggested by the representers are irrelevant as they would fall outside the scope of the YHS.

To setback the hostel building to be in line with CentreStage (R3)

6.4.2 As mentioned in para. 6.3.18, 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.

Amendment to Explanatory Statement (R635)

6.4.3 As TWGHs will be required under BO to submit a geotechnical assessment to BD at the building plan submission stage, it is considered unnecessary to set out such a requirement in the Explanatory Statement of the OZP.

7 Consultation

The following government bureaux/departments have been consulted and their comments have been incorporated in the above paragraphs, where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Home Affairs;
- (d) Commissioner for Heritage;
- (e) Commissioner for Tourism;
- (f) Commissioner for Transport;
- (g) Commissioner of Police;
- (h) District Lands Officer/ Hong Kong West & South, LandsD;
- (i) Chief Estate Surveyor/ Railway Development, LandsD;
- (j) Chief Building Surveyor/ Hong Kong West, Buildings Department;
- (k) District Officer (Central & Western), Home Affairs Department;
- (l) Chief Officer (Licensing Authority), Home Affairs Department;
- (m) Chief Highway Engineer/ Hong Kong, Highways Department (HyD);
- (n) Chief Highway Engineer/ Railway Development Division 2-2, Railway Development Office, HyD;
- (o) Director of Environmental Protection;
- (p) Director of Drainage Services;
- (q) Director of Water Supplies;
- (r) Director of Architectural Services;
- (s) Head of Geotechnical Engineering Office, CEDD;
- (t) Project Manager/ Hong Kong Island & Islands, CEDD;
- (u) Director of Fire Services;
- (v) Director of Electrical and Mechanical Services;
- (w) Director of Leisure and Cultural Services;
- (x) Antiquities and Monuments Office, LCSD;
- (y) Director of Agriculture, Fisheries and Conservation;

- (z) Government Property Agency;
- (aa) Director of Social Welfare;
- (bb) Director of Food and Environmental Hygiene; and
- (cc) Chief Town Planner/ Urban Design & Landscape, Planning Department.

8 **Planning Department's Views**

- 8.1 The supportive views of **R1** are noted.
- 8.2 Based on the assessment in paragraph 6 above, PlanD does not support **R2 to R635** and considers that the Plan should not be amended to meet the representations for the following reasons:
- (a) the proposed rezoning of the ex-school site to “G/IC(2)” is to enable TWGHs to develop the representation site into a youth hostel under the Youth Hostel Scheme (YHS) which is to address the aspiration of working youths to have their own living space;
 - (b) as the representation site is within the Mid-levels Scheduled Area, any works would be subject to stringent geotechnical controls under the BO 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 MMTC during construction would be addressed through the building plan processing system;
 - (c) the technical assessments submitted by TWGHs including the HIA, TIA, EA, VIA and AVA demonstrated that the proposed youth hostel would not cause any adverse impact from the heritage, traffic, environmental, visual and air ventilation aspects. The mitigation measures and enhancement proposals recommended were accepted by AMO and supported by the AAB;
 - (d) the statutory and administrative procedures in consulting the public on the proposed zoning amendment have been duly followed. The exhibition of the OZP for public inspection and the provision for submission of representations/comments form part of the statutory consultation process under the Ordinance; and
 - (e) as the policy intention of the YHS is to unleash the potential of under-utilised site held by NGOs, the alternative proposals would fall outside the scope of the YHS policy.

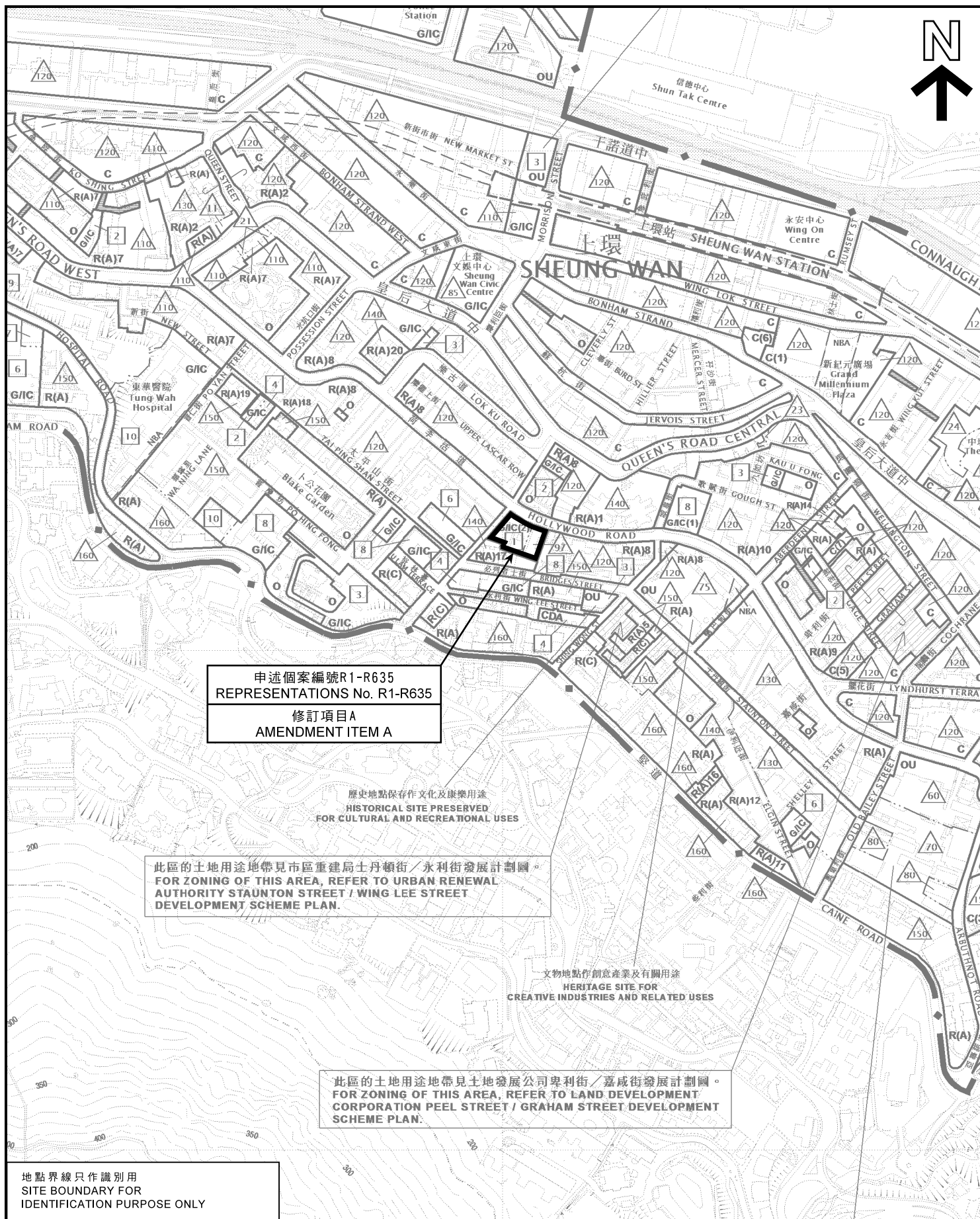
9 **Decision Sought**

The Board is invited to give consideration to the representations and decide whether to propose/not to propose any amendment to the Plan to meet/partially meet the representations.

Attachments

| | |
|------------------|--|
| Annex I | Draft Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/30 (reduced size) |
| Annex II | Schedule of Amendments to the Draft Sai Ying Pun & Sheung Wan OZP Plan No. S/H3/30 |
| Annex III | Extract of Minutes of Meeting of C&WDC held on 20.10.2016 |
| Annex IV | Summary of Representations and Government's Responses |
| Annex V | List of Representers |
| Annex VI | CD-ROM of all representations [<i>TPB Members only</i>] |
| Annex VII | Drawings of the Proposal submitted by TWGHs in the s.12A application |
| Plan H-1 | Location Plan of Representation Site |
| Plan H-2 | Site Plan of Representation Site |
| Plan H-3 | Aerial Photo of Representation Site |
| Plan H-4 | Site Photos of Representation Site |
| Plan H-5 | Proposed Set Back from Hollywood Road and Buffer Area to MMTC |
| Plan H-6 | Proposed Headroom of Heritage Bazaar |
| Plan H-7 | Site Photos of Ping On Lane |
| Plan H-8 | Site Photos of Former Cat Street Bazaar Site |
| Plan H-9 | Site Photo of Central Police Station Compounds |
| Plan H-10 | Site Photo of ex-Hollywood Road Police Married Quarters (PMQ) |

PLANNING DEPARTMENT
APRIL 2017



位置圖 LOCATION PLAN

就西營盤及上環分區計劃大綱草圖編號 S/H3/30
提出的申述個案編號R1-R635作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R635
TO THE DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN No. S/H3/30

米 100 0 100 200 米
METRES SCALE 1 : 5 000 比例尺

規劃署
PLANNING
DEPARTMENT

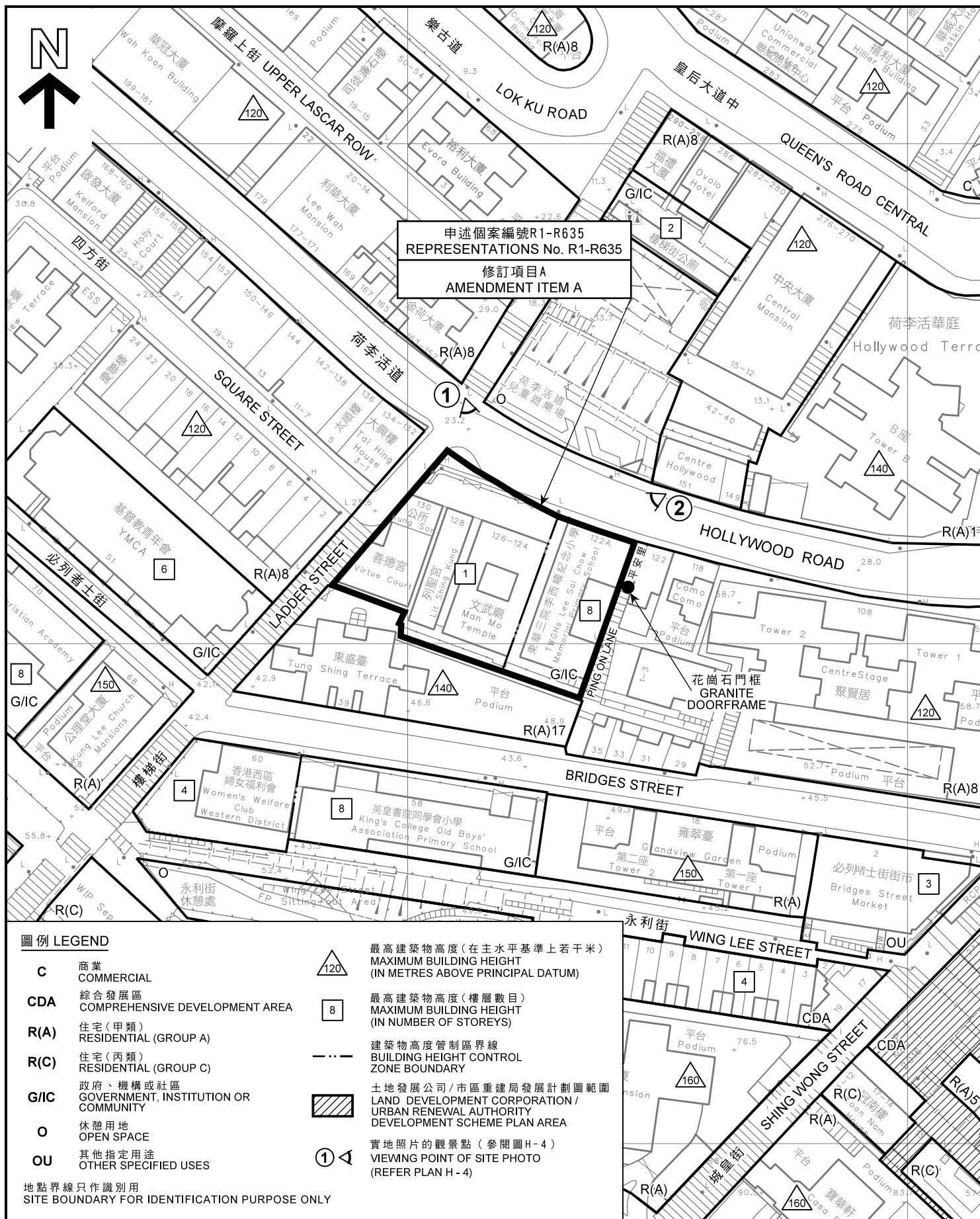


參考編號
REFERENCE No.
R/S/H3/30

圖 PLAN
H - 1

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

本摘要圖於2017年3月23日擬備，
所根據的資料為於2016年10月21日
展示的分區計劃大綱圖編號S/H3/30
EXTRACT PLAN PREPARED ON 23.3.2017
BASED ON OUTLINE ZONING PLAN
No. S/H3/30 EXHIBITED ON 21.10.2016



平面圖 SITE PLAN

本摘要圖於2017年3月23日擬備，
所根據的資料為測量圖編號
11-SW-8A及C

EXTRACT PLAN PREPARED ON 23.3.2017
BASED ON SURVEY SHEETS No.
11-SW-8A & C

就西營盤及上環分區計劃大綱草圖編號 S/H3/30
提出的申述個案編號R1-R635作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R635
TO THE DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN No. S/H3/30

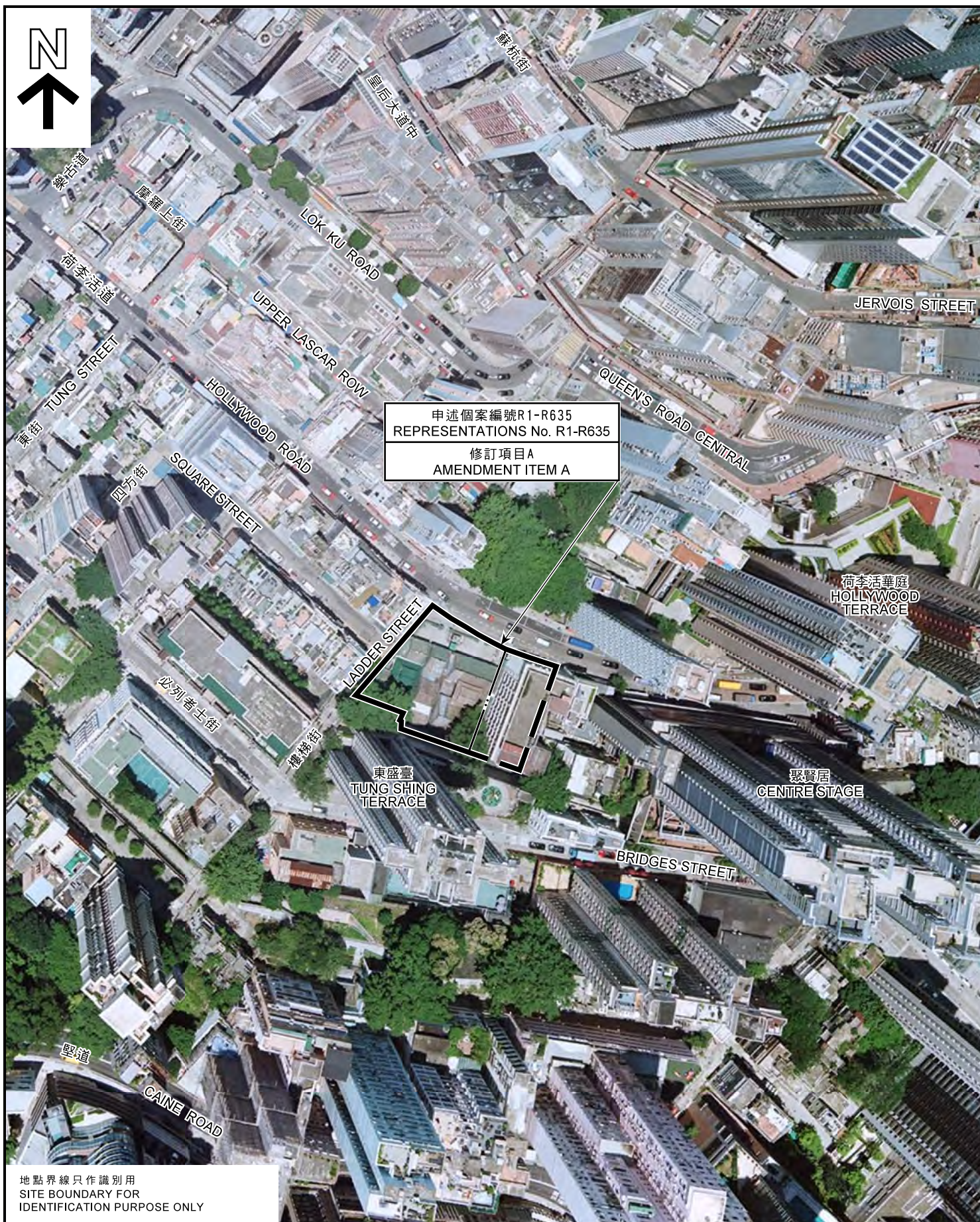
SCALE 1:1 000 比例尺
米 20 0 20 40 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H3/30

圖 PLAN
H - 2



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

航攝照片 AERIAL PHOTO

就西營盤及上環分區計劃大綱草圖編號 S/H3/30
提出的申述個案編號R1-R635作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R635
TO THE DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN No. S/H3/30

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H3/30

圖 PLAN
H - 3

本摘要圖於2017年3月23日擬備，所根據的
資料為地政總署於2015年6月4日拍得的
航攝照片編號CW114997
EXTRACT PLAN PREPARED ON 23.3.2017
BASED ON AERIAL PHOTO No. CW114997
TAKEN ON 4.6.2015 BY
LANDS DEPARTMENT

申述個案編號R1-R635
REPRESENTATIONS No. R1-R635

修訂項目A
AMENDMENT ITEM A



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

實地照片 SITE PHOTOS

本圖於2017年3月23日擬備，所根據的資料為攝於2017年3月6日的實地照片
EXTRACT PLAN PREPARED ON 23.3.2017
BASED ON SITE PHOTOS TAKEN ON 6.3.2017

就西營盤及上環分區計劃大綱草圖編號 S/H3/30
提出的申述個案編號R1-R635作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R635
TO THE DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN No. S/H3/30

規劃署
PLANNING
DEPARTMENT

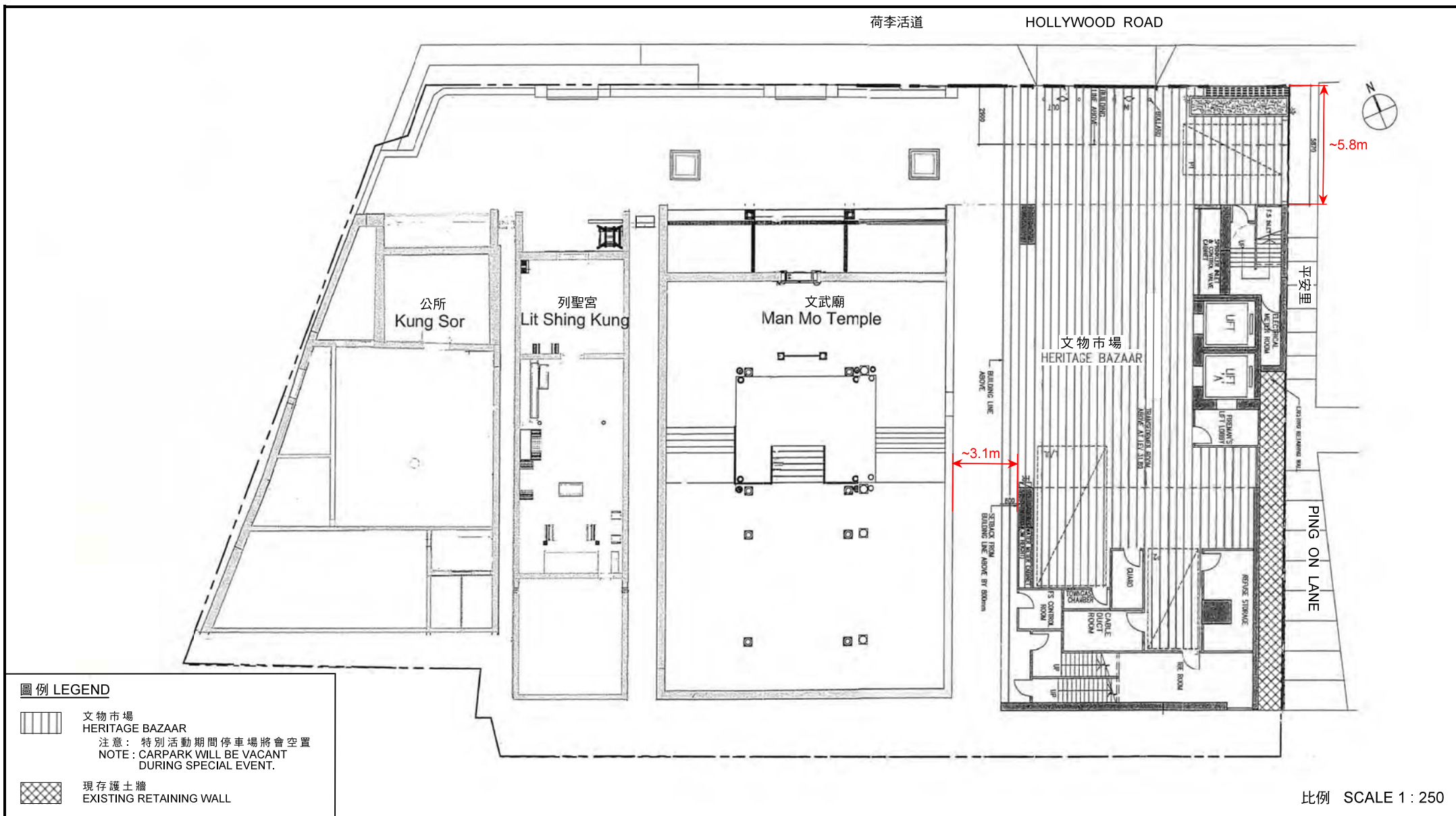


參考編號
REFERENCE No.

R/S/H3/30

圖 PLAN

H - 4



地面平面圖 GROUND FLOOR PLAN

就西營盤及上環分區計劃大綱草圖編號 S/H3/30
提出的申述個案編號R1-R635作出考慮
CONSIDERATION OF REPRESENTATIONS No. R1-R635
TO THE DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN No. S/H3/30
擬議由荷李活道及文武廟建築群緩衝區後移
PROPOSED SET BACK FROM HOLLYWOOD ROAD
AND BUFFER AREA TO MAN MO TEMPLE COMPOUND

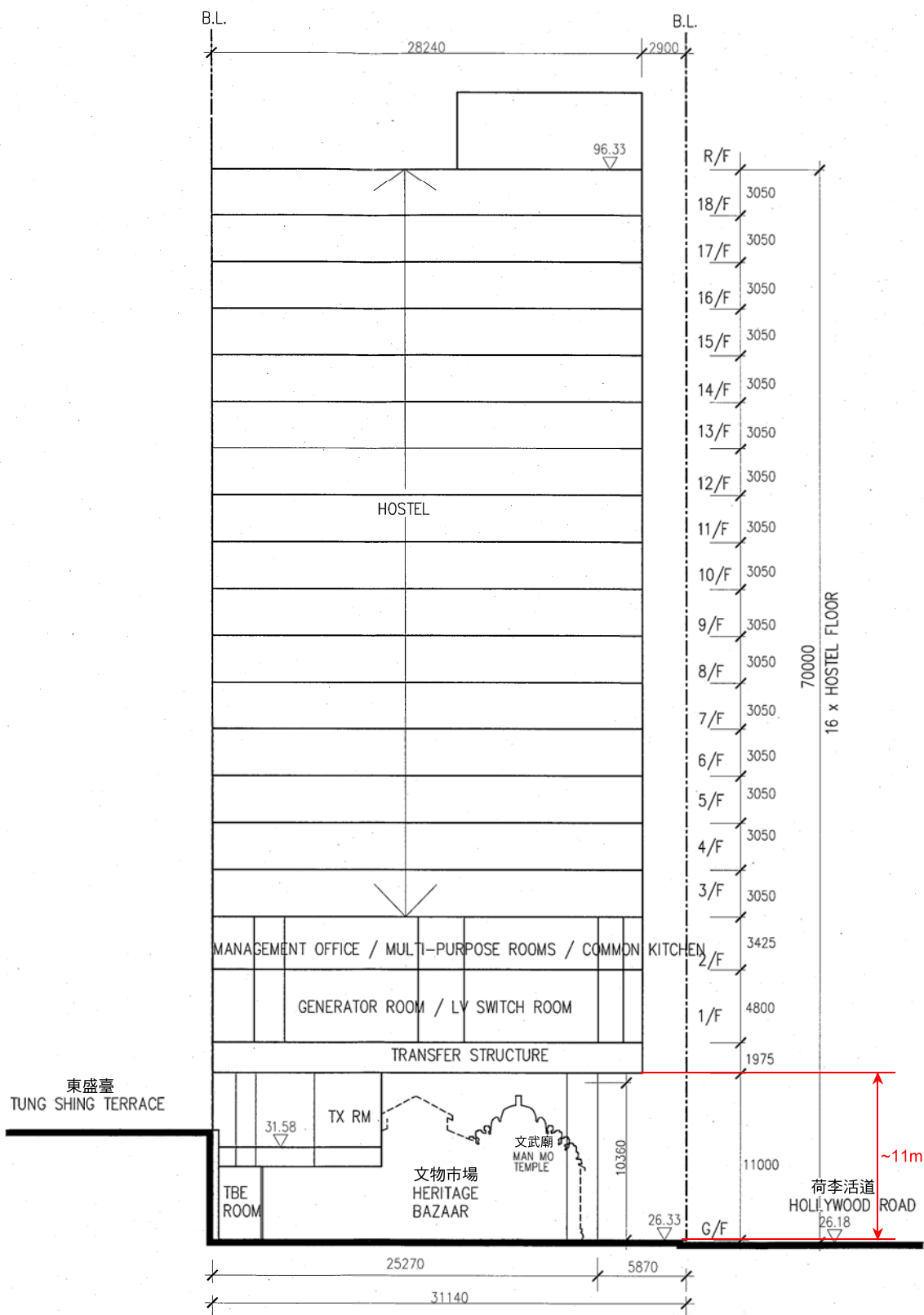
本摘要圖於2017年3月23日擬備
EXTRACT PLAN PREPARED ON 23.3.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H3/30

圖 PLAN
H - 5



比例 SCALE 1 : 400

剖面圖 SECTION PLAN

就西營盤及上環分區計劃大綱草圖編號 S/H3/30
提出的申述個案編號R1-R635作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1-R635
TO THE DRAFT SAI YING PUN & SHEUNG WAN
OUTLINE ZONING PLAN No. S/H3/30

擬議文物市場的通行高度
PROPOSED HEADROOM OF HERITAGE BAZAAR

規劃署
PLANNING
DEPARTMENT

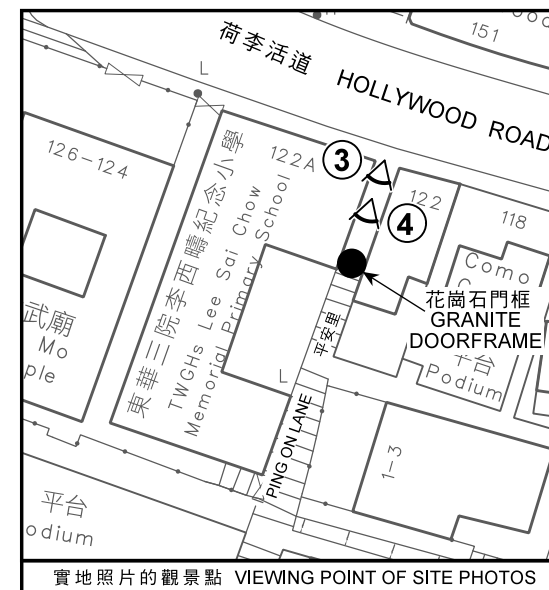


參考編號
REFERENCE No.
R/S/H3/30

圖 PLAN
H - 6

本摘要圖於2017年3月23日擬備
EXTRACT PLAN PREPARED ON 23.3.2017

花崗石門框
GRANITE DOORFRAME



實地照片 SITE PHOTOS

平安里
PING ON LANE

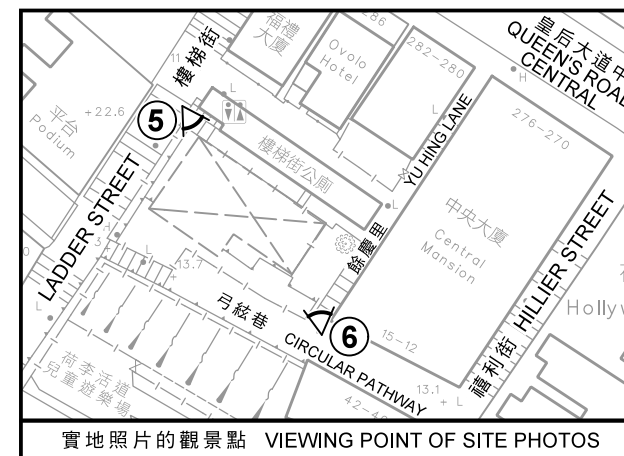
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EXTRACT PLAN PREPARED ON 23.3.2017
BASED ON SITE PHOTOS TAKEN ON 22.3.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
R/S/H3/30

圖 PLAN
H - 7



前摩羅街市集
FORMER CAT STREET BAZAAR

樓梯街公廁
LADDER STREET
PUBLIC TOILET

皇后大道中
QUEEN'S ROAD
CENTRAL



實地照片 SITE PHOTOS

前摩羅街市集
FORMER CAT STREET BAZAAR

本圖於2017年4月11日擬備，所根據的
資料為攝於2017年3月6日的實地照片
EXTRACT PLAN PREPARED ON 11.4.2017
BASED ON SITE PHOTOS TAKEN ON 6.3.2017

規劃署
PLANNING
DEPARTMENT

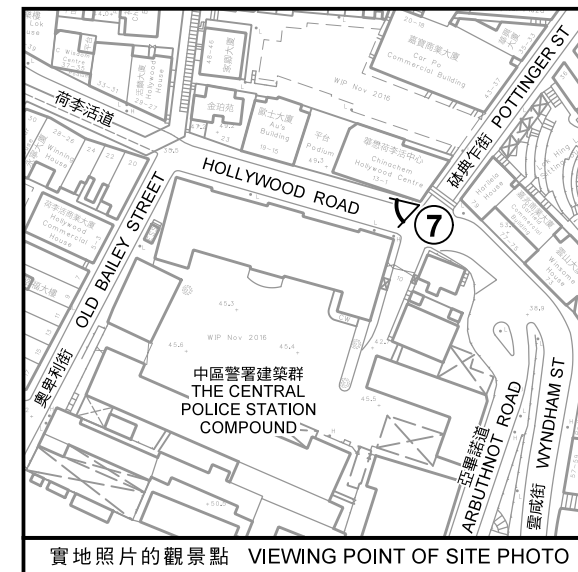


參考編號
REFERENCE No.

R/S/H3/30

圖 PLAN

H - 8



實地照片的觀景點 VIEWING POINT OF SITE PHOTO

實地照片 SITE PHOTO

中區警署建築群
THE CENTRAL POLICE STATION COMPOUND

本圖於2017年4月11日擬備，所根據的
資料為攝於2017年3月15日的實地照片
EXTRACT PLAN PREPARED ON 11.4.2017
BASED ON SITE PHOTO TAKEN ON 15.3.2017

規劃署
PLANNING
DEPARTMENT

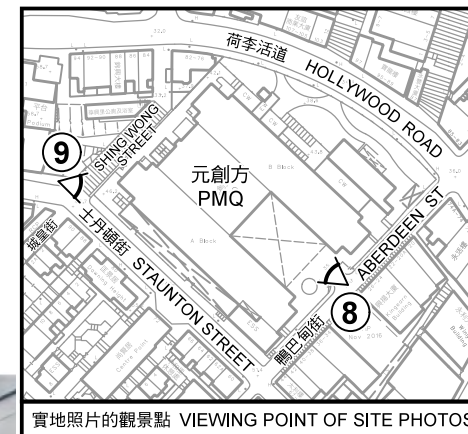


參考編號
REFERENCE No.

R/S/H3/30

圖 PLAN

H - 9



實地照片 SITE PHOTOS

本圖於2017年4月11日擬備，所根據的資料為攝於2017年3月15日的實地照片
EXTRACT PLAN PREPARED ON 11.4.2017
BASED ON SITE PHOTOS TAKEN ON 15.3.2017

元創方(前荷李活道已婚警察宿舍)
PMQ (EX-HOLLYWOOD ROAD
POLICE MARRIED QUARTERS)

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

R/S/H3/30

圖 PLAN

H - 10