

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
THE YAU MA TEI THEATRE PHASE 2
AT YAU MA TEI, KOWLOON**

BACKGROUND

A project has been proposed by Leisure and Cultural Services Department (“LCSD”) to use the vacated area after the relocation of three existing public facilities adjacent to Yau Ma Tei Theatre (“YMTT”), i.e. Shanghai Street Refuse Collection Point, public toilet and street sleepers’ services units, for the development of YMTT Phase 2. It will provide new venue to support development of traditional Chinese performing arts and promote the valuable intangible cultural heritage. Relocation and demolition of the three existing public facilities are not under the project scope.

2. YMTT was completed in 1930. It is the only surviving pre-World War II purpose-built cinema theatre in urban area. It ceased operation in 1998. The location plan and project area are shown in **Figure 1**.

3. YMTT is a rectangular structure, occupying a footprint measuring around 18 x 45 meters. It is composed of three sections that are recognizable from its external appearance. The front section houses a lobby with a ticket booth and a snack shop on the ground floor, and a projector room on the upper floor. The middle section houses an auditorium and a screen stage under a pitched roof. The rear section houses a back stage flanked by male and female toilets.

4. YMTT was accorded Grade 2 status by the Antiquities Advisory Board on 18 December 2009.

STATEMENT OF CULTURAL SIGNIFICANCE

A. Historical and Social Significance

5. Completed in 1930, YMTT is the only surviving pre-war cinema theatre in the urban areas of Hong Kong. The theatre has found itself in the heart of the prosperous urban area in the well-developed West Kowloon. Stood on a spot of the new strip of land formed after the area’s 1904 reclamation, YMTT was part of the construction that shaped the new streetscape along the seashore.

B. Architectural and Aesthetic Significance

6. YMTT is a unique example of purpose-built cinema theatre in Hong Kong. Originally equipped with 980 seats, it was positioned as a cinema theatre serving the working-class in the neighbourhood as reflected in its humble architectural design. The theatre building possesses simple form with architectural elements and ornamentations of mixed classical and Art Deco Style. The most glamorous feature on the exterior is

the main façade displaying components of classic Greek order, which at the same time carry Art Deco influence expressed in the use of geometric shapes, clear lines, and simplified ornamentation.

HERITAGE IMPACT ASSESSMENT

7. In accordance with Development Bureau Technical Circular (Works) No. 6/2009, an Heritage Impact Assessment (“HIA”) has been carried out to examine the impact of the proposed Yau Ma Tei Theatre Phase 2 on the heritage sites concerned with an objective to avoid or minimize the adverse impact of the proposed works, and to devise mitigation measures if adverse impact is unavoidable.

A. Conservation Principles to Conserve the Cultural Significance of the Former Yau Ma Tei Theatre

8. The HIA in respect of the conservation principles for devising and implementing necessary mitigation measures to conserve YMTT are as follows –

a) Building Fabric

- (i) The key character defining elements (“CDEs”) on the affected east facade should be preserved, repaired or reinstated with minimum interventions, including -
 - Pilasters spaced at regular intervals on east and west elevation; and
 - Cornice atop the pilasters on east and west elevation.
- (ii) All new works should be properly placed to minimize physical damage to the original structure and visual impact. New elements should be of compatible design and distinguishable from the existing building fabrics.

b) Documentation and Monitoring

- (i) Cartographic and photographic surveys to record the exterior of YMTT will be conducted before the works. A set of record drawings will be prepared and furnished to the Antiquities and Monuments Office after the works; and
- (ii) Any renovation works during the conversion and in future operation should be properly documented for record and should follow the principles laid down in the HIA report.

B. Key Design Proposals

9. The key proposed works for development of the YMTT Phase 2 are as follows –

a) Project Scope

- (i) The new venue to support development of traditional Chinese performing arts and promote the valuable intangible cultural heritage; and enhance the augment of operation of YMTT through expansion of side stage, foyer and rehearsal facilities to overcome the constraints of the historic building. Artistic impressions and proposed floor plans are at **Figures 2 to 12**;
- (ii) YMTT Phase 2 includes a new high block and a new low block linked by a footbridge. The project comprises the following facilities:
 - open space / sky piazza;
 - side stage;
 - foyer extension;
 - rehearsal and practice rooms;
 - auxiliary facilities including theatre toilets, coffee corner, office, meeting cum VIP room, audio / video / lighting workshop, store rooms and electrical & mechanical room(s), etc.;
 - modification works at the foyer of YMTT Phase 1; and
 - Food and Environmental Hygiene Department's public toilet facilities, with male, female, accessible and universal toilets.

b) Conversion Works to Comply with Operational Needs of the Users

- Provide spatial connections between the lobby of existing YMTT and the entrance foyer of YMTT Phase 2.
- Provide spatial connections between the main stage of existing YMTT and the side stage of YMTT Phase 2.

C. Mitigation Measures for the Conversion Works

10. For areas where possible impact of the conversion works could not be avoided, the following mitigation measures will be implemented based on the conservation principles stated above –

- a) structural study will be carried out to ensure that the structural integrity of YMTT will not be affected by the works;

- b) temporary structural supports and protection will be installed prior to the commencement of construction works to safeguard YMTT;
- c) close monitoring to the structural integrity of YMTT, Former Pumping Station and Yau Ma Tei Wholesale Fruit Market will be implemented prior to the commencement of construction works in accordance with an agreed monitoring proposal;
- d) the condition of YMTT, Former Pumping Station and Yau Ma Tei Wholesale Fruit Market will be inspected regularly during the course of construction, in particular during demolition and foundation works;
- e) the bulk of building mass of the new development should be away from the main façade of YMTT as much as possible;
- f) the height of the façade of the new building along Waterloo Road should be lower than the classic pediment of YMTT to minimize the visual intrusion;
- g) disturbance to the historical fabrics, for example granite masonry walls, of YMTT should be kept minimal as far as technically feasible;
- h) the facades of new development should be of compatible design and be distinguishable from YMTT; and
- i) an interpretative display should be incorporated in the new development to present the significance of the surrounding built heritages and historical environment.

CONCLUSION

11. The HIA has concluded that the proposed development of the YMTT Phase 2 is considered acceptable from the heritage conservation perspective on the YMTT, Former Pumping Station and Yau Ma Tei Wholesale Fruit Market. Insignificant impact is anticipated during construction stage with the proposed mitigation and monitoring measures. In addition, the works also create a better cultural atmosphere and enhance the overall setting of the area and enhance the augment of operation of YMTT.

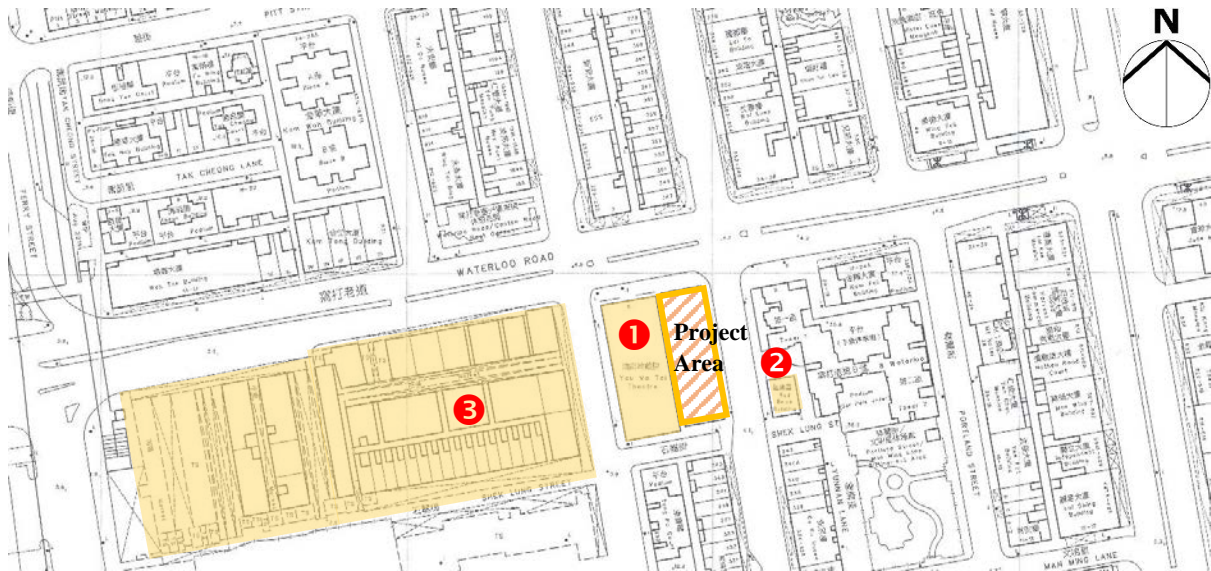


Figure 1. Location Plan

- (1) Yau Ma Tei Theatre
- (2) Former Pumping Station of Water Supplies Department
- (3) Yau Ma Tei Wholesale Fruit Market

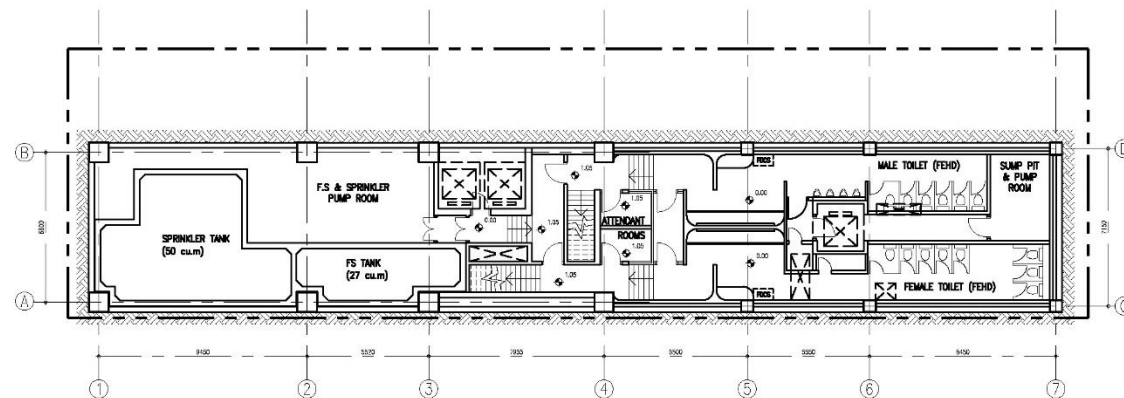
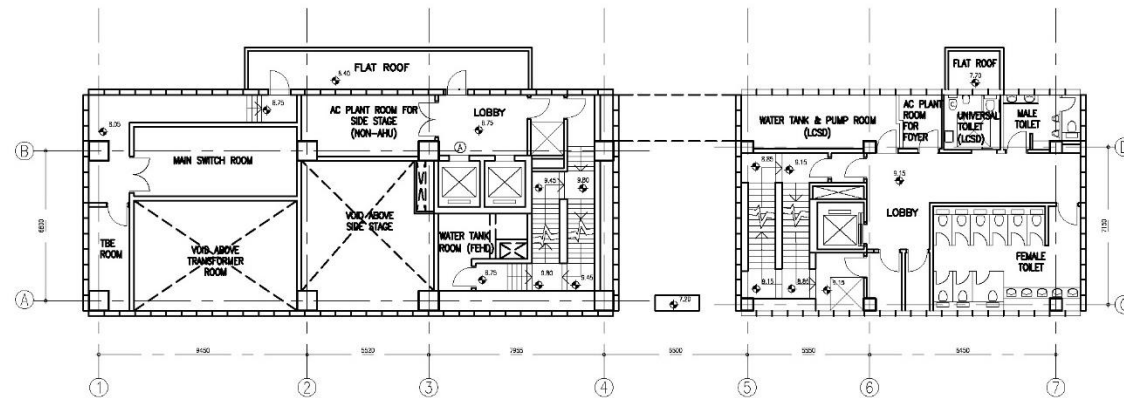


Figure 2. Artistic impression, view from Waterloo Road



Figure 3. Artistic impression, view from Waterloo Road

Figure 4. Proposed Ground Floor Plan



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REVISION

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checked	W.K. CHAN	04/2019
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approved

Chief Architect

Senior Architect

Project Architect

signed

date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

drawing title

BASEMENT PLAN
MEZZANINE FLOOR PLAN

drawing no.

AB/7916/SC002

scale

1:200

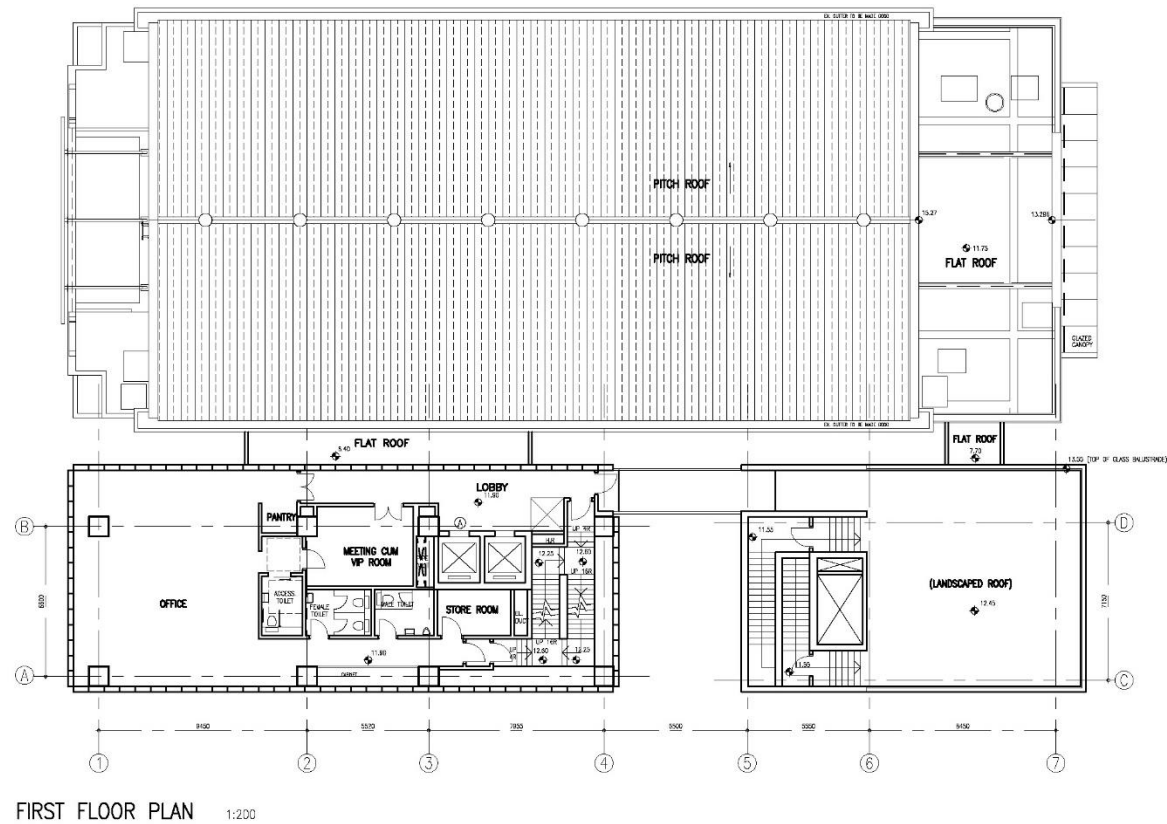
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Figure 5. Proposed Basement and Mezzanine Floor Plans



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Chief Architect

Senior Architect

Project Architect

signature

date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

drawing title
FIRST FLOOR PLAN

drawing no.

AB/7916/SC003

scale

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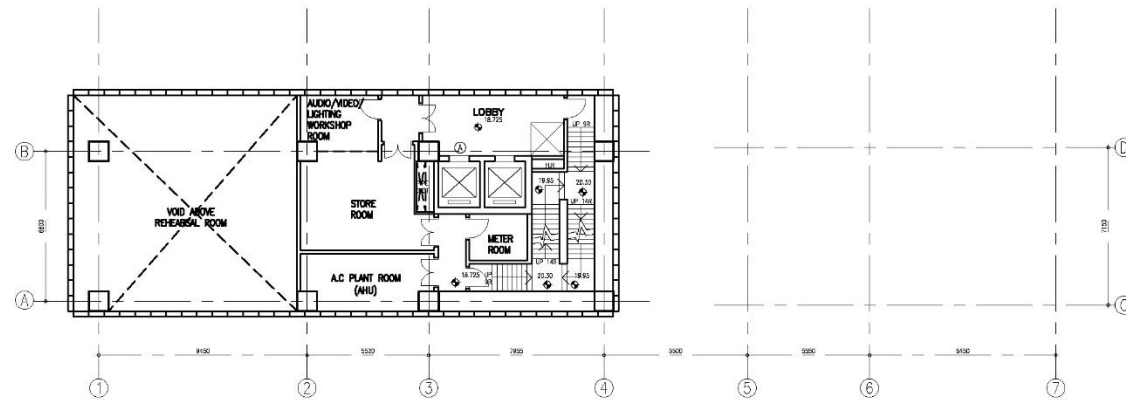
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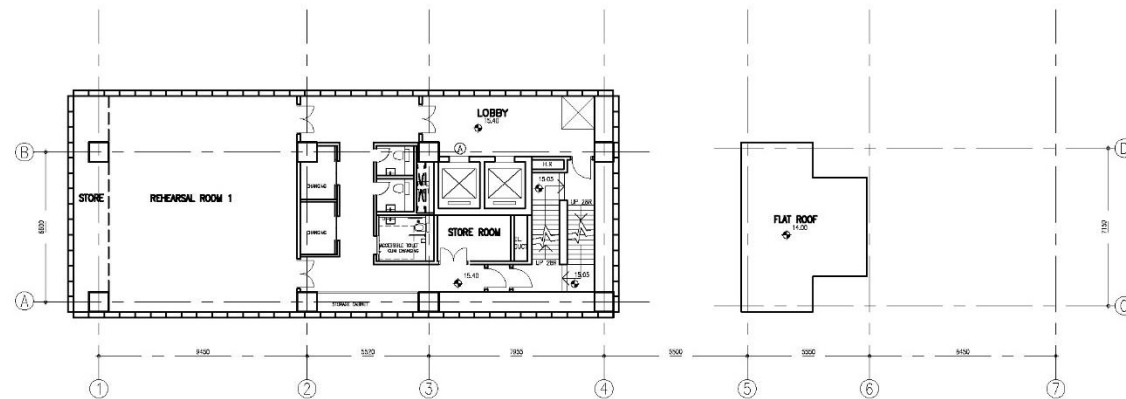


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Figure 6. Proposed First Floor Plan



SECOND (SUB-FLOOR) PLAN 1:200



SECOND FLOOR PLAN 1:200

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Senior Architect

Project Architect

signed	date
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contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

drawing title
SECOND FLOOR PLAN AND
SECOND (SUB-FLOOR) PLAN

drawing no.

AB/7916/SC004

scale

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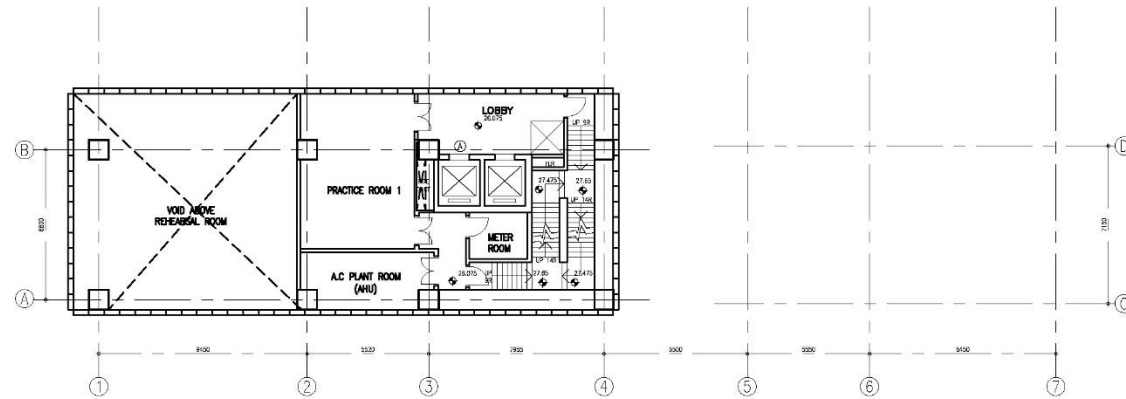
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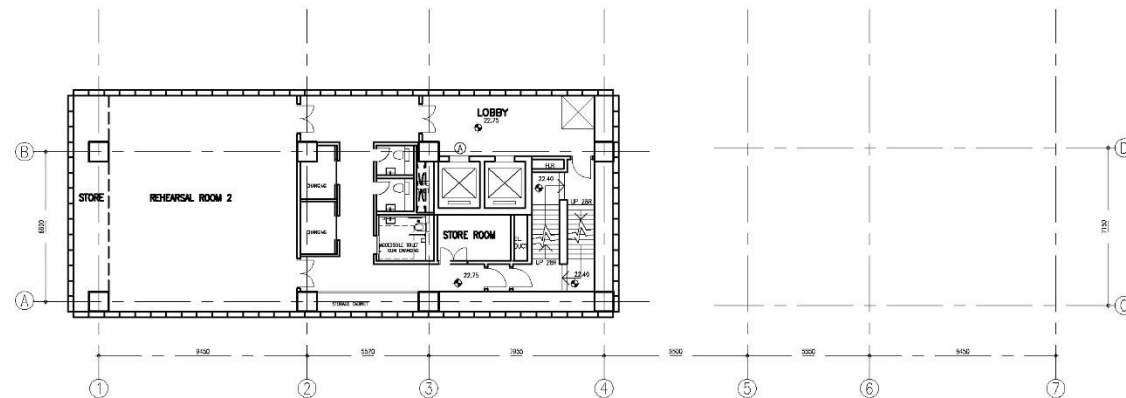


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Figure 7. Proposed Second Floor Plan and Second Sub-Floor Plan



THIRD (SUB-FLOOR) PLAN 1:200



THIRD FLOOR PLAN 1:200

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checked	W.K. CHAN	04/2019
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approved

Chief Architect

Senior Architect

Project Architect

signature

date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

drawing title
THIRD FLOOR PLAN AND
THIRD (SUB-FLOOR) PLAN

drawing no.

AB/7916/SC005

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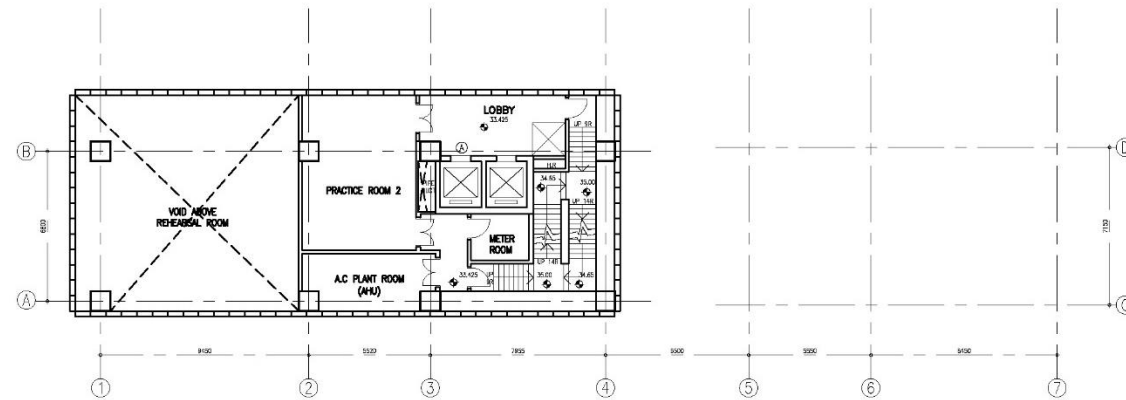
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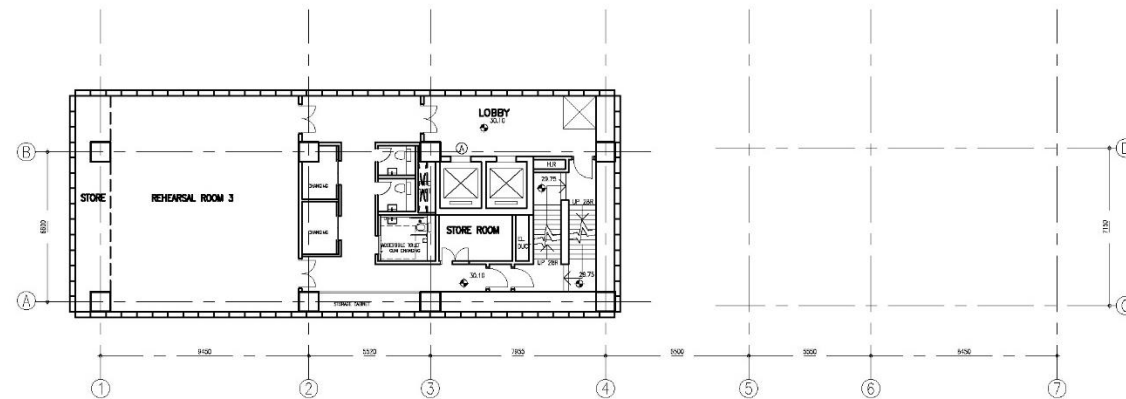


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Figure 8. Proposed Third Floor Plan and Third Sub-Floor Plan



FOURTH (SUB-FLOOR) PLAN 1:200



FOURTH FLOOR PLAN 1:200

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Chief Architect		
Senior Architect		
Project Architect	signed	date

contract no.

file no.

project no.

contract
YAU MA TEI THEATRE
PHASE II

drawing title
FOURTH FLOOR PLAN AND
FOURTH (SUB-FLOOR) PLAN

drawing no.

AB/7916/SC006

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Figure 9. Proposed Fourth Floor Plan and Fourth Sub-Floor Plan

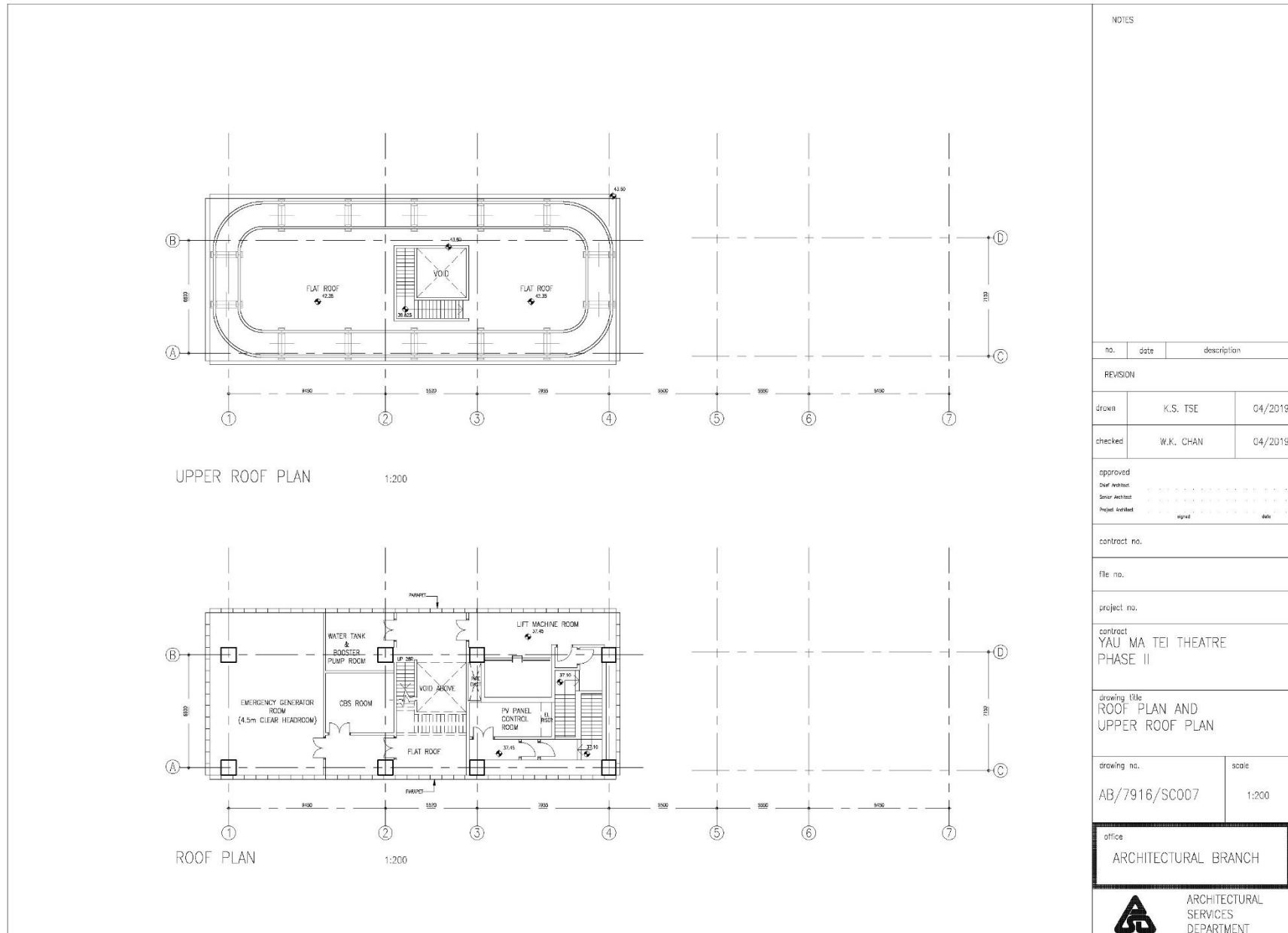
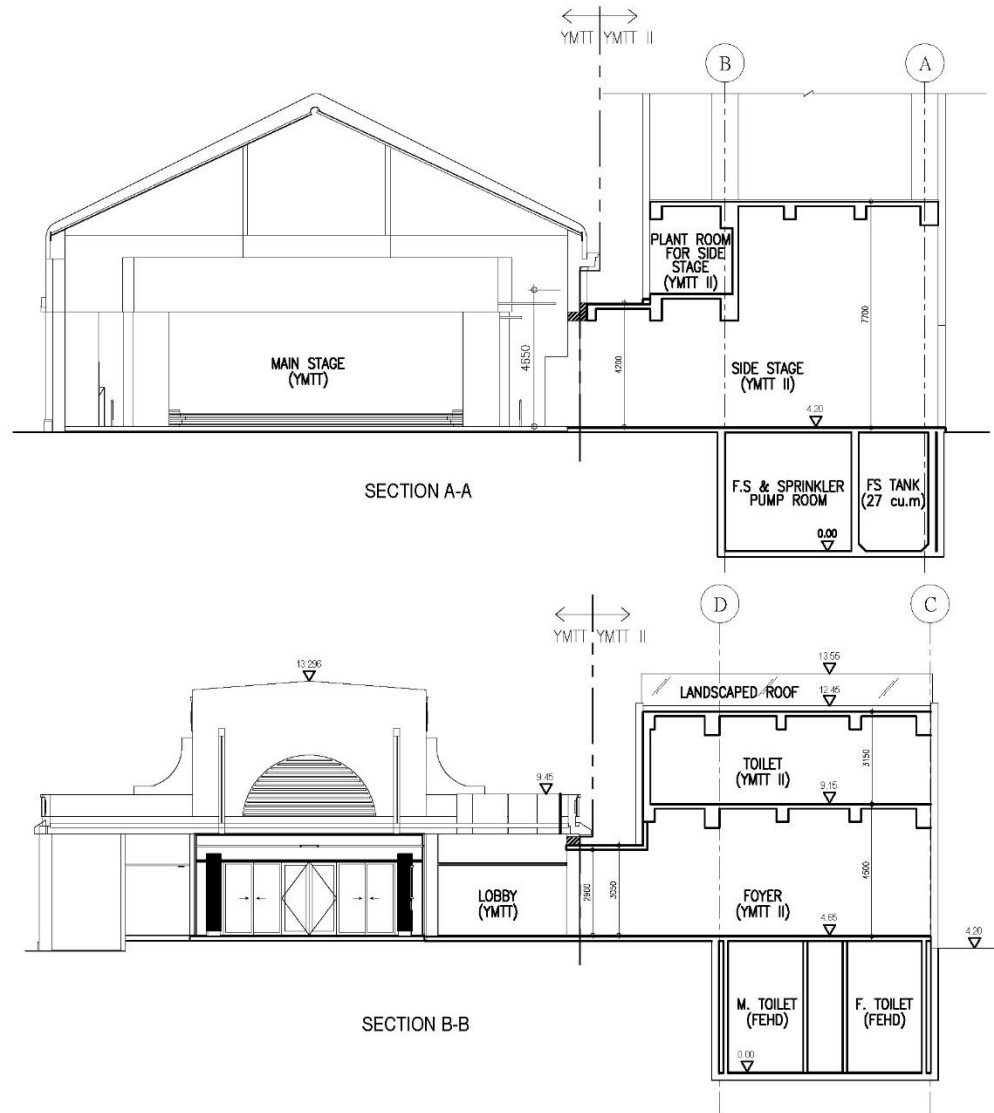


Figure 10. Proposed Roof Plan and Upper Roof Plan



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no.	date	description
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approved

Chief Architect

Senior Architect

Project Architect

signed

date

contract no.

file no.

project no.

contract
XIQU ACTIVITY CENTRE
PHASE II

drawing title
SECTION A-A &
SECTION B-B

drawing no.

scale

AB/7916/SC008

1:150

office

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Figure 11. Section A-A and Section B-B

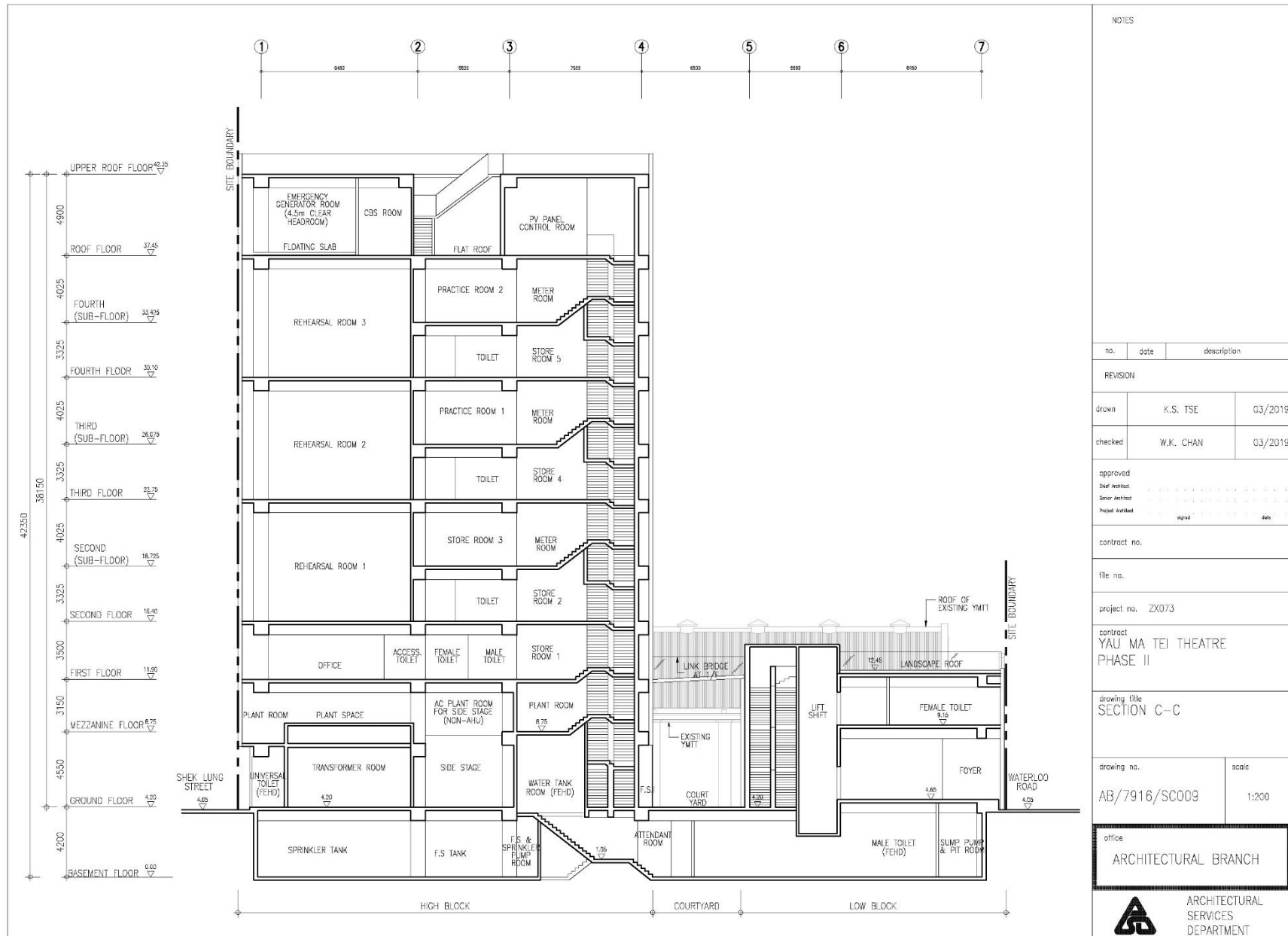


Figure 12. Section C-C