

**For information
on 21 May 2009**

**BOARD PAPER
AAB/15/2009-10**

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

**HERITAGE IMPACT ASSESSMENT
OF THE HERITAGE SITE OF FONG YUEN STUDY HALL**

PURPOSE

To present to Members the result of the Heritage Impact Assessment (HIA) Study of the Fong Yuen Study Hall (FYSH), which was conducted in accordance with the HIA Mechanism introduced by the Development Bureau (DEVB).

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 works 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 FYSH in Tin Liu, Ma Wan is one of the Batch I buildings under the "Revitalising Historic Buildings Through Partnership Scheme" (Revitalisation Scheme) launched by DEVB. The Revitalisation Scheme invites 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-principle has been granted by DEVB for Social Services Department of Yuen Yuen Institute (YYI) to turn the FYSH into a tourist and education centre. 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 YYI's proposal for FYSH.

4. Working in partnership with DEVB, YYI proposes to revitalise the FYSH as

the “Tourism & Chinese Cultural Centre cum Ma Wan Residents Museum”. It comprises exhibition galleries, a tourist centre and learning centre for classes and activities, where eco-tours and Chinese cultural & arts courses will be organized. Given the heritage significance of the FYSH (a Government historic site identified by AMO, with proposed Grade 3 status under the result of the assessment of 1,444 historic buildings), AMO confirmed that an HIA was required and YYI has subsequently commissioned a heritage consultant to conduct the assessment.

THE HIA STUDY

5. The purpose of the HIA for the FYSH under the Revitalisation Scheme is for the preparation of a Conservation Management Plan, which should aim at designing mitigation measures to avoid impact on the building in the course of conversion and outlining the future interpretation, maintenance and management strategies. It is based on both AMO’s Conservation Guidelines given in the Resource Kit and YYI’s proposal accepted by DEVB for the Revitalisation Scheme. After rounds of discussion among AMO, DEVB, YYI 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 the FYSH will be preserved and the general conservation principles therein are in line with the Conservation Guidelines. Main points of the Conservation Management Plan submitted by YYI 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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