

**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.

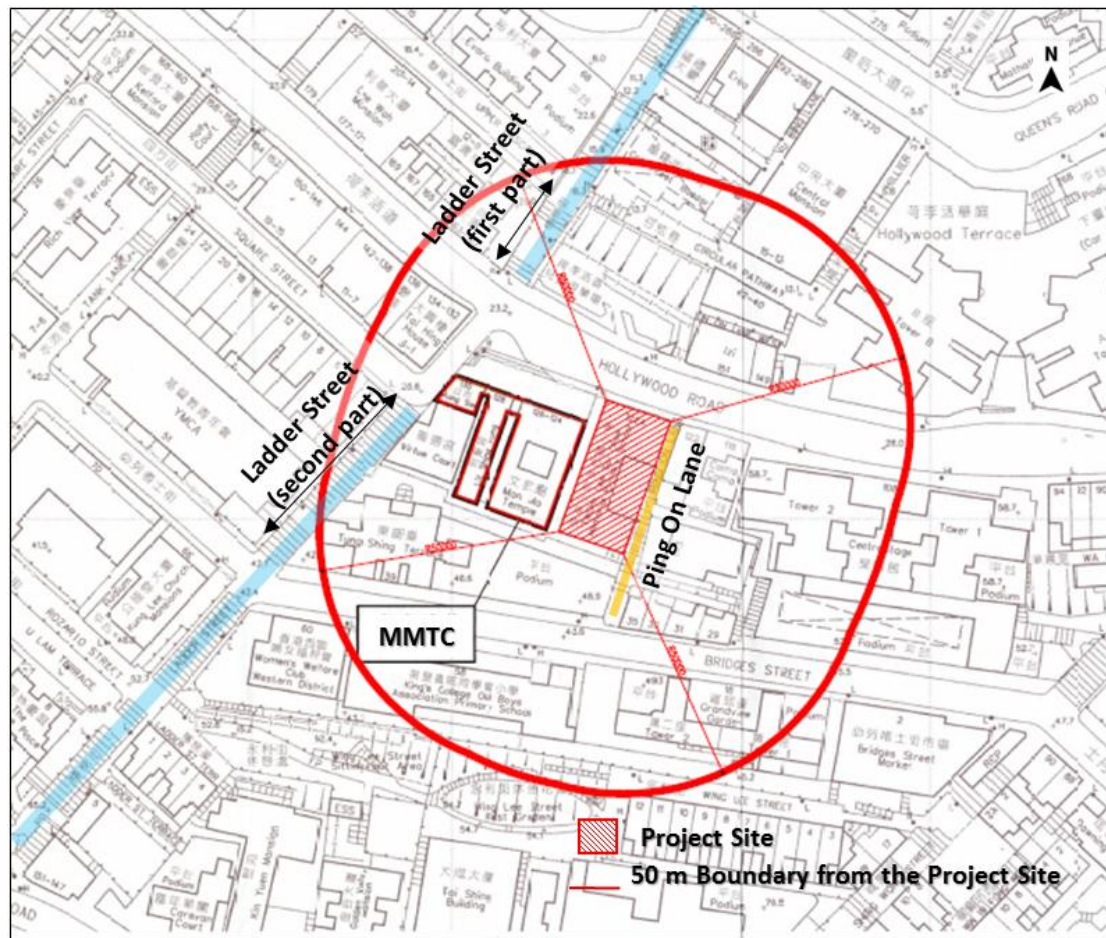


Figure 1 Location Plan of the Proposed Youth Hostel and the “Heritage Sites” within 50 m Boundary from the Project Site



Figure 2 Design of the Heritage Bazaar



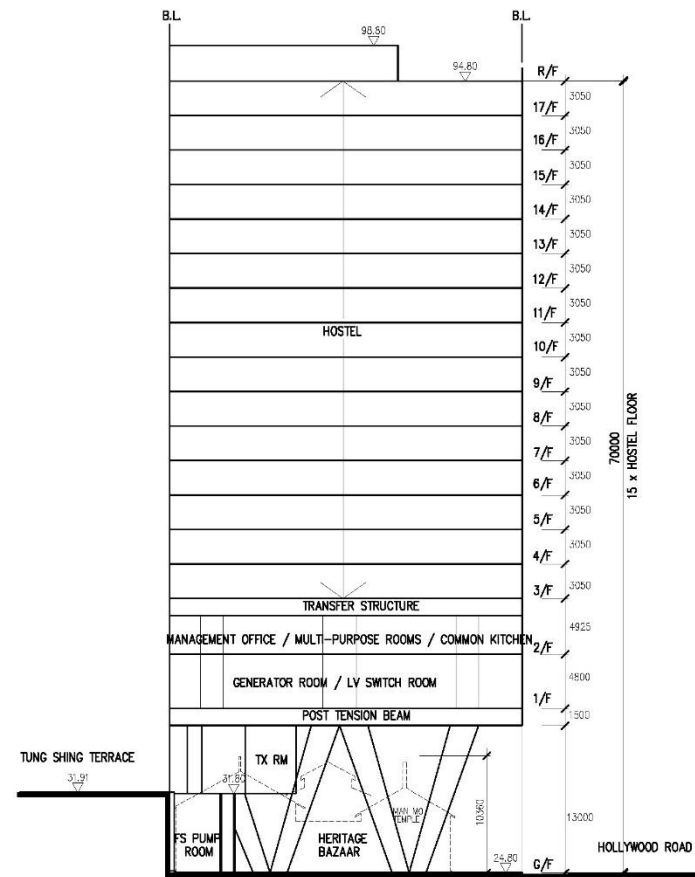
Figure 3 Perspective of the Optimal Design Proposal



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

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

Figure 5 Section of the Optimal Design Proposal

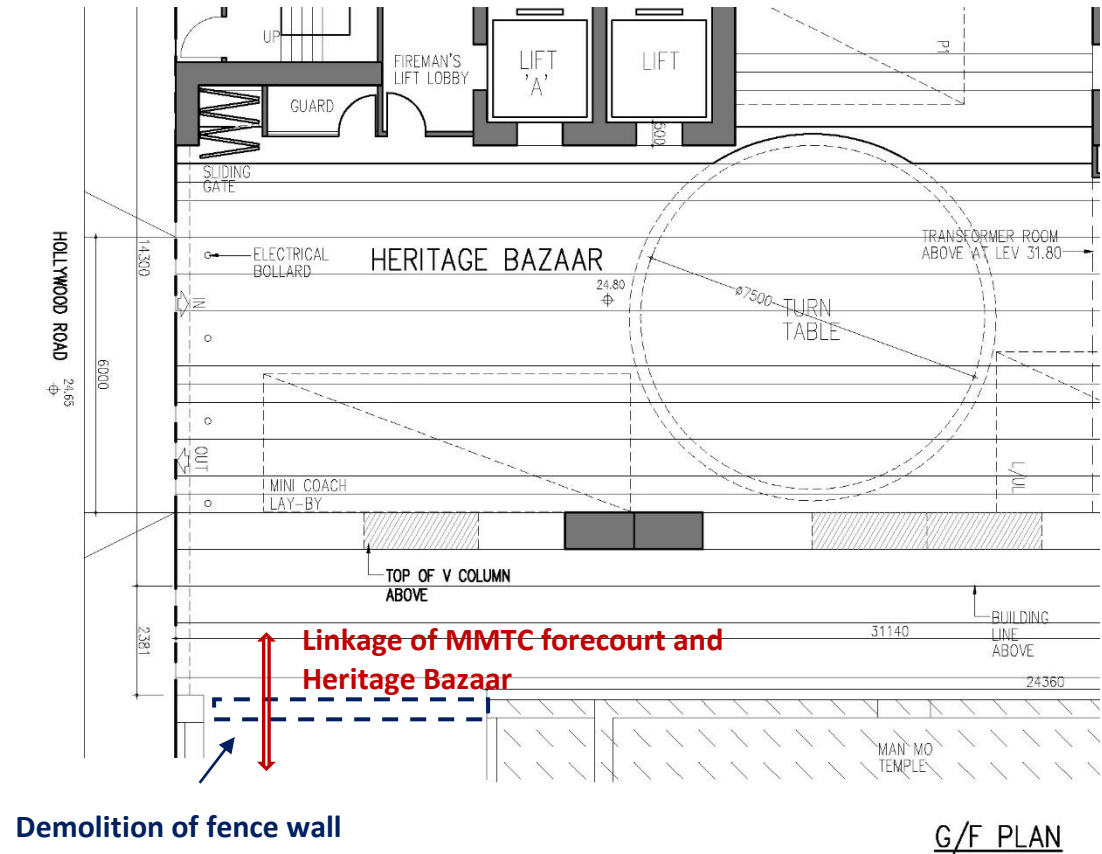


Figure 6 Fence wall now separating MMTC and the Project Site will be demolished