

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF THE
REVITALISATION OF THE LADY HO TUNG WELFARE CENTRE**

PURPOSE

This paper seeks Members' views on the findings of the Heritage Impact Assessment (HIA) in respect of the revitalisation of the Lady Ho Tung Welfare Centre (LHTWC) at No. 38 Kwu Tung Road, Sheung Shui, New Territories.

HIA MECHANISM

2. The HIA in respect of the revitalisation of the LHTWC 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, in particular the Antiquities Advisory Board, 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. The revitalisation of the LHTWC is one of the projects under Batch IV of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) administered by DEVB. The Revitalisation Scheme invites non-profit-making organisations with charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for the adaptive re-use of selected government-owned historic buildings in the form of social enterprises.

4. Batch IV of the Revitalisation Scheme was launched in December 2013 and the selection results were announced in June 2015. Approval-in-principle has been granted by the Secretary for Development to the Sik Sik Yuen Lady Ho Tung Welfare Centre Eco-Learn Institute Limited (Eco-Learn Institute Limited) to convert the LHTWC into “Lady Ho Tung Welfare Centre Eco-Learn Institute”, a unique local ecology discovery centre to provide a series of bioblitz training programmes so as to enhance the public awareness of the importance of ecology conservation and the concept of sustainable development.

5. Given the heritage value of the LHTWC (itself a Grade 2 historic building), AMO confirmed that an HIA would be required for the revitalisation works. The Eco-Learn Institute Limited has subsequently commissioned a heritage consultant to conduct the HIA.

THE HIA

6. The purpose of the HIA is to prepare a Conservation Management Plan with a set of heritage impact assessments which aims at designing mitigation measures to avoid adverse impact on the LHTWC in the course of the revitalisation works and outlining the future interpretation, maintenance and management strategies.

7. The Eco-Learn Institute Limited has prepared an HIA report based on AMO’s Conservation Guidelines laid down in the Resource Kit for Batch IV of the Revitalisation Scheme and subsequent discussions with the AMO. Key points of the HIA report and AMO’s comments are set out in **Annexes A and**

B respectively. The full HIA report can be accessed via the link:
http://www.amo.gov.hk/form/HIA_Report_LHTWC.pdf.

ADVICE SOUGHT

8. 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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