

**For information
on 20 February 2013**

**BOARD PAPER
AAB/2/2013-14**

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

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF
THE PROPOSED INTERNATIONAL CULINARY COLLEGE
IN POKFULAM**

PURPOSE

This paper presents to Members the preliminary findings of the Heritage Impact Assessment (HIA) in respect of the proposed International Culinary College (ICC) in Pokfulam.

HIA MECHANISM

2. The HIA in respect of the proposed ICC 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 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 (AAB);
- (iv) all recorded sites of archaeological interest; and
- (v) Government historic sites identified by the Antiquities and Monuments Office (AMO).

THE PROJECT

3. The Vocational Training Council (VTC) plans to develop an ICC in Pokfulam for providing training in international culinary art. The site for the ICC development is adjacent to the VTC's Pokfulam Complex, where the Chinese Cuisine Training Institute, Hospitality Industry Training and Development Centre and a training hotel are currently located, thereby enabling the VTC to achieve synergy through shared use of infrastructure, facilities and resources, and economy in use of land. However, the site is also adjacent to several graded historic buildings, namely the Béthanie (a Grade 1 historic building)², Old Dairy Farm Senior Staff Quarters (a Grade 1 historic building), Old Dairy Farm Cowshed (a Grade 2 historic building) and Old Dairy Farm Main Office Building (a Grade 2 historic building).

The HIA

4. In view of the close proximity of the ICC development to the historic buildings mentioned in paragraph 3 above, the AMO considered that an HIA for the project was necessary. The VTC has engaged a heritage consultant to conduct an HIA which aims to examine to what extent the ICC development would affect the historic buildings and to devise mitigation measures if adverse impact is unavoidable.

5. The VTC has submitted an HIA report to AMO. Given that the mass of the new ICC has been carefully controlled and the design of the new development will not obscure the cultural significance of the graded historic buildings nearby, AMO considers the development proposal agreeable from the heritage conservation viewpoint and is satisfied with the recommended mitigation measures. Salient points of the HIA report are summarised at **Annex A** and AMO's comments are set out at **Annex B**. The full HIA report can be accessed via the link: http://www.amo.gov.hk/form/HIA_Report_ICC.pdf.

6. Representatives of the VTC, as well as their project and heritage consultants, will present the HIA report at the meeting. They will further refine the ICC proposal in the light of Members' comments.

² AAB reaffirmed its recommendation to declare the Béthanie as a monument at its meeting on 17 December 2012. AMO is proceeding with the declaration procedures as required under the Antiquities and Monuments Ordinance (Cap. 53).

ADVICE SOUGHT

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

Antiquities and Monuments Office
Leisure and Cultural Services Department
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