

**For information
on 10 November 2010**

**BOARD PAPER
AAB/55/2009-10**

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

**HERITAGE IMPACT ASSESSMENT
OF ST. PAUL'S PRIMARY CATHOLIC SCHOOL,
WONG NAI CHUNG ROAD, HAPPY VALLEY**

PURPOSE

To present to Members the preliminary findings of the Heritage Impact Assessment (HIA) of the St. Paul's Primary Catholic School (the School), Happy Valley.

HIA MECHANISM

2. The HIA was 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 Antiquities and Monuments Office (AMO), stating whether the project will affect any "heritage sites" and if affirmative, what mitigation measures will be taken.

BACKGROUND

The School

3. The School was originally an orphanage in the name of "Le Calvaire" operated under "Sisters of St. Paul de Charters". It was completed in late 1907 and

opened on 6 January 1908 by the then Governor, Sir Frederick Lugard accompanied by Bishop Pozzoni. During the Japanese Occupation, the site was once used as a police station and a jail.

4. In 1946, the orphanage ceased to operate and the building was used as a primary school from then on. The present name of the School, St. Paul's Primary Catholic School, was adopted in 1960. It was accorded a Grade 2 status by the Antiquities Advisory Board in 1992 and is currently a proposed Grade 2 Historic Building under the assessment exercise of 1,444 historic buildings.

The Works Proposal

5. The School is now providing half-day school services to their students. (morning session for Primary 2, 4 and 6; afternoon session for Primary 1, 3 and 5) In order to prepare for whole-day school provisions, the school management proposed to erect a 10-storey annex within the School site to comply with the latest standard of the Schedule of Accommodation as laid down by the Education Bureau.

6. The school management, proposed to put the new annex at the rear of the main building but by doing so, the existing service block will have to be taken down to make way for the extension.

THE HIA

7. Given the heritage significance of the School which is currently a Grade 2 Historic Building, AMO confirmed that an HIA was required. The School has therefore engaged a heritage consultant to conduct an HIA with a view to examining to what extent the proposed works would affect the historic building and devising mitigation measures if adverse impact is unavoidable.

8. Various options for the location of the new annex have been considered in the course of the HIA. The preferred option by the school management is still at the rear of the main building for the reasons that this option will be able to preserve the major character-defining elements of site, keep the main building and the old retaining wall along Wong Nai Chung Road despite the necessary removal of the existing service block. A copy of the HIA report is provided in the compact-disc attached and its salient points are at **Annex A**.

9. AMO has examined details of the HIA and agreed that the location identified for the new annex is an optimal solution for provision of adequate educational facilities for the School. However, the contents of the HIA still need some enhancement and AMO's comments are at **Annex B**.

10. Representatives from the school management and their heritage consultants, Leigh & Orange Architects and McDougall & Vines Conservation and Heritage Consultants will present their works proposal to Members at the meeting. Upon receipt of Members' comments and advice, the school management and their consultants will refine the proposal.

ADVICE SOUGHT

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

Antiquities and Monuments Office
Leisure and Cultural Services Department
November 2010

Ref: LCS AM 22/3