

**For discussion
on 10 September 2020**

**BOARD PAPER
AAB/24/2019-20**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

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

**SUPPLEMENTARY INFORMATION ON THE
REVISED DESIGN OF THE YAU MA TEI THEATRE PHASE 2**

PURPOSE

This paper seeks Members' advice on the revised design of the proposed Yau Ma Tei Theatre ("YMTT") Phase 2 at Yau Ma Tei, Kowloon in connection with the updated Heritage Impact Assessment ("HIA").

BACKGROUND

2. On 11 June 2020, the project team comprising representatives of the Leisure and Cultural Services Department, Food and Environmental Hygiene Department, Architectural Services Department and their heritage consultant presented the findings of the HIA in respect of the proposed YMTT Phase 2 to the Board vide Board Paper AAB/20/2019-20. Some Members expressed concern on the design of the proposed YMTT Phase 2, in particular the possible visual impact on the YMTT, a Grade 2 historic building.

3. The project team has reviewed the design of the proposed YMTT Phase 2 with a view to minimising the visual impact on the east and front elevations of the YMTT for Members' further consideration.

THE REVISED DESIGN

4. Based on the advice of the Board, the project team has revised the design of the proposed YMTT Phase 2 as follows:

- (a) set back the frontage of the proposed low block by approximately 1.1m to expose more of the corner and front elevation of the YMTT;
- (b) relocate the theatre toilets from the previous M/F to G/F, thus removing the need for internal staircases and lift core of the proposed low block to provide more space on G/F;
- (c) replace the internal staircases with an external open staircase leading from G/F to the landscaped roof of the proposed low block for better appreciation of the east elevation of the YMTT;
- (d) reduce the mass and lower the building height of the proposed low block by approximately 0.7m for better appreciation of the pitched roof of the YMTT; and
- (e) enhance the visibility of the east elevation of the YMTT by the circulation design and the use of glass wall with various transparency scales in the proposed low block.

———— Details of the revised design as well as the updated HIA are at **Annex**.

5. The Antiquities and Monuments Office has studied the revised design and considered that it has alleviated the visual impact of the YMTT Phase 2 on the YMTT.

ADVICE SOUGHT

6. Members are invited to advise on the revised design of the proposed YMTT Phase 2 in connection with the updated HIA.

Antiquities and Monuments Office

September 2020

Ref: AMO 22-3/0