

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
SITE FORMATION AND INFRASTRUCTURES WORKS FOR
PUBLIC HOUSING DEVELOPMENT AT CHA KWO LING VILLAGE -
INVESTIGATION, DESIGN AND CONSTRUCTION**

BACKGROUND

1. In the 2019, 2020 and 2021 Policy Address, as part of the Government-led land resumption initiatives, the Chief Executive put forward the proposal to resume and clear land in three urban squatter areas, namely Cha Kwo Ling Village (CKLV), Ngau Chi Wan Village and Chuk Yuen United Village, for high-density housing development, with a view to expediting the development of these urban sites and rebuilding a new community mainly comprising public housing. The Project is planned to provide about 4,500 flats with associated supporting G/IC facilities. Site formation and supporting infrastructure works are required to facilitate the Development.

2. Civil Engineering and Development Department (CEDD) commenced a Feasibility Study (FS) under Agreement No. CE 60/2018 (CE) - Site Formation and Infrastructural Works for Proposed Public Housing Developments at Kowloon East – Feasibility Study (thereafter called “FS”) in May 2019 for the Project. The FS concluded that the Project is technically feasible. Based on this conclusion, CEDD is tasked to carry out the corresponding investigation, detailed design and implementation of site formation and infrastructure works so as to handover the Site to the implementation agents for construction of public housing and other G/IC facilities. As stated in the 2020 Policy Address, the Hong Kong Housing Society (HKHS) was invited to implement the public housing development at CKLV.

3. The Site, with a total area of about 8.89 hectares, is bounded by Cha Kwo Ling Road to the southwest, Fan Wa Street and Laguna City to the northwest and north, and the Ex-Cha Kwo Ling Kaolin Mine Site (CKLKMS) to the east and northeast. The FS recommended the site formation and infrastructure works to accommodate (i) public housing development, (ii) a new vehicular access road from the access road of CKLKMS to Cha Kwo Ling Road, (iii) a new footbridge with associated lifts between the CKLV Development and CKLKMS, (iv) realignment/ widening of Wing Fook Street and Fan Wa Street and the associated junction improvement works at the junction of Wai Fat Street/ Wai Yip Street, Cha Kwo Ling.

4. CEDD's project scope includes:

- Site formation works including site clearance and land decontamination works if required;
- Geotechnical works including slope works, construction of retaining structures, and natural terrain hazards mitigation measures if required;
- Roadworks, including the proposed vehicular access road connecting access road of CKLKMS and Cha Kwo Ling Road, the proposed footbridge with associated lifts, road realignment, traffic improvement schemes and associated structures identified under the FS and subsequent stages if required;
- Sewerage, drainage works and waterworks including diversion if required;
- Landscape works including both landscape hardworks and softworks as well as associated tree felling, transplanting and preservation works; and
- Ancillary works including heritage preservation, environmental mitigation measures, etc.

5. With an assessment area of 50m from the Project Site Boundary, Heritage Impact Assessment ("HIA") for this Project studies heritage sites within and / or 50m from the

Project Site Boundary, including two Grade 3 Historic Buildings, namely Law Mansion and Tin Hau Temple (Cha Kwo Ling), other cultural heritage resources are also studied.

HERITAGE IMPACT ASSESSMENT

A. Identified Heritage Sites

6. In accordance with the HIA Mechanism stipulated in Development Bureau Technical Circular (Works) No. 1/2022, the works agent needs to confirm with the Antiquities and Monuments Office (“AMO”) whether there are any Sites of Archaeological Interest (“SAIs”), declared monuments, proposed monuments, sites and buildings graded by the Antiquities Advisory Board (“AAB”), or Government historic sites identified by AMO (hereafter together referred to as “heritage sites”) within or in the vicinity of the project boundary.

B. Identified Heritage Sites for HIA

7. A total of eleven cultural heritage resources have been identified within the assessment area, including two Grade 3 Historic Buildings and nine other sites / buildings / structures. A summary of the cultural heritage resources identified is presented in Table 1 below and their locations are presented in **Figure 2**.

Table 1. Summary of Cultural Heritage Resources within Assessment Area

No.	Name	Status	Typology	Remarks
<u>Graded Cultural Heritage Resources</u>				
1.	Law Mansion, Nos. 50A, 51 & 51A, Cha Kwo Ling	Grade 3 Historic Building	Residential	<ul style="list-style-type: none"> • Within Project area
2.	Tin Hau Temple (Cha Kwo Ling)	Grade 3 Historic Building	Communal	<ul style="list-style-type: none"> • Just outside the Project area to the south
<u>Other Cultural Heritage Resources</u>				
3.	No. 212 Cha Kwo Ling	N/A	Residential	<ul style="list-style-type: none"> • Within Project area
4.	Former Si Shan Public School	N/A	Communal	<ul style="list-style-type: none"> • Within Project area
5.	Nos. 95 & 95A Cha Kwo Ling	N/A	Industrial	<ul style="list-style-type: none"> • Within Project area
6.	No. 40 Cha Kwo Ling (Cha Kwo Ling Villagers Fraternity Association)	N/A	Communal	<ul style="list-style-type: none"> • Within Project area
7.	Stones of Fertility	N/A	Landscape Features	<ul style="list-style-type: none"> • Within Project area
8.	Dragon Boat <i>Hop Yi Lung</i>	N/A	Dragonboat	<ul style="list-style-type: none"> • Currently stored within Project area • Portable object
9.	Twelve sets of Folding Metal Gates of Stores on the Main Street of Cha Kwo Ling Village	N/A	Gate	<ul style="list-style-type: none"> • Within Project area • Part of the squatter structures • Twelve sets attached on Nos. 47, 50B, 53, 67, 68, 69, 72, 74, 78, 80, 81 & 82
10.	Memorial Tablet of 1910	N/A	Memorial Tablet	<ul style="list-style-type: none"> • Within Project area • Tablet detached from cement stand
11.	Two boundary stones of Cha Kwo Ling Granite Quarry	N/A	Boundary Stone	<ul style="list-style-type: none"> • Within Project area • Boundary stones C2 and C3 of Cha Kwo Ling Granite Quarry

C. Assessment of Heritage Impact

8. Direct impact through demolition / relocation is anticipated on the following seven cultural heritage resources:

- No. 212 Cha Kwo Ling;
- Former Si Shan Public School;
- No. 40 Cha Kwo Ling, Cha Kwo Ling Villagers Fraternity Association;
- Nos. 95 & 95A Cha Kwo Ling;
- Some Folding Metal Gates of Stores on the Main Street of Cha Kwo Ling Village;
- Memorial Tablet of 1910;
- Two boundary stones of Cha Kwo Ling Granite Quarry.

9. Indirect impact would through ground-borne vibration, tilting and settlement is anticipated on the following two Grade 3 Historic Buildings:

- Law Mansion, Nos. 50A, 51 & 51A, Cha Kwo Ling (Grade 3 Historic Building)
- Tin Hau Temple, Cha Kwo Ling (Grade 3 Historic Building)

10. The following cultural heritage resources requires relocation or fencing during the site clearance / demolition and site formation phase to protect them from potential works damage:

- Stones of Fertility (Preserved in-situ)
- Dragon Boat Hop Yi Lung (Relocation)

D. Mitigation Measures

11. Based on the proposed Layout Plan for CKLV Development from CEDD and Master Playout Plan of the housing development from the HKHS, direct impacts are noted for the heritage buildings / structures, namely No. 212 Cha Kwo Ling, Former Si Shan Public School, No. 40 Cha Kwo Ling (Cha Kwo Ling Villagers Fraternity Association) and Nos. 95 & 95A Cha Kwo Ling, photographic, video and cartographic records as well as 3D scanning of the interior and exterior should be carried out prior to the site clearance/ demolition and site formation phase of the Project.

12. Moveable heritage objects / fabrics of the directly impacted heritage buildings / structures shall be preserved, including any memorial plaques still existing in the Former Si Shan Public School, folding metal gates of the stores on the Main Street of Cha Kwo Ling, granite blocks of Nos. 95 & 95A Cha Kwo Ling, Memorial Tablet of 1910 and two boundary stones of the granite quarry of Cha Kwo Ling. These items shall be collected as much as possible during site clearance / demolition and site formation phase, and be passed to the HKHS for integration into subsequent housing development as far as possible.

13. For the two Grade 3 Historic Buildings which will be indirectly impacted during the proposed works, monitoring of ground-borne vibration, tilting and ground settlement shall be employed incorporating with Alert, Action and Alarm (AAA) system for both the Law Mansion and Tin Hau Temple (Cha Kwo Ling). Cartographic and photographic recording, as well as condition survey and structural assessment shall be conducted for the Law Mansion. Meanwhile, protective barriers for Law Mansion will also be set up throughout the works.

14. For other cultural heritage resources which will be indirectly impacted, namely the Stones of Fertility, and Dragon Boat Hop Yi Lung, photographic recording shall be conducted for both items before the commencement of works. Since the Stones of Fertility will be preserved in-situ, protective barriers will be set up around the stones throughout the works. The Dragon Boat Hop Yi Lung shall be carefully be relocated and stored away from the Project Area.

15. The summary of the mitigation measures for various cultural heritage resources are as presented in Table 2.

16. The salvaged portable heritage items / fabrics shall be stored and passed to the HKHS. The reuse of these items / fabrics shall be recommended together with an interpretation on Cha Kwo Ling village regarding its history. The detailed interpretation / reuse of the heritage items / fabrics shall subject to detailed design of the HKHS's subsequent housing development.

Conclusion

17. The two Grade 3 Historic Buildings of Law Mansion and Tin Hau Temple (Cha Kwo Ling) shall be preserved in-situ, indirect impact arising from the proposed works shall be mitigated by photographic and cartographic records, condition survey, structural assessment, protective barriers, as well as regular monitoring on vibration, tilting and settlement.

18. For the buildings / structures which will be directly impacted, namely No. 212 Cha Kwo Ling, Former Si Shan Public School, No. 40 Cha Kwo Ling (Cha Kwo Ling Villagers

Fraternity Association) and Nos. 95 & 95A Cha Kwo Ling, photographic, video and cartographic records as well as 3D scanning of the interior and exterior should be carried out. Portable heritage items / fabrics of these to-be-demolished buildings / structures shall be salvaged as far as possible.

19. The Sones of Fertility, Dragon Boat of Hop Yi Lung will be indirectly impacted by the proposed work, photographic recording shall be conducted for both items. Protective barriers shall be set up for the preserve in-situ Stones of Fertility, while the Dragon Boat shall be relocated and stored away from the Project Area.

20. All salvaged portable heritage items / fabrics shall be stored for the future reuse and be passed to the HKHS for integration in subsequent housing development, subject to detailed design, as far as possible.

Civil Engineering Development Department

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Table 2. Summary of Mitigation Measures for Cultural Heritage Resources

Cultural Heritage Resource	Mitigation Measures					
	Cartographic, Photographic Recording	Video Recording and 3D Scanning	Condition Survey & Structural Assessment	Monitoring of vibration, tilting and ground settlement	Protective barriers	Dismantle and/or Preservation of movable artefacts
Tin Hau Temple (Cha Kwo Ling) (Grade 3)				✓		
Law Mansion, Nos. 50A, 51 & 51A Cha Kwo Ling (Grade 3)	✓		✓	✓	✓	
No. 212 Cha Kwo Ling	✓	✓				
Former Si Shan Public School	✓	✓				✓
No. 40 Cha Kwo Ling (Cha Kwo Ling Villagers Fraternity Association)	✓	✓				
Nos. 95 & 95A Cha Kwo Ling	✓	✓				✓

Some Folding Metal Gates of Stores on the Main Street of Cha Kwo Ling Village	✓ (Photographic Recording only)					✓
Memorial Tablet of 1910	✓ (Photographic Recording only)					✓
Two boundary stones of Cha Kwo Ling Granite Quarry	✓ (Photographic Recording only)					✓
Dragon Boat Hop Yi Lung	✓ (Photographic Recording only)					✓
Stones of Fertility	✓ (Photographic Recording only)					✓



Figure1 Proposed Layout Plan for CKLV Development

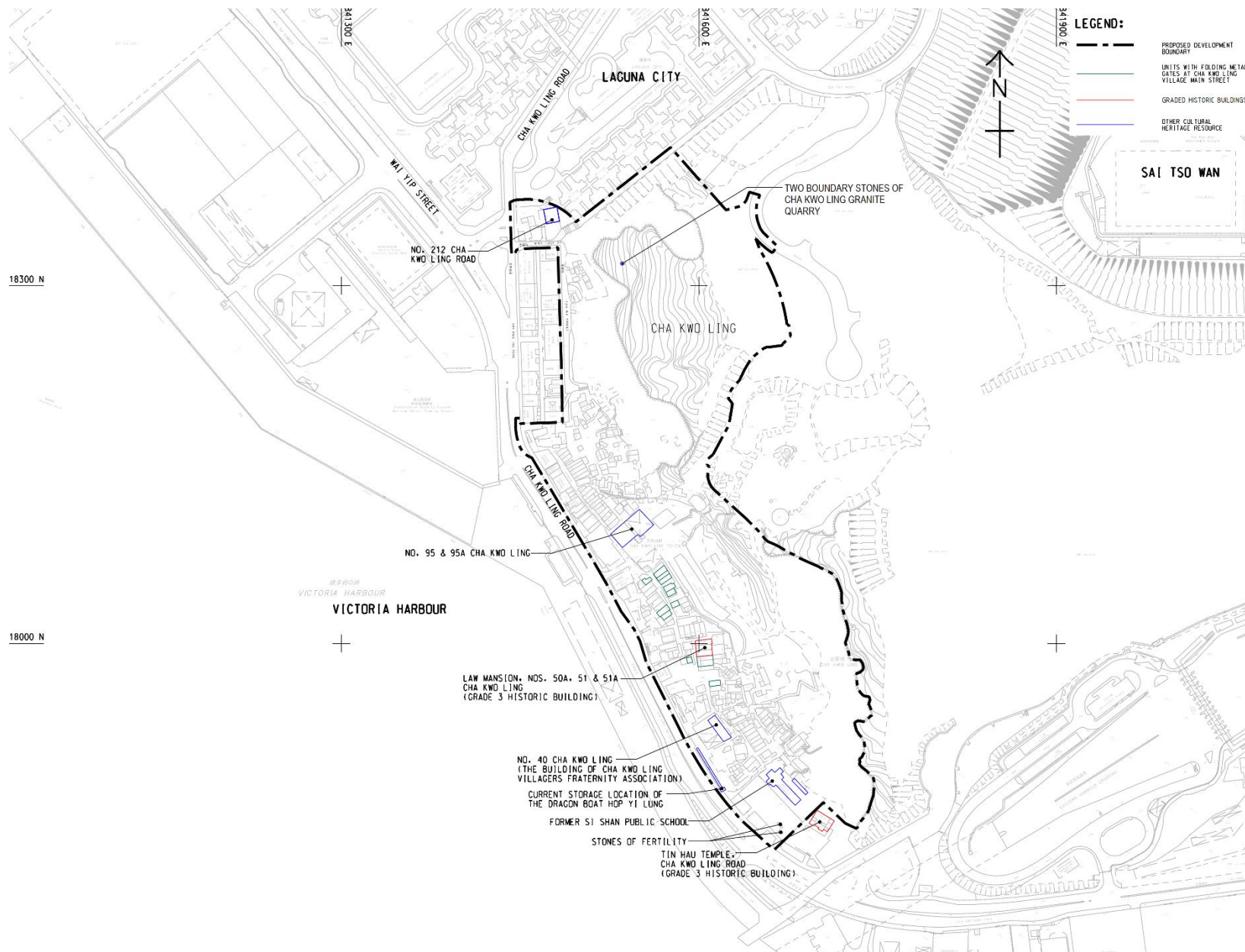


Figure 2 Location Plan of Heritage Buildings