

**For discussion
on 2 September 2011**

**BOARD PAPER
AAB/20/2011-12**

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

**HERITAGE IMPACT ASSESSMENT
ON THE FORMER CLUBHOUSE OF
ROYAL HONG KONG YACHT CLUB AT NO. 12 OIL STREET**

PURPOSE

This paper presents to Members the preliminary findings of the Heritage Impact Assessment (HIA) on the Former Clubhouse of Royal Hong Kong Yacht Club at No. 12 Oil Street.

HIA MECHANISM

2. The HIA was conducted in accordance with the HIA Mechanism introduced by Development Bureau vide Technical Circular (Works) No. 6/2009. Implemented from 1 January 2008, the HIA mechanism for capital works projects emphasises 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"¹. If there is any adverse impact, the project proponent / works agent should introduce mitigation measures and engage the public, in particular the AAB.

THE PROJECT

3. The project involves alteration and conversion of the Former Clubhouse of Royal Hong Kong Yacht Club, a Grade 2 Historic Building, at the junction of Oil Street and Electric Road in North Point into a community

¹ Heritage sites include:
(i) all declared monuments;
(ii) all proposed monuments;
(iii) all sites and buildings graded by the Antiquities Advisory Board (AAB);
(iv) all recorded sites of archaeological interest; and
(v) Government historic sites identified by the Antiquities and Monuments Office (AMO).

and public art centre, named Artspace @ Oil Street. It will be used by the Art Promotion Office (APO) of the Leisure and Cultural Services Department as its main office and a venue for organising exhibitions and education activities for the public, in particular young art practitioners.

The HIA

4. Given the heritage significance of the Former Clubhouse of Royal Hong Kong Yacht Club (a Grade 2 historic building), APO has engaged a heritage consultant to conduct an HIA with a view to examining to what extent the proposed works would affect the historic building and devising mitigation measures if adverse impact is unavoidable.

5. APO has submitted an HIA report to AMO for consideration. Given that the key character defining elements of the Former Clubhouse of Royal Hong Kong Yacht Club will be preserved and new additions and alterations, if necessary, will be kept to the minimum, AMO considers the works proposal agreeable and is satisfied with the recommended mitigation measures. The main points of the HIA report are set out at **Annex A** and AMO's comments on the report are set out at **Annex B**. A soft copy of the full HIA report is attached in CD format at **Annex C**.

6. Representatives from APO, the Architectural Services Department and their heritage consultant will present the works proposal at the meeting, and their consultant will further refine the proposal in the light of Members' comments.

ADVICE SOUGHT

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

Antiquities and Monuments Office
Leisure and Cultural Services Department
September 2011

Ref: LCS AM 22/3