

**For discussion
on 8 December 2022**

**BOARD PAPER
AAB/28/2021-22**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**HERITAGE IMPACT ASSESSMENT IN RESPECT OF
SITE FORMATION AND INFRASTRUCTURES WORKS FOR
PUBLIC HOUSING DEVELOPMENT AT CHA KWO LING VILLAGE,
KOWLOON EAST
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 Works for Public Housing Development at Cha Kwo Ling Village, Kowloon East – 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 Works for Public Housing Development at Cha Kwo Ling Village – Investigation, Design and Construction was conducted in accordance with the HIA mechanism introduced by the Development Bureau vide Technical Circular (Works) No. 1/2022. 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

¹ Heritage sites include:

- (i) all declared monuments;
- (ii) all proposed monuments;
- (iii) all sites and buildings / structures graded by AAB;
- (iv) all sites, buildings / structures in the list of new items pending for grading assessment by AAB;
- (v) all sites of archaeological interest; and
- (vi) Government sites identified by AMO.

“heritage sites” and if so, the necessary mitigation measures, as endorsed by the Antiquities Advisory Board (“AAB”), 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 Society (HKHS) at a later stage.

4. Two graded historic buildings are either located within or close to the project site. Law Mansion, Nos. 50A, 51 & 51A Cha Kwo Ling (Grade 3) is located within the project site, whereas Tin Hau Temple (Cha Kwo Ling) (Grade 3) is within 50 metres from the project site. The Law Mansion is one of the oldest surviving residential building in Cha Kwo Ling, the mansion was built around 1900. The Law clansmen migrated from Huiyang in Guangdong and have settled in Cha Kwo Ling. They worked in the quarry and built the Mansion using locally available granite. The Laws at Cha Kwo Ling took up quarrying as their main occupation. It was believed that Law Fun (羅寬), one of the first few Laws, were once the headman of Cha Kwo Ling nominated by the Qing government. Law Fun leased a granite quarry at Cha Kwo Ling from the Hong Kong Government for three years from 1st April 1904 to 31st March 1907 with a monthly license fee of HKD450. Another clansman, Lo Sin-Ko (羅先哥) purchased a quarry in Lei Yue Mun from Lai A-Tsat (賴亞七) in 1849. The original Tin Hau Temple was believed to be constructed near the coast in 1845 and was destroyed by typhoon in 1912. According to the plaque placed inside the temple, the villagers of Si Shan funded to build the new temple in 1941. The temple gave way for construction of an oil tank of Asiatic Petroleum Company (South China) Limited and the present temple was erected by the Government in 1948.

5. Some structures and relics of historic interest are identified within the project site, including 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, and Stones of Fertility. Mitigation measures with preservation by recording and salvation of artefacts would be proposed for the

following up by HKHS in future housing project implementation stage.

HERITAGE IMPACT ASSESSMENT

6. Given the heritage significance of the structures of the Law Mansion, 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.

7. CEDD has submitted the HIA report on the Site Formation and Infrastructures Works for Public Housing Development at Cha Kwo Ling Village based on a preliminary Master Layout Plan agreeable with the HKHS. Given that the 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/filemanager/aab/common/199meeting/HIA_Report_CKLV.pdf.

8. 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

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

Antiquities and Monuments Office

December 2022

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