



土木工程拓展署  
Civil Engineering and  
Development Department

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Agreement No. CE 19/2022 (CE)

# Infrastructure Works for Public Housing Developments at Chuk Yuen United Village and Ngau Chi Wan Village, Wong Tai Sin – Investigation, Design and Construction

Heritage Impact Assessment (HIA) Report  
(for Ngau Chi Wan Village site only) (Ref: A12-04)

July 2023

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## **Expression and Abbreviation**

The following words and expressions shall have the meaning hereby assigned to them.

- a) “Assignment” means that part of the Project undertaken by the Consultants.
- b) “Government” means the Government of the Hong Kong Special Administrative Region (HKSAR).
- c) “Development” means public housing developments and other essential and / or associated Government, Institution or Community (G/IC) facilities within the Sites, with design and construction to be carried out by others under separate assignments / contracts.
- d) “NCWV Site” or “the Site” means the lands and the places within the site boundary of the Works and other ancillary areas required for the Project at NCWV as attached in **60688473/A12/FIGURE 1.1**.
- e) “Project” means the investigation, design and construction of the Development and the associated infrastructure works at CYUV and NCWV including any other ancillary works required to be implemented for supporting the proposed Development.
- f) “Works” means infrastructure works under the Project, including but not limited to site clearance, site formation, geotechnical and natural terrain hazard mitigation works, heritage protection works, roadworks, covered walkway, drains, sewers, watermain, landscape works, slope works, ancillary works, etc. and the associated environmental mitigation measures required for support the Development.

The following table lists the abbreviated titles of Government bureau, departments, offices, statutory bodies, public organizations, etc. mentioned in the Report.

<b><u>Abbreviation</u></b>	<b><u>Full Title</u></b>
ACABAS	Advisory Committee on the Appearance of Bridges and Associated Structures
ACE	Advisory Council on the Environment
AFCD	Agriculture, Fisheries and Conservation Department
AMO	Antiquities and Monuments Office of Development Bureau
AOI	Area of Influence
ArchSD	Architectural Services Department
ASRs	Air Sensitive Receivers
AQOs	Air Quality Objectives
B/Ds	Bureaux/departments
BDTM	Base District Traffic Model
CBD	Central Business District
CEDD	Civil Engineering and Development Department
CDA	Comprehensive Development Area
CLP	CLP Power Hong Kong Limited
CYUV	Chuk Yuen United Village
DC	District Council
DEVB	Development Bureau
DLC	District Land Conference
DLO	District Lands Office
DoH	Department of Health
DR	Director's Representative
DSD	Drainage Services Department
EDB	Education Bureau
EFS	Engineering Feasibility Study
EIAO	Environmental Impact Assessment Ordinance
EIAO-TM	Technical Memorandum on Environmental Impact Assessment Process
EKEO	Energizing Kowloon East Office
EMSD	Electrical and Mechanical Services Department
EPD	Environmental Protection Department
ExCo	Executive Council
FC	Finance Committee
FS	Feasibility Study
FSD	Fire Services Department
GB	Green Belt
GEO	Geotechnical Engineering Office of CEDD



<b><u>Abbreviation</u></b>	<b><u>Full Title</u></b>
GLA	Government Land Allocation
GMB	Green Minibus
GSH	Green Form Subsidised Home Ownership Scheme
G/IC	Government, Institution or Community
ha	Hectare
HAD	Home Affairs Department
HATS	Harbour Area Treatment Scheme
HD	Housing Department
HKHS	Hong Kong Housing Society
HKPSG	Hong Kong Planning Standard and Guidelines
HyD	Highways Department
KTPTW	Kwun Tong Preliminary Treatment Works
LandsD	Lands Department
LCAs	Landscape Character Areas
LCSD	Leisure and Cultural Services Department
LegCo	Legislative Council
LRs	Landscape Resources
LTHS	Long Term Housing Strategy
NCWV	Ngau Chi Wan Village
NSRs	Noise Sensitive Receivers
O	Open Space
OVTs	Old and Valuable Trees
OZP	Outline Zoning Plan
PFC	Public Fill Committee of the CEDD
PlanD	Planning Department
PlanD/UD&L	Urban Design and Landscape Section of PlanD
PNAP	Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers
PR	Plot Ratio
PRH	Public Rental Housing
PTI	Public Transport Interchange
PTT	Public Transport Terminus
PWSC	Public Works Subcommittee
R(A)	Residential (Group A)
R(B)	Residential (Group B)
RC	Rural Committee
SCL	Shatin to Central Link

<b><u>Abbreviation</u></b>	<b><u>Full Title</u></b>
SIS	Slope Information System
SMO	Survey and Mapping Office of LandsD
SSF	Subsidised Sale Flats
SWD	Social Welfare Department
TD	Transport Department
TPB	Town Planning Board
TPEDM	The Territorial Population and Employment Data Matrix
TTIA	Traffic and Transport Impact Assessment
VCAB	Vetting Committee on Aesthetic Design of Pumping Station Buildings
VRs	Visual Resources
WPCO	Water Pollution Control Ordinance
WSD	Water Supplies Department
WSRs	Water Sensitive Receivers
WQO	Water Quality Objective

## 1 INTRODUCTION

### 1.1 Project Background

- 1.1.1 In the 2019 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), CYUV and NCWV, for high-density housing developments, with a view to expediting the development of these urban sites and rebuilding a new community mainly comprising public housing.
- 1.1.2 CEDD commenced a FS under Agreement No. CE32/2019 (CE) – Site Formation and Infrastructure Works for Proposed Public Housing Developments at Ying Fung Lane, Wong Tai Sin Community Centre and Ngau Chi Wan Village, Wong Tai Sin – Feasibility Study (thereafter called “FS”) in January 2020 for the Project. The FS concluded that the proposed public housing developments at the two urban squatter areas are technically feasible. Based on this conclusion, CEDD will carry out the corresponding investigation, detailed design and implementation of infrastructure works so as to handover the sites to the HKHS for construction of public housing, public open space and other G/IC facilities.
- 1.1.3 AECOM Asia Co. Ltd. was commissioned by CEDD to undertake the Assignment which commenced on 7 July 2022.

### 1.2 Scope of this Project (NCWV)

- 1.2.1 The Site at NCWV, with an area of about 2.2 ha, is bounded by the former St. Joseph’s Home for the Aged, which is zoned “Comprehensive Development Area” (“CDA”), to the east, Lung Cheung Road to the southwest, Hammer Hill Road Leisure Pool Complex to the west and Wing Ting Road to the north. The FS recommended the site formation and infrastructure works to accommodate (i) public housing development, (ii) public open space, (iii) extension of the Wing Ting Road, (iv) relocation of the GMB lay-bys at Lung Cheung Road, (v) modification of the method of control of at the junction of Hammer Hill Road and Ping Ting Road; and (vi) construction of bypass traffic lane at Hammer Hill Roundabout (southbound) to Lung Cheung Road.
- 1.2.2 The Project at NCWV Site comprises, but not limited to, the investigation, design and construction of the Development and the associated infrastructure works within the Sites as shown in **60688473/A12/FIGURE 1.1**. Other essential site formation and infrastructure works for supporting the public housing and G/IC facilities, if identified necessary under the Investigation and Design Phases of this Assignment but out of the preliminary boundary shown on the above drawing, shall also be required and included in the Project, subject to the agreement of CEDD and relevant government departments.
- 1.2.3 The scope of NCWV Site shall comprise the following principal elements:-
- (a) roadworks, including the proposed extension of the Wing Ting Road, relocation of the GMB lay-bys at Lung Cheung Road by the Government, modification of the method of control of at the junction of Hammer Hill Road and Ping Ting Road, construction of bypass traffic lane at Hammer Hill Roundabout (southbound) to Lung Cheung Road, road and traffic improvement schemes, and associated structures identified in the TTIA reports prepared under the FS and subsequent stages;
  - (b) sewerage, drainage works and waterworks including diversion;
  - (c) site formation works including site clearance and land decontamination works if required;
  - (d) geotechnical works including slope works, retaining structures, and natural terrain hazards mitigation measures;



- (e) landscape works including both landscape hardworks and softworks as well as associated tree felling, transplanting and preservation works; and
- (f) ancillary works including environmental and heritage mitigation measures, etc.

### 1.3 Scope of this Report

- 1.3.1 According to Clause 6.2.94 and Appendix J of the Brief, the HIA is to identify the heritage sites within and / or 50m from the Project Site boundary and present the assessment of potential direct and indirect impacts arising from the implementation of the Project on these heritage sites. Appropriate mitigation measures shall be proposed to alleviate the adverse impacts, if necessary, so that conservation of heritage sites will be given due consideration.

### 1.4 Structure of Report

- 1.4.1 This Report is organized into 8 sections including this introductory section:-
  - **Section 2** states heritage legislations, standards and guidelines of this Heritage Impact Assessment;
  - **Section 3** defines the Study Area and outlines the assessment methodology for this Heritage Impact Assessment;
  - **Section 4** establishes the baseline and discusses the archaeological potential of the Project Area;
  - **Section 5** assesses the potential adverse impact to heritage resources at the Project Area;
  - **Section 6** recommends mitigation measures of any adverse impacts to heritage resources at the Project Area;
  - **Section 7** concludes the findings of this report; and
  - **Section 8** lists the bibliography and glossary of this report.

## **2 HERITAGE LEGISLATION, STANDARDS AND GUIDELINES**

### **2.1 General**

2.1.1 The HIA is carried out by referring to the following guidelines and procedures:-

- Antiquities and Monuments Ordinance (A&MO) (Cap.53);
- Environmental Impact Assessment Ordinance (EIAO) (Cap.499) and the related Technical Memorandum (TM);
- Hong Kong Planning Standards and Guidelines (HKPSG);
- Development Bureau Technical Circular (Works) No. 1/2022 – Heritage Impact Assessment Mechanism for Capital Works Projects;
- Guidelines for Cultural Heritage Impact Assessment (GCHIA);
- Administrative Grading System of Historic Buildings; and
- Guidelines for Heritage Impact Assessment for Historic Underground Structures.

### **2.2 Antiquities and Monuments Ordinance (A&MO)**

2.2.1 The A&MO provides the statutory framework for “the preservation of objects of historical, archaeological and paleontological interest and for matters ancillary thereto or connected therewith”. Excavations carried out on building works, demolition and interference of a proposed monument or monument are prohibited except under permit.

### **2.3 Environmental Impact Assessment Ordinance and Technical Memorandum (EIAO & TM)**

2.3.1 The EIAO was implemented on 1 April 1998. It aims to avoid, minimize and control the adverse impacts on the environment of designated projects, through the EIA process and the EP system. Annexes 10 and 19 of TM provide general criteria and guidelines for evaluating the impacts to sites of cultural heritage. Annexes 19 provides the scope and methodology for undertaking Cultural Heritage Impact Assessment, including baseline study, impact assessment and mitigation measures.

### **2.4 Hong Kong Planning Standards and Guidelines (HKPSG)**

2.4.1 The HKPSG states that conservation aims to protect declared monuments, historic buildings, Sites of Archaeological Interest and other heritage items including local activities, customs and traditions. In the planning process, efforts should be made to protect and preserve buildings of historical or architectural merits either in their own right or as an integral part of a group or series of buildings. It is encouraged that town planners should consult the AMO for any land use or development which may impose impacts on a declared monument or a historic building and its setting.

### **2.5 Development Bureau Technical Circular (Works) No. 1/2022**

2.5.1 Technical Circular (Works) No. 1/2022 provides the procedures and requirements for assessing heritage impact arising from the implementation of capital works projects. The works agent is required to observe the Technical Circular (Works) No. 1/2022 for procedures and requirements necessary for assessing the heritage impact arising from the capital works project. The works agent, i.e. CEDD, should submit a checklist to confirm with AMO whether there are “heritage sites” partly or wholly within the project boundary and within 50m from the project boundary. Based on the submitted information, AMO will decide whether a Heritage Impact Assessment (HIA) for the project is required.

## **2.6 Guidelines for Cultural Heritage Impact Assessment (GCHIA)**

- 2.6.1 The document, issued by the AMO, outlines the technical requirements for conducting terrestrial built heritage and archaeological impact assessments. A comprehensive CHIA comprises of a baseline study including both desk-top research and field evaluation, an impact assessment associated with appropriate mitigation measures. The evaluation of impacts based upon five levels of significance, including beneficial impact, acceptable impact, acceptable impact with mitigation measures, unacceptable impact and undetermined impact.

## **2.7 Administrative Grading System of Historic Buildings**

- 2.7.1 The AAB has been working on confirming the grading of the historic buildings with reference to information from the AMO and opinions received from the public. AAB has accorded “grade 1”, “grade 2”, “grade 3” and “no grading” status to assessed individual historic buildings. Six criteria have been adopted to assess heritage value of historic buildings, including historical interest, architectural merit, group value, social value and local interest, authenticity and rarity. The grading system is administrative in nature which provides an objective basis for determining the heritage value. Although the grading system has no statutory provisions, impact assessment on graded buildings may be required if the project might affect the graded buildings / structures, new items pending grading assessment and their immediate environs.

## **2.8 Guidelines for Heritage Impact Assessment for Historic Underground Structures**

- 2.8.1 The guidelines assist project proponents/works agents of new capital works projects in following the *Heritage Impact Assessment (HIA) Mechanism under Development Bureau Technical Circular (Works) No. 1/2022* in respect of underground structures of potential heritage significance.



### **3 ASSESSMENT METHODOLOGY**

#### **3.1 Assessment Area**

- 3.1.1 The Assessment Area of HIA covers an area that stretches 100m from the development boundary as shown in **60688473/A12/FIGURE 3.1**, to include any cultural heritage resources that may be affected by the Project.

#### **3.2 Methodology**

- 3.2.1 A desktop review was conducted to identify any cultural heritage resources, including built heritage resources and potential existence of archaeological resources based on examination on the following resources:-

- List of proposed and declared monuments as issued by the AMO;
- List of the 1,444 historic buildings and the list of new items for grading assessment by the Antiquities Advisory Board (AAB);
- Government historic site identified by AMO;
- List of sites of archaeological interest (SAIs) identified by AMO;
- Relevant information from AMO's website;
- All available literatures, including previous EIA Studies, archaeological reports, related publications on relevant historical issues, historical, cartographic and pictorial documentations; and
- Unpublished archival papers and records, and collection and libraries of tertiary institutions.

- 3.2.2 Based on the information of desktop review, a site visit was conducted in the Project Area on 14<sup>th</sup> July 2022 to evaluate the current condition of the cultural heritage resources and identify any additional cultural heritage resource(s) that was not covered by the desktop study within the Project Area.

- 3.2.3 The potential direct and indirect impacts that may affect the cultural heritage resources shall be assessed by following the procedures and requirements of GCHIA and Annexes 10 and 19 of the EIAO-TM. The impacts may include direct loss, destruction or disturbance of element of cultural heritage, indirect impact due to change of ground water level, vibration, ground settlement, titling, biological damage and visual impact.

- 3.2.4 Mitigation measures shall be proposed for all affected cultural heritage resources to minimize the adverse impacts if necessary. Detailed implementation programme of mitigation measures shall be provided.

## 4 BASELINE REVIEW

### 4.1 Geographical and Geological Background

- 4.1.1 The site is located at lot SD2. It lies on a coastal plain in Kowloon, with Hammer Hill at the east, Kowloon Bay at the south, San Po Kong at the west and Diamond Hill at the north. Historically, the NCWV site was a bay situated at the edge of the Hammer Hill surrounded by 2 rivers.
- 4.1.2 The NCWV site, elevated at between about +6mPD to about +14mPD, sits by the Hammer Hill at an elevation of approximately +140mPD. The superficial geological deposits of the NCWV site are mainly colluvial debris flow deposit (Qd) and alluvium (Qa). Its solid geology is Kowloon Granite: medium-grained granite (Klk<sub>gm</sub>) (**60688473/A12/FIGURE 4.1**).
- 4.1.3 A historic map in 1904 has recorded the formation of the early Ngau Chi Wan Village dwelling (**60688473/A12/FIGURE 4.2**), which appeared as six rows of building structure with a few isolated structures. An isolated structure was recorded at the north of the local stream in Ngau Chi Wan, which was also recorded at similar location in the topographic map in 1955 (**60688473/A12/FIGURE 4.3**). The isolated structure's location proximity to the north of the local stream in Ngau Chi Wan suggests that it might be the predecessor of Man Fat Nunnery, which was constructed in 1912-1913. Location proximity and north of the local stream. The surrounding areas further away from the hills were recorded as irrigated land in the historic map of 1928 (**60688473/A12/FIGURE 4.4**).
- 4.1.4 The major housing constructions of Choi Hung Estate and Choi Hung station construction has vastly transformed the landscape of the NCWV site in the 1970s. The initial village dwelling recorded in 1955 has been shrunk gradually over the years and only a small portion of the village dwelling land plots appeared in the 1955 map<sup>1</sup> remained similar in 2019 (**60688473/A12/FIGURE 4.5** and **Appendix A**). An Earth God Shrine and Tai Wong Kung are also recorded on the topographic map since 1955. However, it appears that Tai Wong Kung has been relocated over time<sup>2 3 4</sup>.

### 4.2 Historical Background

#### *Qin to Yuan Dynasties (221BC-AD1368)*

- 4.2.1 Clues of human occupation within the south China can be found in historic textual records such as *Shiji* (史記) and *Hanshu* (漢書), both written in the first century BC and first century AD respectively. These records describe that *Yue* ethnic groups (also known as *Hundreds of Yue* (百越)) were scattered in southern China. The *Yue* ethnic groups were comprised of different tribes bearing various surnames and can be differentiated from the *Han* ethnic group who lived in central China in terms of physical characteristics, language, and folklore.
- 4.2.2 The *Yue* people were gradually assimilated into the *Han* culture when southern China became an administration territory of the central government since *Qin* dynasty (221-206BC). During the *Qin* period, the *Guangdong* region was subordinated to *Panyu* (番禺) County. In 208 BC, *Southern Yue State* (南越國) was established around the *Guangdong* region by military officials, who were sent from the *Qin* Court to conquer the *Yue* in the south. Following the collapse of

<sup>1</sup> Survey and Mapping Office, Lands Department. (1955). Topographic Map in 1955 [map]. 1:600. 163-SW-16. Survey and Mapping Office, Lands Department.

<sup>2</sup> *Ibid.*

<sup>3</sup> Survey and Mapping Office, Lands Department. (1974). Topographic Map in 1974 [map]. 1:1,200. 11-NE-7C. Survey and Mapping Office, Lands Department.

<sup>4</sup> Survey and Mapping Office, Lands Department. (1977). Topographic Map in 1977 [map]. 1:1,200. 11-NE-7C. Survey and Mapping Office, Lands Department.

*Qin's* political power in the north, *Han* dynasty (206BC-AD220)<sup>5</sup> began. *Southern Yue* State was soon becoming a vassal state of Han before integrated into the *Han* Empire.

- 4.2.3 Between *Han* and *Eastern Jin* dynasties (AD317-420), Hong Kong was subordinated to *Bolou* (博羅) County<sup>6</sup>. From AD331 to AD756, Hong Kong was subordinated to *Bao'an* (寶安) County. After AD757, Hong Kong was subordinated to *Dongguan* (東莞) County and followed by *Song* dynasty (AD960-1279) and *Yuan* dynasty (AD1271-1368)<sup>7</sup>.

- 4.2.4 Village dwellings in Ngau Chi Wan and its surroundings can be dated back to the *Song* dynasty in the clan records<sup>8</sup>. Among them, one of the earliest civilian settlements in the Wong Tai Sin area is the *Lam* clans in *Pang Po Wai*. According to the clan records, the ancestor Lam Cheung Shing moved from *Putian, Fujian* to *Pang Po Wai* in Southern *Song* dynasty.

#### *Ming to Qing Dynasties (AD1368-1912)*

- 4.2.5 During the 15th century, the coastal areas of *Dongguan* County suffered from frequent marauding bandit and pirate attacks. *Xin'an* (新安) County was thus set up in AD1573 to defend such attacks. According to *Xin'an Gazetteer* (新安縣誌)<sup>9</sup>, the modern region of Hong Kong fell within the *Xin'an* County.

- 4.2.6 In 1661, Coastal Evacuation Order was compelled by the *Qing* Court in order to stifle the anti-Manchu troops in Taiwan. People living in coastal area were forced to move 50 *li* (里) (approximately 25 km) inland, including the New Territories inhabitants. The Order was lifted in 1669. However, after the coastal evacuation, population severely dropped from 13,302 as recorded in 1594 to 3,912 in 1677. Thus, Hakka people were encouraged to move into the New Territories area during late 17th to early 18th centuries<sup>10</sup>.

- 4.2.7 The oldest record of Ngau Chi Wan village can be traced back to the *Jiaqing* edition of *Xin'an Gazetteer* in 1819<sup>11</sup>, which suggests that NCWV has a history of over 200 years. Ngau Chi Wan village was also recorded later in the *Map of the San-On District* in 1866 as *Ngau Shi Wan* (牛屎灣) (60688473/A12/FIGURE 4.6)<sup>12</sup>.

- 4.2.8 After the First Opium War (1839-1842) between the *Qing* government and the British Empire, the *Qing* government "...ceded ... the Island of Hongkong, to be possessed in perpetuity by ... Great Britain" signed in 1842 under the *Treaty of Peace, Friendship, and Commerce Between Her Majesty The Queen of Great Britain and Ireland and the Emperor of China* (also known as the *Treaty of Nanking* (南京條約))<sup>13</sup>. The *Qing* government lost the Second Opium War (1856-1860), which led to the ceding Kowloon as a dependency of Hong Kong under the *Convention of Peace Between Her Majesty and The Emperor of China* (also known as the *Convention of*

<sup>5</sup> 司馬遷 (c.a. 91BC). 史記 卷一百一十三 南越列傳 第五十三. 維基文庫. <https://zh.m.wikisource.org/zh-hant/史記/卷113>

<sup>6</sup> Although the boundary between Boluo (博羅) County and Panyu (番禺) County during Han to East Jin period is unclear, it is generally suggested that Hong Kong region belonged to Boluo County at that time, according to *Xinan Gazetteer* (1819), *Social Change in Hong Kong Before and After the Early Qing Clearance* (1986), and *Brief History of Ancient Shenzhen* (1997). However, Professor Jao Tsung-i (2005) discussed that the area belonged to Panyu based on the inscriptions on bricks of Lei Cheng Uk Han Tomb.

<sup>7</sup> 劉智鵬、劉蜀永 (編) (2020) 《方志中的古代香港-《新安縣志》香港史料選》。香港，三聯書店（香港）有限公司。

<sup>8</sup> P. Y. Chung & T. K. Ko. (2012). *A Research on Lung Tsun Stone Bridge and its surrounding area*

<sup>9</sup> 劉智鵬、劉蜀永 (編) (2020) 《方志中的古代香港-《新安縣志》香港史料選》。香港，三聯書店（香港）有限公司。

<sup>10</sup> 蕭國健 (1986)。《清初遷界前後香港之社會變遷》。台北：台灣商務印書館。

<sup>11</sup> 舒懋官、王崇熙 (清)，《新安縣志》，張一兵 編《深圳舊誌三種》(2006)，深圳，海天出版社。

<sup>12</sup> Brockhaus, F. A. & Volonteri, S. (1866). *Map of the San-On District, (Kwangtung Province) drawn from actual observations made by an Italian Missionary of the Propaganda in the course of his professional labors during a period of four years: being the first and only map hitherto published*. National Library of Australia. Retrieved from <http://nla.gov.au/nla.obj-231220841>.

<sup>13</sup> Mayers, William Fredrick. (1902, 4<sup>th</sup> edition). *Treaties Between the Empire of China and Foreign Powers*. Shanghai: North-China Treaty of London (1871).



*Peking* (北京條約) ) in 1860.<sup>14</sup> At the turn of the 20<sup>th</sup> century, *The Convention between the United Kingdom and China, Respecting an Extension of Hong Kong Territory* (展拓香港界址專條) (also known as the *Second Convention of Peking* (第二北京條約) ) signed between the British and the Qing government in 1898 allowed the British colony to “... enlarged under lease ... [for] ninety-nine years.”<sup>15</sup>

#### Village Development in Ngau Chi Wan and Its Surroundings

- 4.2.9 The villages of Po Kong, Chuk Yuen, Sha Tei Yuen, Nga Yiu Tau, Ngau Chi Wan and Yuen Ling, formed the inter-village alliance called the Six Villages Alliance<sup>16</sup>. The land east of Ngau Chi Wan and Pak Uk Tsai formed the inter-village alliance called the Four Stone Hills, which was a sworn alliance of the quarry-villages of this mountainous and infertile area. Nine village including Nga Tsin Wai, Kak Hung, Tai Hom, Shek Kwu Lung, Ta Kwu Leng, Sha Po, Nga Tsin Long, Ma Tau Wai, and Ma Tau Chung, formed the Kowloon League of Seven, a sworn alliance of villages for mutual defense against outside attack<sup>17</sup>.
- 4.2.10 Ngau Chi Wan Village was a Hakka village founded by the *Lau* clan. It was then joined by the *To*, *Yeung* and *Tsang* clans. The *Yip* clan joined the *Laus* during the eighteenth century, and the *Fung* clan joined later at the end of the nineteenth century. The *Fungs* had fled from the Tai Ping rebels to Shek Lung Tsai in Sha Tin, and from there moved to Ngau Chi Wan<sup>18</sup>.
- 4.2.11 During the period of Japanese occupation of Hong Kong, villagers of Ngau Chi Wan Village had once moved out until the second month after the Liberation Day<sup>19</sup>. With the increasing number of immigrants from China, squatters were built surrounding Ngau Chi Wan Village<sup>20</sup>. The squatters were included in Ngau Chi Wan Village for easier management<sup>21</sup>.
- 4.2.12 Ngau Chi Wan and its surrounding areas have undergone extensive development in the late 20<sup>th</sup> century. The southwestern part of the Ngau Chi Wan village dwelling area has been demolished since the 1950s in the process of urbanization. Ngau Chi Wan and Pak Uk Tsai were cleared in the late 1960s for the construction of Lung Cheung Road and the site formation for Ping Shek Estate respectively. Ngau Chi Wan villagers were given a resite north of the new road. Constructions in 1970s, for example the construction of Choi Hung station, have further altered the dwelling area of the Ngau Chi Wan Village<sup>22</sup>.
- 4.2.13 There have been no significant historic events happened, nor any historic figures lived / arised at the Ngau Chi Wan village. Therefore, it is not considered a historic village, only a local indigenous village that is commonly seen in the New Territories.

### **4.3 Built Heritage**

- 4.3.1 A grade 3 historic building was identified within the study boundary. Three grade 2 historic buildings are located within the 100m Project Area. The graded historic buildings are summarized in **Table 4.1** and their locations are presented in **60688473/A12/FIGURE 4.7**.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>16</sup> Chung Po Yin and Ko Tim Keung. (2012). *A Research on Lung Tsun Stone Bridge and Its Surrounding Area*.

<sup>17</sup> P.H. Hase. (1999). *Beside the Yamen: Nga Tsin Wai Village*. Journal of the Royal Asiatic Society Hong Kong Branch, Vol 39.

<sup>18</sup> P.H. Hase. (1999). *Beside the Yamen: Nga Tsin Wai Village*. Journal of the Royal Asiatic Society Hong Kong Branch, Vol 39.

<sup>19</sup> 游子安. (2001). 黃大仙區風物志.

<sup>20</sup> Ibid.

<sup>21</sup> Ibid.

<sup>22</sup> P.H. Hase. (1999). *Beside the Yamen: Nga Tsin Wai Village*. Journal of the Royal Asiatic Society Hong Kong Branch, Vol 39.

**Table 4.1 Summary of the Cultural Heritage Resources within the Assessment Area**

Built Heritage	Status	Approximate Distance from
		Development Boundary
Man Fat Nunnery	Grade 3 historic building	Within the Site
St. Joseph's Home for the Aged, Villa	Grade 2 historic building	35m
St. Joseph's Home for the Aged, Dormitory A	Grade 2 historic building	36m
St. Joseph's Home for the Aged, Gate House	Grade 2 historic building	55m
No. 68 Ngau Chi Wan Village	No grade accorded	Within the Site
No. 75 Ngau Chi Wan Village	No grade accorded	Within the Site

*Man Fat Nunnery (Grade 3 Historic Building)*

Historical Background

- 4.3.2 Man Fat Nunnery, constructed in 1912 to 1913<sup>23</sup>, is one of the oldest surviving Taoist nunneries in Hong Kong (**Appendix B: Photo 1**). It was founded by a female Taoist priest, *Lai Yu-ching*, who came from *Xijiao, Guangdong*. Man Fat Nunnery is a Nunnery of *Sin Tin Toa* (先天道) Deities, including *Kwun Yum*, Jade Emperor, *Chai Tin Tai Shing*, *Sakyamuni*, *Lu Zu* and *Kwan Tai*, are being worshipped in the Nunnery<sup>24</sup>. Man Fat Nunnery is one of the at least six organizations founded by Sin Tin Toa (先天道) in Ngau Chi Wan<sup>25</sup>, but only Man Fat Nunnery and *Bun Ha Dong* (賓霞洞) still exists in the Ngau Chi Wan<sup>26</sup>.
- 4.3.3 Man Fat Nunnery had took part in numbers of social services in the past. It held mass with other Taoist organisations for the victims of the Racecourse Fire at Happy Valley 1918, which causes the death of over six hundred people<sup>27</sup>. The Tung Wah Hospital offered a tablet of appreciation to the Nunnery for their kindness in this accident, which is inscribed with four Chinese characters meaning “Sincerity and Hades”. The tablet is still kept in the nunnery and is placed above the entrance of the side bay (**Appendix B: Photo 2**).
- 4.3.4 In 1920 Man Fat Nunnery joined a ceremony for *Fangbian* Hospital (方便醫院) to the west of Guangzhou. The Hospital then offered a wooden tablet to the nunnery in appreciation of its participation. This tablet was originally hung in the centre of the main hall. However, due to the shortage of wood after the Japanese Occupation (1941-1945), the Chinese inscriptions were scrapped by the carpenter and the tablet was turned into a pair of doors of the nunnery (**Appendix B: Photo 9**)<sup>28</sup>.

<sup>23</sup> Antiquities Advisory Board. (2020). Historic Building Appraisal – Man Fat Nunnery. [https://www.aab.gov.hk/historicbuilding/en/1152\\_Appraisal\\_En.pdf](https://www.aab.gov.hk/historicbuilding/en/1152_Appraisal_En.pdf).

<sup>24</sup> *Ibid.*

<sup>25</sup> 游子安. (2001). 黃大仙區風物志.

<sup>26</sup> *Ibid.*

<sup>27</sup> *Ibid.*

<sup>28</sup> Antiquities Advisory Board. (2020). Historic Building Appraisal – Man Fat Nunnery. [https://www.aab.gov.hk/historicbuilding/en/1152\\_Appraisal\\_En.pdf](https://www.aab.gov.hk/historicbuilding/en/1152_Appraisal_En.pdf).

- 4.3.5 During the Japanese occupation in WWII, the nuns in the Nunnery were evicted by the Japanese troops, and they moved to a tenement house at No. 1075 Canton Road. *Xin Tian Dao Elderly Home* was funded by philanthropists and established in 1957, and has accommodated some of the nuns.
- 4.3.6 Man Fat Nunnery also held ceremonies of *On Lung Ching Chiu* for Ngau Chi Wan Village. The last *On Lung Ching Chiu* of the village was held by Man Fat Nunnery in 1965<sup>29</sup>.
- 4.3.7 Man Fat Nunnery played a key role in the social and religious context of the Ngau Chi Wan Tsuen and saw the development of Ngau Chi Wan village since its construction in the early 20<sup>th</sup> century. The structure may act as a physical manifestation of the village.

#### Architectural Features

- 4.3.8 Man Fat Nunnery is a two-storey Chinese style building. The drawings of the west elevation, north elevation, ground floor plan and section are presented in **Appendix C**. The detailed descriptions of the architectural features of the Nunnery are summarized in **Table 4.2**.

**Table 4.2 The Architectural Features of the Man Fat Nunnery**

	Descriptions
Architectural Style	Traditional Qing style building with three bays and two halls with a courtyard
Original Use	Taoist Nunnery founded by female Taoist <i>Lai Yu-ching</i>
Storey	2
Year of Construction	1912 to 1913
Entrance Gate and village houses of the Nunnery compound	<ul style="list-style-type: none"> <li>• Pitched roof stone entrance gate house at the boundary of the Nunnery compound, inscribed with the name of the Nunnery (<b>Appendix B: Photo 3</b>).</li> <li>• Three single-storey village houses with red tiled roof are situated next to the Nunnery, which are probably used for storage (<b>Appendix B: Photo 4</b>).</li> </ul>
External Features – Roof	<ul style="list-style-type: none"> <li>• Pitched Chinese red tiled roofs supported on timber purlins and rafters at the front and rear hall (<b>Appendix B: Photo 5</b>).</li> <li>• Flat roof in between the front and rear halls, with a triangular structure on top to seal the possible original open courtyard (<b>Appendix B: Photo 6</b>).</li> </ul>
External Features – Walls	<ul style="list-style-type: none"> <li>• The walls are probably constructed of concrete.</li> <li>• The wall of the west façade has been plastered and painted white.</li> <li>• The flush gable walls are left unpainted (<b>Appendix B: Photo 6</b>).</li> </ul>
External Features – Entrance, Windows, and Balcony	<ul style="list-style-type: none"> <li>• The house is divided into three bays. The middle bay and the left bay are constructed with its own separate entrance. The right bay is constructed with a window on the ground floor (<b>Appendix B: Photo 7</b>).</li> <li>• The main entrance is located in the middle bay of the west façade, framed by a granite casing, and with a pair of wood doors. The Chinese name of the Nunnery is engraved on a granite plaque above the granite doorframe. The door frame is flanked by a pair of couplets (<b>Appendix B: Photo 8</b>).</li> </ul>

<sup>29</sup> 蔡志祥、韋錦新（2014），《延續與變革－香港社區建醮傳統的民族誌》，香港，香港中文大學。



	Descriptions
	<ul style="list-style-type: none"> <li>• The left bay is placed with a tablet, inscribed with “Sincerity and Hades”, above wooden door (<b>Appendix B: Photo 9</b>).</li> <li>• A balcony is situated above each of the side bays on the upper floor. Each balcony is constructed with a horizontal rail decorated with green glazed ceramic vase-shaped balusters (<b>Appendix B: Photo 10</b>).</li> <li>• A wooden framed circular window is situated above the main entrance, flanked by a pair wooden framed arched windows each covered with a wooden shutter (<b>Appendix B: Photo 8</b>). The other windows of the Nunnery are mainly iron framed with some painted in green (<b>Appendix B: Photo 11</b>).</li> </ul>
Internal Features – Ground Floor	<ul style="list-style-type: none"> <li>• The ground floor of the Nunnery is divided into three bays. The entrance hall of the middle bay serves as the sitting area placed with some plaques and tablets of the Nunnery (<b>Appendix B: Photo 12</b>).</li> <li>• Offerings are placed in the middle of the enclosed courtyard (<b>Appendix B: Photo 13</b>). The main hall of the middle bay is separated from the courtyard by a wooden barrier, forming a space for worshipping. The altar is placed at the back of the main hall (<b>Appendix B: Photo 14</b>). There is no upper floor in the main hall.</li> <li>• There are the living rooms and partition rooms in the side bays, in which the partition rooms are probably bedrooms of the occupants (<b>Appendix B: Photo 15</b>).</li> <li>• Each side bay is built with a concrete staircase leading up to the upper floor (<b>Appendix B: Photo 15</b>).</li> <li>• The floor slab of the ground floor is constructed with terracotta. The top of the ground floor is constructed with timber joists to support the upper floor.</li> </ul>
Internal Features – Upper Floor	<ul style="list-style-type: none"> <li>• The upper floor is divided by partitions, in which the partition rooms are probably bedrooms of the occupants. Some rooms are constructed with cockloft above (<b>Appendix B: Photo 16</b>).</li> <li>• Each side bay is constructed with two doors opened to the balcony.</li> <li>• The top of the courtyard is sealed with a protruding triangular concrete structure covered with wired glass, allowing sunlight to penetrate into both the upper and the first floor (<b>Appendix B: Photo 17 and 18</b>).</li> <li>• The floor slab is laid with patterned ceramic tiles.</li> </ul>

*Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (Grade 2 historic buildings)*

4.3.9 St. Joseph's Home for the Aged was established in 1926 by the Little Sisters of the Poor which is a French-based charity body. The compound of St. Joseph's Home for the Aged comprised more than ten buildings at its peak. The Villa, Dormitory A and Gate House, constructed in different periods of time, are the only three remaining buildings of the compound<sup>30</sup>.

4.3.10 The villa was constructed at around 1919<sup>31</sup>, located between Dormitory A and Gate House (**Appendix B: Photos 19 and 20**). It is a single storey bungalow, with a colonnaded verandah and a raised arched semi-basement. The front verandah is built of segmental arches supported on eight square Doric columns. The verandah is decorated with ornamental balustrade. Under

<sup>30</sup> Antiquities Advisory Board. (2020). Historic Building Appraisal – St. Joseph's Home for the Aged. [https://www.aab.gov.hk/historicbuilding/en/524\\_Appraisal\\_En.pdf](https://www.aab.gov.hk/historicbuilding/en/524_Appraisal_En.pdf).

<sup>31</sup> *Ibid.*

the verandah, louvred wooden shutters are constructed to the windows. There are a plain parapet wall and a flat roof above the verandah. The design of the villa is in simple Neo-classical style with colonial influence.

- 4.3.11 Dormitory A was built in 1932 to 1933<sup>32</sup>. It is a two-storey building bearing the Modernist style in design, demonstrated through a linear plan, horizontal banding, rounded corners and plain round columns, pilotis (**Appendix B: Photos 19 and 21**). The streamlined balcony is constructed with rounded corners. The pilotis, identified in the middle and two ends of the balcony, support the Chinese red tiled pitched roof above the balcony. The louvred wooden shutters are constructed to the windows under eaves.
- 4.3.12 The Gate House was built in the mid-1930s<sup>33</sup>. It is in Neo-classical design resembling a triumphal arch (**Appendix B: Photo 22**). Single-storey annexes are built to the two side of the Gate House. The front and rear facades are built with five-centred arches with moulded architraves and Mannerist keystones and ornamental cartouches in the spandrels. A tablet inscribed with “JMJ” (Jesus, Mary and Joseph) was attached in the middle of the parapet above the archway.

#### *No. 68 Ngau Chi Wan Village*

- 4.3.13 No. 68 NCWV is a traditional Chinese vernacular building (**Appendix B: Photo 28**). It is typically seen throughout the Qing dynasty in Hong Kong and can still be seen in the rural Hong Kong today. The building has no prominent architectural features and elaborate decoration visible. The building has simple appearance, with no prominent architectural features and elaborate decoration visible on the exterior. The building retains part of the tile roof while the other parts are covered with metal sheets. Furthermore, the exterior of the building appeared to have been modified for modern living.
- 4.3.14 The building contains some significance in cultural heritage, given that it is in the urban setting. These buildings are, however, still commonly seen in the local villages in the New Territories.

#### *No. 75 Ngau Chi Wan Village*

- 4.3.15 No. 75 NCWV is a vernacular two-bay structure, with a courtyard in front of the building (**Appendix B: Photo 29**). It is typically seen throughout the Qing dynasty in Hong Kong and can still be seen in the rural Hong Kong today. The building has simple outlook, with no prominent architectural features and elaborate decoration visible on the exterior. The grey bricks, granite slabs and wooden doorframe are mostly original materials and are still in place. The interior of the building seems to be largely modified for modern living, so it is believed that only the exterior hull of the building remains authentic.
- 4.3.16 The building contains some significance in cultural heritage, given that it is in the urban setting. These buildings are, however, still commonly seen in the local villages in the New Territories.

## **4.4 Archaeology**

### Archaeological Background

- 4.4.1 Hard geometric sherds and green-glazed stoneware collected from a hill east of Chuk Yuen in Kowloon<sup>34</sup>.
- 4.4.2 The nearest archaeological potential area, Tai Hom Village, is located at about 600m northwest to the proposed Site, where an Archaeological Survey-cum-Excavation was conducted in

<sup>32</sup> *Ibid.*

<sup>33</sup> *Ibid.*

<sup>34</sup> Peacock, B.A.V. and Nixon, T.J.P. (1986). “Summary Site Data Sheet of Ngau Chi Wan, site No. 1110”, in *Report of the Hong Kong Archaeological Survey*. 3.3(1986): pp. 358-359. Unpublished, Antiquities and Monuments Office, Ref. no. ID7.

2017<sup>35</sup>. The distance between the Tai Hom Village and the works area is sufficient and the archaeological potential of Tai Hom Village would not reach the works area.

- 4.4.3 In the Archaeological Watching Brief (AWB) carried out in 2014 at Fu Chi Path, about 4m southwest to the NCWV Site, has concluded that there is no archaeological potential as the area had been heavily developed (**60688473/A12/FIGURE 4.7**). The monitoring location has been highly disturbed by the previous excavation works for the installation of the utilities in the last few decades. No remain of archaeological interest has been identified<sup>36</sup>. Taking into account the alignment of the existing utilities, it was anticipated that the soil layers of the whole Fu Chi Path are highly disturbed and have no archaeological potential.

#### Archaeological Potential

- 4.4.4 The areas, which are likely to have archaeological deposits, are usually second and third river terraces (as “Qpa”: terraced alluvium and “Qpd”: debris flow deposits, are demarcated in 1:20,000 geological maps respectively), away from first river terrace, floodplain and ancient river course (as “Qa”: alluvium), near to a steady fresh water supply and with a generally small topographical gradient. From known archaeological phenomena in Hong Kong, prehistoric human tended to settle at inland and flat land areas at Qpd over +10mPD and with fresh water sources nearby, which is not affected by flooding at the same time. Villages of Ming to Qing periods were usually established at Qpa areas near to the river course, as in those hillside dwellings in Lam Tsuen Valley and Tuen Mun Valley.
- 4.4.5 The NCWV site is situated at the Qd and Qa areas at the edge of a hill, where Qa is the ancient river course and floodplain areas (**60688473/A12/FIGURE 4.1**). Its ancient environment, i.e., the hillside and river course landscape and its historic proximity to rivers, is not favourable for ancient human settlement and the deposition of archaeological remains.
- 4.4.6 The coastal plain where Ngau Chi Wan Village is situated at, contained several villages by the nineteenth century. Of the larger villages, only Ngau Chi Wan was *Hakka*, while the others were mostly *Punti* villages<sup>37</sup>. It is believed that better land for village dwellings had already been taken by *Punti* people before the *Hakka* people arrived and founded Ngau Chi Wan Village. As the oldest record of Ngau Chi Wan village can only be traced back to the *Jiaqing* edition of *Xin'an Gazetteer* in 1819<sup>38</sup>, it is suggested Ngau Chi Wan village has a history of around 200 years. As such, Ngau Chi Wan Village would have a shorter history than those *Punti* villages in comparison.
- 4.4.7 Moreover, modern developments, such as the construction of Lung Cheung Road, Choi Hung MTR station and modern residential buildings, and the resulting demolition and reconstructing of village dwellings, have largely modified the natural landscape and altered the formation of the Ngau Chi Wan village dwellings. Such development is believed to have disturbed the archaeological deposits, if any.
- 4.4.8 Based on the above discussion, areas to the north of the local stream where the Ngau Chi Wan Village dwelling are highly disturbed and have no archaeological potential. On the other hand, areas to the south of the local stream where the original extent of the Ngau Chi Wan village was in 1904 may contain some archaeological potential. Furthermore, although the Archaeological Watching Brief at Fu Chi Lane in 2014 did not yield any archaeological findings, it is on area with modern disturbances. In the light of this, despite the archaeological remains may have been disturbed by the construction of the Ngau Chi Wan village in the *Qing* dynasty,

<sup>35</sup> MTR Corporation Limited. (2017). *Shatin to Central Link- Tai Wai and Hung Hom Section: Archaeological Survey-cum-Excavation for Former Tai Hom Village Site Works Contract 1106- Diamond Hill Station (DIH): Archaeological Survey-cum-Excavation Report*.

<sup>36</sup> Environmental Resources Management. (2014). *Upgrading of Central and East Kowloon Sewerage – Phase 2: Archaeological Watching Brief Report*.

<sup>37</sup> P.H. Hase. (1999). *Beside the Yamen: Nga Tsin Wai Village*. Journal of the Royal Asiatic Society Hong Kong Branch, Vol 39.

<sup>38</sup> 舒懋官、王崇熙（清），《新安縣志》，張一兵 編《深圳舊誌三種》（2006），深圳，海天出版社。

the area might have archaeological potential to the mid-to-late *Qing* period (60688473/A12/FIGURE 4.8).

#### 4.5 Other Potential Cultural Heritage Resources

##### *Yee Sin Fat Tong (義仙佛堂)*

- 4.5.1 Yee Sin Fat Tong (**Appendix B: Photo 26**) is a religious feature located within the Site (60688473/A12/FIGURE 4.7). It is rumored that Yee Sin Fat Tong has been moved to the current location since early 2000s<sup>39</sup>. According to anonymous local informants our specialists met during site visit, Yee Sin Fat Tong worships the God of Seven Stars. Yee Sin Fat Tong is a temporary structure covered by metal sheets. Despite its religious function, the architectural and historical value of the structure is very low. Hence, it has only very low cultural heritage significance.

##### *Earth God Shrine*

- 4.5.2 An Earth God Shrine (**Appendix B: Photo 27**) is located within the Site (60688473/A12/FIGURE 4.7). According to the topographic map in 1955 (60688473/A12/FIGURE 4.3), the location of the Earth God Shrine remains unchanged since then. The Earth God Shrine is constructed of concrete. It has a simple and modern appearance with no prominent/ noteworthy architectural features. While it is a place for local worship, the structure lacks architectural merit. Hence, Earth God Shrine has only very low cultural heritage significance.

##### *Tai Wong Kung*

- 4.5.3 Tai Wong Kung (**Appendix B: Photo 23 to 25**) is located outside the development boundary. It holds the shrines of the deity, *Da Wang Ye* (大王爺), and shrines of Earth God of different titles (i.e. 社公, 伯公伯婆) including those relocated from the demolished parts of the Ngau Chi Wan Village, which are Tin Sam, Yeung Uk, Lo Uk and Ho Lek Pui. Local villages worship at this shrine usually on the 1<sup>st</sup> and 15<sup>th</sup> day of each lunar month. The shrine was granted to Mr. K. W. Fong on behalf of Ngau Chi Wan Rural Committee in 1977.

##### *Old Well*

- 4.5.4 The remains of a possible old well are observed on site. Remains of granite blocks are observed forming a rectangular shape. However, it has already been backfilled to the ground level (**Appendix B: Photo 30**). Concrete has been pasted on top of the remaining well structures. The disused condition of this well and the vastly modified structure suggested that it has no cultural heritage significance. Hence it is not a cultural heritage resource anymore.

##### *No. 58 & 71 Ngau Chi Wan Village*

- 4.5.5 No. 58 Ngau Chi Wan Village (**Appendix B: Photo 33**) and No. 71 Ngau Chi Wan Village (**Appendix B: Photo 34**) are both residential houses in the village within the Project Area. They are two-storey buildings with no prominent architectural features and elaborate decoration visible. The exterior of the building appeared to have been modified for modern living. The building is fully covered by modern materials of metal sheets that the architectural style is unidentifiable. On the other hand, there lacks documents or archival information the recorded any historic events or person took place or dwelt in these buildings. Furthermore, these buildings are simple residence of the locals and not public utilities or gathering places. As these buildings lack architectural, historical, cultural or social merits that could be discussed for their cultural heritage significance, they are not considered cultural heritage resources.

<sup>39</sup> 愛同行. 區樂步. <https://www.skhwttsdecc.org/scenery/N010/detail>

### Calligraphy of Kowloon Emperor

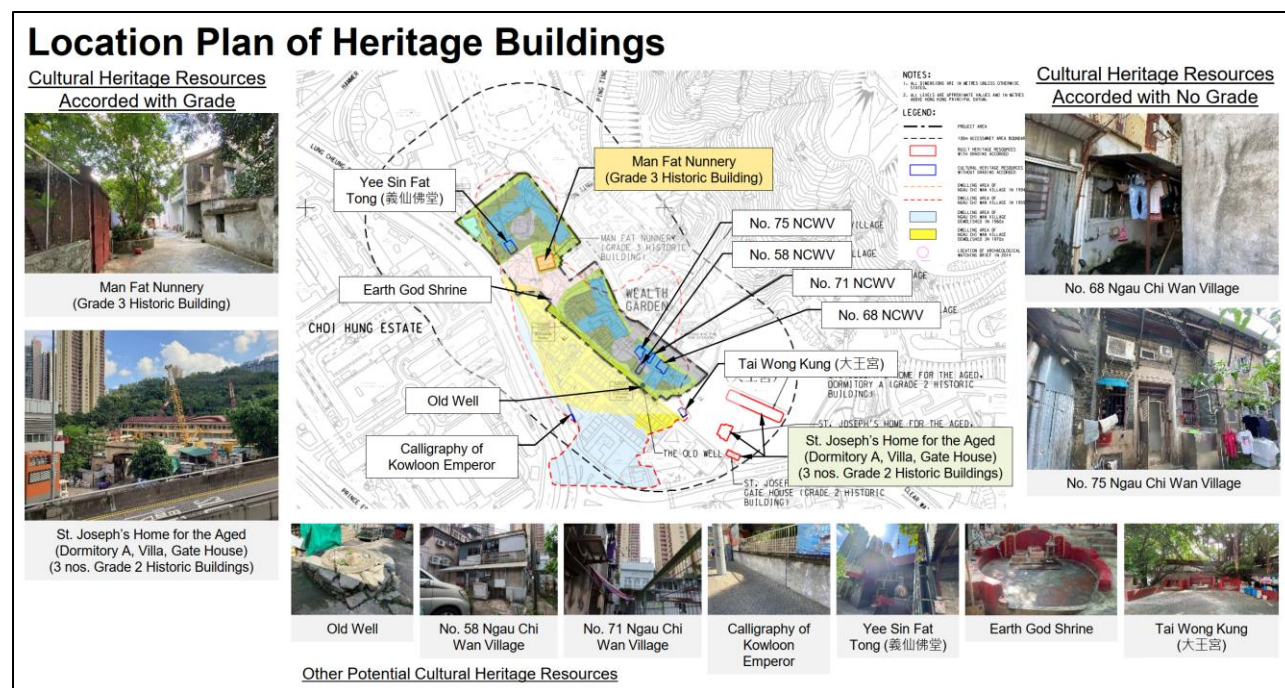
4.5.6 On the wall next to the Pai Lau of Ngau Chi Wan Village, there is calligraphy graffiti of Tsang Tsou-choi (曾灶財) (**Appendix B: Photo 31 and 32**). Tsang is commonly known as “Kowloon Emperor” (九龍皇帝). His graffiti can be found in different districts on Hong Kong Island and Kowloon. He claimed in his graffiti that he was “Kowloon Emperor” with his family history listed. He is the first Hongkonger whose art piece was exhibited in Venice Biennale. He passed away in 2007. Photos of his calligraphy were placed on bids worth over a hundred thousand<sup>40</sup>.

4.5.7 The calligraphy in Ngau Chi Wan is mostly weathered. Part of the calligraphy peeled off with the paint or covered by other layer of paint. The content can hardly be transcribed. Despite being in disrepair, it still contains some significance in cultural heritage in term of cultural perspective.

### 4.6 Summary

4.6.1 A total of six cultural heritage resources are identified within the 100m assessment area, of which three of them are within the Project Area, namely Man Fat Nunnery (grade 3 historic building), No. 68 and No. 75 of Ngau Chi Wan village (no grade accorded).

4.6.2 Desktop and field evaluation do not come up with cultural heritage significance for other buildings / structures within the 100m assessment area. Hence, except for items mentioned in above sections, there is no other cultural heritage resource within the 100m assessment area. (**Plate 1** refers).



**Plate 1 Location Plan of Heritage Building**

<sup>40</sup> Sotheby. <https://www.sothebys.com/zh/auctions/ecatalogue/2017/contemporary-art-hk0740/lot.683.html>.

## 5 IMPACT ASSESSMENT

### 5.1 Construction Phase

#### Built Heritage

- 5.1.1 Man Fat Nunnery (grade 3 historic building) is situated within the Site. Piling works and site formation works including levelling site, excavations and demolition of village houses, temporary structures and sitting-out area, would be carried out in vicinity of Man Fat Nunnery. Potential adverse direct impacts, such as damage or disturbance to heritage elements through contacting with heavy construction machineries, would be anticipated from the Project during the construction phase. Potential indirect impacts of ground borne vibration, tilting and settlement would also be anticipated for Man Fat Nunnery during the construction phase. Furthermore, there would be temporary change of access to Man Fat Nunnery during the construction phase, as the original pedestrian path connected to the Nunnery would be removed.
- 5.1.2 Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (grade 2 historic buildings) are located at 30m, 55m and 80m from the development boundary, the residential development, and the drainage reserve. No direct impact would be anticipated from the development boundary during the construction phase. Potential indirect impacts of ground borne vibration, tilting and settlement would be anticipated for these three grade 2 historic buildings during the construction phase.
- 5.1.3 No. 68 and 75 Ngau Chi Wan Village are located within the development boundary. Hence, the building is to be demolished during the site formation works.
- 5.1.4 The impact assessment of built heritages is summarized in **Table 5.1**.

**Table 5.1 Impact Assessment of the Built Heritages (Construction Phase)**

Built Heritage	Status	Impact Assessment	Classification of Impact
Man Fat Nunnery	Grade 3 historic building	Potential direct impacts, such as destruction or disturbance to heritage elements, and potential indirect impacts of ground borne vibration, tilting and settlement would be anticipated during the construction phase and site formation works. Damages through contacting with heavy construction machineries would be anticipated.	Acceptable impact with mitigation measures
St. Joseph's Home for the Aged, Villa	Grade 2 historic building	Potential indirect impacts of ground borne vibration, tilting and settlement would be anticipated.	Acceptable impact with mitigation measures
St. Joseph's Home for the Aged, Dormitory A	Grade 2 historic building		
St. Joseph's Home for the Aged, Gate House	Grade 2 historic building		
No. 68 Ngau Chi Wan Village	No grade accorded	Direct impact involving demolition	Not applicable

Built Heritage	Status	Impact Assessment	Classification of Impact
No. 75 Ngau Chi Wan Village	No grade accorded	Direct impact involving demolition	Not applicable

#### Archaeology

- 5.1.5 No archaeological impact would be anticipated in areas to the north of the local stream. Areas to south of the local stream which are the original extent of the NCWV in 1904 are identified to possess potential archaeological potential (**60688473/A12/FIGURE 4.8**). They would be impacted during the construction phase.

**Table 5.2 Impact Assessment of Areas with Archaeological Potential (Construction Phase)**

Location	Archaeological Potential	Impact Assessment	Classification of Impact
Areas to the north of the local stream	No	No impact	No impact
Areas to south of the local stream which are the original extent of the NCWV in 1904	Some potential (Subject to the Archaeological Watching Brief proposed in the Mitigation Measures Section)	Potential impacts (Subject to the Archaeological Watching Brief proposed in the Mitigation Measures Section)	Acceptable impact with mitigation measures (Subject to the Archaeological Watching Brief proposed in the Mitigation Measures Section)

#### Other Potential Cultural Heritage Resources

- 5.1.6 The old well, Yee Sin Fat Tong, an Earth God Shrine, No. 58 and 71 Ngau Chi Wan Village are located within the Site. According to the current development scheme, demolition would be anticipated. Direct impacts to Yee Sin Fat Tong and the Earth God Shrine from the Project, such as damage of the physical fabrics of the religious features, would be anticipated. Direct impacts to No. 58 and 71 Ngau Chi Wan Village from the Project are anticipated as well as demolition will be involved.
- 5.1.7 Tai Wong Kung is located out the development boundary and would be preserved *in situ*. Indirect impact of ground-borne vibration would be anticipated for Tai Wong Kung from the Project during the construction phase.
- 5.1.8 Calligraphy of Kowloon Emperor is situated over 100m from the Project Area. No direct or indirect impact is anticipated by the Project during the construction phase.

## **5.2 Operation Phase**

#### Built Heritage

- 5.2.1 Man Fat Nunnery (grade 3 historic building) is situated within the NCWV site. It is to be preserved in the current location. The connection between Man Fat Nunnery and its setting and surroundings will be affected. Indirect visual impact, associated with alteration of surrounding environment from a village to high-rise residential blocks, would be anticipated from the Project during the operational phase.



5.2.2 Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (grade 2 historic buildings) are located at a considerable distance from the Site. No impact would be anticipated for these three historic buildings during the operational phase.

5.2.3 No. 68 and 75 Ngau Chi Wan Village are to be demolished during the site formation works. Hence the removed building will not be taken account for any impact during the operational phase.

#### Archaeology

5.2.4 No archaeological impact would be anticipated during the operational phase.

#### Other Potential Cultural Heritage Resources

5.2.5 Tai Wong Kung is located outside of the development boundary and would not be affected during the operational phase. No impact would be anticipated for Tai Wong Kung.

5.2.6 According to the current development scheme, the old well, Yee Sin Fat Tong, an Earth God Shrine, No. 58 and 71 Ngau Chi Wan Village are to be demolished during the site formation works. Hence the removed buildings and structures will not be taken account for any impact during the operational phase.

5.2.7 The calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village is located outside of the development boundary and would not be affected during the operational phase. No impact would be anticipated for them.

## 6 MITIGATION MEASURES

### 6.1 Construction Phase

#### Built Heritage

##### *Man Fat Nunnery (Grade 3 Historic Building)*

- 6.1.1 Man Fat Nunnery is to be preserved in *situ* as reflected in the notional scheme by HKHS (**Appendix E** refers). Mitigation measures are recommended below.

#### **Ground-Borne Vibration**

- 6.1.2 Monitoring of ground-borne vibration, tilting and ground settlement, is proposed to be employed for Man Fat Nunnery during the site formation and construction phases to ensure no disturbance and physical damages made. The monitoring should be incorporated with a set of Alert, Alarm and Action (AAA) system strictly following AMO's monitoring requirements for grade 3 historic building, as well as vibration-sensitive and dilapidated buildings. Monitoring proposal for the Man Fat Nunnery, including checkpoint locations, installation details, response actions for each of the AAA levels and frequency of monitoring should be submitted for AMO's consideration. If the alert level is exceeded, the monitoring frequency should be increased. If the alarm level is exceeded, the design of the construction may have to be amended. If the action level is exceeded, all works should be stopped. The proposed AAA criteria during construction phase is presented in **Table 6.1**. The actual AAA criteria should be agreed with the AMO prior to the commencement of construction works. A monitoring proposal, including type of monitoring, distribution of monitoring points and proposed actions to be taken when reaching respective monitoring limits should be submitted to AMO for agreement before commencement of the works. Prior agreement and consent should be sought from the owner(s), stakeholder(s) and relevant Government department(s) for the installation of monitoring points on the built heritages before commencement of the works. Record of monitoring should be submitted regularly to AMO during the construction. AMO should be alerted in case any irregularities are observed.

**Table 6.1 Proposed AAA Limiting Criteria for Vibration, Settlement, Tilting Monitoring**

Type of Monitoring For	Alert	Alarm	Action
Vibration (PPV)	5mm/s	6mm/s	7.5mm/s
Settlement	6mm	8mm	10mm
Tilting	1/2000	1/1500	1/1000

(Note: Monitoring criteria would be subjected to review upon updates of grading status of heritage sites.)

- 6.1.3 A buffer zone should be reserved in the design layout of the Project for keeping Man Fat Nunnery from adverse vibration impact arising from construction works, with setbacks of not less than 10m from the proposed housing blocks. Proper measures shall be conducted as appropriate to protect the heritage. The actual extent of the buffer zone would be subject to the results of the condition and structural survey and agreed with AMO prior to commencement of construction works.
- 6.1.4 Site formation works may intrude in the buffer zone. Monitoring of ground-borne vibration, tilting and ground settlement incorporated with AAA limiting criteria, shall be employed for Man Fat Nunnery during the site formation phase (**Table 6.1**). The actual AAA criteria shall be agreed with AMO prior to the commencement of the site formation works. Furthermore, protective covering shall be provided for Man Fat Nunnery during site formation to avoid damages through direct contact with construction machineries. Detailed design and works proposal of construction activities in vicinity to the Man Fat Nunnery, vibration and settlement impact assessments to the heritage site shall be submitted for AMO's consideration.

- 6.1.5 There would be a temporary change of access to Man Fat Nunnery during the construction phase. A safe access route to the Nunnery should be maintained for conducting any mitigation measures, such as regular monitoring of vibration, tilting and ground settlement during construction.

#### **Prevention of Physical Damage**

- 6.1.6 Engineering design layout and method of construction of the development should be optimized as far as possible to minimize impacts on Man Fat Nunnery and integrate and incorporate Man Fat Nunnery into the layout design of the development. The non-graded entrance gate could be dismantled, and CEDD shall conduct photographic record before its demolition. A buffer zone of Man Fat Nunnery should be reserved in the design layout of the Project.
- 6.1.7 The contractor should enforce protocol to forbid any light machinery, such as handheld jackhammer, or heavy machinery to come into direct contact with Man Fat Nunnery. Furthermore, protective covering shall be provided for Man Fat Nunnery during site formation to avoid damages through contacting with construction machineries.
- 6.1.8 Protective measures, such as physical protective barriers/cover, intervention/cushioning materials, or structural strengthening with minimal impact to the building fabric might need to be set up to protect the built heritage if necessary. Contractor should propose suitable protective covering materials to the satisfaction of AMO.
- 6.1.9 Thorough cartographic and photographic record, and other documentation means, for example, photogrammetry of Man Fat Nunnery should be conducted by CEDD prior to the worksite clearance to act as the record for future conservation/interpretation. Condition and structural survey should also be carried out for Man Fat Nunnery prior to the commencement of construction works and after all construction works to inspect its physical condition and structural integrity.
- 6.1.10 Special attention should be paid to avoid adverse physical impact arising from the construction works to the heritage site. Design proposal, method of works and choice of machinery should be targeted to minimize adverse impacts to the heritage site.
- 6.1.11 The mitigation measures of Man Fat Nunnery during the construction phase are summarized in **Table 6.2**.

**Table 6.2 Mitigation Measures of Man Fat Nunnery (Construction Phase)**

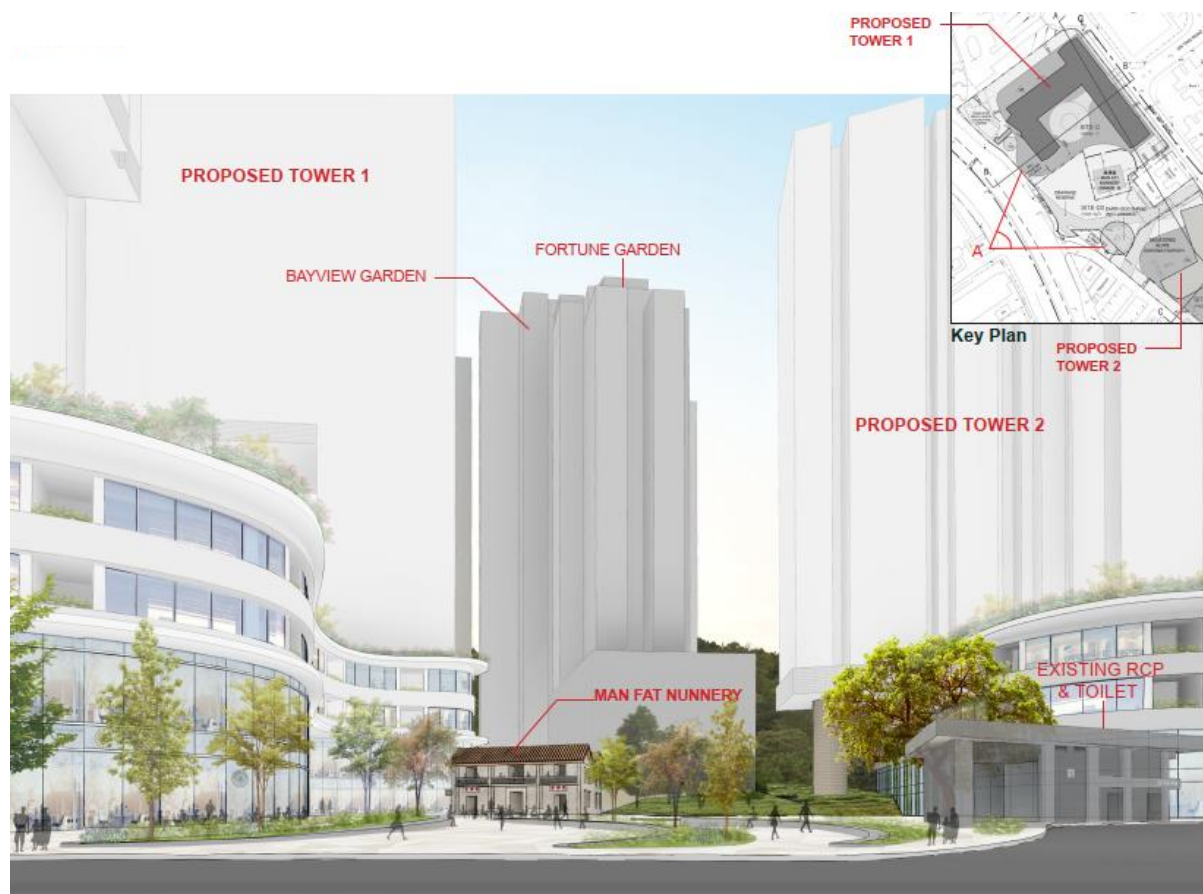
<b>Built Heritage</b>	<b>Historic Building Grading</b>	<b>Mitigation Measures</b>
Man Fat Nunnery	Grade 3 historic building	<ul style="list-style-type: none"> <li>As recommended in the Feasibility Study, the heritage significance of the Man Fat Nunnery will be respected by preserving it in-situ for adaptive reuse for public appreciation through integrating it into the proposed public housing development. The preliminary proposal of Hong Kong Housing Society is to revitalize the Nunnery for commercial uses subject to review at detailed design stage, with setbacks of not less than 10m from the proposed housing blocks.</li> <li>Engineering design layout and method of construction of the development should be optimized as far as possible to minimize impacts on Man Fat Nunnery, and integrate and incorporate the Nunnery into the layout design of the development.</li> </ul>

Built Heritage	Historic Building Grading	Mitigation Measures
		<ul style="list-style-type: none"> <li>• Condition and structural survey should be carried out for Man Fat Nunnery prior to the commencement of the construction works to inspect its structural integrity. Protective measures shall be provided to Man Fat Nunnery during construction phase subject to results of the survey.</li> <li>• Monitoring of ground-borne vibration, tilting and ground settlement, shall be employed for Man Fat Nunnery during the site formation and construction phase, incorporating with a set of AAA system. A monitoring proposal, including type of monitoring, distribution of monitoring points, installation details and proposed actions to be taken when reaching respective monitoring limits, should be submitted for AMO's comment before commencement of the proposed works.</li> <li>• Excavation works in close vicinity to the heritage site should not jeopardize stability of the historic structures. It should not undermine or cause damage to foundation of the historic structures. Foundation information of the historic structures shall be verified on site if needed, sufficient lateral support should be provided and de-watering (if required) should be carried out with great cautions to control ground movement and change of ground water regime at the heritage site.</li> <li>• Works boundary should be set away from the heritage sites as far as practical and physical barrier should be provided to fence off heritage site from the works area.</li> <li>• A buffer zone from Man Fat Nunnery should be reserved in the design layout, with setbacks of not less than 10m from the proposed housing blocks. The actual extent of the buffer zone would be subject to the results of the condition and structural survey and agreed with AMO prior to commencement of construction works.</li> <li>• Monitoring of ground-borne vibration, tilting and ground settlement incorporated with AAA limiting criteria, shall be employed for Man Fat Nunnery during the site formation phase. Protective covering shall be provided for Man Fat Nunnery during the construction phase to avoid damages through contacting with construction machineries.</li> <li>• Installation of monitoring checkpoints shall be carried out in great care and adequate protection shall be provided so as to avoid unnecessary disturbance / damage to the historic fabrics. Photo records of monitoring checkpoints shall be submitted upon installation for AMO's records. Monitoring records should be submitted to AMO on regular basis and please alert AMO should the monitoring reach AAA.</li> <li>• A safe access route to the Nunnery should be maintained for conducting any mitigation measures, such as regular monitoring of vibration, tilting and ground settlement during construction.</li> </ul>

Built Heritage	Historic Building Grading	Mitigation Measures
		<ul style="list-style-type: none"> <li>Pre and post condition survey should be carried out to record conditions of the heritage site and survey reports should be submitted for AMO's record.</li> </ul>

### Revitalization

- 6.1.12 Man Fat Nunnery is one of the oldest surviving Taoist nunneries in Hong Kong and one of the oldest surviving religious buildings in Ngau Chi Wan. Over the years, social services, social events and ceremonies of On Lung Ching Chiu were held in Man Fat Nunnery for Ngau Chi Wan Village and the neighbouring areas. Man Fat Nunnery has a key role in the social and religious context of Ngau Chi Wan Village. As recommended in the Feasibility Study, the heritage significance of the Man Fat Nunnery will be respected by preserving it in-situ for adaptive reuse for public appreciation through integrating it into the proposed public housing development. The preliminary proposal of Hong Kong Housing Society is to revitalize MFN for commercial uses subject to review at detailed design stage, with setbacks of not less than 10m from the proposed housing blocks. The revitalization of Man Fat Nunnery is responsible by Hong Kong Housing Society. Any revitalization proposal to the Man Fat Nunnery shall be submitted for AMO's consideration.
- 6.1.13 Recommended options include incorporating Man Fat Nunnery as commercial use to gather with surrounding proposed commercial facilities and landscape features. More options, such as using the premises for social welfare facilities, opening it up as an information centre or community museum of Ngau Chi Wan Village's history, or joining Revitalizing Historic Buildings Through Partnership Scheme, could be explored and reviewed at later stage. The feasibility of the proposed use of Man Fat Nunnery should be further investigated by HKHS in consultation with AMO to identify the appropriate option (**Plate 2** refers).
- 6.1.14 Stakeholder(s) of Man Fat Nunnery, i.e., owner(s), occupiers(s) and villagers, should be engaged at an early stage.
- 6.1.15 The future restoration and maintenance of the Nunnery should comply with the requirements of relevant ordinances, in terms of structural safety, fire safety, protective barrier, barrier free access and sanitary fitment etc. Any alterations to the Nunnery should respect the original fabrics of Man Fat Nunnery and take reference to the conservation principles of reversibility, authenticity and integrity, minimal intervention integrating, old and new and distinguishability.



**Plate 2** Artist Illustration of the relations between the Man Fat Nunnery and the Proposed Housing Development<sup>41</sup>

*Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (Grade 2 historic building)*

- 6.1.16 Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (grade 2 historic buildings) are located at 30m, 55m and 80m from the development boundary. No direct impact would be anticipated from the development boundary during the construction phase. Potential indirect impacts of ground borne vibration, tilting and settlement would be anticipated for these three grade 2 historic buildings during the construction phase. Vibration monitoring shall be employed for Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (grade 2 historic buildings) during the construction phase. Prior to the commencement of construction works, monitoring proposal including checkpoint locations, installation details, response actions for each of the AAA levels (**Table 6.1** Refers) and frequency of monitoring should be submitted for AMO's consideration. The mitigation measures are summarized in **Table 6.3**.

<sup>41</sup> Note: This artist's illustration is for reference only and the actual layout and building profile are subject to revision in detail design stage. Proposal of the adaptive reuse of Man Fat Nunnery will be considered at the detailed design stage, subject to the recommendation of the Heritage Impact Assessment to be conducted at the detailed design stage.

**Table 6.3 Mitigation Measures of Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (Construction Phase)**

Built Heritage	Historic Building Grading	Mitigation Measures
St. Joseph's Home for the Aged, Villa	Grade 2 historic building	Monitoring of vibration and building movement shall be employed, incorporating with a set of AAA system. A monitoring proposal, including type of monitoring, distribution of monitoring points, installation details and proposed actions to be taken when reaching respective monitoring limits, should be submitted for AMO's consideration. The vibration monitoring will make consideration to the construction of the private development.
St. Joseph's Home for the Aged, Dormitory A	Grade 2 historic building	
St. Joseph's Home for the Aged, Gate House	Grade 2 historic building	

*No. 68 and 75 Ngau Chi Wan Village*

- 6.1.17 No. 68 and 75 Ngau Chi Wan Village is to be demolished during the site formation works. The granite blocks and grey bricks of the existing village houses shall be salvaged and collected as far as practical during demolition in the construction phase. The granite blocks and the grey bricks should be dismantled with care, preserve as much as possible, and properly stored in controlled environment (preferably on an uplifted area with cover). The usage of the granite blocks and the grey bricks would be considered by the subsequent developer(s) in their detailed design. The detailed design should consider incorporating the granite blocks and grey bricks in the future development for possible display and provide interpretation information to tell the history of the site. The mitigation measures are summarized in **Table 6.4**.

**Table 6.4 Mitigation Measures of Nos. 68 and 75 Ngau Chi Wan Village (Construction Phase)**

Built Heritage	Historic Building Grading	Mitigation Measures
No. 68 Ngau Chi Wan Village	No grade accorded	<ul style="list-style-type: none"> <li>• Preserve by record (3D scanning, photographic, video and cartographic record) by CEDD before site clearance</li> <li>• A copy of these records should be provided to AMO for record purpose and future use, such as research exhibition and educational programmes</li> <li>• Preserve the granite blocks and grey bricks. Usage would be further discussed with the HKHS in the future.</li> </ul>
No. 75 Ngau Chi Wan Village		

Archaeology

- 6.1.18 No mitigation measures would be needed in areas to the north of the local stream of Ngau Chi Wan Village since it is identified to have no archaeological potential.
- 6.1.19 Areas less disturbed by modern activities to south of the local stream are identified to possess potential archaeological potential (**60688473/A12/FIGURE 4.8**). Although some areas could have been disturbed by the construction of the NCWV during the *Qing* dynasty due to site flattening for house constructions, the archeological potential of these areas are not to be neglected. Therefore, an Archaeological Watching Brief (AWB) should be conducted by HKHS (permission of site access by CEDD required) during site formation works at those areas in the



original extent of the Ngau Chi Wan Village in 1904. An archaeologist should be engaged for the AWB during the site formation works. The proposal of scope and methodology for the AWB should be provided to the AMO for approval before the construction work starts. The archaeologist should apply for a license under the A&MO (Cap. 53) from the AMO before the commencement of any archaeological fieldwork. Regarding the project area outside the AWB area, AMO shall be informed immediately in case of discovery of antiquities or supposed antiquities in the course of works, so that appropriate mitigation measures, if needed, can be timely formulated and implemented in agreement with AMO during the site formation works. The AWB issue shall be cleared before granting the site in question to HKHS for public housing.

#### Other Cultural Heritage Resources

- 6.1.20 The old well, Yee Sin Fat Tong, Earth God Shrine, No. 58 and No. 71 Ngau Chi Wan Village have insignificant historical or cultural values. A comprehensive record of these mentioned features through 3D scanning, photographic, video and cartographic recording by CEDD is recommended prior to the site clearance. A copy of these records should be provided to AMO for record purpose and future use, such as research, exhibition and educational programmes.
- 6.1.21 Tai Wong Kung holds the shrines of Ngau Chi Wan Village and will be preserved *in situ*. It is located outside of the project boundary. Indirect impact of ground-borne vibration would be anticipated for Tai Wong Kung from the Project during the construction phase. Monitoring of vibration should be employed during the construction phase.
- 6.1.22 Stakeholders (i.e. owners of the shrines and villagers) shall be engaged in advance for implementation of the mitigation measures to the non-graded features, including preservation of Yee Sin Fat Tong, the Earth God Shrine, the old well, No.58 and 71 Ngau Chi Wan Village and conducting vibration monitoring for Tai Wong Kung.
- 6.1.23 The calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village is outside of the development boundary and would not be affected during the operational phase. No impact would be anticipated for them.

## **6.2 Operation Phase**

### Built Heritage

- 6.2.1 Indirect visual impact, associated with alteration of surrounding environment from a village to high-rise residential blocks, would be anticipated for Man Fat Nunnery during the operational phase. Design layout of the development should be optimized to minimize visual impacts on Man Fat Nunnery. Landscape or recreational features could be planned near the Nunnery to serve as a green landscape buffer. For revitalization of the Nunnery, AMO should be consulted as required for the proposed use and relevant protective measures, so as to minimize potential impacts to the Nunnery during the operational phase.
- 6.2.2 No impacts would be anticipated for Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged during the operational phase. No mitigation measures would be required.
- 6.2.3 No. 68 and 75 Ngau chi Wan Village are to be demolished during the site formation works. Hence the removed building will not be taken account for any impact during the operational phase.

### Archaeology

- 6.2.4 No archaeological impact would be anticipated during the operational phase. Thus, no mitigation measures would be required. This is to be reviewed based on the result of the proposed Archaeological Watching Brief (AWB) during the construction phase.

### Other Cultural Heritage Resources

- 6.2.5 According to the current development scheme, demolition of Yee Sin Fat Tong, the Earth God Shrine, the well, No. 58 and 71 Ngau Chi Wan Village would be anticipated. Therefore, no mitigation measures would be required. No impact would be anticipated for Tai Wong Kung and the calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village.

## 7 CONCLUSION

- 7.1.1 Man Fat Nunnery (Grade 3 historic building) is situated within the Site. Potential adverse direct impacts, such as destruction or disturbance to heritage elements, would be anticipated from the Project during the construction phase. Potential indirect impacts of ground borne vibration, tilting and settlement would be anticipated for Man Fat Nunnery during the site formation and construction phase.
- 7.1.2 As recommended in the Feasibility Study, the heritage significance of the Man Fat Nunnery will be respected by preserving it in-situ for adaptive reuse for public appreciation through integrating it into the proposed public housing development. Engineering design layout and method of construction of the development should be optimized to minimize impacts, and integrate the Nunnery into the layout design of the development. Condition and structural survey should be carried out for Man Fat Nunnery prior to the commencement of the construction works. Monitoring of ground-borne vibration, tilting and ground settlement, should be employed for Man Fat Nunnery during the site formation and construction phase, incorporating with a set of AAA system. Protective covering should be provided for Man Fat Nunnery during site formation to avoid damages through contacting with construction machineries. A buffer zone of Man Fat Nunnery, with setbacks of not less than 10m from the proposed housing blocks, should be reserved in the design layout of the Project.
- 7.1.3 The preliminary proposal of HKHS is to revitalize Man Fat Nunnery for commercial uses subject to review at detailed design stage. AMO should be consulted for any relevant conservation measures on the Nunnery subject to its future use.
- 7.1.4 Villa, Dormitory A and Gate House of St. Joseph's Home for the Aged (grade 2 historic buildings) are located in the vicinity of the Project. Vibration monitoring should be employed during the construction phase, incorporating with a set of AAA system with consideration to the construction of the private development at the adjoining CDA site where these three heritages locate.
- 7.1.5 Nos. 68 and 75 Ngau Chi Wan Village are located within the development boundary and is to be demolished. 3D scanning, photographic, video and cartographic records should be taken by CEDD before the site clearance by CEDD. The granite blocks and grey bricks from the buildings are recommended to be preserved.
- 7.1.6 The granite blocks and grey bricks of the existing village houses shall be salvaged and collected as far as practical during demolition in the construction phase. The granite blocks and the grey bricks should be dismantled with care, preserve as much as possible, and properly stored in controlled environment (preferably on an uplifted area with cover). The usage of the granite blocks and the grey bricks would be considered by the subsequent developer(s) in their detailed design. The detailed design should consider incorporating the granite blocks and grey bricks in the future development for possible display and provide interpretation information to tell the history of the site.
- 7.1.7 No mitigation measures would be needed in areas to the north of the local stream of Ngau Chi Wan Village since it is identified to have no archaeological potential. An Archaeological Watching Brief (AWB) should be conducted to the south of the river stream where the Ngau Chi Wan Village dwelling is.
- 7.1.8 Areas less disturbed by modern activities to south of the local stream are identified to possess potential archaeological potential. Although, the archaeology within some areas could have been disturbed by the construction of the NCWV in the Qing dynasty due to site flattening for house constructions, the archeological potential of these areas are not to be neglected. Therefore, an AWB should be conducted at those areas in the original extent of the Ngau Chi Wan village in 1904 by HKHS (permission of site access by CEDD required). An archaeologist should be engaged for the AWB during the site formation works. The proposal of scope and methodology for the AWB should be provided to the AMO for approval before the construction work starts. The archaeologist should apply for a licence under the A&MO (Cap. 53) from the

AMO before the commencement of any archaeological fieldwork. Regarding the project area outside the AWB area, AMO shall be notified if antiquities or supposed antiquities are discovered during the construction phase. The AWB issue shall be cleared before granting the site in question to HKHS for public housing.

- 7.1.9 The old well, Yee Sin Fat Tong, Earth God Shrine, No. 58 and 71 Ngau Chi Wan Village are anticipated to be demolished during the site formation works. A comprehensive record should be conducted through 3D scanning, photographic, video and cartographic record for the old well, Yee Sin Fat Tong, and Earth God Shrine, No. 58 and 71 Ngau Chi Wan Village by CEDD prior to the site clearance. A copy of these records should be provided to AMO for record purpose and future use, such as research, exhibition and educational programmes.
- 7.1.10 Ownership of the building structure of Man Fat Nunnery shall be handed over to HKHS after execution of land grant while other heritage within NCWV shall be handled and/or demolished by the Government as appropriate.
- 7.1.11 Tai Wong Kung is located outside the Site and is preserved *in situ*. Monitoring of vibration should be employed for Tai Wong Kung during the construction phase.
- 7.1.12 It is anticipated that the Project will cause no impacts to the calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village which are within the assessment area.

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## **8.2 Glossary**

Bao'an	寶安
Bolou	博羅
Chai Tin Tai Shing	齊天大聖
Chuk Yuen	竹園
God of Seven Stars	北斗星君
Four Stone Hills	四石山
Fung	馮
Fujian	福建
Guanfu Chang	官富場
Guangdong	廣東
Hakka	客家
Hanshu	漢書

Ho Lek Pui	河瀝背
Jade Emperor	玉皇大帝
Jiaqing	嘉慶
Kak Hang	隔坑
Kwan Tai	關帝
Kwun Yum	觀音
Lai Yu-ching	黎玉清
Lam	林
Lam Cheung Shing	林長勝
Lau	劉
Lo Uk	老屋
Lushi Chunqiu	呂氏春秋
Lu Zu	呂祖
Man Fat Nunnery	萬佛堂
Ma Tau Chung	馬頭涌
Ma Tau Wai	馬頭圍
Nga Tsin Long	衙前塱
Nga Tsin Wai	衙前圍
Nga Yiu Tau	瓦窰頭
Ngau Chi Wan	牛池灣
Ngau Shi Wan	牛屎灣
On Lung Ching Chiu	安龍清醮
Pang Po Wai	彭埔圍
Panyu	番禺
Po Kong	蒲崗
Punti	本地
Putian	莆田
Sakyamuni	佛祖
Sha Po	沙埔

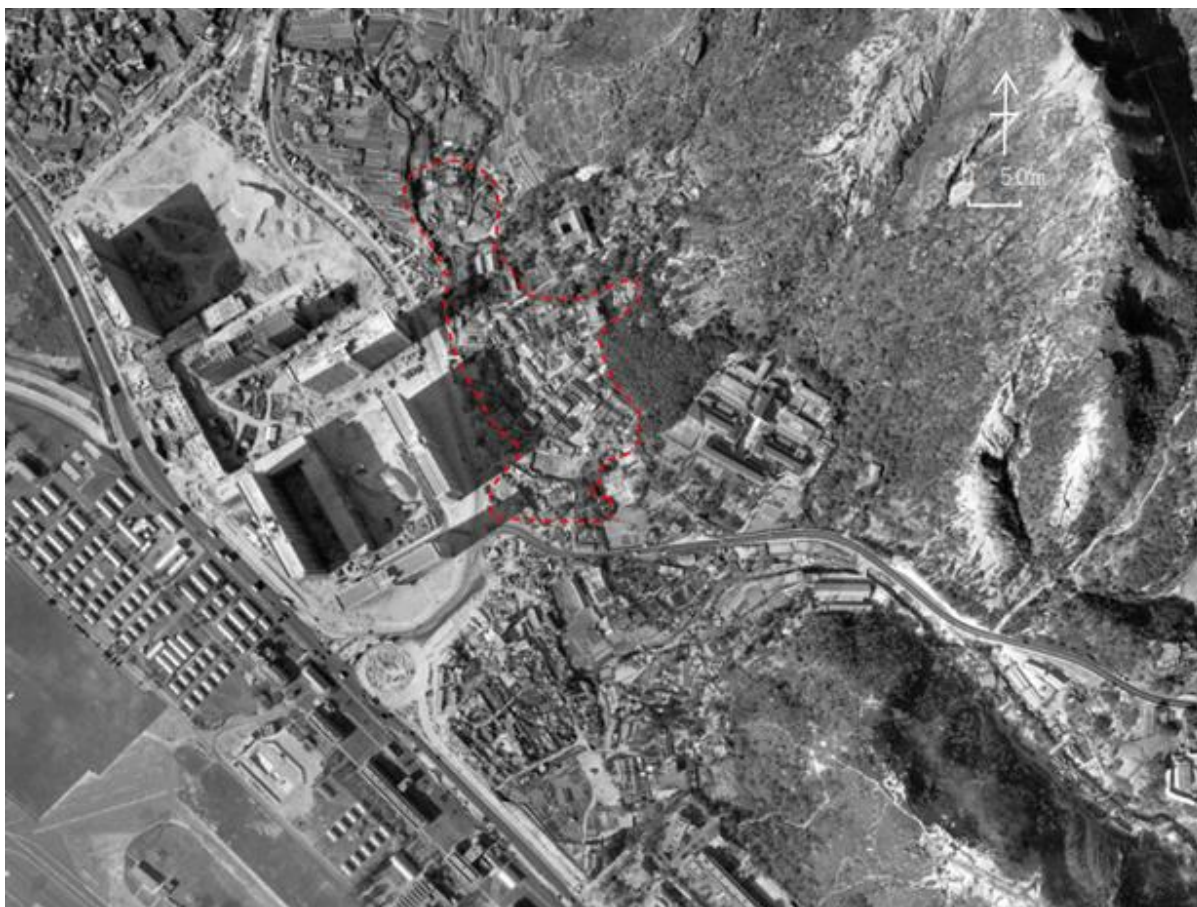


Sha Tei Yuen	沙地園
Shek Kwu Lung	石古壟
Sincerity Moves Hades	誠格幽冥
Songhuiyao Jilu	宋會要輯錄
Sze Shan	四山
Ta Kwu Leng	打鼓嶺
Tai Hom	大磡
Tai Wong Kung	大王宮
The Alliance of Kowloon Seven Villages	九龍七約
The Four Stone Hills	四石山
The Six Villages Alliance	六鄉
Tin Sam	田心
To	杜
Tsang	曾
Xijiao	西樵
Xin'an	新安
Xin'an Gazetteer	新安縣志
Xin Tian Dao	先天道
Yee Sin Fat Tong	義仙佛堂
Yeung	楊
Yeung Uk	楊屋
Yip	葉
Yudi Jisheng	輿地紀勝
Yuen Ling	元嶺
Yue	越

---

***Appendix A***  
***Historical Aerial Photos***

## Appendix A Historical Aerial Photos



**Plate 1 Ngau Chi Wan Village in 1963<sup>1</sup> (dotted red line indicated the boundary of the village)**

<sup>1</sup> Survey and Mapping Office, Lands Department (1963). *Digital Aerial Photo [photo]*. 1:5400. 2,700 (ft). 1963-5968. Survey and Mapping Office, Lands Department.

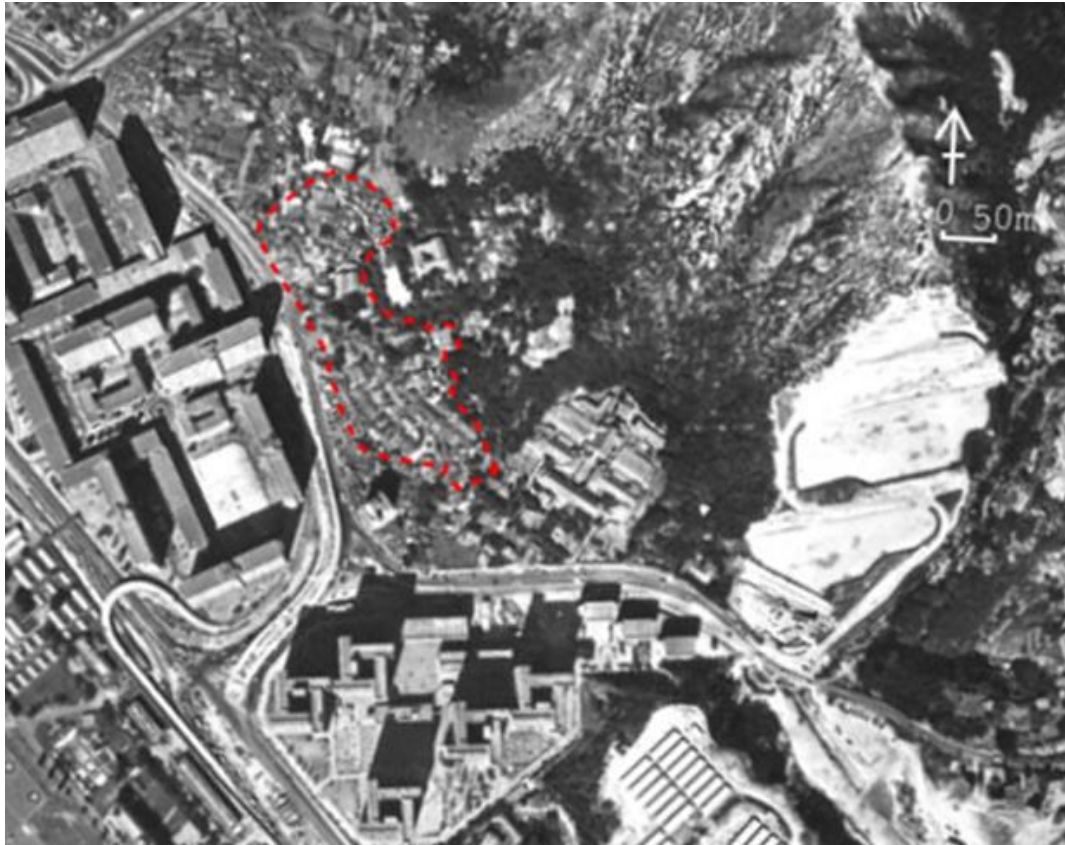


Plate 2 Ngau Chi Wan Village in 1974<sup>2</sup> (dotted red line indicated the boundary of the village)

<sup>2</sup> Survey and Mapping Office, Lands Department (1974). *Digital Aerial Photo [photo]. 1:8000. 4,000 (ft). 10187.* Survey and Mapping Office, Lands Department.

---

***Appendix B***  
***Photos of the Built Heritage Resources***

## Appendix B Photos of the Built Heritage Resources


Photo Number	Photo	Description
1		Man Fat Nunnery
2		Tablet Offered by Tung Wah Hospital
3		Entrance Gate of Man Fat Nunnery






Photo Number	Photo	Description
4		Village Houses of the Nunnery Compound
5		Roof of the Rear Hall Man Fat Nunnery
6		Roofs of Man Fat Nunnery



Photo Number	Photo	Description
7		Window of the Right Bay of Man Fat Nunnery
8		Main Entrance and the Circular Window of Man Fat Nunnery
9		Entrance of the Left Bay of Man Fat Nunnery




Photo Number	Photo	Description
10		Green Glazed Balusters of Man Fat Nunnery
11		Windows on the North Façade of Man Fat Nunnery
12		Entrance Hall of Man Fat Nunnery



Photo Number	Photo	Description
13		Offerings Placed in the Courtyard of Man Fat Nunnery
14		Altar in the Main Hall of Man Fat Nunnery
15		Partitions and Staircase in the Right Side Bay of Man Fat Nunnery






Photo Number	Photo	Description
16		Partitions and Cockloft on the Upper Floor of Man Fat Nunnery
17		The Courtyard Viewed from the Upper Floor
18		The Protruding Triangular Structure On Top of the Courtyard

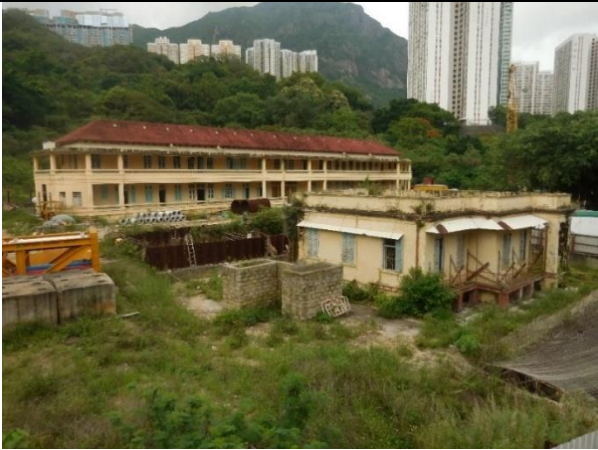


Photo Number	Photo	Description
19		Villa and Dormitory A of St. Joseph's Home for the Aged
20		Villa of St. Joseph's Home for the Aged (Source: <a href="https://www.aab.gov.hk/historic_building/photo/467_Photo.pdf">https://www.aab.gov.hk/historic_building/photo/467_Photo.pdf</a> )
21		Dormitory A of St. Joseph's Home for the Aged




Photo Number	Photo	Description
22	 A photograph of a large, arched gatehouse structure. The gate is open, revealing a paved area and some construction equipment in the background. A person is sitting on the ground in front of the gate. The sky is blue with some clouds.	Gate House of St. Joseph's Home for the Aged
23	 A photograph of an outdoor area with several large, ancient trees. In the foreground, there are red and white structures, possibly altars or shrines, and some blue and white containers. The ground is paved.	Tai Wong Kung
24	 A close-up photograph of a stone censer (incense burner) carved into the shape of a traditional Chinese vessel. It is filled with incense sticks and has a small red flag or banner attached to it. The censer is placed on a concrete base.	Stone Censer of Tai Wong Kung Carved with its Establishment Date





Photo Number	Photo	Description
25		Earth God shrines in Tai Wong Kung relocated from the original demolished Ngau Chi Wan Village back in 1950s and 60s
26		Yee Sin Fat Tong
27		The Earth God Shrine








Photo Number	Photo	Description
28		No. 68 Ngau Chi Wan Village
29		No. 75 Ngau Chi Wan Village
30		Well structure

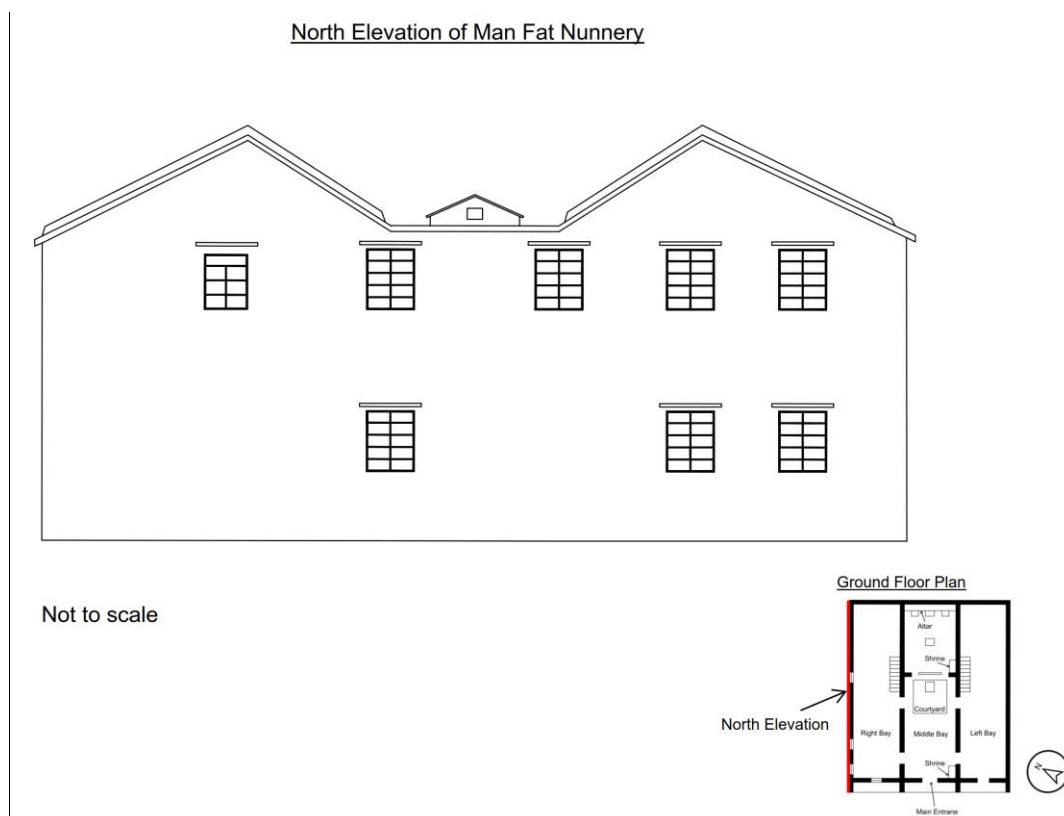
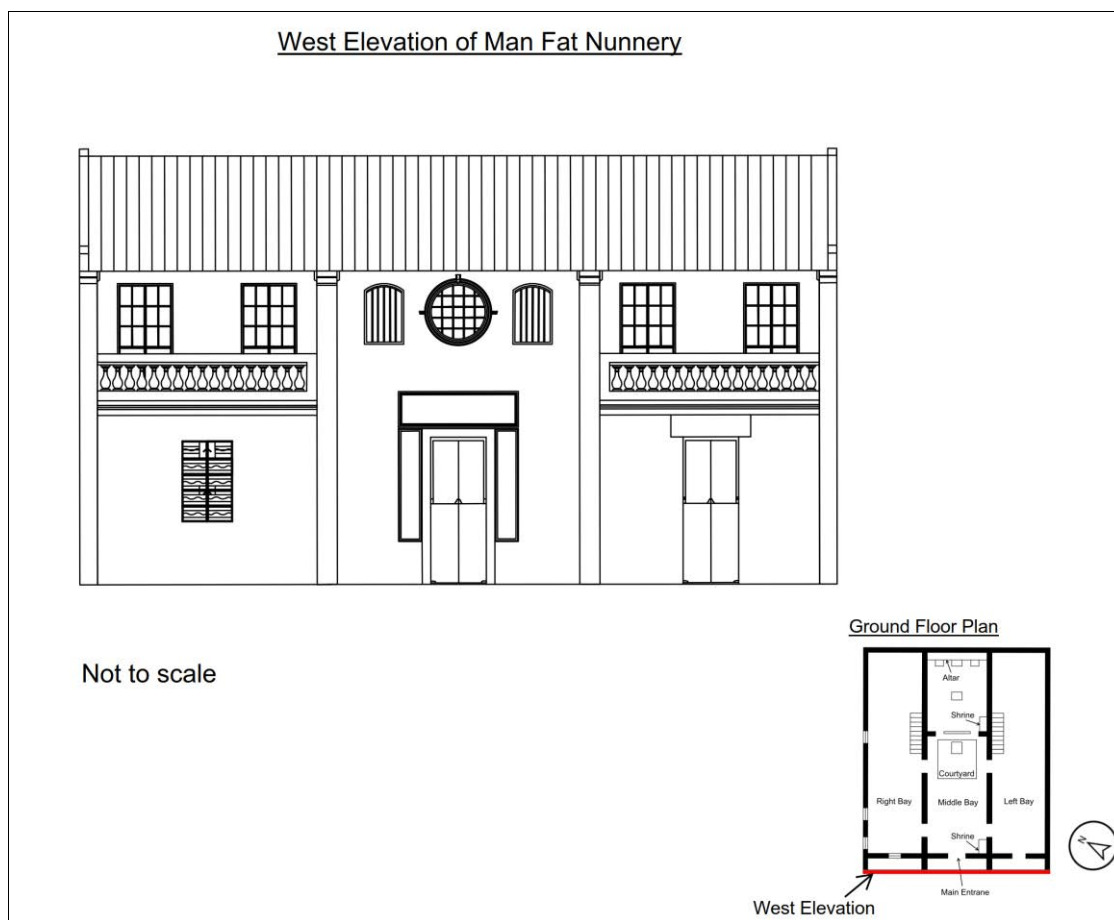


Photo Number	Photo	Description
31		Calligraphy by Tsang Tsuo-choi (Kowloon Emperor)
32		Calligraphy by Tang Tsuo-choi (Kowloon Emperor)
33		No. 58 Ngau Chi Wan Village
34		No. 71 Ngau Chi Wan Village

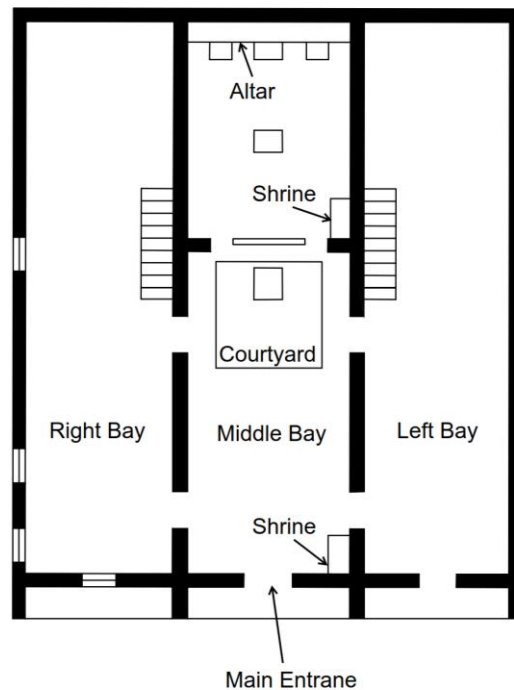
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***Appendix C***  
***Elevation and Section Drawings of***  
***Man Fat Nunnery***

## Appendix C Elevation and Section Drawings of Man Fat Nunnery

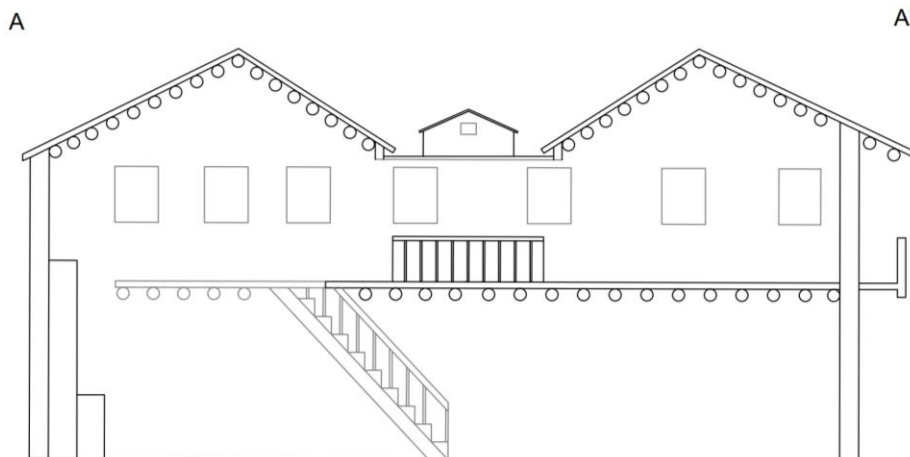


Ground Floor Plan of Man Fat Nunnery



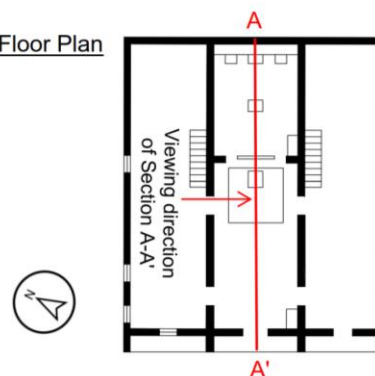
Not to scale

Section (A-A') of Man Fat Nunnery



Not to scale

Ground Floor Plan



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***Appendix D***  
***Summary of Proposed Treatment,  
Mitigation Measures  
and Responsible Party for Identified Heritage***

## Appendix D Summary of Proposed Treatment, Mitigation Measures and Responsible Party for Identified Heritage

Heritage Item	Status	Proposed Treatment	Proposed mitigation measures	Responsible Party
<b>Heritage Within Site</b>				
Man Fat Nunnery	Grade 3 Historic Building	Preservation in-situ and Revitalization	<b>Before Land Grant execution</b> <ul style="list-style-type: none"> <li>Thorough cartographic and photographic record, and other documentation means, e.g., photogrammetry</li> <li>Photographic record of non-graded entrance gate</li> <li>Non-graded entrance gate to be dismantled and disposed, subject to AMO's agreement</li> <li>Submission of proposal on monitoring of ground-borne vibration, tilting and ground settlement to AMO for comment</li> </ul>	CEDD
			<ul style="list-style-type: none"> <li>Implementation for monitoring of ground-borne vibration, tilting and ground settlement endorsed by AMO</li> </ul>	HKHS (if entrusted by CEDD as working agent)
			<ul style="list-style-type: none"> <li>Condition and structural survey</li> </ul>	HKHS (permission of site access by CEDD required)
			<b>After Land Grant execution</b> <ul style="list-style-type: none"> <li>Buffer zone with setback of not less than 10m from the boundary</li> <li>Implementation of monitoring of ground-borne vibration, tilting and ground settlement</li> <li>A safe access route to the Nunnery should be maintained for conducting any mitigation measures</li> <li>Regular submission of monitoring report to AMO</li> <li>Alert to AMO in case any irregularities are observed</li> </ul>	HKHS  Within the scope of HKHS HIA
Nos. 58, 68, 71, 75 NCWV	Not graded	Demolition	<b>Before Land Grant execution</b> <ul style="list-style-type: none"> <li>Photographic record before site clearance</li> <li>Engagement of stakeholders (i.e. owners of the shrines and villagers) for</li> </ul>	CEDD
Yee Sin Fat Tong				
Earth God Shrine				

Heritage Item	Status	Proposed Treatment	Proposed mitigation measures	Responsible Party
Old Well			photographic record of Yee Sin Fat Tong and the Earth God Shrine	
Archaeological Watching Brief (AWB)	-		<b>Before Land Grant execution</b> <ul style="list-style-type: none"><li>Submission to AMO for endorsement</li><li>Application of excavation license to AMO for approval</li><li>Archeological fieldworks</li></ul>	HKHS (permission of site access by CEDD required)
			<b>After Land Grant execution</b> <ul style="list-style-type: none"><li>To be reviewed based on the result of AWB</li></ul>	HKHS
Heritage Outside Site				
St. Joseph's Home for the Aged, Villa <sup>[1]</sup>	Grade 2 Historic Building		<b>Before Land Grant execution</b> <ul style="list-style-type: none"><li>Agreement with AMO on vibration monitoring limit with consideration to the construction programme of the private development at the adjoining CDA site where these three heritage locate</li></ul>	CEDD
St. Joseph's Home for the Aged, Dormitory A <sup>[1]</sup>			<ul style="list-style-type: none"><li>Vibration monitoring if required</li></ul>	HKHS (if entrusted by CEDD as working agent)
St. Joseph's Home for the Aged, Gate House <sup>[1]</sup>			<b>During the Construction Stage After Land Grant execution</b> <ul style="list-style-type: none"><li>Vibration monitoring if required</li></ul>	HKHS
Tai Wong Kung	Not graded	Preservation in-situ	<b>Before Land Grant execution</b> <ul style="list-style-type: none"><li>Relocation of the entrance gate to area outside the proposed public housing sites</li><li>Engagement of stakeholders for vibration monitoring works during construction stage</li></ul>	CEDD
			<ul style="list-style-type: none"><li>Vibration monitoring</li></ul>	HKHS (if entrusted by CEDD as working agent)
			<b>During the Construction Stage After Land Grant execution</b> <ul style="list-style-type: none"><li>Regular submission of monitoring report to AMO</li><li>Alert to AMO in case any irregularities are observed.</li></ul>	HKHS

Heritage Item	Status	Proposed Treatment	Proposed mitigation measures	Responsible Party
Calligraphy of Kowloon Emperor on the wall next to the Pai Lau of the village			No direct or indirect impact is anticipated	-

### Remarks

[1] It is understood that these three heritage are within a CDA development site which is currently undergoing construction works. Vibration monitoring by HKHS shall only be conducted when the construction works within the CDA site is completed to avoid ambiguity of responsible party for any deterioration/ damage of heritage.

[2] Regarding the project area outside the AWB area, AMO shall be notified if antiquities or supposed antiquities are discovered during the construction phase.



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***Appendix E***  
***Notional Scheme by HKHS (NCWV)***

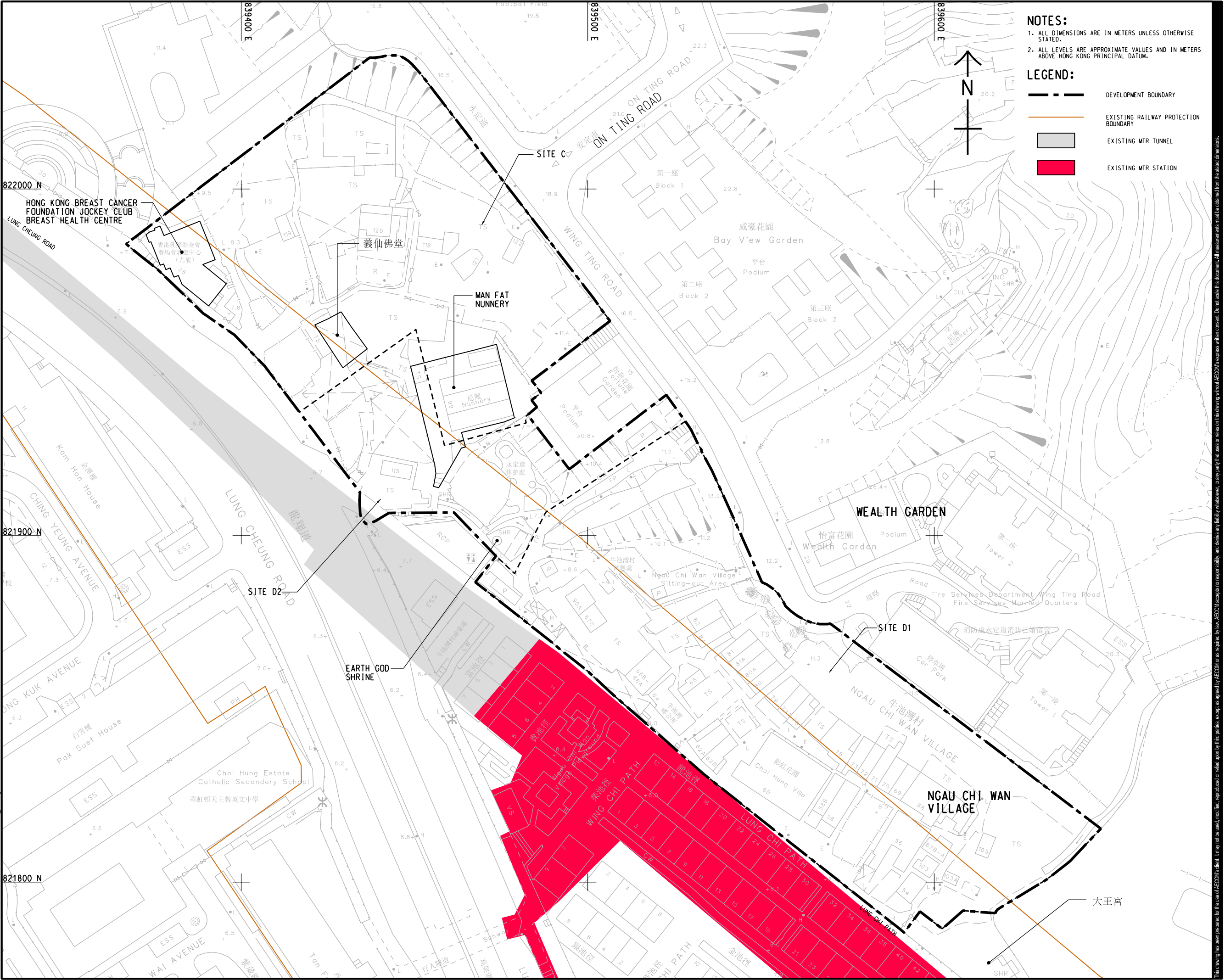
## Appendix E Notional Scheme by HKHS (NCWV)



## ***Figures***

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PLOT FILE BY: JAW  
PATH: P:\PROJECTS\60688473\DRAWING\REPORT\A12\_101.dgn



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  - 2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METERS ABOVE HONG KONG PRINCIPAL DATUM.
- LEGEND:**
- DEVELOPMENT BOUNDARY
  - EXISTING RAILWAY PROTECTION BOUNDARY
  - EXISTING MTR TUNNEL
  - EXISTING MTR STATION

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INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT CHUK YUEN UNITED VILLAGE AND NGAU CHI WAN VILLAGE, WONG TAI SIN – INVESTIGATION, DESIGN AND CONSTRUCTION

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比例	尺寸單位
A1 1:500	METERS

**KEY PLAN**  
索引圖

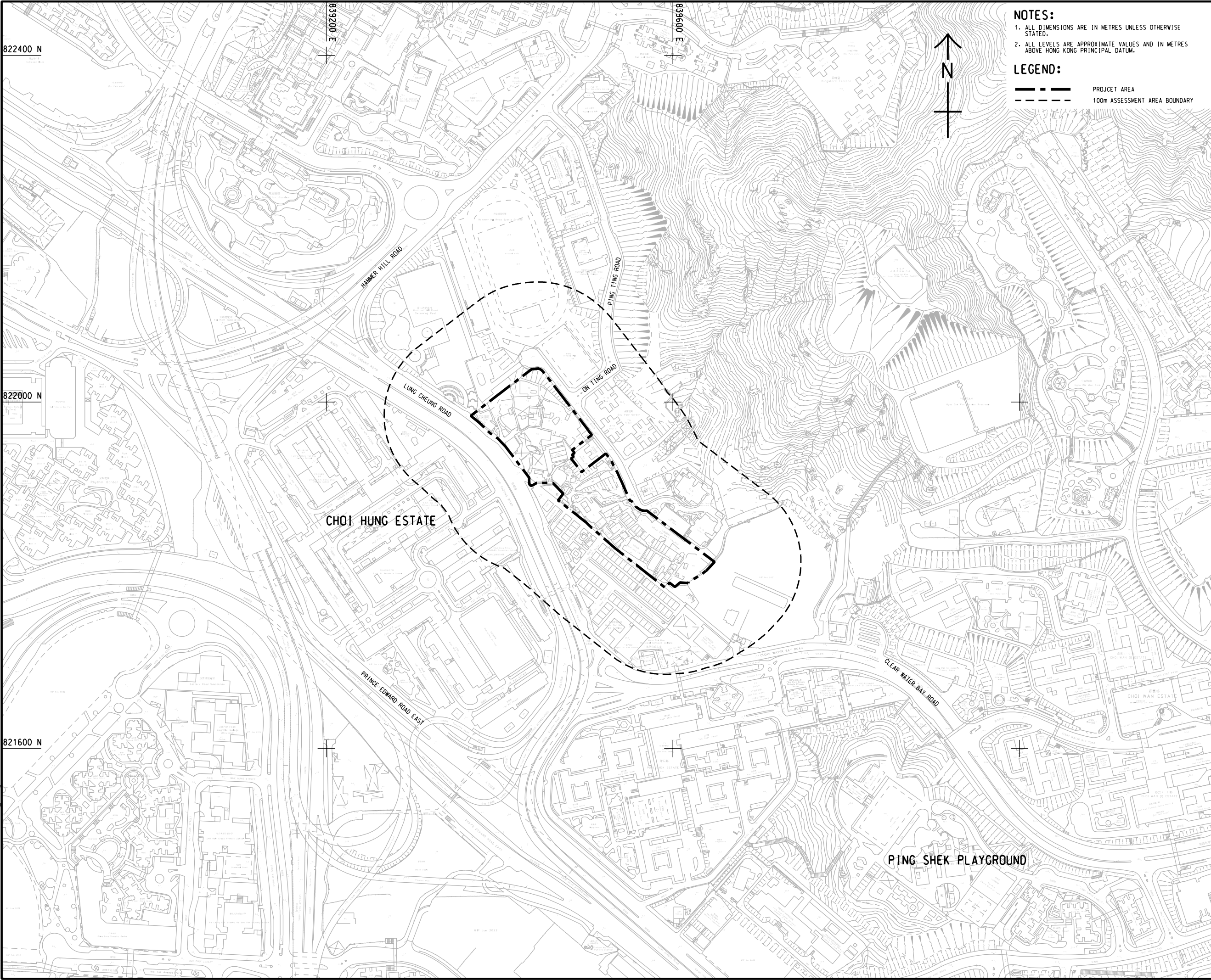
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LOCATION PLAN OF NGAU CHI WAN VILLAGE SITE	
SHEET NUMBER 圖紙編號	
60688473/A12/FIGURE 1.1	

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**LEGEND:**  
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- - - 100m ASSESSMENT AREA BOUNDARY

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**SCALE**  
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**DIMENSION UNIT**  
METRES

**KEY PLAN**

**PROJECT NO.**  
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**CONTRACT NO.**  
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**SHEET TITLE**

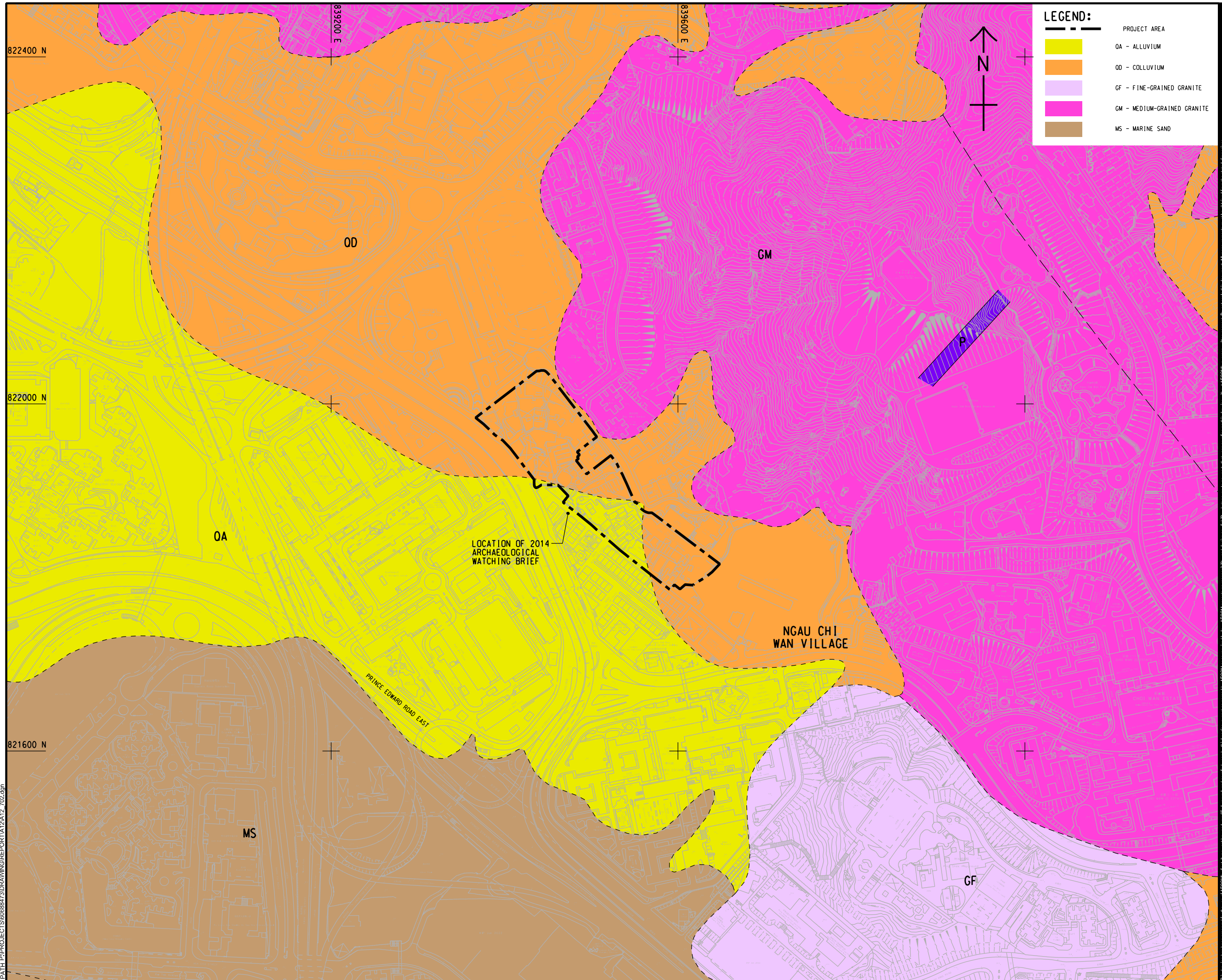
ASSESSMENT AREA OF NGAU CHI WAN VILLAGE SITE

**SHEET NUMBER**

60688473/A12/FIGURE 3.1

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阶段

**SCALE**  
比例

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**DIMENSION UNIT**  
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METRES

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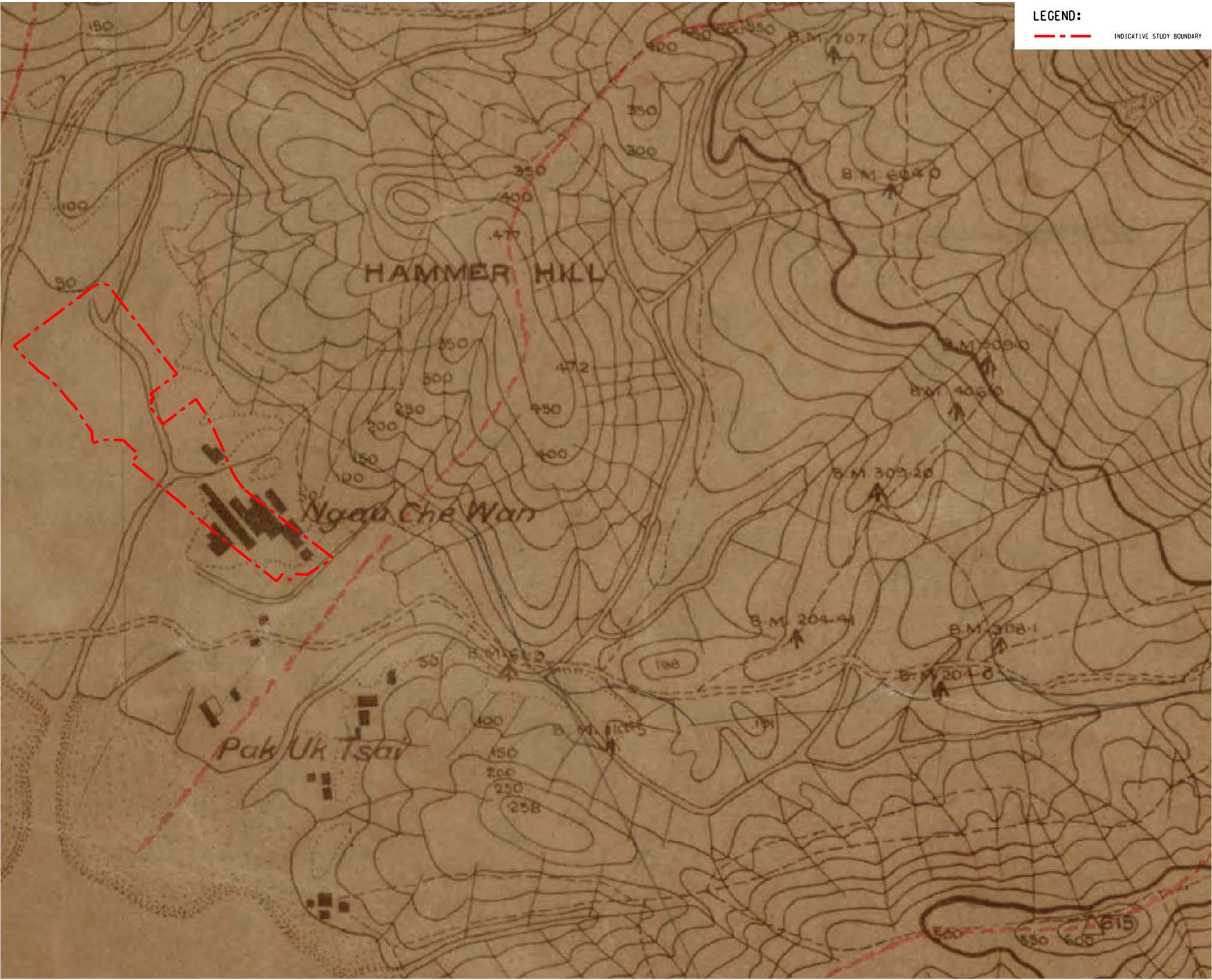
**SHEET TITLE**  
圖紙名稱

# GEOLOGICAL MAP OF THE NGAU CHI WAN AREA

**SHEET NUMBER**  
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60688473/A12/FIGURE 4.1






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CE 19/2022(CE)

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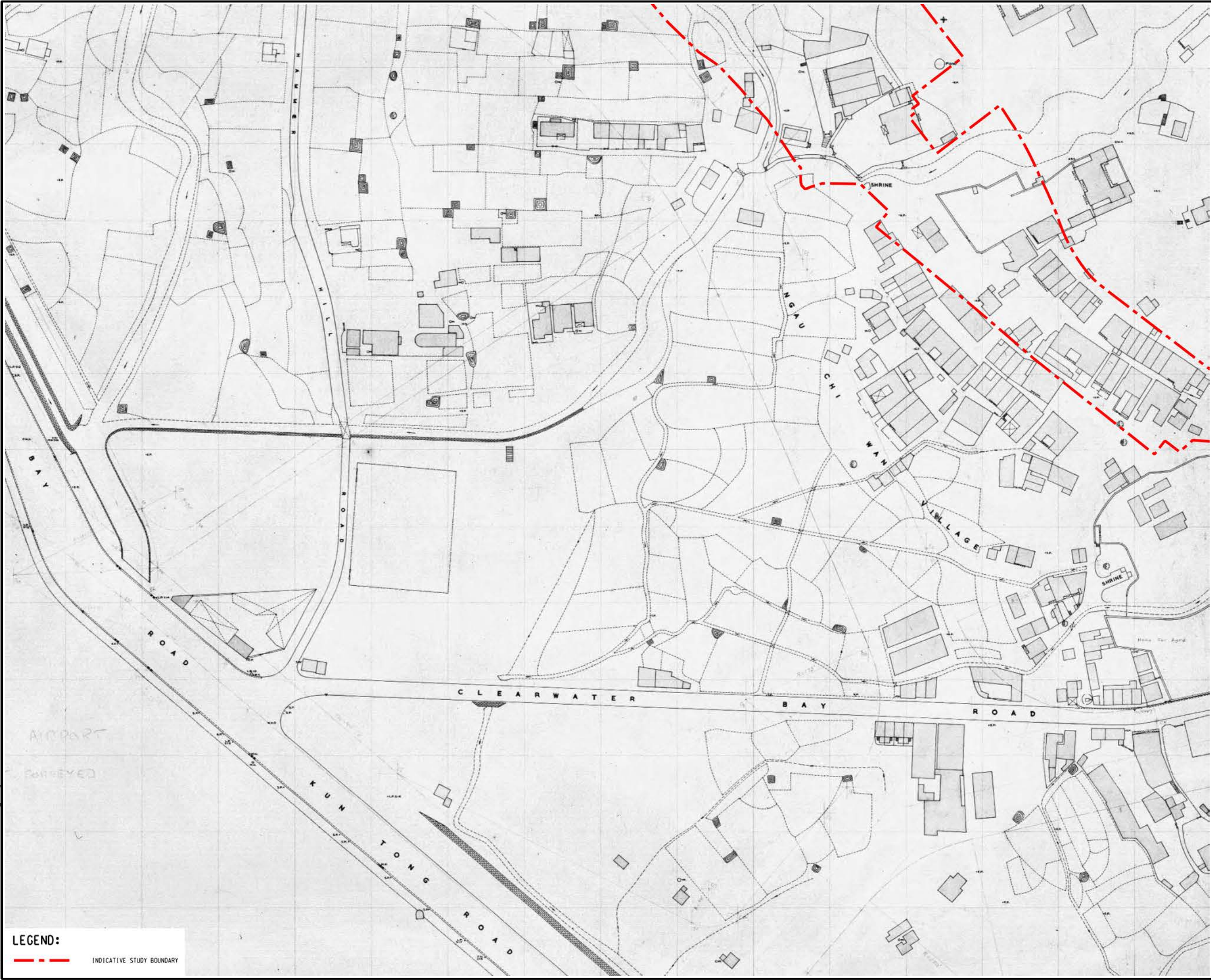
MAP OF 1904 SHOWING THE  
FORMATION OF EARLY NGAU  
CHI WAN VILLAGE DWELLING

SHEET NUMBER  
圖紙編號

60688473/A12/FIGURE 4.2



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**LEGEND:**

--- INDICATIVE STUDY BOUNDARY



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SHEET TITLE

TOPOGRAPHIC MAP OF NGAU  
CHI WAN IN 1955

SHEET NUMBER

60688473/A12/FIGURE 4.3



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SHEET TITLE

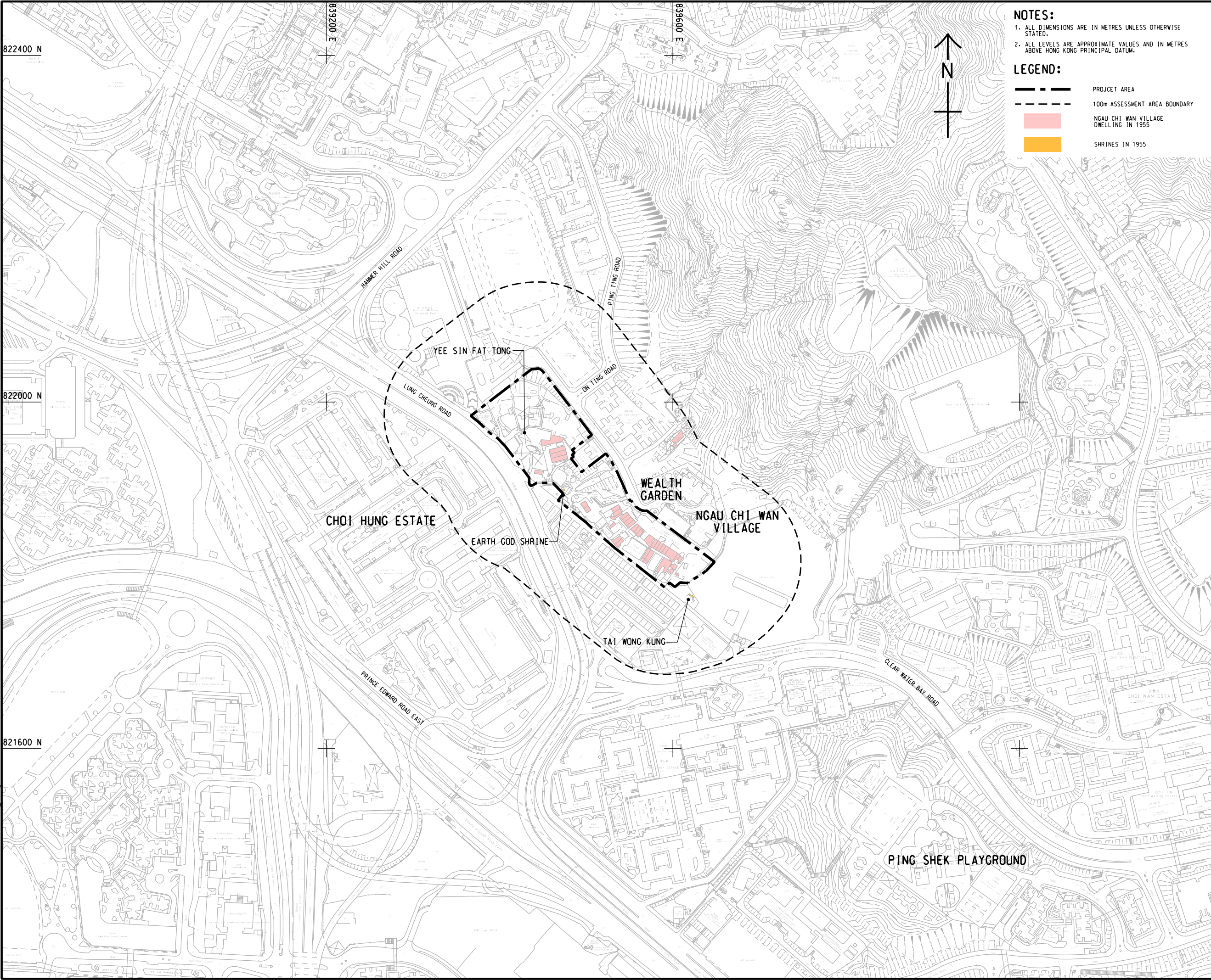
MAP OF 1928 SHOWING NGAU  
CHI WAN VILLAGE DWELLING  
AND THE SURROUNDING  
IRRIGATED LAND

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60688473/A12/FIGURE 4.4



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LEGEND:  
--- PROJECT AREA  
--- 100m ASSESSMENT AREA BOUNDARY  
NGAU CHI WAN VILLAGE DWELLING IN 1955  
SHRINES IN 1955

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METRES

KEY PLAN

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CE 19/2022(CE)

SHEET TITLE  
LOCATIONS OF THE NGAU CHI WAN VILLAGE DWELLING AND SHRINES RECORDED IN 1955 THAT STILL EXIST

SHEET NUMBER

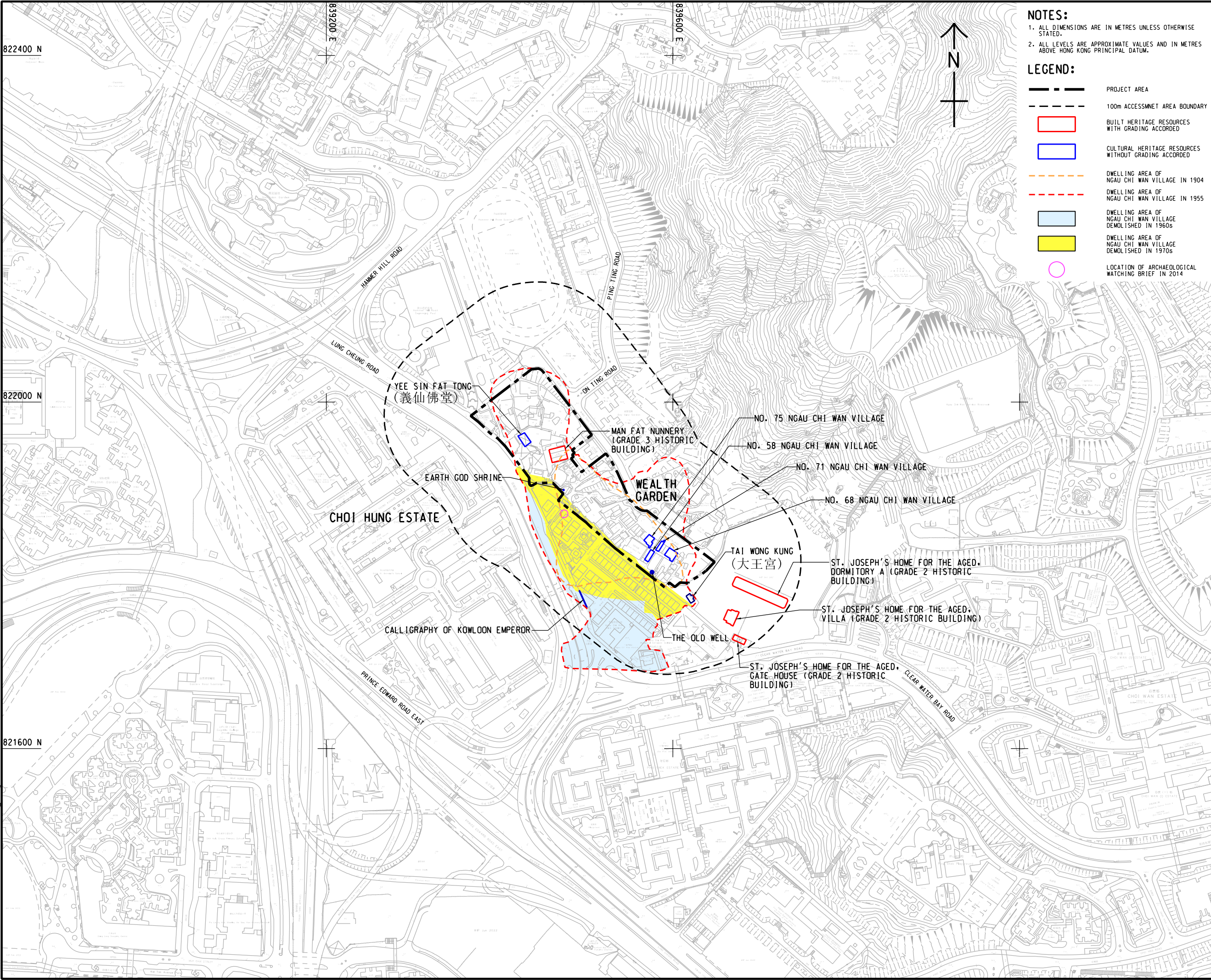
60688473/A12/FIGURE 4.5



60688473/A12/FIGURE 4.6



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I/R	DATE	DESCRIPTION	CHK.

**STATUS**

**SCALE**  
A3 1:4000

**DIMENSION UNIT**  
METRES

**KEY PLAN**

**PROJECT NO.**  
60688473

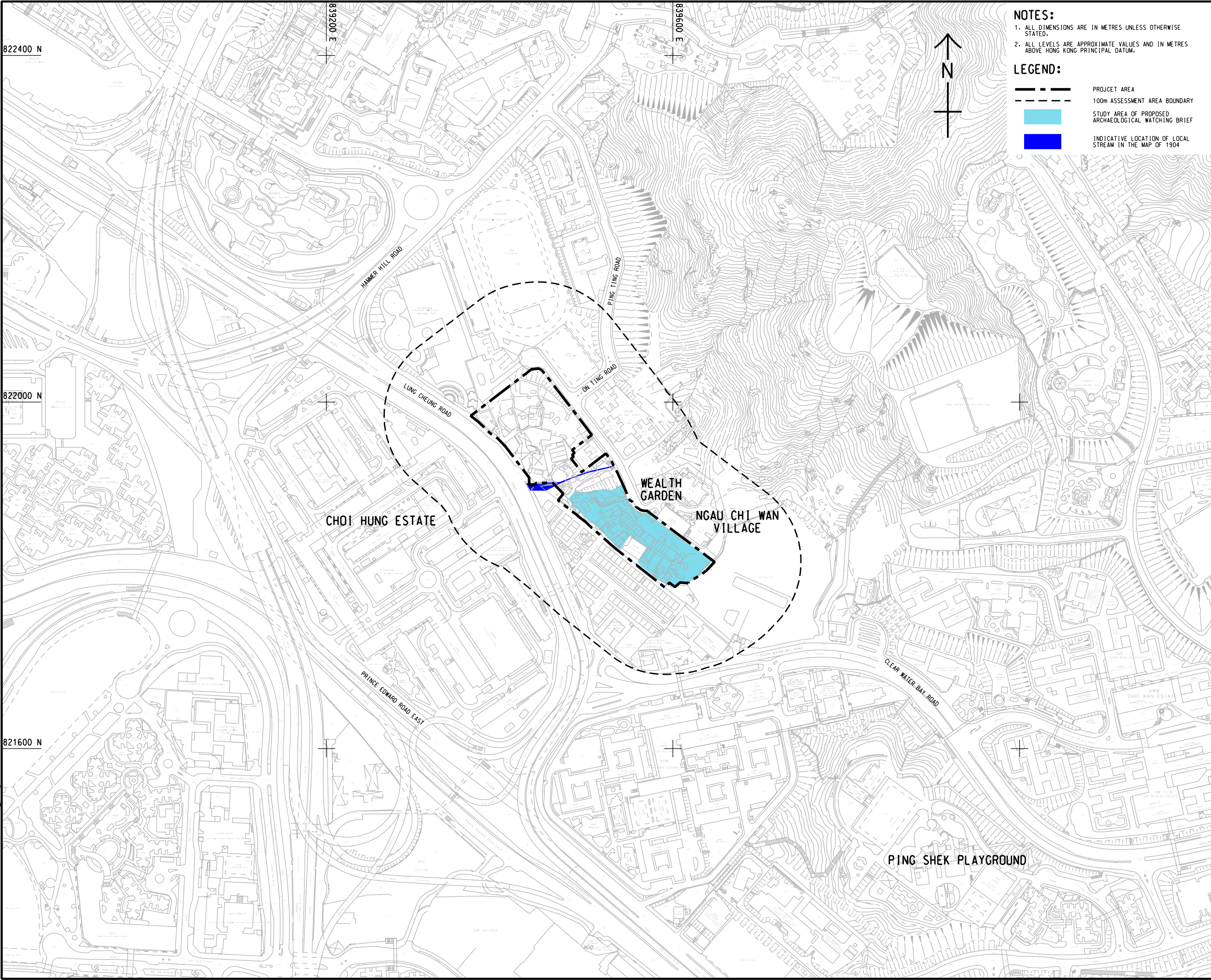
**CONTRACT NO.**  
CE 19/2022(CE)

**SHEET TITLE**  
LOCATIONS OF THE CULTURAL  
HERITAGE RESOURCES

**SHEET NUMBER**  
60688473/A12/FIGURE 4.7



ISO A1 594mm x 841mm  
Approved:  
Checked:  
Designer:  
Project Management Initials:  
Plot File by: luyang  
2022/9/2  
PATH P:\PROJECTS\60688473\DRAWING\REPORT\A12\A12\_709.dgn



- NOTES:**
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
  2. ALL LEVELS ARE APPROXIMATE VALUES AND IN METRES ABOVE HONG KONG PRINCIPAL DATUM.
- LEGEND:**
- PROJECT AREA
  - 100m ASSESSMENT AREA BOUNDARY
  - STUDY AREA OF PROPOSED ARCHAEOLOGICAL WATCHING BRIEF
  - INDICATIVE LOCATION OF LOCAL STREAM IN THE MAP OF 1904

**AECOM**

**PROJECT**  
項目

**INFRASTRUCTURE WORKS FOR PUBLIC HOUSING DEVELOPMENTS AT CHUK YUEN UNITED VILLAGE AND NGAU CHI WAN VILLAGE, WONG TAI SIN – INVESTIGATION, DESIGN AND CONSTRUCTION**

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**CEDD** 土木工程拓展署  
Civil Engineering and Development Department

**ISSUE/REVISION**  
設計

I/R	DATE	DESCRIPTION	CHK.

**STATUS**  
狀態

**SCALE**  
比例

A3 1 : 4000

**DIMENSION UNIT**  
尺寸單位

METRES

**KEY PLAN**  
索引圖

**PROJECT NO.**  
項目編號

60688473

**CONTRACT NO.**  
合約編號

CE 19/2022(CE)

**SHEET TITLE**  
圖紙名稱

**PROJECT AREA OF ARCHAEOLOGICAL WATCHING BRIEF**

**SHEET NUMBER**  
圖紙編號

60688473/A12/FIGURE 4.8

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