

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

**HERITAGE IMPACT ASSESSMENTS
OF THE HERITAGE SITES OF NORTH KOWLOON MAGISTRACY AND
LAI CHI KOK HOSPITAL**

PURPOSE

To present to AAB Members the results of the Heritage Impact Assessment (HIA) Studies of North Kowloon Magistracy (NKM) and Lai Chi Kok Hospital (LCKH).

HIA MECHANISM

2. The LCKH HIA Study was conducted in accordance with the HIA Mechanism introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 6/2009. 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 the proposed work arising from Government's capital works projects 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.

3. Though the revitalization of the NKM is not a Government capital works project (no Government funding for the capital works is involved), the project proponent is still required to conduct an HIA Study in accordance with the requirements under the "Revitalising Historic Buildings Through Partnership Scheme" (Revitalisation Scheme) set by DEVB.

THE PROJECTS

4. The NKM at No.292 Tai Po Road, Sham Shui Po, Kowloon and the LCKH at No.800 Castle Peak Road, Lai Chi Kok, Kowloon are two of the buildings under the 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 the 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-principle has been granted by DEVB, for SCAD Foundation (HK) Ltd. (SCAD-HK) to turn the NKM into a higher educational institute of art and design and for the Hong Kong Institution for Promotion of Chinese Culture (HKIPCC) to convert the LCKH into a centre for the promotion of Chinese culture and national education. At the AAB meeting on 25 February 2009, a presentation was made by the Commissioner for Heritage's Office to Members on the selected projects, including SCAD-HK's proposal for the NKM and the HKIPCC's proposal for the LCKH.

5. SCAD-HK proposes to revitalise and develop the NKM as the "SCAD Hong Kong Campus". SCAD-HK will provide 1,500 full time student places for local and overseas students for the study of various courses related to art and design.

6. On the other hand, the HKIPCC proposes to revitalise and develop the LCKH as the "Hong Kong Cultural Heritage". The HKIPCC will organize programmes and workshops for the promotion of art and culture with hostel, performance space, classrooms, café and gallery.

7. For the NKM (a Government historic site identified by AMO, with proposed Grade 2 status under the result of the assessment of 1,444 historic buildings), though not bound by TC (Works) 6/2009, an HIA Study was required in accordance with the application requirements under the Revitalisation Scheme. For the LCKH, given its heritage significance (a Grade 3 historic building, with proposed Grade 3 status under the result of the assessment of 1,444 historic buildings), AMO confirmed that an HIA Study was required for revitalization of the LCKH in accordance with TC (Works)6/2009. SCAD-HK and the HKIPCC have subsequently commissioned their heritage consultants to conduct the studies.

THE HIA STUDIES

8. The purpose of the HIA Studies for the NKM and LCKH under the Revitalisation Scheme are to prepare a Conservation Management Plan for each heritage site, which aims to design mitigation measures in order to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies. They are based on AMO's Conservation Guidelines given in the Resource Kit and the project proposals submitted by SCAD and the HKIPCC subsequently accepted by DEVB for the Revitalisation Scheme. After rounds of discussions among AMO, DEVB, SCAD and the HKIPCC, and their consultants, the studies have concluded and reports submitted. AMO has agreed to the proposed Conservation Management Plans (CMP), as the significant character-defining-elements of the NKM and LCKH will be preserved, which are in line with the Conservation Guidelines. Main points of the Conservation Management Plans of the NKM and LCKH are set out at Annexes A and B, which are prepared by SCAD and the HKIPCC respectively. Soft-copy of the full CMP is provided to AAB members in form of a compact-disc attached.

ADVICE SOUGHT

9. Members are invited to comment on the mitigation measures proposed in the two HIA Studies.

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