

**For discussion  
on 12 December 2019**

**BOARD PAPER  
AAB/13/2019-20**

**MEMORANDUM FOR THE  
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF  
THE PROPOSED PUBLIC HOUSING DEVELOPMENT AT AREA 39,  
HIN FAT LANE, TUEN MUN**

**PURPOSE**

This paper seeks Members' views on the findings of the Heritage Impact Assessment ("HIA") in respect of the proposed public housing development at Area 39, Hin Fat Lane, Tuen Mun by the Hong Kong Housing Authority ("HKHA").

**HIA MECHANISM**

2. The HIA in respect of the proposed public housing development at Area 39, Hin Fat Lane, Tuen Mun was conducted by HKHA. The procedure followed 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"<sup>1</sup>.

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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 the Antiquities and Monuments Office.

## THE PROJECT

3. The public housing development proposed by HKHA consists of a 37-storey block of domestic flats on top of a two-storey podium with carpark, welfare facility and estate management office. The project is targeted for completion in 2024.

4. The Ceramic Kiln, Hin Fat Lane, Castle Peak Road in Tuen Mun (“Ceramic Kiln”) was accorded a Grade 3 status by the Antiquities Advisory Board in 2014. The proposed housing site is located within 50 metres of the Ceramic Kiln.

## HERITAGE IMPACT ASSESSMENT

5. Given the heritage significance of the Ceramic Kiln, the Antiquities and Monuments Office (“AMO”) supported that an HIA should be carried out for the proposed works. HKHA has engaged a heritage consultant to conduct an HIA with a view to assessing the impact of the proposed works to the Ceramic Kiln and devising the monitoring and mitigation measures to avoid or minimise any adverse impact to the Grade 3 structure.

6. HKHA has submitted the HIA report on the proposed public housing development to AMO for consideration. As the Ceramic Kiln will be preserved *in-situ* and the impact to the Ceramic Kiln will be kept to a minimum through the proposed monitoring and 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\\_HFLPHD.pdf](http://www.aab.gov.hk/form/HIA_Report_HFLPHD.pdf)

7. Representatives of HKHA 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

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