

**Antiquities and Monuments Office's Comments on
the Heritage Impact Assessment in respect of
the Yau Ma Tei Theatre Phase 2
at Yau Ma Tei, Kowloon**

The Antiquities and Monuments Office (“AMO”) has reviewed the findings set out in the Heritage Impact Assessment (“HIA”) report in respect of the Yau Ma Tei Theatre (“YMTT”) Phase 2 at Yau Ma Tei, Kowloon and has the following comments:

- a) the proposal has adopted the principles of minimal intervention for limiting the extent of the alteration and addition works to the east façade and entrance lobby of YMTT only for connecting to the YMTT Phase 2, such that the changes/disturbance to YMTT could be kept to a minimum. As such, the proposal is agreeable;
- b) a lower block (2-storey height above-ground structure with 1-storey height basement) with building top level lower than the height of the YMTT facade facing Waterloo Road is proposed. A high block (6-storey height above-ground structure with 1-storey height basement) which forms the major bulk is set back from Waterloo Road and located at the rear portion of the project site. This approach is acceptable as the setting back of the building bulk from Waterloo Road can minimise the visual impact to the main façade of YMTT;
- c) the setting out of the new development, including the underground and above-ground structures, is physically separated from the east façade of YMTT except at the two essential spatial connections on ground floor. Such separation, although not very generous, still allows the public to appreciate the original east façade of YMTT. This approach is acceptable;
- d) the facades of the new development should be of compatible design and be distinguishable from the historic building, so as to respect the presence of YMTT. This approach is acceptable as it will not overwhelm the presence of YMTT and can minimise the visual impact;
- e) an interpretative display will be staged in the new development to present the significance of the surrounding built heritage and historic environment. This will help promote the understanding and

appreciation of the history of the place as well as the interpretation of YMTT, and is agreeable; and

- f) condition surveys and structural monitoring system before, during and after the construction phase will be implemented to ensure the structural stability of YMTT, Former Pumping Station of Water Services Department and Yau Ma Tei Wholesale Fruit Market during the course of the works.

2. In addition to the mitigation measures devised in the HIA report, AMO has proposed the following further enhancement measures:

- (i) the design of the new development, but not limited to the appearance, the materials, the colour scheme and the interface details with historic fabrics etc. should be submitted for AMO's agreement;
- (ii) the structural strengthening works to be proposed for YMTT should not affect the structural integrity of the historic building. Details of the works to be submitted for AMO's comments;
- (iii) the installations and ducting for the building services facilities should be arranged at less prominent locations to minimise the visual impact to YMTT. The routings should also be carefully designed to minimise the damage to the existing building fabrics. Details of the works should be submitted for AMO's comments; and
- (iv) to ensure that the mitigation measures recommended in the HIA report are properly implemented, a heritage consultant should be appointed by the project proponent to monitor the implementation of the mitigation measures and record any changes and variations. Progress reports should be prepared by the heritage consultant for AMO's noting and action as appropriate.