

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF THE
REVITALISATION OF THE HAW PAR MANSION**

PURPOSE

This paper presents to Members the findings of the Heritage Impact Assessment (HIA) in respect of the revitalisation of the Haw Par Mansion at No.15A Tai Hang Road, Causeway Bay, Hong Kong.

HIA MECHANISM

2. The HIA in respect of the revitalisation of the Haw Par Mansion was conducted in accordance with the HIA mechanism introduced by the Development Bureau (DEVB) vide Technical Circular (Works) No. 6/2009. Since its implementation from 1 January 2008, the HIA mechanism for capital works projects emphasises that every effort should be made to avoid or minimise adverse impact by the proposed works arising from Government's capital works projects on "heritage sites"¹. 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 in the affirmative, what mitigation measures will be taken and whether the public, in particular the Antiquities Advisory Board (AAB), are in support of the proposed measures in the public engagement process.

¹ 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 the Antiquities and Monuments Office.

THE PROJECT

3. The revitalisation of the Haw Par Mansion is one of the projects under Batch III of the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) launched by 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 the adaptive re-use of selected government-owned historic buildings in the form of social enterprises.

4. Batch III of the Revitalisation Scheme was launched on 7 October 2011 and the selection results were announced on 21 February 2013. Approval-in-principle has been granted by the Secretary for Development to the Haw Par Music Foundation Ltd. (HPMF) to convert the Haw Par Mansion together with its private garden into “Haw Par Music Farm”, which will include a music school providing a cultural environment to students in studying Chinese and Western music for the enrichment of life. Apart from providing music education, social outreach programmes will also be offered for encouraging students to participate in community services, thus helping to develop future community leaders.

5. Given that the Haw Par Mansion is a Grade 1 historic building which is of outstanding heritage merit, AMO confirmed that an HIA would be required for the revitalisation works. HPMF has subsequently commissioned a heritage consultant to conduct the HIA.

The HIA

6. The purpose of the HIA is to prepare a Conservation Management Plan (CMP) with a set of heritage impact assessments which aims at designing mitigation measures to avoid adverse impact on the Haw Par Mansion alongside its private garden in the course of the revitalisation works and outlining the future interpretation, maintenance and management strategies.

7. HPMF has prepared an HIA report based on AMO’s Conservation Guidelines laid down in the Resource Kit for Batch III of the Revitalisation Scheme and subsequent discussions with the AMO. The main points of the

HIA report and AMO's comments are set out in **Annexes A and B** respectively.
The full HIA report can be accessed via the link:
http://www.amo.gov.hk/form/HIA_Report_HPM.pdf

ADVICE SOUGHT

8. Members are invited to offer comments and advise on the findings of the HIA.

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Leisure and Cultural Services Department
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