

**For discussion
on 7 March 2024**

**BOARD PAPER
AAB/27/2023-24**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
THE REVITALISATION OF HOMI VILLA INTO
CENTRE OF NATIONAL HISTORY EDUCATION YOUYOU VILLA**

PURPOSE

This paper seeks Members' views on the findings of the Heritage Impact Assessment ("HIA") in respect of revitalisation of Homi Villa into Centre of National History Education Youyou Villa ("CNHE Youyou Villa").

HERITAGE IMPACT ASSESSMENT MECHANISM

2. The HIA in respect of revitalisation of Homi Villa into CNHE Youyou Villa was conducted in accordance with the HIA mechanism of the Development Bureau ("DevB") vide Technical Circular (Works) No. 1/2022. The HIA mechanism highlights that every effort should be made to minimise possible adverse impact on "Heritage Sites". 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 mitigation measures, as endorsed by the Antiquities Advisory Board ("AAB"), to be implemented.

THE PROJECT

3. The revitalisation of Homi Villa is one of the projects under Batch VI of the Revitalising Historic Buildings Through Partnership Scheme ("Revitalisation Scheme") under the purview of 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 adaptive re-use of selected government-owned historic buildings in the form of social enterprises.

4. Batch VI of Revitalisation Scheme was launched in December 2019, and the selection results were announced in June 2022. Approval-in-principle has been granted by the Secretary for Development to National History Education (Hong Kong) Limited to convert Homi Villa into CNHE Youyou Villa which is a learning centre that integrates Chinese culture and history studies with environmental studies, aiming to deepen public's understanding of the environment, history and culture and to allow visitors to learn about the history of Hong Kong through exhibitions, guided tours, lectures and workshops.

5. Given that Homi Villa is a Grade 3 historic building, AMO confirmed that an HIA was required for the revitalisation works. National History Education Centre (Youyou Villa) Limited ("NHEC(YV)"), a special-purpose company set up to implement the project, has subsequently commissioned a heritage conservation consultant to conduct the HIA.

HIA

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 Homi Villa in the course of revitalisation and outlining the future interpretation, maintenance and management strategies.

7. NHEC(YV) has submitted to AMO for consideration the HIA report for assessing the heritage impact of the proposed project scope and design based on AMO's Conservation Guidelines laid down in the Homi Villa's Resource Kit provided under the Revitalisation Scheme. Given that the character defining elements of Homi Villa will be repaired as necessary and preserved as far as practicable, and the likely impact on the historic structures will be kept to a minimum through the proposed mitigation measures, AMO 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 is at this hyperlink:

[https://www.aab.gov.hk/filemanager/aab/common/204meeting/HIA%20Report%20-%20Homi%20Villa%20\(issue\).pdf](https://www.aab.gov.hk/filemanager/aab/common/204meeting/HIA%20Report%20-%20Homi%20Villa%20(issue).pdf).

8. Representatives of NHEC(YV), as well as its project consultant and heritage conservation consultant will present the HIA report at the meeting. Members are invited to offer comments and advise on the findings of the HIA.

Antiquities and Monuments Office

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