

**Heritage Impact Assessment of
Fong Yuen Study Hall**

PURPOSE

To present to Members the background and the Conservation Management Plan (CMP) of the heritage site of Fong Yuen Study Hall (FYSH).

BACKGROUND

2. Development Bureau (DEVB) launched in February 2008 the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) Batch 1, which provides for Non-Profit-Making Organization (NPO) to revitalise Government-owned historic buildings. Secretary for Development issued an approval-in-principle to the proposal to turn the study hall into the Tourism & Chinese Cultural Centre cum Ma Wan Residents Museum, as submitted by Yuen Yuen Institute.

3. Fong Yuen Study Hall was constructed in the 1920 to 30s. It was listed as one of the Government historic sites identified by AMO. The FYSH will be conserved and revitalized as a cultural centre with exhibition galleries, a tourist centre and a learning centre.

HERITAGE IMPACT ASSESSMENT/CMP

4. In accordance with the relevant Development Bureau Technical Circular and AMO's Guidance Note to Heritage Impact Assessment (HIA) Submission for Revitalisation Scheme, AMO considers that a HIA in form of a CMP is required to design mitigation measures to avoid adverse impact on the building in the course of conversion and to outline the future interpretation, maintenance and management strategies, based on AMO's Conservation Guidelines given in the Resource Kit of the Revitalisation Scheme. The HIA has been completed and submitted to AMO.

5. With reference to the CMP, the recommended Conservation Principles for mitigation measures to protect the FYSH and the strategies for maintaining and interpreting the FYSH are asset out below:

- (a) Architectural design should be carried out in such a way as to keep the original expression of the architectural features and minimize intervention to the existing fabrics. Character defining elements should be preserved or restored. New elements should be understated in design, compatible to but distinguishable from the original fabric;
- (b) In particular, the façades and their features such as ornamental parapet and pediment, patterned balustrades, internal elements such as moldings on the columns and beams, features around the building such as

forecourt and ornamental arch-shaped entrance gate will be preserved. The existing metal roof will be restored to traditional Chinese timber roof while the existing aluminium windows and door will be restored to timber ones. New additions including external staircase and disabled platform will be introduced in either reversible manner or with minimized visual impact to the major façades;

- (c) The Existing building will be recorded by cartographic and photographic surveys. All alteration and addition works to the FYSH will be recorded. These surveys and records will be documented, archived and made available for future users or professional personnel for future reference;
- (d) The exhibition rooms on G/F of the FYSH will display historical relics, release short educational film and exhibit textual information and photographs for the public's appreciation;
- (e) The tourist centre on 1/F will organize eco-tour guided by indigenous residences to visit the various historical sites and natural environment of Ma Wan Island;
- (f) The learning centre on 1/F will provide programmes of Chinese culture and art; and
- (g) Routine monitoring and maintenance will be carried out in the future following the principles laid down in the CMP.

6. PowerPoint slides showing the mitigation measures are at **Appendix** and the full CMP has been put on the website of AMO for public viewing.

THE WAY FORWARD

7. AMO has considered and accepted the CMP and its recommendations therein. Yuen Yuen Institute will ensure that all works carried out for heritage conservation will strictly comply with the requirements stipulated in the CMP as endorsed by AMO.

Yuen Yuen Institute
May 2009
