

**For discussion
on 12 December 2019**

**BOARD PAPER
AAB/12/2019-20**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
SITE FORMATION AND INFRASTRUCTURES FOR DEVELOPMENT
AT POK FU LAM SOUTH –
INVESTIGATION, DESIGN AND CONSTRUCTION**

PURPOSE

This paper seeks Members' views on the findings of the Heritage Impact Assessment ("HIA") in respect of Site Formation and Infrastructures for Development at Pok Fu Lam South – Investigation, Design and Construction by the Civil Engineering and Development Department ("CEDD").

HIA MECHANISM

2. The HIA in respect of the Site Formation and Infrastructures for Development at Pok Fu Lam South – Investigation, Design and Construction was conducted in accordance with the HIA mechanism introduced by the Development Bureau vide Technical Circular (Works) No. 6/2009. Since its implementation in 2008, the HIA mechanism for capital works projects emphasises that every effort should be made to avoid or minimise adverse impact 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

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.

if so, the necessary mitigation measures, as endorsed by the Antiquities Advisory Board, to be implemented.

THE PROJECT

3. The project is proposed by CEDD for the provision of essential infrastructures and the formation of sites to the agreed spatial layout (including residential blocks and other facilities) and development parameters supporting the future public housing development by the Hong Kong Housing Authority at a later stage.

4. Three structures of the Old Dairy Farm in Pok Fu Lam are either located within or close to the project site. Paddock C18 (Grade 3 historic building) is located within the project site, whereas Manure Pit (Grade 2 historic building) and Paddock C17 (Grade 3 historic building) are within 50 metres from the project site. The Old Dairy Farm in Pok Fu Lam occupying a 120-hectare hilly site was once an extensive complex of farm buildings and structures erected by the Dairy Farm Company. The business was prosperous in the 1930s as the farm was reputed as the fifth or sixth largest herd in the world. By the early 1960s, a large part of the farmland was resumed by the Government for residential development. The remains of the Old Dairy Farm have been graded by the Antiquities Advisory Board.

HERITAGE IMPACT ASSESSMENT

5. Given the heritage significance of the structures of the Old Dairy Farm, AMO confirmed that an HIA would be required for the proposed works. CEDD has engaged a heritage consultant to conduct an HIA with a view to examining the impact of the proposed works to the historic structures and devising suitable mitigation measures to avoid or minimise the adverse impact.

6. CEDD has submitted the HIA report on the site formation and infrastructures for the development at Pok Fu Lam South. Given that all three graded structures within or in close vicinity of the proposed site will be preserved *in-situ* and that the impact on the structures will be kept to a minimum through the proposed mitigation measures, AMO, therefore, considers the works proposal

agreeable from the heritage conservation perspective. The salient 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.aab.gov.hk/form/HIA_Report_PFLS.pdf.

7. Representatives of CEDD and its project and heritage consultants will present the HIA report at the meeting. They will further refine the proposal in the light of Members' comments.

ADVICE SOUGHT

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

Antiquities and Monuments Office
December 2019

Ref: AMO 82-1/15