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民政事務局

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**GOVERNMENT SECRETARIAT
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27 April 2021

Ms Connie Ho
Clerk to Public Works Subcommittee
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Ms Ho,

**Legislative Council
Public Works Subcommittee**

**42QJ Youth Hostel Scheme – construction works of the youth hostel
project by Tung Wah Group of Hospitals**

**48QJ Youth Hostel Scheme – construction works by the Hong Kong Girl
Guides Association for the youth hostel project in Jordan**

During discussion of the captioned subject at the meeting of the Public Works Subcommittee (PWSC) of the Legislative Council (LegCo) on 7 April 2021, Members requested us to provide written response on the arrangements of car parking spaces with respect to the youth hostel project in Jordan by the Hong Kong Girl Guides Association (HKGGA), and reports related to the past consultation with the Antiquities Advisory Board (AAB) on the heritage impact assessment for the construction of youth hostel by Tung

Wah Group of Hospitals (TWGHs). In consultation with HKGGA, TWGHs and the Transport Department (TD), I am now writing to provide the information requested as follows.

Car parking space arrangements in HKGGA's project

2. The capital works project in Jordan undertaken by HKGGA is a composite development project comprising a new headquarters portion built with HKGGA's own sources of funding to accommodate its future expansion of services, and a hostel tower atop the new headquarters in accordance with the policy framework of the Youth Hostel Scheme (YHS). As one of the well-established youth development organisations in Hong Kong, HKGGA is pursuing composite use at the site concerned with the primary objective of optimising the development potential of the site to provide various facilities which could support the personal development of young people across different ages.

3. During the early planning stage of the subject project, HKGGA has commissioned professional consultants to carry out planning and studies to devise the overall design according to the development parameters stipulated in the South West Kowloon Outline Zoning Plan (OZP), distribution of different facilities and estimated construction costs, etc. In relation to the number of car parking spaces for the subject project, HKGGA conducted a technical feasibility study, including analysis on traffic impact, at the early stages of project planning. TD and Yau Tsim Mong District Council were also consulted during the process. Based on the scale, uses and projected future operational needs of the new headquarters, the traffic conditions in the surrounding, and taking into account TD's advice and relevant guidelines including the Hong Kong Planning Standards and Guidelines (HKPSG), HKGGA established the number of parking spaces currently proposed (which includes 16 private car parking spaces, two coach parking spaces, two motorcycle parking spaces, and loading/unloading bay), mainly to be used by staff and guests of the building. The aforesaid number of parking spaces is nearly three times of the current provision at HKGGA's existing headquarters at Gascoigne Road. Throughout the planning stage of the project, TD had no objection to HKGGA's car parking proposal mentioned above.

4. As a matter of fact, in contrast with HKGGA's existing headquarters on Gascoigne Road, the new headquarters in Jordan is served by an excellent transport network: Austin Station is only a street away; Jordan Station is reachable within ten minutes along Jordan Road; Kowloon Station and Hong Kong West Kowloon Station are also within walking distance. As for road transport, the West Kowloon Station Bus Terminus is located to the west of the project site concerned, with multiple bus and minibus routes connecting Hong Kong Island, Kowloon and the New Territories available. In view of the highly accessible location of the new headquarters, HKGGA will encourage its members and people joining activities at the new headquarters to travel by public transport as far as possible. When large-scale events are organised, HKGGA will arrange coaches for participants as necessary for members' convenience and to reduce the flow of traffic around the headquarters. In view of the considerations above, HKGGA has specifically included coach parking spaces when planning for the car parking spaces of this project.

5. At the PWSC meeting held on 7 April, some Members suggested that HKGGA consider building extra storeys at the tower to provide additional parking space, or construct an underground carpark. The ground floor area of the subject project site has been fully utilised for the purpose of the entrance lobby of the building and the aforesaid parking spaces. The design of the tower is also formulated in accordance with the building height restrictions and gross floor area prescribed in the relevant OZP to accommodate the new headquarters facilities needed by HKGGA and some 570 youth hostel places under the "single site, multiple uses" principle; there is no excess building height or floor area available for other development use. If extra car parking spaces are to be added above-ground, it will inevitably lead to a corresponding reduction in the activity space for young people or the number of youth hostel units in the original design. HKGGA considers that this would run contrary to its vision of optimising land use for promoting youth development.

6. During the initial planning stage of the project, HKGGA once also considered the option of building a basement car park to increase the number of parking spaces provided within the site. However, given that the project site is adjacent to a railway line, and with the mingling of various public utilities underground, it would be technically very difficult to build a car park of a reasonable size at the basement level. Besides, construction of an underground car park would entail substantial deep excavation works and the

duration of the entire project would have to be prolonged. Moreover, building an underground car park would require reservation of space on the ground to build ramps for vehicular access to the basement, as well as other ancillary facilities (such as ventilation system), which would in turn reduce the usable aboveground area for the building. If the underground car park were to be open for use by visitors and members of the public, traffic flow around the building would be intensified, and members who could have taken public transport to HKGGA's headquarters for joining activities might choose to go by private cars instead, thereby further exacerbating road traffic loading. In view of the host of factors above, and having assessed the pros and cons and cost-effectiveness, HKGGA decided not to provide an underground car park in the project.

7. All in all, HKGGA has already taken in account advice from TD and relevant guidelines such as HKPSG when planning for the subject project; from the perspective of their day-to-day operation, HKGGA also views that the proposed number of parking spaces mentioned in paragraph 3 above is sufficient to meet the operational needs of its new headquarters. If HKGGA is to reconsider introducing an underground car park at this juncture, it would not only have to overcome the technical hurdles described above, but to also halt the entire project so as to re-assess the changes to the structural formation of the building and re-plan the design layout of the tower. Besides, should the car park be purported for public use, HKGGA would also have to undergo relevant town planning procedures. The series of steps above would undoubtedly prolong the progress of the headquarters-cum-youth hostel project severely and such delay is not in the public interest.

8. The Government recognizes the concerns raised by some Members on the overall supply of public parking spaces around HKGGA's site in Jordan. The Government has been closely monitoring the parking needs of different districts, and will continue to take forward various measures to increase the provision of car parking spaces. For the Yau Tsim Mong District, as of February this year, the number of public parking spaces provided by the Government is 3 444, whereas those provided at privately-operated car parks is 16 627. In addition, the Government has identified three suitable sites in the district for developing new car parks. They are the open space-cum-underground car park at To Wah Road, Hoi Ting Road Joint User Complex, and the redevelopment project at Sai Yee Street, which are expected

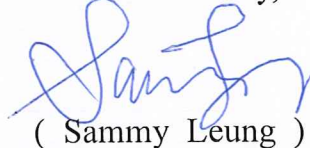
to provide around 130, 160 and 120 parking spaces for public use respectively at this stage¹.

9. Among them, the proposed open space-cum-underground car park at To Wah Road is situated only around 300 metres away from HKGGA's project site, and is designed to meet public need for recreational facilities and increase the parking provision in the district. Since it would take time to carry out the design and apply for funding for the subject works, the Government plans to allocate part of the site area for use as a temporary car park under short-term tenancy with a view to making use of the site at the earliest opportunity to supplement parking supply in the district. The said temporary car park is expected to provide around 150 parking spaces.

Information on heritage impact assessment for TWGHs' project

10. In response to Members' request, the relevant documents of TWGHs' consultation with AAB on 4 March 2015 and 4 June 2015 are at **Enclosure 1** and **Enclosure 2** respectively.

Yours sincerely,



(Sammy Leung)

for Secretary for Home Affairs

c.c.

Financial Services and the Treasury Bureau

(Attn: Ms Margaret Hsia)

Fax: 2523 5722

¹ The actual figures can only be confirmed after completion of detailed design and traffic impact assessments of the development sites concerned.

**For discussion
on 4 March 2015**

**BOARD PAPER
AAB/4/2015-16**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF THE PROPOSED YOUTH HOSTEL
AT 122A HOLLYWOOD ROAD, HONG KONG**

PURPOSE

This paper aims to present to Members the findings of the Heritage Impact Assessment (HIA) in respect of the proposed Youth Hostel at 122A Hollywood Road, Hong Kong.

HIA MECHANISM

2. The HIA in respect of the proposed Youth Hostel was conducted in accordance with the HIA mechanism introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 6/2009. Since its implementation from 1 January 2008, the HIA mechanism for capital works projects emphasises that every effort should be made to avoid or minimise adverse impact by the proposed works arising from Government's capital works projects on "heritage sites"¹. In the submission to the Public Works Subcommittee of the Legislative Council, the works agent is required to include a "Heritage Implications" paragraph to be cleared by the Antiquities and Monuments Office (AMO), stating clearly whether the project will affect any "heritage sites" and if in the affirmative, what mitigation measures will be taken and whether the public are in support of the proposed measures in the public engagement process.

¹ Heritage sites include:
(i) all declared monuments;
(ii) all proposed monuments;
(iii) all sites and buildings graded by the Antiquities Advisory Board;
(iv) all recorded sites of archaeological interest; and
(v) Government historic sites identified by the Antiquities and Monuments Office.

THE PROJECT

3. Under the “Youth Hostel Scheme” announced by the Chief Executive in 2012, the Tung Wah Group of Hospitals (TWGHs), with the Home Affairs Bureau (HAB)’s support, proposes to redevelop a site at 122A Hollywood Road, which is owned by TWGHs, into a youth hostel. The existing vacant school building at the intended redevelopment site is neither a declared monument nor a graded building. The site, however, is immediately adjacent to Man Mo Temple Compound (a declared monument) and near Ladder Street (a Grade 1 historic site).

The HIA

4. In view of the possible visual impact of the proposed works on the Man Mo Temple Compound and possible interference such as vibration and ground settlement on the heritage sites during the course of the works, AMO considered that an HIA for the project was necessary. The TWGHs thus engaged a heritage consultant to conduct an HIA which aims to examine to what extent the Youth Hostel development would affect the heritage sites and to devise mitigation measures if adverse impact is unavoidable.

5. The TWGHs submitted the HIA report to the AMO recently. Given that the potential impacts of the new youth hostel development on the Man Mo Temple Compound and Ladder Street can be reasonably mitigated, AMO considers the proposal agreeable from the heritage preservation viewpoint and is satisfied with the recommended mitigation measures. Salient points of the HIA report and AMO’s comments are set out at **Annexes A and B** respectively. The full HIA report can be accessed via the link http://www.amo.gov.hk/form/HIA_Report_TWYH.pdf.

6. Representatives of the HAB, TWGHs, as well as their project and heritage consultants, will present the HIA report at the meeting. They will further refine the Youth Hostel proposal in the light of Members’ comments.

ADVICE SOUGHT

7. Members are invited to offer comment and advice on the findings of the HIA.

Antiquities and Monuments Office
Leisure and Cultural Services Department
March 2015

Ref: LCSD/CS/AMO 22-3/0

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF THE PROPOSED YOUTH HOSTEL
AT 122A HOLLYWOOD ROAD, HONG KONG**

BACKGROUND

In accordance with the Youth Hostel Scheme (YHS) announced by the Chief Executive in 2012, the Tung Wah Group of Hospitals (TWGHs), with the Home Affairs Bureau (HAB)'s support, proposes to redevelop a vacant school building at 122A Hollywood Road into a youth hostel (Proposed Development). This is in line with the policy objectives of YHS in easing the housing shortage faced by young people who wish to live independently from home, and providing an opportunity for the youth to accumulate savings for future development.

2. The Proposed Development is located at Inland Lot No. 338 at 122A Hollywood Road (the Project Site), having a footprint of 445 sq.m.. It is currently a vacant school (the former TWGHs Lee Sai Chow Memorial Primary School (LSCMPS)) which was completed in 1959 and has been disused since 2005. Under the current proposal, an 18-storey youth hostel with about 213 units will be constructed.

3. LSCMPS is not a declared monument or a graded historic building. However, two "heritage sites" are located within 50 metres of the Project Site boundary, including:

- the Man Mo Temple Compound (Sheung Wan) (MMTC) (Declared Monument); and
- the Ladder Street (Grade 1 Historic Structure).

4. The site plan showing the locations of the Proposed Development and the "heritage sites" is detailed in **Figure 1**.

HERITAGE IMPACT ASSESSMENT (HIA)

5. In accordance with Development Bureau Technical Circular (Works) No. 06/2009 and Antiquities and Monuments Office (AMO)'s Guidance Note to HIA Submission, an HIA has been carried out to examine the impact of the Proposed Development on the heritage sites concerned with an objective to avoid or minimise the adverse impact of the proposed works, and to devise mitigation measures if adverse impact is unavoidable as well as proposing enhancement measures to the identified heritage sites.

6. The HIA in respect of the proposed Youth Hostel has been prepared with the following stages:

I. Understanding the cultural significance of the Project Site and its surroundings

7. The cultural significance of the Project Site rests with its physical location as part of the "Tung Wah Compound"¹ and its connection with Tung Wah's history of providing education to the community. It was where the first free private school, Man Mo Temple Free School, started in 1880. The Project Site has been redeveloped twice and remained as a school since the 19th century. Nevertheless, the present school building on site, LSCMPS, has ceased operation since 2005, and the primary education provided by the school is continued in another TWGHs school in Aberdeen and the extensive education services provided by TWGHs have been carried on in different parts of Hong Kong to meet the changing demand.

8. The cultural significance of the surroundings lies mainly in the rich history attached with MMTC. It was located in an area where the Chinese population resided in the early colonial period and MMTC was a place for them to pray for good health and fortune and also a place to resolve disputes and matters concerning welfare and livelihood among the Chinese community.

¹ "Tung Wah Compound" refers to the site bounded by Hollywood Road, Ladder Street, Bridges Street and Ping On Lane.

Besides, the temple also served as the bridge between the Chinese community and the then colonial government via their elite directors.

9. Besides, MMTC, being a declared monument, has high aesthetic value with its traditional Chinese craftsmanship in architecture. It also plays an important role as the largest Man Mo Temple in Hong Kong, not only popular to the local but also to tourists from all over the world. It is highly respected by worshippers and has a spiritual value to the TWGHs.

II. Understanding of the development constraints, requirements and concerns

10. The Proposed Development, initiated by TWGHs, aims at providing young people in need with affordable accommodation and opportunity to accumulate resources for future development. Given the shortage of affordable housing faced by young people nowadays and the aspirations of some working youth in having their own living spaces, the demand for hostel places is expected to be high. It is hoped that the Proposed Development could benefit as many youths as possible. Besides, the Proposed Development will be operated by TWGHs on a self-financing basis and rental income constitutes the major source of funding to cover operational expenses. As the rent is set at 60% of the market rent under YHS, an appropriate development scale has to be maintained to ensure operational sustainability. Given the limited site area, the number of storeys and rooms proposed in the current scheme are already the minimum provisions.

III. Development of conservation policies

11. Having understood the cultural significance of the Project Site and its surrounding and applied the conservation principles according to international standards, conservation guidelines have been developed to guide the Proposed Development with a view to taking into account the need for heritage conservation.

12. In brief, the conservation guidelines are as follows:-
- a) Record the contribution of the Project Site and MMTC to the Chinese community;
 - b) Compatible use as part of the Tung Wah Compound;
 - c) Compatibility with MMTC;
 - d) Respect the neighbouring heritage sites; and
 - e) Protection of nearby heritage sites.

IV. Identification of impacts and proposal on mitigation measures

Project Site

Potential Impact: Lost connection with the history of education services provided by the TWGHs and with the Tung Wah Compound

13. Owing to the limited footprint of the Project Site, the existing building could not be renovated or redeveloped to a school that meets the current standard. Despite the fact that the existing building has been disused since 2005, demolition of the vacant building may cease its connection with the history of education services provided by the Man Mo Temple (in the past) and TWGHs.

Mitigation Measures: Maintain the link and improve the connection by introducing a heritage bazaar

14. In order to mitigate the possible impact of the Proposed Development, TWGHs has proposed a heritage bazaar at the G/F, offering spaces for social and cultural activities. Please refer to **Figure 2** for the design of the heritage bazaar. The youth hostel also symbolises the constant evolvement of TWGHs' services in light of social changes, which is also well-received by the local community.

Man Mo Temple Compound

Potential Impact: Visual impact on the MMTC

15. When viewed from Hollywood Road towards the Project Site, the Proposed Development with a 18-storey structure will stand amongst the cluster of high-rise residential developments along Hollywood Road which are of similar or even of a larger scale. As such, the Proposed Development will stand harmoniously with the surrounding development context, including the high-rise residential development in the mid-levels. Having said that, visitors to the Man Mo Temple may raise concern on the visual impact of the Proposed Development.

Mitigation Measures: Study different design options and the optimal option is proposed

16. In order to minimise the potential visual impact on MMTC, continuous efforts were made to improve the design, both in terms of the spatial connection and appearance. The final optimal proposal is shown in **Figures 3 & 4** and comprises:

- a “W column system” at G/F which echoed and aligned with the main ridge of the pitched roof of Man Mo Temple (**Figure 5** refers);
- set back columns from the side abutting the gable wall of Man Mo Temple to give a larger buffer zone at G/F level;
- heritage bazaar headroom at 13 m, which is higher than the building height of the MMTC;
- transparent material at the lower level to soften the edge of the development and play down the new building to respect the MMTC;
- glass panel combined with shutter at the upper level to make use of the natural sunlight while providing sun shading effect, so as to give a more transparent and light feeling; and
- in coherence with the axes of Man Mo Temple, three vertical fins are proposed at the façade which will be aligned with the ridges and pavilion of Man Mo Temple.

Potential Impact: Physical impact on the MMTC during demolition and construction stages

17. As a redevelopment project involving demolition and construction works, there may be direct impact on the physical fabric of MMTC or indirect impact of vibration and settlement generated from the Proposed Development.

Mitigation Measures: Minimise impacts on the Man Mo Temple Compound through preventive and monitoring measures

18. In the design, demolition, construction and post-construction stages, mitigation measures such as the provision of buffer zone, the use of prefabrication, condition survey with monitoring proposal, double-deck catch platform, non-percussive piling method, and limitation on works area would be thoroughly considered to minimise such impacts.

Ladder Street

Potential Impact: Indirect impact on the Ladder Street

19. Part of the Ladder Street has already been paved in modern style. Given its distance from the Project Site, it may be indirectly affected by vibrations generated from the Proposed Development but no direct impact is anticipated.

Mitigation Measures: Minimise impacts on the Ladder Street through condition survey and appropriate monitoring measures

20. Condition survey will be carried out and a monitoring proposal with necessary stabilising and strengthening measures will be submitted to the AMO if required before the commencement of site works.

V. Enhancement proposals

21. MMTC is a precious cultural asset managed by TWGHs and it is of TWGHs' interest to provide the best protection to it. In addition to the mitigation measures proposed above, we will consider adopting further

enhancement measures such as utilising the heritage bazaar and installing ventilation system for the Man Mo Temple as detailed in paragraphs 22 and 23 below.

22. There is a fence wall between the Project Site and the MMTC which is not an original structure. TWGHs proposes to demolish the fence wall, such that the heritage bazaar and the forecourt of MMTC will be reconnected (**Figure 6** refers). This will benefit the MMTC by offering more space for MMTC to organise festive events that preserves the cultural values underpinning the local community. In addition, the heritage bazaar serves as a venue for events that promote the social, historical and cultural values of the MMTC.

23. Furthermore, the smoke from incense burning in the Man Mo Temple has long been a problem. Currently, the smoke is trapped inside the Man Mo Temple, generating grease and darkening the beams, purlins, plaques, altar tables and the like. With the site constraints, there is no space in front of or behind the Man Mo Temple for installation of ventilation system at the moment. With the Proposed Development, TWGHs will explore the possibility of installing a treatment plant to serve Man Mo Temple in order to tackle this long-term problem. A storeroom has been reserved at 1/F at the rear corner immediately next to Man Mo Temple for housing the treatment plant if needed.

CONCLUSION

24. The HIA has concluded that the proposal will minimise adverse impact of the proposed works to the “heritage sites” and provide enhancement measures to the MMTC and the community at large.

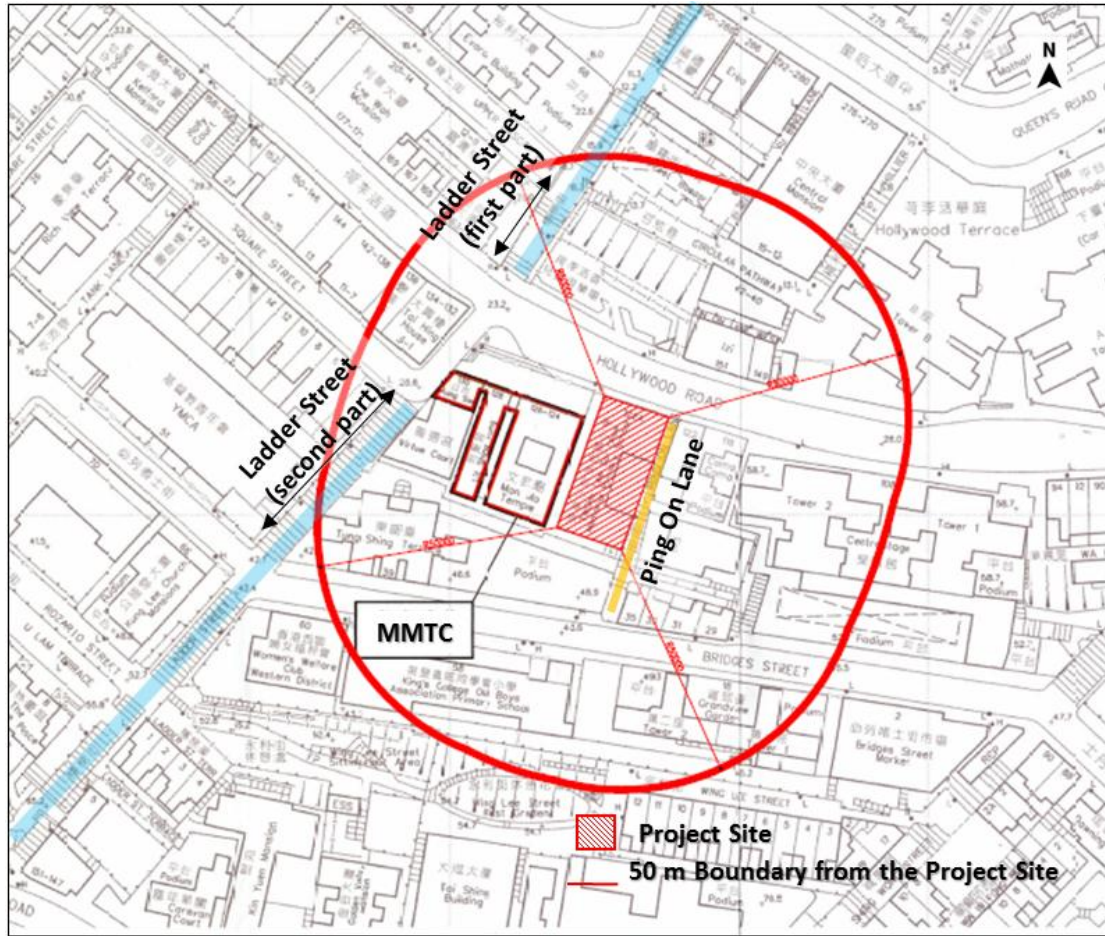


Figure 1 Location Plan of the Proposed Youth Hostel and the “Heritage Sites” within 50 m Boundary from the Project Site



Figure 2 Design of the Heritage Bazaar



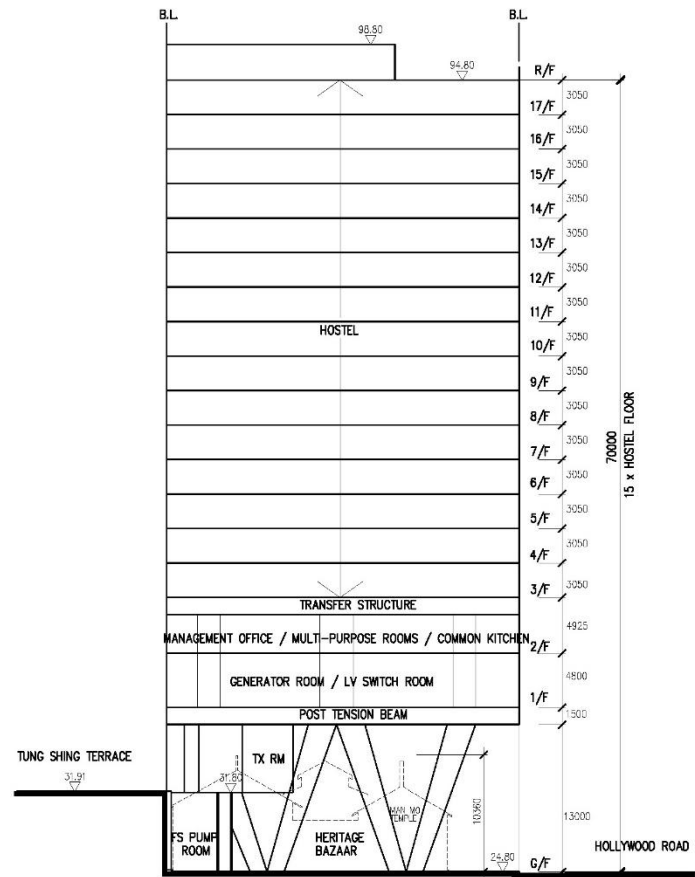
Figure 3 Perspective of the Optimal Design Proposal



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

CYS Associates (HK) Ltd. **CYS**
Architects & Urban Designers
22 JAN 2015

Figure 4 Perspective of the Optimal Design Proposal



SECTION A

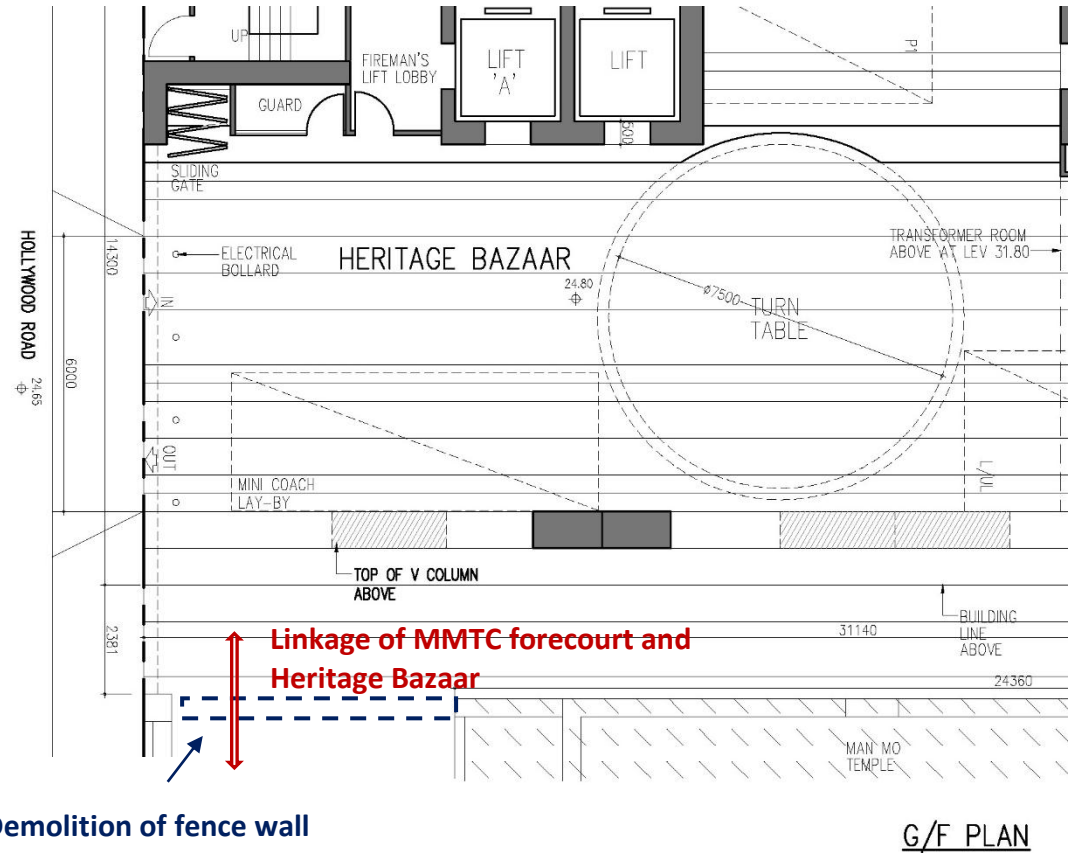
Echoed and aligned with the main ridge of the pitched roof of Man Mo Temple

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

SCALE 1:350@A3

C Y S Associates (H K) Ltd.
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15-01-2013 SKA-008

Figure 5 Section of the Optimal Design Proposal



Demolition of fence wall

G/F PLAN

Figure 6 Fence wall now separating MMTC and the Project Site will be demolished

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment in respect of
the Proposed Youth Hostel at 122A Hollywood Road, Hong Kong**

The Antiquities and Monuments Office (AMO) has reviewed the findings set out in the Heritage Impact Assessment (HIA) report in respect of the proposed Youth Hostel at 122A Hollywood Road, HK and has the following comments:

- a) We note that the architectural design of the new Youth Hostel development will be played down so as to respect the presence of Man Mo Temple Compound (MMTC) nearby. AMO considers such a design approach acceptable as it will not override the declared monument and can minimise the visual impact;
- b) We note that the Tung Wah Group of Hospitals (TWGHs) has proposed to increase the headroom of the heritage bazaar on the ground floor and construct a “W” shaped column to echo with the pitched roof of the Man Mo Temple. The high headroom will minimise the obstruction to viewing the MMTC from the east of Hollywood Road;
- c) We note that an interpretation area on the history of the Man Mo Temple and the site is proposed at the heritage bazaar on the ground floor. This will help promote the understanding and appreciation of the history of the site as well as the interpretation of the MMTC;
- d) We note that a treatment plant has been planned to be included in their new development so as to improve the air-flow and ventilation of MMTC. The proposed installation of the treatment plant would improve the conditions of the declared monument; and
- e) We welcome the condition survey and structural monitoring to be carried out so as to ensure the structural stability of the MMTC and Ladder Street during the course of the works.

2. In addition to the mitigation measures devised in the HIA report, we would like to propose further enhancement measures as follows:

- (a) A detailed monitoring proposal should be prepared for better protection of the declared monument and submitted to the AMO for comment before implementation;
- (b) The condition survey report and the structural monitoring proposal for the MMTC and Ladder Street should be submitted to the AMO for comment; and
- (c) To ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the project proponent to monitor the implementation of the mitigation measures and record any changes and variations. Progress reports should be prepared by the heritage consultant for AMO's noting and action as appropriate.

Antiquities and Monuments Office
Leisure and Cultural Services Department
March 2015

Ref: LCSD/CS/AMO 22-3/0

(Extract)

Board Minutes

AAB/1/2015-16

ANTIQUITIES ADVISORY BOARD

**Minutes of the 170th Meeting
on Wednesday, 4 March 2015 at 3:03 p.m.
in Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present: Mr Andrew Lam Siu-lo, JP (Chairman)

Mr Stephen Chan Chit-kwai, BBS, JP

Prof Rebecca Chiu Lai-har, JP

Prof Chung Po-yin

Prof Ho Puay-peng, JP

Mr Tony Lam Chung-wai

Mr Philip Liao Yi-kang

Mr Kenny Lin Ching-pui

Dr Annissa Lui Wai-ling

Ms Theresa Ng Choi-yuk

Ms Janet Pau Heng-ting

Ms Yvonne Shing Mo-han, JP

Dr Winnie Tang Shuk-ming, JP

Dr Joseph Ting Sun-pao

Ms Ava Tse Suk-ying, SBS

Sr Wong Bay

Mr Rex Wong Siu-han

Mr Asa Lee (Secretary)

Senior Executive Officer (Antiquities and Monuments)

Leisure and Cultural Services Department

Absent with Apologies:

Mr Chan Ka-kui, BBS, JP

Prof Ho Pui-yin

Mr Joseph Luc Ngai

Ms Karen Tang Shuk-tak

Mr Conrad Wong Tin-cheung, BBS, JP

Dr Sharon Wong Wai-yee

In Attendance:

Development Bureau

Mr Albert Lam
Deputy Secretary (Works) 1

Ms Vivian Ko
Commissioner for Heritage

Mr Ricky Wong
Chief Assistant Secretary (Works) 2

Mr Allen Fung
Political Assistant to Secretary for Development

Ms Leonie Lee
Assistant Secretary (Heritage Conservation) 3

Mr Eddie Wong
Chief Executive Officer (Heritage Conservation) 1

Ms Sharon Yeung
Engineer (Heritage Conservation) Special Duties

Leisure and Cultural Services Department

Dr Louis Ng
Deputy Director (Culture)

Mr Chan Shing-wai
Assistant Director (Heritage and Museums)

Ms Susanna Siu
Executive Secretary (Antiquities and Monuments)

Ms Veta Wong
Principal Information Officer (Cultural Services)

Mr Kenneth Tam
Chief Heritage Manager (Antiquities & Monuments)

Dr Alan Fung
Assistant Curator I (Buildings Survey)
(for item 3 only)

Planning Department

Mr Eric Yue
Assistant Director / Metro

Architectural Services Department

Mr Fong Siu-wai
Assistant Director (Property Services)

Mr Lam Sair-ling
Senior Maintenance Surveyor / Heritage

**Item 5 Heritage Impact Assessment in respect of the Proposed Youth Hostel at 122A Hollywood Road, Hong Kong
(Board Paper AAB/4/2015-16)**

35. The Chairman introduced the presentation team comprising the following members:

Ms Candy Chan,
Heritage Consultant,
OKO Consultants Ltd

Mr Daniel Ho,
Associate Director,
CYS Associates (HK) Ltd

Mr Ivan Yiu,
Community Services Secretary,
Tung Wah Group of Hospitals (TWGHs)

Ms Monika Lau,
Architect,
Property Division,
TWGHs

Mr Vincent Fung,
Principal Assistant Secretary,
Home Affairs Bureau

36. Ms Candy Chan briefed Members on the background of the Tung Wah Group of Hospitals' (TWGHs) proposal to redevelop a youth hostel at a vacant school building site at 122A Hollywood Road. The project site was close to two historic sites, namely the Man Mo Temple Compound (MMTC) and the Ladder Street. She also explained in detail the measures addressing the concerns raised in respect of the project, including its development scale, possible physical and visual impact to MMTC, and the linkage between the new building and the history of the project site. She further explained to Members enhancement measures such as the demolition of the fence wall between the project site and the MMTC, so that the proposed heritage bazaar on the ground floor of the project site, and the forecourt of MMTC could be connected.

37. The Chairman reminded that some comments received from the public had been conveyed to Members for information prior to the meeting.

38. Dr Joseph Ting declared that he was the consultant of the Tung Wah Museum.

39. Mr Tony Lam said that it was a suitable opportunity to re-instate the site and return it to MMTC. He considered that if the school building would be demolished, the vacated space could be allocated to MMTC for exclusive use. He also considered that the proposed "W-shaped column" at the heritage bazaar was not compatible with MMTC.

40. Mr Stephen Chan said that Central and Western District Council agreed that the proposed youth hostel would meet local needs. Yet the design of the

youth hostel should be more compatible with the surrounding and the impact on the MMTC during construction should be minimized. It was further proposed to retain the granite doorframe with the word “Tao Wo” at Ping On Lane.

41. In response to Ms Ava Tse's enquiry about the heritage bazaar, Mr Daniel Ho explained that the heritage bazaar had an area of 330 square meters. The turn table originally shown on the layout plan would be removed. Mr Ivan Yiu supplemented that the carpark spaces in the heritage bazaar complied with the requirement of the Transport Department. They would be used as a loading bay for residents only. The bazaar would remain a space for social and cultural activities. He reiterated that the youth hostel was designed to ensure compatibility with the MMTC. The design aimed to enhance the space utilisation and visual display of MMTC.

42. Prof Ho Puay-peng expressed concerns over the proposed “W-shaped column” and considered that a wall might be more compatible with the design of MMTC. He believed that TWGHs would not use the heritage bazaar as a carpark. However, the flooring there should be compatible with the MMTC. Lastly, it would be beneficial to adjust the colour scheme of the building to resemble traditional Chinese buildings.

43. Dr Annissa Lui opined that there was a genuine need for the provision of youth hostel, and that it was difficult to identify another suitable location in light of the competing demand for land. She preferred a Chinese-style design of the heritage bazaar to match with MMTC and to arrange social activities to facilitate public appreciation of MMTC. She also raised concerns over the security of the hostel as the public could easily gain access to the hostel through the lift.

44. In response to the enquiries of Ms Janet Pau and Sr Wong Bay, Mr Kenneth Tam said that the Antiquities and Monuments Office would give advice for any projects located on private land, so as to minimise as far as possible their visual and structural impacts to the declared monuments in the vicinity. He considered that the space created at the heritage bazaar after the redevelopment would improve the surrounding environment.

45. Sr Wong Bay asked if TWGHs had considered converting the existing school building into a youth hostel, instead of redeveloping it into a new building, as it was a waste to demolish the existing building. If the proposal of converting

the existing building was infeasible, Sr Wong Bay would suggest setting-back the new building boundary to expose the side elevation of MMTC, so that Chinese-style design could be adopted for the new building to match with MMTC. Mr Tony Lam echoed with Sr Wong Bay's set-back proposal. Ms Ava Tse added that the relaxation of height restriction, if required, would be considered by the Town Planning Board on individual merits.

46. Mr Eric Yue advised that the project site fell within an area zoned "Government, Institution or Community" on the Sai Ying Pun & Sheung Wan Outline Zoning Plan. Development on the site was restricted to a maximum building height of 8 storeys. There was no restriction on plot ratio, gross floor area or site coverage for the site.

47. Ms Candy Chan supplemented that they would submit application under Section 12A, after taking into account of operational sustainability and the comments from MMTC and local residents. She added that the proposed youth hostel operation was in line with the aim of TWGHs in serving the youngsters. She furthered that the construction work would be closely monitored so as to avoid posing negative impact on Ping On Lane.

48. Ms Yvonne Shing proposed to adopt a "M-shaped column" instead of a "W-shaped column" as the name of MMTC started with the character "M".

49. Mr Ivan Yiu reiterated that the current proposal was a feasibility study and conceptual design. TWGHs would incorporate Members' comments in the detailed design as far as possible, such as the style and flooring of the heritage bazaar. He also stressed that the heritage bazaar would be used by MMTC for displaying heritage items of MMTC and organising events such as mid-autumn festival celebration.

50. Mr Kenny Lin expressed concerns over the visual impact of installing glass panel at the upper part of the youth hostel. On the other hand, Prof Ho Puay-peng opined that a vertical column system was better than "W or M-shaped column". He preferred Chinese-style materials. He also agreed the set-back proposal for creating more space between the youth hostel and MMTC.

51. Mr Rex Wong pointed out that the height increase would incur additional construction cost, which might have an impact on the operational sustainability of

the project.

52. Based on the presentation by the project team and views expressed by Members, the Chairman concluded that AAB considered that the design and mitigation measures should be refined for this HIA. In particular, TWGHs should consider Members' views including the set-back proposal, design of the façade, height of the building, design and the materials to be used in the heritage bazaar, as well as the glass panel installed at the upper part of the youth hostel. TWGHs was invited to submit the revised proposal for the consideration of the AAB after incorporating the comments of AAB.

Item 6 Any Other Business

53. There being no other business, the meeting adjourned at 18:18 p.m.

Antiquities and Monuments Office
Leisure and Cultural Services Department
June 2015

Ref: LCSD/CS/AMO 22-3/1

For discussion
on 4 June 2015

BOARD PAPER
AAB/8/2015-16

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF THE PROPOSED YOUTH HOSTEL
AT 122A HOLLYWOOD ROAD HONG KONG**

**SUPPLEMENTARY PAPER ON THE
REVISED DESIGN OF THE YOUTH HOSTEL**

PURPOSE

————— This paper seeks Members' advice on the revised design of the proposed youth hostel at 122A Hollywood Road, Hong Kong (Annex) in connection with the respective Heritage Impact Assessment (HIA).

BACKGROUND

2. On 4 March 2015, the Tung Wah Group of Hospitals (TWGHs) presented the findings of the HIA in respect of the proposed Youth Hostel to Members vide Board Paper AAB/4/2015-16. Members expressed their concerns on the design of the proposed youth hostel and the possible visual impact on the Man Mo Temple Compound, a declared monument.

3. The project team was advised to review the design of the proposed youth hostel with a view to minimise the adverse impacts of the development on the Man Mo Temple Compound for Members' further consideration. The TWGHs and their heritage consultant have thus revised their design of the proposed youth hostel according to the advice of the Members.

THE REVISED DESIGN SCHEME

4. TWGHs has prepared two revised design options (Option 1 and Option 2) for the proposed youth hostel (Annex). Both options have taken into account Members' comments, i.e. to replace the W-shaped column on the ground floor with vertical columns and to improve the Heritage Bazaar design and its choice of materials so as to make it visually harmonious with the Man Mo Temple Compound. Regarding the set back of the proposed youth hostel building, both options can fulfil the requirement, but with set back of different extent from Hollywood Road.

5. The AMO has studied both revised design options and agreed that they can further minimise the adverse impact of the proposed youth hostel on the Man Mo Temple Compound. The AMO is satisfied with the proposals in both revised design options for the proposed youth hostel. However, given the stair core on the ground floor will be further set back to align with the façade of the Man Mo Temple Compound under Option 2, the AMO considers that Option 2 is more preferable from a heritage conservation perspective.

ADVICE SOUGHT

6. Members are invited to comment and advise on the revised design of the proposed youth hostel in connection with the respective HIA.

Antiquities and Monuments Office
Leisure and Cultural Services Department
June 2015

Ref: LCSD/CS/AMO 22-3/0

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF THE PROPOSED YOUTH HOSTEL AT
122A HOLLYWOOD ROAD HONG KONG**

**SUPPLEMENTARY PAPER ON THE
REVISED DESIGN OF THE YOUTH HOSTEL**

The purpose of this supplementary paper is to present two revised design options of the captioned Youth Hostel, which is located next to the Man Mo Temple Compound (MMTC). The amendments were made in response to the following comments made by Members of the Antiquities Advisory Board (AAB) at its meeting held on 4 March 2015:

- (a) the proposed youth hostel should be set back from Hollywood Road to align with the MMTC;
- (b) the W-shaped column on the ground floor should be replaced with a vertical column; and
- (c) the design of the Heritage Bazaar and the choice of materials should be harmonised with the MMTC.

Both design options have taken into account Members' comments (b) and (c) above. As regards comment (a), the two options differ in the extent of building setback from Hollywood Road.

Revised Design (Option 1)

2. In light of Members' comment, it is considered beneficial to the general ambience of the MMTC area if the building elements of the proposed Youth Hostel could be set back from Hollywood Road, such that the open courtyard in front of the MMTC could extend naturally to the foreground of the Heritage Bazaar, thus restoring the historical front yard of the MMTC. Passers-by approaching the MMTC from the east along Hollywood Road may also enjoy a better view of the temple.

3. It was also mentioned at the meeting that comparatively, the AAB had less concern about the overall height of the Youth Hostel, given that the surrounding buildings are much taller than the proposed Youth Hostel. In this regard, as long as the headroom clearance of the Heritage Bazaar is higher than

the building of MMTC, AAB preferred to have the building set back and compensated by increasing the building height. The Planning Department (PlanD) was consulted accordingly and advised that “*any further increase in the proposed building height of about 70 m is not advisable, taking into account the surrounding land uses, the nearby historic buildings and the building height profile.*” As such, the building height cannot be further increased.

4. As the Youth Hostel Scheme is launched by the Home Affairs Bureau to provide affordable housing to young people, there is stringent control on the rental to be charged by NGOs. Furthermore, NGOs have to bear the entire recurrent operation and maintenance costs without Government subsidies. As the Youth Hostel has to be self-sustained, there is not much room to reduce the number of units / capacity. Therefore, in considering the Members’ request to set back the building, we need to strike a careful balance between that and the financial viability of the hostel. After thorough study, the only possible way is to slightly reduce the headroom of the Heritage Bazaar at the ground floor and to compress the depth of the transfer structure, in order to add one extra dormitory floor to make up the required units as far as possible without exceeding the overall building height limit.

5. After further study, a revised design (**Option 1**) is proposed to address Members’ comments. The major features are:

- a. The previously proposed W-shaped column has been changed to a vertical column, making it more simple and subtle and would not affect visitors in appreciating the temple’s architecture. The column has been set back by approximately 5 800 mm from Hollywood Road and is thus aligned with the façade of the MMTC. With the use of a column instead of a wall and with the setback, the visibility of the MMTC and the linkage between the temple’s forecourt and the hostel’s Heritage Bazaar can both be enhanced;
- b. The stair core at the northeast corner of the site has been set back by approximately 2 900 mm from Hollywood Road to echo with the position of the guardian stone lion in front of the MMTC (**Figure 1**). It yields a wider frontage for the Heritage Bazaar, making it a more welcoming space. The setting back of the stair core would also allow Ping On Lane, which is currently located between two buildings and is considered culturally significant, to be more visible to the public; and

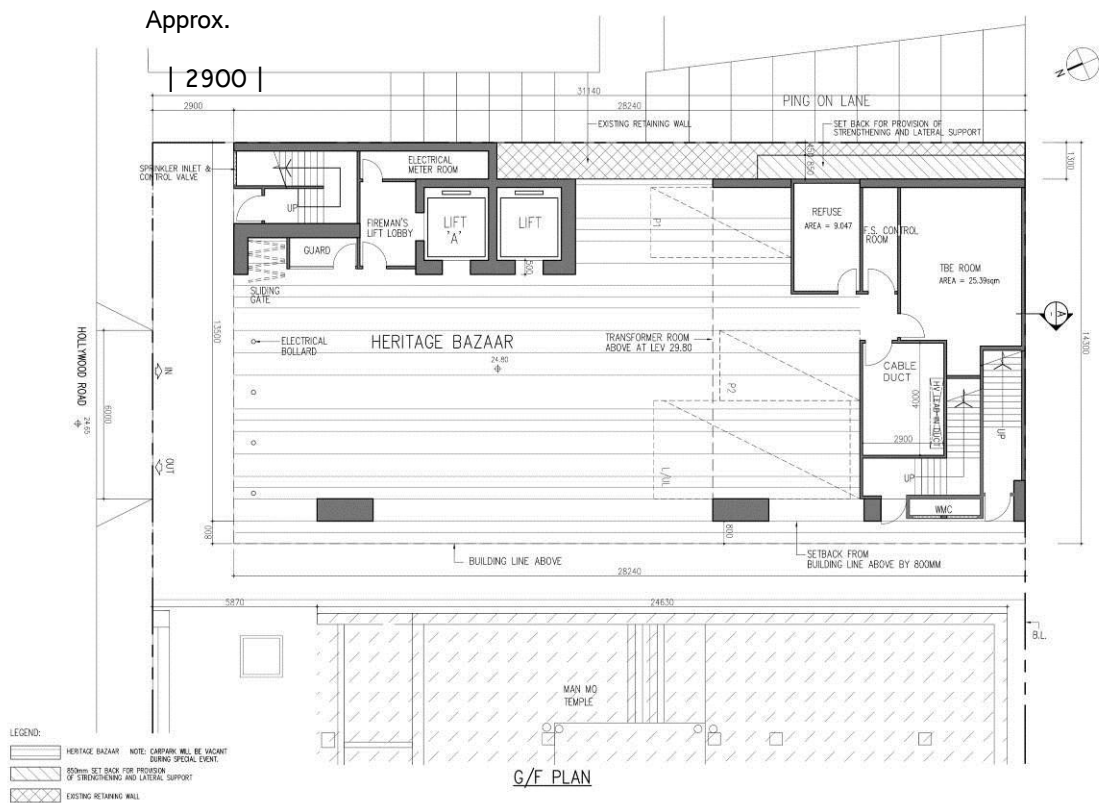


Figure 1: Ground floor plan under Option 1, with stair core setback by approximately 2 900 mm and the vertical column setback by approximately 5 800 mm.

- c. The entire building is also set back by approximately 2 900 mm (**Figure 2**), i.e. the same distance as the stair core. This arrangement can significantly enhance the spatial quality of the Heritage Bazaar, as the front portion of the Bazaar is now exposed to open air and has become a natural extension of the forecourt of the MMTC. On the other hand, the setback of the building will also give pedestrians an impression that the footpath is wider than before and can improve the spatial quality of Hollywood Road as a whole (**Figures 3, 4 and 5**).

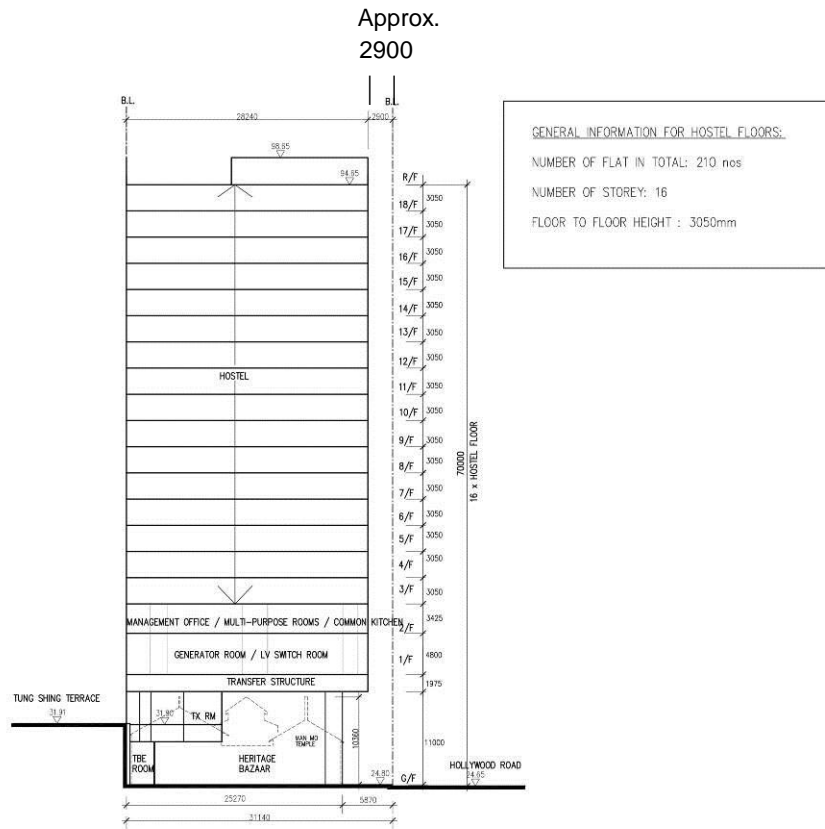


Figure 2: Section showing the entire building set back by approximately 2 900 mm from Hollywood Road.



Figure 3: The front portion of the Heritage Bazaar is exposed to open air and has become a natural extension of the forecourt of the MMTTC.



Figure 4: The Heritage Bazaar and its surroundings.



Figure 5: The entire building is set back from Hollywood Road.

Revised Design (Option 2)

6. As a further enhancement, an alternative proposal (**Option 2**) has also been explored. This alternative option contains all the features of Option 1, except that the stair core mentioned in **paragraph 5b** above will be set back from Hollywood Road by approximately 5 800 mm instead of approximately 2 900 mm, thus aligning all the structures at the ground floor of the proposed Youth Hostel with the façade of the MMTC. With this arrangement, the entire forecourt of the MMTC can be integrated with that of the Youth Hostel, creating a more unified space (**Figures 6 and 7**).

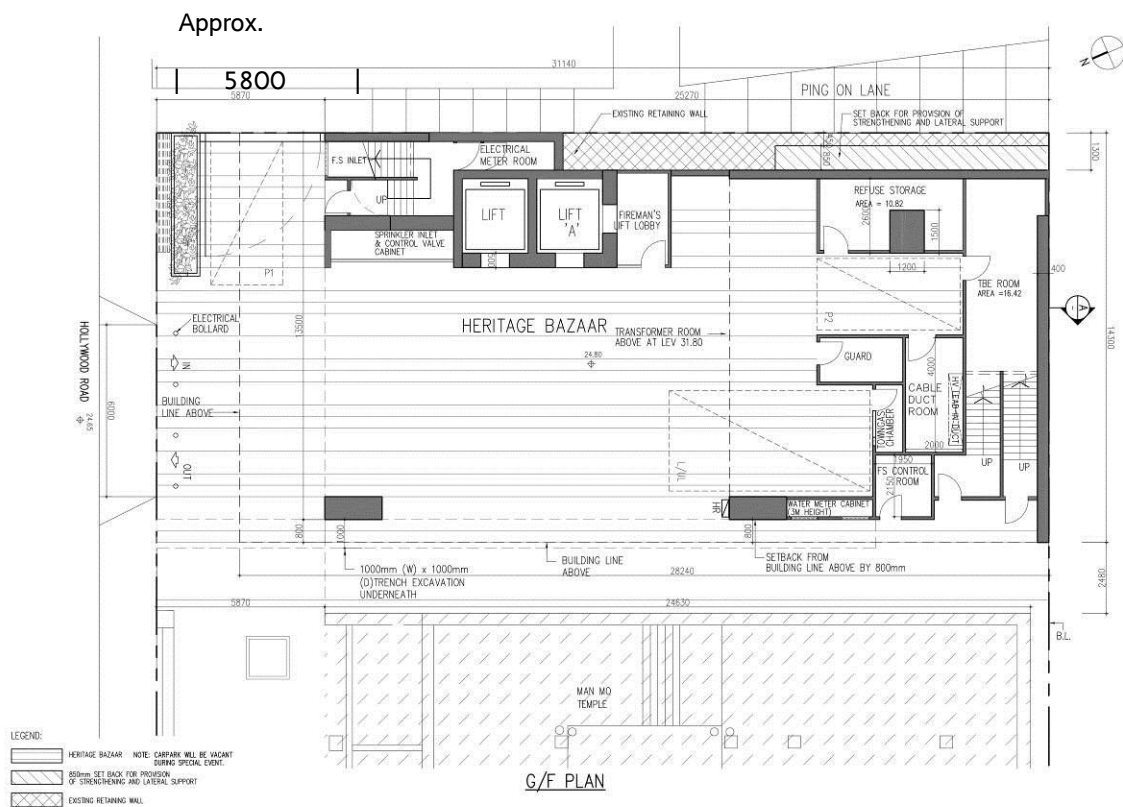


Figure 6: Ground floor plan under Option 2, with stair core setback from Hollywood Road by approximately 5 800 mm.



Figure 7: Perspective showing the further setback of the stair core at ground floor by approximately 5 800 mm.

Design of the Heritage Bazaar and the Choice of Materials

7. The Heritage Bazaar has been designed to be visually harmonious to the MMTC. All materials will be carefully chosen based on the following criteria:

- a. materials salvaged during the course of demolition would be re-used as far as possible; and
- b. new materials to be used would be in harmony with the overall ambience.

For example, the stones salvaged from the existing wall separating the existing school and the MMTC would be re-used as the wall mural at the Heritage Bazaar. The floor finish of the Heritage Bazaar would be granite stones that are similar to but distinguishable from the ones used at the forecourt of the MMTC (**Figure 8**).



Figure 8: Choice of materials to echo with the MMTC.

8. As suggested by the AAB, the visual impacts of the Heritage Bazaar and the Youth Hostel building should be considered. We therefore propose that effect lighting will be used at the Heritage Bazaar to provide the required luminaire. For the building portion, tinted glass will be used and window panes will be intermittent instead of continuous, fitted out with louver blinds at the external and appropriate curtain at the internal. Under this arrangement, the overall appearance of the hostel at night time will be more subtle. The hostel will be a delicate but not extravagant or eminent building. It will be a good supplement to the MMTC, both in the day and night times.



Figure 9: Night view of the building.

Conclusion

9. Under both revised design options, the Heritage Bazaar at the ground floor will be fully integrated with the MMTC. Not only will it provide a befitting space for cultural and social activities to be held, the visibility of the MMTC will also be greatly improved.

10. As per AAB's recommendation, setting back of the building can enhance the forecourt of the MMTC by making all the building elements align at street level, resembling the original context in the past. The revised design of the Youth Hostel is also visually harmonious with the MMTC.

11. The proposed redevelopment could benefit the society by making good use of valuable land resources to address the housing needs of the youth, as well

as to significantly enhance the surroundings of the MMTC. We therefore appeal for Members' support and approval of the HIA Report for the captioned project.

Tung Wah Group of Hospitals &
Home Affairs Bureau
June 2015

(Extract)

Board Minutes

AAB/2/2015-16

ANTIQUITIES ADVISORY BOARD

**Minutes of the 171st Meeting
on Thursday, 4 June 2015 at 2:35 p.m.
in Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present: Mr Andrew Lam Siu-lo, JP (Chairman)
Mr Stephen Chan Chit-kwai, BBS, JP
Mr Chan Ka-kui, BBS, JP
Prof Rebecca Chiu Lai-har, JP
Prof Chung Po-yin
Prof Ho Pui-yin
Mr Tony Lam Chung-wai
Mr Kenny Lin Ching-pui
Mr Joseph Luc Ngai
Dr Annissa Lui Wai-ling
Ms Theresa Ng Choi-yuk
Ms Janet Pau Heng-ting
Ms Yvonne Shing Mo-han, JP
Dr Winnie Tang Shuk-ming, JP
Ms Karen Tang Shuk-tak
Ms Ava Tse Suk-ying, SBS
Sr Wong Bay
Dr Sharon Wong Wai-yee

Mr Asa Lee (Secretary)
Senior Executive Officer (Antiquities and Monuments)
Leisure and Cultural Services Department

Absent with Apologies:

Prof Ho Puay-peng, JP
Mr Philip Liao Yi-kang
Dr Joseph Ting Sun-pao

Mr Rex Wong Siu-han
Mr Conrad Wong Tin-cheung, BBS, JP

In Attendance: Development Bureau

Mr Hon Chi-keung
Permanent Secretary for Development (Works)

Mr Albert Lam
Deputy Secretary (Works)1

Ms Vivian Ko
Commissioner for Heritage

Mr Ricky Wong
Chief Assistant Secretary (Works)2

Mr Allen Fung
Political Assistant to Secretary for Development

Ms Leonie Lee
Assistant Secretary (Heritage Conservation)3

Mr Eddie Wong
Chief Executive Officer (Heritage Conservation)1

Leisure and Cultural Services Department

Ms Michelle Li
Director of Leisure and Cultural Services

Dr Louis Ng
Deputy Director (Culture)

Mr Chan Shing-wai
Assistant Director (Heritage and Museums)

Ms Susanna Siu
Executive Secretary (Antiquities and Monuments)

Mr Kenneth Tam
Chief Heritage Manager (Antiquities and Monuments)

Mr Ng Chi-wo
Curator (Historical Buildings)²
(for item 3 only)

Dr Alan Fung
Assistant Curator I (Buildings Survey)
(for item 6 only)

Planning Department

Mr Eric Yue
Assistant Director / Metro

Architectural Services Department

Mr Hui Chiu-kin
Assistant Director (Property Services)

Mr Lam Sair-ling
Senior Maintenance Surveyor / Heritage

Item 4 Heritage Impact Assessment in respect of the Proposed Youth Hostel at 122A Hollywood Road, Hong Kong – Supplementary Paper on the Revised Design of the Youth Hostel (Board Paper AAB/8/2015-16)

11. The Chairman introduced the presentation team comprising the following members:

Mr Nigel Ko,
Heritage Consultant,
OKO Consultants Ltd

Mr Daniel Ho,
Associate Director,
CYS Associates (HK) Ltd

Mr Ivan Yiu,
Community Services Secretary,

Tung Wah Group of Hospitals (TWGHs)

Mr Vincent Fung,
Principal Assistant Secretary,
Home Affairs Bureau

12. The Chairman said that this Heritage Impact Assessment (HIA) was discussed in the last AAB meeting and TWGHs would present their revised design of the proposed youth hostel to Members, in response to the comments made by AAB earlier. He drew Members' attention to the comments received from the public which had been conveyed to Members for information prior to the meeting and were tabled. These were made in an informal meeting between some Members and the representatives of a concern group on 6 May 2015.

13. Mr Ivan Yiu briefed Members that the design of the youth hostel had been revised taking into account the views of Members, which included modifying the front portion of the youth hostel and setting it back from Hollywood Road, adopting those materials which were compatible with the Man Mo Temple Compound (MMTC) and minimising the visual impact of the youth hostel to the MMTC at night.

14. Mr Daniel Ho recapped Members' comments on the original design of the youth hostel at the AAB meeting held on 4 March 2015, including setting back the youth hostel from Hollywood Road to align with the MMTC, replacing the W-shaped column on the ground floor with a vertical column, and adopting those materials which were harmonious with the MMTC. Mr Daniel Ho showed Members slides of the original design and explained in detail how the two revised designs [i.e. Revised Design (Option 1) and Revised Design (Option 2)] could address Members' comments.

15. Mr Ivan Yiu recommended the Revised Design (Option 2) (i.e. it contained all the features of Option 1, except that the stair core would be set back from Hollywood Road by approximately 5 800 mm) to Members as it could make good use of the valuable land resources in addressing the housing needs of the youth, as well as providing a bazaar for the activities of the MMTC and enhancing its surrounding environment. He therefore asked for Members' support so that the project could commence for the benefit of the MMTC.

16. Mr Tony Lam, Mr Stephen Chan, Dr Annissa Lui and Ms Ava Tse preferred Revised Design (Option 2) and suggested to:

- (i) turn the planter near the road by 90 degrees with bamboos planted there, so that the building next to the youth hostel could be less visible from the MMTC;
- (ii) arrange a 24-hour public access to the Heritage Bazaar and place some benches there;
- (iii) check whether the design on the 17th floor of the youth hostel was in compliance with relevant legislation under the Outline Zoning Plan; and
- (iv) organise more cultural activities at the Heritage Bazaar (e.g. flea market) to enhance the sense of belongings of the youth to the local community.

17. Mr Daniel Ho advised that the current planter design was to allow Ping On Lane to be more visible to the public. Regarding the views of Mr Stephen Chan and Ms Ava Tse on the planter, opening hours of the Heritage Bazaar and the conservation of Ping On Lane, Mr Daniel Ho responded that as discussed with the Transport Department, the planter was considered necessary to separate the Heritage Bazaar from Hollywood Road, yet the height of the planter could be lowered. Besides, part of the structure of Ping On Lane, which was connected to the former TWGHs Lee Sai Chow Memorial Primary School, would be removed temporarily during the demolition works of the School and re-instated in-situ after completing the youth hostel project. Mr Nigel Ko supplemented that as Ping On Lane was out of the current project area, further research would be conducted on the historical significance of the Lane and how it could be interpreted together with the Heritage Bazaar. Mr Ivan Yiu added that the Heritage Bazaar was for public use, and the Central & Western District Council would be further consulted about its opening hours to ensure full utilisation of the space.

18. Ms Karen Tang pointed out that the height limitation of the youth hostel imposed by the Planning Department was not very clear, as most of the surrounding buildings were in fact much taller than the proposed youth hostel. Yet, she agreed with the Revised Design (Option 2) and expressed that the project should commence as soon as possible.

19. While Revised Design (Option 2) was preferred, Prof Ho Pui-yin opined that the modern design of the youth hostel somehow could not link up with the

MMTC and the history of the site as a free private school. She emphasised that historical connection of the site with the MMTC and the free private school had to be included in the design of the youth hostel. Prof Chung Po-yin echoed the view of Prof Ho Pui-yin and added that the youth hostel should show the historical significance of the site.

20. Sr Wong Bay, Ms Theresa Ng and Ms Janet Pau also preferred Revised Design (Option 2) and raised concerns on:

- (i) the integration and interaction of the modern design of the youth hostel and the historical design of the MMTC;
- (ii) the implementation of environmental protection measures in the design of the youth hostel;
- (iii) the management arrangement to advocate interaction between the youth hostel and the MMTC users; and
- (iv) the targeted resident group of the youth hostel who would use the Heritage Bazaar.

21. Mr Daniel Ho revealed that the Planning Department had commented that any further increase in the proposed building height of about 70 m was not advisable. In order to set back the building, without exceeding the building height limit, the number of units would be slightly reduced from 213 to 210, the headroom of the Heritage Bazaar would be slightly reduced, and the depth of the transfer structure would be compressed. He added that louver blinds would be installed at the windows to prevent sunlight penetration. Exhibitions and displays related to the history of the site would be arranged at the Heritage Bazaar to enhance the integration between the modern design and the history of the site. Mr Ivan Yiu emphasised that the history of the site as a free private school would be displayed at the Heritage Bazaar by different means, such as video broadcasting. Though there was no restriction on the types of youngsters to be admitted to the youth hostel, he hoped that the residents could be more familiar with the history and would be willing to provide volunteer services to the MMTC in future.

22. Mr Joseph Ngai pointed out that the space of the Heritage Bazaar was indeed limited. Prof Rebecca Chiu echoed this view and reminded that the use(s) and purpose(s) of the Heritage Bazaar should be clearly defined and focused because of its limited area. Also, it was not desirable to expect too much on the residents of the youth hostel, given their temporary and short period of stay there.

The design of the Heritage Bazaar could either be matching with or distinctive from the MMTC. She also proposed that the mode of management of the youth hostel, the Heritage Bazaar and the MMTC could be considered separately.

23. Mr Kenny Lin opined that it was not necessary to match the design of the youth hostel with the MMTC. As long as the design had fulfilled its functional requirements, and the existence of the MMTC would not be adversely affected, he considered that it would not be necessary to impose further restrictions on the design of the youth hostel, such as displaying the historical significance of the MMTC. It would be better to give flexibility to its development.

24. Prof Ho Pui-yin and Prof Chung Po-yin clarified that the establishment of the free private school at the site was closely related to the development of the MMTC. Such historical background was a special characteristic of the youth hostel and should be preserved for our descendants. Mr Kenny Lin suggested that this historical fact could be displayed by other means or in other locations, not necessarily be incorporated with the design of the youth hostel. Prof Ho Pui-yin opined that we could make good use of this characteristic of the site previously used as a free private school to display the history.

25. The Chairman concluded that while Members generally had no objection to the redevelopment of the site as a youth hostel with modern design, there were expectations including an integration between the modern design of the youth hostel and the historical design of the MMTC; and that the targeted residents of the youth hostel could be well-defined to facilitate the preparation of management policies and guidelines. He also pointed out that the uses of the Heritage Bazaar could be modified according to the social development.

26. Prof Rebecca Chiu expressed that historical footprints should be preserved during the urban development as it was the best way to learn history from geographical locations.

27. Mr Kenneth Tam pointed out that the current project could relieve the congestion problem near the MMTC and enhance surrounding public spaces. It was still a preliminary stage for the discussion of utilising the Heritage Bazaar to display historical significance of the site. More in-depth discussions should be carried out at a later stage. Also, it would be a rare and successful example nowadays to find a building site equipped with public space and allowing

historical interpretation at the same time.

28. Ms Yvonne Shing reminded the project proponent to consider appropriate governance and management on the uses of the Heritage Bazaar to avoid improper and unfair usage.

29. Mr Nigel Ko mentioned that there had been on-going study on “New meets Old” and details of using the space as an interpretation centre. He noted that AMO would be duly informed in due course. Mr Ivan Yiu acknowledged the comments of Members and would take them into account in the design of the youth hostel.

30. The Chairman summarised that Members in general preferred the Revised Design (Option 2) of the proposed youth hostel and expressed concerns over its administration and management in future, in particular, the historical interpretation arrangement.

31. Based on the presentation by the project team and views expressed by Members, the Chairman concluded that the AAB was generally supportive of the findings of the HIA and further consultation with the AAB would not be necessary.

Item 7 Any Other Business

71. There being no other business, the meeting adjourned at 6:21 p.m.

Antiquities and Monuments Office
Leisure and Cultural Services Department
September 2015

Ref: LCSD/CS/AMO 22-3/1