

**立法會**  
**Legislative Council**

LC Paper No. CB(2)2714/07-08  
(These minutes have been seen  
by the Administration)

Ref : CB2/PS/2/06

**Panel on Home Affairs**

**Subcommittee on Heritage Conservation**

**Minutes of meeting**  
**held on Tuesday, 6 May 2008, at 10:45 am**  
**in the Chamber of the Legislative Council Building**

- Members present** : Hon CHOY So-yuk, JP (Chairman)  
Hon James TO Kun-sun  
Hon CHAN Yuen-han, SBS, JP  
Hon Timothy FOK Tsun-ting, GBS, JP  
Hon Daniel LAM Wai-keung, SBS, JP  
Prof Hon Patrick LAU Sau-shing, SBS, JP
- Members absent** : Hon WONG Yung-kan, SBS, JP  
Hon LAU Wong-fat, GBM, GBS, JP  
Hon Emily LAU Wai-hing, JP  
Hon Albert CHAN Wai-yip  
Hon LI Kwok-ying, MH, JP  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon CHEUNG Hok-ming, SBS, JP  
Hon TAM Heung-man
- Public Officers attending** : Development Bureau  
  
Ms Ivy LAW Chui- mei  
Principal Assistant Secretary (Planning & Lands) 4  
  
Urban Renewal Authority  
  
Ms Iris TAM Siu-ying  
Executive Director (Planning and Development)

Mr Eric POON Shun-wing  
General Manager (Standards and Contract Management)

Antiquities and Monuments Office  
Leisure and Cultural Services Department

Mr Tom MING Kay-chuen  
Executive Secretary (Antiquities & Monuments)

**Clerk in attendance** : Ms Joanne MAK  
Senior Council Secretary (2)2

**Staff in attendance** : Miss Vivien POON  
Council Secretary (2)3

---

Action

**I. Preservation of Wan Chai Market Building**  
[LC Paper Nos. CB(2)1814/07-08(01) and CB(2)687/07-08]

Executive Director (Planning and Development) (ED(P&D)) of the Urban Renewal Authority (URA) gave a PowerPoint presentation on the proposed core elements preservation scheme of Wan Chai Market. URA proposed that, subject to detailed structural investigation, major character defining elements of the Market building will be preserved, including the major façade, the main entrance, the curved canopy and fins, and part of the front portion of the structural form. The preserved portions of the Market building would be used mainly for commercial purpose as in the approved scheme.

2. URA also proposed that the design of the new residential tower on top of the Market building would take into account the original architectural style of the Market. In order to keep the existing building envelope of the Market building, a smaller number of car parking spaces would be provided.

3. Miss CHAN Yuen-han expressed disappointment with the current approach which in her view failed to serve the conservation purpose for the Market as it preserved only some core elements of the Market. She considered that the Administration should explore various options of transfer of plot ratio that could be offered to the developer in return for a bigger say in the design of the development.

4. ED(P&D) said that the main characteristics of the Market building, such as the main entrance, the windows, the grey columns and staircase, which were most remembered would be preserved. Principal Assistant Secretary (Planning & Lands) 4 explained that, as the developer wanted to speed up implementation of the project to minimise impact caused by fluctuations of the market, transfer of plot ratio was not appealing to the developer as it involved a

Action

process of negotiations and created uncertainties.

5. The Chairman suggested that the ceiling height of the Market should be maintained and its old floor tiles should be kept as far as possible in order to preserve its characteristics. Prof Patrick LAU suggested that the round corners of the Market building should be preserved. ED(P&D) agreed to consider these suggestions when working out the detailed design.

Admin/URA

**II. Any other business**

Report to the Panel on Home Affairs

Clerk

6. Members agreed that the Subcommittee should conclude its work and submit a report on its work to the Panel for consideration.

*(Post-meeting note: the Subcommittee's report was submitted to the Panel at its meeting on 13 June 2008.)*

7. There being no other business, the meeting ended at 11:30 am.

Council Business Division 2  
Legislative Council Secretariat  
5 August 2008

**Proceedings of the meeting of the  
Subcommittee on Heritage Conservation  
on Tuesday, 6 May 2008, at 10:45 am  
in the Chamber of the Legislative Council Building**

<b>Time marker</b>	<b>Speaker</b>	<b>Subject</b>	<b>Action required</b>
000000 - 000711	Chairman Miss CHAN Yuen-han	The Subcommittee's report to the Panel on Home Affairs.	<b>Clerk to prepare draft report for members' consideration.</b>
000712 - 002000	Chairman URA	<b>Preservation of Wan Chai Market Building</b>  PowerPoint presentation by the Urban Renewal Authority (URA) on the proposed core elements preservation scheme of Wan Chai Market <i>[LC Paper No. CB(2)1886/07-08]</i>	
002001 - 002445	Chairman Admin URA	The Chairman's question of whether the option of plot ratio transfer had been explored with the developer.  The Administration/URA's response that the developer had opted to adhere to the originally approved developmental parameters to minimise any possible delays arising from the transfer of plot ratio and changes in land use.	
002446 - 002750	Professor Patrick LAU URA Chairman	Professor Patrick LAU's enquiry about the core elements that would be preserved.  URA's response that the major façade, main entrance, curved canopy and fins, together with part of the front portion of the structural form would be preserved subject to detailed structural investigation.  The Chairman's concern that the proposed modernised design appeared to have lost the original flavour of the Market building. URA's response that the major façade of the building would be preserved.	
002751 - 004300	Miss CHAN Yuen-han Chairman URA	Miss CHAN Yuen-han's queries concerning -  (a) whether URA had explored the various options for transfer of plot ratio with the developer; and	

Time marker	Speaker	Subject	Action required
		<p>(b) whether URA would ensure that the original appearance and characteristics of the Market building could be preserved.</p> <p>Miss CHAN's concern that the heritage value of the Market building could not be preserved under the proposed core elements preservation approach.</p> <p>The Chairman's suggestion that the character defining elements inside the Market building should be preserved as far as possible.</p>	<p><b>Admin/URA to take into consideration concerns and suggestions raised by members in refining the design.</b> (para.5 of minutes)</p>

Council Business Division 2  
Legislative Council Secretariat  
5 August 2008