

**For discussion
on 15 April 2009**

**BOARD PAPER
AAB/10/2009-10**

**MEMORANDUM FOR MEMBERS OF THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT
OF THE HERITAGE SITE OF OLD TAI O POLICE STATION**

PURPOSE

To present to Members the result of the Heritage Impact Assessment (HIA) of the Old Tai O Police Station (OTOPS), which was conducted in accordance with the HIA Mechanism introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 11/2007.

HIA MECHANISM

2. Implemented from 1 January 2008, the HIA mechanism for capital works projects emphasizes that every effort should be made to avoid or minimize adverse impact by any proposed work arising from Government's capital works projects to be carried out on "heritage sites". In the submission to the Public Works Subcommittee of Legislative Council, the works agent should 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 affirmative, what mitigation measures will be taken and whether the public are in support of the proposed measures in the public engagement process.

THE PROJECT

3. The OTOPS at Shek Tsai Po Street, Tai O, Lantau Island is one of the buildings under the "Revitalising Historic Buildings Through Partnership Scheme" (Revitalisation Scheme) Batch I launched by DEVB. The Revitalisation Scheme invited non-profit-making organizations (NPOs) with charitable status under section 88 of the Inland Revenue Ordinance to apply for adaptive re-use of selected government-owned historic buildings in the form of social enterprise. The Scheme was launched on 22 February 2008 and the results of the Batch I Revitalisation Scheme were announced on 17 February 2009. Approval-in-principal has been granted by DEVB for Hong Kong Heritage Conservation Foundation Limited (HCF) to turn the OTOPS into a boutique hotel. At the AAB meeting on 25 February 2009, a presentation was made by the Commissioner for Heritage's Office to the Members on the selected projects, including HCF's proposal for OTOPS.

4. Working in partnership with DEVB, HCF proposes to revitalise OTOPS as the “Tai O Heritage Hotel”. It also aims to promote heritage eco-tours and organize cultural workshops at Tai O. Given the heritage significance of OTOPS (a Grade III historic building/ a Proposed Grade II historic building under the result of the assessment of 1,444 historic buildings), AMO confirmed that an HIA was required and HCF has subsequently commissioned a heritage consultant to conduct the assessment.

THE HIA

5. The purpose of the HIA for OTOPS under Revitalisation Scheme is to prepare a Conservation Management Plan, which aims to design mitigation measures to avoid impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies. It is based on both AMO’s Conservation Guidelines given in the Resource Kit and HCF’s proposal accepted by DEVB for the Revitalisation Scheme. After rounds of discussion among AMO, DEVB, HCF and its consultants, the study has concluded and a report submitted. AMO considers that the proposed Conservation Management Plan is acceptable, as the significant character-defining-elements of OTOPS will be preserved and the general conservation principles therein are in line with the Conservation Guidelines. Main points of the Conservation Management Plan are set out at the **Annex**.

ADVICE SOUGHT

6. Members are invited to offer their comments and advice on the mitigation measures proposed in the HIA.

Antiquities and Monuments Office
Leisure and Cultural Services Department
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