

**For discussion  
on 23 November 2011**

**BOARD PAPER  
AAB/29/2011-12**

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

**HERITAGE IMPACT ASSESSMENT  
FOR THE BLUE HOUSE CLUSTER  
AT NOS.72-74A STONE NULLAH LANE,  
NOS. 2-8 HING WAN STREET  
AND NO.8 KING SING STREET IN WAN CHAI**

**PURPOSE**

This paper presents to Members the preliminary findings of the Heritage Impact Assessment (HIA) on the Blue House Cluster (BHC) at Nos.72-74A Stone Nullah Lane (Blue House), Nos. 2-8 Hing Wan Street (Yellow House) and No.8 King Sing Street (Orange House) in Wan Chai.

**HIA MECHANISM**

2. The BHC's HIA 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 works arising from Government's capital works projects on "heritage sites"<sup>1</sup>. 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 affirmative, what mitigation measures

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<sup>1</sup> "Heritage sites" include:

- (i) all declared monuments;
- (ii) all proposed monuments;
- (iii) all sites and buildings graded by the Antiquities Advisory Board;
- (iv) all recorded sites of archaeological interest; and
- (v) Government historic sites identified by AMO.

will be taken and whether the public are in support of the proposed measures in the public engagement process.

## **THE PROJECT**

3. The BHC (Blue House at Nos. 72-74A Stone Nullah Lane; Yellow House at Nos. 2-8 Hing Wan Street; Orange House at No. 8 King Sing Street) is one of the projects under Batch II of the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) launched by DEVB. The Revitalisation Scheme invites non-profit-making organizations with charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for the adaptive re-use of selected Government-owned historic buildings in the form of social enterprise. Batch II of the Revitalisation Scheme was launched on 28 August 2009 and the results of which were announced on 15 September 2010. Approval-in-principle has been granted by the Secretary for Development to St. James' Settlement (SJS) to convert the BHC into "Viva Blue House" which will serve as a multi-purpose services complex with heritage interpretation areas to inherit wisdom and traditional ways of living and to reflect the cultural significance of the BHC. Existing tenants who opt to stay on will be accommodated in the renovated units in the BHC. Social enterprise business will also be a key element of the project to create employment opportunities and enhance the network among the local community.

4. Given the heritage significance of the historic building within the site (Blue House: a Grade 1 historic building; Yellow House: a Grade 3 historic building, AMO confirmed that an HIA was required for the revitalisation works. SJS has subsequently commissioned a heritage consultant to conduct the assessment.

## **THE HIA**

5. The purpose of the HIA for the BHC is to prepare a Conservation Management Plan (CMP) for the heritage site, which aims to design mitigation measures to avoid adverse impact on the buildings in the course of conversion and to outline the future interpretation, maintenance and management strategies.

The CMP is based on AMO's Conservation Guidelines given in the Resource Kit and the project proposal submitted by SJS and subsequently accepted by DEVB under the Revitalisation Scheme. Main points of the CMP are introduced at **Annex A** while AMO's comments are set out at **Annex B**. A soft copy of the CMP in form of a compact-disc is also attached.

## **ADVICE SOUGHT**

6. Members are invited to offer their comments and advice on the findings of the HIA.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
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