

**For discussion
on 10 December 2020**

**BOARD PAPER
AAB/30/2019-20**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT
IN RESPECT OF
THE REVITALISATION OF THE WATERVALE HOUSE,
FORMER GORDON HARD CAMP**

PURPOSE

This paper seeks Members' views on the findings of the Heritage Impact Assessment ("HIA") in respect of the revitalisation of the Watervale House, Former Gordon Hard Camp at Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun, New Territories ("Watervale House").

HERITAGE IMPACT ASSESSMENT MECHANISM

2. The HIA in respect of the revitalisation of the Watervale House was conducted in accordance with the HIA mechanism introduced by the Development Bureau ("DEVB") vide Technical Circular (Works) No. 6/2009. Since its implementation in 2008, the HIA mechanism for capital works projects emphasises that every effort should be made to avoid or minimise adverse impact 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 so, the necessary mitigation measures, as endorsed by the Antiquities Advisory Board, to be implemented.

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 Watervale House is one of the projects under Batch V of the Revitalising Historic Buildings Through Partnership Scheme (the “Revitalisation Scheme”) run 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 V of the Revitalisation Scheme was launched in November 2016 and the selection results were announced in July 2018. Approval-in-principle has been granted by the Secretary for Development to The Tuen Mun Soul Oasis Foundation Limited to convert the Watervale House into “Tuen Mun Soul Oasis”, a place for people to retreat and enjoy at leisure. A restaurant served with Gurkha food will be housed in the site to promote Gurkha culture.

5. Given that the Main Block of the Watervale House is a Grade 2 historic building which is of special heritage merit, AMO confirmed that an HIA would be required for the revitalisation works. The Tuen Mun Soul Oasis Foundation Limited, the entity set up to take forward the project, has subsequently commissioned a heritage consultant to conduct the HIA.

HERITAGE IMPACT ASSESSMENT

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 Watervale House in the course of the revitalisation works and outlining the future interpretation, maintenance and management strategies.

7. The Tuen Mun Soul Oasis Foundation Limited has submitted the HIA report based on AMO’s Conservation Guidelines laid down in the Resource Kit for Batch V of the Revitalisation Scheme to AMO for consideration. Given that the character defining elements of the Watervale House will be repaired as necessary and preserved as far as practicable and the likely impact on the structures will be kept to a minimum through the proposed mitigation measures, AMO, therefore, considers the proposal agreeable from the heritage conservation perspective and is satisfied with the recommended mitigation measures. The salient 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.aab.gov.hk/form/HIA_Report_Watervale.pdf.

8. Representatives of The Tuen Mun Soul Oasis Foundation Limited, as well as its project and heritage consultants, will present the HIA report at the meeting. They will further refine the revitalisation of the Watervale House in the light of Members' comments.

ADVICE SOUGHT

9. Members are invited to offer comments and advise on the findings of the HIA.

Antiquities and Monuments Office
December 2020

Ref: AMO 22-3/0