

**For information  
on 2 March 2010**

**BOARD PAPER  
AAB/36/2009-10**

**MEMORANDUM FOR MEMBERS OF THE  
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENTS  
OF THE HERITAGE SITES OF LUI SENG CHUN AND MEI HO HOUSE**

**PURPOSE**

To present to AAB Members the preliminary Heritage Impact Assessment (HIA) Studies of Lui Seng Chun (LSC) and Mei Ho House (MHH).

**HIA MECHANISM**

2. Both the LSC and MHH HIA Studies were conducted in accordance with the HIA Mechanism introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 6/2009. Implemented from 1 January 2008, the HIA mechanism for capital works projects emphasizes that every effort should be made to avoid or minimize adverse impact by the proposed work arising from Government's capital works projects on "heritage sites". In the submission to the Public Works Subcommittee of Legislative Council, the works agent should include a "Heritage Implications" paragraph to be cleared by the AMO, stating clearly whether the project will affect any "heritage sites" and if affirmative, what mitigation measures will be taken and whether the public are in support of the proposed measures in the public engagement process.

**THE PROJECTS**

3. The LSC at No. 119, Lai Chi Kok Road, Mongkok, Kowloon and the MHH at Block 41, Shek Kip Mei Estate, Shum Shui Po, Kowloon are two of the buildings under Batch I of the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) launched by DEVB. The Revitalisation Scheme

invited non-profit-making organizations (NPOs) with charitable status under section 88 of the Inland Revenue Ordinance to apply for the adaptive re-use of selected government-owned historic buildings in the form of social enterprise. Batch I of the Scheme was launched on 22 February 2008 and the results of which were announced on 17 February 2009. Approval-in-principle has been granted by the Secretary for Development to the Hong Kong Baptist University (HKBU) to convert the LSC into a Chinese Medicine and Healthcare Centre, and for Hong Kong Youth Hostel Association (HKYHA) to turn the MHH into a city hostel. At the AAB meeting on 25 February 2009, a presentation was made by the Commissioner for Heritage's Office to Members on the selected projects, including the HKBU's proposal for the LSC and HKYHA's proposal for the MHH.

4. The HKBU proposes to revitalise the LSC as the "Hong Kong Baptist University Chinese Medicine and Healthcare Centre". The HKBU will provide Chinese medical consultation, acupuncture and massage services to the public. Students of the School of Chinese Medicine of the Baptist University will come for internship purpose.

5. On the other hand, HKYHA proposes to revitalise the MHH as a "City Hostel". HKYHA will provide no more than 129 hostel rooms of varying sizes, a museum on the history of public housing in Hong Kong as well as Shek Kip Mei Estate and other ancillary facilities to the hostel and the museum.

6. Given the heritage significance of the LSC and the MHH (currently both being Grade 1 Historic Buildings; while MHH is proposed to be accorded as Grade 2 Historic Building under the current review of 1,444 Historic Buildings by the AAB), AMO confirmed that HIA Studies were required for their revitalisation. The HKBU and HKYHA have subsequently commissioned their heritage consultants to conduct the studies.

## **THE HIA STUDIES**

7. The purpose of the HIA Studies for the LSC and MHH under the Revitalisation Scheme are to prepare a Conservation Management Plan (CMP) for each heritage site, which aims to design mitigation measures in order to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies. They are based on AMO's

Conservation Guidelines given in the Resource Kit and the project proposals submitted by the HKBU and HKYHA respectively under the Revitalisation Scheme. The first study reports for both cases were submitted to AMO for consideration and AMO subsequently commented the report findings. Main points of the study reports of the two projects are set out at **Annexes A and B** while AMO's corresponding comments on the study reports are set out at **Annexes C and D**. Soft-copy of the full study reports and AMO's comments are provided to AAB members in form of a compact-disc attached. Upon receipt of Members' comments and advice on the HIA Studies, the HKBU and HKYHA will fine-tune the documents and submit them to the AAB again for endorsement.

### **ADVICE SOUGHT**

8. Members are invited to offer their comments and advice on the HIA Studies in this early design stage.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
March 2010

---

Ref: LCS AM 22/3